

GENERAL NOTES

- ALL WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE APPLICABLE EDITION OF THE FLORIDA BUILDING CODE, CITY LABOR LAWS, CITY ORDINANCES, CITY/COUNTY ZONING CODES, RULES AND REGULATIONS, AND ANY APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS TO CARRY OUT THE WORK DESCRIBED IN THE DEMO DOCUMENTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS. ANY DISCREPANCIES WITH THE DRAWINGS, DIMENSIONS OR OTHER INFORMATION SHALL BE BROUGHT TO THE ARCHITECTS/ENGINEERS ATTENTION PRIOR TO FABRICATION AND DEMO.
- PRIOR TO SUBMITTING BID, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO FAMILIARIZE THEMSELVES WITH ALL THE EXISTING CONDITIONS AT THE SITE RELATIVE TO SCOPE OF WORK RELATING TO THIS PROJECT, MATERIALS HANDLING, STORAGE AND DELIVERY, WORKING SPACE AVAILABLE, SAFETY PRECAUTIONS REQUIRED, AND ALL OTHER CONDITIONS NECESSARY TO THE MAKING OF AN ACCURATE AND COMPLETE PROJECT BID. NO INCREASE IN PROJECT COST WILL BE ALLOWED FOR FAILURE OF THE CONTRACTOR TO KNOW EXISTING SITE CONDITIONS.
- THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED BY THE GENERAL CONTRACTOR AS DIRECTED IN WRITING BY THE ARCHITECT WITH NO COST TO THE OWNER OR ARCHITECT.
- DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ANY DIMENSIONS NOT INDICATED ON DRAWINGS SHALL BE CONFIRMED WITH ARCHITECT PRIOR TO REPAIR.
- NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT LIMITS WITHOUT PRIOR WRITTEN APPROVAL FROM THE BUILDING OWNER / CONDO ASSOCIATION AND / OR ARCHITECT.
- CONTRACTOR SHALL REMOVE ALL DEBRIS AT THE END OF EACH WORKDAY. CONTRACTOR WILL FURNISH OWN DUMPSTER FOR TRASH AND DEBRIS STORAGE UNTIL HE CAN REMOVE SUCH FROM PREMISES. AREAS SHALL BE CLEANED UP AND PROTECTED AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES REQUIRED FOR COMPLETION OF WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR AS-BUILT DRAWINGS.
- MATERIALS SHALL BE NEW, OF QUALITY SPECIFIED, DELIVERED IN A TIMELY FASHION AND AMPLE QUANTITY TO PREVENT DELAY OF WORK. SUBSTITUTIONS REQUIRE PRIOR APPROVAL FROM THE ARCHITECT/OWNER.
- INSURANCE: THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL HAVE WORKMAN COMPENSATION AS REQUIRED BY LAW AS PER AGREEMENT AND SUFFICIENT PROTECTION FOR CLAIMS FOR PERSONAL INJURY, INCLUDING DEATH.
- IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO SECURE THE PREMISES THROUGHOUT THE DURATION OF THE PROJECT. THE GENERAL CONTRACTOR SHALL TAKE THE APPROPRIATE AND NECESSARY MEASURES TO PREVENT THE GENERAL PUBLIC FROM ACCESSING THE SITE AT ANY TIME.
- G. C. SHALL PROVIDE A SAFE WORKING ENVIRONMENT AS WELL AS REQUIRED MEANS OF EGRESS FOR ALL PERSONNEL ON THE PROJECT SITE AS REQUIRED BY ALL APPLICABLE CODES. CONTRACTOR MUST ALSO COMPLY WITH LIFE SAFETY MEASURES FOR ANY PUBLIC OCCUPANCY IN DESIGNATED AREAS DURING DEMO AS REQUIRED BY LOCAL FIRE DEPARTMENT IN JURISDICTION.
- THERE ARE NO SUBSTITUTIONS ALLOWED UNLESS APPROVED BY THE ARCHITECT/ENGINEER. THE G. C. SHALL SUBMIT IN WRITING ALL REQUESTS FOR SUBSTITUTIONS.
- THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- THE GENERAL CONTRACTOR SHALL PROVIDE 10% ADDED STOCK OF ALL FINISH ITEMS (WALL COVERINGS, FABRICS, CARPETS, LIGHT BULBS, FLOOR TILE, ETC.). UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL INSTALL ALL MATERIALS ACCORDING TO MANUFACTURERS' RECOMMENDED SPECIFICATIONS. THE G. C. SHALL SUBMIT IN WRITING TO THE ARCHITECT IF, BECAUSE OF UNFORESEEN CONDITIONS, ANY MATERIAL CANNOT BE INSTALLED ACCORDING TO SPECIFICATIONS PRIOR TO INSTALLATION.
- THE GENERAL CONTRACTOR SHALL ASSEMBLE ALL REQUIRED GUARANTEES, WARRANTIES AND MAINTENANCE CONTRACTS EXECUTED BY EACH OF THE RESPECTIVE MANUFACTURERS, SUPPLIERS AND SUBCONTRACTORS. THE G. C. SHALL SUBMIT THE ABOVE INFORMATION TO THE ARCHITECT AND CONSULTING ENGINEER.
- IF THERE IS A DISCREPANCY BETWEEN THE OWNER/ CONTRACTOR AGREEMENT, THE DRAWINGS OR SPECIFICATIONS, THEN OWNER/ CONTRACTOR AGREEMENT SHALL GOVERN, BUT SAID CONFLICT TO BE BROUGHT TO ARCHITECTS ATTENTION.
- ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.
- WE HEREBY ATTEST THAT, TO THE BEST OF OUR KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THE ARCHITECTURAL DESIGN OF THIS BUILDING IS IN COMPLIANCE WITH THE APPLICABLE FLORIDA BUILDING CODE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 109.3.6 (THRESHOLD BUILDING) AND 633 FLORIDA STATUTES (FIRE PREVENTION AND CONTROL), TO THE BEST OF OUR KNOWLEDGE.
- CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS WORKING IN THE BUILDING AND ON-SITE.
- PROVIDE FIRE RESISTANT MATERIALS AND FIRE SEAL AS REQUIRED AT ALL OPENINGS, JOINTS, PENETRATIONS, OR GAPS ON FIRE RATED ASSEMBLIES.
- PROVIDE ACOUSTICAL CAULKING TOP, BOTTOM AND BOTH SIDES OF ALL INTERIOR STUD/ GYPSUM BOARD WALLS (TYPICAL).
- PROVIDE ALL NECESSARY P.T. WOOD BLOCKING AT ALL REQUIRED LOCATIONS FOR ERECTION OF EQUIPMENT, SYSTEMS AND ACCESSORIES, IN CONTACT WITH CONCRETE SURFACES.
- PROVIDE WATER-RESISTANT GYPSUM WALLBOARD ON ALL WET WALL APPLICATIONS (TYPICAL).

