



BOARD OF ADJUSTMENT MEETING NOTICE

August 25, 2022

A Public Hearing will be held before the Board of Adjustment on: Wednesday, September 14, 2022 at 6:00 P.M

This meeting will be held in the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301 to determine whether the following application should be granted:

CASE: PLN-BOA-22080003

OWNER: DUNCANSON, DAVID M & CAROL ANNE

AGENT: N/A

ADDRESS: 937 SW 17th STREET, FORT LAUDERDALE, FL 33315

LEGAL DESCRIPTION: THE SOUTH 62.5 FEET OF LOT 12 AND THE SOUTH 62.5 FEET OF THE WEST 40 FEET OF LOT 11, BLOCK 1, YELLOWSTONE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS LOCATED IN, AND PART OF, BLOCK 1, AMENDED PLAT OF YELLOWSTONE PARK, RECORDED IN PLAT BOOK 15, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING DISTRICT: RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY

COMMISSION DISTRICT: 4

REQUESTING: Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.

- Requesting a variance to reduce the minimum 25 feet front yard setback to 19.97 feet, a total reduction of 5.03 feet to remove an existing carport (198.8 square feet) and add a bedroom, bathroom and a laundry room (198.8 + 118.05 = 316.85 square feet).

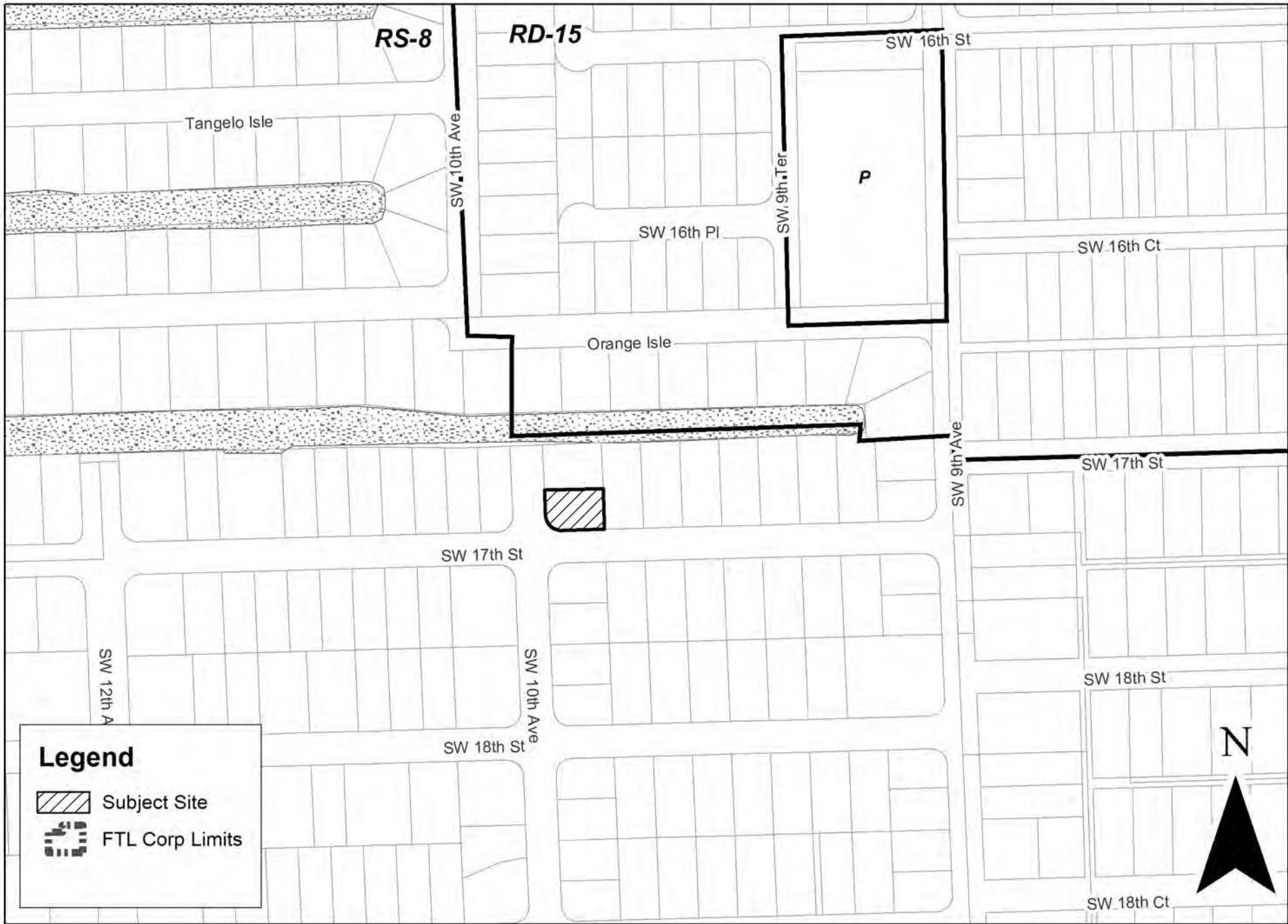
Note: To view more information about this item, please visit:
www.fortlauderdale.gov/government/BOA

