

GENERAL APPLICATION

API	APPLICATION DATE:					
2600 Hollywood Blvd Room 315 Hollywood, FL 33022			THAT APPLIES): Art in Public Places Committee Historic Preservation Board Administrative Approval	☐ Variance ☐ Special Exception		
Tel	l: (954) 921-3471 nail: Development@	PROPERTY INFORMATION Location Address: 1006 N SOUTHL	AKE DR. HOLLYWOOD, FL 330	19		
	llywoodfl.org	Lot(s):12 & 13 Block	ck(s): <u>53</u> S	ubdivision:		
<u>su</u>	BMISSION REQUIREMENTS:	Folio Number(s): <u>51421402065</u>				
•	One set of signed & sealed plans (i.e. Architect or Engineer)	Existing Property Use: RESIDEN	ITIAL Sq Ft/Numb			
•	One electronic combined PDF submission (max. 25mb)	Is the request the result of a violates this property been presented to Number(s) and Resolution(s):				
٠	Completed Application Checklist	DEVELOPMENT PROPOSAL				
•	Application fee	Explanation of Request: NEW SI		ENCE		
		Phased Project: Yes No Num	nber of Phases:			
		Project	Proposal			
		Project Units/rooms (# of units)		#Rooms		
<u>NO</u>	TE:		Proposal	#Rooms		
<u>NO</u>	This application must	Units/rooms (# of units)	Proposal # UNITS: [
<u>NC</u> •	This application must be completed in full and submitted with all	Units/rooms (# of units) Proposed Non-Residential Uses	Proposal # UNITS: [S.F.) (Area: 11,100,7 S.F.)		
<u>NO</u> •	This application must be completed in full and submitted with all documents to be placed	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.) Parking (# of spaces)	# UNITS: E	S.F.) (Area: 11,100,7 S.F.) ACES: (# 2)		
NO •	This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.)	Proposal # UNITS: [STATE PARK. SP.	S.F.) (Area: 11,100,7 S.F.) ACES: (# 2)		
<u>NO</u> •	This application must be completed in full and submitted with all documents to be placed on a Board or	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.) Parking (# of spaces) Height (# of stories) Gross Floor Area (SQ. FT)	# UNITS: E Required %: 53.16 PARK. SP (# STORIES) E Gross Are	S.F.) (Area: 11,100,7 S.F.) ACES: (# 2) 2 (28 FT.) ea (FT.)		
•	This application must be <u>completed in full</u> and submitted with all documents to be placed on a Board or Committee's agenda. The applicant is responsible for obtaining the appropriate	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.) Parking (# of spaces) Height (# of stories) Gross Floor Area (SQ. FT) Name of Current Property Owner	Proposal # UNITS: [STORIES] Gross And GOT THE MAGIC HOUSE LL	S.F.) (Area: 11,100,7 S.F.) ACES: (# 2) 2 (28 FT.) ea (FT.)		
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•	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	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.) Parking (# of spaces) Height (# of stories) Gross Floor Area (SQ. FT) Name of Current Property Owner: Address of Property Owner: 3802 Telephone: (646)775-1155 Em	# UNITS: [STORIES] # UNITS: [STO	S.F.) (Area: 11.100,7 S.F.) ACES: (# 2) ea (28 FT.) ea (FT.) c. 2 #2803 AVENTURA, FL 3: house2@gmail.com		
•	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	Units/rooms (# of units) Proposed Non-Residential Uses Open Space (% and SQ.FT.) Parking (# of spaces) Height (# of stories) Gross Floor Area (SQ. FT) Name of Current Property Owner Address of Property Owner: 3802 Telephone: (646)775-1155 Em	# UNITS: [STATE PARK. SP FARK. SP FARK	S.F.) (Area: 11,100,7 S.F.) ACES: (# 2) ea (
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Signature of Current Owner:

GENERAL APPLICATION

Date: 6 25 25

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.

PRINT NAME: Matt 2 osen blatt	Date: 6 25 25
Signature of Consultant/Representative:	Date:
PRINT NAME: Stephanie Halten	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 HISTONC POISECUTION to my property, which is hereby made to be my legal representative before the Committee) relative to all matters concerning this application.	ne nature and effect the request for by me or I am hereby authorizing (Board and/or
Sworn to and subscribed before me this 25th day of 2025 VANESSA FLOREZ PEREZ Notary Public - State of Florida Commission # HH 190463 My Comm. Expires Oct 24, 2025 Bonded through National Notary Assn.	nature of Current Owner
Notary Public State of Florida	nt Name
My Commission Expires: 10 24 15 (Check One) ☐ Fersonally known to me; OR ☐ Prod	uced Identification

Instr# 119851637 , Page 1 of 2, Recorded 10/16/2024 at 03:39 PM

Broward County Commission Deed Doc Stamps: \$16100.00

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 _____ 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.

File Number: 2024-889

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

Witness
Printed Name: By Danah C. Duni's
P.O. Address:
501 Golden Isles Drive, Suite 102
Hallandale Beach, FL 33009
Witness
Printed Name: Prin

The foregoing instrument was acknowledged before me by means of

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

[Seal]

BOBARRAH C. DENIS
Notary Public - State of FLORIDA
Commission # HH081602
My Commission Expires Jan. 18, 2025

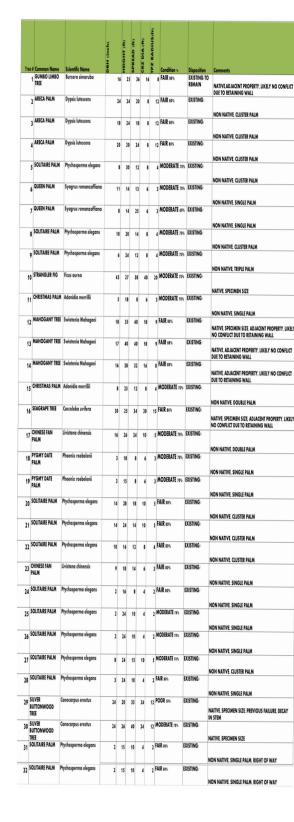
Notary Public

I A hoz



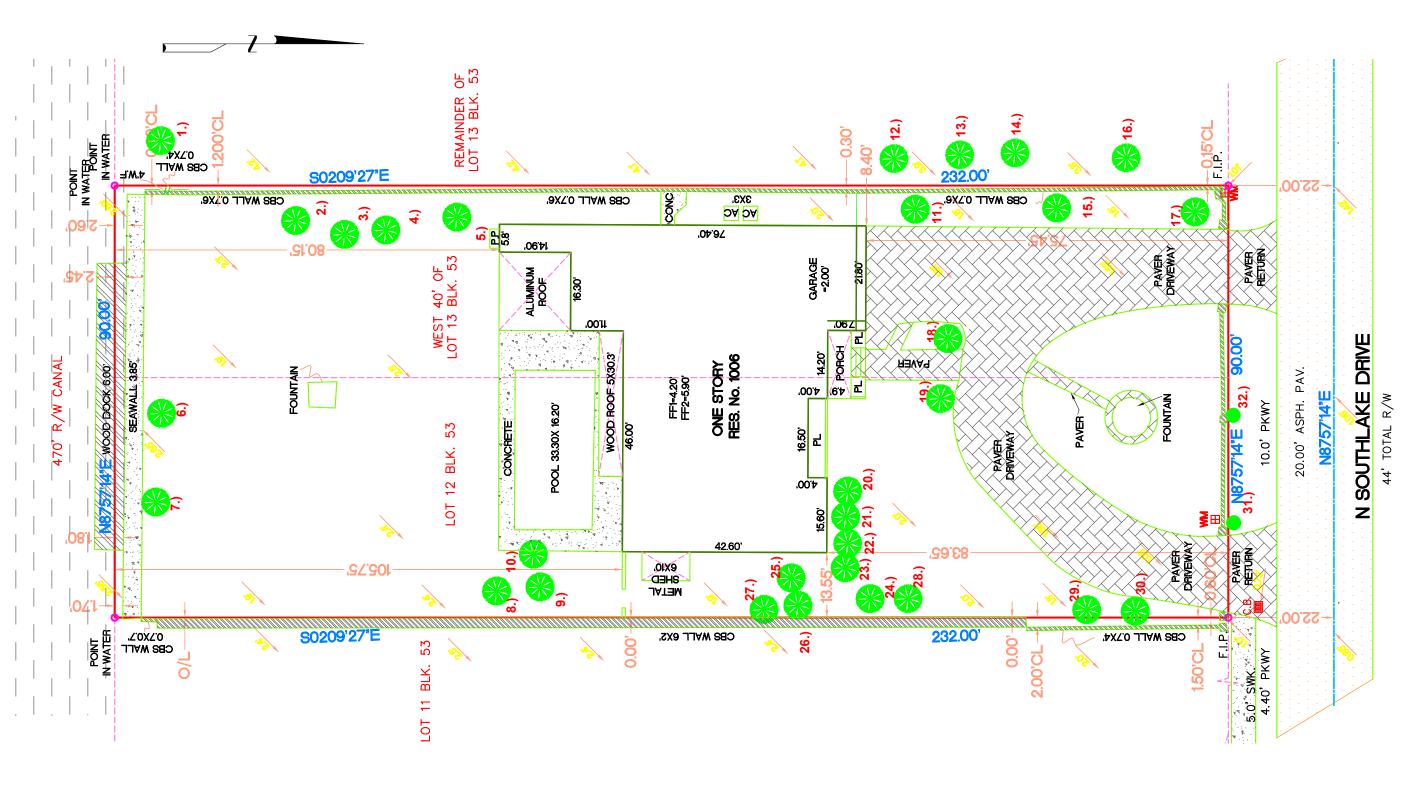
AFA & COMPANY, INC. PROFESSIONAL LAND SURVEYORS AND MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION No. 1 R 7408