ABBREVIATIONS

& @ ' " # ° Ø	AND AT FOOT INCH POUND OR NUMBER DEGREE DIAMETER		
AB ABV ACM A/C ACOUS ACR ACT AD ADD ADH ADJ A.F.F AHU ALT. ALUM ANOD A.P. APPROX ARCH AV AVG	AIR BARRIER ABOVE ASBESTOS CONTAINING MATERIAL AIR CONDITIONER ACOUSTICAL ACRYLIC ACOUSTICAL CEILING TILE AREA DRAIN ADDITIONAL ADHESIVE ADJUSTABLE ABOVE FINISHED FLOOR AIR HANDLING UNIT ALTERNATE ALUMINUM ANODIZED ACCESS PANEL APPROXIMATE ARCHITECTURAL AUDIO VISUAL AVERAGE	CORR C.T. DBL D.F. DIA DIM DISP DIST DN DR DS DWG DWR E EA EF EJ EL ELEC ELEV EMER ENCL EQ EQMT E.W. EXIST EXP	CORRIDOR CERAMIC TILE DOUBLE DRINKING FOUNTAIN DIAMETER DIMENSION DISPENSER DISTANCE DOWN DOOR DOWNSPOUT DRAWING DRAWER EAST EACH EXHAUST FAN EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE EQUAL EQUIPMENT EACH WAY EXISTING EXPANSION
BC BD BEL BIT BLDG BLDG BM B.O.S. BOT BOW BR BRG BRKT BSMT BTM BTW B.U.R.	BRICK COURSE BOARD BELOW BITUMEN, BITUMINIOUS BUILDING BLOCKING BEAM BOTTOM OF STEEL BOTTOM BOTTOM OF WALL BEDROOM BEARING BRACKET BASEMENT BOTTOM BETWEEN BUILT-UP ROOFING	F.A. F.D. F.E. F.E.C. F.G. FIN FKT FLASH FLR FLUOR F.O.C. F.O.F. F.O.M. F.O.S. FR. FRZR FT FURR FUT	FIRE ALARM FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH GRADE FINISH FIXTURE FLASHING FLOOR FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STRUCTURE FRAMING FREEZER FOOT, FEET FURRING, FURRED FUTURE
CAB CPT C/P CIV. CJ CL CLG. CLO CMU COL CONC CONN	CABINET CARPET CAST IN PLACE CIVIL CONTROL JOINT CENTER LINE CEILING CLOSET CONCRETE MASONRY UNIT COLUMN CONCRETE CONNECTION	GA. GALV. G.B. GC GL GR. GYP. BD. H/C HDW. H.B.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS, GLAZING GRADE GYPSUM BOARD HANDICAP HARDWARE HOSE BIBB
		H.C. H.M. HORIZ. HYD.	HOLLOW CORE HOLLOW METAL HYDRAULIC
		IN ID. INC INFO INSP. INSUL INT. JCT. JT. K.P. KG	INCH INSIDE DIAMETER INCLUDE INFORMATION INSPECT INSULATION INTERIOR JUNCTION JOINT KICK PLATE KILOGRAM
		LAM. LAV. LIN. LT. MFR. M.O. MAX. MECH. MTL. M.E.S.	LAMINATE LAVATORY LINEAR LIGHT MANUFACTURER MASONRY OPENING MAXIMUM MECHANICAL METAL MITERED END SECTION
		M TEL. MIN. MIR. MISC. MW	METER TELEPHONE MINIMUM MIRROR MISCELLANEOUS MICROWAVE
		N/A N N.I.C. N.T.S.	NOT APPLICABLE NORTH NOT IN CONTRACT NOT TO SCALE
		O.C. O.D. OH OPNG. OPP. ORIG. O.S.	ON CENTER OUTSIDE DIAMETER OPPOSITE HAND OPENING OPPOSITE ORIGINAL OVERFLOW SCUPPER
		PLAM PL. PLYWD. PTD	PLASTIC LAMINATE PLATE PLYWOOD PAINTED
		QTY. Q.T.	QUANTITY QUARRY TILE
		R REF	RADIUS OR RISER REFERENCE
		REFR. REIN. RCP REQD RD RM. R.O. R.O. ROW	REFRIGERATOR REINFORCED REFLECTED CEILING PLAN REQUIRED ROOF DRAIN ROOM ROUGH OPENING INCLUDE RIGHT OF WAY
		SAN. SD SCH. SECT. SHWR. SIM S.C. S. SPEC. SQ. SF SQ. M. S.S. STD. STEEL STRUCT. SUSP. S.W. SYM. SYS	SANITARY STORM DRAIN SCHEDULE SECTION SHOWER SIMILAR SOLID CORE SOUTH SPECIFICATION SQUARE SQUARE FEET SQUARE METER STAINLESS STEEL STANDARD STEEL STRUCTURAL SUSPENDED SIDEWALK SYMMETRICAL SYSTEM
		TAN. TEL. TEMP. TH THRU T.O.P. T.O.S. TYP.	TANGENT TELEPHONE TEMPERATURE THRESHOLD THROUGH TOP OF PAVEMENT TOP OF STEEL TYPICAL
		U.N.O. UGE UR.	UNLESS NOTED OTHERWISE UNDERGROUND ELECTRIC URINAL
		V VERT. V.C.T. V.I.F. V.W.C.	VENT VERTICAL VINYL COMPOSITION TILE VERIFY IN FIELD VINYL WALL COVERING
		W.C. W/H W.R.B. W.V. WP. WM W WDW. W/ W/O WD	WATER CLOSET WATER HEATER WEATHER RESISTANT BARRIER WATER VALVE WATERPROOF WATER METER OR MAIN WEST WINDOW WITH WITHOUT WOOD

