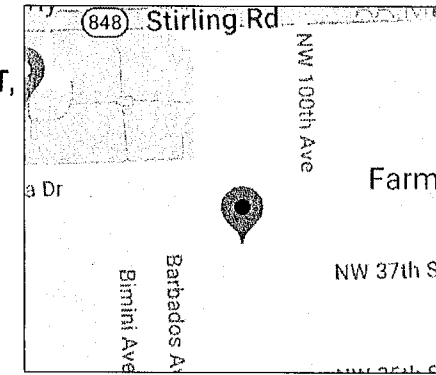


**LEGAL DESCRIPTION OF PROPOSED PARCEL 1**

A PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 17, SECTION 5 IN TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32, AND 33 IN TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 75, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE N 02°07'51" W A DISTANCE OF 177.49 FEET; THENCE N 87°49'05" E, A DISTANCE OF 329.57 FEET; THENCE S 02°08'21" W, A DISTANCE OF 177.49 FEET; THENCE S 87°49'05" W, A DISTANCE OF 329.61 FEET TO THE POINT OF BEGINNING.

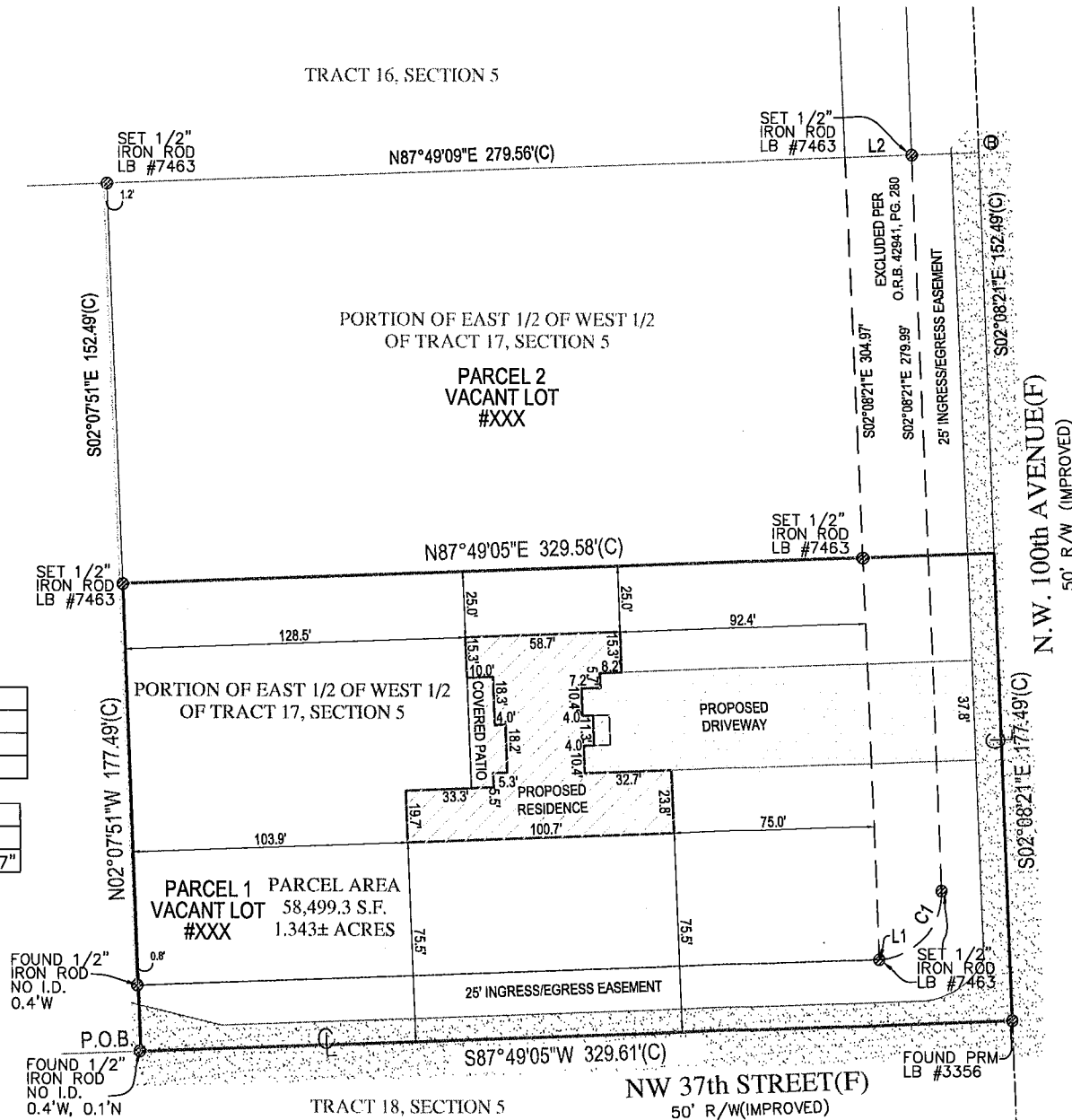


VICINITY MAP  
NOT TO SCALE

Flood Zone: AH  
 Community Number: 120032  
 Panel: 12011C0545  
 Suffix: H  
 FIRM Date: 08/18/2014

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.02'	N87°49'05"E
L2	25.00'	N87°49'09"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.25'	25.00'	89°57'27"



**LEGEND**

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.T.S. NOT TO SCALE
- N&D. NAIL & DISC
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.P.B. OFFICIAL RECORDS BOOK
- P.L. PLAT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- PAGE
- P.B. PLAT BOOK
- P.K.N. PARKER KYLON NAIL
- R. RADIUS
- TAN. TANGENT
- T.B.M. TEMPORARY BENCH MARK
- CENTERLINE
- AND
- N. NUMBER
- DELTA OR CENTRAL ANGLE
- CONCRETE

REVISIONS:  
 1. ADDED PROPOSED DRIVEWAY... 07/14/2023

**NOTES:**

1. LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY PROPERTY LINE, HAVING A BEARING OF S87°49'05"W.

ORIGINAL FIELD WORK COMPLETED BY  
 TARGET SURVEYING, LLC.  
 SURVEY #: 560014 DATED: 09/15/2022

DATE OF MAP: 07/06/2023

(SIGNED)

KENNETH J. OSBORNE  
 PROFESSIONAL SURVEYOR AND MAPPER #6415

SKETCH AND DESCRIPTION FOR PROPOSED LOT SPLIT WITH SITE PLAN OF

XXX NW 37 STREET  
 COOPER CITY, FL 33024

PREPARED FOR:  
 JAMEL LOPEZ

Project	Sheet
C-594039	1 of 1
Date	Scale
07/06/2023	1"=40'

6250 N. MILITARY TRAIL  
 SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE: 561.640.4800  
 FAX: 561.640.0576

COMPASS SURVEYING  
 WWW.COMPASSSURVEYING.NET  
 LB #7463

SINGLE FAMILY RESIDENCE FOR:  
 Res. For JAMEL LOPEZ  
 NW 100 AVE COOPER CITY, FLORIDA

LAND USE:

RESIDENTIAL - LOW (5)-RESIDENTIAL

MAX LOT COVERAGE= 40% PROVIDED = 24.48%

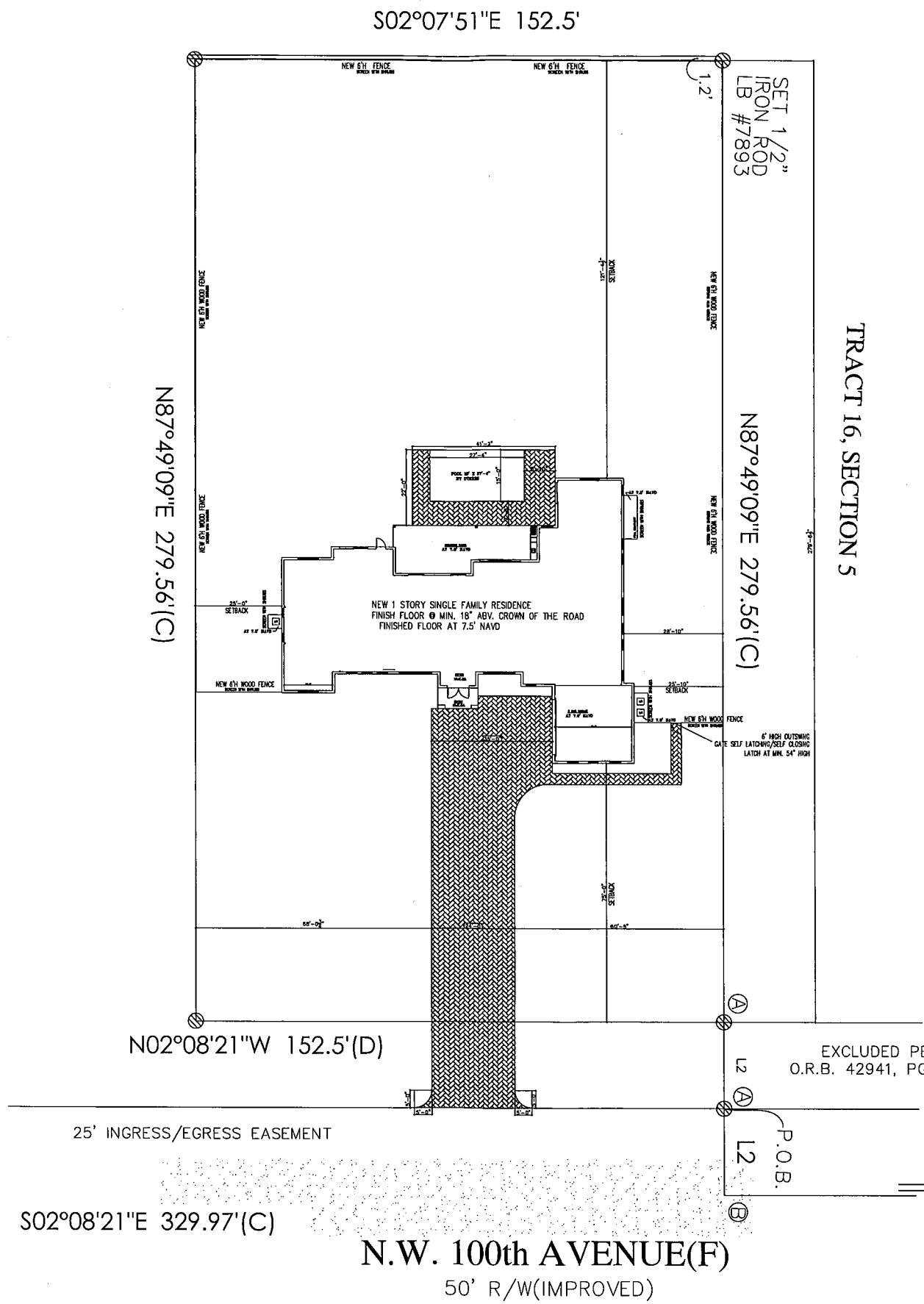
FLOOR AREA RATIO (MAX)= .75 PROVIDED = 75.52 %

