



BOARD OF ADJUSTMENT MEETING NOTICE

September 27, 2021

A Public Hearing will be held before the Board of Adjustment on:

Wednesday, October 13, 2021 at 6:00 P.M

This meeting will be held in-person and virtually to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

CASE:	PLN-BOA-21080001
OWNER:	M & B HOME PROPERTY INVESTMENT, LLC
AGENT:	LINA MARTINEZ
ADDRESS:	603 NE 16TH AVENUE, FORT LAUDERDALE, FL 33304
LEGAL DESCRIPTION:	A PORTION OF LOTS 1 AND 2, BLOCK 1, GRACELAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18 PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
ZONING DISTRICT:	RC-15 – RESIDENTIAL SINGLE FAMILY CLUSTER DWELLINGS/MEDIUM DENSITY DISTRICT
COMMISSION DISTRICT:	2
REQUESTING:	Sec. 47-18.45.E.4.a- Single family dwelling, attached; Duplex/two (2) family dwelling. Requesting a variance for the garage width to be more than fifty(50) percent of the width of the unit's façade, whereas the code requires less than or equal to fifty (50) percent. The total width of each unit is twenty six and one half (26.5 feet). The garage eight and one half (8.5) percent more than permitted.

To Attend In-Person:

City of Fort Lauderdale, City Hall Commission Chambers, 100 N. Andrews Avenue, Fort Lauderdale, FL 33301

To Attend Virtually:

Visit: www.fortlauderdale.gov/FLTV to watch and listen to the meeting

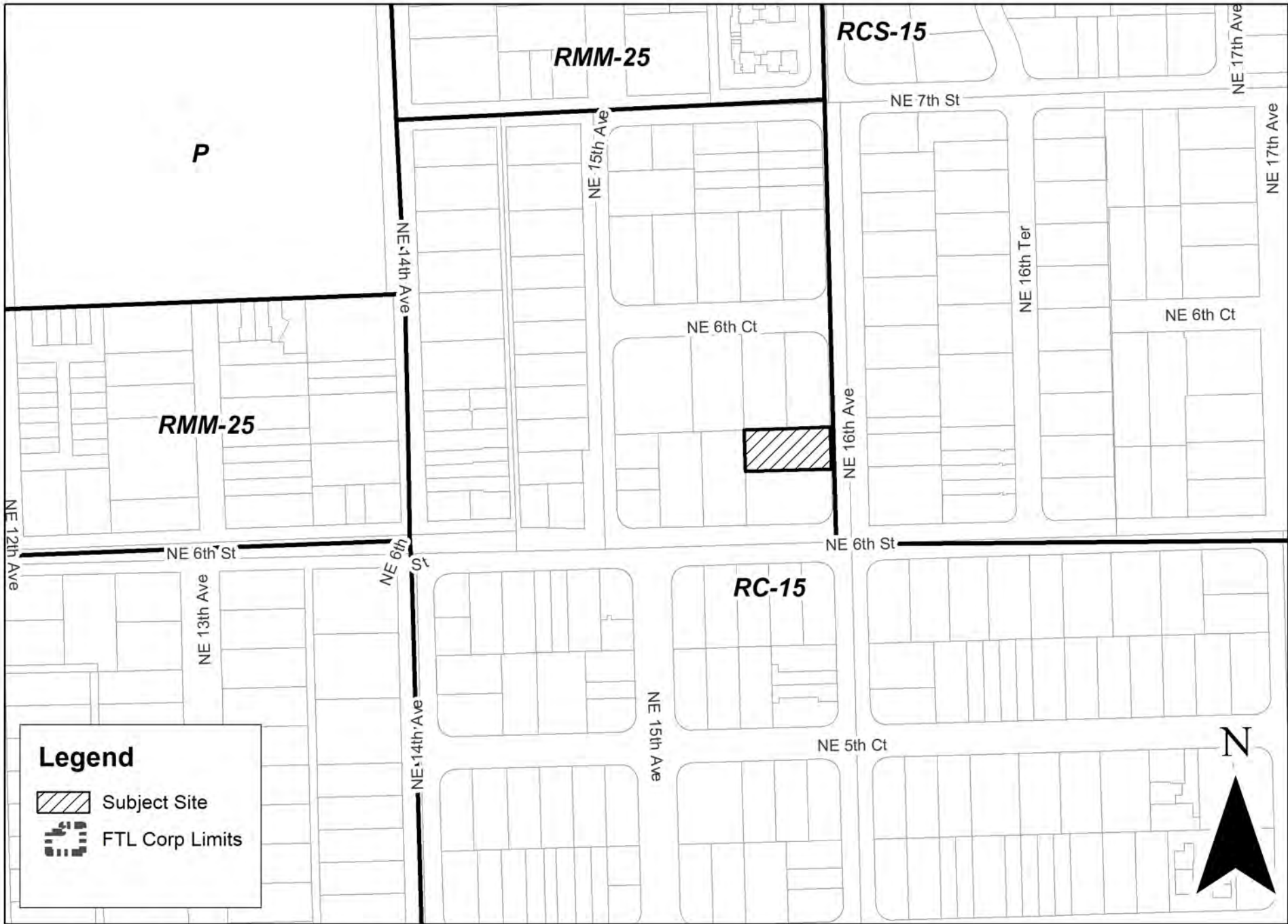
Visit: <https://www.fortlauderdale.gov/government/BOA> to sign up to speak. Should you desire to speak on this item, please fill out the speaker form available at the link on the City's website.

If you have any questions, please feel free to contact me directly at 954-828-6342.

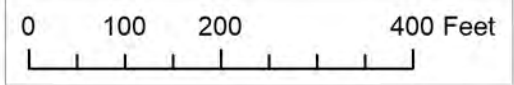
MOHAMMED MALIK
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.



PLN-BOA-21080001



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: SEPTEMBER 8, 2021

TIME: 6:00 P.M.

CASE: PLN-BOA-21080001

SECTION: SEC.47-18.45.E.4.a-Single family dwelling, attached; Duplex/two (2) family dwelling.

REQUEST: Requesting a variance for the garage door to be more than fifty (50) percent of the width of the unit's façade, whereas the code requires less than or equal to fifty (50) percent. The total width of each unit is twenty six and one half (26.5 feet). The garage measures fifteen and one half feet. A total of fifty eight and one half (58.5) percent, eight and one half (8.5) percent more than permitted.

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

CONTACT: 954-828-6506

You Can Still Attend The Meeting Virtually:

Visit www.fortlauderdale.gov/fltv to watch and listen to the meeting.

Visit <https://www.fortlauderdale.gov/government/BOA> to sign up to speak.

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a



BOA

DATE: 10/13/2021

AGENDA ITEM: 1

CASE: 1

PLN-BOA- 21080001



SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 3 Revision Date: 05/17/2021 | Print Date: 05/17/2021
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) APPLICATION

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Variance Request Criteria
- Page 3:** Required Documentation & Mail Notice Requirements
- Page 4:** Sign Notice Requirements & Affidavit
- Page 5:** Technical Specifications

DEADLINE: Submittals must be received prior to 4:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

APPLICATION SUBMITTAL: Submit your Board of Adjustment (BOA) application, required documents and fees online by visiting: <https://aca-prod.accela.com/FTL>. After application and document submission, you should receive a case number and will be invoiced for the fee amount due. Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with the Board Liaison and staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents. To request a meeting to discuss your variance request, please contact Chakila Crawford at chcrawford@fortlauderdale.gov and/or Stephanie Hughey at shughey@fortlauderdale.gov.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Variance/Special Exception/Interpretation (Before): **\$2,200**
- Variance/Special Exception/Interpretation (After): **\$2,800**
- Parking Variance (per space): **\$2,600**
- Variance/Special Exception/Interpretation (Before)- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures: **\$650**
- Variance/Special Exception/Interpretation (After)- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures: **\$850**
- Request for Continuance: **\$900**
- Request for Rehearing: **\$300**
- Rehearing before the Board: **\$1,150**

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

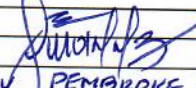
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	MFB HOME PROPERTY INVESTMENT, LLC.	
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.	
Address, City, State, Zip	4828 ASHFORD DUNWOODY RD STE 400 - ATLANTA, GA 30338	
E-mail Address	BORI@THETILEEMPIRE.COM	
Phone Number	786.222.6972	
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or	<input type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	LINA MARTINEZ
Applicant / Agent's Signature	
Address, City, State, Zip	2260 NW 185TH WAY PEMBROKE PINES, FL 33029
E-mail Address	ELITELOGICALSRVS@GMAIL.COM
Phone Number	954 398 - 0231
Letter of Consent Submitted	

Development / Project Name	603 N.E. 16 AVENUE - DUPLEX HOME	
Existing / New	Existing: <input type="checkbox"/>	New: <input type="checkbox"/>
Project Address	Address: 603 N.E. 16 AVENUE	
Legal Description	GRACELAND PARK 18 - P 13 POR LOT 1, 2 BLK 1. DESC'D AS; BEG N.W. COR LOT 2 BLK 1, S 63.17	
Tax ID Folio Numbers (For all parcels in development)	5042 0222 0010	
Request / Description of Project	REQUESTING THAT NEW CONSTRUCTION GARAGE MEASUREMENTS REMAIN THE SAME, AS ORIGINALLY APPROVED BY THE CITY	
Applicable ULDR Sections	47-18.45. E. 4. a	

Current Land Use Designation	RESIDENTIAL
Current Zoning Designation	RC-15 RESIDENTIAL
Current Use of Property	UNDER CONSTRUCTION
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (Indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/>		25'
Side <input type="checkbox"/>		5'
Side <input type="checkbox"/>		5'
Rear <input type="checkbox"/>		15'

Summary Page

Board of Adjustment (BOA) Criteria for Variance Request

Specific Request:

Requesting that the new two car garage measurements remain the same for the undergoing duplex construction, originally approved by the City of Fort Lauderdale.

Criteria: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4.

- a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and ***this property is currently under construction, Developers do not foresee any complications with the neighborhood and with the facade of the property. Yet the City is requesting to resize the two car garage***
- b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and: ***property is under contract, buyer does not agree to resize garage. Cancelling the contract will not be an option since this will implicate lawsuit against seller***
- c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and ***additionally the code will not allow the property owner to enjoy its rightful use.***
- d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and ***the City has claimed a mistake within their approval in the measurement of the garage.***
- e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare. ***Variance will not be an inconvenience to the neighborhood due to the fact that it is not interfering with other properties.***

Page 2: Board of Adjustment (BOA) Criteria for Variance Request

Complete this page and an attached narrative.

SPECIFIC REQUEST: State the specific request according to the ULDR or other provisions of the Code.

SEE "SUMMARY PAGE" ATTACHED.

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4,

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and SEE "SUMMARY PAGE" ATTACHED

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and: SEE "SUMMARY PAGE" ATTACHED

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and SEE "SUMMARY PAGE" ATTACHED

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and SEE "SUMMARY PAGE" ATTACHED

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare. SEE "SUMMARY PAGE" ATTACHED

AFFIDAVIT: I, PAUL DROBE the Owner/Agent of said property ATTEST that I am aware of the following:

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order or the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

[Signature] (Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 19th day of AUGUST, 2021

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

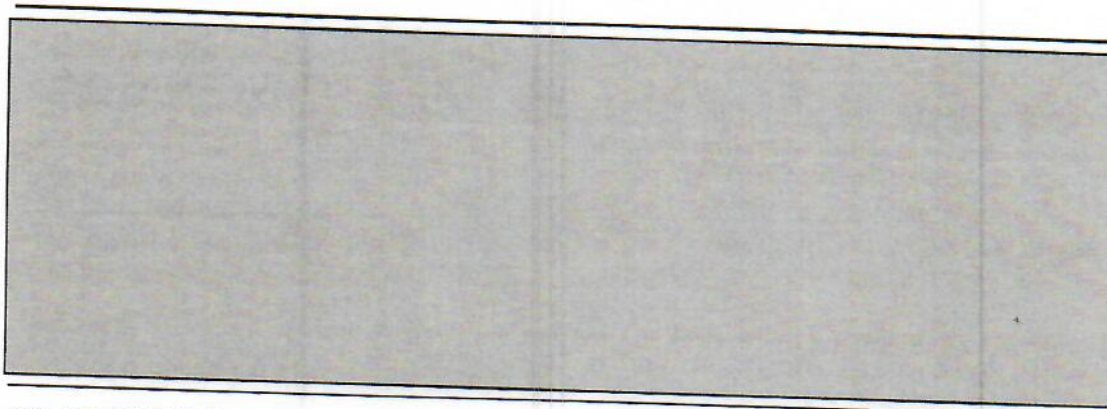
Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"
One (1) electronic version (CD or USB) of complete application and plans in PDF format
Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

- Completed application** (all pages must be filled out where applicable)
- Mail notification documents** (mail notification instructions at bottom of page)
- Proof of ownership** (warranty deed, Sunbiz and/or tax record), including corporation documents if applicable
- Property owners original notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Site Plan** (a survey may be substituted if the requested variance is clearly indicated) **APPROVED BY THE CITY.**
- Landscape Plan** (if applicable)
- Elevations** (if applicable) **ELEVATION CERT.**
- Additional Plan details as needed**
-

Note: All copy sets must be clear and legible.

Note: Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



MAIL NOTIFICATION: Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:

City of Fort Lauderdale
Urban Design & Development -BOA
700 NW 19th Avenue, Fort Lauderdale, FL 33311

- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.
- **HOW TO ORDER A TAX MAP AND MAIL NOTICE LIST:** To order a tax map and notice list, please email Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs, kalbbs@bcpa.net or call 954-357-5503.

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must POST SIGNS (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date, and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time, and place shall be stated on the sign or changed as applicable.
The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

BEFORE ME, the undersigned authority, personally appeared _____, who upon being duly sworn and cautioned, under oath deposes and says:

- 1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Development five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (Initial here)

Affiant _____

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this _____ day of _____, 20__

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Page 5: Technical Specifications

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property
 - Land Use designation
 - Zoning designation
 - Site area (sq. ft. and acres)
 - Setback table (required vs. provided)
 - Open space
8. Site Plan Features (graphically indicated)
 - Setbacks and building separations (dimensioned)
 - Project signage (if applicable)
 - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

B. BUILDING ELEVATIONS (as applicable)

1. All building facades with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage

M&B Home Property Investment, LLC
4828 Ashford Dunwoody Rd #400
Atlanta, GA 30338

City of Fort Lauderdale
Building Department - Board of Adjustment
700 NW 19th Ave,
Fort Lauderdale, FL 33311

NARRATIVE LETTER

Ref: 603 NE 16th AVE

The reason for the variance request is reference UDLR 47-18.45.E.4.a to demonstrate the hardship attributed to the new construction of the address above.

The new duplex construction was approved by the City of Fort Lauderdale Building Department approximate five (5) months ago. This undergoing construction with a two (2) car garage has a measurement that now the City is requesting to be adjusted to smaller size.

The property is currently under contract, and new buyers did not agree to reduce garage size, which will result in a lawsuit against the seller.

Developers do not foresee any complications, issues, and / or problems with the facade of the property that can affect the neighborhood or surroundings.

FOLIO NUMBER	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP CODE	COUNTRY
504202110061	CSTX CAPITAL MANAGEMENT LLC		RUE HERMANN-GEIGER	21 SION VS 1950			SWITZERLAND
' 504202110190	BEYER, FREDERICK P		1501 NE 5 CT	FORT LAUDERDALE	FL	33301	USA
' 504202000150	BOYER, DENNIS LEE		601 NE 15 AVE	FORT LAUDERDALE	FL	33304	USA
' 504202110150	BRIAN JOEL SCHIPPER 2009 REV TR	SCHIPPER, BRIAN JOEL TRSTEE	758 PLEASANT ST	SAUGATUCK	MI	49453	USA
' 504202110174	DAVY, MARCOS	KANN, MEGAN	535 NE 16 AVE	FORT LAUDERDALE	FL	33301	USA
' 504202220020	DENISE TOUPIN 2008 REV TR	TOUPIN, DENISE TRSTEE	720 NE 6 ST	FORT LAUDERDALE	FL	33304	USA
' 504202000151	DENNY, JESSICA	MANUEL PEREIRA, JOAN ETAL	27464 SW 143 CT	HOMESTEAD	FL	33032	USA
' 504202000110	DOSTAL, IVA	DOSTAL, JOSEF	625 NE 15 AVE	FORT LAUDERDALE	FL	33304	USA
' 504202100020	DRESSLER, ROBERT A		1608 NE 6 ST	FORT LAUDERDALE	FL	33308	USA
' 504202240040	DURKIN, KELLI		3313 NE 40 ST	FORT LAUDERDALE	FL	33309	USA
' 504202110181	EDELMAN PROPERTIES LLC		1850 S OCEAN DR APT 3904	HALLANDALE BEACH	FL	33301	USA
' 504202100210	EVELETH, LINCOLN S		534 NE 16 AVE	FORT LAUDERDALE	FL	33301	USA
' 504202240130	FARRICK, JAMES R		620 NE 16 AVE	FORT LAUDERDALE	FL	33304	USA
' 504202110050	FELDMAN, ADAM	FELDMAN, LAWRENCE I	21475 LINWOOD CT	BOCA RATON	FL	33433	USA
' 504202240110	FUMASOLI, RICARDO	FUMASOLI, STEFANO	630 NE 16 AVE	FORT LAUDERDALE	FL	33304	USA
' 504202240120	GEHRING, PHILIP R		626 NE 16 AVE	FORT LAUDERDALE	FL	33301	USA
' 504202220130	GIERTZ, DAVID LUTHER	HOLLYWOOD GIERTZ, EVE A ETAL	1503 NE 6 CT	FORT LAUDERDALE	FL	33304	USA
' 504202110140	GOSSE, HELEN		1504 NE 6 ST	FORT LAUDERDALE	FL	33304	USA
' 504202110161	HANDELMAN, HOWARD &	HANDELMAN, CHARLENE	18530 MACK AVE #449	GROSSE POINTE	MI	48236	USA
' 504202220080	INTERCONTINENTAL INVESTMENT	PROPERTIES INC	1220 MIAMI ROAD	FORT LAUDERDALE	FL	33316	USA
' 504202000120	JOHNSON, APRIL		615 NE 15 AVE	FORT LAUDERDALE	FL	33304	USA
' 504202370013	KELLER, AVE	AVE & ZOLA KELLER REV LIV TR	605 NE 16 TER	FORT LAUDERDALE	FL	33304	USA
' 504202240020	KLINGLER, INGRID M A H/E		617 NE 16 TER	FORT LAUDERDALE	FL	33304	USA
' 504202220070	LEIPER, EDWARDS F IV & PATRICIA	LEIPER LIV TR ETAL	1518 NE 6 CT	FORT LAUDERDALE	FL	33304	USA
' 504202100030	LESKO, JONATHAN G & MARISA		63 CARPENTER ST	RED BANK	NJ	07701	USA
' 504202220040	LOPEZ, DAISY MARISSETTE		604 NE 15 AVE	FORT LAUDERDALE	FL	33304	USA
' 504202220010	M & B HOME PROPERTY	INVESTMENTS LLC	4828 ASHFORD DUNWOODY RD STE 400	ATLANTA	GA	30338	USA
' 504202220011	M & B HOME PROPERTY	INVESTMENTS LLC	4828 ASHFORD DUNWOODY RD STE 400	ATLANTA	GA	30338	USA
' 5042020000140	MAYER, NICOLE		611 NE 15 AVE	FORT LAUDERDALE	FL	33304	USA
' 5042020000130	MCHENRY, JENNIFER L & MITCHELL G		613 NE 15 AVE	FORT LAUDERDALE	FL	33304	USA
' 504202240141	MILAN RAKIC REV TR	RAKIC, MILAN TRSTEE	2016 SE 21 AVE	FORT LAUDERDALE	FL	33316	USA
' 504202220120	MINDALA, HALLE		1507 NE 6 CT	FORT LAUDERDALE	FL	33304	USA
' 504202170010	MOREY, PATRICK E		600 NE 16 AVE	FORT LAUDERDALE	FL	33304	USA
' 504202100040	ORMACHEA, GABRIEL		1616 NE 6 ST	FORT LAUDERDALE	FL	33304	USA
' 504202370014	PALMA, GIAN FRANCO DE		1521 ALTON RD #289	MIAMI BEACH	FL	33139	USA
' 504202110173	PRIETO, FRANCISCO & MERRILL HOPE		533 NE 16 AVE	FORT LAUDERDALE	FL	33301	USA
' 504202110160	PROVENCE EGO PROPERTIES LLC		1351 NAVARRE ST	CELEBRATION	FL	34747	USA
' 504202220190	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	USA
' 504202240280	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	USA
' 504202100900	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	USA
' 504202110790	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	USA
' 504202100010	SENGER, CHRISTOPHER		1600 NE 6TH ST	FORT LAUDERDALE	FL	33304	USA
' 504202110060	SENGUL, BUSE	MARTIN, ERLE A	563 NE 15 AVE	FORT LAUDERDALE	FL	33301	USA
' 504202240030	SHEWAN, FRANCES K		623 NE 16 TER	FORT LAUDERDALE	FL	33304	USA
' 504202220060	SHOOP-SHAFOR, EVA J		1514 NE 6 CT	FORT LAUDERDALE	FL	33304	USA

TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC

JOB NUMBER: SU-20-0901

21-1510

STREET ADDRESS:

601 N.E. 16th Avenue, Fort Lauderdale, Florida 33304 (North)

LEGAL DESCRIPTION:

A portion of Lots 1 and 2, Block 1, GRACELAND PARK, according to the Plat thereof, as recorded in Plat Book 18, at page 6, of the Public Records of Broward County, Florida, being more particularly described as follows;

Beginning at the Northwest corner of the aforementioned Lot 2 Block 1, thence South along the West line of the aforementioned Lot 2 Block 1, a distance of 63.17 feet; thence Easterly through an angle of 90°04'29" in the Northeast quadrant, a distance of 132.00 feet to a point on the East line of the aforementioned Lot 1 Block 1; thence North through an angle of 89°55'29" in the Northwest quadrant along the East line of the aforementioned Lot 1 Block 1, a distance of 64.38 feet to the Northeast corner of the aforementioned Lot 1 Block 1; thence West through an angle of 89°33'00" in the Southwest quadrant along the North line of the aforementioned Lots 1 and 2 Block 1, a distance of 132.00 feet to the Point of Beginning.

FLOOD INFORMATION:

Community name and number: City of Fort Lauderdale 125105
Map and panel number: 12011C0369H
Panel date: 08-18-2014
Index date: 08-18-2014
Flood zone: X
Base flood elevation: N/A

BENCHMARK INFORMATION:

City of Fort Lauderdale Benchmark bronze disc top bridge wall Southeast corner bridge South Gordon Road North side of east Las Olas Boulevard. Elevation = 5.516'NAVD1988

CERTIFY TO:

M & B Home Property Investments, LLC

NOTES:

- THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
- A.P.U.P.O.I. = APPARENT PHYSICAL USE POINTS OF INTEREST.