DRAWING INDEX

ARCHITECTURAL	
A 0.0	COVER SHEET
A 0.2	SURVEY
A 1.0	GARAGE FLOOR PLAN
A 1.1	FIRST LEVEL FLOOR PLAN
A 1.2	SECOND FLOOR PLAN
A 1.02	PROPOSED F.F.E. ELEVATIONS
A 1.3	ROOF PLAN
A 1.03	PROPOSED F.F.E. ELEVATIONS
A 1.06	LOT SPLIT SITE PLAN
A 2.1	ENLARGED FLOOR PLANS
A 3.1	RCP GROUND FLOOR
A 4.1	EXTERIOR ELEVATIONS
A 4.2	EXTERIOR ELEVATIONS
A 5.1	BUILDING SECTIONS
A 6.1	STAIR DETAILS
A 6.2	CEILING DETAILS
A 7.1	PARTITION TYPES & TYP. WALL SECTION
A 8.1	WINDOWS SCHEDULE & DETAILS
A 9.1	DOOR SCHEDULE & DETAILS
A 10.1	WATERPROOFING - FOOTINGS
SP 1	SITE PLAN

STANDARDS AND REGULATIONS

APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS. IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS, COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS. THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION AND AMENDMENTS OF THE FOLLOWING STANDARDS. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL CODES AND THE NEC.:

- BUILDING CODES.....FBC 7TH EDITION 2023 CODE
- PLUMBING CODE.....2023 UNIFORM PLUMBING CODE
- MECHANICAL.....2023 INTERNATIONAL MECHANICAL CODE
- ELECTRICAL CODE.....2023 NATIONAL ELECTRICAL CODE

ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON DRAWINGS IS SIMPLY TO AID CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING, AND SHALL ADHERE TO THESE CODES.