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

MOHAMMED MALIK
ZONING ADMINISTRATOR

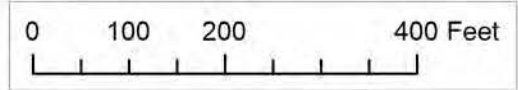
Florida Statutes, Sec. 286.0105

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-22080003

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\BOA_2022_09-14\PLN-BOA-22080003.mxd



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: SEPTEMBER 14, 2022

TIME: 6:00 PM

CASE: PLN-BOA-22080003

Requesting: Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.

• Requesting a variance to reduce the minimum 25 feet front yard setback to 21.38 feet, a total reduction of 3.62 feet to remove an existing carport (198.8 square feet) and add a bedroom, bathroom and a laundry room (198.8 + 118.05 = 316.85 square feet).

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

INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>

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



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. PLN-BOA-22080003

APPLICANT: KAROL A. DUNCANSON

PROPERTY: 937 SW 17 Street, Fort Lauderdale, FL 33315

PUBLIC HEARING DATE: 9/14/2022

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

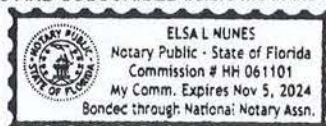
- 1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of 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 Zoning & Landscaping Division 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 20th day of September, 2022

(SEAL)



NOTARY PUBLIC
MY COMMISSION EXPIRES:

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. PLN-ROA-22080003

APPLICANT: David Duncanson

PROPERTY: 937 SW 17 Street, Fort Lauderdale, FL 33315

PUBLIC HEARING DATE: 9/14/2022

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

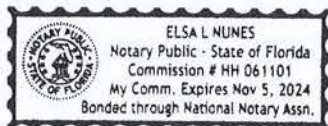
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of 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.
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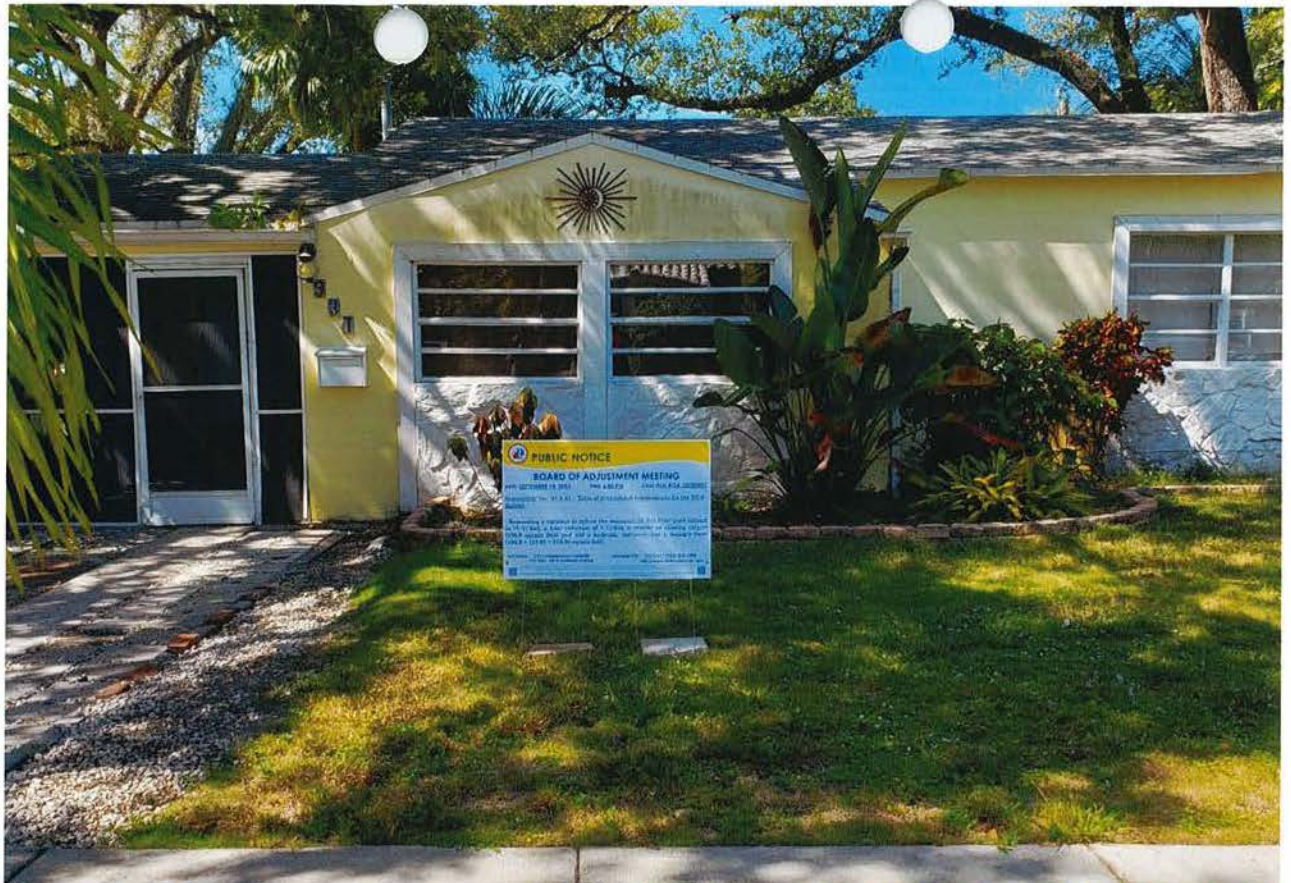
[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 2 day of September, 2022