Δ	=	CENTRAL ANGLE
A	=	ARC LENGTH
A/C	=	AIR CONDITIONER
AD	=	ASSUMED DATUM
A.E.	=	ANCHOR EASEMENT
AF	=	ALUMINUM FENCE
B.C.R.	=	BROWARD COUNTY RECORDS
BLVD	=	BOULEVARD
B.M.	=	BENCHMARK
(C)	=	CALCULATED
CB	=	CHORD BEARING
CHATT.	=	CHATTAHOOCHEE
CLF	=	CHAIN LINK FENCE
CL	=	CENTERLINE
D.B.	=	DEED BOOK
D.E.	=	DRAINAGE EASEMENT
E	=	EAST
ELEC.	=	ELECTRIC
ELEV.	=	ELEVATION
ENCH.	=	ENCROACH/ ENCROACHMENT
ESMT.	=	EASEMENT
P.G.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.R.C.	=	POINT OF REVERSE CURVATURE
R/W	=	RIGHT OF WAY

FND	=	FOUND
FF	=	FINISHED FLOOR
FH	=	FIRE HYDRANT
F.P.L.	=	FLORIDA POWER & LIGHT RECORDS
GAR.	=	GARAGE
I.D.	=	IDENTIFICATION
I.P.	=	IRON PIPE
I.P.C.	=	IRON PIPE & CAP
I.R.	=	IRON ROD
I.R.C.	=	IRON ROD & CAP
LP	=	LIGHT POLE
(M)	=	MEASURED
M.D.R.	=	MIAMI DADE COUNTY RECORDS
MAINT.	=	MAINTENANCE
MF	=	METAL FENCE
MH	=	MANHOLE
N	=	NORTH
N/A	=	NOT APPLICABLE
N&D	=	NAIL & DISC
P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.T.	=	POINT OF TANGENCY
PVC	=	POLYVINYL CHLORIDE
R	=	RADIUS
RNG.	=	RANGE

LEGEND OF ABBREVIATIONS:

ELEVATIONS BASED ON NAVD 1988	
— x — x — x — =	WIRE FENCE
— // — // — // — =	WOOD FENCE
— — — — — =	METAL FENCE
— — — — — =	PVC FENCE
— — — — — =	CONCRETE FENCE
— — — — — =	CONCRETE WALL
— — — — — =	WIRE FENCE

N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
O/S	=	OFFSET
O.R.B.	=	OFFICIAL RECORDS BOOK
OH	=	OVERHANG
(P)	=	PLAT
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.C.	=	POINT OF CURVATURE
P.C.P.	=	PERMANENT CONTROL POINT
S	=	SOUTH
SEC.	=	SECTION
SQ. FT.	=	SQUARE FEET
TWP.	=	TOWNSHIP
U.E.	=	UTILITY EASEMENT
W	=	WEST
WF	=	WOOD FENCE
WM	=	WATER METER

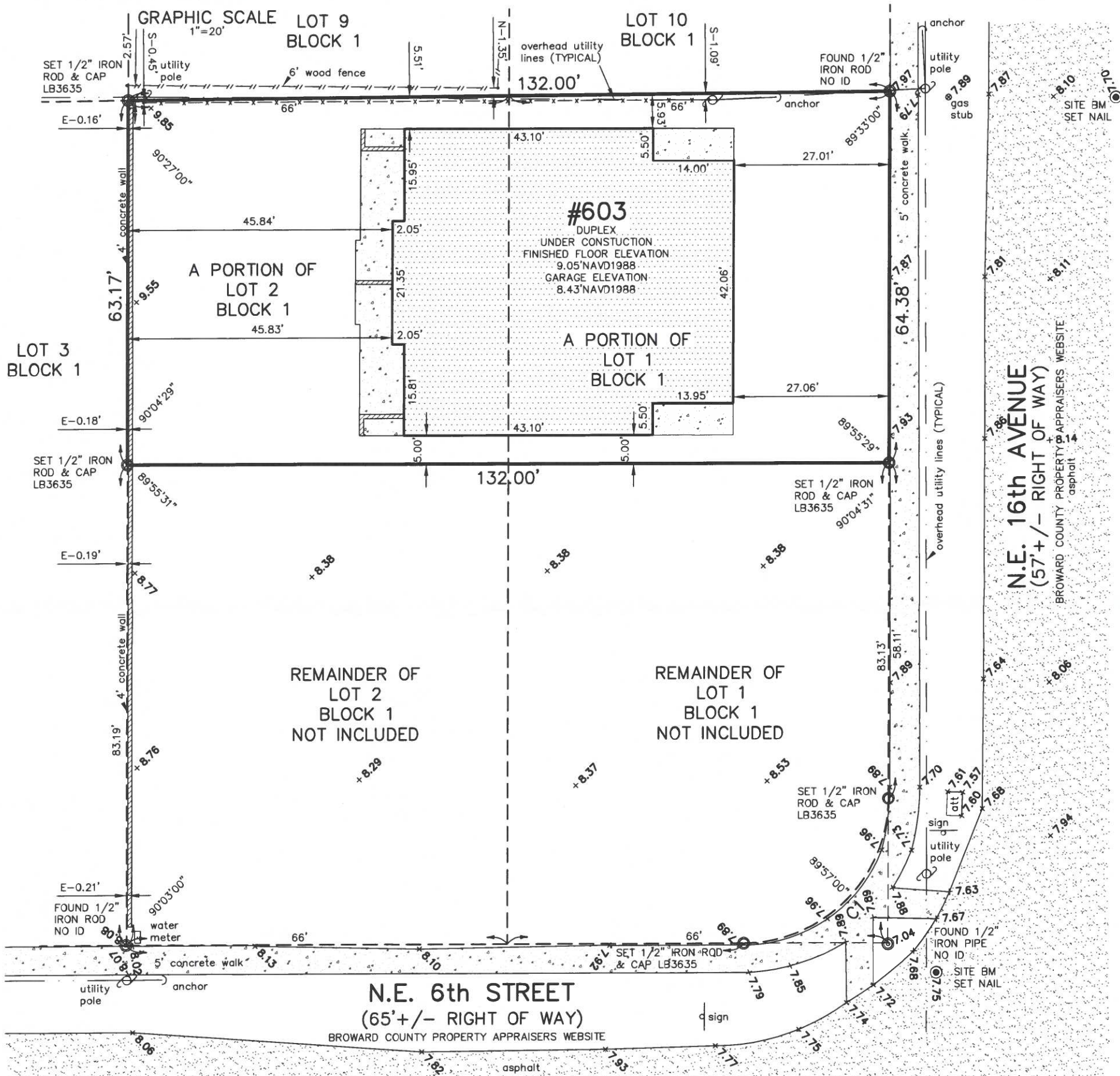
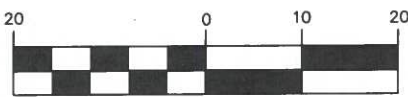
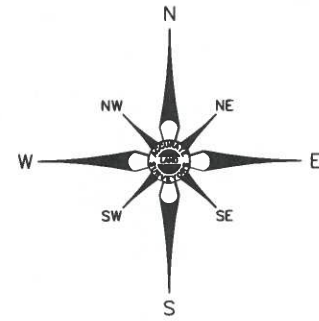
BROWARD COUNTY NAVD1988

SEAL

Professional Surveyor and Mapper
STATE OF FLORIDA
License Number
NO. 3869

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

C1:
Radius: 25.00'
Delta: 90°03'00"
Arc Length: 39.29'
Tangent: 25.02'
Chord: 35.37'



PERIMETER AREA OF THE SUBJECT PROPERTY IS 8,418 SQUARE FEET, MORE OR LESS

- NOTES:**
1. Unless otherwise noted field measurements are in agreement with record measurements.
 2. Bearings shown hereon are based on a bearing of N/A.
 3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 4. Ownership of fences and walls if any are not determined.
 5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 6. Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
 7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
 8. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
 9. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.

Tree = Tree = Elevations based on NAVD1988

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
UPDATE SURVEY (SPOT) 21-1501	06-10-2021	MLW
STAKEOUT 1st FLOOR EXTREME BUILDING SQUAREOUT 21-0840	04-08-2021	MLW
DIVIDE LOTS 20-2429	11-03-2020	MLW

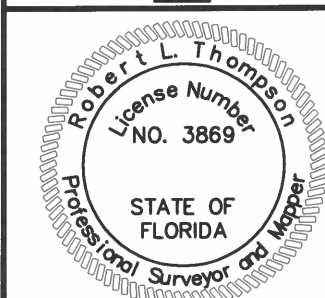
CERTIFICATION:

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson 06-15-2021

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

SEAL



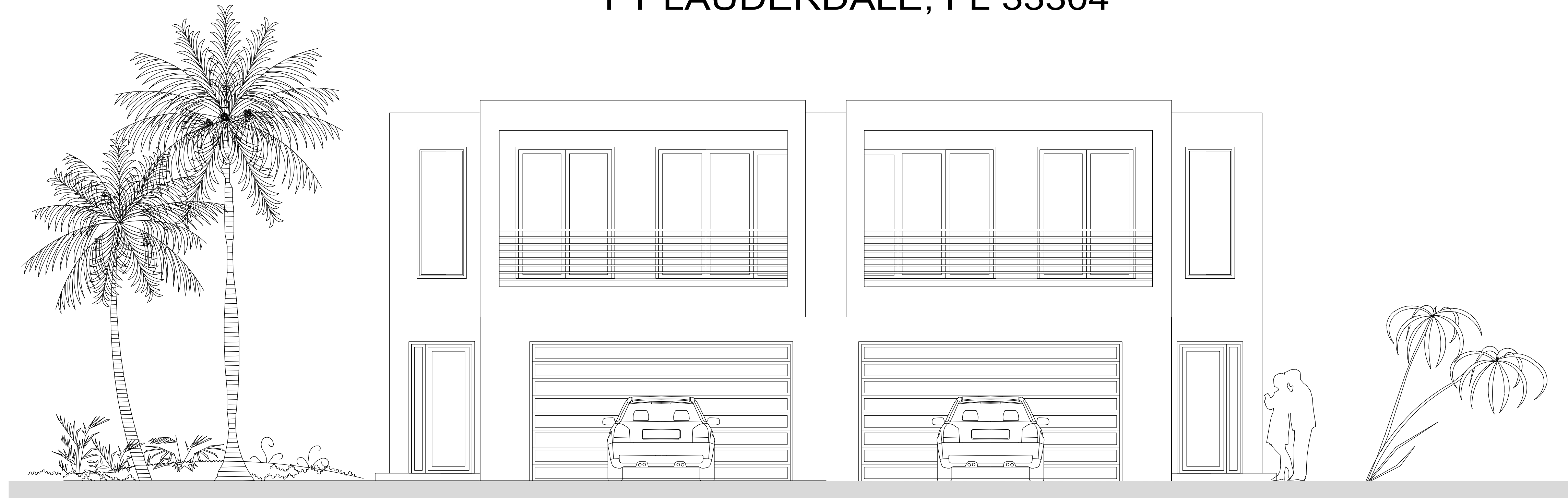
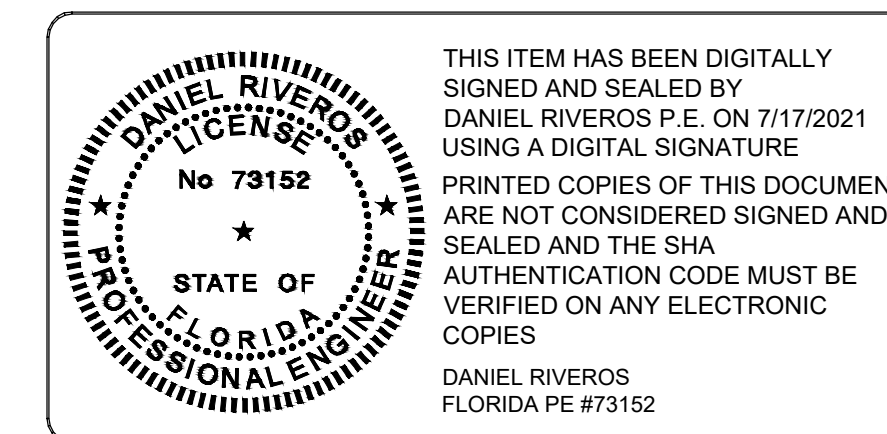
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

APPLICABLE CODES:

-ALL DISCIPLINES: FLORIDA BUILDING CODE (F.B.C.) - 2017 EDITION (6TH EDITION)
 -NATIONAL ELECTRICAL CODE - 2014 EDITION
 -FLORIDA FIRE PREVENTION CODE - 2017 EDITION
 WHICH INCLUDES NFPA 101, 2016 EDITION, NFPA 1, 2016 EDITION, & STATE STATUTES, 2016 EDITION
 (ADOPTED REFERENCED PUBLICATIONS FOUND HEREIN.)

NEW DUPLEX BUILDING

603 NE 16TH Ave
 FT LAUDERDALE, FL 33304



REVISION / DATE
BLDG DEPT COMMENTS 02/23/2021
REVISION 06/23/2021

7900 Nova Drive
 Davie, FL 33324
 (954) 612-9591
 daniel@peareng.com

Index of Drawings

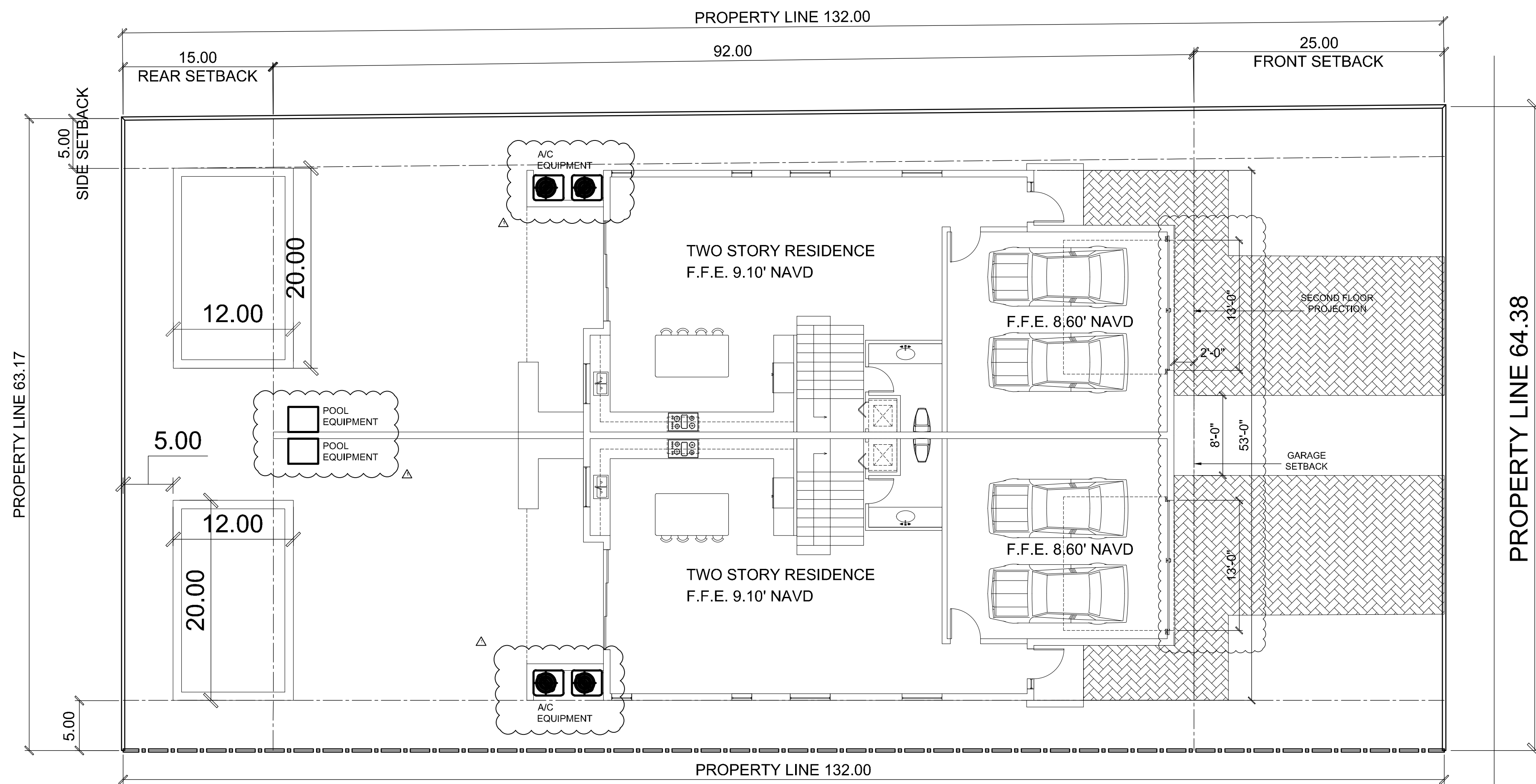
ARCHITECTURAL	STRUCTURAL	MECHANICAL	ELECTRICAL	PLUMBING
COVER				
SP-1 SITE PLAN	S-1 FOUNDATION PLAN	M-1 1ST FLOOR MECHANICAL PLAN	E-1 1ST FLOOR ELECTRICAL PLAN	P-1 1ST FLOOR PLUMBING SANITARY PLAN
A-0 ARCHITECTURAL NOTES	S-2 2ND FLOOR FRAMING PLAN	M-2 2ND FLOOR MECHANICAL PLAN	E-2 2ND FLOOR ELECTRICAL PLAN	P-2 2ND FLOOR PLUMBING SANITARY PLAN
A-1 ARCHITECTURAL PLAN / 1ST FLOOR PLAN	S-3 ROOF FRAMING PLAN AND DETAILS	M-3 MECHANICAL DETAILS AND SCHEDULES	E-3 ELECTRICAL NOTES AND SCHEDULES	P-3 ROOF PLUMBING SANITARY PLAN
A-2 ARCHITECTURAL PLAN / 2ND FLOOR PLAN	S-4 WINDOWS AND DOORS DESIGN PRESSURE			P-4 PLUMBING ISOMETRIC RISERS
A-3 ARCHITECTURAL PLAN / ROOF PLAN	S-5 WINDOWS AND DOORS DESIGN PRESSURE			P-5 1ST FLOOR WATER SUPPLY PLAN
A-4 ARCHITECTURAL ELEVATIONS	S-6 STRUCTURAL NOTES AND DETAILS			P-6 2ND FLOOR WATER SUPPLY PLAN
A-5 ARCHITECTURAL ELEVATIONS	S-7 STRUCTURAL NOTES			P-7 WATER SUPPLY ISOMETRIC RISER
A-6 ARCHITECTURAL SCHEDULES AND DETAILS				P-8 WATER SUPPLY ISOMETRIC RISER
A-7 ARCHITECTURAL SCHEDULES AND DETAILS				P-9 PLUMBING NOTES AND DETAILS
A-8 ARCHITECTURAL DETAILS				

NEW DUPLEX BUILDING
 603 NE 16TH AVE
 FORT LAUDERDALE, FL 33304

DRAWN BY:	DR
CHECKED BY:	DR
JOB NUMBER:	20-080
DATE:	7/17/2021

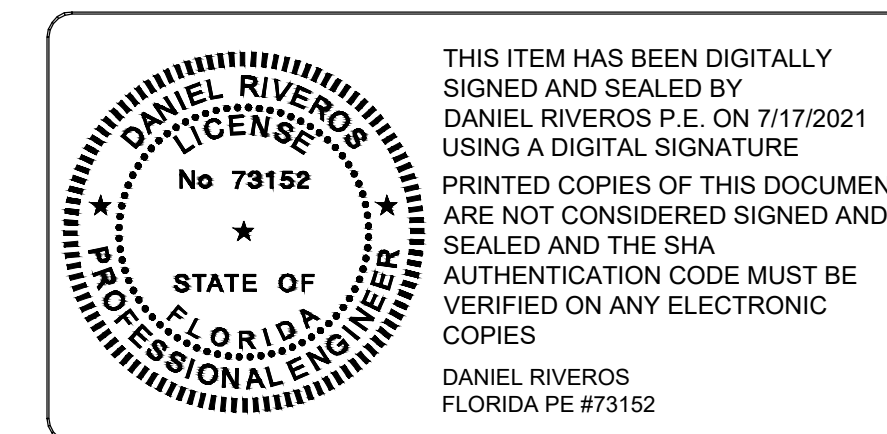
COVER PAGE
 DANIEL RIVEROS
 FLORIDA PE #73152

COV



SITE PLAN

SCALE: 1/8" = 1'-0"
 0 4 8 12 16



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL RIVEROS P.E. ON 7/17/2021 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
 DANIEL RIVEROS
 FLORIDA PE #73152

N.E. 16 AVENUE

BUILDING DISPOSITION		
ZONING DISTRICT	RC-15	
ZONING REGULATION	REQUIRED	PROVIDED
LOT AREA	5,000 SF MIN	6,000 SF
LOT WIDTH	50 FT MIN	60 FT
BUILDING SETBACK		
PRINCIPAL FRONT	25'-0" MIN.	25'-0"
INTERIOR SIDE LEFT	5'-0" MIN.	5'-0"
INTERIOR SIDE RIGHT	5'-0" MIN.	5'-0"
REAR	15'-0" MIN.	20'-11"
BUILDING HEIGHT	35'-0" MAX.	22'-5"

LEGAL DESCRIPTION	SCOPE OF WORK
GRACELAND PARK 18-6 B LOT 1,2 BLK 1 FOLIO: 494234059460 FLOOD ZONE "X"(0.2%) BASE FLOOD ELEVATION: N/A FLOOD MAP: 125105 SUFFIX: H PANEL: 0369	<ul style="list-style-type: none"> NEW SINGLE FAMILY HOME

- SITE NOTES**
- PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL, ROUGH, GRADING, SUB-GRADES AND COMPACTING AS INDICATED IN THE CONTRACT DOCUMENTS.
 - TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNERS SHALL BE PROTECTED AS REQUIRED.
 - TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM JOB SITE.
 - IF SIDEWALK IS PROVIDED IT SHALL BE AS DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
 - COORDINATE WITH MECHANICAL, ELECTRICAL, AND LANDSCAPING PLANS FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATION THAT COULD BE DAMAGED.
 - MAINTAIN SITE CLEAN OF CONSTRUCTION DEBRIS.
 - PROVIDE CERTIFIED SOIL TREATMENT PRIOR TO POURING OF SLAB.
 - REFER TO SITE PLAN FOR SEWER DISPOSAL SYSTEM DRIVEWAYS, GRADING AND FENCING.
 - ALL RAINWATER MUST BE MAINTAINED WITHIN THE PROPERTY LINES.

TERMITE PROTECTION AS PER FBC R320

ALL BUILDINGS SHALL HAVE PRE CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. R320. 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 THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

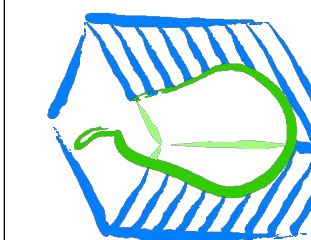
SLAB ON GRADE NOTE

4" CONCRETE SLAB OVER 6 MIL VISQUEEN ON CLEAN FINE SAND FILL COMPACTED IN 12" LAYERS TO 95% OF THE STANDARD PROTODENSITY TEST. REINFORCED WITH 6" X 6" 10/10 W.W.F. PLACED 1 1/2" FROM TOP OF SLAB (TYPICAL)

AREAS CALCULATION				
	NORTH UNIT	SOUTH UNIT		
1ST FLOOR	① AC AREA (IMPERVIOUS)	968 SF	968 SF	
	② GARAGE (IMPERVIOUS)	486 SF	486 SF	
	③ TERRACE (IMPERVIOUS)	188 SF	188 SF	
	④ ENTRY (IMPERVIOUS)	31 SF	31 SF	
	⑤ DRIVEWAY (IMPERVIOUS)	472 SF	472 SF	
	⑥ POOL (IMPERVIOUS)	240 SF	240 SF	
	⑦ WALL (IMPERVIOUS)	17 SF	17 SF	
2ND FLOOR	⑧ AC AREA	1382 SF	1382 SF	
	⑨ BALCONY 1	121 SF	121 SF	
	⑩ BALCONY 2	104 SF	104 SF	
TOTAL	TOTAL AREA UNDER AC	2350 SF	2350 SF	
	TOTAL BUILDING AREA	3280 SF	3280 SF	
	TOTAL LOT AREA	8418 SF		
	TOTAL IMPERVIOUS AREA	4804 SF (57%)		
	TOTAL PERVIOUS AREA	3614 SF (43%)		

REVISION / DATE
BLDG DEPT COMMENTS 02/23/2021
REVISION 06/23/2021

7900 Nova Drive
 Davie, FL 33324
 (954) 612-9591
 daniel@peareng.com



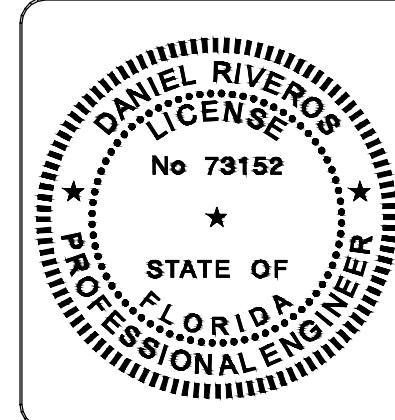
NEW DUPLEX BUILDING
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DRAWN BY:	DR
CHECKED BY:	DR
JOB NUMBER:	20-080
DATE:	7/17/2021

DANIEL RIVEROS
 FLORIDA PE #73152

SP-1

SPECIFICATIONS



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL RIVEROS P.E. ON 7/17/2021 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DANIEL RIVEROS
FLORIDA PE #73152

DIVISION I - GENERAL REQUIREMENTS

- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - THESE GENERAL NOTES, UNLESS OTHERWISE NOTED
 - FLORIDA BUILDING CODE, RESIDENTIAL 2017 (6TH ED) EDITION
 - NFPA 70A NATIONAL ELECTRICAL CODE FOR ONE TWO FAMILY DWELLINGS

ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING.

CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.

DIVISION II - SITE WORK

- SITE SHALL BE CLEARED OF ALL FALLEN TREES AND SHRUBS AND RESULTING TRASH, STUMPS AND VEGETATION.
- ALL FOUNDATIONS SHALL USE A PILING AND GRADE BEAM, REFER TO STRUCTURAL DRAWINGS FOR NOTES AND DETAILS.

DIVISION III - CONCRETE

- REFER TO STRUCTURAL SPECIFICATIONS ON SHEET S-14

DIVISION IV - MASONRY

- REFER TO STRUCTURAL SPECIFICATIONS ON SHEET S-14

DIVISION V - METALS

- REFER TO STRUCTURAL SPECIFICATIONS ON SHEET S-14

DIVISION VI - CARPENTRY

- REFER TO STRUCTURAL SPECIFICATIONS ON SHEET S-14

DIVISION VII - MOISTURE PROTECTION

- ALL ROOFING SHALL BE AS SHOWN ON THE DRAWINGS.
- ALL ROOFING SHALL HAVE AN UNDERLAYMENT OF 30# ASPHALT SAT. FELT.
- INSULATION SHALL BE AS FOLLOWS:
STUD WALL: R-11 BATT TYPE
CEILING: R-30 BLOWN MINERAL WOOL LOOSE FILL INSULATION OR BATT TYPE.
BLOCK WALL: R-4.2 INSULATION WITH "HI-HATS" FURRING AT 16" O.C.
- PROVIDE CROSS VENTILATION AT ATTIC SPACE WITH CONT. 2" SCREENED EAVES VENTS OR 4" X 16" SCREEN VENTS AT 48" O.C. AND RIDGE VENTS
- PROVIDE 26 GA. GALV. IRON FLASHING AND DRIP EDGES AND AT VERTICAL WALL TO ROOF INTERSECTIONS. (ALTERNATE AT VERTICAL INTERSECTION MAY USE FELT
- PROVIDE BUTYL BASE SEALANT UNDER ALL EXTERIOR DOOR THRESHOLDS AND OLEORESINOUS CAULKING COMPOUND AT ALL DOORS, WINDOWS, AND OTHER AREAS AS REQUIRED.