PROJECT DATA

PROJECT TITLE	1651 SFH
PROJECT ADDRESS	1651 N FORT LAUDERDALE BEACH BLVD, Fort Lauderdale, FL 33305
SCOPE OF WORK	NEW SINGLE FAMILY HOME
PROPERTY OWNER	
TYPE OF CONSTRUCTION	
CODE OF REFERENCE:	FBC 2023 8TH EDITION
CITY:	CITY OF FORT LAUDERDALE
BUILDING:	RESIDENTIAL
ZONING:	RS-8
PARCEL ID/FOLIO:	494331020190
PROPERTY OWNER:	PROPERTY OWNER
JURISDICTION:	CITY OF FORT LAUDERDALE
ZONE CODE:	RS-8
LOT SIZE:	
LEGAL DESCRIPTION	LEGAL DESCRIPTION
FLOOD ZONE:	X

HATCH TYPES

EARTHWORKS	
EARTH SAND	
CONCRETE	
CONCRETE (IN DETAIL)	
STRU (IN WALL SECTION)	
MASONRY	
CMU (IN PLAN)	
INSULATION	
BATT/LOOSE FILL	
TAPERED	

FINISHES

GYPSUM BOARD	
GLASS	

DOOR TYPES

SINGLE	
DOUBLE	
OVERHEAD SECTIONAL	
SLIDING DOOR (PER APPROVED SHOP DWGS)	
"X" INDICATES SLIDER DOOR PANEL; ARROW SHOWING DIRECTION	
"O" INDICATES AS FIXED PANEL	

MISC. ARCHITECTURAL

UP	ARROW AT STAIR PLANS INDICATES UP DIRECTION
SLOPE	ARROW AT ROOF PLANS INDICATES CRICKET SLOPE DOWN DIRECTION
STRU.	
TUBE STEEL COLUMN	
METAL STUD RUNNER	
FURRING HAT CHANNEL	
CMU BLOCK (SECTION)	
BEAM (SECTION)	

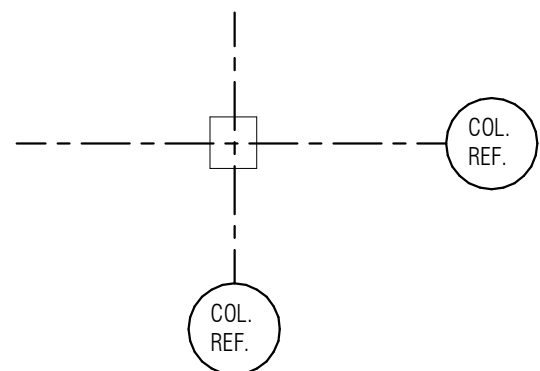
SYMBOLS

1 A-101	WALL SECTION CALLOUT	?	ELEVATION CALLOUT
1 A-101	DETAIL CALLOUT		ELEVATION DATUM
1	REVISION TRIANGLE		REVISION CLOUD
	WALL TAG		
	PARTITION TYPE		
	PARTITION		
	DOOR TAG		
	DOOR		
	DOOR NUMBER		
	GLAZING TAG		
	DS		DOWNSPOUT

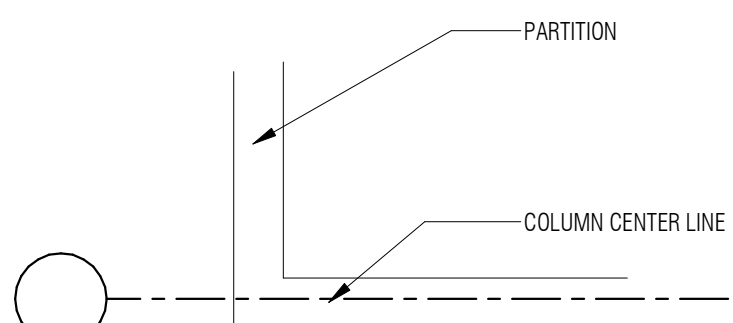
DIMENSIONING CRITERIA

DIMENSIONS FOR LOCATING PARTITIONS AND OPENINGS ARE GENERALLY ESTABLISHED BY CRITERIA. ONLY EXCEPTIONS TO THESE CRITERIA WILL BE DIMENSIONED. TYPICAL DIMENSIONING CRITERIA ARE OUTLINED BELOW.

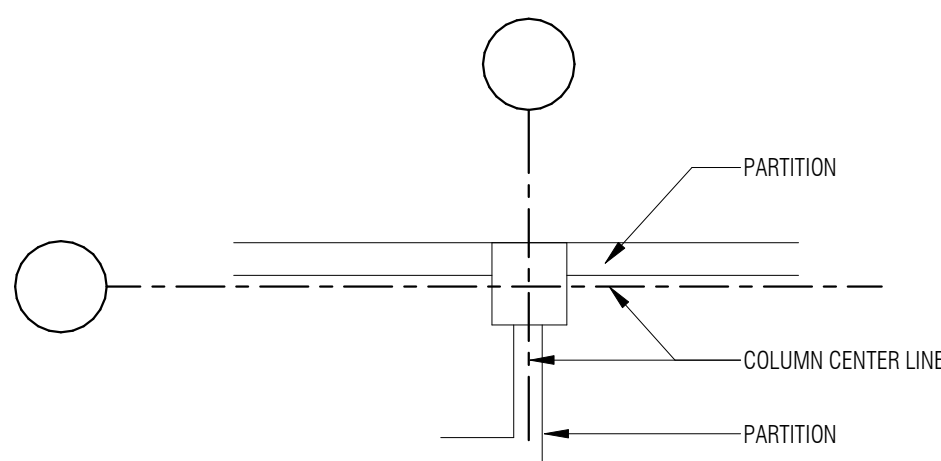
- COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:



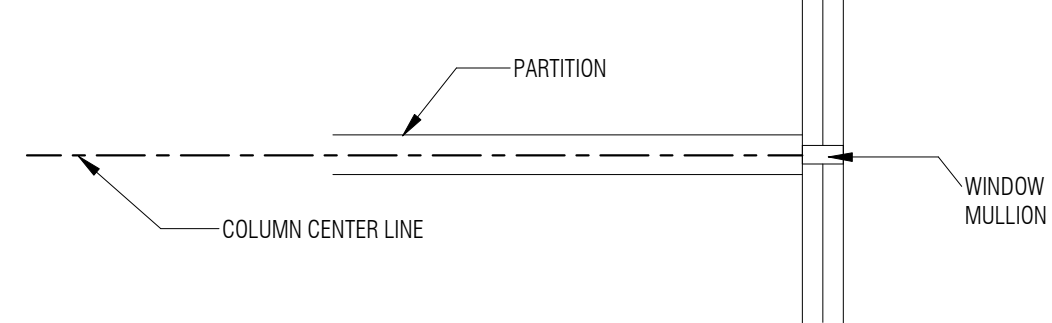
- PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



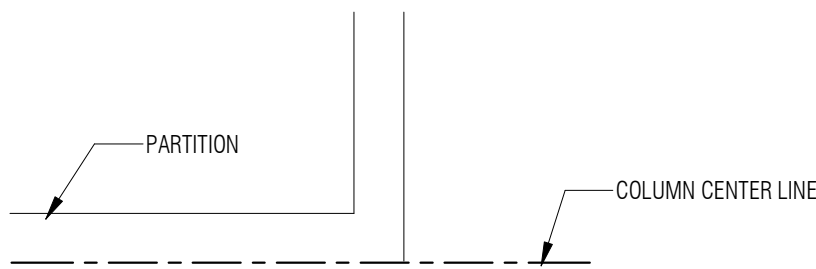
- PARTITIONS WITH THE FINISH FACE FLUSH WITH THE FINISH FACE OF THE COLUMN WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



- PARTITIONS CENTERED ON WINDOW MULLIONS WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:

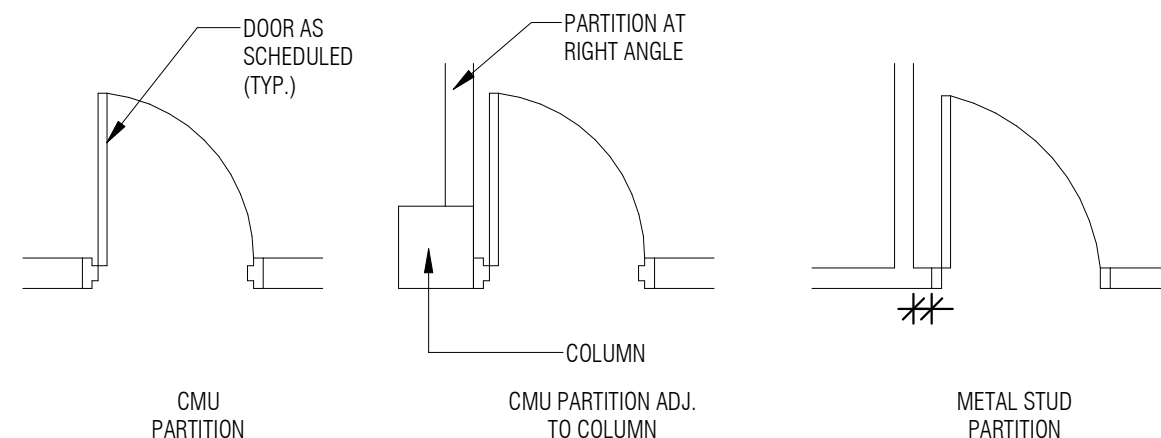


- PARTITIONS WITH FINISH FACE LYING ON THE COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



- FOR OPENINGS IN PARTITIONS OR WALLS:

- WHEN ONE OCCURS AT A COLUMN OR GRID LINE, NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WIDTH WILL BE ESTABLISHED BY EITHER CRITERIA OR SCHEDULES.
- WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE, ONE JAMB WILL BE LOCATED DIMENSIONALLY BY THE DETAIL.
- WHEN ONE JAMB IS LOCATED BY A PARTITION AT A RIGHT ANGLE, THE FOLLOWING DIAGRAM APPLIES:



- DIMENSIONS ON PLANS ARE SHOWN TO THE FACE OF MASONRY UNITS, FACE OF CONCRETE AND TO THE CENTER LINE OF DRYWALL ON METAL STUDS.