13050 SW 133RD COURT MIAMI, FLORIDA 33186 E-MAIL: AFACO@BELLSOUTH.NET



Boundary Survey

Graphic Scale 1" = 20'



Abbreviations of Legend

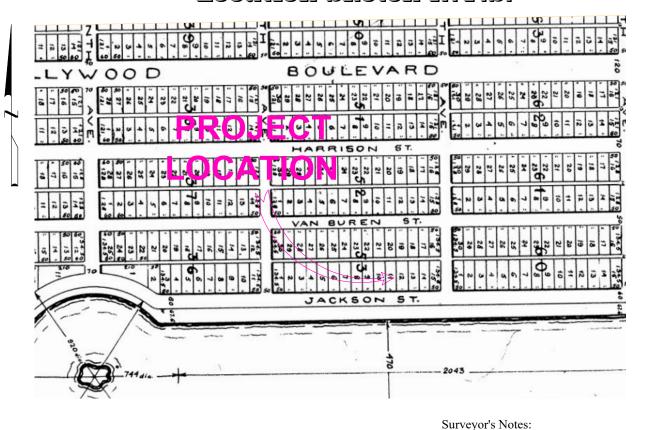
						TOPLEVI	er ri	iatiy at t	Tean
RC DISTANCE VENUE SPHALT NCHORD WIRE IR CONDITIONER UILDING LOCK CORNER ATCH BASIN HAIN LINK FENCE	CONC. COL. C.U.P. C.L.P. CBS C.M.E.	=CONCRETE =COLUMN =CONCRETE UTILITY POLE =CONCRETE LIGHT POLE =CONCRETE BLOCK STRUCTURE =CANAL MAINTENANCE EASEMENT =DIRECTION	D/W D.M.E. ENC. E.T.P. F.P.L. F.H. F.I.P.	=DRIVEWAY =DRAINAGE & MAINTENANCE EASEMENT =ENCROACHMENT ELECTRIC TRANSFORMER PAD =FLORIDA POWER AND LIGHT =FIRE HYDRANT =FOUND IRON PIPE =FINISH FLOOR	DH/F F.R. F/D F/N I/F L L.M.E L.F.E. L.P.	=FOUND DRILL HOLE =FOUND REBAR =FOUND DISC =FOUND NAIL =IRON FENCE =LENGHT =LAKE MAINTENANCE EASEMENT =LOWEST FLOOR ELEVATION =LIGHT POLE	M.H. M/L	-MEASURED -MAN HOLE -MONUMENT LINE G-NATIONAL GEODETIC VERTICAL DATUM -NOT TO SCALE -OVERHEAD ELECTRIC LINE -ON LINE -PERMANENT CONTROL POINT	P.M. P.C. P/W PL. P.O.C P.O.B R RES R/W

		_	
MEAS.	=MEASURED	P.M.	
M.H.	=MAN HOLE	P.C.	
M/L	=MONUMENT LINE	P/W	
N.G.V.	G.=NATIONAL GEODETIC	PL.	
	VERTICAL DATUM	P.O.C	
N.T.S.	=NOT TO SCALE	P.O.B	
O.E.	=OVERHEAD ELECTRIC LINE	R	

) <u> </u>		
PARKING METER POINT OF CURVATURE PARKWAY PLANTER POINT OF COMMENCEMENT POINT OF BEGINNING PRADIUS PRESIDENCE PRIGHT OF WAY	S.I.P. S/N SDWLK T U.E. W/F W.V. W.U.P.	=SET DRILL HOLE =SET IRON PIPE =SET NAIL =SIDEWALK =TANGENT =UTILITY EASEMENT =WOOD FENCE =WATER VALVE =WOOD UTILITY POL =WOOD UTILITY POL

=SET DRILL HOLE =SET IRON PIPE =SET NAIL K =SIDEWALK =TANGENT =UTILITY EASEMENT =WOOD FENCE =WATER VALVE = WOOD UTILITY POLE (=WALKWAY	+0.00,	=IRON FENCE =CHAIN LINK FENCE =WOOD FENCE =CBS WALL =OVERHEAD ELEC. =CENTER LINE =EASEMENT =DENOTES ELEVATIONS =BUILDING		=DISTAN =CATCH =WATER =W.U.P. =STATE I =US HIGH =INTERS' =MONITO
--	--------	--	--	---

Location Sketch N.T.S.



PROPERTY ADDRESS:

1006 North Southlake Drive Hollywood, Florida 33019

CERTIFIED ONLY TO:

Got the Magic House LLC.

LEGAL DESCRIPTION:

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:

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All Less the North 30 feet fol' street.

ELEVATION INFORMATION National Flood Insurance Program FEMA Elev. Reference to NAVD 1988

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

JOB # 25-2071 DATE 04-28-2025 1-32

Surveyors Notes:

#1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted. #2 Benchmark: Broward County Public Works Dep.

#3 Bearings as Shown hereon are Based upon

N. Southlake Drive, N87°57'14"E #4 Please See Abbreviations #5 Drawn By: YASH #6 Date: 04-28-2025 #7 Completed Survey Field Date: 04-24-2025 #8 Disc No 2025, Station Surveying Scion #9 Last Revised:

#10 Zoned Building setback line not determined

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client. #12 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. #13 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 #14 Accuracy:
- The expected use of land, as classified in the Standards of Practice (5J-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.
- #15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon. #16 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.
- #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information
- #18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- #19 Ownership subject to Opinion of Title. #20 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.

Company, Inc.

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 supe vision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-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 State of Florida

Professional Surveyor & Mapper #5526 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

	LANDSCAPING	ARCHITECTURE	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL	CIVIL
DRAWING		A-000 COVER PAGE A-100.6 AREA DIAGRAMS A-001 SURVEY A-101 FIRST FLOOR PLAN A-002 GENERAL NOTES A-102 SECOND FLOOR A-100 SITE PLAN A-103 ROOF PLAN A-100.1 3D RENDERINGS A-200 ELEVATIONS A-100.2 PROJECT VIEWS A-201 ELEVATIONS STREET PROFILE / COLOR A-100.4 PHOTOGRAPH OF ADJACENT BUILDINGS A-300 SECTIONS A-100.5 AREA DIAGRAMS A-301 SECTIONS					
PROJECT TEAM	TOPO_GRAPHIC LLC LC26009577 GRAPHIC Innoicepe architecture 6 design Innoicepe architecture 6 design MIAMI BEACH FL. / PUNTA GORDA FL. NFO®TOPO-GRAPHIC.COM	SDH_STUDIO SDH_STUDIO SDH_STUDIO ACCRETATION ACCRETATI	GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD. SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546	GANEM CONSULTING ENGINEERING ISSOS BISCAYNE BLVD. SUITE I05 NORTH MIAMI BEACH, FL 33160 (786) 916-6546	GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD. SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546	GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD. SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546	GANEM CONSULTING ENGINEERING IS805 BISCAYNE BLVD. SUITE I05 NORTH MIAMI BEACH, FL 33160 (786) 916-6546