Note: Less than 50% of the public right-of-way is paved, stabilized or otherwise redered impervios

SETBACK TABUATION

FRONT SETBACK = 75'-0"	PROPOSED=75'-0"
RIGHT SETBACK = 25'-0"	PROPOSED=25'-0"
LEFT SETBACK = 25'-0"	PROPOSED=25'-0"
REAR SETBACK = 50'-0"	PROPOSED=121'-4"

SITE PLAN	CV1
FIRST FLOOR PLAN	A1
FRONT AND REAR ELEVATIONS	A2
LEFT AND RIGHT ELEVATIONS	A3
ROOF PLAN	A4



ZONING RS-9:  
 FLOOD ZONE:  
 "AH"  
 BASE ELEV:  
 N/A 6.0  
 SITE DATA:

DESCRIPTION	AREA	%OF SITE
SITE AREA	42,627	100%
WALKWAY/DRIVEWAY	4402	10.33%
DECK/POOL/WALKWAY	906	2.12%
BLDG. FOOTPRINT	5126	12.03%
LANDSCAPING	32,193	75.52%

BUILDING CLASSIFICATION:  
 FBC 2020 CHAPTER 3, OCCUPANCY GROUP R-3  
 CONSTRUCTION TYPE V  
 WIND LOAD AS PER FLORIDA BUILDING CODE, 2020 EDITION  
 CODE EDITION: FL BUILDING CODE 2020  
 BUILDING DESIGNED AS: ENCLOSED  
 WIND EXPOSURE CLASSIFICATION: D  
 WIND SPEED DESIGN: 190 MPH (3 SEC. GUST)  
 INTERNAL PRESSURE COEFFICIENT: -0.18  
 Kd: 0.85  
 ROOF LIVE LOAD: 30 PSF  
 TOP CHORD DEAD LOAD: 15 PSF  
 BOTTOM CHORD DEAD LOAD: 10 PSF  
 RISK CATEGORY: II  
 SHUTTERS: NO  
 IMPACT RESISTANT ASSEMBLY: YES  
 IS A CONT. LOAD PATH PROVIDED: YES  
 ARE COMPONENT & CLADDING DETAILS PROVIDED: YES  
 THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11, AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC ASD 13th EDITION, BUILDING CODE REQUIREMENTS AND SPEC'S FOR MASONRY STRUCTURES (ACI 530-11/ASCE 5-11/TMS 402-11), BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPEC'S FOR WOOD CONSTRUCTION (ANSI/NFOPA NDS-2012).

SITE LAYOUT

SCALE: 1"=20'  
 X/11.5=1"=20'

DESIGNED BY:  
**DESIGN ODYSSEY I.**  
**Architectural Design**  
 965 W COMMERCIAL BLVD.  
 FORT LAUDERDALE FL 33309  
 Phone (954) 418-7111  
 Fax (954) 418-7110  
 e-mail: designodyssey@aol.com  
 WWW.DESIGNODYSSEY.NET

NW 100 AVE COOPER CITY, FLORIDA

DESIGN ODYSSEY INC.  
 REG. # AA-28001871  
 965 W COMMERCIAL BLVD.  
 FORT LAUDERDALE FL 33309  
 GREGORY A. JONES ARCHITECT  
 REG. # AR12185  
 MDP ENGINEERING, INC.  
 Consulting Structural Engineers  
 338 S.W. SUN CIRCLE  
 PALM CITY, FL 34980  
 Phone: 854.243.4595  
 STATE OF FLORIDA, P.L. No. 2583 CA-6918

REVISIONS	BY

FLOOR A/C AREA	=	4017 SF
TOTAL AC AREA	=	4017 SF
2 CAR GARAGE	=	542 SF
COVERED PATIO	=	499 SF
FRONT ENTRY	=	68 SF
TOTAL AREA	=	5126 SF

1517.5.2 "In caps" shall be not less than 15/8 inches (41 mm) and not more than 2 inches (51 mm) in diameter and of not less than 32 gage (0.010 inch) sheet metal. "Cop nuts" or prefabricated fasteners with integral heads complying with this section shall be an acceptable substitute. All "in caps," "cop nuts" or prefabricated fasteners with integral heads shall be tested for corrosion resistance in compliance with TAS 114 Appendix E, Section 2 (ASTM G 85), and shall be product control listed. All of cartons or carton labels "in caps," "cop nuts" or prefabricated fasteners with integral heads shall be labeled to note compliance with the corrosion resistance requirements.

R4403.2 Wind velocity (3-second gust) used in structural calculations shall be 140 miles per hour (63 m/s) in Broward County and 146 miles per hour (65 m/s) in Miami-Dade County.

R4410.2.3.1.3.2 Doors, both and shower enclosures, and sliding glass doors containing glazing material greater than 9 square feet (0.84 m<sup>2</sup>) in surface area shall be classified as Category II glazing products.

R4410.2.6.2 Safeguards. The glazing in sliding and swinging doors and in shower tub enclosures, including any glazing within 60 inches (1.5 m) of the finished floor surface in walls surrounding any tub or shower enclosure, shall be safety glazing as set forth in Section R4410.2.3.1.3 for Category II glazing products.

R4410.2.3.1.3.1 Doors containing glazing material not greater than 9 square feet (0.84 m<sup>2</sup>) in surface area shall be classified as Category I glazing products.

R4403.8.3 All buildings and structures shall be considered to be in Exposure Category C as defined in Section 6.5.6.3 of ASCE 7.

R4409.5.2.5 Wall spacing shall be 6 inches (152 mm) on center at panel edges and all interior diaphragm supports. Wall spacing shall be 4 inches (102 mm) on center at gable ends with either 8d ring shank nails or 10d common nails.

R4409.6.17.2.4.2 Special Inspector (Trusses)

For trusses having an overall length of the bottom chord in excess of 35 feet (10.7 m) or 6 feet (1829 mm) overall height erection shall be supervised by either a registered professional engineer or registered architect retained by the contractor. A retainer letter from the registered professional engineer or registered architect shall be submitted along with the shop drawings as part of the permit document.

R4409.13.5 Termite protection. All buildings shall have a pre-construction treatment protection 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 preconstruction 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 subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