DIVISION VIII - DOORS AND WINDOWS

- DOORS:
 - ALL EXTERIOR FRONT ENTRY DOORS AND GARAGE TO HOUSE DOORS SHALL BE METAL DOORS WITH RABBETTED METAL FRAMES. ALTERNATE MOLDINGS, PAINT GRADE. ALL SIDE LITES TO BE TEMPERED GLASS.
 - ALL INTERIOR DOORS SHALL BE MASONITE HOLLOW CORE WITH 6 PANELS COLONISTS AND STAINABLE/PAINTABLE.
 - ALL BIFOLD DOORS AT A.H.U. CLOSETS SHALL BE LOUVERED STAIN GRADE.
 - CONTRACTOR TO FURNISH ALL NECESSARY HARDWARE ITEMS: ALL HARDWARE TO HAVE U. S. 20D SATIN BRONZE FINISH AND AS MANUFACTURED BY HAGER OR EQUAL.
 - PROVIDE MIRROR BY-PASS DOORS AT CLOSETS WHERE SHOWN.
 - PROVIDE TEMPERED GLASS SHOWER DOORS WHERE SHOWN, WITH LABEL SHOWN.
- ALL GARAGE OVERHEAD DOORS SHALL BE METAL WITH A DECORATIVE PANEL. ALL GARAGE DOORS SHALL BE WOOD BRACED AND SHALL BE DADE COUNTY APPROVED.
- FRENCH DOORS SHALL BE MANUFACTURED BY SECURITY WINDOWS PRODUCTS, OR APPROVED EQUAL, AND SHALL HAVE A WHITE E.S.P. FINISH AND SHALL BE GLAZED WITH TINTED TEMPERED GLASS AND HARDWOOD HANDLE. PROVIDE BURGLAR PINS ON ALL SLIDING GLASS DOORS.
- WINDOWS SHALL BE ALUMINUM WITH E.S.P. BAKED ON WHITE FINISH MANUFACTURED IN ACCORDANCE WITH A.M.A. SPECIFICATIONS A-A2-HF. WINDOWS SHALL BE FACTORY GLAZED WITH D.S.B. TINTED GLASS AND SHALL HAVE SCREENS AND LOCKS.
- ALL FIXED GLASS SHALL BE IN ALUMINUM FRAMES SIMILAR TO ABOVE.

DIVISION IX - FINISHES

- ALL EXTERIOR STUCCO TO BE HAND TROWELED, TWO COATS
- INTERIOR WALLS SHALL BE 1/2" GYPSUM DRYWALL BOARD AND SHALL HAVE A SMOOTH FINISH. INSTALL 1/2" DUROCK IN BATH AREAS THAT ARE SUSCEPTIBLE TO HIGH MOISTURE BATHROOM WALLS 4'-0" ABOVE FINISH FLOOR AND IN ALL AREAS THAT HAVE TILE. ALL INTERIOR CEILINGS SHALL HAVE A SMOOTH FINISH.
- ALL INTERIOR BEARING PARTITIONS, WALLS BETWEEN GARAGE AND UNITS, 1ST FLOOR CEILINGS OF TWO STORY UNITS AND GARAGES SHALL HAVE A ONE HOUR RATED 5/8" TYPE "X" DRYWALL. PROVIDE ONE LAYER ON BOTH SIDES OF PARTITIONS AND ONE LAYER ON CEILINGS ON 1" X 3" FURRING AT 16" O.C.
- CERAMIC TILE WALLS AND FLOORS SHALL BE AS MANUFACTURED BY "FLORIDA TILE" OR EQUAL.
- ALL FINISHED COUNTER TOP MATERIAL SHALL BE INSTALLED ON 3/4" EXT. GRADE PLYWOOD OR HARDBOARD BACKUP. PLASTIC LAMINATE SHALL BE BY "FORMICA CORP.", OR APPROVED EQUAL. COLOR TO BE SELECTED BY OWNER.
- ALL INTERIOR AND EXTERIOR WOOD SURFACES SHALL BE PRIMED AND RECEIVE TWO COATS TOP QUALITY LATEX PAINT.
- ALL KITCHENS TO HAVE CERAMIC TILE FULL BACKSPLASH.
- ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS AND DOORS TO BE DONE WITH "STUCCO" SYSTEM AS MANUFACTURED SPECIFICATIONS.

DIVISION X - SPECIALTIES

- ALL CLOSETS, SHELVING & BUILT-INS SHALL BE BY CUSTOMER.
- OPTIONAL PREFAB WOOD BURNING FIREPLACES TO BE U.L. RATED, AS MANUFACTURED BY "BEST METAL PRODUCTS", OR APPROVED EQUAL.

DIVISION XI - EQUIPMENT

- ALL APPLIANCES TO BE ELECTRICAL AND OF THE TYPE AS SHOWN ON THE DRAWINGS.
- KITCHEN APPLIANCES SHALL BE AS PROVIDED BY OWNER

DIVISION XII - FURNISHINGS

DOES NOT APPLY

DIVISION XIII - SPECIAL CONSTRUCTION

DOES NOT APPLY

DIVISION XIV - CONVEYING SYSTEMS

DOES NOT APPLY

DIVISION XV - MECHANICAL

- KITCHEN SINK TO BE 32" X 21" DOUBLE BOWL, SELF-RIMMING STAINLESS STEEL WITH "KOHLER" SINGLE LEVER FAUCET AND A SWITCHED GARBAGE DISPOSAL.
- LAVATORIES TO BE OVAL TYPE BOWLS AS MANUF. BY "KOHLER".
- ALL STANDARD BATHTUBS SHALL BE NON-SLIP STEEL TUBS AS MANUFACTURED BY "KOHLER".
- ALL MASTER BATHTUBS SHALL BE ENAMELED CAST IRON, SIMULATED MARBLE WITH MATCHING SURROUND OR FIBERGLASS WHIRLPOOL TYPE TUBS.
- ALL SHOWERS TO BE CERAMIC TYPE WITH INTEGRAL SHOWER PAN AND "KOHLER" 30 GAL/MN SHOWER HEAD.
- PROVIDE WATER SUPPLY PIPING AS PER CODE, TO FIXTURES.
- PROVIDE WATER LINE FOR REFRIGERATOR OR ICE MAKER WITH REMOTE SHUT-OFF.
- ALL WATER CLOSETS SHALL BE VITREOUS CHINA "KOHLER" ELONGATED CLOSETS OR APPROVED EQUAL (IN COLORS) AT STANDARD BATHS.
- PROVIDE A SUPER INSULATED WATER HEATER AS SHOWN ON MECHANICAL DRAWINGS QUICK RECOVERY DBL. ELEMENT.
- ALL MEDICINE CABINETS SHALL BE RECESSED WITH MIRROR OR WOOD LOUVER DOOR.
- PROVIDE FOR WASHER AND DRYER HOOKUPS (VENT DRYERS TO EXTERIOR).

DIVISION XVI - ELECTRICAL

- ALL HOUSE SERVICE TO BE AS INDICATED ON DRAWINGS, ACCORDING TO THE NATIONAL ELECTRICAL CODE, LATEST EDITION. ALL WIRING TO BE THW ALUM. SINGLE PHASE, THREE WIRE, 120/240 V SERVICE MINIMUM. REFER TO EACH MODEL FOR SIZE OF SERVICE.
- ALL EQUIPMENT EXPOSED TO WEATHER SHALL BE WEATHERPROOF. PROVIDE G.F.I. BREAKER AT ELECTRICAL PANEL FOR BATH, GARAGE AND EXTERIOR OUTLETS.
- PROVIDE POWER DURING CONSTRUCTION FOR OTHER TRADES.
- PROVIDE SMOKE DETECTORS AS INDICATED ON DRAWINGS.
- PROVIDE ELECTRIC GARAGE DOOR OPERATOR WITH 2 CONTROLS.
- PROVIDE A SWITCHED LIGHT IN ALL WALK-IN CLOSETS AND A VAPOR PROOF RECESSED LIGHT AND FAN AT BATH ROOMS.
- ALL A/C UNITS TO HAVE EER 11.0 OR BETTER, ELECTRIC HEATING AND AIR CONDITIONING.

DIVISION XVI - ELECTRICAL (CONTINUE)

8. NC
- ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL DISCONNECT SWITCHES, WIRING, AND CONNECTION OF MECHANICAL EQUIPMENT. CONTROL DEVICES ARE TO BE SUPPLIED BY THE MECHANICAL CONTRACTOR AND INSTALLED AND CONNECTED BY THE ELECTRICAL CONTRACTOR, FOLLOWING MANUFACTURER'S RECOMMENDATIONS.
- ALL RACEWAYS AND PIPES PLACED IN OR THROUGH ANY CONCRETE SLAB SHALL BE SPACED A MINIMUM OF 3 DIAMETERS OF THE LARGEST CONDUIT OR PIPE OF ANY OTHER SERVICE.
- OUTLET BOXES SHALL BE PRESSED STEEL OR PLASTIC IN DRY LOCATIONS AND CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS.
- DISCONNECT SWITCHES SHALL BE HORSEPOWER RATED HEAVY DUTY "QUICK MAKE QUICK BREAK" IN NEMA 1 OR 3R ENCLOSURE AS REQUIRED BY EXPOSURE.
- MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC WITH OVERLOAD HEATERS (ONE FOR EACH PHASE)
- ALL CONDUCTORS (UNLESS OTHERWISE NOTED) SHALL BE COPPER. CONDUCTORS #10 AWG AND SMALLER SHALL BE TYPE TW SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE TYPE THWN AND STRANDED. WIRES ENTERING WATER HEATERS SHALL BE TYPE THWN.
- PROVIDE WIRING FOR THE TELEPHONE AND OTHER SIGNALING INSTALLATION REQUIRED. INSTALL #16 AWG PULL STRING IN ALL EMPTY CONDUIT.
- CABLE PENETRATION INTO OR THROUGH PLENUM AREAS USED FOR TRANSFER OF ENVIRONMENTAL AIR SHALL BE TEFLON INSULATED TYPE OR OF AN APPROVED TYPE IN ACCORDANCE WITH SECTION 800-3(D) OF THE NATL. ELEC. CODE.
- LIGHTING FIXTURES SHALL BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR (INCLUDING LAMPS). LIGHTING FIXTURES THAT ARE SELECTED BY THE OWNER SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR. VERIFY TYPE OF CEILING AND INSTALLATION DETAILS IN THE ARCHITECTURAL DRAWINGS BEFORE ORDERING LIGHTING FIXTURES.
- ALL CEILING PENETRATION BY LIGHTING FIXTURES SHALL BE PROTECTED TO MAINTAIN A ONE HOUR FIRE INTEGRITY. THIS SHALL BE ACCOMPLISHED THROUGH THE USE OF FIRE RATED LIGHTING FIXTURES OR BOXING OF FIXTURES WITH APPROVED ASSEMBLIES OF FIRE RATED MATERIALS.
- ALL ELECTRICAL EQUIPMENT SHALL BE AS SPECIFIED. THE QUANTITIES OF BRANCH CIRCUIT BREAKERS AT EACH PANELBOARD SHALL BE AS INDICATED IN EACH PANEL SCHEDULE.
- THE NUMBERS ASSIGNED TO BRANCH CIRCUITS REPRESENT AN ALLOCATION IN THE PANEL SCHEDULE. CONTRACTOR MAY REDISTRIBUTE THESE CIRCUIT NUMBERS AT HIS OPTION, BUT SHALL NOT INCREASE THE AMOUNT OF FIXTURES SERVED BY A BRANCH CIRCUIT AS INDICATED IN THE DRAWINGS. IF A BRANCH CIRCUIT LOAD IS INCREASED DUE TO CHANGES OF LARGER FIXTURES LOAD THEN THE BRANCH CIRCUIT SHALL BE MODIFIED. NO OVERLOAD CONDITION SHALL BE CREATED IN ANY CIRCUIT AT ANY TIME.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL LOCAL UTILITIES INVOLVED IN THIS PROJECT BEFORE ROUGHING IN ORDER TO FOLLOW THEIR SPECIFICATIONS WHICH ARE HEREBY MADE A PART OF THE SPECIFICATIONS FOR THIS PROJECT.
- THE USE OF EQUIVALENT ALUMINUM CONDUCTOR IN LIEU OF THE SPECIFIED COPPER CONDUCTORS IS PERMITTED BY THE N.E.C. AND MAY BE USED IN THIS PROJECT ONLY IF REQUESTED IN WRITING BY THE OWNER AND IF ACCEPTED BY THE LOCAL CODES AND/OR AUTHORITIES HAVE JURISDICTION OVER THIS PROJECT.

DIVISION XVII - BURGLAR INTRUSION HARDWARE

- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION, AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN CHAPTER 36 OF THE MASTER CODE OF DADE COUNTY.
- ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MIN. OF 6000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS IF KEY-IN-THE-KNOB LOCK IS USED, THERE SHALL BE AN AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT OR INSERTS.
- THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE-POINT LOCKS WITH INSERTS.
- SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS, OR BOLT, OR PIN NOT REMOVABLE OR OPERABLE FROM THE EXTERIOR, AT THE JAMB, HEAD, SILL OR AT MEETING MULLIONS. THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREA TO MAINTAIN BOLT STRENGTH EFFECTIVENESS, IF NECESSARY, AND SUCH DOORS SHALL HAVE NO SCREWS REMOVABLE FROM THE OUTSIDE WHICH WOULD FACILITATE READY ENTRY FROM THE OUTSIDE.
- OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT, WITH HARDENED BOLTS, OR BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS, A MIN. OF 5/8". OTHER LOCKING DEVICES SHALL NOT BE REQUIRED WHERE SUCH DOORS ARE CONTROLLED AND LOCKED BY ELECTRIC POWER.

NOTE:

- PROVIDE TEMPERED SAFETY GLASS CATEGORY II
- ALL ROUGH OPENINGS SHALL BE 1" LARGER THAN THE UNIT SIZE FOR SINGLE, 1 1/4" FOR DOUBLE WINDOWS
- ALL EGRESS WINDOWS SHALL HAVE THE SILL AT 36" ABOVE FINISH FLOOR (MIN.) 44" MAX.
- OPEN THE DOOR FROM INSIDE THE CLOSET - SECT.21-2.4.3 N.F.P.A.
- EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED 21-2.4.4 N.F.P.A.

II. GENERAL

- BUILDING OCCUPANCY GROUP R (RESIDENTIAL).
- TYPE OF CONSTRUCTION- III-A - UNPROTECTED.
- SOIL SHALL BE TREATED FOR PREVENTION OF TERMITES AND CERTIFIED AS PER FBC 2017 (6TH ED) RESIDENTIAL P.302. WORK SHALL BE PROVIDED BY A REGISTERED TERMITICIDES AND A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL VERIFY ALL DRAWING DIMENSIONS. SHOULD THERE BE ANY DISCREPANCY NOTIFY THE ARCHITECT OF RECORD.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE AND BECOME FAMILIAR WITH THEM BEFORE COMMENCING WITH THE JOB. ANY OTHER CONDITION BE ENCOUNTERED NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE JOB.

CABINETS & FIXTURE BACKING NOTES

PROVIDE WOOD BACKING AT ALL CABINETS, STUDS IN NON-BRG, PARTITIONS TO SUPPORT WALL HUNG FIXTURES SHALL BE NO LESS THAN 2X4 STUDS AT MAX 16" oc OR 2X6 STUDS AT 24" oc. ADD A MINIMUM 2X4 HORIZONTAL WOOD MEMBER SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS. SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURES AND WALL CABINETS. R4409.5. 1. 15-FBC 2017 (6TH ED)

GENERAL CONSTRUCTION NOTES - F.B.C. 2017 (6TH ED) RES.

- SHOWERS COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER RESISTANT MATERIALS TO A HEIGHT OF NO LESS THAN 6 FT. ABOVE THE FLOOR. F.B.C. R307.2
- ATTIC ACCESS REQUIRED IN WOOD ROOF TO BE AT LEAST 20"X36" MINIMUM F.B.C. 2309.6

WALL & CEILING FINISHES

WALL AND CEILING FINISHES SHALL HAVE FLAME SPREAD CLASSIFICATION (C) NOT GREATER THAN 200 - R315. 1. SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450. R-315.2.

RESISTANCE GYPSUM WALLBOARD.

WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED IN AREAS SUBJECT TO CONTI. NUOUS HIGH HUMIDITY. R702-4.3, FBCC-2017 (6TH ED).
(SHALL NOT BE USED DIRECTLY BEHIND TUB TILES OR SHOWER AREAS)
THE TYPE OF GYPSUM WALL BOARD TO BE USED SHALL BE CEMENT BOARD.

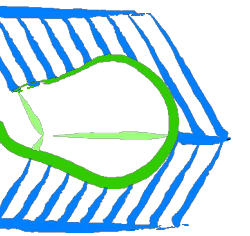
TERMITE PROTECTION AS PER FBC R320

ALL BUILDINGS SHALL HAVE PRE CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. R320. 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 THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

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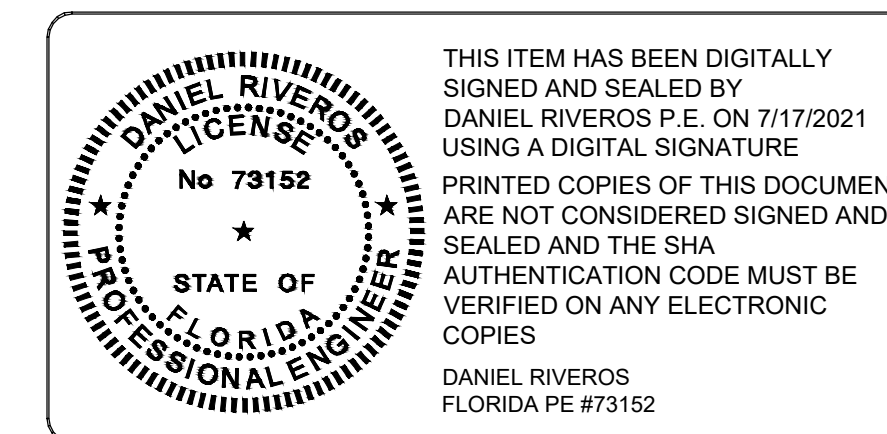


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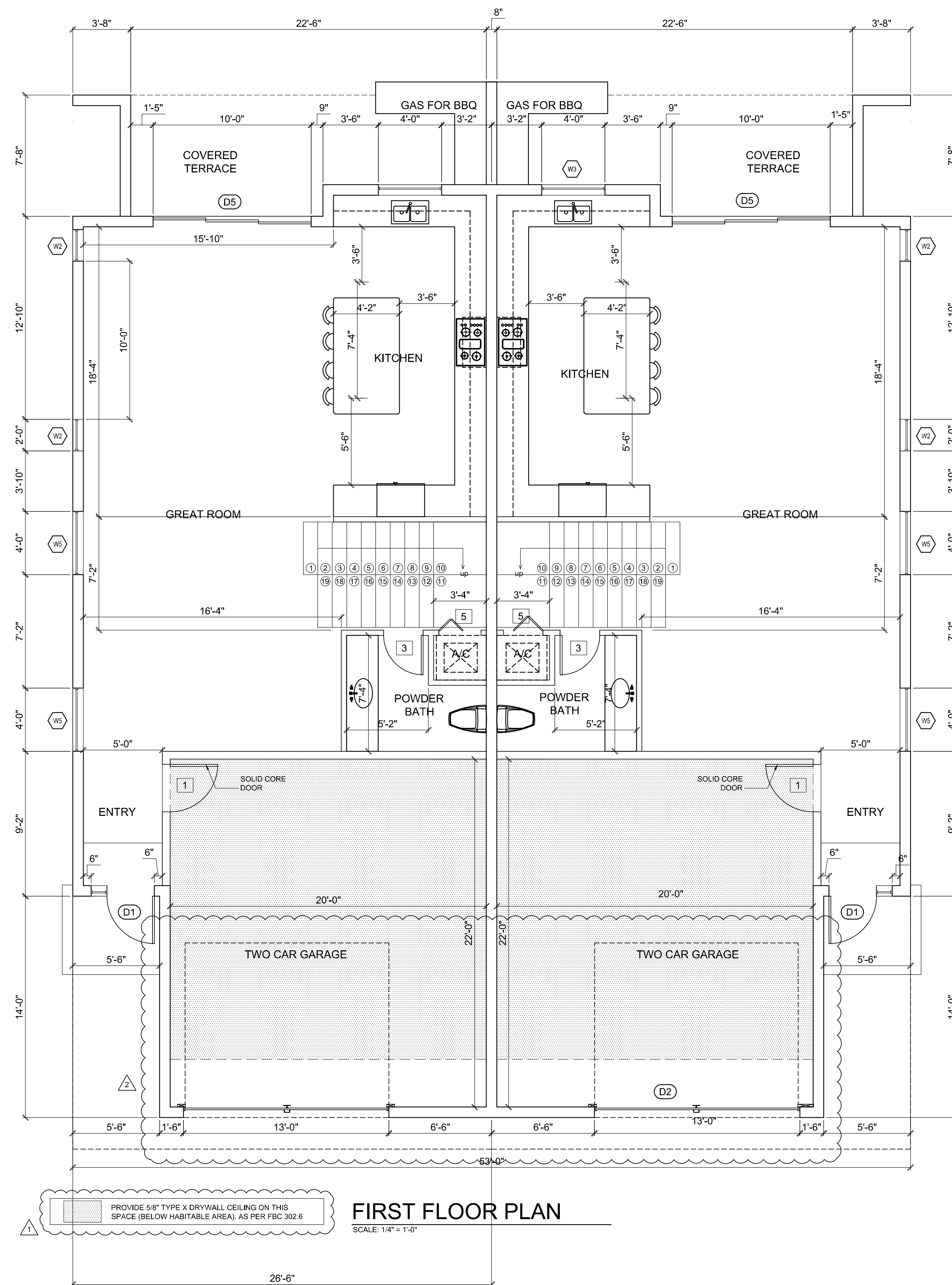
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ARCHITECTURAL
NOTES
DANIEL RIVEROS
FLORIDA PE #73152

A-0



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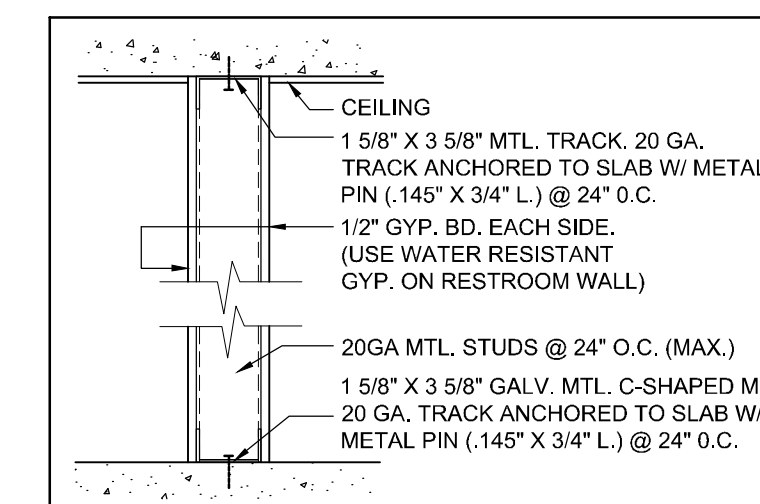


FIRST FLOOR PLAN

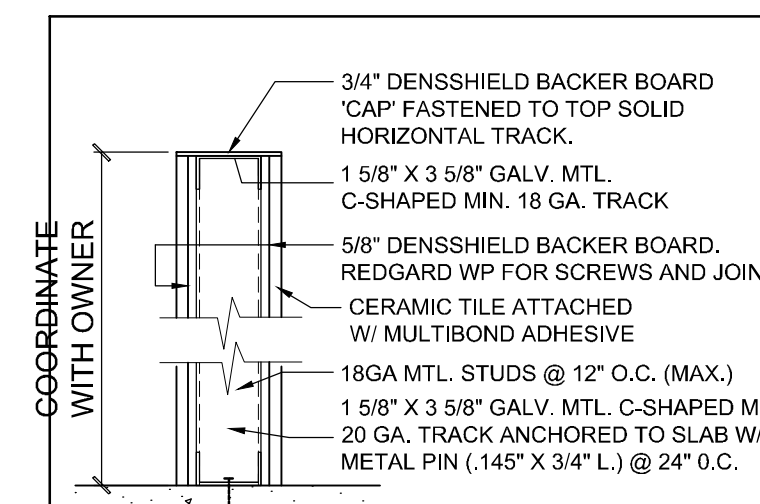
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LEGEND

	4" NON-LOAD BEARING, NON-FIRE RATED INTERIOR PARTITION
	8" CMU EXTERIOR WALL.