1006 N SOUTHLAKE DR., HOLLYWOOD, FL 33019

ABBREVIATIONS

C COUST CP FF HU LUM NOD O FF K'G K EM EM	ANCHOR AIR CONDICIONING ACOUSTICAL ACOUSTICAL CEILING PANEL ABOVE FINISH FLOOR AIR HANDLE UNIT ALLUMINUM ANODIZE BOARD BELOW FINISH FLOOR BLOCKING BLOCK CEMENT CERRAMIC
FV	CONTRACTOR FIELD VERIFY
J	CONTROL JOINT
LG	CEILING
DL DNC	COLUMN CLOSET
ONT	CONTINUOUS
OVER'G	COVERING
GL	DOUBLE
M	DIMENSION
TL/DTLS	DETAILS
N	DISH WASHER
A TEC	EACH ELECTRICAL
IEC	ELECTRICAL
_ _EV	ELEVATION
	EXHAUST
XIST	EXISTING
ΚP	EXPANSION
ΧT	EXTERIOR
)	FLOOR DRAIN
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER CABINET
DIC	FURNISHED BY OWNER, INSTALED BY CONTRACTOR
_OUR	FLOURECENT
N N	FINISH
A	GAUGE
WB	GYPSUM WALL BOARD
YP BD	GYPSUM BOARD
ALV	GALVANIZED
S	GALVANIZED STEEL
L M	GLASS
М	HOLLOW METAL

HEIGHT HORIZONTAL HOSE BIBB INTERIOR DIMENSION INSULATION INTERMEDIATE JANITOR MANUFACTURER MATERIAL MAXIMUM METAL NOT IN CONTRACT NEOPRENE OUTSIDE DIMENSION ON CENTER OVERELOW SCUPPERS PARTITION PANEL JOINT PLATE LIGHT POLE PLAYWOOD PANEL PLASTIC LAMINATE PRESSURE TREATED REINFORCING REQUIRED SCHEDULE STAINLESS STEEL STEEL STANDARD SECTION SIMILAR SPECIFICATIONS STRUCTURAL SOLID CORE WOOD TELEPHONE TOP OF SLAB
VINYL COMPOSITION TILE
VERTICAL
VESTIBULE

WATER HEATER

ID INSUL INTERM

LP PLYWD PNL PLAM PT

REINF REQ'D RM RD SHT SCH

SYMBOL LEGEND 01 MATERIAL TAG CENTER LINE ą. R PROPERTY LINE PRINCIPAL ENTRY • 00A EGRESS WINDOWS TAG SL. 1/4" SLOPE TAG (101) (WM) DOOR TAG WATER METER ٠ DATUM FLOOR ELEV POLE BREAKLINE P000 PLUMBING TAG GRID BURBUE TAG \triangle REVISION TAG +ELEVATION EVEL HEAD CIRCLE HANGE OF FLEV. NAME SIM SECTION MARK NORTH ARROW Room name CALLOUT HEAD TAG OOM TAG AREA UILDING ELEV. TA TERIOR ELEV. TAG VIEW TITLE VIEW NAME EXISTING ELEVATION

ITEMS UNDER SEPARATE PERMIT:

TEMPORARY CONSTRUCTION FENCE NPDES GRAVEL DRIVEWAY SEWER CAP PORTABLE TOILET TEMPORARY POWER FOR CONSTRUCTION DEMOLITION
ELECTRICAL
PLUMBING
GAS
MECHANICAL
RETAINING WALL
WINDOWS ROOFING POOL/SPA/DECK LOW VOLTAGE ALARM CIVIL/DRAINAGE GARAGE DOOR SKYLIGHT POOL EQUIPMENT POOL EQUIPMENT
LOUVERS
FENCES AND GATES
ENTRY DOOR
LANDSCAPE
BLINDS/SHADES
TEMP FOR TEST
DRIVEWAY
DUAL METER/BACKFLOW
SEAWALL AND DOCK

GENERAL NOTES

I. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.

2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.

4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILLARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.

5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.

6. CONTRACTOR TO CAP, REMOVE, REACH CONTROL OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THESE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OSH PASSIONS ON THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OSH PASSIONS ON THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OFP FABRICATION.

AND/OR SHOP FABRICATION.
7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES
BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE AND CIVIL DRAWINGS.
ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF
THE MOST EXPENSIVE METHOD OR FINISH.

E MOST EXPENSIVE METHOD OR FINISH.

CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS

FROM CONTRACT DOCUMENTS.

9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.

10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES.

OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY

THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENPORCED BY THE CONTRACTOR.

12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.

13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.

14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SPARATIONS, IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS REQUESTED FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.

15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.

LLOWED. 6. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR

16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE PETARDANT.

17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE ARQUAD PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.

18. ALL SHAFTS, SHALL BE I-HOUR RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.

19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.

20. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND OR ENGINEER.

21. SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND OR ENGINEER.

21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF I SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.

22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE

APPLICABLE

23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.

23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.

24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.

25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.

26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS.

ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO ASSUME STATEMENT AND RESIGN INTENT.

27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.

28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE

29. BEFORE INSTALLATION. THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL

COLORS WITH ARCHITECT.
29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT-LEVING. UNLESS NOTED ON PLANS.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SUFFACE.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER. A COMPLETE SET OF RECORD DRAWINGS ("AS BUILT") ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.

35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 FILL POLYETHTEENE VAPOR BARRIER WITHOUT EXCEPTION.

36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.

37. CONTRACTORS SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.

38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT:

39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.

40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM STONF/FEDY.PRIMER - VULKEM STONF/FOR STRIPLY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRCUTRAL PLANS

4I. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRCUTRAL PLANS
42. CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT

OR AGOVE THE REQUIRED LOWEST FLOOR ELEVATION S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER. LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE UNI-INISHED ON FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS IIC-5. IGC-4, IC-5. GRAGEO FOR STORAGE (SFHA, OSHAICH) FOR FLOOR SECONDER AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES ILE PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EVILONION WALLS.

ON EXTERIOR WALLS.
DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR
ARCHITECT AND MEET THE FOLLOWING CRITERIA:
(I) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (I) SQUARE INCH
FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN
ONE(I) FOOT ABOVE GRADE.
(2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE
ROOMS OR AIR CONDITIONED.

STAIRS NOTES

- I. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26*.

 2. THE HEIGHT OF RISER IS NOT MORE THAN 7.75*.

 3. HEADROOM IS AT LEAST 6'-8*.

 4. TREADS SHOULD HAVE A MIN. DEPTH OF 10*.

 5. ALL TREAD ARE IDENTICAL.

 6. MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.

PROVIDE I LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON I"X3" FURRING STRIP @16" O.C., 5D CEMENT-COATED IR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND SED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF

EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-II AS PER F.B.C.
2. PROVIDE I LAYER OF 5.68 "TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"X4" WOOD STUDS OR "X3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C.
3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MANAGER.

5. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL", I/2" MIN. LETTERS REQUIRED AS PER F.B. C. 4. PROVIDE 2"x6" P.T. WOOD JAMB BOLTED TO CONC. COLUMN WITH I/2" DIAL x. 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP 8 BOTTOM.

5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.

6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE I HOUR FIRE RATED AS PER F.B.C.

S PER F.B.C. . ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT. MATERIAL, AS PER FEMA TECHNICAL BULLETIN NEIP-ACCEPTABLE/CLASS-4

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2023. AN OLITSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE ALL EGRESS WINDOWS TO COMPLY W/ FBC 2023. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" MICE X 24" HIGH AND 5.7 S.Q FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR, THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

WHEN I OCKED

R318.1 TERMITE PROTECTION.
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES. INCLUDING SOIL APPLIED TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED D PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, 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 SUBTERRANGAN TERMITES. HEATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES
A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8
INCHES (2036 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE

HOWERHEAD.

FLOOR PLAN NOTES

SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.

2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2 BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2

5. FAIR HOUSING BACKING TYP, TOILET, TUB & SHOWERS

4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF HOLLTWOOD ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION LINDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATION.

CALCULATIONS. GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2023 1618.4.6.3

5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

I. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4° DIAMETER SPHERE SHALL BE 42° HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY

3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED

4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500

6. REFER TO STRUCTURAL PLANS FOR SLAB DEPRESSION DETAILS, TYP.

POOL BARRIER: ALARM NOTES

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: REQUIREMENTS RELATING TO POOL SAFETY FEATURES:
ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING W. U.L. 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES THE ALARM SHALL BE EQUIPPED W. A MANUAL MEANS TO TEMPORARY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48' OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR AGOVE THE FIRST STORY SCREENED OR PROTECTED PASSTHROUGH KITCHEN WINDOWS OR HIGHER W. A COUNTER BENEATH.

SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

ALL DOORS PROVIDING BIRCT ACCESS FROM THE HODE TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W. POSITIVE MECHANICAL LATCHING / LOCKING INSTALLED A MINIMUM OF 54' ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

SDH_STUDIO

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1006 ROSENBLATT

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MATT ROSENBLATT



SFAI

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

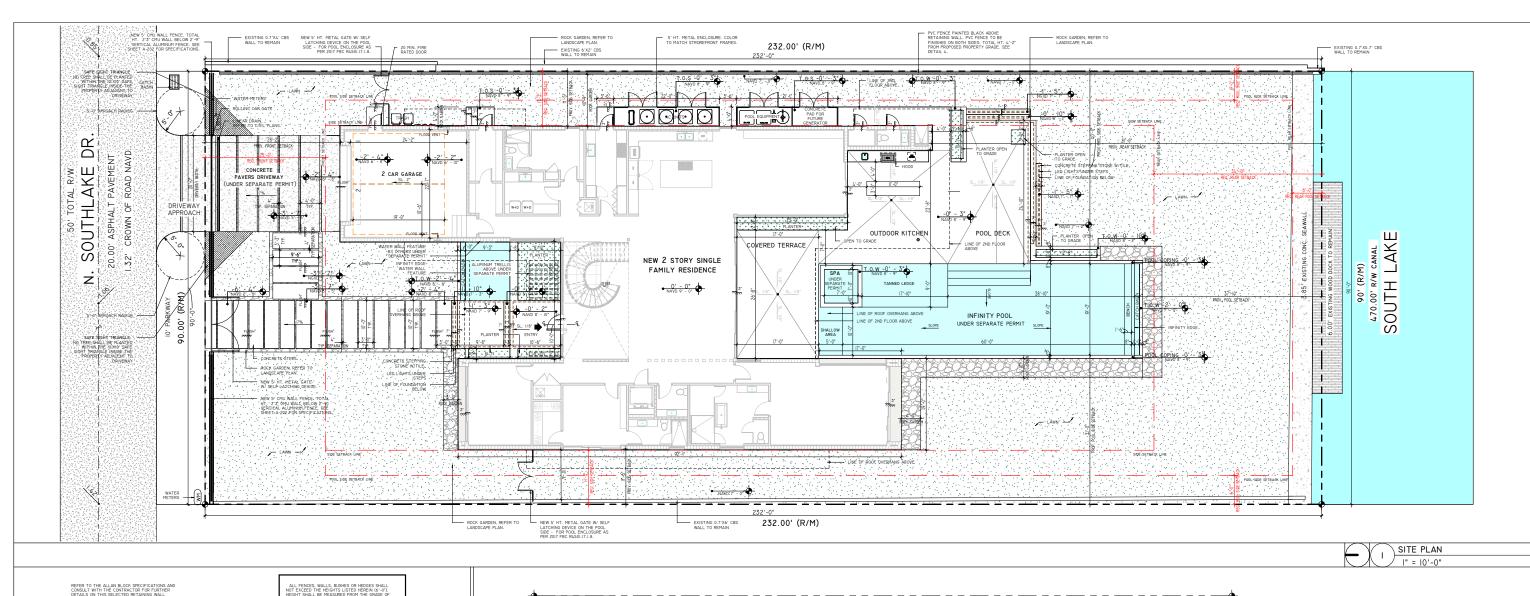
GENERAL NOTES

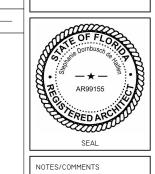
SDH

ISSUE DATE

DRAWN BY: CHECKED BY: INITIAL DRAWING

RELASE DATE:





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PERVIOS AND IMPERVIOUS:

SFRONT YARD AREA: 2.250 SQF

FRONT YARD IMPERVIOUS AREA: 815,80 SQF

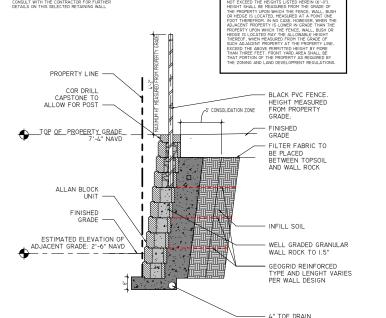
REQ. PERCENTAGE OF PERVIOUS AREA IN FRONT YARD: 20%

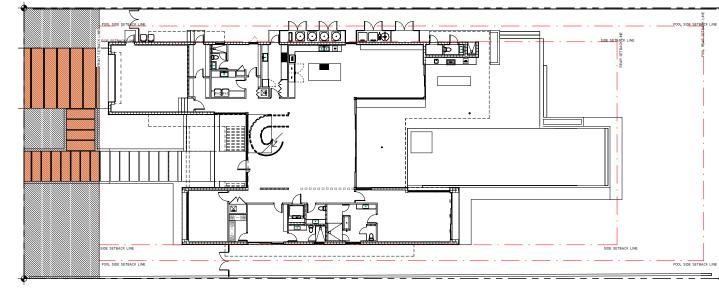
20% OF 2 250 SQF= 450 SQF

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

REVISIONS / SUBMISSIONS

SITE PLAN





3 SIDE FENCE OVER ALLAN BLOCK RETAINING WALL DETAIL

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 UNDESTRUCTED 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 ENTIFE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SOLFT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

5 GREEN BUILDING PRACTICES

FLORIDA BUILDING CODE 2023, 8TH EDITION FLORIDA RESIDENTIAL CODE 2023, 8TH EDITION NATIONAL ELECTRICAL CODE 2025 FLORIDA PLLMBING CODE 2025, 8TH EDITION FLORIDA MECHANICAL 2023, 8TH EDITION FLORIDA ENERGY CODE 2025, 8TH EDITION FLORIDA ENERGY CODE 2025, 8TH EDITION (A) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER. (G) ENERGY STAR APPROVED ROOFING MATERIALS. MATERIALS.

(H) PROGRAMMABLE THERMOSTATS.

(Y) TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER (W) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

. NEW 2 STORY SINGLE FAMILY RESIDENCE

APPLICABLE CODES

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 DEC 1,340 SF-398 SF WALKWAY DRIVEWAY 595 SQF

	ZONING INFORMATION	ART. 4 - SCHEDULE OF DISTR	RICT, 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"		
1	SIDES SETBACK	25% of Lot width. Min 7'-6".	PROPOSED II'-5" E - II'-6" W		
\dashv	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		
SF.	20% MIN. FRONT YARD OPEN SPACE	TOTAL FRONT YARD= 20% (MIN) = 450 SF LANDSCAPED	I,434.2 SF = 63.74% OF FRONT YARD		
	GREEN SPACE CALCULATION	40% MIN. OF LOT AREA	II,100.7 SF = 53.16%		
	PARKING SPACES	2 SPACES MINIMUN	2 SPACES IN GARAGE		

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 1006 N SOUTHLAKE DR., HOLLYWOOD, FL 33019

2

1/16" = 1'-0"

LOT: LOT 12, 40' LOT 13 BLOCK: 53 HIGHEST CROWN OF ROAD ELEVATION: 1' - 5"

FLOOD ZONE: AE 7.00'

FRONT YARD PERVIOUS CALCULATION

_ PAGE: _32

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.: <u>5789</u>	FIELD WORK DATE: 08/26/2024
	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	9' - 0" NAVD	6' - I0" NAVD	
MINIMUM	9' - 0" 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 (IIC3-3D3

PLAT BOOK: |

DRAWN BY: SDH CHECKED BY: INITIAL DRAWING RELASE DATE: ISSUE DATE





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

1006 ROSENBLATT

1006 N SOUTHLAKE DR., HOLLYWOOD, FL 33019

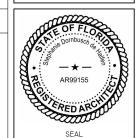
MATT ROSENBLATT

FRONT VIEW - FENCE / DRIVEWAY

FRONT VIEW - ENTRY







NOTES/COMMENTS

REVISIONS / SUBMISSIONS

3D RENDERINGS

DRAWN BY: CHECKED BY:

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A-100.1

REAR VIEW - COVERED TERRACE REAR VIEW - SIDE POOL





SDH_STUDIO ARCHITECTURE+DESIGN

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

1006 ROSENBLATT

1006 N SOUTHLAKE DR., HOLLYWOOD, FL 33019

MATT ROSENBLATT

NORTH VIEW SOUTH VIEW







NOTES/COMMENTS

REVISIONS / SUBMISSIONS

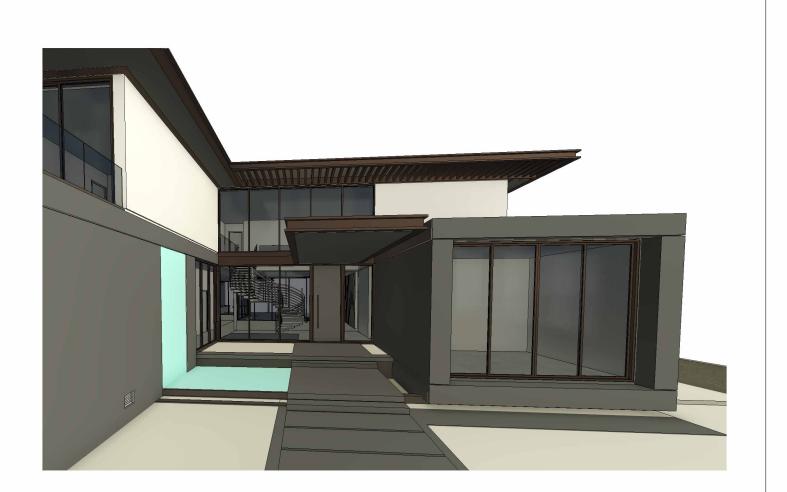
PROJECT VIEWS

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INITIAL DRAWING ISSUE DATE RELASE DATE:

A-100.2

WEST VIEW EAST VIEW





SDH_STUDIO ARCHITECTURE+DESIGN

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

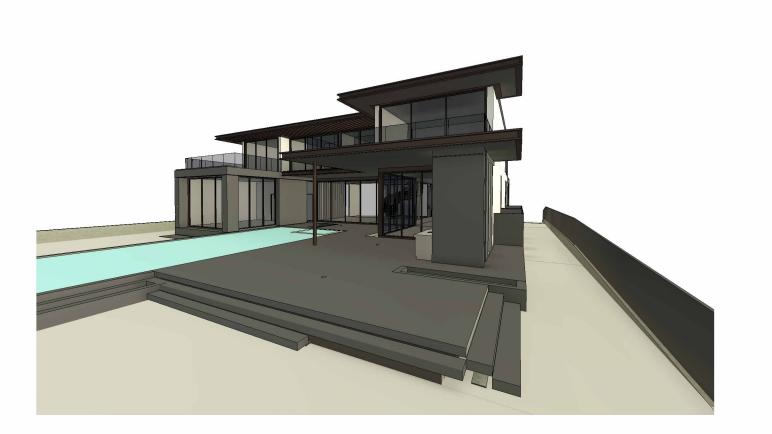
1006 ROSENBLATT

1006 N SOUTHLAKE DR., HOLLYWOOD, FL 33019

MATT ROSENBLATT

ENTRY VIEW DRIVEWAY AND FENCE VIEW







NOTES/COMMENTS

REVISIONS / SUBMISSIONS

PROJECT VIEWS

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A-100.3

POOL SIDE VIEW POOL DECK VIEW

ARCH.REG#:99155



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



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

STREET PROFILE / COLOR PHOTOGRAPH OF ADJACENT BUILDINGS

INITIAL DRAWING RELASE DATE:

A-100.4



STEPHANIE D. DE HALFEN ARCHITECT P.A.