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:





BOA CASE # PLN-BOA-22080003

Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district.

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height. 25 ft. when abutting a waterway Special side yard setbacks 7.5 ft.:	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot

	<p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11;</p> <p>Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31</p> <p>Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
<p>Minimum rear yard</p>	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions: Coral Ridge Isles Flamingo Pk.—Section "C" & "D" Lakes Estates Golf Estates Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>

Minimum distance between buildings	None			None	
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

Note A: Dimensional requirements may be subject to additional regulations, see [Section 47-23](#), Specific Location Requirements, and [Section 47-25](#), Development Review Criteria.

*Allowances for modifications of lot widths may be permitted in accordance with the requirements of [Section 47-23.10](#), Specific Location Requirements.

**An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see [Section 47-24.2](#).

***All other regulations relating to district RS-8 shall apply to RS-8A.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-26, § 1, 4-20-99; Ord. No. C-99-62, § 1, 9-21-99; Ord. No. C-04-67, § 1, 1-4-05; Ord. No. C-08-05, § 3, 2-5-08)

Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-22080003		Duncanson 937 / Variance	Z- Board of Adjustment (BOA)	0		937	SW		17 ST	8/4/2022	Open
ELE-RES-22060148	ELECTRICAL FOR BLD-RADD-22050015	Duncanson 937	Electrical Residential Permit	0		937	SW		17 ST	6/16/2022	Awaiting Client Reply
MEC-RES-22060047	MECHANICAL FOR BLD-RADD-22050015	Duncanson 937	Mechanical Residential Permit	150		937	SW		17 ST	6/16/2022	Awaiting Client Reply
PLB-RES-22060141	PLUMBING FOR BLD-RADD-22050015	Duncanson 937	Plumbing Residential Permit	0		937	SW		17 ST	6/16/2022	Awaiting Client Reply
BLD-ROOF-22060128	NEW ROOF FOR BLD-RADD-22050015	Duncanson 937	Re-Roof Permit	0		937	SW		17 ST	6/16/2022	In Process
BLD-RADD-22050015	Addition and Remodel	Duncanson 937	Residential Addition Permit	0		937	SW		17 ST	5/26/2022	Awaiting Client Reply
CE19040644	L/S - LIEN ONE - 0 OPEN CASES	GRANT,APRIL LYNN	Code Case	0		937	SW		17 ST	4/8/2019	Closed
VIO-CE19040644_1		GRANT,APRIL LYNN	Violation-CODE Hearing	0		937	SW		17 ST	4/8/2019	Closed
CE17060949	SIGNS IN THE SWALE OF SUBJECT LOCATION... SR, SIGNS IN THE SWALE OF SUBJECT LOCATION... SR	GRANT,APRIL LYNN	Code Case	0		937	SW		17 ST	6/12/2017	Closed
VIO-CE17060949_1	SIGNS IN THE SWALE OF SUBJECT LOCATION... SR RE ROOF SHINGLE ~NOC	GRANT,APRIL LYNN	Violation-CODE Hearing	0		937	SW		17 ST	6/12/2017	Closed
PM-16051392	~WALK THRU	RE ROOF SHINGLE	Re-Roof Permit	0		937	SW		17 ST	5/16/2016	Complete
AB-0083555		AMES GAYLE	Resident/Business Alarm Registration	0		937	SW		17 ST	2/5/2015	Active
PM-09071551	ABANDON SEPTIC TANK CONNECT TO SEWER REROOF SHINGLE 1000SF SFR HURRICANE WILMA ~ ~WORK WILL BE COMPLETED UNDER #16051392 OK TO VOID ~THE PERMIT HCOLTON 4/16/16 ~	ABANDON SEPTIC TANK CONNECT	Plumbing Sewer Cap Permit	0		937	SW		17 ST	7/22/2009	Complete
PM-05122961		REROOF SHINGLE 1000SF SFR HUF	Re-Roof Permit	0		937	SW		17 ST	12/29/2005	Void
PM-02050286	INSTALL ALARM 1 PANEL 7 DEVICES	INSTALL ALARM 1 PANEL 7 DEVICE	Electrical Burglar Alarm	0		937	SW		17 ST	5/3/2002	Complete