AUSTIN FOX
ARCHITECTURE
1754 E COMMERCIAL BLVD, FT. LAUDERDALE, FL 33334
INFO@AF-ARCHITECT.COM
954-314-9242

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DESIGN PHASE

PROJECT NAME:

Project Name

PROJECT ADDRESS:

1651 N. Fort Lauderdale Beach Boulevard, Fort Lauderdale, Florida 33305

OWNER NAME:

TBD

ARCHITECT

AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33334
PH: 954-314-9242
INFO@AF-ARCHITECT.COM
AR101117

STRUCTURAL ENGINEER: AMG ENGINEERING, CORP

ADD:
PH:
EMAIL:

MEP ENGINEERING AILA LLC

ADD:
PH:
EMAIL:

CIVIL ENGINEER

THOMPSON ENGINEERING &
CONSULTING, INC

ADD:
PH:
EMAIL:

LANDSCAPE ARCHITECT EBRAHIIMAM CREATIVE GROUP

ADD:
PH:
EMAIL:

SEAL & SIGNATURE

REVISION LOG

No.	Description	Date

COVER SHEET

Project number	AF2523
Date	2025.07.03
Drawn by	MO
Checked by	AF

A 0.0

Scale 12" = 1'-0"



AUSTIN FOX
ARCHITECTURE

1754 E COMMERCIAL BLVD, FT. LAUDERDALE, FL 33334
INFO@AF-ARCHITECT.COM
954-314-9242

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SAFETY STANDARDS ARE THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL
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1651 N. Fort Lauderdale Beach Boulevard, Fort
Lauderdale, Florida 33305

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TBD

ARCHITECT

AUSTIN FOX ARCHITECTURE

1754 E COMMERCIAL BLVD

FORT LAUDERDALE, FL 33334

PH: 954-314-9242

INFO@AF-ARCHITECT.COM

AR101117

STRUCTURAL ENGINEER:

AMG ENGINEERING, CORP

ADD:

PH:

EMAIL:

ADD:

PH:

EMAIL:

CIVIL ENGINEER

THOMPSON ENGINEERING &
CONSULTING, INC

ADD:

PH:

EMAIL:

LANDSCAPE ARCHITECT

EBRAHIMIAM CREATIVE GROUP

ADD:

PH:

EMAIL:

SEAL & SIGNATURE

REVISION LOG

No.	Description	Date

GARAGE FLOOR PLAN

Project number AF2523

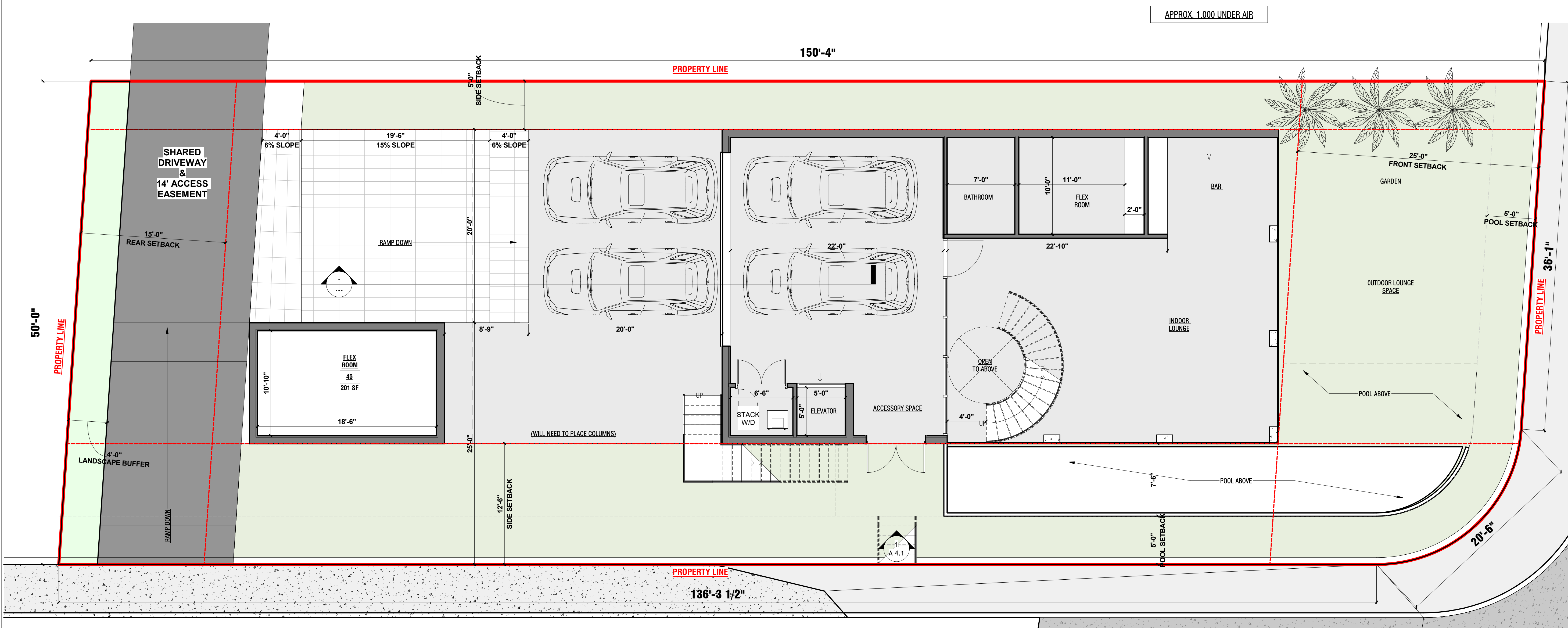
Date 2025.07.03

Drawn by MO

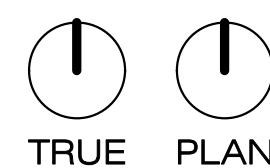
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A 1.0

