

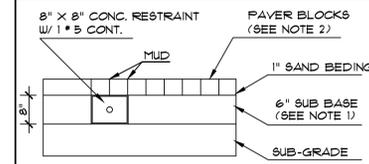
TERMITE PROTECTION STATEMENT
PER FLORIDA BUILDING CODE - RESIDENTIAL / SECTION 318

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES INCLUDING SOIL APPLIED TERMITICIDES, BAITING SYSTEMS, AND TERMITICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITIC PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

SEE SECTION 202, "REGISTERED TERMITICIDE," UPON COMPLETION OF THE APPLICATION OF THE TERMITIC PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINED 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."

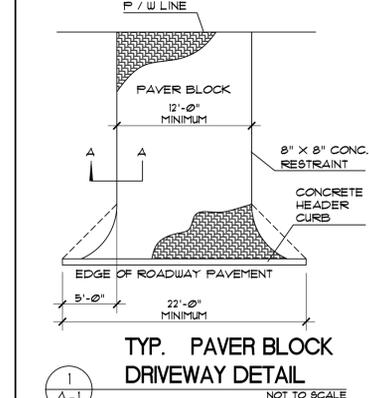
CANTILVERED REAR BALCONY CALC.

TOTAL WIDTH OF THE REAR FACADE = 14'-0"
40% = 29.5' ALLOWABLE BALCONY OVERHANG
PROPOSED BALCONY OVERHANG = 29'-6"



TYP. PAVER BLOCK DRIVEWAY DETAIL
NOT TO SCALE

NOTES:
1 - 6" COMPACTED LIME ROCK
2 - ALL SOLID CONCRETE PAVING UNITS MUST COMPLY WITH ASTM DESIGNATION C936-82, WITH A MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 8000 PSI



BUILDING DESIGN STANDARDS:

ARCHITECTURE
CONTEMPORARY STYLE 2-STORY SINGLE-FAMILY RESIDENCE WITH 14:12 CONCRETE ROOF PITCH (SEE PLANS & ELEVATIONS)

STRUCTURE
FOUNDATION GRADE BEAMS WITH PILE SYSTEM
2ND FLOOR SYSTEM PRE-ENGINEERED FLOOR TRUSSES
ROOF SYSTEM PRE-ENGINEERED ROOF TRUSSES

MECHANICAL
TWO-STAGE SYSTEM

ELECTRICAL
120/240 THREE PHASE
400 AMP SERVICE

PLUMBING
ON-SITE SANITARY SYSTEM
& NATURAL GAS

ALL FENCES AND GATES TO BE UNDER A SEPARATE PERMIT.

LEGAL DESCRIPTION

LOT 4, BLOCK 28 OF VENETIAN ISLES 2ND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPOSED MAIN FINISH FLOOR
ELEVATION = 8.0' N.A.V.D.
FEMA ELEV. = 7.0' N.A.V.D.

PROPOSED GARAGE ELEVATION
H.P. = 7'-2" N.A.V.D.
L.P. = 7'-0" N.A.V.D.

FLOOD ZONE

THIS PROPERTY IS LOCATED IN THE FLOOD ZONE AE = 1'-0" N.A.V.D. (BFE). UNDETERMINED RISK AREA PER COMMUNITY-PANEL MAP NO. 12515-0181-J DATED 07/31/2024

LANDSCAPE AREA CALCULATION

LOT AREA	3000.00 SF
MIN. 25% OPEN SPACE (REQUIRED)	2250.00 SF
HOUSE FOOTPRINT	3355.00 SF
BRICK PAVERS DRIVEWAY	1235.00 SF
POOL, POOL DECK WALLS, SEAWALL, PADS	1485.00 SF
TOTAL COVERAGE (61.5% PROPOSED)	6215.00 SF
LOT AREA	3000.00 SF
PROPOSED TOTAL COVERAGE	6215.00 SF
TOTAL OPEN SPACE (32.5% PROPOSED)	725.00 SF

