

CITY OF HALLANDALE BEACH

Planning & Zoning Division Application Form



NO APPLICATIONS ARE AUTOMATICALLY SCHEDULED FOR **ANY** MEETINGS. APPLICATIONS MUST BE DETERMINED TO BE COMPLETE BY STAFF BEFORE ANY PROCESSING OCCURS.

WILFERZ BUILDERS LLC		Date of Application
Name of Applicant		02/28/25
5000 Pembroke Rd, West Park FL 33021		Primary phone number
Street address, City, ST, ZIP Code		786-838-8159
EROS BUILDING LLC		Email Address
Name of Property Owner		juanfw@wilferz.com
5000 Pembroke Rd, West Park FL 33021		Primary phone number
Street address, City, ST, ZIP Code		786-838-8159
Name of Authorized Representative , if different from applicant		Email address
Street address, City, ST, ZIP Code		Primary phone number
		Email address

PROJECT INFORMATION

Project Name: EROS DUPLEXES	Estimated Construction Cost: \$270.000			
Project Address: 1019 NW 8 ST, HALLANDALE BEACH	Folio Number: 514221290310	Estimated Market Value: \$850.000.-		
Total Site (Parcel Area): 6000	Total Number of:	Res. Unit(s) 2	Hotel Key(s)	Non-Residential (sq.ft.)

TYPE OF APPLICATIONS (Check the ones which apply to the request(s))

<input type="checkbox"/> Rezoning FROM: _____ District TO: _____ District Size of subject property to be considered for rezoning _____ (acres)	<input type="checkbox"/> Comprehensive Plan Amendment _____ <input type="checkbox"/> Land Use Plan Map Amendment _____
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Zoning Code/ Text Change
<input type="checkbox"/> Redevelopment Area Modification	<input type="checkbox"/> Variance (Type) : _____
<input checked="" type="checkbox"/> Minor Development (Less than ten (10) residential units or less than 4,000 sq. ft. gross floor area) Residential-Number of Units <u>2</u> Commercial-Sq. Ft. _____ Number of Bedroom(s) <u>3 EACH</u>	<input type="checkbox"/> Major Development (Ten or more residential units or more than 4,000 square feet of gross floor area) Residential-Number of Units _____ Commercial-Sq. Ft. _____
<input type="checkbox"/> Platting or Replatting a Subdivision or portion thereof. (Size of property _____ acres).	<input type="checkbox"/> Other: _____

BRIEF DESCRIPTION OF REQUEST

CITY OF HALLANDALE BEACH

Planning & Zoning Division Application Form



NOTICE TO OWNERS

In addition to the requirements of this permit, there may be additional deed restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as state agencies or federal agencies. The City recommends, although does not require, that the owner secure any required approvals from his/her/their Condominium or Homeowners' Association prior to submitting this building permit application.

The owner acknowledges that approval of a Planning and Zoning application or issuance of a building permit by the City is based solely upon the City of Hallandale Beach Zoning and Land Development Code, Florida Building Code and other applicable local, county, state and federal laws, and does not independently satisfy any applicable Homeowner/Condominium Association approval requirements that may exist between the Owner and the Association; and that the City does not enforce any nongovernmental deed restrictions or Homeowner/Condominium restrictions upon this property.

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Hallandale Beach. If I/we are unable to be present, I/we hereby authorize _____
(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge

OWNER AFFIDAVIT: I certify that all the foregoing information is accurate.

State of Florida
County of Broward

The foregoing instrument was acknowledged sworn to and subscribed By: Juan F Wilkes
(Print owner/agent name)

(Print Joint owner name)

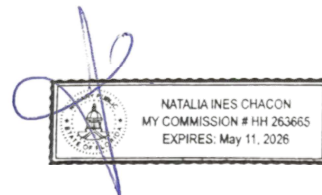

(Signature of owner/agent *)

(Joint owner signature)

before me by means of ☒ **Physical Presence** ☐ **Online Notarization** this 28 day of 02, 2025

By Juan F Wilkes
(Name of person acknowledging)

Notary Natalia Ines Chacon
(Signature of Notary Public – State of Florida)



Personally know X or Produced identification _____

Type of identification produced: _____ or Driver's License FDL

*If joint ownership, both parties must sign. If partnership, corporation or association, authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application, if an authorized agent signs for the owner(s).

**The application for a development review shall become null and void if left inactive for a period of 6 months (180 days).*

July 2nd, 2025

RICARDO J. MUNIZ-GUILLET
LIC# AR97841
Red Octopus LLC
1555 N Park Dr, Suite 102 | Weston FL 33326
954-533-4492
roteam@redoctopusllc.com

To: Planning & Zoning Division
City of Hallandale Beach Department of Sustainable Development (DSD)
400 South Federal Highway | Hallandale Beach, FL 33009

LETTER OF INTENT

To whom it may concern,

It is with great enthusiasm that we submit this project for your review. The intention of WILFERZ BUILDERS LLC, owners of the property located at 1019 NW 8TH STREET HALLANDALE BEACH, FL, 33009, is to develop Wilferz Duplex II Hallandale Beach, a residential duplex located in Hallandale Beach.

Currently, the site is a vacant lot covering an area of 6,000 SF.

In accordance with zoning requirements, density is permitted at 14 dwellings per acre. Since our lot is 0.137, we are proposing 2 units where one of them will be in accordance with the Broward County Policy 2.16.3 for the additional bonus unit, with a **moderate income group**.