ROSENBLATT

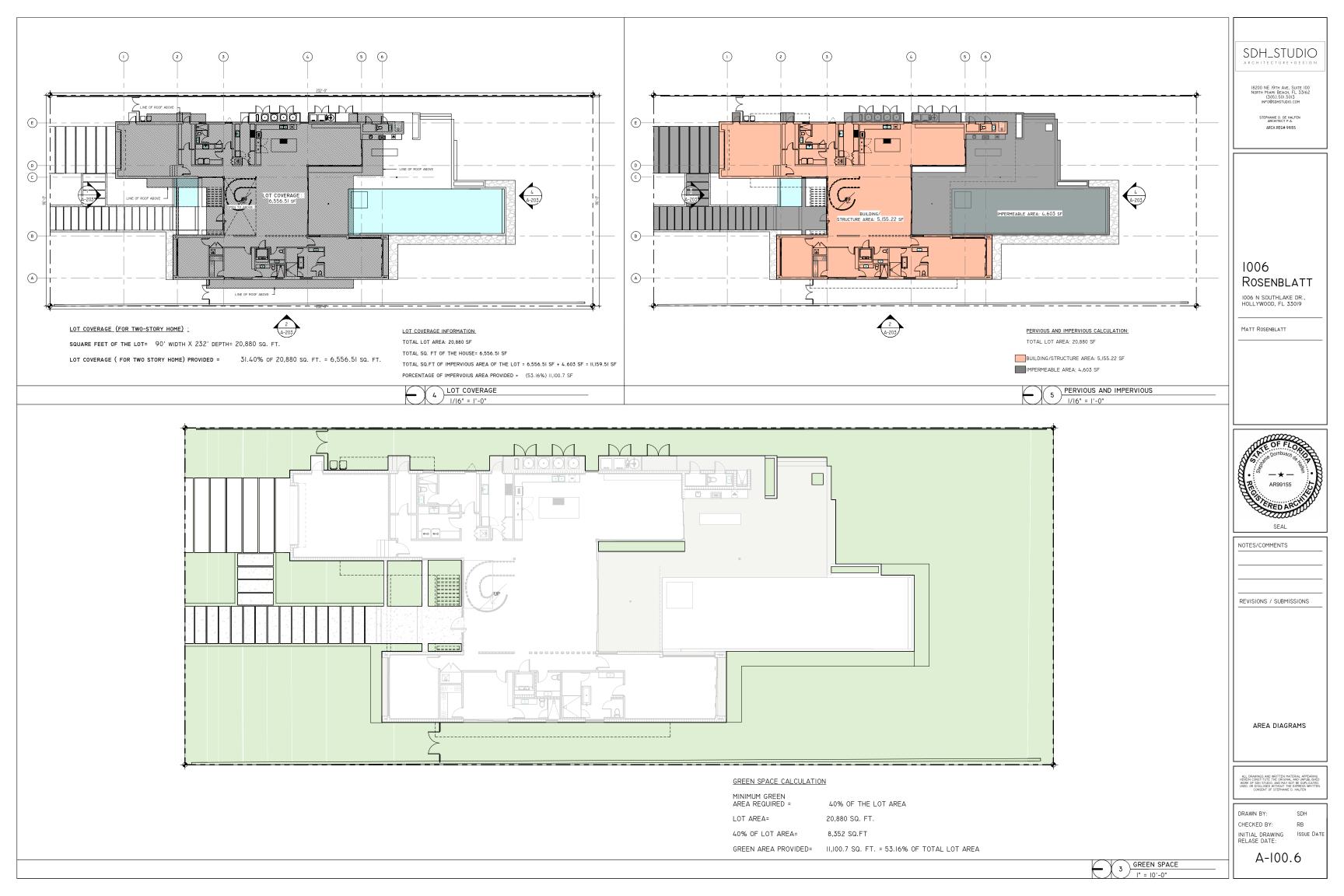
MATT ROSENBLATT

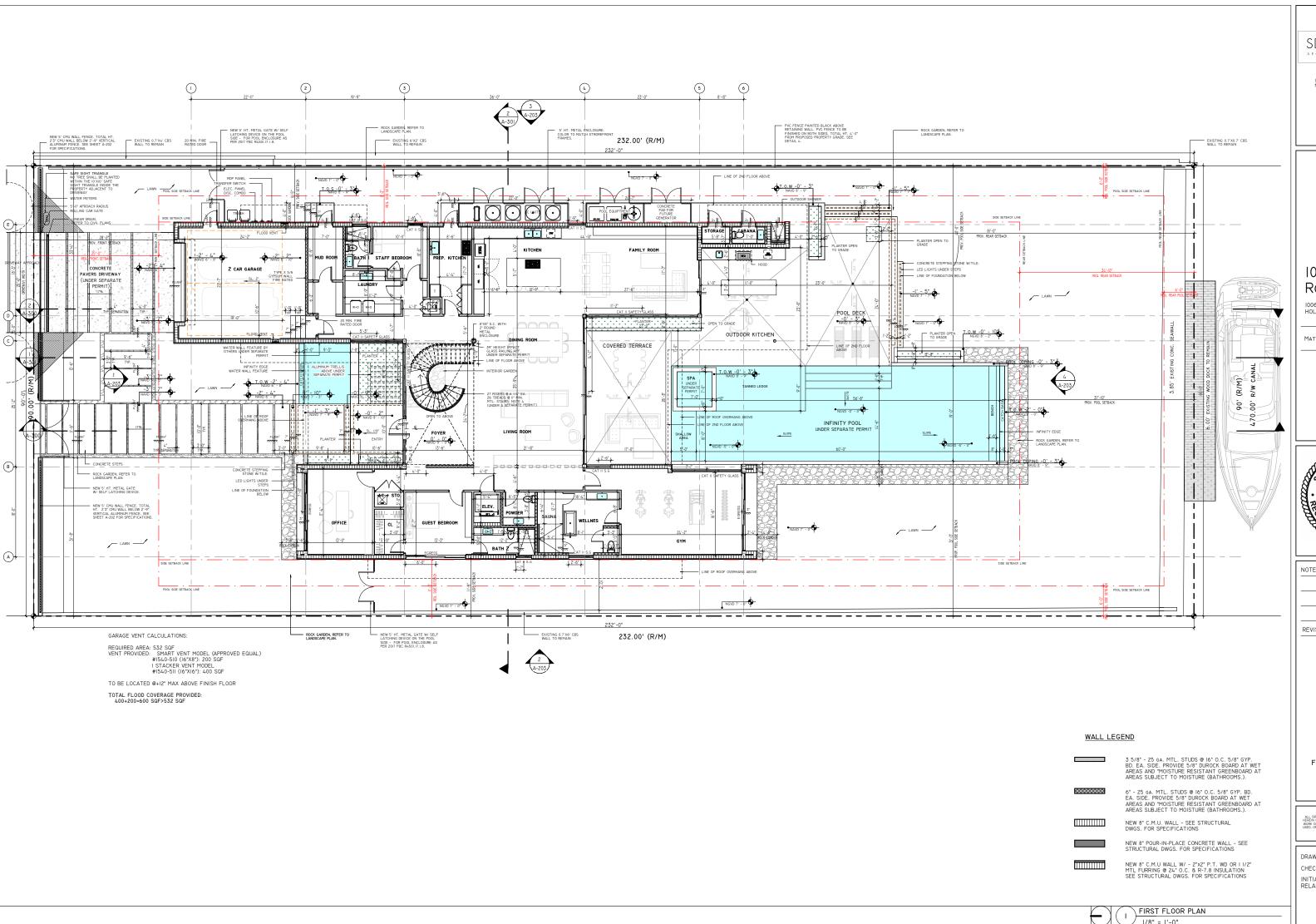


AREA DIAGRAMS

CHECKED BY:

A-100.5





I8200 NE 19TH AVE, SUITE 100 NORTH MIAMI BEACH, FL 33162 (305).501.5013 INFO@SDHSTUDIO.COM

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1006 ROSENBLATT

1006 N SOUTHLAKE DR. HOLLYWOOD, FL 33019

MATT ROSENBLATT

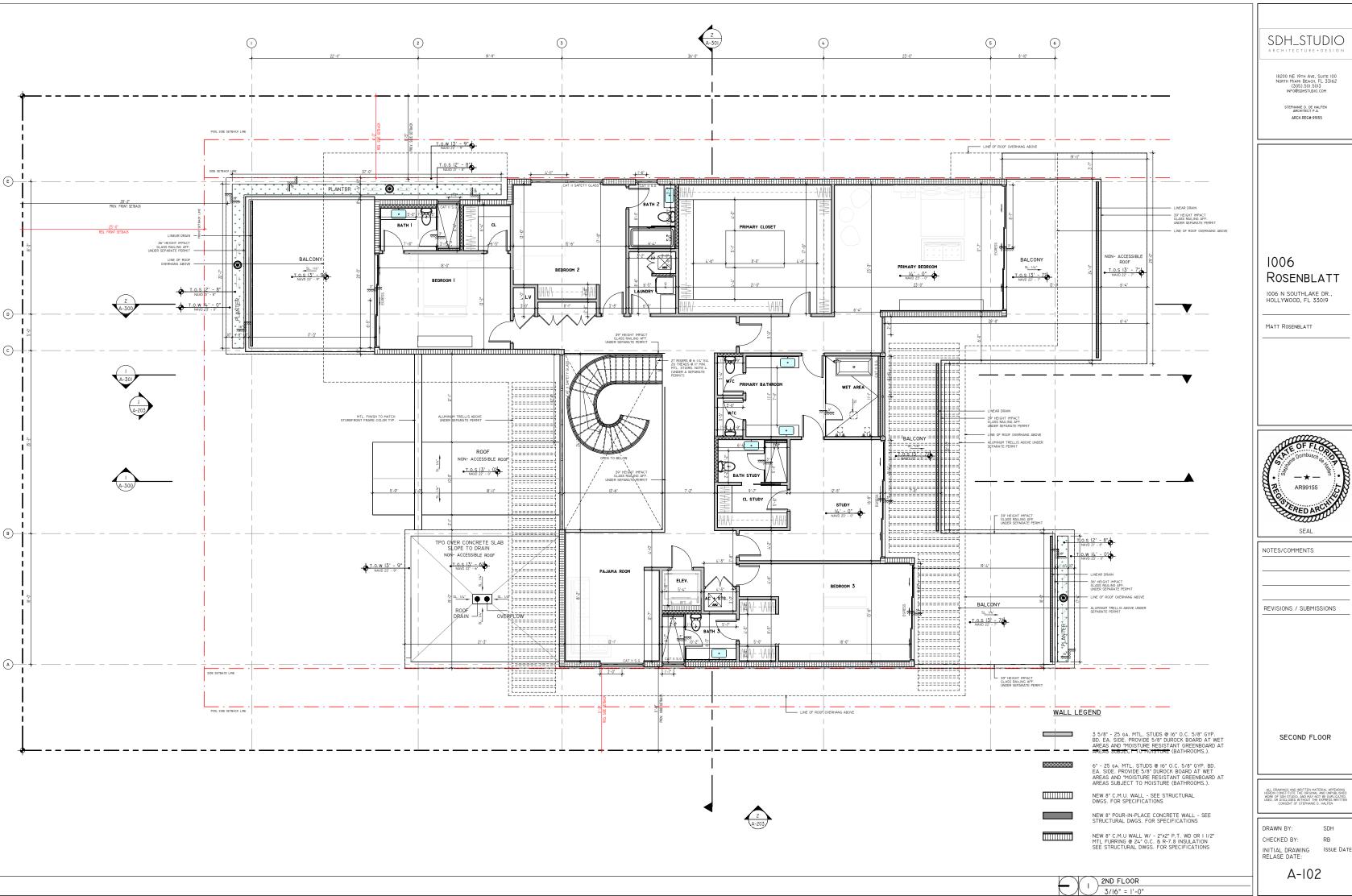
SEAL

NOTES/COMMENTS

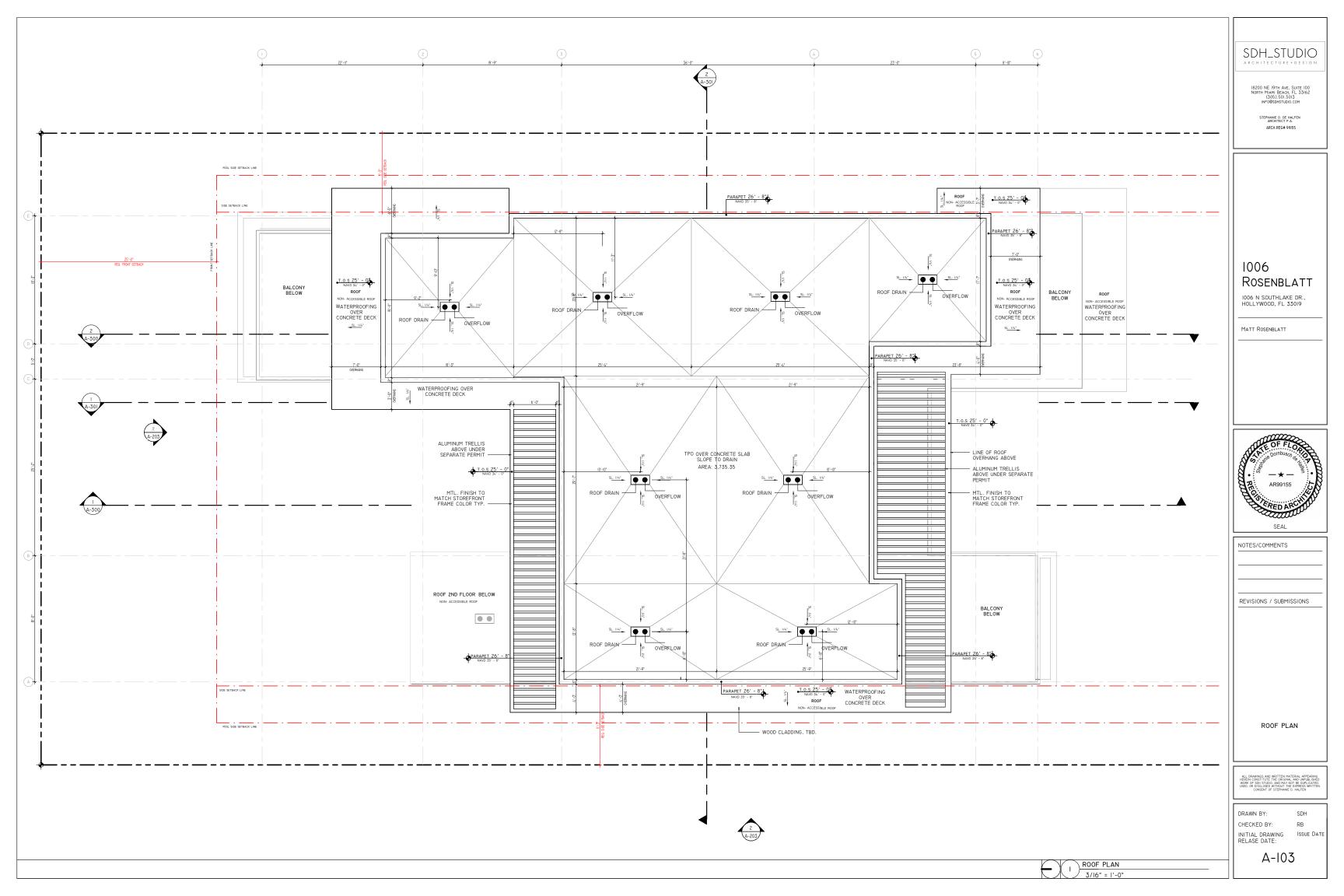
REVISIONS / SUBMISSIONS

FIRST FLOOR PLAN

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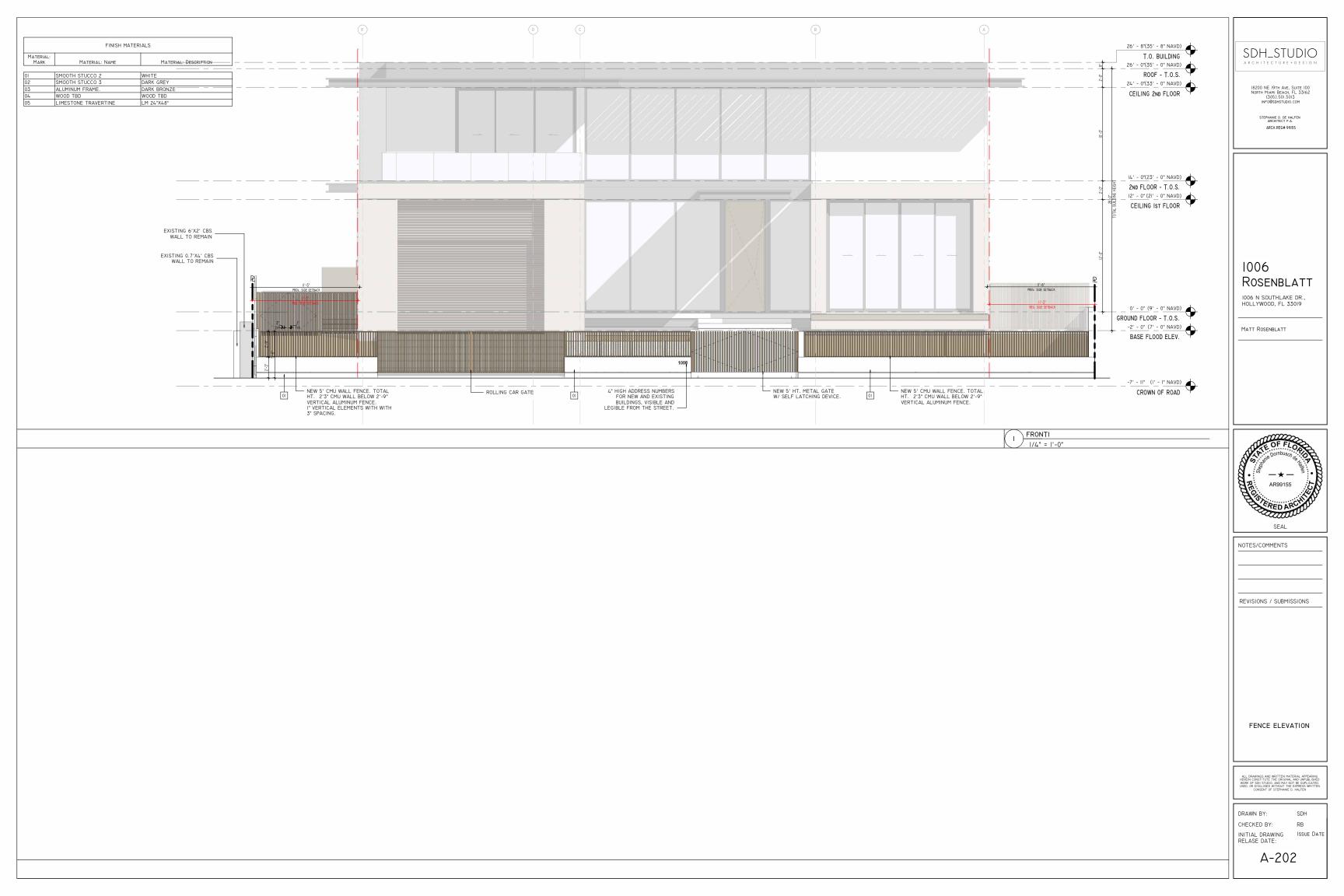