Cover Sheet

937 SW 17 Street

River Oaks

PLN-BOA-22080003

Folio ID: 5042 16 12 0110

	Contents	Pages
1.	Application	1 – 6
2.	Tax Map and Property Owners Notice List	7 – 8
3.	Proof of Ownership	9
4.	Narrative	10
5.	Photographs of Property and Adjacent Properties	11 – 17
6.	Survey	18 – 19
7.	Demo Plan	20
8.	Floor Plan	21
9.	Site Plan	22
10.	Elevations	23

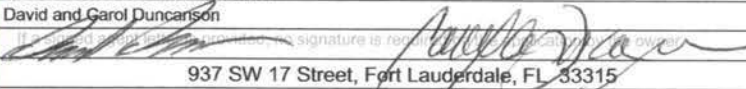
Page 1: BOA - Applicant Information Sheet

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	David and Carol Duncanson
Property Owner's Signature	
Address, City, State, Zip	937 SW 17 Street, Fort Lauderdale, FL 33315
E-mail Address	davedunc10@gmail.com
Phone Number	954 478 5818
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	River Oaks / 937 SW 17 St
Existing / New	Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/>
Project Address	Address: 937 SW 17 Street 33315
Legal Description	YELLOWSTONE PARK AMEN PLAT 15-3 B PT BLK 1 F/P/A LOT 11 S 62.5 OF W 40,12 S 62.5 BLK 1
Tax ID Folio Numbers (For all parcels in development)	5042 16 12 0110
Variance Request (Describe)	Reduce front yard setback from 25 feet to 19.97 feet a reduction of 5.03 feet
Applicable ULDR Sections	47-5.31 Set Backs

Current Land Use Designation	Single Family
Current Zoning Designation	RS-8
Current Use of Property	Single Family
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="text" value="W"/>	25	19.97
Side <input type="text" value="N"/>		
Side <input type="text" value="S"/>		
Rear <input type="text" value="E"/>		



Site Address	937 SW 17 STREET, FORT LAUDERDALE FL 33315	ID #	5042 16 12 0110
Property Owner	DUNCANSON, DAVID M & CAROL ANNE	Millage	0312
Mailing Address	1634 SW 10 ST FORT LAUDERDALE FL 33315	Use	01-01
Abbr Legal Description	YELLOWSTONE PARK AMEN PLAT 15-3 B PT BLK 1 F/P/A LOT 11 S 62.5 OF W 40,12 S 62.5 BLK 1		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2022 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$82,430	\$229,660	\$312,090	\$142,740	
2021	\$82,430	\$197,910	\$280,340	\$138,590	\$2,373.96
2020	\$82,430	\$150,970	\$233,400	\$136,680	\$2,331.13

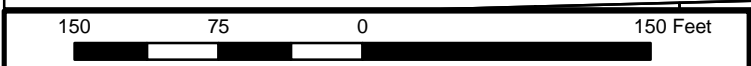
2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$312,090	\$312,090	\$312,090	\$312,090
Portability	0	0	0	0
Assessed/SOH 05	\$142,740	\$142,740	\$142,740	\$142,740
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$92,740	\$117,740	\$92,740	\$92,740

Sales History			
Date	Type	Price	Book/Page or CIN
3/23/2022	WD-Q	\$375,000	118052592
6/1/2004	WD	\$132,000	37662 / 1874
7/24/2002	QCD	\$100	33807 / 445
5/1/1976	QCD	\$11,000	
10/1/1963	WD	\$8,900	