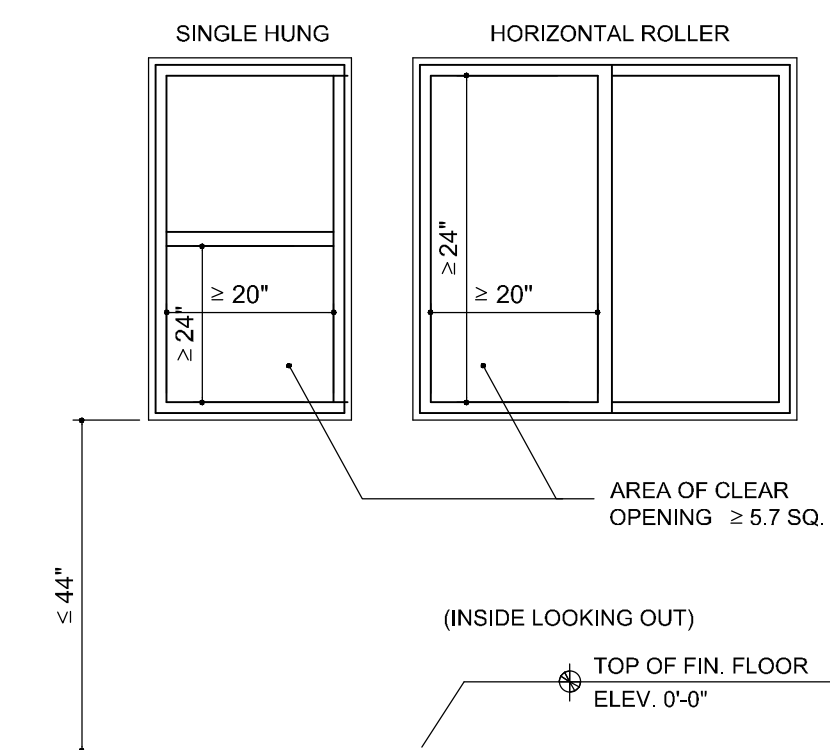


1
A-1



2
A-1

EGRESS WINDOW NOTES:
 IN AN OUTSIDE WINDOW OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT, SUCH CLEAR, OPENING SHALL NOT BE LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44" ABOVE THE FINISHED FLOOR.
 EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET



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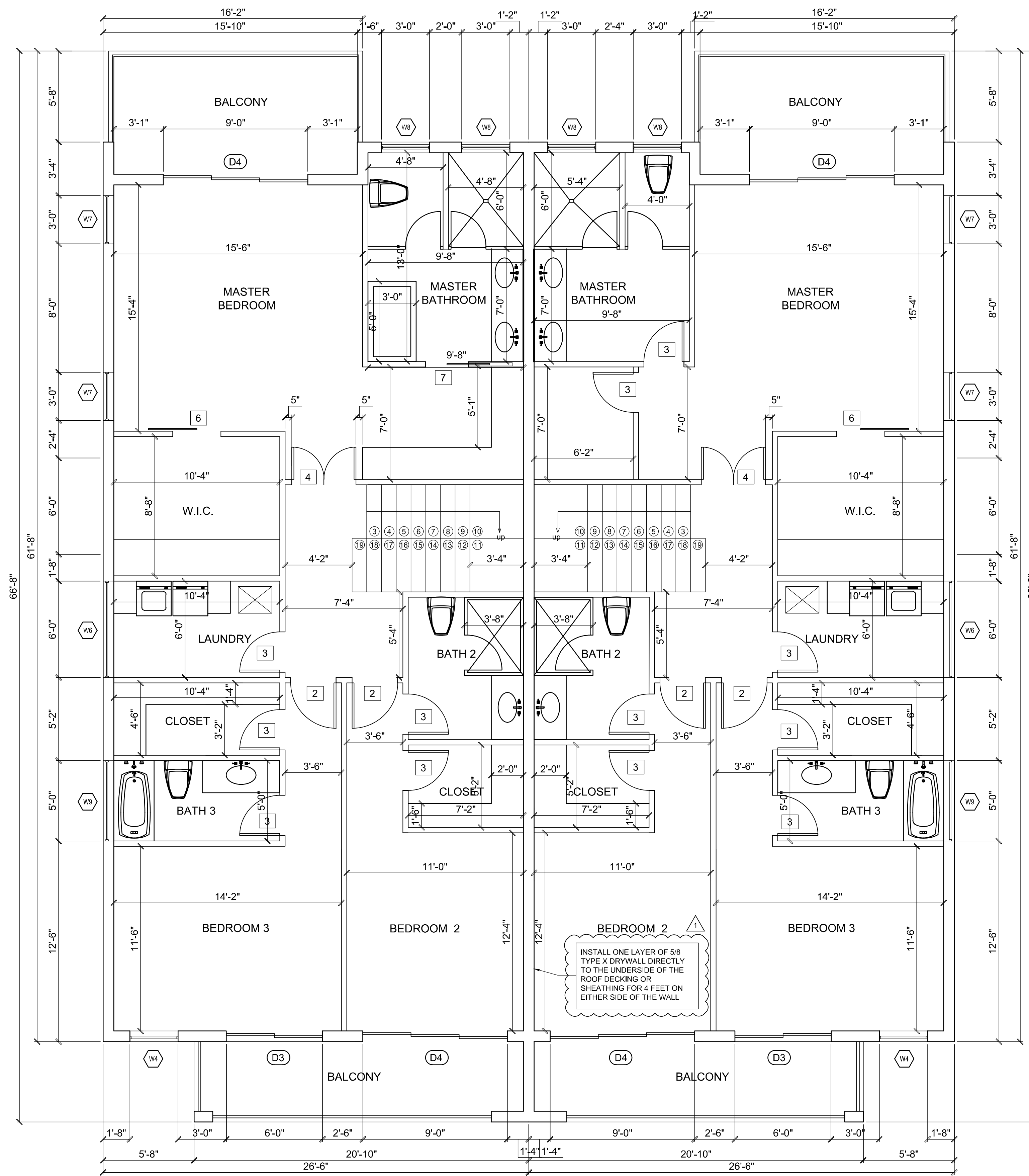
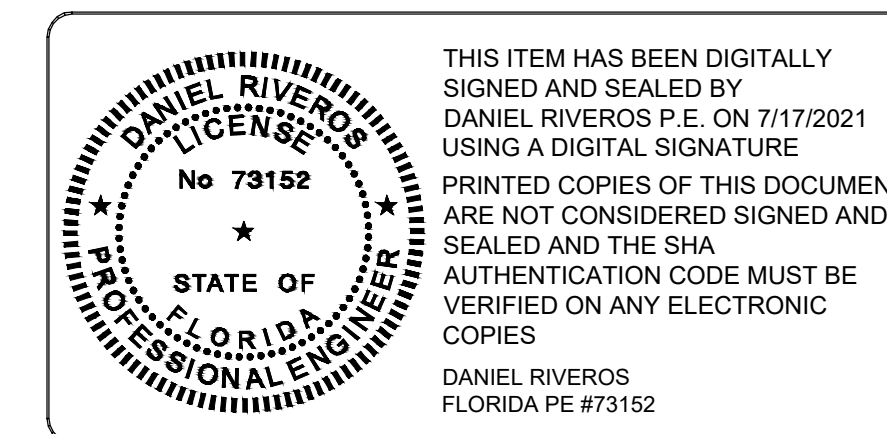
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NEW DUPLEX BUILDING
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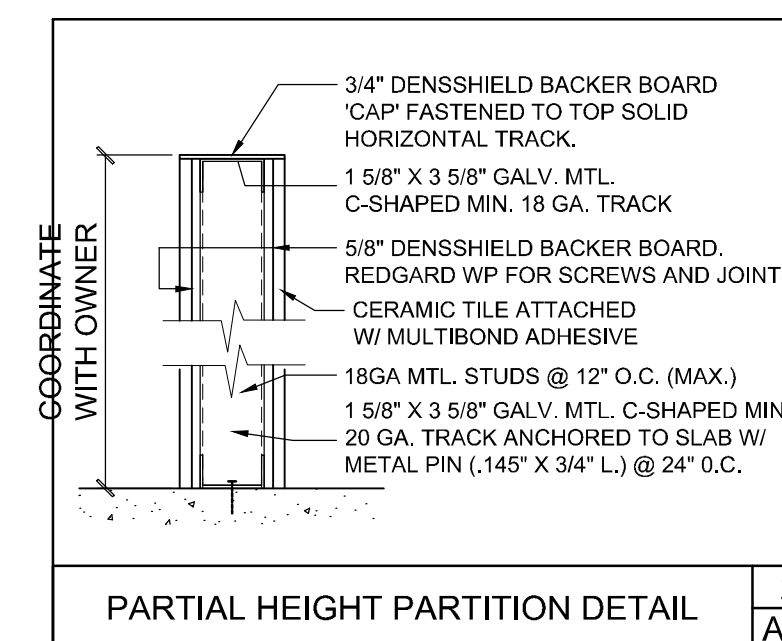
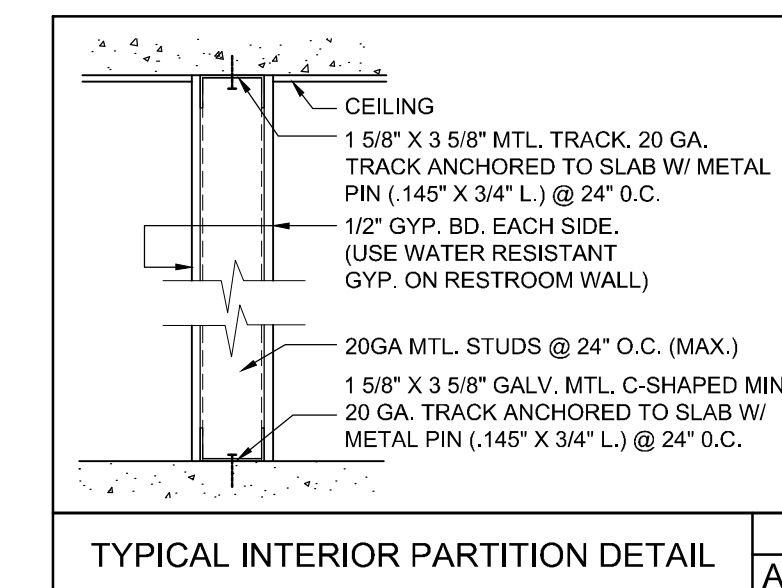


SECOND FLOOR PLAN

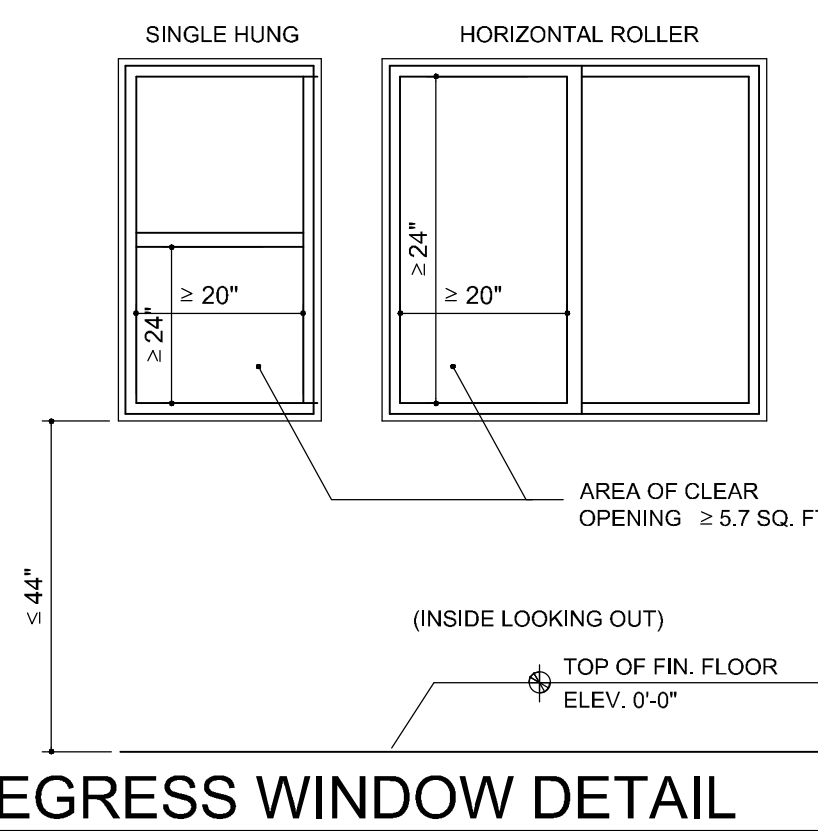
SCALE: 1/4" = 1'-0"



LEGEND	
	4" NON-LOAD BEARING, NON-FIRE RATED INTERIOR PARTITION
	8" CMU EXTERIOR WALL



EGRESS WINDOW NOTES:
 IN AN OUTSIDE WINDOW OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44" ABOVE THE FINISHED FLOOR.
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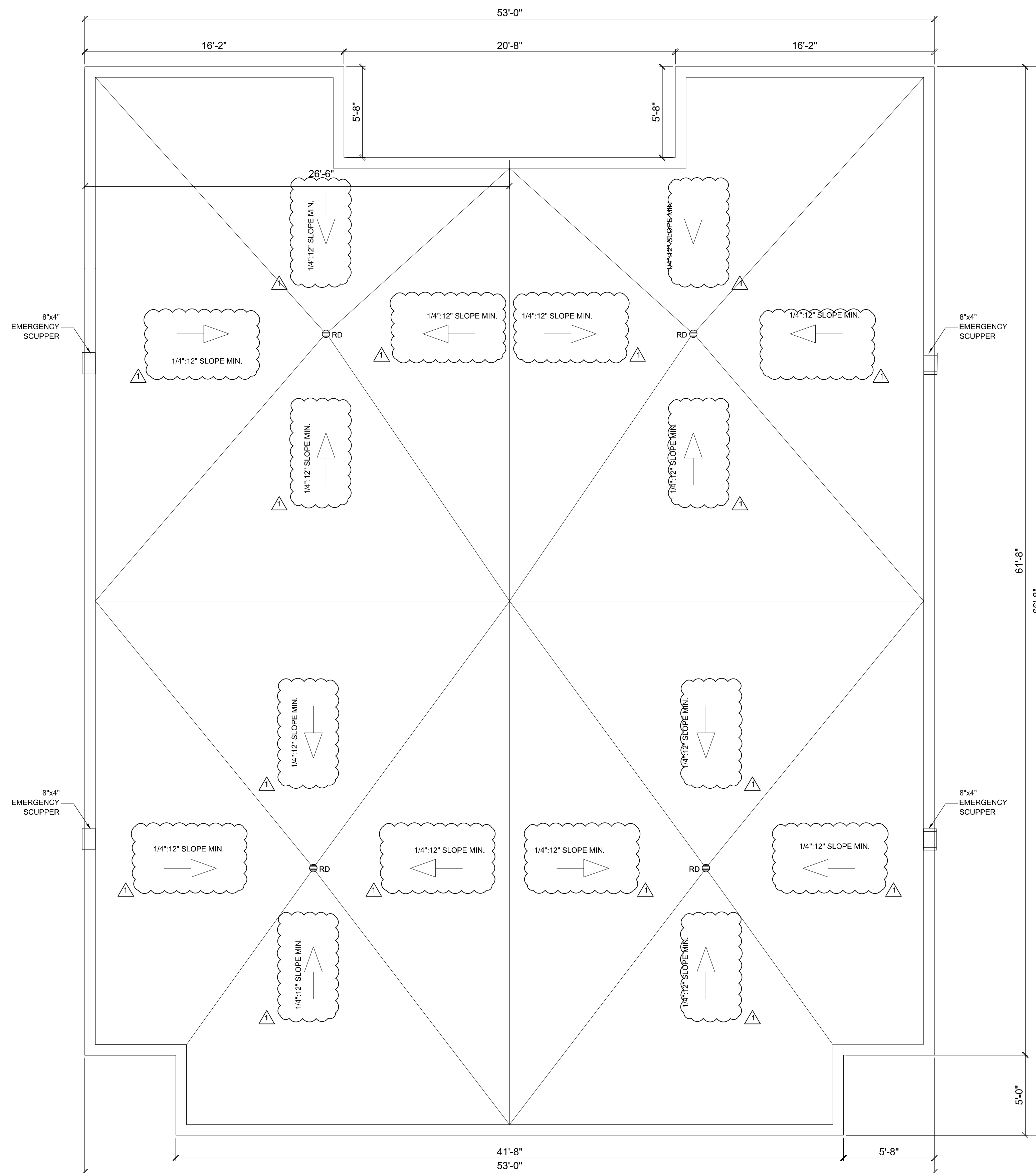
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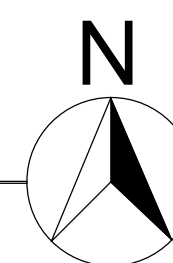


ROOF PLAN

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

OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 2 INCHES NOR MORE THAN 4 INCHES ABOVE THE FINISHED ROOF COVERING AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED PARAPET SCUPPERS.

ROOFING MATERIAL TO BE SUBMITTED UNDER SEPARATE PERMIT



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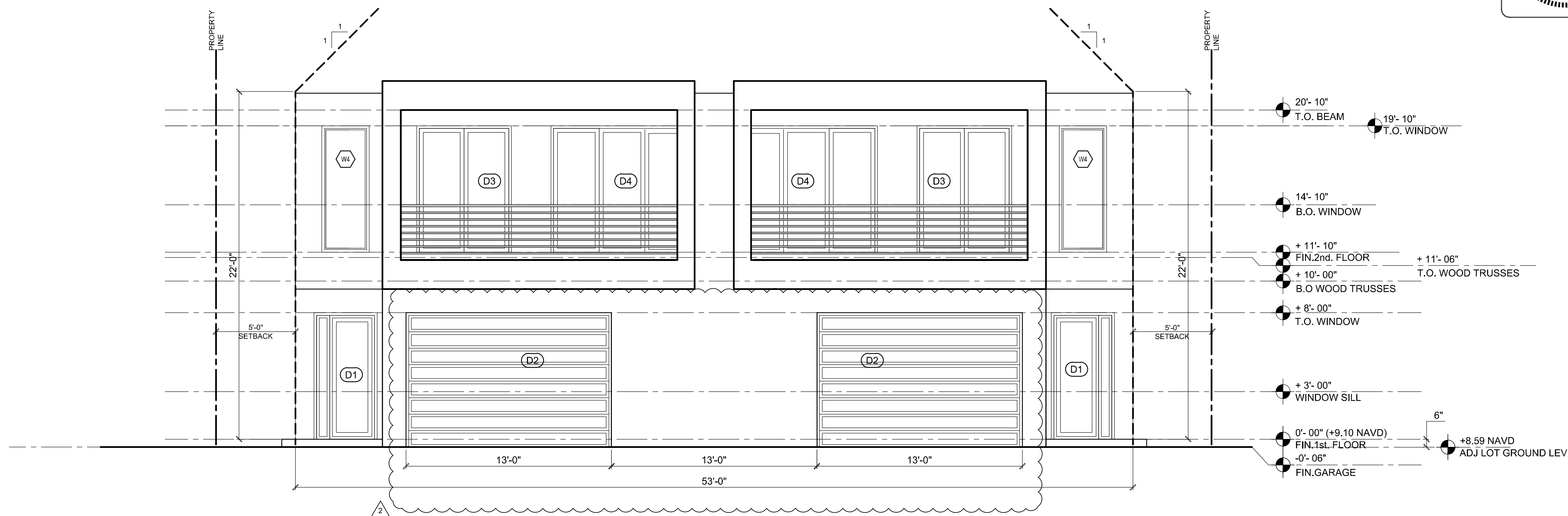
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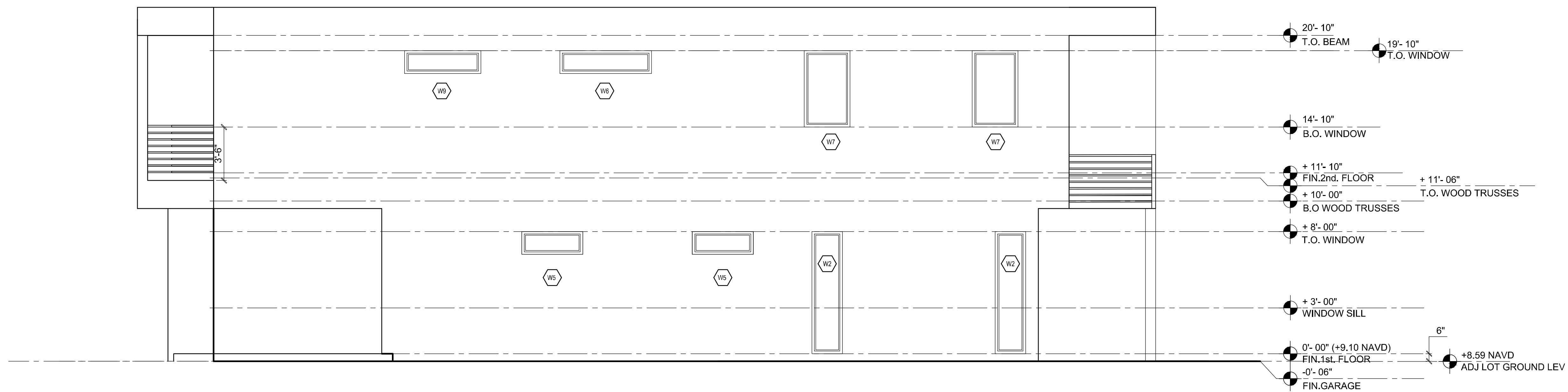
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FRONT ELEVATION

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

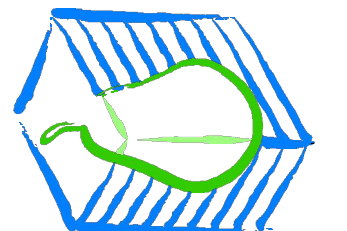


RIGHT ELEVATION

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

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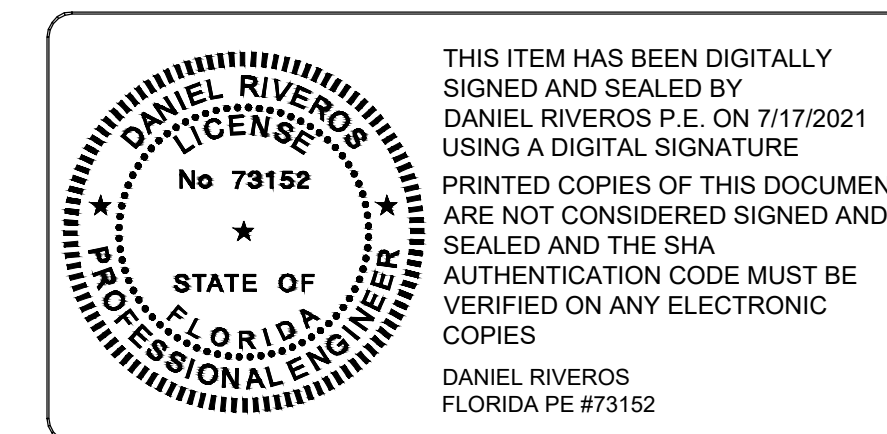


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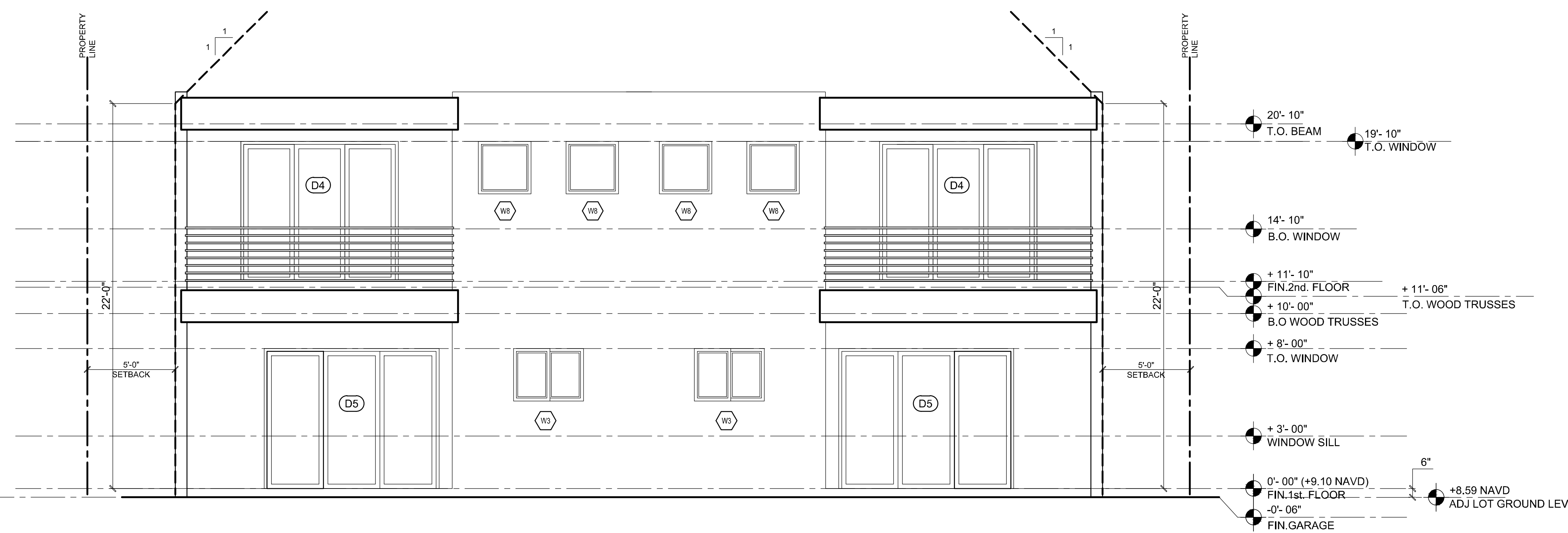
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A-4

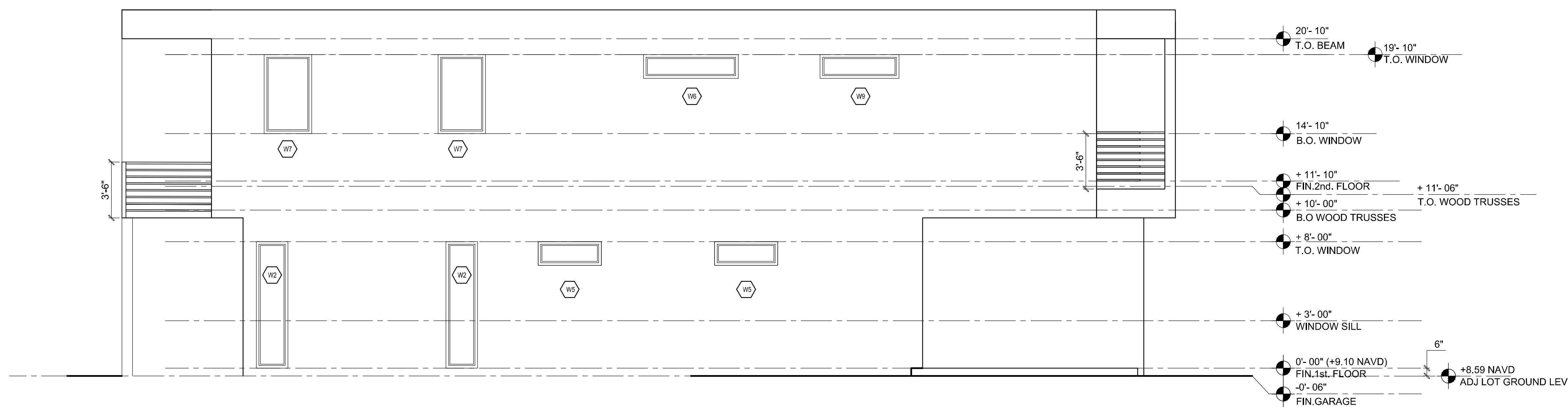


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REAR ELEVATION

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



LEFT ELEVATION

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

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INTERIOR FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING	CLG. HEIGHT	REMARKS
GROUND FLOOR						
GARAGE	CONCRETE	CONCRETE	PAINTED GYP. BRD.	STUCCO PAINTED	10'-6"	
GREAT ROOM	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	10'-0"	
KITCHEN	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	10'-0"	
FOYER	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	10'-0"	
BEDROOM # 1	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	10'-0"	
BEDROOM # 2	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	10'-0"	
BEDROOM # 3	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	10'-0"	
BATHROOM	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	10'-0"	
BEDROOM CLOSETS	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	10'-0"	
LAUNDRY	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	10'-0"	
MASTER BEDROOM	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	10'-0"	
MASTER CLOSET	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	10'-0"	
MASTER BATH	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	10'-0"	
CORRIDOR	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	10'-0"	
A/C CLOSET	TILE	TILE	PAINTED GYP. BRD.	PAINTED GYP. BRD.	10'-0"	