Scale 3/16" = 1'-0"



NE 16TH PLACE



1 GARAGE LEVEL (-10'-0")
SCALE: 3/16" = 1'-0"



AUSTIN FOX
ARCHITECTURE

1754 E COMMERCIAL BLVD, FT. LAUDERDALE, FL 33334
INFO@AF-ARCHITECT.COM
954-314-9242

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Lauderdale, Florida 33305

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TBD

ARCHITECT

AUSTIN FOX ARCHITECTURE

1754 E COMMERCIAL BLVD

FORT LAUDERDALE, FL 33334

PH: 954-314-9242

INFO@AF-ARCHITECT.COM

AR101117

STRUCTURAL ENGINEER:

AMG ENGINEERING, CORP

ADD:

PH:

EMAIL:

MEP ENGINEERING

AILA LLC

ADD:

PH:

EMAIL:

CIVIL ENGINEER

THOMPSON ENGINEERING &
CONSULTING, INC

ADD:

PH:

EMAIL:

LANDSCAPE ARCHITECT

EBRAHIMIAN CREATIVE GROUP

ADD:

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No.	Description	Date

FIRST LEVEL FLOOR PLAN

Project number AF2523

Date 2025.07.03

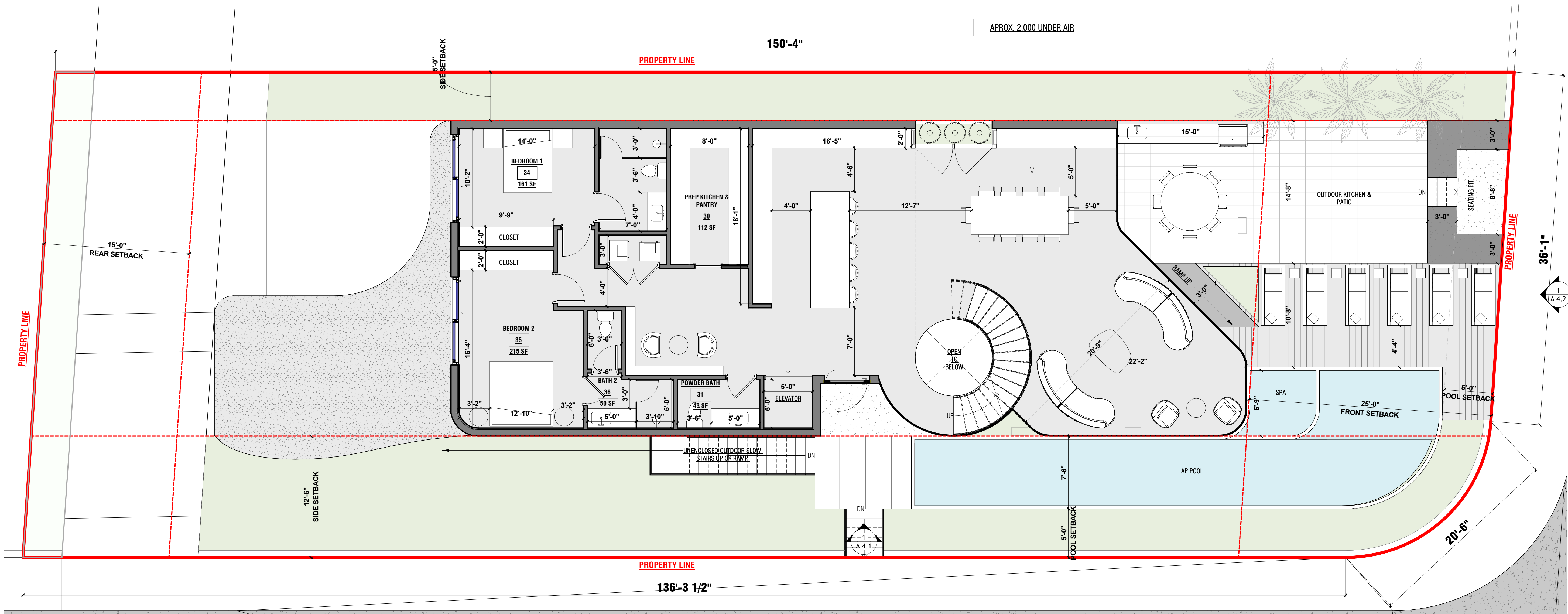
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Checked by AF