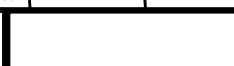
Land Calculations		
Price	Factor	Type
\$15.00	5,495	SF
Adj. Bldg. S.F. (Card, Sketch)		1018
Units		1
Eff./Act. Year Built: 1952/1948		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP	ADDRESS_1	LEGAL_LINE
504216281150	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 SOUTH NEW RIVER ISLES 40-5 B
504216020047	PINACHO,ALEXANDER	PINACHO,TANIA	2371 NE 171 ST	NORTH MIAMI BEACH	FL	33160	NORTH MIAMI BEACH	FL33160 MRS E F MARSHALLS SUB REV PLAT
504216020046	LARA,NICHOLAS		921-923 ORANGE ISLE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 MRS E F MARSHALLS SUB REV PLAT
504216020043	RUGGIERO,SEAN		925 ORANGE ISLE #1	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 MRS E F MARSHALLS SUB REV PLAT
504216030130	MESSINGER,PETER & ELIZABETH M		1616 SW 10 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 MRS E F MARSHALLS SUB REV PLAT
504216340530	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 MRS E F MARSHALLS SUB REV PLAT
504216340110	STOKES,GILLIAN E	STOKES,PAUL CURTIS III	1000 ORANGE ISLE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 MRS E F MARSHALLS SUB REV PLAT
504216340120	SAVAGE,JAME F & SHARON K		1004 ORANGE ISLE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 MRS E F MARSHALLS SUB REV PLAT
504216340040	VON OEHSEN,ROGER		908 ORANGE ISLE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 MRS E F MARSHALLS SUB REV PLAT
504216340050	CEPARANO,JAMES A	LEVISON,KEITH ETAL	912-914 ORANGE ISLE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 MRS E F MARSHALLS SUB REV PLAT
504216340060	RITONDO,STEVEN		419 E WHISPERING LN	GALLOWAY	NJ	08205	GALLOWAY	NJ08205 MRS E F MARSHALLS SUB REV PLAT
504216340070	ZHU,XIAOLI H/E	LIN,LONG	920 ORANGE ISLE #1-2	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 MRS E F MARSHALLS SUB REV PLAT
504216340090	OLEFSON PROPERTIES LLC		61 FIESTA WAY	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 MRS E F MARSHALLS SUB REV PLAT
504216340100	BONA,FRANK JR		7837 ATLANTIC WAY	MIAMI BEACH	FL	33141	MIAMI BEACH	FL33141 MRS E F MARSHALLS SUB REV PLAT
504216120050	LOPEZ,JOHN		913 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120090	GOLDBERG,LEONARD H	SIMON,JILL SUZANNE	929 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120100	CRiado,ELIZABETH A H/E	CRiado,FRANCISCO JAVIER	933 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120120	DUNCANSON,DAVID & CAROL A		1634 SW 10 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120060	VANNAIS,DAVID S & BEVERLY G		917 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120130	LINDA C ARRAND REV TR	ARRAND,LINDA C TRSTEE	1211 SE 13 TER	FORT LAUDERDALE	FL	33316	FORT LAUDERDALE	FL33316 YELLOWSTONE PARK AMEN PLAT
504216120141	WESGATE,JODY ANN		1005 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120140	SULLIVAN,KENNETH		1011 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120150	OREVILLO,IAN	OREVILLO,FANY	917 SW 11 ST	BOCA RATON	FL	33486	BOCA RATON	FL33486 YELLOWSTONE PARK AMEN PLAT
504216110010	MARTINEZ-BETANCOURT,GIL		1035 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK 10-39 B
504216120160	JOHNSTON,BARBARA LUCIA	BARBARA LUCIA JOHNSTON REV TR	1041 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120110	DUNCANSON,DAVID M & CAROL ANNE		1634 SW 10 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120470	ANDREWS,STEVEN H/E	ANDREWS,MONICA	916 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120480	TOWNSEND,LINDSEY R & JUANITA L		920 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120490	DUDAS,JENNIFER		926 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120500	MANNING,KELLY		930 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120510	EARLE,JOHN	GOMEZ,PAOLA	934 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120520	KIMBLE,NANCY	NANCY KIMBLE TR	938 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120280	HELFAN,ANDREW J & ALEXANDRA F L		1000 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT 15-3B
504216110040	RAMOS,LEONARDO	CAREY,KEVIN J	1008 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK 10-39 B
504216120281	KELLY,T DONOVAN & LAURA G		1012 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT 15-3B
504216120290	YANES,BEATRIZ MARIA PEREZ		1016 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120530	LEIVA,CESAR R & STEPHANIE		2501 WOODSIDE DR	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 YELLOWSTONE PARK AMEN PLAT
504216120600	WARREN,JODY L		917 SW 18 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120590	BRYAN A BRALEY LIV TR		921 SW 18 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120580	FITCH,SUSAN		925 SW 18 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120570	BRUNIER,JACK		929 SW 18 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120560	ZAMORA,SEAN		933 SW 18 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120540	GRIFFITH,JOAN A		1712 SW 10 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120420	SIMON,ROBERT L		1717 SW 10 AVE	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120410	SMITH,KRISTEN		1549 SW 27TH TER	FORT LAUDERDALE	FL	33312	FORT LAUDERDALE	FL33312 YELLOWSTONE PARK AMEN PLAT
504216120400	DICKSON,RICHARD G & SHARI BETH		1013 SW 18 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120550	SCHRINER,KEITH ROBERT	DEGIA,AUDREY	937 SW 18 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216020050	EGUES,JORGE & BARBARA ANN		2941 HIDDEN HOLLOW LN	DAVIE	FL	33328	DAVIE	FL33328 MRS E F MARSHALLS SUB REV PLAT
504216340080	EGUES,JORGE & BARBARA ANN	%ERIC DESIMONE	924-926 ORANGE ISLE LLC	SANDS POINT	NY	11050	SANDS POINT	NY11050 16-50-42
504216120070	CASAS,ROBERTO		921 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216120080	KUBINSKI,MICHAEL		925 SW 17 ST	FORT LAUDERDALE	FL	33315	FORT LAUDERDALE	FL33315 YELLOWSTONE PARK AMEN PLAT
504216340520	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	FORT LAUDERDALE	FL33301 MRS E F MARSHALL SUB REV PLAT