WINDOW & EXTERIOR DOOR SCHEDULE

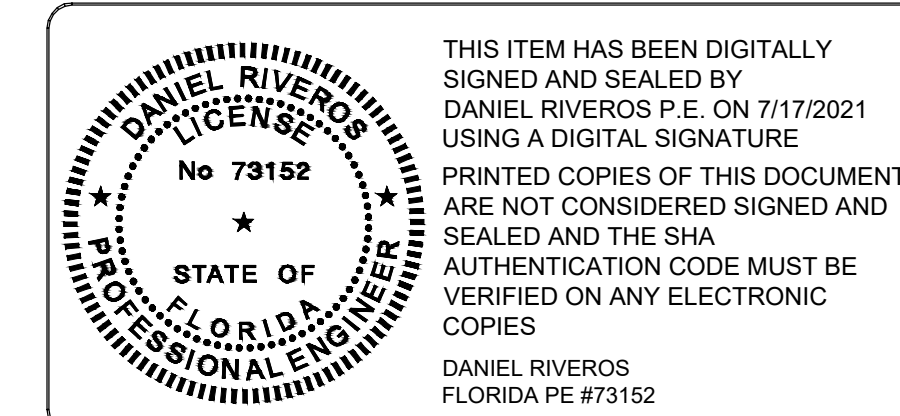
(X) WINDOWS AND DOORS # AND SIZE	TYPE	REMARKS
(W1) 48" x 96"	FIXED	REFER TO PRODUCT APPROVAL FOR ATTACHMENT DETAILS
(W2) 24" x 96"	FIXED	REFER TO PRODUCT APPROVAL FOR ATTACHMENT DETAILS
(W3) 48" x 36"	HORIZONTAL ROLLER	REFER TO PRODUCT APPROVAL FOR ATTACHMENT DETAILS
(W4) 36" x 96"	FIXED	REFER TO PRODUCT APPROVAL FOR ATTACHMENT DETAILS
(W5) 48" x 18"	FIXED	REFER TO PRODUCT APPROVAL FOR ATTACHMENT DETAILS
(W6) 72" x 18"	FIXED	REFER TO PRODUCT APPROVAL FOR ATTACHMENT DETAILS
(W7) 36" x 60"	FIXED	REFER TO PRODUCT APPROVAL FOR ATTACHMENT DETAILS
(W8) 36" x 36"	FIXED	REFER TO PRODUCT APPROVAL FOR ATTACHMENT DETAILS
(W9) 60" x 18"	FIXED	REFER TO PRODUCT APPROVAL FOR ATTACHMENT DETAILS
(D1) 3'-0" x 8'-0"	FRENCH	REFER TO PRODUCT APPROVAL FOR ATTACHMENT DETAILS
(D2) 13'-0" x 8'-6"	OVERHEAD ROLL-UP DOOR	REFER TO PRODUCT APPROVAL FOR ATTACHMENT DETAILS
(D3) 6'-0" x 8'-0"	SLIDING DOOR	REFER TO PRODUCT APPROVAL FOR ATTACHMENT DETAILS
(D4) 9'-0" x 8'-0"	SLIDING DOOR	REFER TO PRODUCT APPROVAL FOR ATTACHMENT DETAILS
(D5) 10'-0" x 8'-0"	SLIDING DOOR	REFER TO PRODUCT APPROVAL FOR ATTACHMENT DETAILS

- COORDINATE WITH OWNER DOOR AND WINDOWS EXACT LOCATION/DIMENSION WITH OWNER PRIOR TO PURCHASE
- SUBMIT PRODUCTS APPROVALS TO DESIGNER OF RECORD FOR REVIEW AND APPROVAL
- USE IMPACT RESISTANT WINDOWS/DOOR ONLY

INTERIOR DOOR SCHEDULE

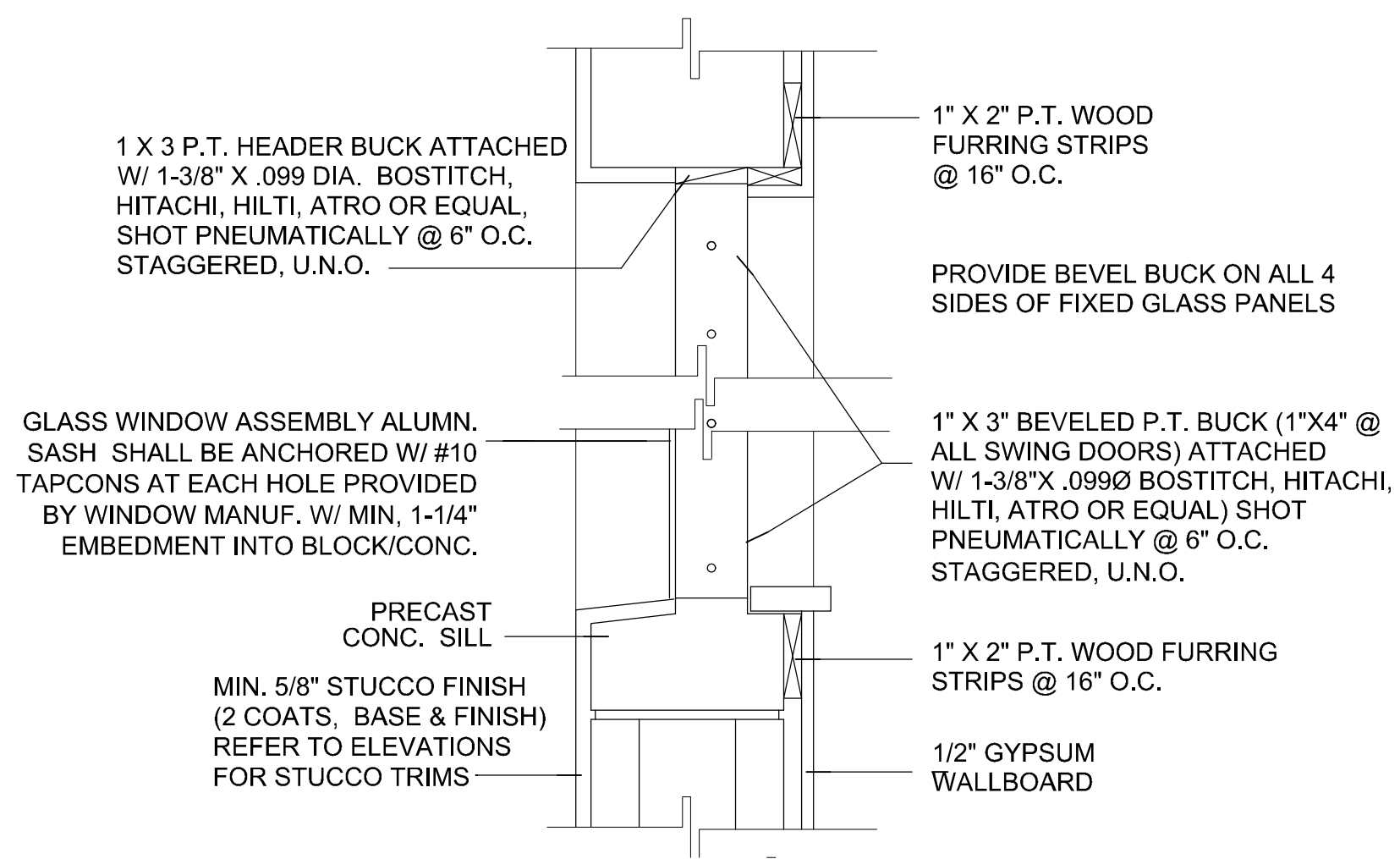
#	SIZE (WxH)	TYPE	FINISH	MATERIAL	FRAME	HARDWARE	REMARKS
2	36" x 84"	SWING	PAINT	WOOD	ALUMINIUM	PRIVACY	INTERIOR DOOR
3	30" x 84"	SWING	PAINT	WOOD	ALUMINIUM	PRIVACY	INTERIOR DOOR
4	30" x 84"	POCKET	PAINT	WOOD	ALUMINIUM	PRIVACY	INTERIOR DOOR
5	36" x 84"	BARN	PAINT	WOOD	ALUMINIUM	PRIVACY	INTERIOR DOOR
	28" x 84"	SWING	GLASS	GLASS	ALUMINIUM	PRIVACY	INTERIOR DOOR

- VERIFY OPENINGS BEFORE DOOR ORDER
- CONTRACTOR TO COORDINATE HARDWARE SELECTION WITH OWNER



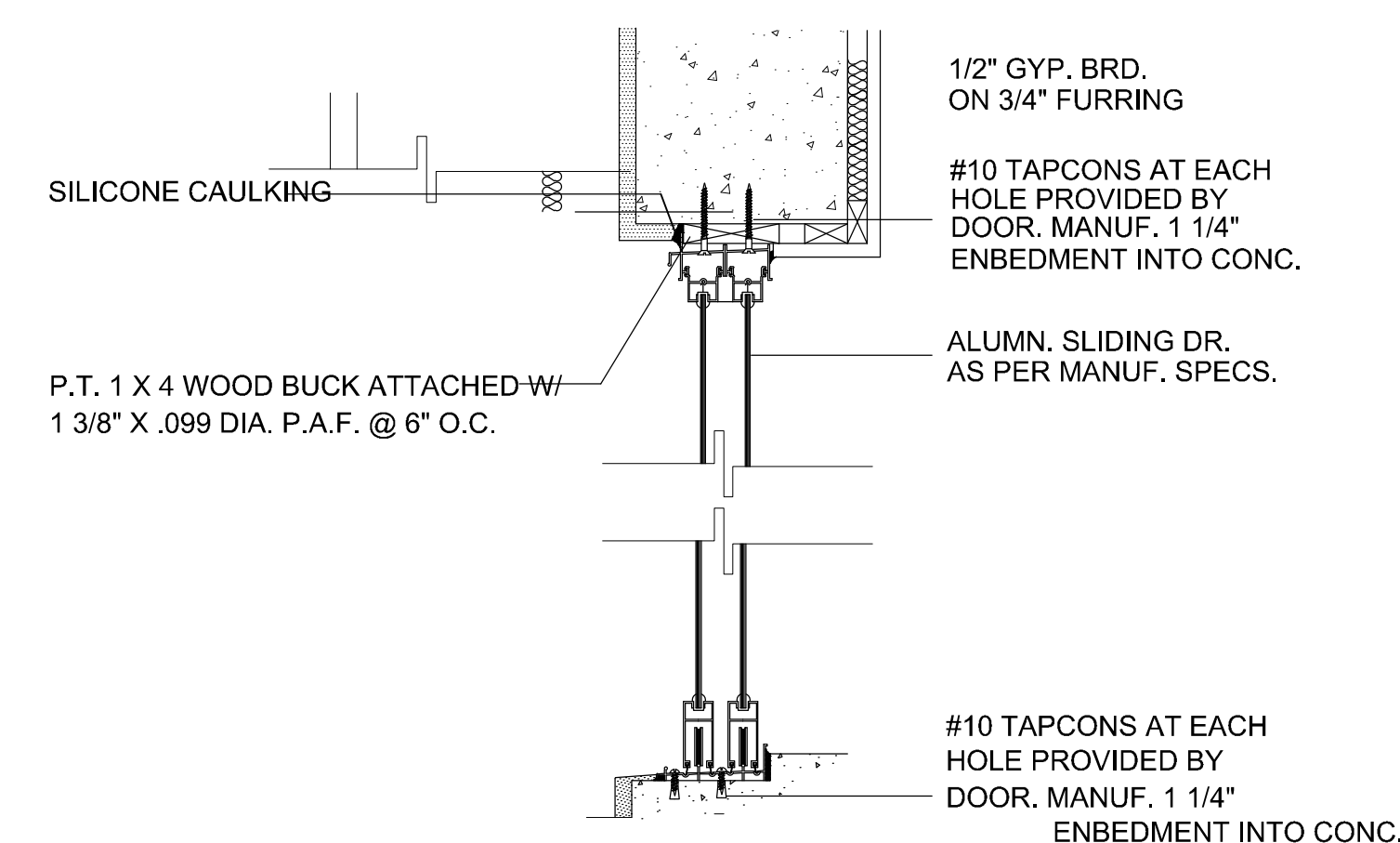
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DANIEL RIVEROS
FLORIDA PE #73152

REVISION / DATE	
BLDG DEPT COMMENTS	02/23/2021
REVISION	06/23/2021



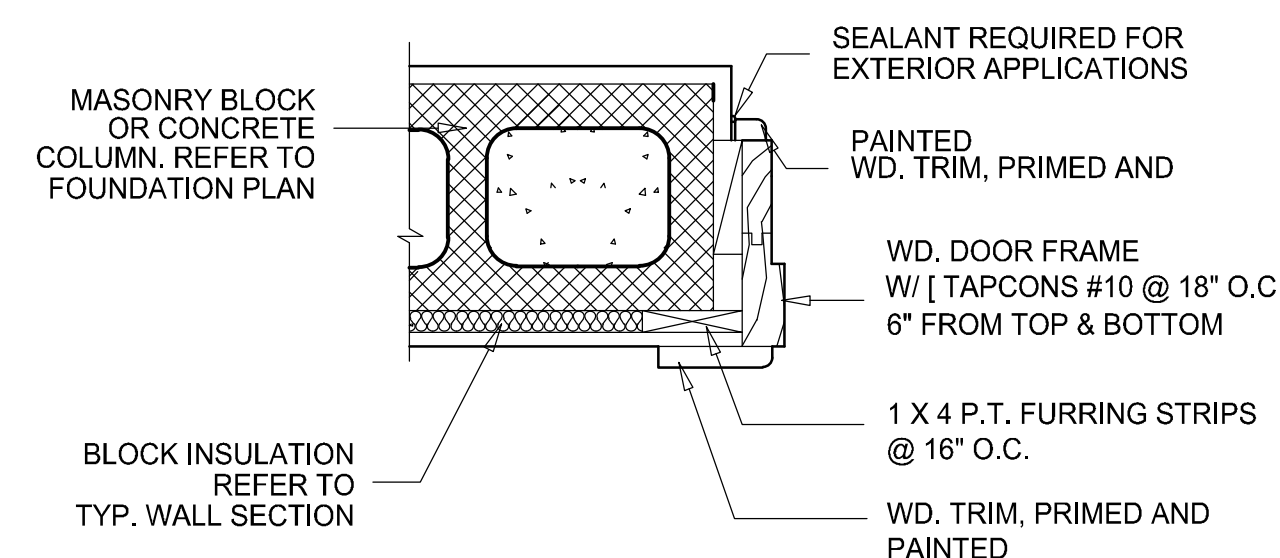
BUCK ATTACHEMENT FOR WINDOWS DETAIL

SCALE: N.T.S.



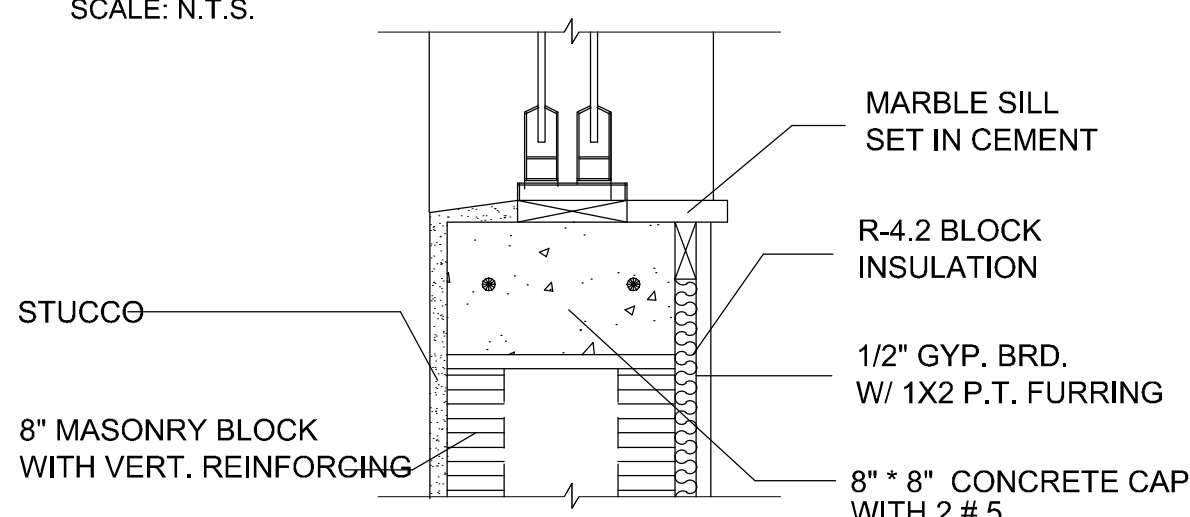
SLIDING GLASS DOOR BUCK DETAIL

SCALE: N.T.S.



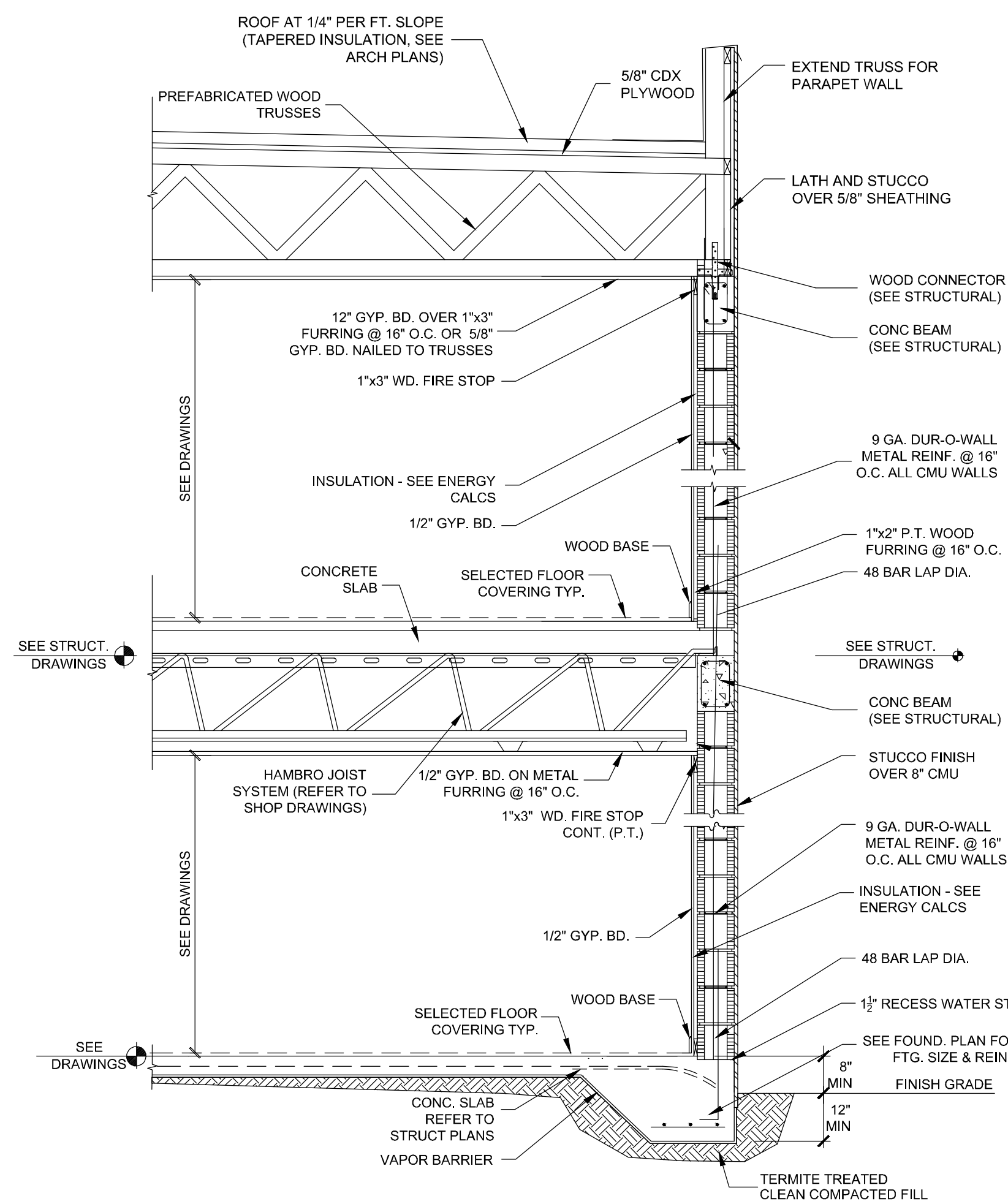
EXTERIOR SWING DOOR JAMB

SCALE: N.T.S.



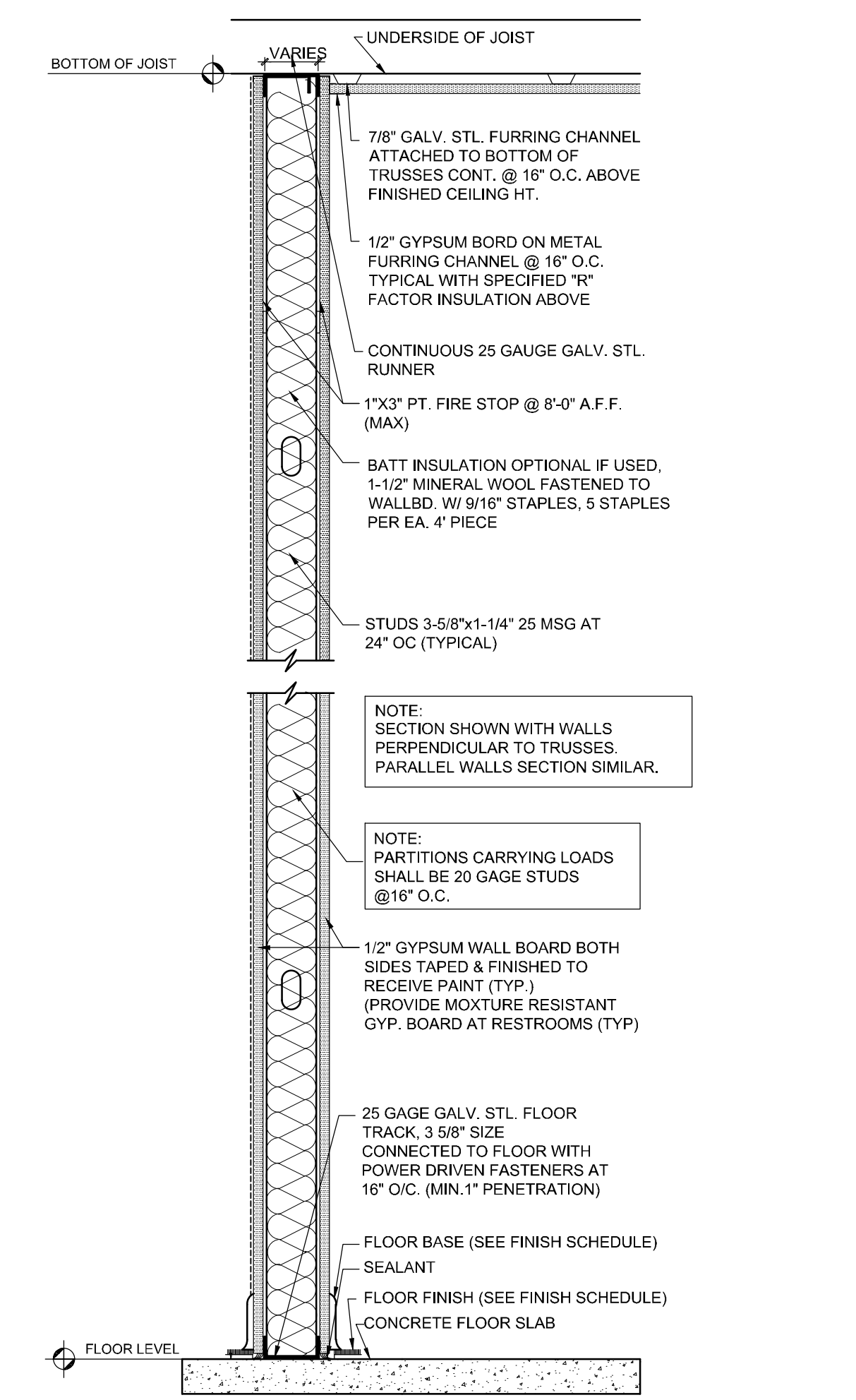
TYPICAL WINDOW SILL DETAIL

SCALE: N.T.S.