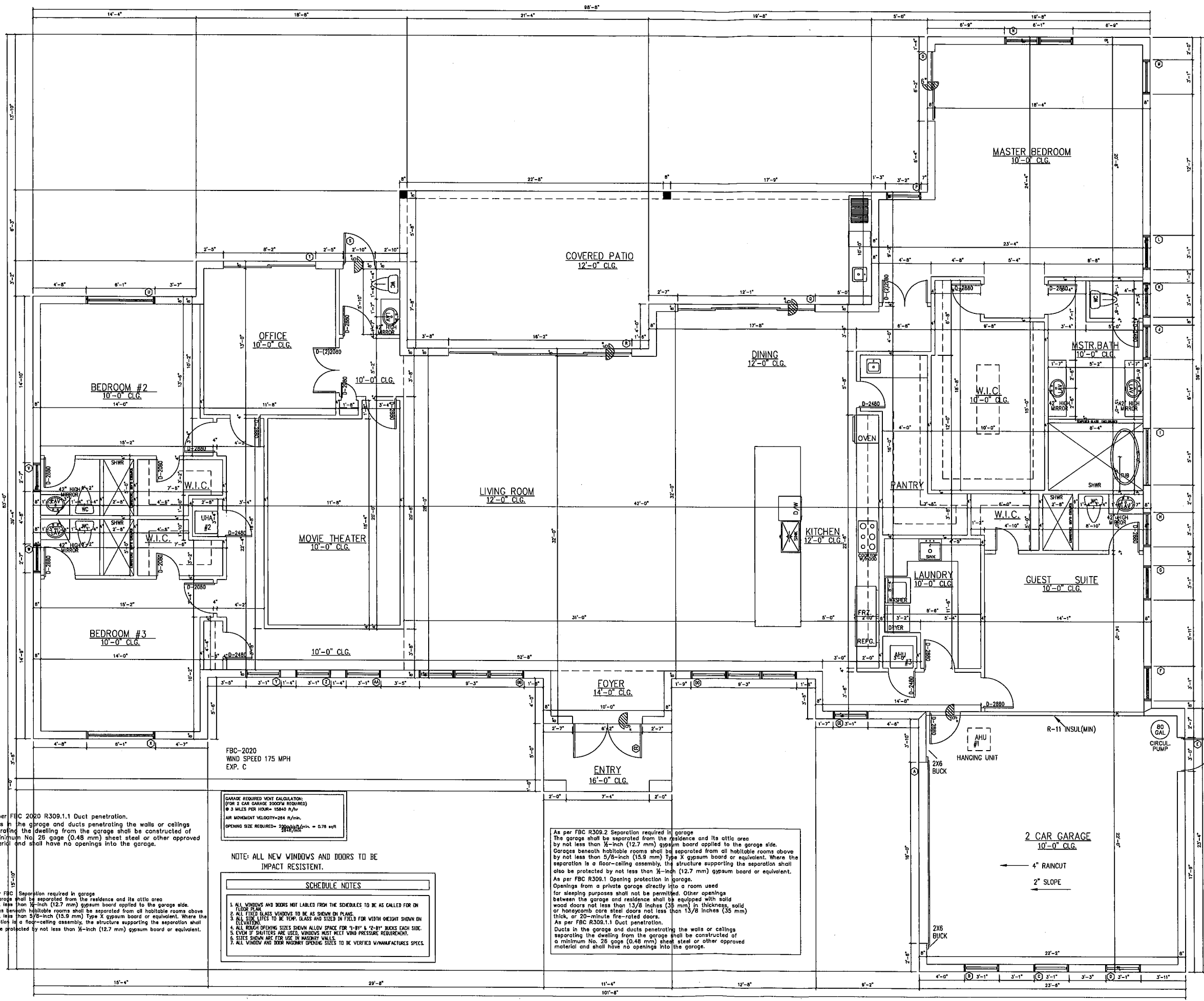
1. Glazing in swinging doors except jalousies.
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface.
6. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.
7. Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and 6 above, that meets all of the following conditions:
  - 7.1. Exposed area of an individual pane larger than 9 square feet (0.836 m<sup>2</sup>).
  - 7.2. Bottom edge less than 18 inches (457 mm) above the floor.
  - 7.3. Top edge more than 36 inches (914 mm) above the floor.
  - 7.4. One or more walking surfaces within 36 inches (914 mm) horizontally of the glazing.

Res. For JAMEL LOPEZ  
 NW 100 AVE  
 COOPER CITY, FLORIDA

**DESIGN ODYSSEY Inc.**  
 Architectural Design  
 965 W COMMERCIAL BLVD.  
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 e-mail: designodyssey@gmail.com  
 WWW.DESIGNODYSSEY.NET

DESIGNED BY: ABEY  
 DRAWN BY: TE  
 CHECKED BY:  
 DATE: 6/23/2023

Sheet:  
**A1**  
 2 of 10



FBC-2020  
 WIND SPEED 175 MPH  
 EXP. C

GARAGE REQUIRED VENT CALCULATION:  
 FOR 2 CAR GARAGE (2000 CFM REQUIRED)  
 @ 3 MILES PER HOUR = 1584 CFM  
 AIR MOVEMENT VELOCITY = 284 FPM  
 OPENING SIZE REQUIRED = 2000 / 284 = 7.04 SF

- NOTE: ALL NEW WINDOWS AND DOORS TO BE IMPACT RESISTENT.
- SCHEDULE NOTES
1. ALL WINDOWS AND DOORS NOT LABELED FROM THE SCHEDULES TO BE AS CALLED FOR ON FLOOR PLAN.
  2. ALL FIXED GLASS WINDOWS TO BE AS SHOWN ON PLANS.
  3. ALL SIDE LITES TO BE TOP GLASS AND SIZED IN FIELD FOR WIDTH HEIGHT SHOWN ON ELEVATION.
  4. ALL ROUGH OPENING SIZES SHOWN ALLOW SPACE FOR 4" BY 8" & 2" BY 2" BUCKS EACH SIDE.
  5. EVEN IF SHATTERERS ARE USED, WINDOWS MUST MEET WIND PRESSURE REQUIREMENT.
  6. SIZES SHOWN ARE FOR USE IN MASONRY WALLS.
  7. ALL WINDOW AND DOOR MASONRY OPENING SIZES TO BE VERIFIED W/MANUFACTURES SPECS.

As per FBC R309.2 Separation required in garage  
 The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

As per FBC R309.1 Opening protection in garage.  
 Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 5/8 inches (35 mm) thick, or 20-minute fire-rated doors.

As per FBC R309.1.1 Duct penetration.  
 Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.

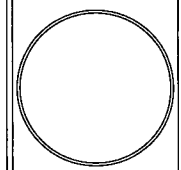
As per FBC 2020 R309.1.1 Duct penetration.  
 Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.

As per FBC Separation required in garage  
 The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

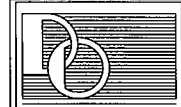
FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 FINISHED FLOOR AT ?' NAVD

DESIGN ODYSSEY INC.  
 REG. # AA-26001971  
 965 W COMMERCIAL BLVD.  
 FORT LAUDERDALE FL 33309  
 GREGORY A. JONES ARCHITECT  
 REG. # AR12185  
 MDP ENGINEERING, INC.  
 Consulting Structural Engineers  
 338 S.W. SUN CIRCLE  
 PALM CITY, FL 34990  
 Phone: 954.243.4595  
 STATE OF FLORIDA P.E. No. 32843 CA-8918

REVISIONS	BY



Res. For JAMEL LOPEZ  
 NW 100 AVE  
 COOPER CITY, FLORIDA

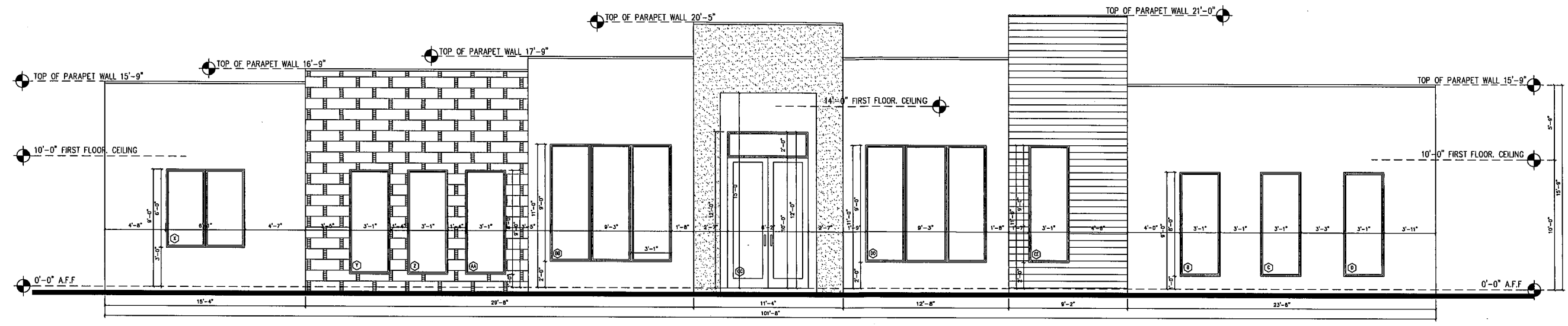


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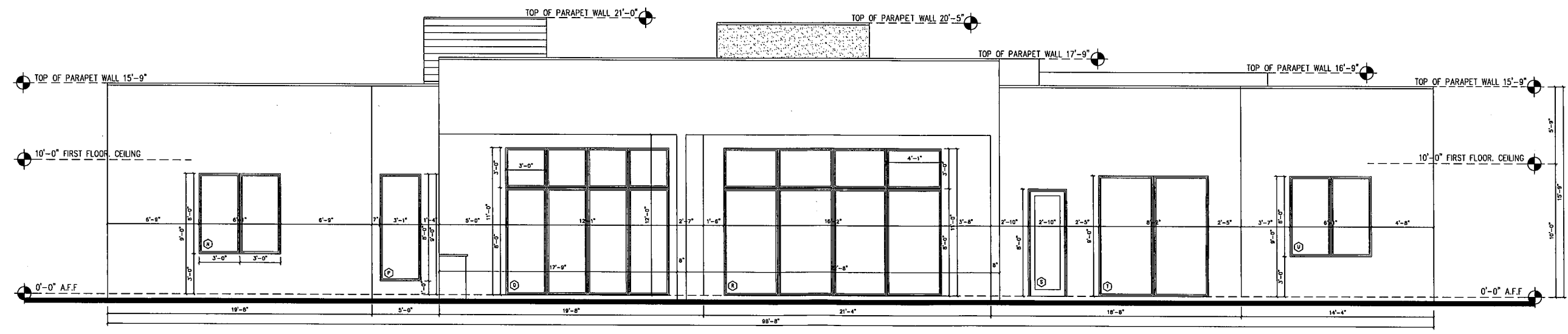