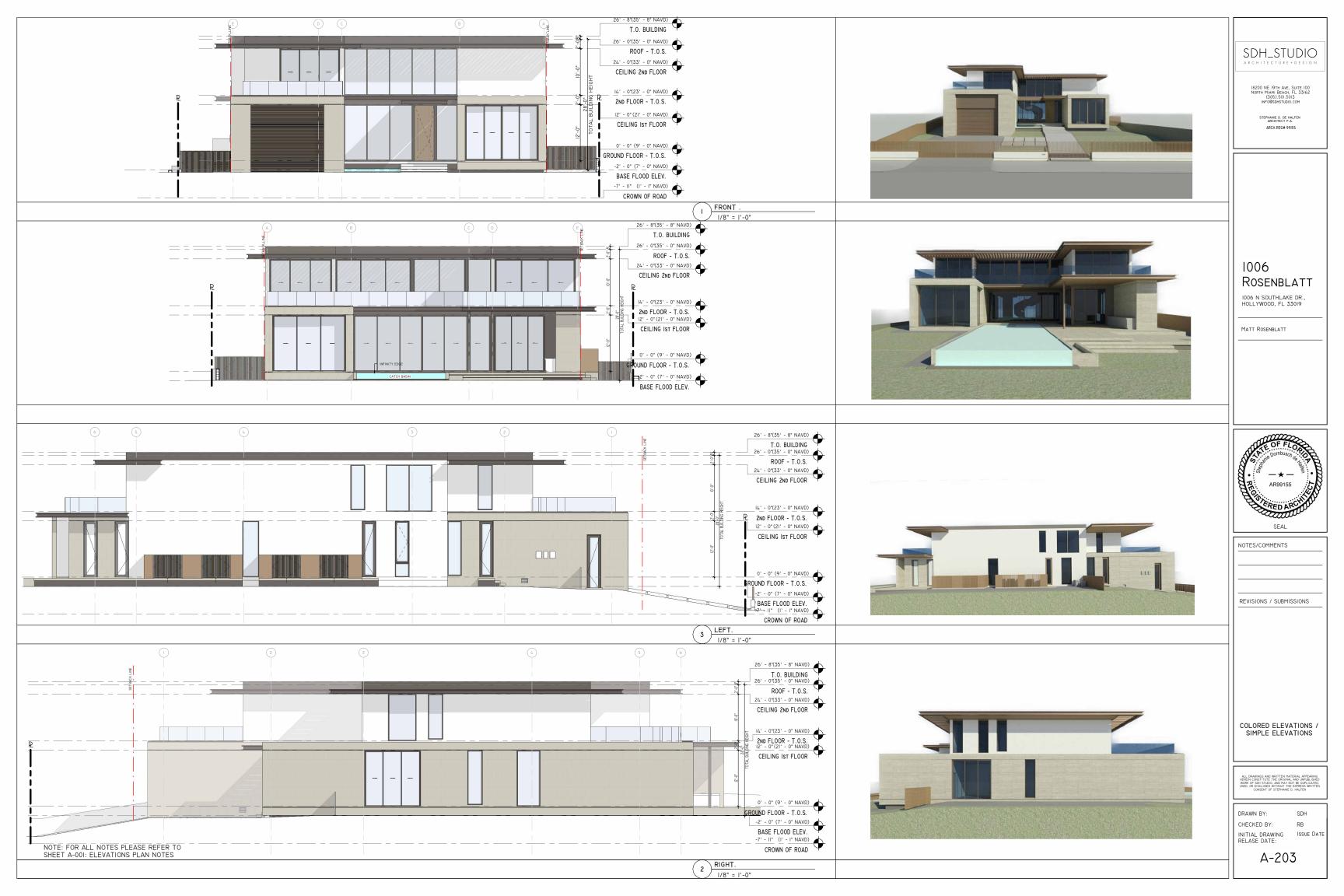


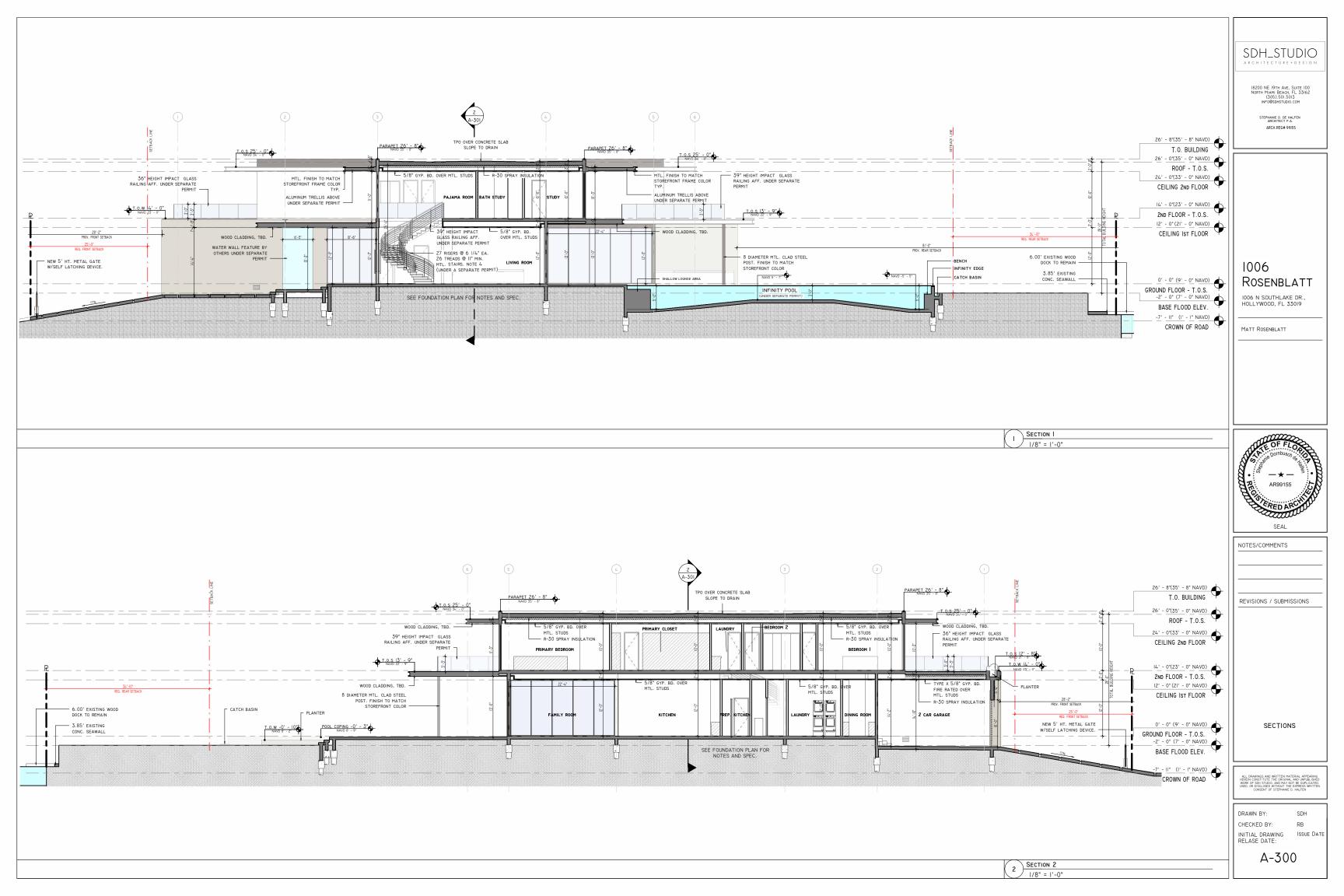


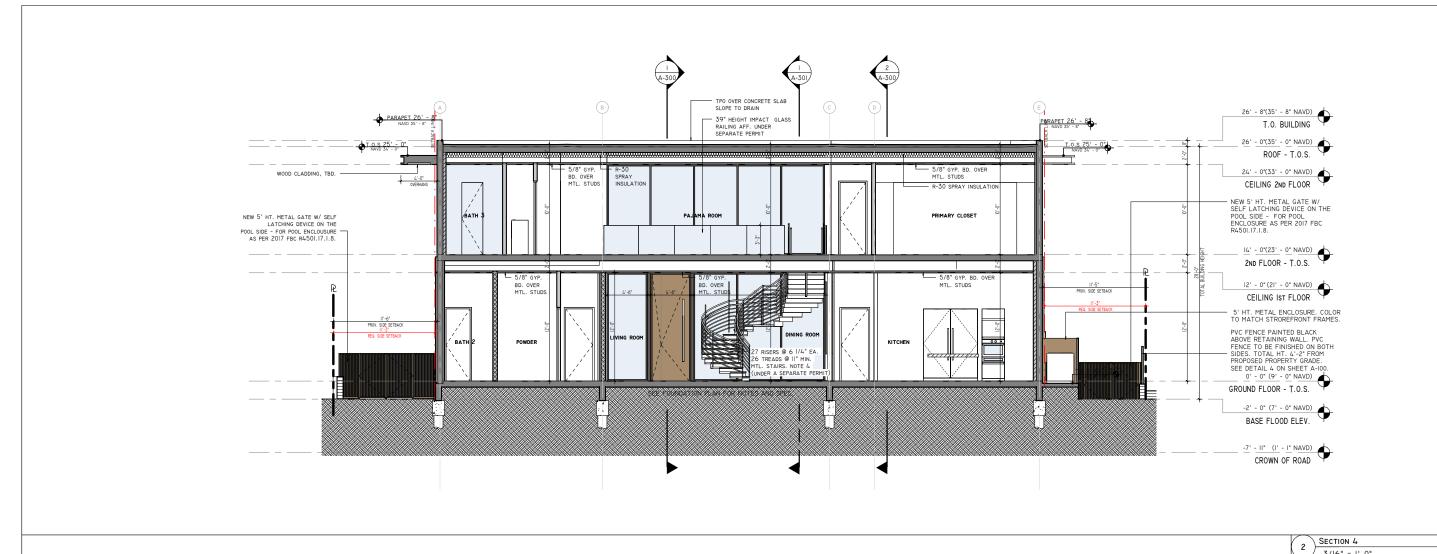












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1006 N SOUTHLAKE DR., HOLLYWOOD, FL 33019

MATT ROSENBLATT

3/16" = 1'-0"

SECTION 5

NOTES/COMMENTS

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SECTIONS

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