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



937 SW 17 St



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

Answer All questions on this page and attach narrative.

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

Reduce front yard setback from 25 feet to 19.97 feet (47-5.31) to Match existing conditions

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

Existing structure is situated on the land consistent with the neighboring properties

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:

Creating a usable home of 1.315.89 SF utilizing existing footprint and setback

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

The desired footprint provides spatial equality and is consistent with adjacent properties

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 original and proposed Site Plan allows continued harmony with the neighboring properties

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.

True

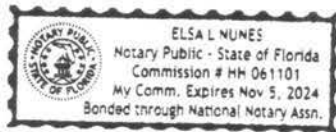
AFFIDAVIT: I, Carol Duncanson the Owner/Agent of said property ATTEST that I am aware of the following:

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 18 day of August, 2022

(SEAL)



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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

Answer All questions on this page and attach narrative.

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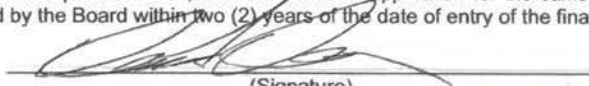
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True

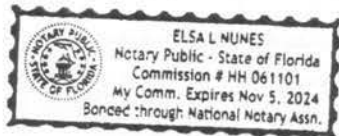
AFFIDAVIT: I, David Duncanson the Owner/Agent of said property ATTEST that I am aware of the following:

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 of 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)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 18 day of August, 2022

(SEAL)




NOTARY PUBLIC
MY COMMISSION EXPIRES:

David Duncanson
937 SW 17 Street
954-478-5815
davedunc10@gmail.com

7/28/2022

NARRATIVE

Greetings,

My wife and I purchased 937 SW 17 Street, which was built in 1948 with the intention of renovating the home to update the interior while keeping consistent with the neighborhood properties. Our goal is to add a bedroom, bathroom, and indoor laundry room to make the house a more livable 1315 SF, while keeping the exterior appearance the same as it currently exists. The house is a corner lot, and the west side of the home is considered the front of the house which requires a setback of 25'. We are requesting a decrease in the front yard setback (47-5.31) to match the existing conditions (19.97') to rebuild the structure to code.

The existing structure is situated upon the land in a manner consistent with the neighboring properties. Our goal is to rebuild the current carport and laundry room area (198.8 sq. ft.) to be structurally sound, while adding on a small area (118.05 sq. ft.) behind the carport area that won't encroach any further to the setback than what currently exists. By rebuilding this area, we will create a layout very similar to our neighboring properties, which will allow continued harmony with the neighborhood.

Regards,



David Duncanson



SCALE: 1"=20'