The ground floor layout includes a 2-car vehicular access for each unit from NW 8th ST. At the entry of each unit through the Livingroom, dinning and kitchen area, the dwellings propose 3 bedroom and 2 full bathrooms each leading finally to a backyard area.

We appreciate the opportunity to contribute to the development of the area and look forward to a fruitful collaboration.

Sincerely,

Prepared By
Lucia Rodriguez

RICARDO J. MUNIZ-GUILLET
ARCHITECT LIC# AR97841
954-850-9965

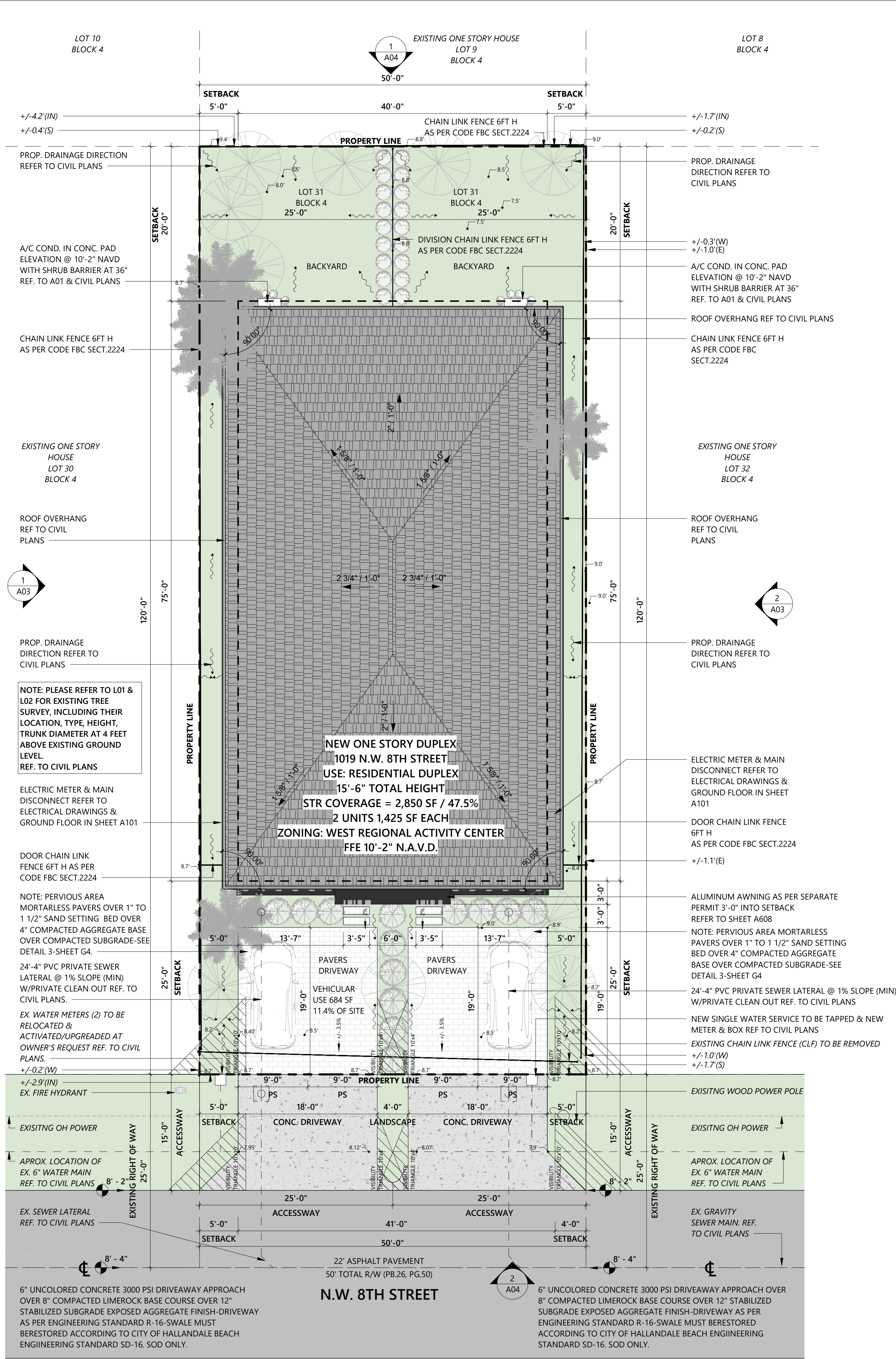
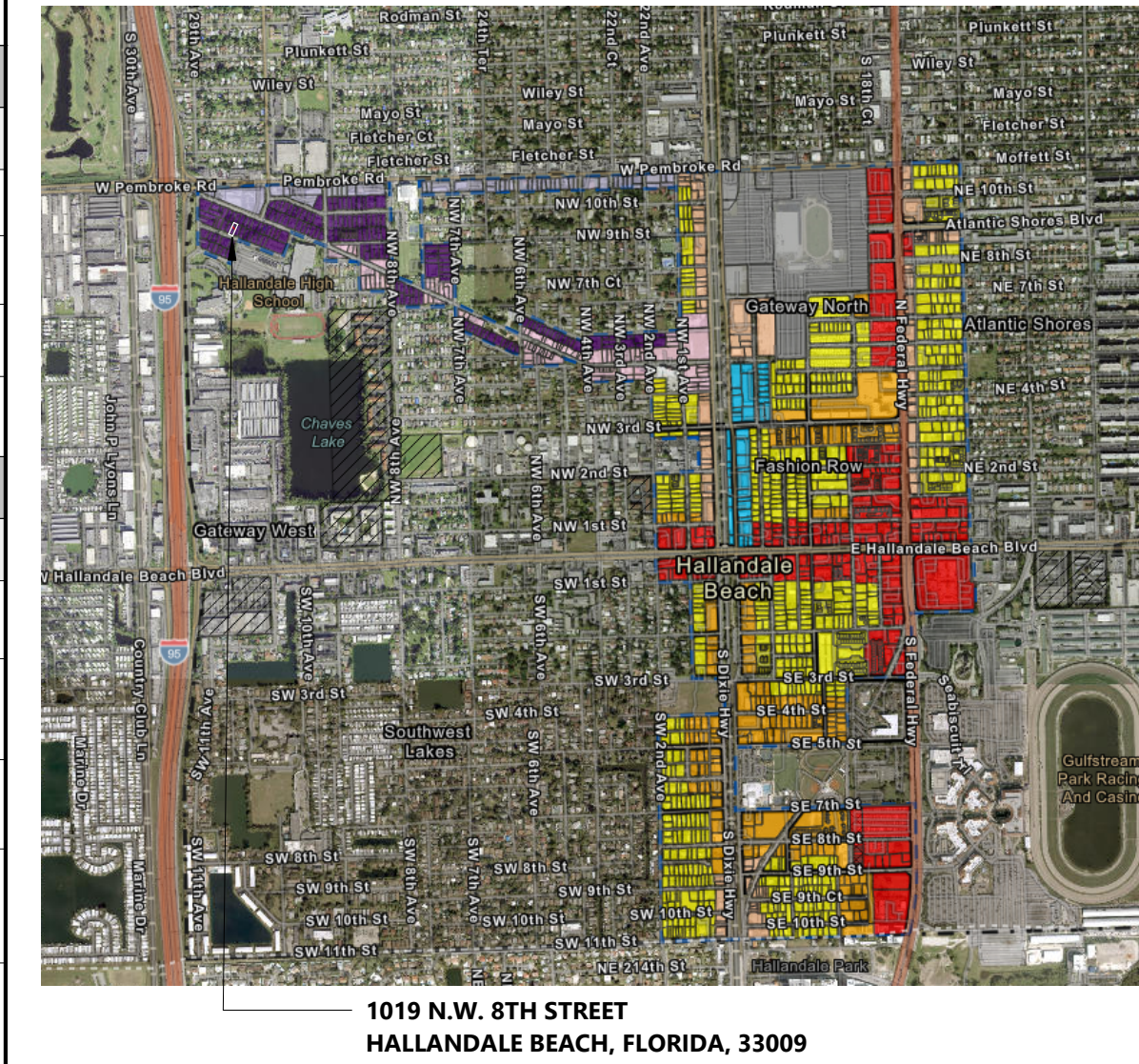
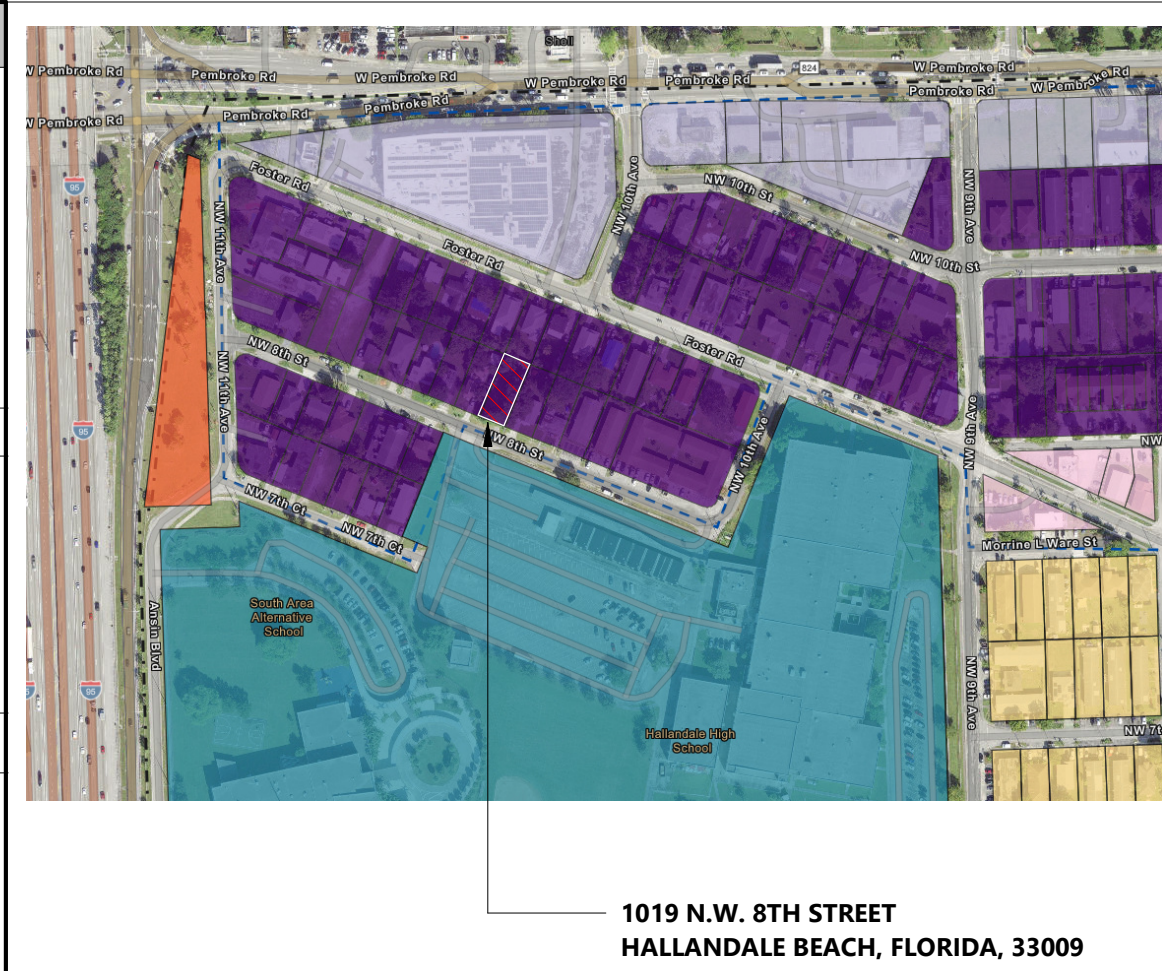
GENERAL SITE INFORMATION:	
PROPERTY ADDRESS	1019 N.W. 8TH STREET HALLANDALE BEACH, FLORIDA, 33009
PARCEL CONTROL NUMBER	514221290310
PROPERTY USE CODE	00-VACANT RESIDENTIAL
LEGAL DESCRIPTION	LOT 31, BLOCK 4, MEEKINDS ADDITION NO. 1 AMENDED, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
LOT AREA:	0.137 Acres = 6,000 SF.
SCOPE OF WORK:	
- NEW CONSTRUCTION OF RESIDENTIAL DUPLEX	
BUILDING AREA: UNIT A - 1,425 SF UNIT B - 1,425 SF TOTAL: 2,850 SF	
GOVERNING CODES	
FLORIDA FIRE PREVENTION CODE 2023 FLORIDA BUILDING CODE 2023 8TH EDITION 2020 NATIONAL ELECTRIC CODE 2023 FBC MECHANICAL 2023 FBC PLUMBING 2023 FBC ACCESSIBILITY FHA DESIGN MANUAL	