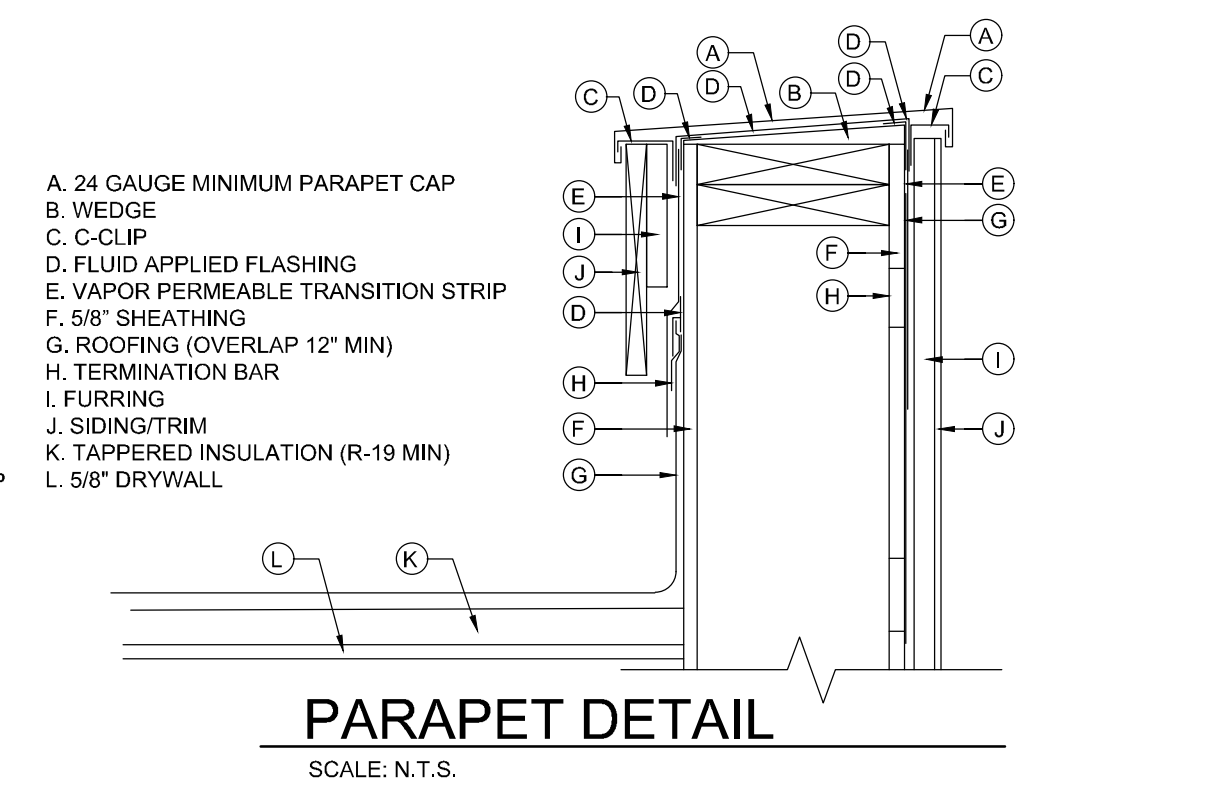
TYPICAL WALL SECTION

SCALE: N.T.S.



TYPICAL INTERIOR NON-BEARING METAL PARTITION

SCALE: N.T.S.



PARAPET DETAIL

SCALE: N.T.S.

7900 Nova Drive
Davie, FL 33324
(954) 612-9591
daniel@peareng.com

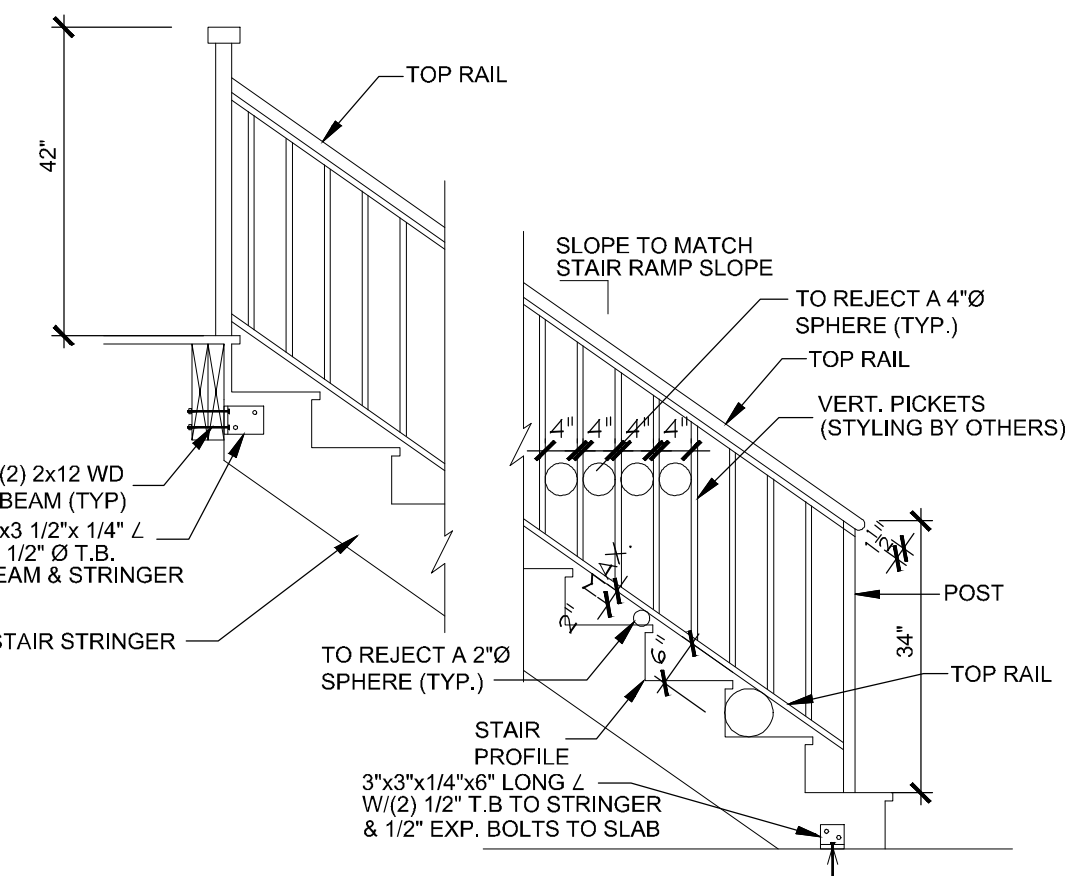
Pea Engineering
Mechanical - Electrical - Plumbing

NEW DUPLEX BUILDING
603 NE 16TH AVE
FORT LAUDERDALE, FL 33304

DRAWN BY:	DR
CHECKED BY:	DR
JOB NUMBER:	20-080
DATE:	7/17/2021

DANIEL RIVEROS
FLORIDA PE #73152

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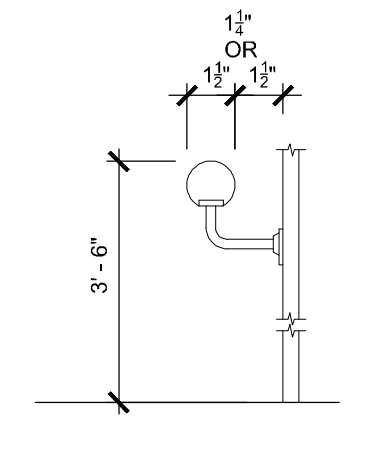
TYP. STAIR HANDRAIL DETAIL

GUARDRAIL NOTES:

1. ALL OPEN GUARDRAILS SHALL HAVE VERT. PICKETS OR ORNAMENTAL FILLER BELOW TOP RAIL WHICH WILL REJECT PASSAGE OF 4" SPHERE.
2. BOTTOM RAIL CLEARANCE BETWEEN ADJACENT SURFACE NOT TO EXCEED 2" @ STAIR NOSING.
3. ALL HANDRAILING TO TERMINATE ON A POST OR RETURN INTO THE WALL. SEE PLAN FOR DESIGN / LAYOUT.

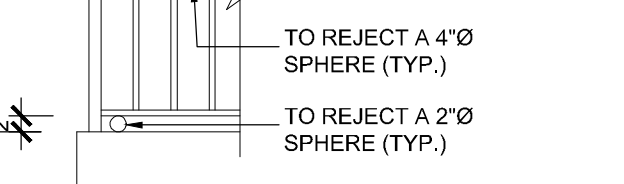
RAILING NOTES:

1. ALL RAILINGS TO MEET 200# IMPACT LOAD W/ 50# / L.F. TOP RAIL AND 25# / L.F. AT PICKETS OR ORNAMENTAL FILLER.
2. SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND TO APPROPRIATE BLDG. DEPT. FOR APPROVAL.

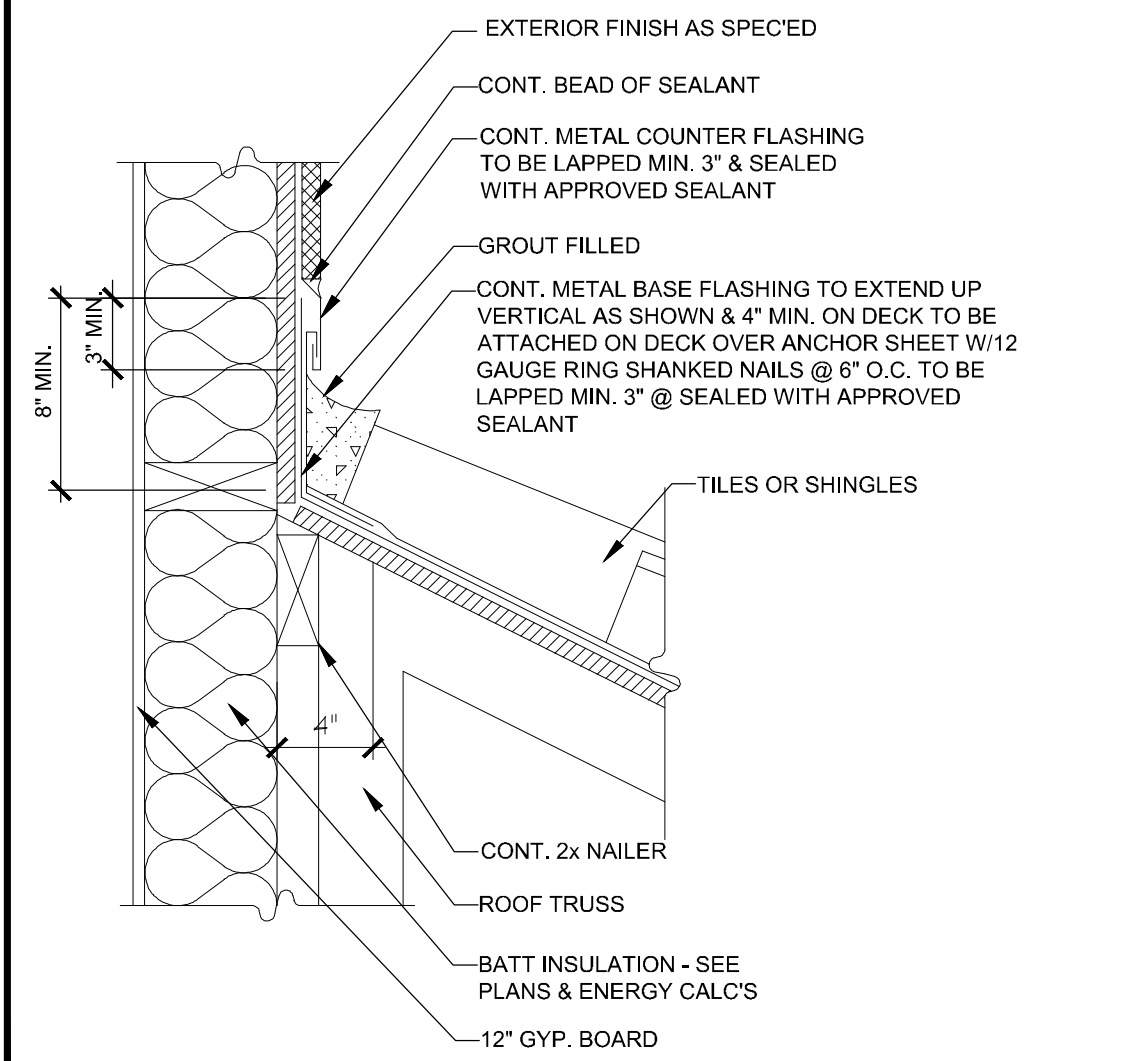
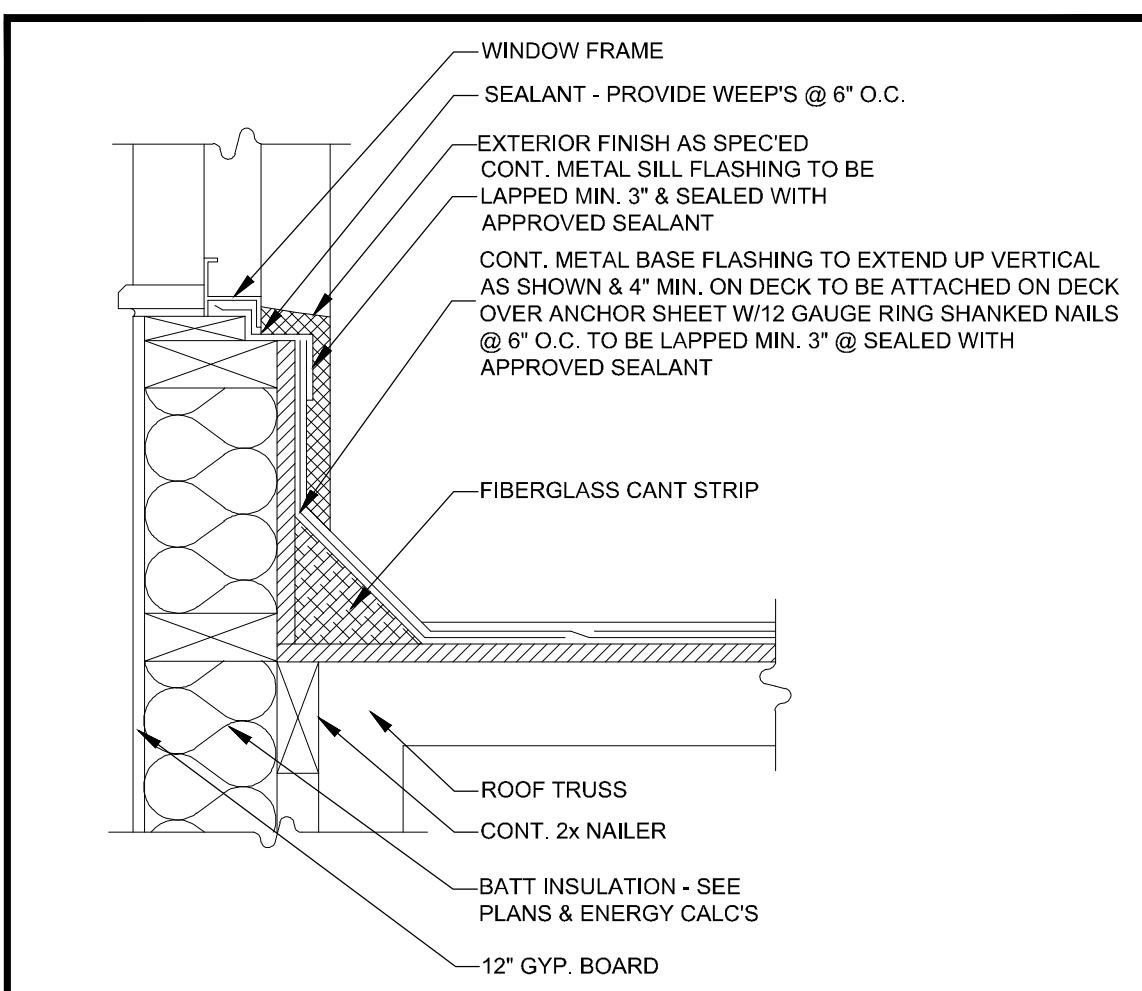


TYP. STAIR HANDRAIL DETAIL

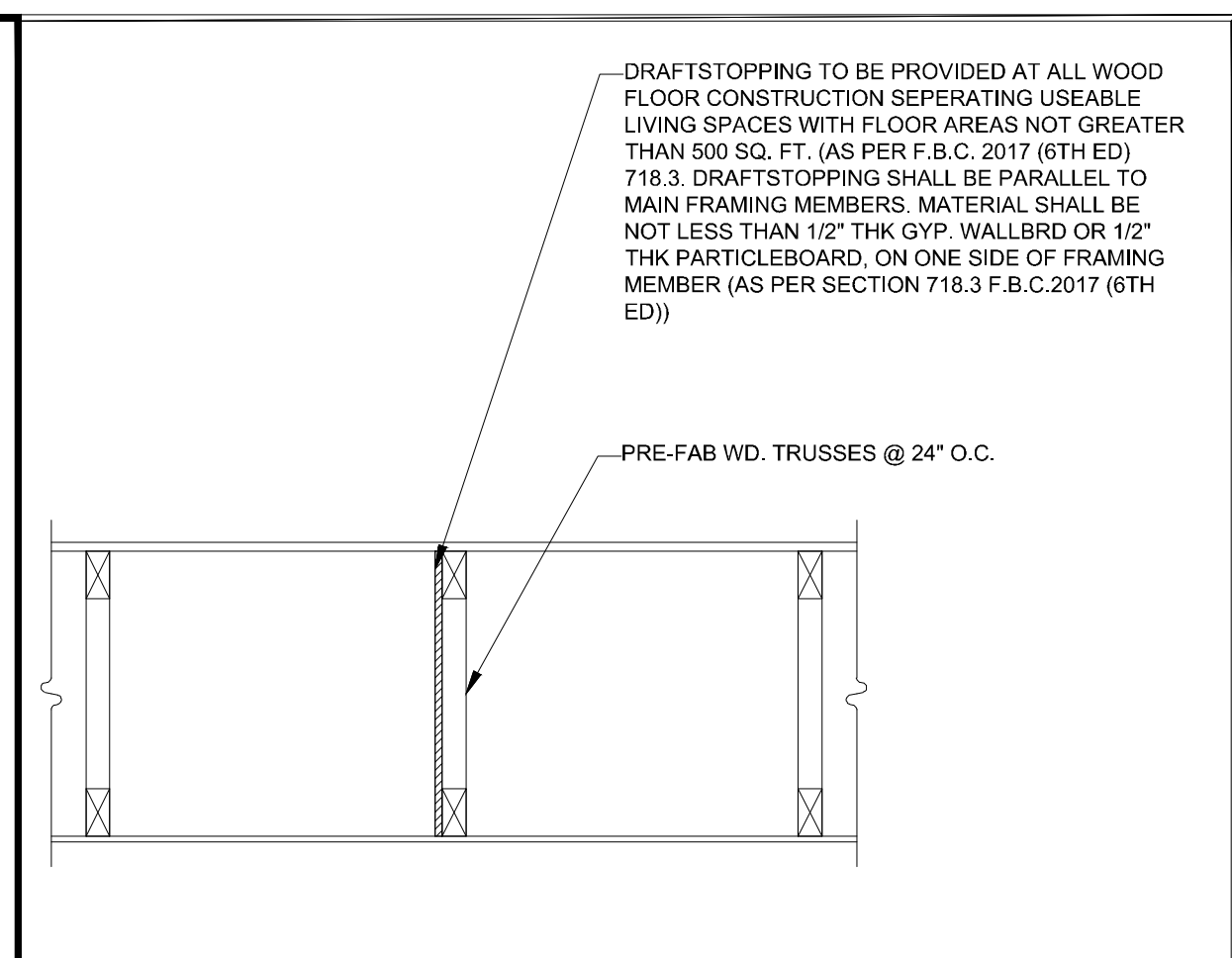
GUARDRAIL NOTES:
BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE FINISHED GROUND LEVEL OR FLOOR LEVEL BELOW SHALL BE PROTECTED BY A GUARDRAIL. GUARDRAILS SHALL FORM A VERTICAL PROTECTION BARRIER NOT LESS THAN 42 INCHES HIGH.



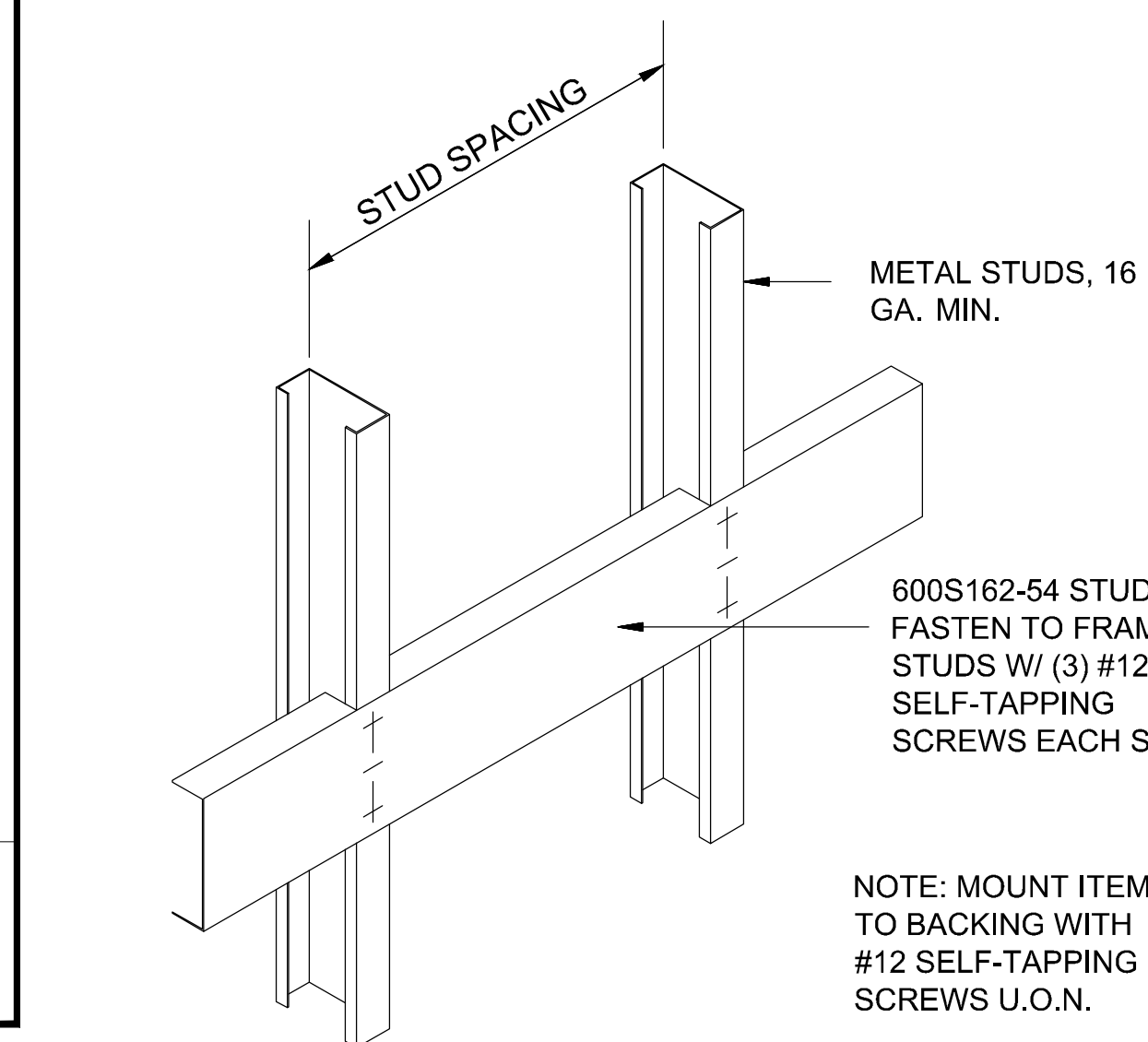
TYP. RAILING DETAIL @ LANDINGS/BALCONIES



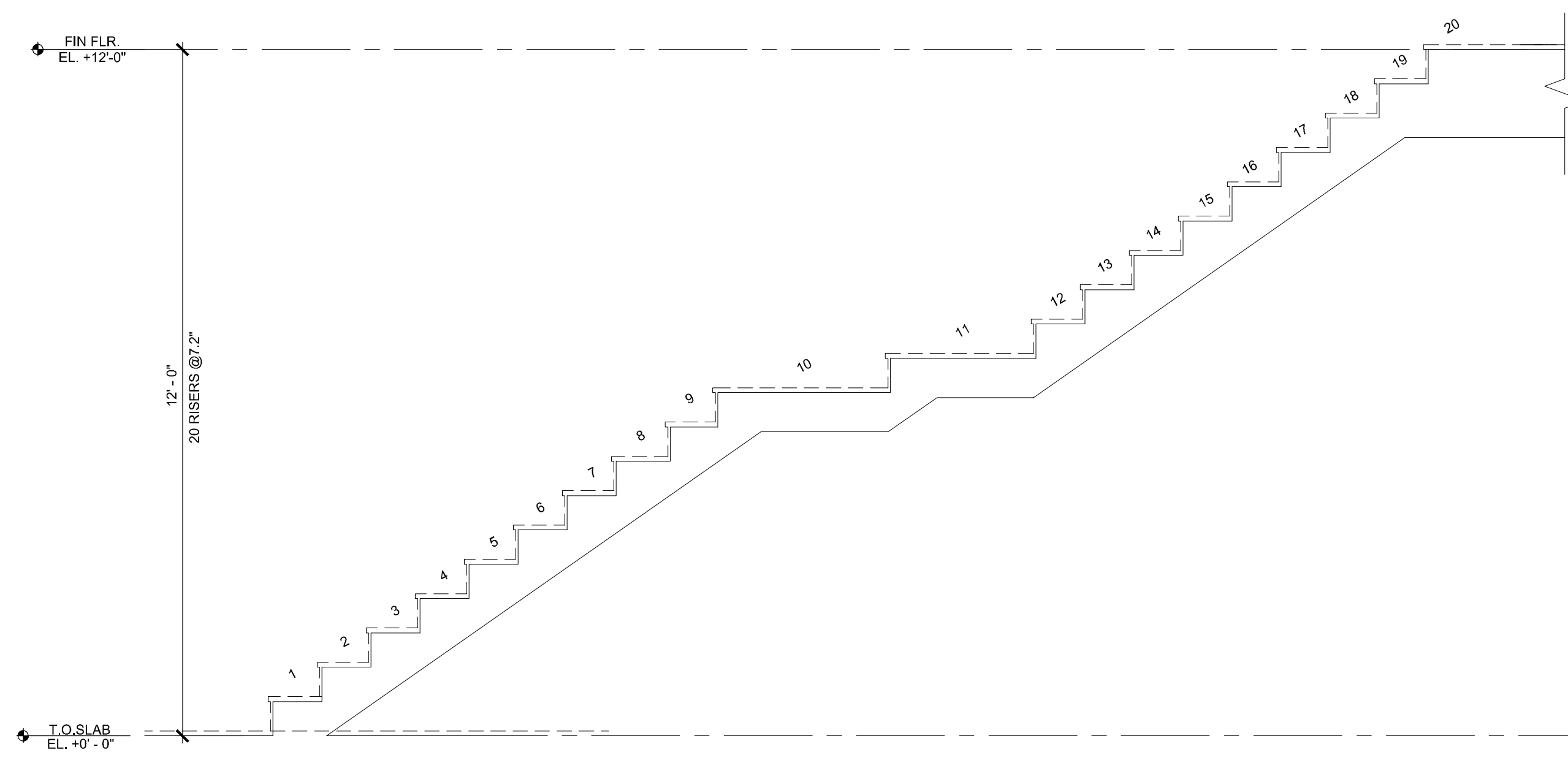
ROOF/WALL FLASHING DETAIL



DRAFTSTOP DETAIL (BETWEEN USABLE SPACES)