DESIGNED BY: ABEY  
 DRAWN BY: TE  
 CHECKED BY:  
 DATE: 6/23/2023

Sheet:  
**A2**  
 3 of 10



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

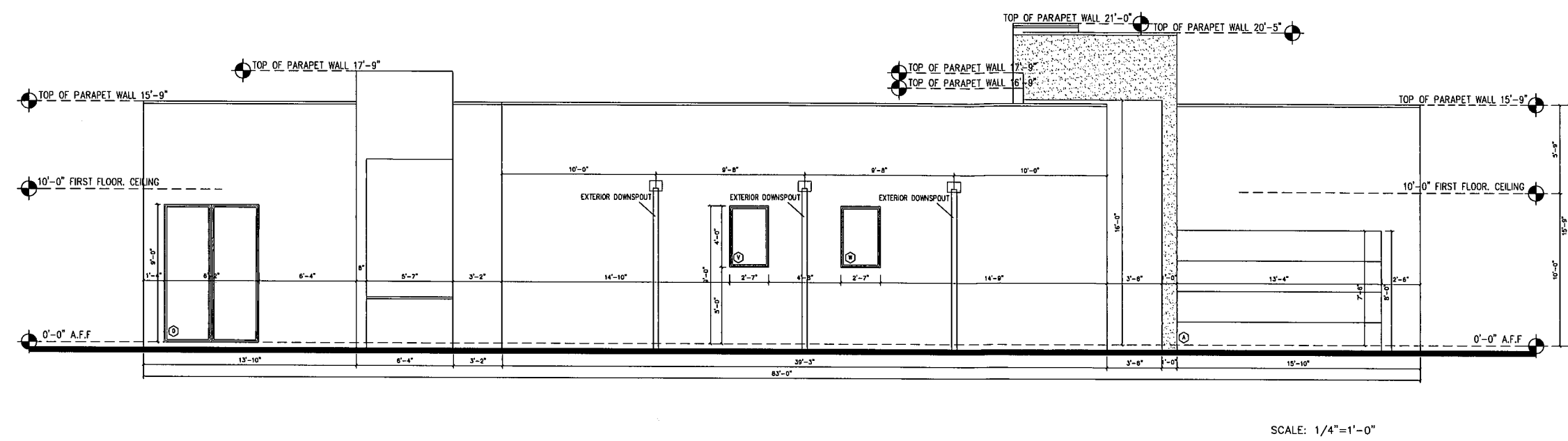


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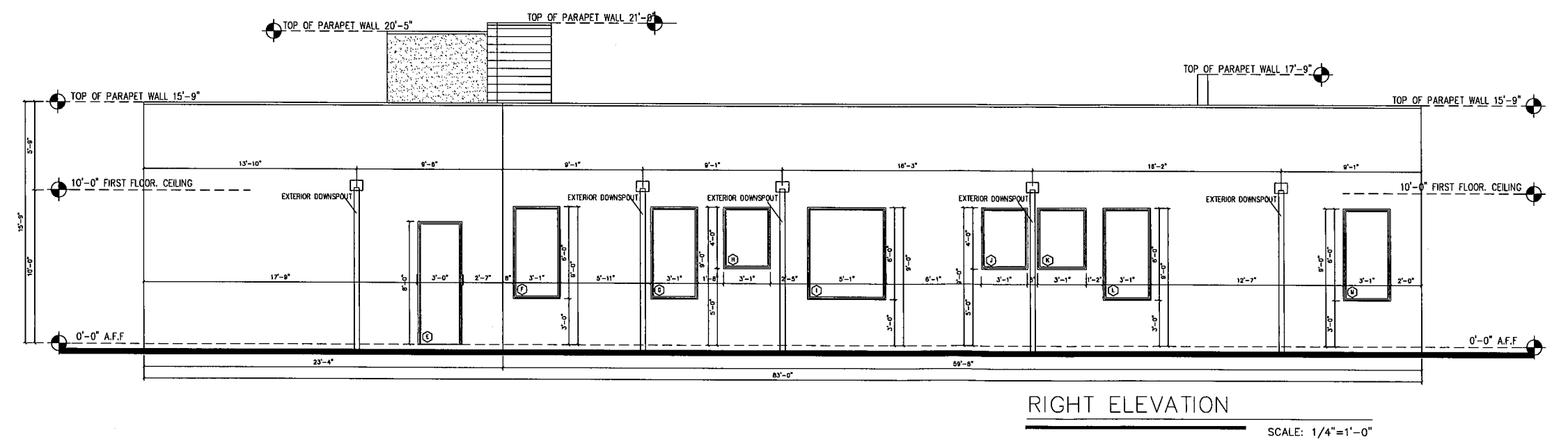
DESIGN ODYSSEY INC.  
 REG. # AA-26001871  
 965 W COMMERCIAL BLVD.  
 FORT LAUDERDALE FL 33309  
 GREGORY A. JONES ARCHITECT  
 REG. # AR12185

MDP ENGINEERING, INC.  
 Consulting Structural Engineers  
 338 S.W. SUN CIRCLE  
 PALM CITY, FL 34990  
 Phone: 884.243.4595  
 STATE OF FLORIDA P.E. No. 32583 CA-8918

REVISIONS	BY



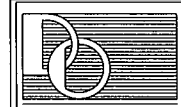
TYPE/SIZE	REMARKS	PRESSURE
16080 GARAGE DOOR (108'X96')	TOP @ 7'-6" A.F.F.	
37'X96" F.GLASS	TOP @ 9'-0" A.F.F.	
37'X96" F.GLASS	TOP @ 9'-0" A.F.F.	
37'X96" F.GLASS	TOP @ 9'-0" A.F.F.	
0-3080	TOP @ 9'-0" A.F.F.	
CA30 (37'X72')	TOP @ 9'-0" A.F.F.	
CA30 (37'X72')	TOP @ 9'-0" A.F.F.	
CA30 (37'X48')	TOP @ 9'-0" A.F.F.	
61'X72" F.GLASS	TOP @ 9'-0" A.F.F.	
CA30 (37'X48')	TOP @ 9'-0" A.F.F.	
CA30 (37'X48')	TOP @ 9'-0" A.F.F.	
CA30 (37'X72')	TOP @ 9'-0" A.F.F.	
CA30 (37'X72')	TOP @ 9'-0" A.F.F.	
2W-36'X72" F.GLASS	TOP @ 9'-0" A.F.F.	
6090 S.GLASS DOOR (74'X108')	TOP @ 9'-0" A.F.F.	
37'X96" F.GLASS	TOP @ 9'-0" A.F.F.	
12000 S.GLASS DOOR (140'X96')/11W-36'X72" F.GLASS ABV.	TOP @ 11'-0" A.F.F.	
10000 S.GLASS DOOR (104'X96')/11W-48'X72" F.GLASS ABV.	TOP @ 11'-0" A.F.F.	
0-21000 F.DOOR	TOP @ 9'-0" A.F.F.	
6090 S.GLASS DOOR (98'X108')	TOP @ 9'-0" A.F.F.	
2W-36'X72" F.GLASS	TOP @ 9'-0" A.F.F.	
31'X48" F.GLASS	TOP @ 9'-0" A.F.F.	
31'X48" F.GLASS	TOP @ 9'-0" A.F.F.	
2W-36'X72" F.GLASS	TOP @ 9'-0" A.F.F.	
31'X48" F.GLASS	TOP @ 9'-0" A.F.F.	
31'X48" F.GLASS	TOP @ 9'-0" A.F.F.	
31'X48" F.GLASS	TOP @ 9'-0" A.F.F.	
111'X108" F.GLASS (3W-37'X108')	TOP @ 11'-0" A.F.F.	
2(2)-30100 / 74'X24" F.GLASS ABV.	TOP @ 12'-0" A.F.F.	
111'X108" F.GLASS (3W-37'X108')	TOP @ 11'-0" A.F.F.	
37'X108" F.GLASS	TOP @ 11'-0" A.F.F.	