ZONING GUIDELINES:		
ZONING: WEST REGIONAL ACTIVITY CENTER		
ZONING CLASS: WEST RAC RAC DISTRICT: PALMS GATEWAY		
FLOOD ZONE: "X" LOT SIZE: 120' x 50' LOT AREA: 6,000 SF		
DATA TABLE:		
PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
TOTAL ACRES LOT AREA:	0.137 Acres = 6,000 SF	
TOTAL GROSS BUILDING SQUARE FOOTAGE:		2,850 SF
PERCENT OF BUILDING COVERAGE:		47.5%
FFE		10'-2" NAVD

ZONING ANALYSIS:		
PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
		ONE STORY ABOVE GRADE
MAX BUILDING HEIGHT	2 STORIES OR 30'-0"	9'-0" IN HEIGHT FROM FINISH FLOOR TO FINISHED CEILING
MIN LANDSCAPE AREA	40% MIN = 2,400 SF	2,461 SF
DWELLING UNITS	1,000 SF MIN	2 UNITS 1,425 SF EACH
PARKING	2 SPACES PER UNIT	2 SPACES PER UNIT VEHICULAR USE 684 SF 11.4% OF SITE
TREES	4	7

SETBACKS:		REQUIRED	PROPOSED
FRONT		25'-0"	26'-0"
SIDE	INTERIOR	5'-0"	5'-0"
REAR		20'-0"	22'-9"

UNITS		
UNIT A	1,425 SF	3 BEDROOM 2 BATHROOM
UNIT B	1,425 SF	3 BEDROOM 2 BATHROOM



PERMIT SET

G01

MUNICIPALITY STAMP

WILFERZ DUPLEX

11

1019 NW 8TH STREET
HALLANDALE BEACH, FL. 33009

EROS DUPLEXES

5000 PEMBROKE RD.
WEST PARK, FL 33021

PERMIT SET

ARCHITECT

STATE OF FLORIDA
MUNICIPALITY OF HALLANDALE BEACH
RECEIVED ARCHITECT
RICHARD J. MUNIZ-GUILLET
LIC# AR97841

SIGNATURE
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

2030 HABERSHAM TRCE | CUMMING |
GA 30041 - 954 812 6650
RICARDO@MUVEARCH.COM
AA#26003161

MUVE
ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC

1555 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

CONSULTING ENGINEERS:

MEP:
ENG 4 BUILD
2420 NE MIAMI GARDENS DR. STE 203
MIAMI, FL / 33180
f | 305 508 0661

STRUCTURAL ENGINEER:

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2420 NE MIAMI GARDENS DR. STE 203
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CIVIL ENGINEER:

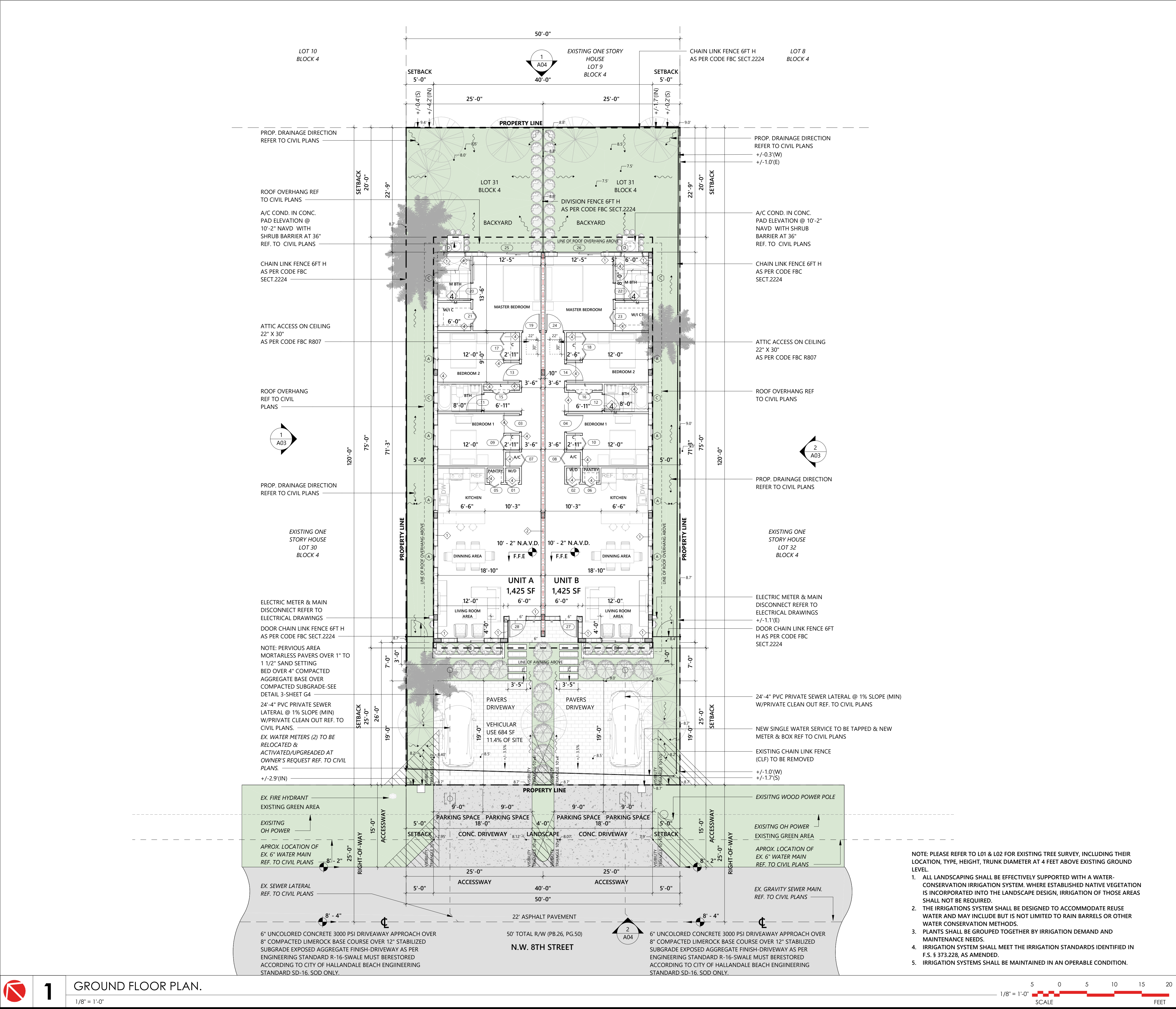
AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL / 33067
f | 954 344 7866

SHEET ISSUE DATE: 6/16/2025 3:51:00 PM
PROJECT NO.: 2402
DRAWN BY: LR APPROVED BY: YM

ALL DRAWINGS AND WRITTEN MATERIALS
HEREIN CONSTITUTE ORIGINAL WORK OF
THE DESIGNER AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN
CONSENT

SHEET TITLE:
ZONING, SITE PLAN &
LOCATION
DIAGRAMS
SCALE:
N.T.S.
SHEET NO:

G01



CONSTRUCTION NOTES

- REFER TO SHEETS G2 & G3 ADDITIONAL NOTES AND SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL VISIT THE JOBSITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE GENERAL SCOPE OF WORK. ANY EXISTING ITEMS AND/OR CONDITIONS NOT SHOWN ON THESE DRAWINGS OR THOSE THAT FOLLOW, AND/OR ARE INFERABLE AND NECESSARY TO BE REMOVED OR MODIFIED, SHALL BE DONE SO WITHOUT ANY ADDITIONAL TIME AND/OR EXPENSE TO THIS CONTRACT.
- ANY DISCREPANCY IN THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT. FAILURE TO DO SO MAY RESULT IN REDO OF FINISHED WORK THAT DOES NOT ADHERE TO THE INTENT OF THE CONTRACT DOCUMENTS.
- DO NOT SCALE THE DRAWING. USED FIGURED DIMENSIONS ONLY. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES ON THE DRAWINGS.
- G.C. SHALL COORDINATE ARCHITECTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, & PLUMBING.
- ALL WORK SHALL BE EXECUTED IN A CLASS 'A' MANNER AND SHALL NOT BE SIGNED OFF UNTIL ACCEPTABLE TO OWNER.
- ALL INTERIOR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF WORK. CORRIDORS AND ALL OTHER CLEARANCES SHOULD BE CHECKED WITH ARCHITECT PRIOR TO THE FABRICATING OF ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING SAME AT HIS OWN EXPENSE.
- ALL ROUGH CARPENTRY WOODWORK SHALL BE TREATED FOR FIRE RETARDATION WITH U.L. APPROVED MATERIAL. FLAME SPREAD RATING NOT TO EXCEED 25.
- ALL SUB CONTRACTORS PERFORMING WORK IN THIS BUILDING SHALL APPLY FOR THE "RULES AND REGULATIONS FOR TENANT ALTERATIONS" WITH THE BUILDING MANAGER'S OFFICE AND CONFORM ACCORDINGLY.
- ALL ROUGH CARPENTRY WOODWORK SHALL BE TREATED FOR FIRE RETARDATION WITH U.L. APPROVED MATERIAL. FLAME SPREAD RATING NOT TO EXCEED 25.
- CONTRACTOR SHALL FURNISH AND INSTALL NEW ACCESS DOORS WHEREVER REQUIRED FOR PLUMBING, ELECTRICAL, HVAC, SPRINKLER, ETC. SYSTEMS FOR WORK ACCESS AND MAINTENANCE
- NEW WALLS ARE DIMENSIONED TO THE FINISH FACE OF WALL THICKNESS UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD TO BE 5/8" THK, TYPE 'X', UNLESS OTHERWISE NOTED. GREEN BOARD TO BE USED IN TOILETS WHERE PAINT IS USED AND DUROCK IN TOILETS WHERE TILE IS USED.
- ALL THERMAFIBER SOUND ATTENUATING BLANKETS SHALL BE A MINIMUM OF 2" THK FOR 2 1/2" STUDS, 4" THK FOR 3 5/8" & 4" STUDS AND 6" THK FOR 6" STUDS UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR TO SUPPLY SPECIFIED FIRE EXTINGUISHERS, LOCATION OF EXTINGUISHERS AS REQUIRED BY LOCAL AUTHORITY.
- ILL AND SEAL ALL EXISTING CORE DRILLED HOLES LEFT UNUSED IN THE FLOOR SLAB AND CEILING SLAB.
- PATCH AND REPAIR OR REPLACE ALL EXISTING AND NEW WORK DAMAGED BY CONSTRUCTION.
- LAMINATE AND OR PLASTER ALL EXISTING EXPOSED CORE WALLS AND PERIMETER COLUMNS AND WALL SURFACES WHICH ARE DAMAGE OR MISSING WITH ONE NEW LAYER OF GYPSUM BOARD SHIM AS REQ.
- FIRESTOP AND FIRESAFE ALL EXISTING DEMISING PARTITIONS, CORE WALLS, ETC. AS REQUIRED BY BUILDING DEPARTMENT RULES AND REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE ENTIRE PREMISES, TO INCLUDE, BUT NOT LIMITED TO, FLOORS, MILLWORK, FIXTURES, ETC., FOLLOWING THE INSTALLATION OF MILLWORK, TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE.
- CONTRACTOR TO REBUILD ANY PERIMETER WALLS AS TIGHT AS POSSIBLE TO ANY EXISTING PLUMBING RISERS, PLASTERS OR LAMINATE WITH 5/8" GYPSUM BOARD.
- ALL METAL STUDS SHALL REPAIR ANY LOOSE OR MISSING FIREPROOFING FROM STRUCTURAL ELEMENTS AND OTHER RATED ELEMENTS OF THE SPACE.
- GENERAL CONTRACTOR SHALL REPAIR ANY LOOSE OR MISSING FIREPROOFING FROM STRUCTURAL ELEMENTS AND OTHER RATED ELEMENTS OF THE SPACE.
- G.C. TO SUPPLY AND INSTALL 3/4" F.R. BLOCKING OR APPROVED METAL FLAT STOCK BEHIND ALL GYP. BRD. WALLS, WITH MILLWORK, G.C. SHALL COORDINATE WITH MILLWORKER FOR REQUIRED LOCATIONS & ADEQUACY OF BLOCKING REQUIREMENTS AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. TO MEET SUCH REQUIREMENTS, SEE MILLWORK SHOP DRAWINGS FOR ALL FIXTURE INFORMATION.
- RETAIN ALL STORM WATER RUN OFF ON SITE PROVIDE BERM/SWALE @PERIMETER AS REQUIRED IN ORDER TO REMAIN STORMWATER
- ALL SHOP DRAWINGS (ADDITIONAL PLANS) AND PRODUCT APPROVALS WHICH ARE TO BE SUBMITTED AT A LATER DATE IN CONNECTION WITH THIS PERMIT, INCLUDING: FENCE, CONCRETE DRIVEWAY, PAVERS, AWNING, TRUSSES, FLOOR JOISTS, DOORS/WINDOWS, WATERPROOFING, ROOFING, ETC.
- FBC, 1512.3.1 PROPOSED ROOFING SYSTEM TO BE UNDER SEPARATE PERMIT, AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, COMPLETED, AND EXECUTED BY A LICENSED ROOFING CONTRACTOR.
- AWNING AND ROOF UNDER SEPARATE PERMIT

WALL LEGEND

1

WALL TYPE 1

TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.

4

WALL TYPE 4

TYPICAL 4" INTERIOR PARTITION NON-RATED. GYP. ON BOTH SIDES

5

WALL TYPE 3

TYPICAL 5" UNIT DEMISING PARTITION GYP. ON BOTH SIDES - 2-HR FIRE RATED

2 HR FIRE RATING

SEE TYPICAL WALL TYPES SHEET A703 & A704 FOR DETAILS

TERMITE CONTROL

THE BUILDING HAS TO RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHALL BE IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY.