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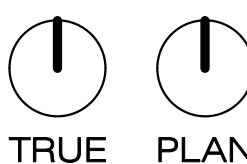
Scale

As indicated



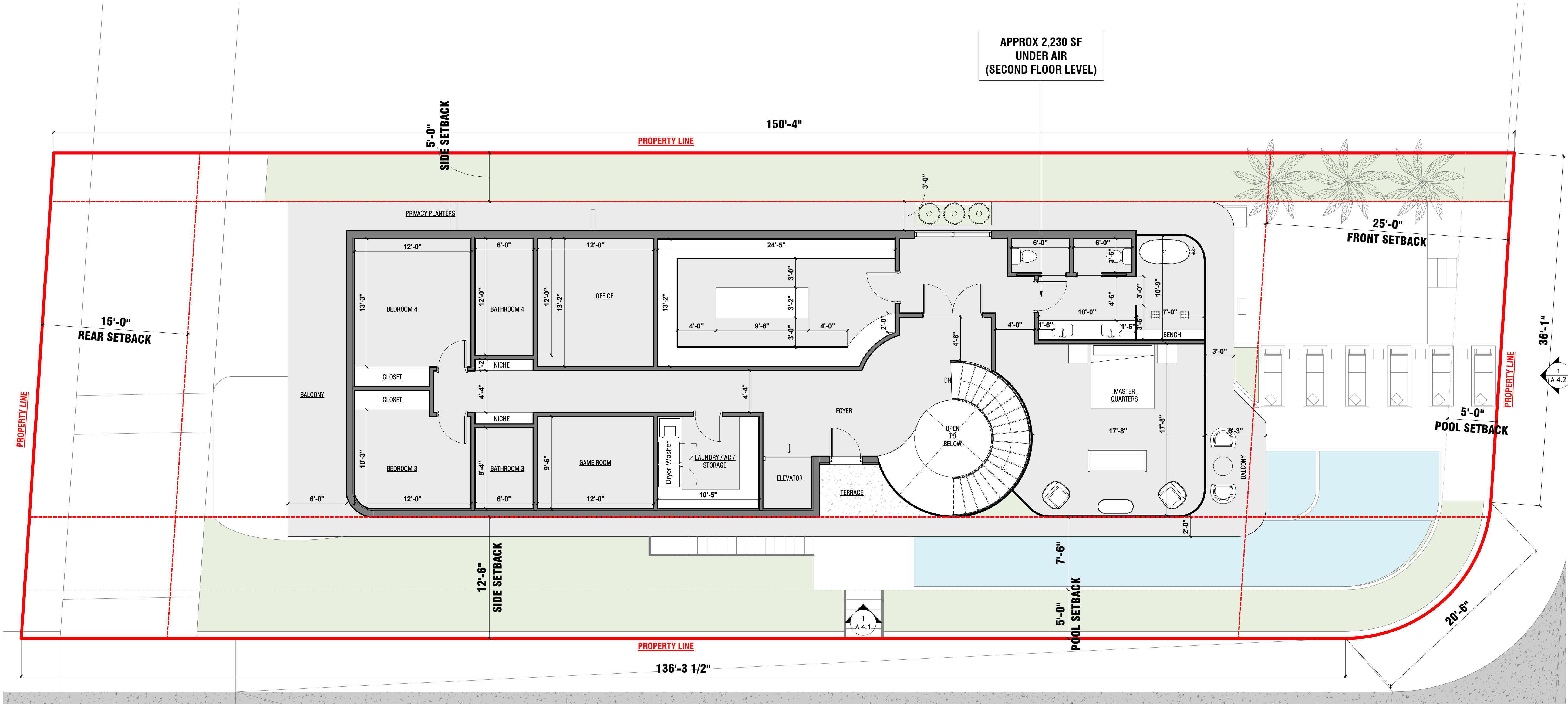
1 FIRST LEVEL FLOOR PLAN (0'-0")

SCALE: 3/16" = 1'-0"

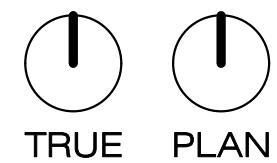


OWNER APPROVED

DATE:



① 2ND FLOOR (12'-0")
SCALE: 3/16" = 1'-0"



OWNER APPROVED	DATE:
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DESIGN PHASE

PROJECT NAME:
Project Name

PROJECT ADDRESS:
1851 N. Fort Lauderdale Beach Boulevard, Fort Lauderdale, Florida 33305

OWNER NAME:
TBD

ARCHITECT
AUSTIN FOX ARCHITECTURE
1754 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33334
PH: 954-314-9242
INFO@AF-ARCHITECT.COM
AR101117

STRUCTURAL ENGINEER:
AMG ENGINEERING, CORP

MEP ENGINEERING
AILA LLC

CIVIL ENGINEER
THOMPSON ENGINEERING & CONSULTING, INC

LANDSCAPE ARCHITECT
EBRAHIMIAN CREATIVE GROUP

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