RIGHT ELEVATION

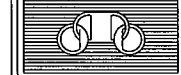
SCALE: 1/4"=1'-0"

Res. For JAMEL LOPEZ,  
 NW 100 AVE  
 COOPER CITY, FLORIDA



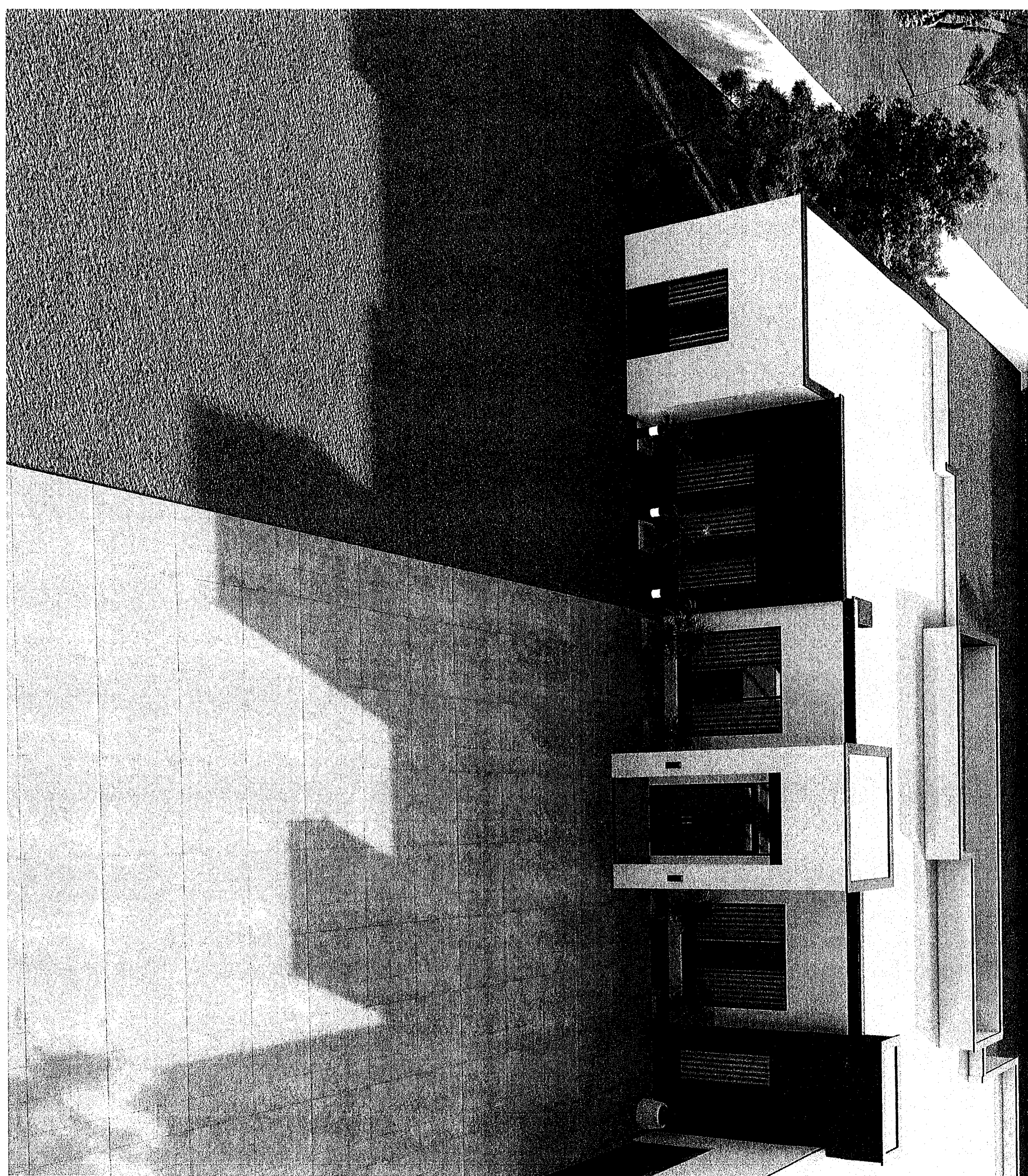
**DESIGN ODYSSEY Inc.**  
 Architectural Design

965 W COMMERCIAL BLVD.  
 FORT LAUDERDALE FL 33309  
 Phone (954) 418-7113  
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 WWW.DESIGNODYSSEY.NET



DESIGNED BY: ABEY  
 DRAWN BY: TE  
 CHECKED BY:  
 DATE: 6/23/2023

Sheet:  
 A3  
 2 of 10



**LEGAL DESCRIPTION OF PROPOSED PARCEL 2**

A PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 17, SECTION 5 IN TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32, AND 33 IN TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 75, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE N 87°49'09" E, A DISTANCE OF 329.56 FEET; THENCE S 02°08'21" E, A DISTANCE OF 152.49 FEET; THENCE S 87°49'05" W, A DISTANCE OF 329.58 FEET; THENCE N 02°07'51" E, A DISTANCE OF 152.49 FEET TO THE POINT OF BEGINNING.

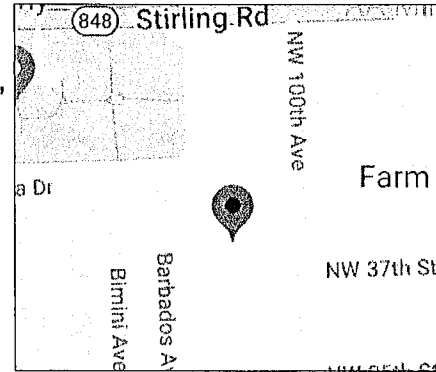
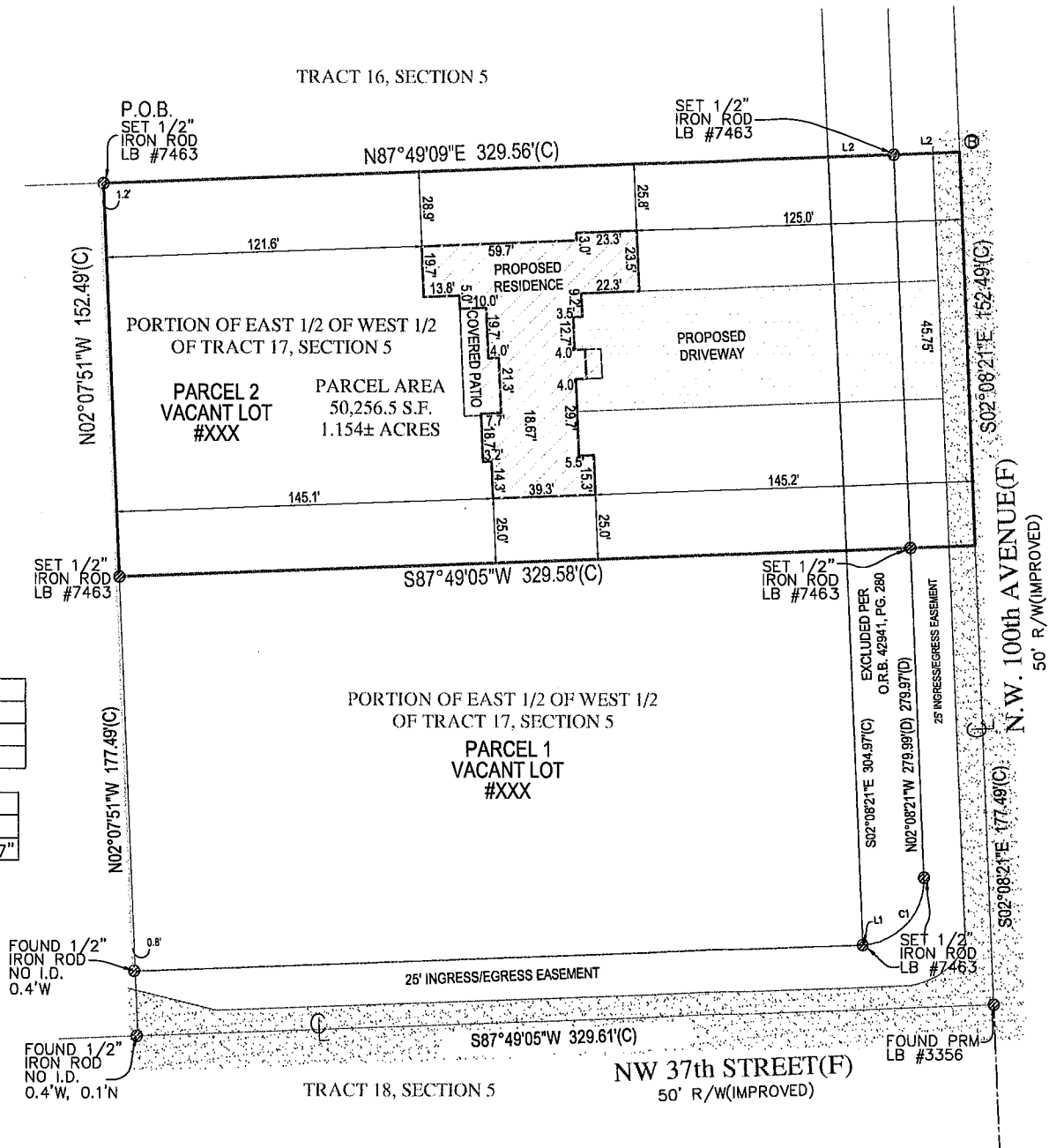
Flood Zone: AH  
 Community Number: 120032  
 Panel: 12011C0545  
 Suffix: H  
 FIRM Date: 08/18/2014

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.02'	N87°49'05"E
L2	25.00'	N87°49'09"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.25'	25.00'	89°57'27"

**NOTES:**

- LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
- SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY PROPERTY LINE, HAVING A BEARING OF S87°49'05"W.