GENERAL NOTES

- 0'-0" = 10'-2" N.A.V.D.
- ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF HALLANDALE BEACH
- PROVIDE "CLASS ABC" FIRE EXTINGUISHER PER 2500 S.F. AND NOTE TO EXCEED 75' BETWEEN EACH OTHER. SEE PLAN LOCATION SYMBOL F.E. CONTRACTOR TO SUBMIT FLUSH MOUNT CABINET WITH SHOP DRAWINGS FOR ARCHITECTS APPROVAL.
- FIRE PENETRATIONS: CONTRACTOR SHALL SEAL ALL PENETRATIONS THRU FIRE RATED PARTITIONS OR ASSEMBLIES WITH "HILTI"-FIRESTOP SYSTEM- CS-240 FIRESTOP SEALANT OR EQUAL. INSTALL AS PER MANUF. RECOMMENDATION FOR 1,2,3 & HOUR RATINGS.

PERMIT SET

A01

MUNICIPALITY STAMP

WILFERZ DUPLEX II

1019 NW 8TH STREET
HALLANDALE BEACH, FL 33009

EROS DUPLEXES

5000 PEMBROKE RD.
WEST PARK, FL 33021

ARCHITECT

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

2030 HABERSHAM TRCE | CUMMING |
GA 30041 - 954 812 6650
RICARDO@MUVEARCH.COM
AA#26003161

MUVE

ARCHITECTURE

DESIGNER:

REDOCTOPUS.LLC

1555 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

CONSULTING ENGINEERS:

MEP:

ENG 4 BUILD
2420 NE MIAMI GARDENS DR. STE 203
MIAMI, FL / 33180
t | 305 508 0661

STRUCTURAL ENGINEER:

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MIAMI, FL / 33180
t | 305 508 0661

CIVIL ENGINEER:

AJ HYORO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL / 33067
t | 954 344 7866

SHEET ISSUE DATE: 6/16/2025 3:54:41 PM
PROJECT NO.: 2402
DRAWN BY: LR APPROVED BY: YM

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SHEET TITLE:

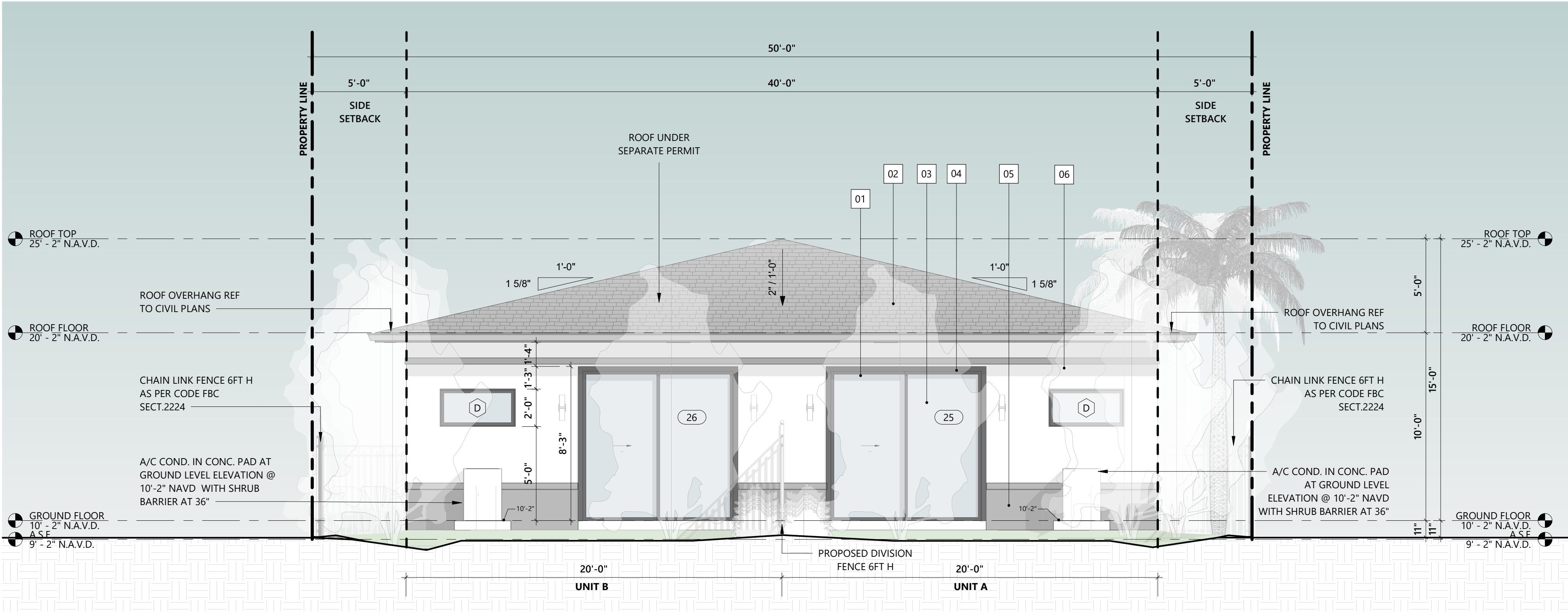
GROUND LEVEL FLOOR PLAN

SCALE:

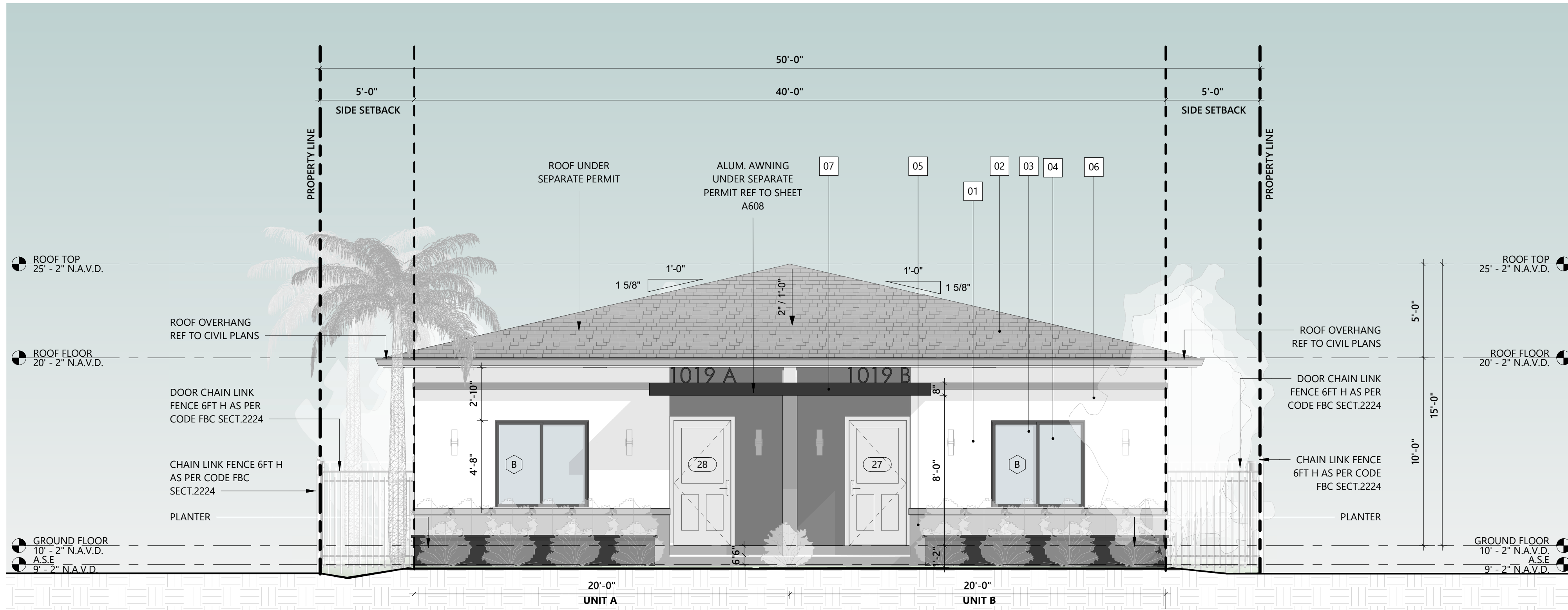
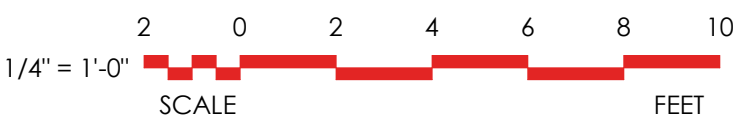
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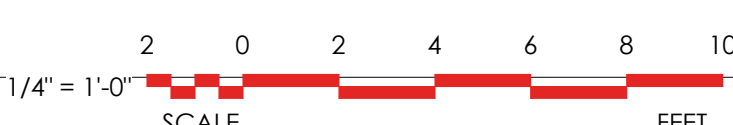
A01



1 SOUTH ELEVATION.
1/4" = 1'-0"



2 NORTH ELEVATION.
1/4" = 1'-0"



MATERIAL LEGEND

	01	WHITE STUCCO SMOOTH FINISH - WALL (SW 7008 ALABASTER)		05	GREY PAINT
	02	CONCRETE ROOF FLAT TILE		06	GREY DECORATIVE WALL MOUNTING
	03	LAMINATED GLASS		07	BLACK ALUMINUM AWNING
	04	DARK BRONZE ALUMINUM FRAMING			

ELEVATION LEGEND AND NOTES

- UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.A.V.D. = 1.51'
- ALL ELEVATIONS SHOWN ARE IN NAVD.
ELEVATION CONVERSION: NGVD29 TO NAVD 88 = -1.51 FT
 - 0'-0" = 10'-2" N.A.V.D.
 - ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF HALLANDALE BEACH.
 - REFER TO SHEET A303 FOR WALL SECTION SPECIFICATIONS.
 - ALL CONSTRUCTION AND FINISH MATERIAL INSTALLED BELOW BFE SHALL BE FLOOD RESISTANT MATERIAL.
- NOTE: MECHANICAL SYSTEMS, BACKFLOW PREVENTERS, TELEVISION ANTENNAS, SATELLITE DISHES AND SIMILAR DEVICES SHALL BE SCREENED FROM VIEW ON ALL SIDES TO THE FULL HEIGHT OF THE STRUCTURE BY LANDSCAPING OR BUILT ELEMENTS DESIGNED AS AN INTEGRAL PART OF THE BUILDING ARCHITECTURE.

PERMIT SET A04

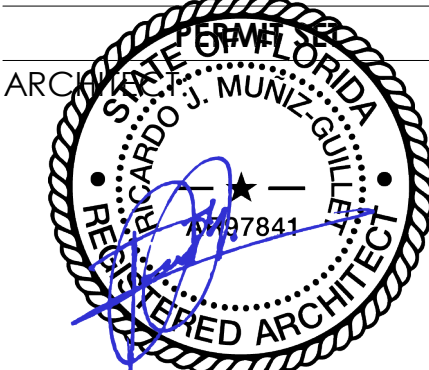
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SIGNATURE:
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LIC# AR97841

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DESIGNER:



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SHEET TITLE:

NORTH & SOUTH
ELEVATION

SCALE:

N.T.S.

SHEET NO:

A04