SITE PLAN NOTES

- CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS
- FINISH FLOOR TO BE APPROXIMATE 2.5' ABOVE THE AVERAGE CROWN OF ROAD
- POOL DESIGN & DRAWINGS BY OTHERS
- LANDSCAPE DESIGN & DRAWINGS BY OTHERS
- SOILS SHALL BE TERMITIC TREATED
- G.C. SHALL COORDINATE ALL RIGHT-OF-WAY CONDITIONS W/ DRIVEWAYS
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988
- REFER TO THE CIVIL ENGINEER PLANS FOR THE SITE DRAINAGE CALCULATION

BUILDING CODE ANALYSIS:

NEW TWO STORY, SINGLE-FAMILY RESIDENCE LOCATED ON 4011 NE 23RD TERRACE, LIGHTHOUSE POINT, BROWARD COUNTY, FLORIDA.

PROJECT DESCRIPTION:

TWO-STORY SINGLE FAMILY SPEC HOUSE RESIDENCE TO ACCOMMODATE 5 BEDROOMS, 5 BATHS, CABANA, HIS AND HER WALK-IN CLOSETS, LOFT, GREAT ROOM, KITCHEN, DINING, CLUB ROOM, FOYER, MUD ROOM, B. PANTRY, UTILITY ROOM, LAUNDRY ROOM, 4 CAR GARAGES, COVERED ENTRY, COVERED PATIO, OPEN DECK, 4 COVERED BALC.

APPLICABLE CODES/ACTS:

2023 F.B.C. - RESIDENTIAL 8TH EDITION

LOCAL MUNICIPALITY:

CITY OF LIGHTHOUSE POINT
BROWARD COUNTY - FLORIDA

BUILDING AREA:

SQUARE FOOTAGE: TOTAL A/C BUILDING AREA: 3,502.00 SQ. FT.

BUILDING HEIGHT:

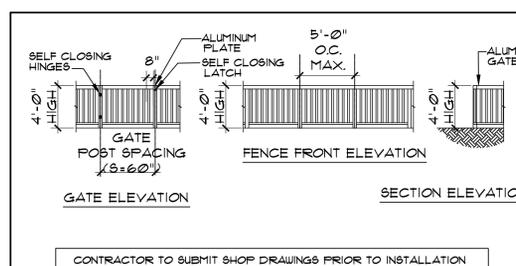
2 STORY SINGLE FAMILY RESIDENCE:
MAX. ALLOWABLE ROOF HEIGHT = 33'-0" FROM 8.0' N.A.V.D.
PROPOSED ROOF HEIGHT = 32'-9" MEASURED FROM 12" ABOVE THE BASE FEMA ELEVATION OF 12' N.A.V.D.

USER GROUP:

GROUP R8 - 3/SINGLE FAMILY RESIDENCE
TYPE V-B CONSTRUCTION - UNSPRINKLED

ZONING DISTRICT:

R8 - 3 SINGLE FAMILY RESIDENCE



NOTES:

- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL MEET THE REQUIREMENTS OF RESIDENTIAL POOL SAFETY ACT SECTION R4501.1.1.9
- ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL ARE TO BE SELF-CLOSING AND SELF-LATCHING. LATCH MECHANISM SHALL BE MOUNTED AT 54" AFF. (MIN.)
- THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.

ISSUED FOR PERMIT 09/17/2025

REVISIONS

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10.	

A. PROJECT FOR:
ASKARI ESTATE HOMES LLC
160 W CAMINO REAL
SUITE # 260
BOCA RATON FL 33432
PH: 267-566-9739

ARCHITECTURE
LAND PLANNING
INTERIORS

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LICENSE #: AA26001045

SITE PLAN

SPEC RESIDENCE
4011 NE 23RD TERRACE
CITY OF LIGHTHOUSE POINT
BROWARD COUNTY, FLORIDA

PROJECT #: 2025-03
SHEET #:
A-1
PRINT DATE: 9/17/2025