VICINITY MAP  
 NOT TO SCALE



**LEGEND**

- A/C AIR CONDITIONER
- B.P.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- E. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.T.S. NOT TO SCALE
- N&D. NAIL & DISC
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.D. PAGE
- P.B. PLAT BOOK
- P.K. PARKER KYLON NAIL
- R. RADIUS
- T. TANGENT
- T.B.M. TEMPORARY BENCH MARK
- C. CENTERLINE
- A. AND
- N. NUMBER
- Δ DELTA OR CENTRAL ANGLE
- C. CONCRETE

**REVISIONS:**

- ADDED PROPOSED DRIVEWAY... 07/14/2023
- REVISED LOT SPLIT ... 07/19/2023

**SURVEYORS CERTIFICATE:**  
 I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

ORIGINAL FIELD WORK COMPLETED BY  
 TARGET SURVEYING, LLC.  
 SURVEY #: 560014 DATED: 09/15/2022

DATE OF MAP: 07/06/2023

(SIGNED)

KENNETH J. OSBORNE  
 PROFESSIONAL SURVEYOR AND MAPPER #6415

SKETCH AND DESCRIPTION FOR PROPOSED LOT SPLIT WITH SITE PLAN OF

XXX NW 37 STREET  
 COOPER CITY, FL 33024

PREPARED FOR:  
 JAMEL LOPEZ

Project	Sheet
C-594039	1 of 1
Date	Scale
07/06/2023	1"=40'

6250 N. MILITARY TRAIL  
 SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE: 561.640.4800  
 FAX: 561.640.0576



SINGLE FAMILY RESIDENCE FOR:  
**Res. For JAREL LOPEZ**  
 NW 100 AVE COOPER CITY, FLORIDA

ZONING RS-9:

FLOOD ZONE:

"AH"

BASE ELEV.:

N/A 6.0

SITE DATA:

DESCRIPTION	AREA	%OF SITE
SITE AREA	42,776	100%
WALKWAY/DRIVEWAY	4,305	10.19%
DECK/POOL/WALKWAY	998	2.17%
BLDG. FOOTPRINT	5,108	11.98%
LANDSCAPING	32,365	75.66%

**BUILDING CLASSIFICATION:**  
 FBC 2020 CHAPTER 3, OCCUPANCY GROUP R-3  
 CONSTRUCTION TYPE V  
 WIND LOAD AS PER FLORIDA BUILDING CODE, 2020 EDITION  
 CODE EDITION: FL BUILDING CODE 2020  
 BUILDING DESIGNED AS: ENCLOSED  
 WIND EXPOSURE CLASSIFICATION: 0  
 WIND SPEED DESIGN: 190 MPH (3 SEC. GUST)  
 INTERNAL PRESSURE COEFFICIENT: -0.18  
 Kd: 0.85  
 ROOF LIVE LOAD: 30 PSF  
 TOP CHORD DEAD LOAD: 15 PSF  
 BOTTOM CHORD DEAD LOAD: 10 PSF  
 RISK CATEGORY: II  
 SHUTTERS: NO  
 IMPACT RESISTANT ASSEMBLY: YES  
 IS A CONT. LOAD PATH PROVIDED: YES  
 ARE COMPONENT & CLADDING DETAILS PROVIDED: YES  
 THE PROJECT WAS DESIGNED IN ACCORDANCE WITH  
 THE BUILDING CODE REQUIREMENTS FOR  
 REINFORCED CONCRETE (ACI 318-11, AMERICAN  
 INSTITUTE OF STEEL CONSTRUCTION) AISC ASD 13th  
 EDITION, BUILDING CODE REQUIREMENTS AND  
 SPEC'S FOR MASONRY STRUCTURES (ACI  
 530-11/ASCE 5-11/TMS 402-11), BUILDING CODE  
 REQUIREMENTS AND NATIONAL DESIGN SPEC'S  
 FOR WOOD CONSTRUCTION (ANSI/NFOPA NDS-2012).

**SITE LAYOUT**

SCALE: 1"=20'  
 X/11.5=1"=20'

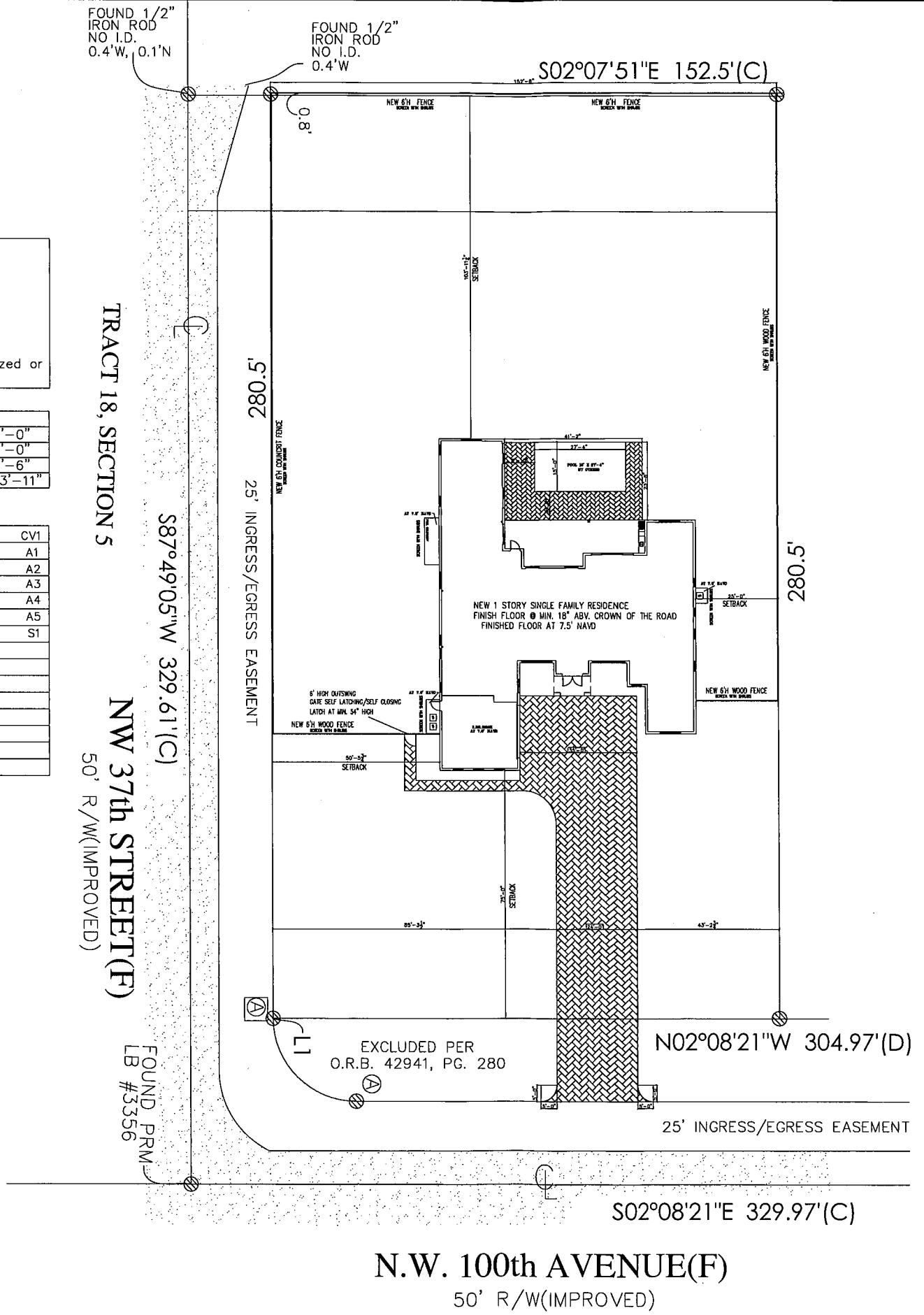
NW 100 AVE COOPER CITY, FLORIDA

**LAND USE:**  
 RESIDENTIAL - LOW (5)-RESIDENTIAL  
 MAX LOT COVERAGE= 40% PROVIDED = 24.34%  
 FLOOR AREA RATIO (MAX)= .75 PROVIDED = 75.66%  
 Note: Less than 50% of the public right-of-way is paved, stabilized or otherwise redered impervious

**SETBACK TABULATION**

FRONT SETBACK = 75'-0"	PROPOSED=75'-0"
RIGHT SETBACK = 25'-0"	PROPOSED=25'-0"
LEFT SETBACK = 50'-0"	PROPOSED=50'-6"
REAR SETBACK = 0'-0"	PROPOSED=103'-11"

SITE PLAN	CV1
FIRST FLOOR PLAN	A1
FRONT AND REAR ELEVATIONS	A2
LEFT AND RIGHT ELEVATIONS	A3
SECTION A-A	A4
ROOF PLAN	A5
FOUNDATION PLAN	S1



DESIGNED BY:  
**DESIGN ODYSSEY II**  
**Architectural Design**

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 Fax (954) 418-7110  
 e-mail: designodyssey@aol.com  
 WWW.DESIGNODYSSEY.NET

**N.W. 100th AVENUE(F)**  
 50' R/W(IMPROVED)

9/6/2023  
 Sheet:  
**CV1**  
 1 of 7



DESIGN ODYSSEY INC.  
 REG. # AA-28001971  
 955 W COMMERCIAL BLVD.  
 FORT LAUDERDALE FL 33309  
 GREGORY A. JONES ARCHITECT  
 REG. # AR12185  
 MDP ENGINEERING, INC.  
 REGISTERED Structural Engineers  
 338 S.W. SUN CIRCLE  
 PALM CITY FL 34980  
 Phone: (888) 242-4595  
 STATE OF FLORIDA P.E. NO. 32363 CA-0918