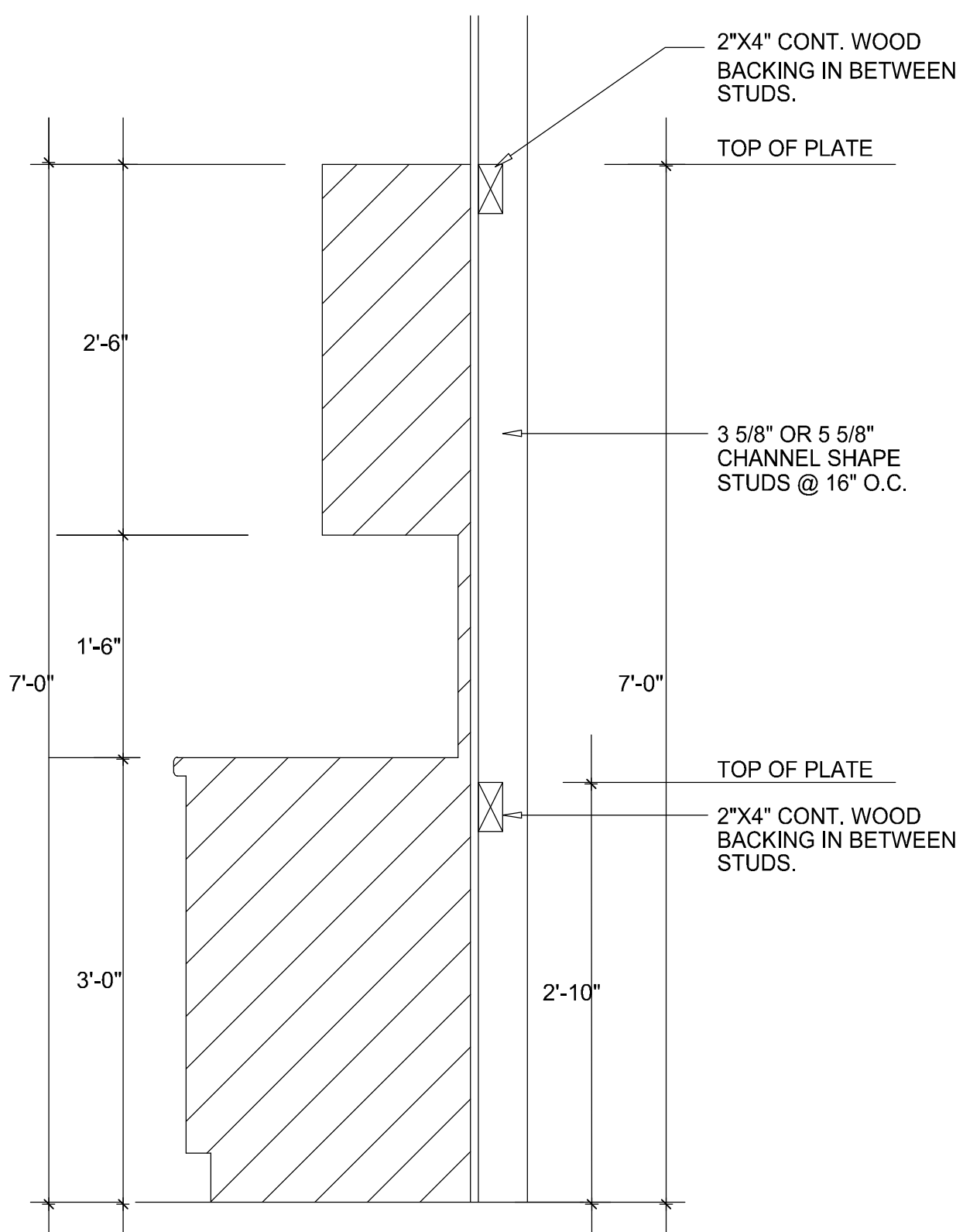


TYPICAL BACKING DETAIL



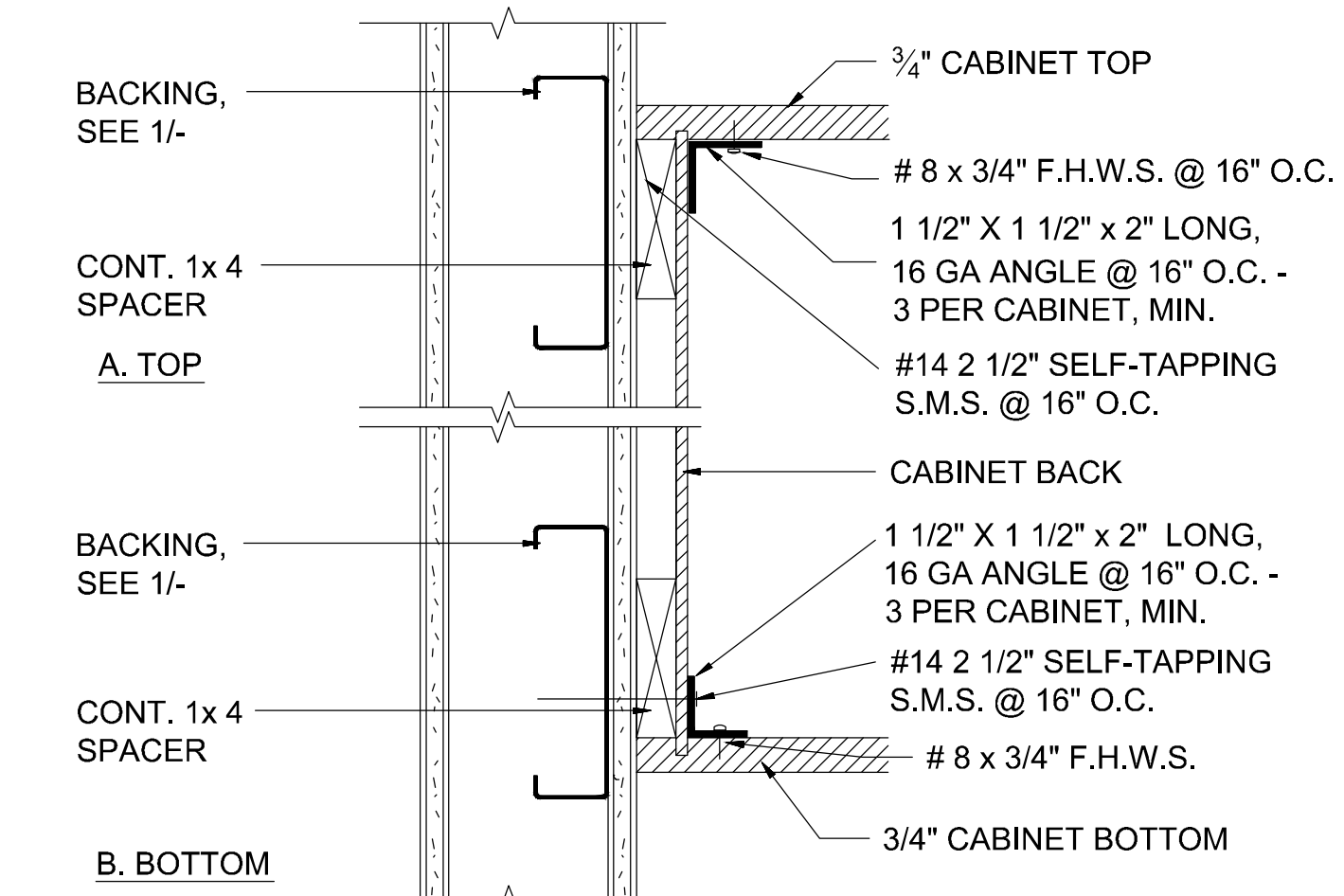
STAIR SECTION

FLATTENED VIEW OF STAIR (SEE PLAN FOR DIMS). ELEVATION MARKERS ARE TO THE TOP OF BLDG. GROUND. ADJUST ACTUAL ELEVATIONS (AS DEEMED NECESSARY).

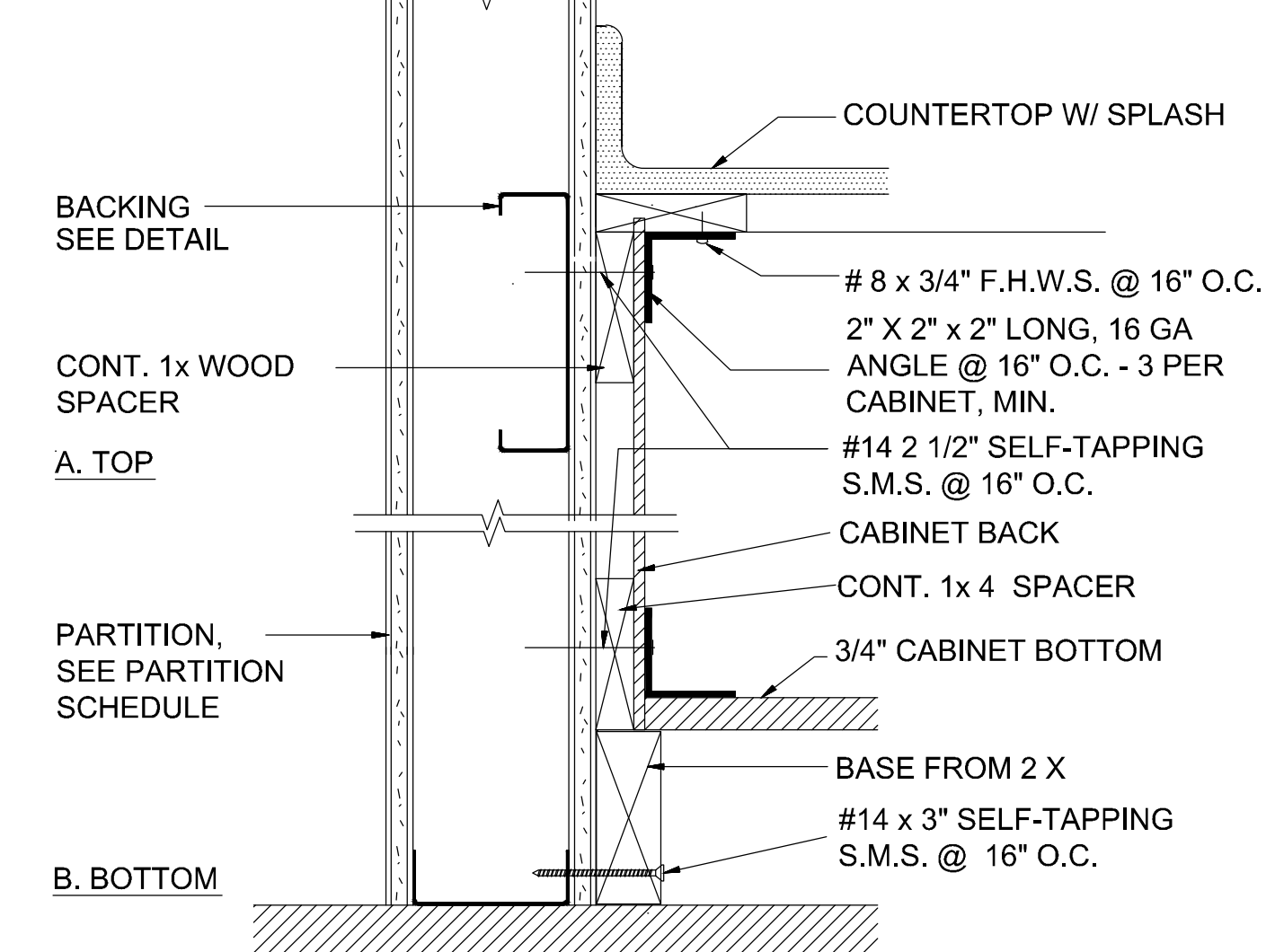


KITCHEN CABINET MOUNTING

SCALE: N.T.S.



WALL CABINET ANCHORAGE



BASE CABINET ANCHORAGE

NTS

REVISION / DATE
BLDG DEPT COMMENTS 02/23/2021
REVISION 06/23/2021

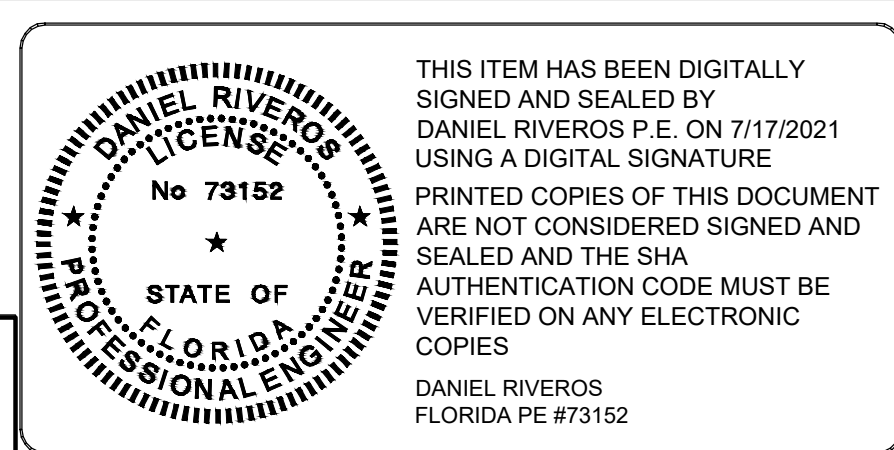
7900 Nova Drive
Davie, FL 33324
(954) 612-9591
daniel@peareng.com



NEW DUPLEX BUILDING
603 NE 16TH AVE
FORT LAUDERDALE, FL 33304

DRAWN BY:	DR
CHECKED BY:	DR
JOB NUMBER:	20-080
DATE:	7/17/2021

DANIEL RIVEROS
FLORIDA PE #73152



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Design No. U417
February 12, 2019
(For Exterior Walls, Ratings Applicable For Exposure To Fire On Interior side Only)
Bearing Wall Rating - 1 Hr.
(Load Restricted See Item 2)

1. Steel Floor and Ceiling Tracks — (Not Shown) — Top and bottom tracks of wall assemblies shall consist of steel members to match the gauge and size of the steel studs (Item 2), but not less than No. 16 MSG (1.37 mm, min bare metal thickness). Attached to the supporting structure as per manufacturer's instructions with steel fasteners spaced a maximum of 610 mm, OC.

2. Steel Studs — 152 mm, or 203 mm wide, min 18 MSG (1.14 mm, min bare metal thickness) max 14 MSG (1.73 mm, min bare metal thickness) corrosion protected cold formed steel studs. Stud spacing of wall assemblies shall not exceed 305 mm, OC. Studs attached to floor and ceiling tracks with 12.7 mm, long Type 5-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. The long flange of the stud attached to the shoulder of the adjacent stud with M12x25.4 self-tapping/drilling screws spaced at 76 mm, from each end and 152 mm, the field. Long flange of the stud attached to the Starter channels supplied by the manufacturer with M12x25.4 self-tapping/drilling screws spaced at 76 mm, from each end and 305 mm, in the field. Design evaluated per AISI S100-16, Table 10.1.1.1.

EVOLUTIONDECK INC. — SPXWALL

3. Lateral Support Members — (Not Shown) — When studs require lateral supports, this may be provided by means of steel straps, channels or other similar means as specified by the Stud manufacturer. When required, lateral supports shall be installed within the stud cavity.

4. Furring Channels — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 305 mm, OC. Flange portion attached to each intersecting stud with 12.7 mm, long Type 5-12 steel screws.

5. Gypsum Board — Two layers of 15.9 mm, thick boards. Both layers may be applied vertically or horizontally. All joints between inner and outer layer staggered 610 mm. Inner layer fastened to furring channel with 25.4 mm, Type 5 screws spaced a max 610 mm, OC, with additional screws 38 mm, from each edge of board. Outer layer fastened to furring channel with 41 mm, Type 5 screws spaced a max 203 mm, OC, with additional screws 19 mm, from each edge of board.

CERTAINTED GYPSUM INC. — Type X

CGC INC. — Type SCX

GEORGIA-PACIFIC GYPSUM L L C. — Type X

UNITED STATES GYPSUM CO. — Type SCX

6. Exterior Insulation — (Optional) — For exterior walls, any polyisocyanurate foamed plastic insulation boards, of a thickness not exceeding 51.8 mm, classified in accordance with BRYXC and/or CCWC bearing the ULC Listing Mark as to Fire Resistance. Insulation fixed to steel studs with #2x73 mm, Self-Drilling screws with 51 mm dia. insulation plate spaced 610 mm, OC, with additional screws at 127 mm, from the edge and 102 mm, from the sides of the polyiso boards.

7. Exterior Facing — (Optional) (Not Shown) — When used over Exterior Insulation (Item 6), any exterior facing meeting the requirements of all applicable local code agencies as a thermal barrier for foamed plastic insulation, including the following if deemed to meet the thermal barrier requirement. If the following are not deemed to meet the requirements of a thermal barrier, the following exterior facing shall be applied over a thermal barrier as determined by the applicable local building code agencies. If the following exterior finishing are to be applied directly over the steel studs a thermal barrier is not required.

7A. Siding, Brick, or Stucco — Aluminum siding, steel siding, brick veneer, or stucco attached over exterior insulation to steel studs or directly to the steel studs when insulation is not used as per stud manufacturer's instructions and meeting the requirements of local code agencies.

7B. Cementitious Backer Units* — 12.7 mm, or 15.8 mm, thick, square edge boards, attached over exterior insulation to steel studs or directly to the steel studs when insulation is not used as per stud manufacturer's instructions and meeting the requirements of local code agencies.

7C. Fiber-Cement Siding — Fiber-cement exterior sidings including smooth and patterned panel or lap siding attached over exterior insulation to steel studs or directly to the steel studs when insulation is not used as per stud manufacturer's instructions and meeting the requirements of local code agencies.

7D. Molded Plastic* — Solid vinyl siding mechanically attached over exterior insulation to steel studs or directly to the steel studs when insulation is not used as per stud manufacturer's instructions and meeting the requirements of local code agencies.

7E. Particle Board Siding — Any UL or ULC Classified Oriented Strand Board, Wafer Board, or Hard Board exterior building siding including patterned panels. Attached over exterior insulation to steel studs or directly to the steel studs when insulation is not used as per stud manufacturer's instructions and meeting the requirements of local code agencies.

8. Batts and Blankets* — Any mineral wool batt insulation with minimum density of 48 kg/m³, bearing the ULC Listing Mark as to Fire Resistance, of a thickness to completely fill stud cavity.

9. Joint Tape and Compound — (Not Shown) — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layer of Gypsum Board (Item 5). Perforated paper tape, 50.8 mm, wide, embedded in first coat of compound over all joints of outer layer.

Last Updated on 2019-02-12

7. Gypsum Board* — 5/8 in. thick with square or tapered edges, applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Fastened with 1 in. long, Type 5-12 screws spaced 8 in. OC, along the vertical edges and 12 in. OC in the field, and fastened to runners with screws spaced 8 in. OC.

AMERICAN GYPSUM CO. — Type A0X-1, M-Glass, AG-C, LightRock

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO. — Type DBX-1

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

CGC INC. — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX (Joint tape and compound, Item 8, optional for use with Type USGX).

CERTAINTED GYPSUM INC. — Types EGRG, GlasRoc, GlasRoc-2, Type X, Type X-1, East-Lite Type X-2, Type C, SilentFX, 5/8" East-Lite Type X.

CONTINENTAL BUILDING PRODUCTS OPERATING CO. L L C. — Types LGFC2A, LGFC6A, LGFC-C/A, LGFC-VD, LGLLX, CLLX.

GEORGIA-PACIFIC GYPSUM L L C. — Types 5, 6, 9, C, DA, DAP, DAPC, DGG, DS, GPF56, LS, TG-C, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, GreenGlass Type X, Type X ComfortGuard Sound Deadening Gypsum Board, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing-Type DGLW, Soffit-Type DGLW, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing-Type LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing-Type DGLW, Soffit-Type DGLW, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing-Type LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing-Type DGLW, Soffit-Type DGLW.

NATIONAL GYPSUM CO. — Riyadh, Saudi Arabia — Type FR, or WR.

NATIONAL GYPSUM CO. — Types FSK, FSMR-C, FSW-3, FSW-6, FSW-8, FSL, R5X.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-9, PG-11, PGS-WRS.

PANEL REV 5 A — Types GRX, GRX, PRX, RHX, MDX, ETK, PRX2

SAINT-GOBAIN GYPROC MIDDLE EAST FZE — Type Gyproc FireStop, Gyproc FireStop MR, Gyproc FireStop M2TECH, Gyproc FireStop ACTIV Air, Gyproc FireStop MR ACTIV Air, Gyproc FireStop M2TECH ACTIV Air, Gyproc Duraline MR, Gyproc Duraline M2TECH, Gyproc Duraline ACTIV Air, Gyproc Duraline MR ACTIV Air, Gyproc Duraline M2TECH ACTIV Air

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

SIAM GYPSUM PRODUCTS PCL — Type X, Type C.

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO. — Types C and SCX

UNITED STATES GYPSUM CO. — Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX (Joint tape and compound, Item 8, optional for use with Type USGX).

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX (Joint tape and compound, Item 8, optional for use with Type USGX).

USG MEXICO S A DE C V — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX (Joint tape and compound, Item 8, optional for use with Type USGX).

7A. Gypsum Board* — (As an alternate to Item 7) — 5/8 in. thick with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal edge joints and horizontal butt joints need not be staggered on opposite faces or backed by steel framing. For horizontal application, fastened to studs and floor runners with 1 in. long Type 5- screws spaced 8 in. OC. For vertical application, fastened to studs with 1 in. long, Type 5- screws spaced 8 in. OC along the vertical edges and 12 in. OC in the field, and fastened to the floor runners with screws spaced 8 in. OC. When used in widths other than 48 in., gypsum panels to be installed horizontally.

CERTAINTED GYPSUM INC. — Type X, Type X-1, East-Lite Type X-2, Type C, Type SilentFX.

CGC INC. — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX (Joint tape and compound, Item 8, optional for use with Type USGX).

THAI GYPSUM PRODUCTS PCL — Type X, Type C.

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO. — Types C and SCX

UNITED STATES GYPSUM CO. — Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX (Joint tape and compound, Item 8, optional for use with Type USGX).

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX

USG MEXICO S A DE C V — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX (Joint tape and compound, Item 8, optional for use with Type USGX).

7B. Gypsum Board* — (As an alternate to Items 7 through 7A) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 7.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

7C. Gypsum Board* — (As an alternate to 5/8 in. Type FSW in Item 7) - 2 layers nom. 5/16 in. thick gypsum panels applied vertically. Horizontal joints on the same side need not be staggered. Inner layer attached with fasteners, as described in Item 7, spaced 24 in. OC. Outer layer attached per Item 7.

NATIONAL GYPSUM CO. — Type FSW.

7D. Wall and Partition Facings and Accessories* — (As an alternate to Items 7 through 7B) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 7.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock S27.

8. Joints — When taper edge gypsum board is used, joints covered with paper tape and joint compound. As an alternate, gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced. When square-edge gypsum panels are used, treatment of joints is optional.

9. Vapor Retarder, Water Barrier or Weather Resistive Barrier — (Optional — Not Shown) — As required.

* Indicates such products shall bear the UL or eUL Certification Mark for jurisdictions employing the UL or eUL Certification (such as Canada), respectively.

Last Updated on 2020-08-06

Design No. U442
August 06, 2020
Nonbearing Wall Rating — 1 HR.
* Indicates such products shall bear the UL or eUL Certification Mark for jurisdictions employing the UL or eUL Certification (such as Canada), respectively.

1. Studs — Channel shaped, 2-1/2 in. or 3-5/8 in. wide (See Item 3) by 1-1/4 in. deep with 3/16 in. folded back return flange legs. Fabricated from No. 20 MSG (0.0329 in., min. bare metal thickness) galv steel. Max stud spacing 16 in. OC. Studs to be cut 3/8 to 3/4 in., less than assembly height.

2. Floor and Ceiling Runners — (Not Shown) — Channel shaped runners, 2-1/2 in. or 3-5/8 in. wide (See Item 3) by 1-1/4 in. deep, fabricated from No. 20 MSG (0.0329 in., min. bare metal thickness) galv steel. Attached to floor and ceiling with fasteners, 24 in. OC max.