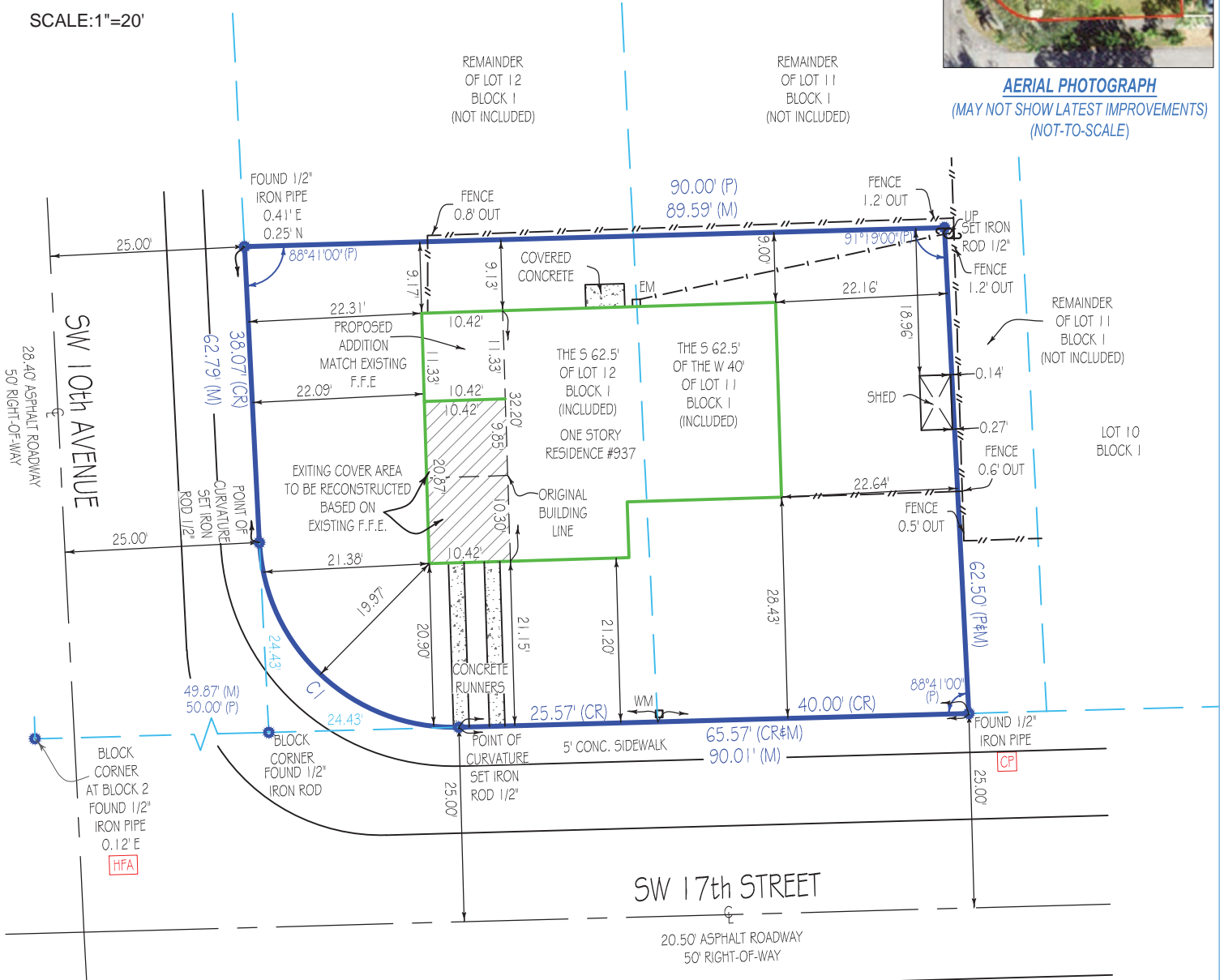
BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

CURVE TABLE			
	LENGTH	RADIUS	DELTA
C1 (P)	38.70	25.00'	88°41'00"



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
- NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following
Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

Revisions:
05-10-2022 - SITE PLAN - S.N.
07-06-2022 - ADD DIMS - S.N.

Job Nr: 142140-SE Date of Field Work: 04/27/2022 Drawn by: D.G.

LANDTEC
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... measurably better!
LICENSED BUSINESS No. 8007

Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY: <input checked="" type="checkbox"/> BOUNDARY <input checked="" type="checkbox"/> CONSTRUCTION <input type="checkbox"/> CONDOMINIUM <input type="checkbox"/> ALTA/NSPS <input checked="" type="checkbox"/> TOPOGRAPHIC <input type="checkbox"/> SPECIAL PURPOSE	PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW): Property Improvements
---	--

LEGAL DESCRIPTION:
 THE SOUTH 62.5 FEET OF LOT 12 AND THE SOUTH 62.5 FEET OF THE WEST 40 FEET OF LOT 11, BLOCK 1, YELLOWSTONE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS LOCATED IN, AND PART OF, BLOCK 1, AMENDED PLAT OF YELLOWSTONE PARK, RECORDED IN PLAT BOOK 15, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
 937 SW 17 STREET
 FORT LAUDERDALE, FL 33315