REVISIONS	BY

AREA CALCULATION

FLOOR A/C AREA	=	4007 SF
TOTAL AC AREA	=	3901 SF
2 CAR GARAGE	=	542 SF
COVERED PATIO	=	490 SF
FRONT ENTRY	=	68 SF
TOTAL AREA	=	5108 SF

FBC-2020  
 WIND SPEED 175 MPH  
 EXP. C

GARAGE REQUIRED VENT CALCULATION:  
 (FOR 2 CAR GARAGE 3000FM REQUIRED)  
 @ 3 MILES PER HOUR = 15040 R/Hr  
 AIR MOVEMENT VELOCITY=284 R/Hr  
 OPENING SIZE REQUIRED= 200000/284 = 0.70 sq ft

SCHEDULE NOTES

1. ALL WINDOWS AND DOORS NOT LABELED FROM THE SCHEDULES TO BE AS CALLED FOR ON
2. ALL FIXED GLASS WINDOWS TO BE AS SHOWN ON PLAN.
3. SIDE GLAZES TO BE TEMP. GLASS AND SIZED IN FIELD FOR WIDTH HEIGHT SHOWN ON ELEVATION.
4. ALL RUGH OPENING SIZES SHOWN ALLOW SPACE FOR 1"-3/4" x 2"-3/4" BUCKS EACH SIDE.
5. EVEN IF SHUTTERS ARE USED, WINDOWS MUST MEET WIND PRESSURE REQUIREMENTS.
6. SIZES SHOWN ARE FOR USE IN MASONRY WALLS.
7. ALL WINDOW AND DOOR MASONRY OPENING SIZES TO BE VERIFIED MANUFACTURES SPECS

1517.5.2 "In caps" shall be not less than 15/8 inches (41 mm) and not more than 2 inches (51 mm) in diameter and of not less than 32 gage (0.010 inch) sheet metal. "Cop nails" or prefabricated fasteners with integral heads complying with this section shall be an acceptable substitute. All "in caps," "cop nails" or prefabricated fasteners with integral heads shall be tested for corrosion resistance in compliance with TAS 114 Appendix C, Section 2 (ASTM C 88), and shall be product control listed. All of cartons or carton labels "in caps," "cop nails" or prefabricated fasteners with integral heads shall be labeled to note compliance with the corrosion resistance requirements.

R4403.9.2 Wind velocity (3-second gust) used in structural calculations shall be 140 miles per hour (63 m/s) in Broward County and 145 miles per hour (65 m/s) in Miami-Dade County.

R4410.2.3.1.3.2 Doors, both end shower enclosures, and sliding glass doors containing glazing material greater than 9 square feet (0.84 m<sup>2</sup>) in surface area shall be classified as Category II glazing products.

R4410.2.6.2 Safeguards. The glazing in sliding and swinging doors and in shower to tub enclosures, including any glazing within 60 inches (1.5 m) of the finished floor surface in walls surrounding any tub or shower enclosure, shall be safety glazing as set forth in Section R4410.2.3.1.3 for Category II glazing products.

R4410.2.3.1.3.1 Doors containing glazing material not greater than 9 square feet (0.84 m<sup>2</sup>) in surface area shall be classified as Category I glazing products.

R4403.9.3 All buildings and structures shall be considered to be in Exposure Category C as defined in Section 6.5.8.3 of ASCE 7.

R4409.9.2.5 Nail spacing shall be 6 inches (152 mm) on center at panel edges and at intermediate supports. Nail spacing shall be 4 inches (102 mm) on center at gable ends with either 5d ring shank nails or 10d common nails.

R4409.6.17.2.4.2 Special Inspector (Trusses) For trusses having an overall length of the bottom chord in excess of 35 feet (10.7 m) or 6 feet (1829 mm) overall height erection shall be supervised by either a registered professional engineer or registered architect retained by the contractor. A retainer letter from the registered professional engineer or registered architect shall be submitted along with the shop drawings as part of the permit document.

R4409.13.5 Termites protection. All buildings shall have a pre-construction treatment protection 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 preconstruction 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 subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in swinging doors except glassies.
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface.
6. Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.
7. Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and 6 above, that meets all of the following conditions:
  - 7.1. Exposed area of an individual pane larger than 9 square feet (0.836 m<sup>2</sup>).
  - 7.2. Bottom edge less than 18 inches (457 mm) above the floor.
  - 7.3. Top edge more than 36 inches (914 mm) above the floor.
  - 7.4. One or more walking surfaces within 36 inches (914 mm) horizontally of the glazing.

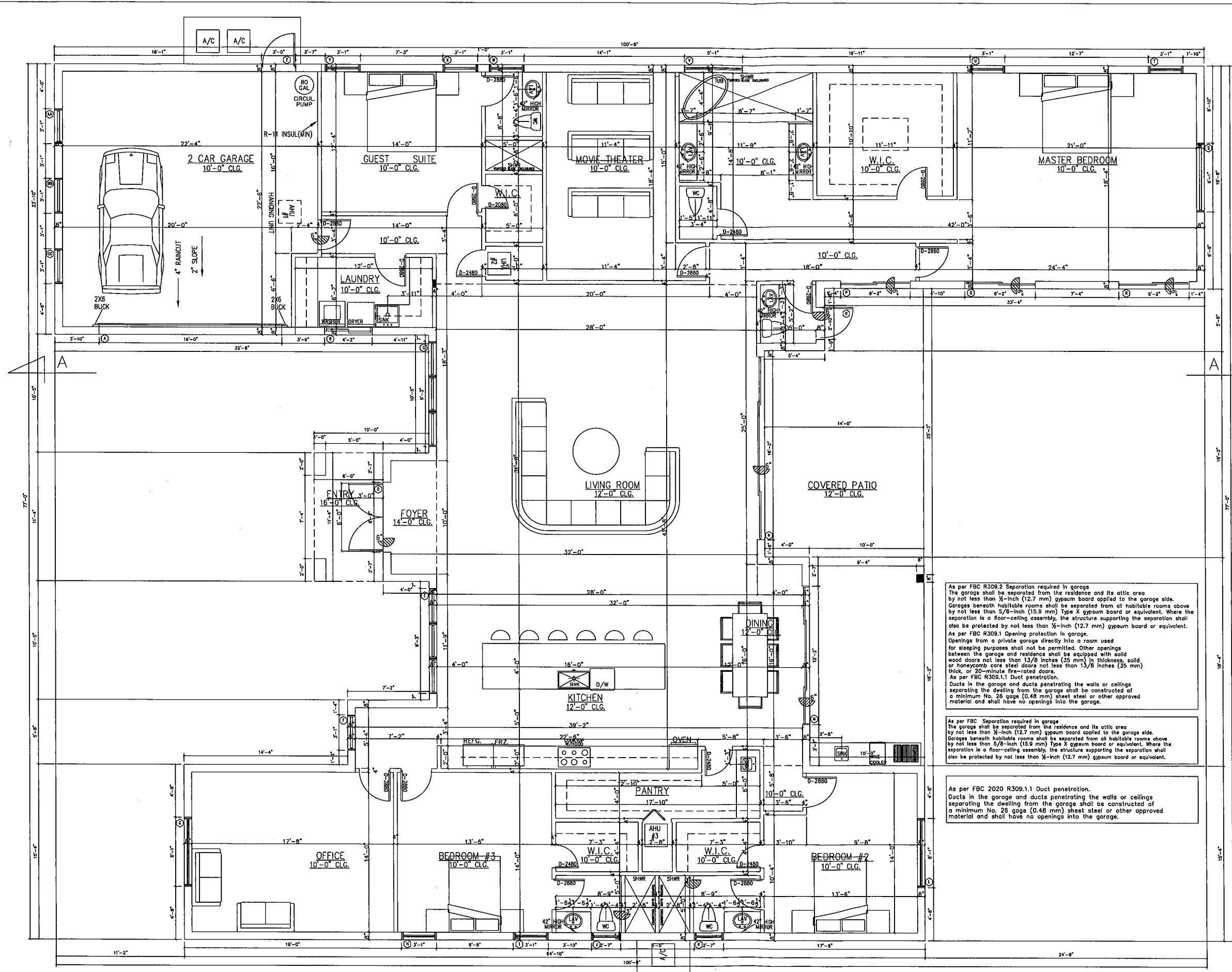
As per FBC R309.2 Separation required in garage  
 The garage shall be separated from the residence and its attic area by not less than 5/8-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (12.7 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8-inch (12.7 mm) gypsum board or equivalent.

As per FBC R308.1 Opening protection in garage.  
 Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

As per FBC R309.1.1 Duct penetration.  
 Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.

As per FBC Separation required in garage  
 The garage shall be separated from the residence and its attic area by not less than 5/8-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (12.7 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8-inch (12.7 mm) gypsum board or equivalent.

As per FBC 2020 R309.1.1 Duct penetration.  
 Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.