3. Cementitious Backer Units* — 1/2 or 5/8 in. thick, applied vertically or horizontally with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Horizontal joints need not be backed by framing. When cementitious backer units are installed on both sides of the wall minimum 3-5/8 in. steel studs and floor and ceiling runners are required. Fastened to studs and bottom runners with the uppermost screws palced 1/2 in. to 2 in. below the bottom edge of the leg of the top runner with corrosion resistant 1-1/4 in. long chamfered, ribbed wear head screws with a minimum head diameter of 400 inch, spaced 8 in. OC. Joints covered with glass fiber mesh tape and latex modified portland cement mortar or Type I organic adhesive.

4. Batts and Blankets* — Min 2-1/2 in. thick mineral wool insulation batts, friction-fitted between 2-1/2 in. studs. Min 3 in. thick mineral wool insulation batts, friction-fitted between 3-5/8 in. studs.

ROCKWOOL — Type AFB, min. density 1.8 pcf / 28.8 kg/m³

THERMAFIBER INC. — Type SAFB, SAFB FF.

5. Bond Coat for Setting Tile — Latex modified portland cement mortar or .1 Type I organic adhesive applied with a notched trowel.

6. Ceramic Tile — 1/4 in. thick, joints filled with grout.

UNITED STATES GYPSUM CO. — Type DCB

7. Gypsum Board* — 5/8 in. thick with square or tapered edges, applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Fastened with 1 in. long, Type 5-12 screws spaced 8 in. OC, along the vertical edges and 12 in. OC in the field, and fastened to runners with screws spaced 8 in. OC.

AMERICAN GYPSUM CO. — Type A0X-1, M-Glass, AG-C, LightRock

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO. — Type DBX-1

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

CGC INC. — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX (Joint tape and compound, Item 8, optional for use with Type USGX).

CERTAINTED GYPSUM INC. — Types EGRG, GlasRoc, GlasRoc-2, Type X, Type X-1, East-Lite Type X-2, Type C, SilentFX, 5/8" East-Lite Type X.

CONTINENTAL BUILDING PRODUCTS OPERATING CO. L L C. — Types LGFC2A, LGFC6A, LGFC-C/A, LGFC-VD, LGLLX, CLLX.

GEORGIA-PACIFIC GYPSUM L L C. — Types 5, 6, 9, C, DA, DAP, DAPC, DGG, DS, GPF56, LS, TG-C, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, GreenGlass Type X, Type X ComfortGuard Sound Deadening Gypsum Board, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing-Type DGLW, Soffit-Type DGLW, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing-Type LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing-Type DGLW, Soffit-Type DGLW, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing-Type LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing-Type DGLW, Soffit-Type DGLW.

NATIONAL GYPSUM CO. — Riyadh, Saudi Arabia — Type FR, or WR.

NATIONAL GYPSUM CO. — Types FSK, FSMR-C, FSW-3, FSW-6, FSW-8, FSL, R5X.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-9, PG-11, PGS-WRS.

PANEL REV 5 A — Types GRX, GRX, PRX, RHX, MDX, ETK, PRX2

SAINT-GOBAIN GYPROC MIDDLE EAST FZE — Type Gyproc FireStop, Gyproc FireStop MR, Gyproc FireStop M2TECH, Gyproc FireStop ACTIV Air, Gyproc FireStop MR ACTIV Air, Gyproc FireStop M2TECH ACTIV Air, Gyproc Duraline MR, Gyproc Duraline M2TECH, Gyproc Duraline ACTIV Air, Gyproc Duraline MR ACTIV Air, Gyproc Duraline M2TECH ACTIV Air

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

SIAM GYPSUM PRODUCTS PCL — Type X, Type C.

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO. — Types C and SCX

UNITED STATES GYPSUM CO. — Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX (Joint tape and compound, Item 8, optional for use with Type USGX).

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX (Joint tape and compound, Item 8, optional for use with Type USGX).

USG MEXICO S A DE C V — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX (Joint tape and compound, Item 8, optional for use with Type USGX).

7A. Gypsum Board* — (As an alternate to Item 7) — 5/8 in. thick with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal edge joints and horizontal butt joints need not be staggered on opposite faces or backed by steel framing. For horizontal application, fastened to studs and floor runners with 1 in. long Type 5- screws spaced 8 in. OC. For vertical application, fastened to studs with 1 in. long, Type 5- screws spaced 8 in. OC along the vertical edges and 12 in. OC in the field, and fastened to the floor runners with screws spaced 8 in. OC. When used in widths other than 48 in., gypsum panels to be installed horizontally.

CERTAINTED GYPSUM INC. — Type X, Type X-1, East-Lite Type X-2, Type C, Type SilentFX.

CGC INC. — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX (Joint tape and compound, Item 8, optional for use with Type USGX).

THAI GYPSUM PRODUCTS PCL — Type X, Type C.

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO. — Types C and SCX

UNITED STATES GYPSUM CO. — Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX (Joint tape and compound, Item 8, optional for use with Type USGX).

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX

USG MEXICO S A DE C V — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX (Joint tape and compound, Item 8, optional for use with Type USGX).

7B. Gypsum Board* — (As an alternate to Items 7 through 7A) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 7.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

7C. Gypsum Board* — (As an alternate to 5/8 in. Type FSW in Item 7) - 2 layers nom. 5/16 in. thick gypsum panels applied vertically. Horizontal joints on the same side need not be staggered. Inner layer attached with fasteners, as described in Item 7, spaced 24 in. OC. Outer layer attached per Item 7.

NATIONAL GYPSUM CO. — Type FSW.

7D. Wall and Partition Facings and Accessories* — (As an alternate to Items 7 through 7B) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 7.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock S27.

8. Joints — When taper edge gypsum board is used, joints covered with paper tape and joint compound. As an alternate, gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced. When square-edge gypsum panels are used, treatment of joints is optional.

9. Vapor Retarder, Water Barrier or Weather Resistive Barrier — (Optional — Not Shown) — As required.

* Indicates such products shall bear the UL or eUL Certification Mark for jurisdictions employing the UL or eUL Certification (such as Canada), respectively.

Last Updated on 2020-08-06

3. Gypsum Board* — Gypsum board installed to a min total thickness of 5/8 in. (16 mm) or 1-1/4 in. (32 mm) on each side of wall for a 1 or 2 hr fire rated wall, respectively. Wall to be constructed as specified in the individual U400 or V400 Series Design in the UL Fire Resistance Directory except that a max 3/4 in. (19 mm) gap shall be maintained between the bottom of the gypsum board and the top of the concrete floor.

The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.

3. Joint System — The joint system between top of floor and bottom of gypsum board is 3/4 in. (19 mm). — Max separation consists of a packing material and a fill material, as follows:

A. Packing Material — (Optional, Not Shown) — Mineral wool batt insulation, polyethylene backer rod or glass fiber insulation firmly packed into the gap between the bottom of the gypsum board and the top of the concrete floor and recessed from each surface of the wall to accommodate the required thickness of fill material.

B. Fill, Void or Cavity Material* — Sealant — Min 1/2 in. (13 mm) thickness of fill material installed on each side of the wall between the bottom of the gypsum board and the top of the concrete floor, flush with each surface of the wall. When mineral wool batt insulation is used as a packing material, min thickness of fill material on each side of the wall is 1/4 in. (6 mm).

SPECIFIED TECHNOLOGIES INC. — SpecSeal ES Sealant, SpecSeal LCI Sealant, SpecSeal LC150 Sealant, Penisl 300 Sealant or SpecSeal Series SIL300.

Note: L Ratings apply when SpecSeal ES Sealant is used.

1. Floor Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m³) structural concrete. Floor may also be constructed of any 6 in. (152 mm) thick UL Classified hollow-core Precast Concrete Units*.

See Precast Concrete Units category in the Fire Resistance Directory for names of manufacturers.

2. Wall Assembly — The 1 or 2 fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall or Partition Design in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system constructed as specified in the FW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:

A. Steel Floor Runner — Floor runners of wall assembly shall consist of min No. 25 gauge galv steel channels sized to accommodate steel studs (Item 2B). Floor runners to be provided with min 1-1/4 in. (32 mm) flanges. Runners secured with steel fasteners spaced 12 in. (305 mm) OC.

B. Studs — Steel studs to be min 3-1/2 in. (89 mm) wide. Studs cut 1/2 to 3/4 in. (13 to 19 mm) less in length than assembly height with bottom nesting in, resting on and fastened to floor runner with sheet metal screws. Stud spacing not to exceed 24 in. (610 mm) OC.

C. Gypsum Board* — Gypsum board installed to a min total thickness of 5/8 in. (16 mm) or 1-1/4 in. (32 mm) on each side of wall for a 1 or 2 hr fire rated wall, respectively. Wall to be constructed as specified in the individual U400 or V400 Series Design in the UL Fire Resistance Directory except that a max 3/4 in. (19 mm) gap shall be maintained between the bottom of the gypsum board and the top of the concrete floor.

The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.

3. Joint System — The joint system between top of floor and bottom of gypsum board is 3/4 in. (19 mm). — Max separation consists of a packing material and a fill material, as follows:

A. Packing Material — (Optional, Not Shown) — Mineral wool batt insulation, polyethylene backer rod or glass fiber insulation firmly packed into the gap between the bottom of the gypsum board and the top of the concrete floor and recessed from each surface of the wall to accommodate the required thickness of fill material.

B. Fill, Void or Cavity Material* — Sealant — Min 1/2 in. (13 mm) thickness of fill material installed on each side of the wall between the bottom of the gypsum board and the top of the concrete floor, flush with each surface of the wall. When mineral wool batt insulation is used as a packing material, min thickness of fill material on each side of the wall is 1/4 in. (6 mm).

SPECIFIED TECHNOLOGIES INC. — SpecSeal ES Sealant, SpecSeal LCI Sealant, SpecSeal LC150 Sealant, Penisl 300 Sealant or SpecSeal Series SIL300.

System No. BW-S-0003
November 18, 2020
Assembly Ratings — 1 and 2 Hr (See Item 2)
L Rating At Ambient — Less Than 1 CFM/Lin Ft (See Item 3B)
L Rating At 400°F — Less Than 1 CFM/Lin Ft (See Item 3B)
Joint Width — 3/4 In. Max

1. Floor Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m³) structural concrete. Floor may also be constructed of any 6 in. (152 mm) thick UL Classified hollow-core Precast Concrete Units*.

See Precast Concrete Units category in the Fire Resistance Directory for names of manufacturers.

2. Wall Assembly — The 1 or 2 fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall or Partition Design in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system constructed as specified in the FW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:

A. Steel Floor Runner — Floor runners of wall assembly shall consist of min No. 25 gauge galv steel channels sized to accommodate steel studs (Item 2B). Floor runners to be provided with min 1-1/4 in. (32 mm) flanges. Runners secured with steel fasteners spaced 12 in. (305 mm) OC.

B. Studs — Steel studs to be min 3-1/2 in. (89 mm) wide. Studs cut 1/2 to 3/4 in. (13 to 19 mm) less in length than assembly height with bottom nesting in, resting on and fastened to floor runner with sheet metal screws. Stud spacing not to exceed 24 in. (610 mm) OC.

C. Gypsum Board* — Gypsum board installed to a min total thickness of 5/8 in. (16 mm) or 1-1/4 in. (32 mm) on each side of wall for a 1 or 2 hr fire rated wall, respectively. Wall to be constructed as specified in the individual U400 or V400 Series Design in the UL Fire Resistance Directory except that a max 3/4 in. (19 mm) gap shall be maintained between the bottom of the gypsum board and the top of the concrete floor.

The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.

3. Joint System — The joint system between top of floor and bottom of gypsum board is 3/4 in. (19 mm). — Max separation consists of a packing material and a fill material, as follows:

A. Packing Material — (Optional, Not Shown) — Mineral wool batt insulation, polyethylene backer rod or glass fiber insulation firmly packed into the gap between the bottom of the gypsum board and the top of the concrete floor and recessed from each surface of the wall to accommodate the required thickness of fill material.

B. Fill, Void or Cavity Material* — Sealant — Min 1/2 in. (13 mm) thickness of fill material installed on each side of the wall between the bottom of the gypsum board and the top of the concrete floor, flush with each surface of the wall. When mineral wool batt insulation is used as a packing material, min thickness of fill material on each side of the wall is 1/4 in. (6 mm).

SPECIFIED TECHNOLOGIES INC. — SpecSeal ES Sealant, SpecSeal LCI Sealant, SpecSeal LC150 Sealant, Penisl 300 Sealant or SpecSeal Series SIL300.

System No. W-L-1041
August 22, 2014
F Rating — 2 Hr
T Rating — 0 Hr

1. Wall Assembly — The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced max 16 in. OC. Steel studs to be a min 2-1/2 in. wide and spaced max 24 in. OC.

B. Gypsum Board* — Two layers of nom 5/8 in. thick gypsum wallboard, as specified in the individual Wall and Partition Designs. Max diam of opening not to exceed 7 in.

C. Copper Tubing — Nom 3 in. diam (or smaller) Type M (or heavier) copper tubing.

2. Through Penetrants — One metallic pipe or conduit to be installed concentrically or eccentrically within the firestop system. The annular space shall be min 1/4 in. to max 2-1/2 in. Pipe or conduit to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes or conduits may be used:

A. Steel Pipe — Nom 4 in. diam (or smaller) Schedule 5 steel pipe.

B. Conduit — Nom 4 in. diam (or smaller) steel electrical metallic tubing or steel conduit.

3. Packing Material — Min 3-1/2 in. thickness of min 0.5 pcf fiberglass insulation firmly packed into opening as a permanent form. The packing material shall be sized to be at least 1/2 in. larger than the opening diam, centered in the walls mid-depth and compressed so that it is recessed a min of 1-1/4 in. from each surface of wall.

4. Fill, Void or Cavity Material* — Dry mix material mixed with water at a rate of 100 grams of dry mix per 48 to 50 ml of water or a 48/100 to 50/100 ratio by weight of water to dry mix, in accordance with the accompanying installation instructions. Material applied to each surface of the packing material within the annulus between the penetrating item and periphery of opening to a min depth of 1-1/4 in. Material shall be troweled flush with both surfaces of wall assembly.

NATIONAL GYPSUM CO. — Types Proform FS, 90 Fire-Shield.

1. Floor or Wall Assembly — Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 8 in.

2. Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.

3. Through Penetrants — One metallic pipe or conduit to be installed within the firestop system. Pipe or conduit to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes or conduits may be used:

A. Steel Pipe — Nom 10 in. diam (or smaller) Schedule 10 (or heavier) steel pipe. The annular space shall be min 1/2 in. to a max 2-3/4 in.

B. Conduit — Nom 4 in. diam (or smaller) electrical metallic tubing or steel conduit. The annular space shall be min 1/2 in. to max 3 in.

4. Firestop System — The firestop system shall consist of the following:

A. Packing Material — Min 3 in. thickness of min 6 pcf mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material.

B. Fill, Void or Cavity Material* — Sealant — Min 1 in. thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall. Dry mix material mixed with water at a rate of 2 parts dry mix to 1 part water by weight in accordance with the accompanying installation instructions.

NATIONAL GYPSUM CO. — Proform FS 90 Fire-Shield

1. Wall Assembly — The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced max 16 in. OC. Steel studs to be a min 2-1/2 in. wide and spaced max 24 in. OC.

B. Gypsum Board* — Two layers of nom 5/8 in. thick gypsum wallboard, as specified in the individual Wall and Partition Designs. Max diam of opening not to exceed 7 in.

C. Copper Tubing — Nom 3 in. diam (or smaller) Type M (or heavier) copper tubing.

2. Through Penetrants — One metallic pipe or conduit to be installed concentrically or eccentrically within the firestop system. The annular space shall be min 1/4 in. to max 2-1/2 in. Pipe or conduit to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes or conduits may be used:

A. Steel Pipe — Nom 4 in. diam (or smaller) Schedule 5 steel pipe.

B. Conduit — Nom 4 in. diam (or smaller) steel electrical metallic tubing or steel conduit.

3. Packing Material — Min 3-1/2 in. thickness of min 0.5 pcf fiberglass insulation firmly packed into opening as a permanent form. The packing material shall be sized to be at least 1/2 in. larger than the opening diam, centered in the walls mid-depth and compressed so that it is recessed a min of 1-1/4 in. from each surface of wall.

4. Fill, Void or Cavity Material* — Dry mix material mixed with water at a rate of 100 grams of dry mix per 48 to 50 ml of water or a 48/100 to 50/100 ratio by weight of water to dry mix, in accordance with the accompanying installation instructions. Material applied to each surface of the packing material within the annulus between the penetrating item and periphery of opening to a min depth of 1-1/4 in. Material shall be troweled flush with both surfaces of wall assembly.

NATIONAL GYPSUM CO. — Types Proform FS, 90 Fire-Shield.

1. Wall Assembly — The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced max 16 in. OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.

B. Gypsum Board* — Thickness, type, number of layers and fasteners as required in the individual Wall and Partition Design. Diam of opening shall be 7/8 in. (22 mm) larger than the outside diam of nonmetallic pipe or conduit (Item 2). The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

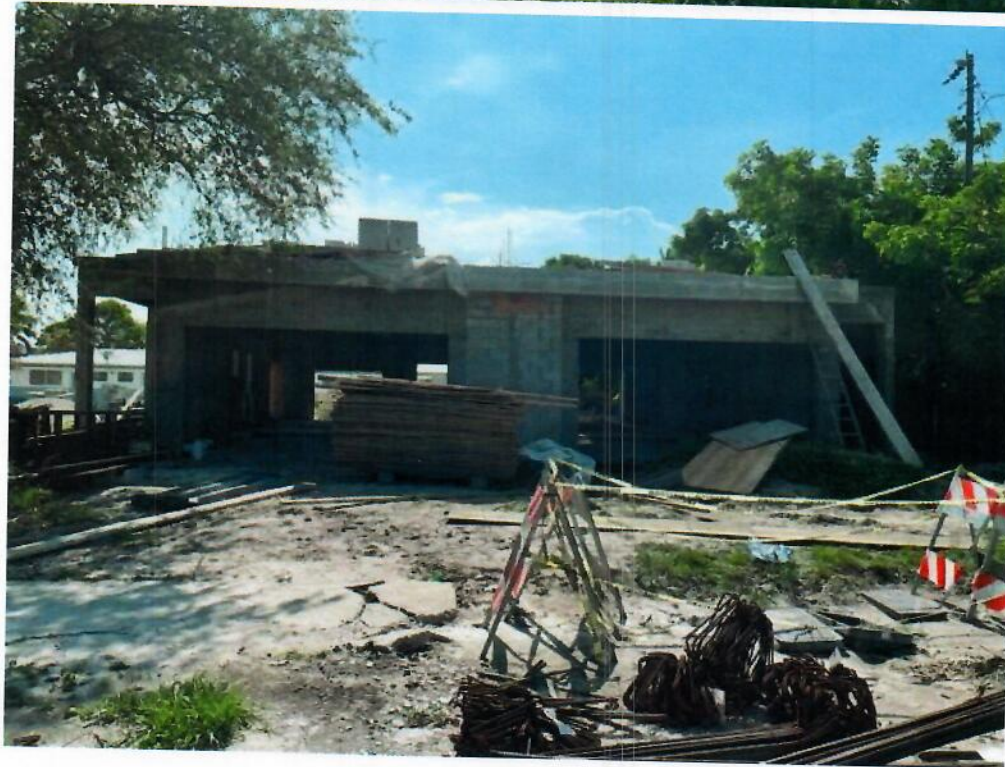
C. Gypsum Board* — Thickness, type, number of layers and fasteners as required in the individual Wall and Partition Design. Diam of opening shall be 7/8 in. (22 mm) larger than the outside diam of nonmetallic pipe or conduit (Item 2). The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

D. Through Penetrants — One nonmetallic pipe or conduit to be installed either concentrically or eccentrically within the firestop system. The annular space for pipe or conduit larger than nom 1-1/4 in. (32 mm) diam shall be min 1/2 in. (13 mm) to max 1 in. (25 mm) Pipe or conduit to be rigidly supported on both sides of wall assembly. The following types and sizes of nonmetallic pipes or conduits may be used:

A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.

B. Polyvinyl Chloride (PVC) Pipe — Nom 3 in. (76 mm) diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) piping system.

C. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 3 in



Sec. 47-18.45.E.4.a- Single family dwelling, attached; Duplex/two (2) family dwelling.

Requesting a variance for the garage width to be more than fifty (50) percent of the width of the unit's façade, whereas the code requires less than or equal to fifty (50) percent. The total width of each unit is twenty six and one half (26.5 feet). The garage measures fifteen and one half feet. A total of fifty eight and one half (58.5) percent, eight and one half (8.5) percent more than permitted.

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L18000276917

Entity Name: M & B HOME PROPERTY INVESTMENTS, LLC

Current Principal Place of Business:

4828 ASHFORD DUNWOODY ROAD
SUITE 400
ATLANTA, GA 30338

FILED
Mar 01, 2021
Secretary of State
0231430963CC

Current Mailing Address:

4828 ASHFORD DUNWOODY ROAD
SUITE 400
ATLANTA, GA 30338 US

FEI Number: NOT APPLICABLE

Name and Address of Current Registered Agent:

MANN & WOLF, LLP
7800 W. OAKLAND PARK BLVD.
B-104
SUNRISE, FL 33351 US

Certificate of Status Desired: No

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent Date

Authorized Person(s) Detail :

Title MGR
Name MANOAH, MOSHE
Address 2325 DESOTA DRIVE
City-State-Zip: FT. LAUDERDALE FL 33301

Title AUTHORIZED REPRESENTATIVE
Name AKRIDGE, EMILIA
Address 4828 ASHFORD DUNWOODY ROAD
SUITE 400
City-State-Zip: ATLANTA GA 30338

Title MGR
Name DRORE, BARI
Address 14954 SW 39TH STREET
City-State-Zip: DAVIE FL 33331

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: EMILIA R. AKRIDGE

**AUTHORIZED
REPRESENTATIVE**

03/01/2021

Electronic Signature of Signing Authorized Person(s) Detail Date



PROPERTY SUMMARY

Tax Year: 2021
 Property Id: 504202220010
 Property Owner/s: M & B HOME PROPERTY INVESTMENTS LLC
 Mailing Address: 4828 ASHFORD DUNWOODY RD STE 400 ATLANTA, GA 30338
 Physical Address: 603 NE 16 AVENUE FORT LAUDERDALE, 33304

Property Use: 00 - Vacant residential
 Millage Code: 0312
 Adj. Bldg. S.F.: 0
 Bldg Under Air S.F.:
 Effective Year: 0
 Year Built:
 Units/Beds/Baths: 0 / /

Deputy Appraiser: Craig Fritz
 Contact Number: 954-357-6831
 Email: realprop@bcpa.net
 Zoning: RC-15 - RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY
 Abbr. Legal Des.: GRACELAND PARK 18-6 B POR LOT 1,2 BLK 1 DESC'D AS; BEG NW COR LOT 2 BLK 1,S 63.17,ELY 132,N 64.38,W 132 TO POB

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$378,810	0	0	\$378,810	\$378,810	
2020	\$975,000	0	0	\$975,000	\$744,050	\$15,480.60
2019	\$1,020,250	0	0	\$1,020,250	\$676,410	\$14,888.12

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$378,810	\$378,810	\$378,810	\$378,810
Portability	0	0	0	0
Assessed / SOH	\$378,810	\$378,810	\$378,810	\$378,810
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$378,810	\$378,810	\$378,810	\$378,810

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/28/2020	Multi Warranty Deed Excluded Sale	\$975,000	116533815
05/02/2005	Warranty Deed	\$1,252,500	39627 / 1875
06/11/2004	Warranty Deed	\$1,150,000	37692 / 1111
02/17/2004	Warranty Deed	\$790,000	36988 / 158
10/03/2002	Warranty Deed	\$100	33901 / 1523

LAND CALCULATIONS

Unit Price	Units	Type
\$45.00	8,418 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504202220040	06/25/2021	Warranty Deed	Qualified New Construction	\$1,195,000	117380511	604 NE 15 AVE FORT LAUDERDALE, FL 33304
504202220080	02/08/2021	Warranty Deed	Disqualified Sale	\$525,000	117055325	605 NE 16 AVE FORT LAUDERDALE, FL 33304
504202220010	05/28/2020	Multi Warranty Deed	Excluded Sale	\$975,000	116533815	603 NE 16 AVE FORT LAUDERDALE, FL 33304
504202220011	05/28/2020	Multi Warranty Deed	Excluded Sale	\$975,000	116533815	601 NE 16 AVE FORT LAUDERDALE, FL 33304
504202220050	04/30/2020	Warranty Deed	Qualified Sale	\$1,150,000	116494916	1500 NE 6 CT FORT LAUDERDALE, FL 33304

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03)						(F3)		
Vacant Lots (L)								
1						8,418.00		

SCHOOL

Harbordale Elementary: A
 Sunrise Middle: B
 Fort Lauderdale High: A

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	7	Tim Ryan	22	Ted Deutch
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
93	Chip LaMarca	34	Gary M. Farmer, Jr.	Sarah Leonardi



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Detail by Entity Name

Florida Limited Liability Company
M & B HOME PROPERTY INVESTMENTS, LLC

Filing Information

Document Number	L18000276917
FEI/EIN Number	N/A
Date Filed	11/30/2018
Effective Date	11/30/2018
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/07/2021
Event Effective Date	NONE

Principal Address

4828 ASHFORD DUNWOODY ROAD
SUITE 400
ATLANTA, GA 30338

Mailing Address

4828 ASHFORD DUNWOODY ROAD
SUITE 400
ATLANTA, GA 30338

Registered Agent Name & Address

MANN & WOLF, LLP
7800 W. Oakland Park Blvd.
B-104
Sunrise, FL 33351

Address Changed: 04/30/2019

Authorized Person(s) Detail

Name & Address

Title MGR

MANOAH, MOSHE
2325 DESOTA DRIVE
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Title Authorized Representative

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