FLOOR PLAN

SCALE: 1/4"=1'-0"  
 FINISHED FLOOR AT 2' NAVD

Res. For JAREL LOPEZ  
 NW 100 AVE  
 COOPER CITY, FLORIDA



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DESIGNED BY: ABEY  
 DRAWN BY: TE  
 CHECKED BY:  
 DATE: 7/28/2023

Sheet:  
 A1  
 2 of 10

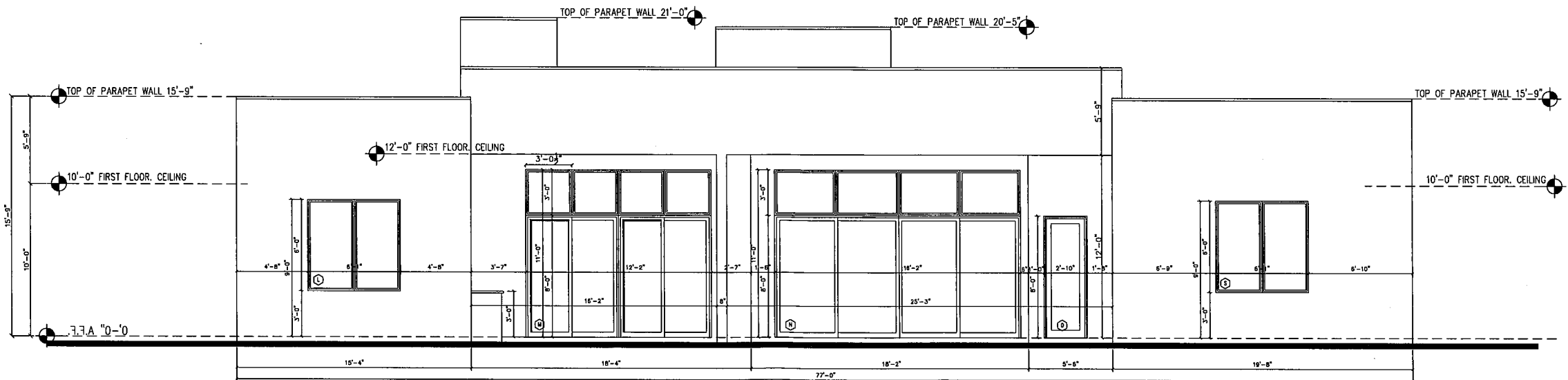
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 955 W COMMERCIAL BLVD.  
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 GREGORY A. JONES ARCHITECT  
 REG. # AR12185  
 MDP ENGINEERING, INC.  
 Consulting Structural Engineers  
 336 S.W. SUN CIRCLE  
 PALM CITY, FL 34990  
 Phone: 854.243.4555  
 STATE OF FLORIDA P.E. No. 32583 CA-888

REVISIONS	BY

TYPE/SIZE	REMARKS	PRESSURE
16090 GARAGE DOOR (162"x104")	TOP @ 7'-5" A.F.F. -43/4.33	
84054 (50"x20")	TOP @ 7'-5" A.F.F. -43/4.33	
3100-36"x104" F.GLASS (111"x104")	TOP @ 11'-0" A.F.F. -43/4.33	
200-80100 / 74"x24" F.GLASS HWY.	TOP @ 12'-0" A.F.F. -43/4.33	
3100-36"x104" F.GLASS (111"x104")	TOP @ 11'-0" A.F.F. -43/4.33	
37"x108" F.GLASS	TOP @ 9'-0" A.F.F. -43/4.33	
C468 (73"x72")	TOP @ 9'-0" A.F.F. -43/4.33	
37"x72" F.GLASS	TOP @ 9'-0" A.F.F. -43/4.33	
31"x48" F.GLASS	TOP @ 9'-0" A.F.F. -43/4.33	
C468 (73"x72")	TOP @ 9'-0" A.F.F. -43/4.33	
10000 S.GLASS DOOR (147"x104")/10'-0" F.GLASS	TOP @ 11'-0" A.F.F. -43/4.33	
10000 S.GLASS DOOR (147"x104")/10'-0" F.GLASS	TOP @ 11'-0" A.F.F. -43/4.33	
D-21080 F.DOOR	TOP @ 8'-0" A.F.F. -43/4.33	
6090 S.GLASS DOOR (74"x108")	TOP @ 9'-0" A.F.F. -43/4.33	
6090 S.GLASS DOOR (74"x108")	TOP @ 9'-0" A.F.F. -43/4.33	
6090 S.GLASS DOOR (74"x108")	TOP @ 9'-0" A.F.F. -43/4.33	
C468 (73"x72")	TOP @ 9'-0" A.F.F. -43/4.33	
37"x72" F.GLASS	TOP @ 9'-0" A.F.F. -43/4.33	
37"x72" F.GLASS	TOP @ 9'-0" A.F.F. -43/4.33	
61"x72" F.GLASS	TOP @ 9'-0" A.F.F. -43/4.33	
37"x48" F.GLASS	TOP @ 9'-0" A.F.F. -43/4.33	
37"x72" F.GLASS	TOP @ 9'-0" A.F.F. -43/4.33	
37"x72" F.GLASS	TOP @ 9'-0" A.F.F. -43/4.33	
37"x72" F.GLASS	TOP @ 9'-0" A.F.F. -43/4.33	
D-21080	TOP @ 8'-0" A.F.F. -43/4.33	
37"x96" F.GLASS	TOP @ 9'-0" A.F.F. -43/4.33	
37"x96" F.GLASS	TOP @ 9'-0" A.F.F. -43/4.33	
37"x96" F.GLASS	TOP @ 9'-0" A.F.F. -43/4.33	



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



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

Res. For JAREL LOPEZ  
 NW 100 AVE  
 COOPER CITY, FLORIDA



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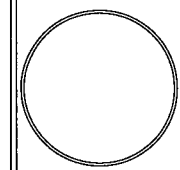


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 DATE: 7/28/2023

Sheet:  
**A2**  
 3 of 10

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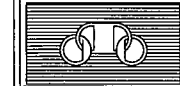
REVISIONS	BY



Res. For JAREL LOPEZ  
 NW 100 AVE  
 COOPER CITY, FLORIDA

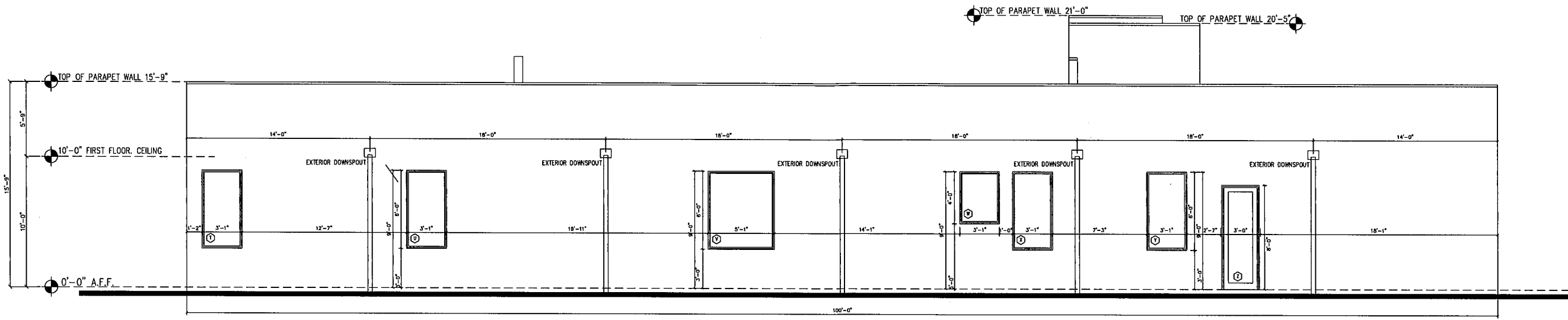


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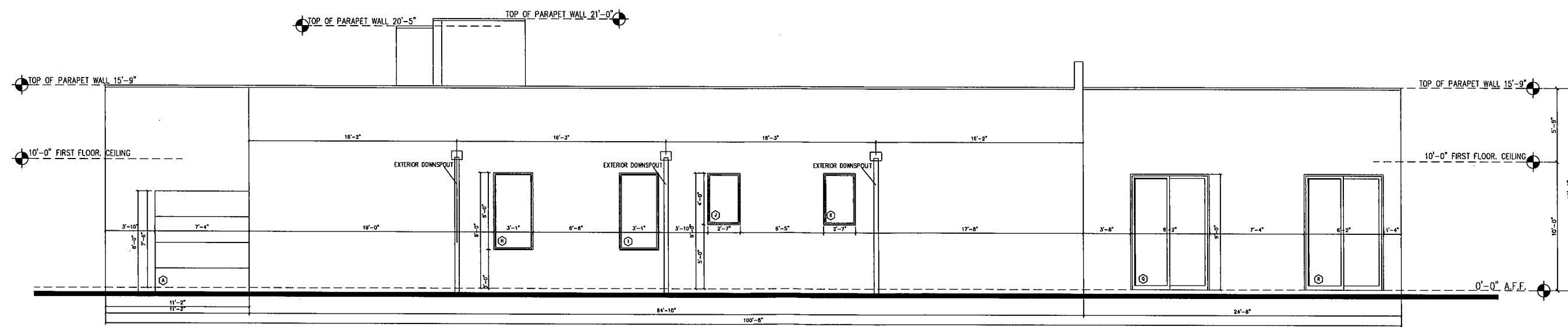


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Sheet:  
**A3**  
 4



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



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