INVOICE NUMBER: 142140-SE
DATE OF FIELD WORK: 05/10/2022

CERTIFIED TO
 DAVID DUNCANSON

FLOOD ZONE: X
FLOOD MAP: 12011C
PANEL: 0557
SUFFIX: H
PANEL DATE: 08/18/2014

BASE FLOOD ELEVATION OR DEPTH: N/A NAVD 1988
COMMUNITY NUMBER: 125105
BENCHMARK: BM 2886
ELEVATION: 4.6

FINISHED FLOOR ELEVATION: 5.7 NAVD 1988

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- NO NOTABLE CONDITIONS FOUND.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING): A OR AL = ARC LENGTH DE = DRAINAGE EASEMENT P = PLAT B.S.L = BUILDING SETBACK LINE EL OR ELEV = ELEVATION PC = POINT OF CURVE C/O = CLEANOUT EM = ELECTRIC METER PCC = POINT OF COMPOUND CURVE CA = CENTRAL ANGLE FIR = FOUND IRON ROD PH = POOL HEATER CATV = CABLE TV RISER FN = FOUND NAIL PI = POINT OF INTERSECTION CF = CALCULATED FROM FIELD FND = FOUND POB = POINT OF BEGINNING CH = CHORD DISTANCE HFA = HELD FOR ALIGNMENT POC = POINT OF COMMENCEMENT CONC. = CONCRETE L = LEGAL DESCRIPTION PP = POOL PUMP CP = CONTROLLING POINT M = MEASURED PRC = POINT OF REVERSE CURVE OR = CALCULATED FROM RECORD OHC = OVERHEAD CABLE PT = POINT OF TANGENCY	SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): = UTILITY POLE = WELL = LIGHT POLE = CENTER LINE = CATCH BASIN = PARTY WALL = FIRE HYDRANT = AIR CONDITIONER = MANHOLE = SEPTIC LID = WATER VALVE X = ELEV. SHOT = WATER METER = SECTION CORNER □WWM = WATER METER	LINETYPES: BOUNDARY ————— BUILDING ————— EASEMENT - - - - - CHAIN LINK FENCE — x — x — WOOD FENCE — // — // — PLASTIC FENCE — o — o — OVERHEAD CABLE — — —
---	---	--

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PRINTING INSTRUCTIONS:
 WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT"**.

SIGNATURE _____ DATE: 08/05/2022
 ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

LANDTEC
 SURVEYING

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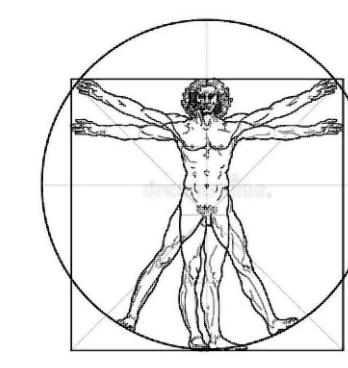
... measurably better!

LICENSED BUSINESS No. 8007

This Item has been digitally signed and sealed by
Carl Ronald Harrigan, PE on 8/15/2022 using a Digital Signature.

Printed Copies of this document are not considered signed and seal and the SHA.
 Authentication code must be verified on electronic copies.

**PROPOSED RENOVATION AND ADDITION
 CONSTRUCTION DOCUMENT TO:
 DAVID DUNCANSON & PAM BEIDLEMAN
 PROPERTY ADDRESS: 937 SW 17TH ST
 FORT LAUDERDALE, FL 33315
 PROPERTY ID: 5042 16 12 0110**



DESIGN 2004
 PRODUCTIONS LLC
 State of Florida
 License No. 33980
 CONSTRUCTION DOCUMENTS FIRM

4471 N.W. 36 ST.
 SUITE # 206
 MIAMI SPRINGS
 FLORIDA 33166
 PH. (305)-915 7625
 PH. (786)-955 9152

E-MAIL: D2004PRODUCTION@AOL.COM

REVISION BY:

rev 8-12-2022 1

CONTRACTOR SHALL ARRANGE FOR INSPECTIONS AND TESTS SPECIFIED OR REQUIRED BY THE CITY/COUNTY BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR THE SAME. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE AND PAY FOR ALL PERMITS AND UPON COMPLETION OF THE WORK (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFIED CERTIFICATE OF OCCUPANCY FROM THE CITY/COUNTY BUILDING AND ZONING DEPARTMENT.

CONTRACTOR SHALL BE REQUIRED TO CARRY COMPREHENSIVE LIABILITY INSURANCE IN THE AMOUNT OF THE CONTRACT AND WORKMAN'S COMPENSATION INSURANCE AT HIS OWN EXPENSE. THE A.I.A. GENERAL CONDITIONS OF THE CONTRACT FORM A201 (LATEST EDITION) ARE HEREBY MADE A PART OF THIS CONTRACT AS IF WRITTEN ON THE DOCUMENTS.

CONNECTION WITH THE SPECIFIED PROJECT.
 NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGN 2004 PRODUCTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS; CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.



**PROPOSED RENOVATION AND ADDITION
 CONSTRUCTION DOCUMENT TO:
 CAROL DUNCANSON
 PROPERTY ADDRESS: 937 SW 17TH ST
 FORT LAUDERDALE, FL 33315
 PROPERTY ID: 5042 16 12 0110**

DRAWN BY:
 PROJECT MANAGER ARMIJ. BUSTUS, AIA

SCALE:
 AS SHOWN

DATE:
 MARCH 2022

SHEET 1 OF 13

SP-1

GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH FBC 2020
- ALL CONTRACTORS SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND THE EXTENT OF THE WORK BEFORE SUBMITTING A PROPOSAL
- ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND IMMEDIATELY NOTIFY THE ENGINEER AND ENGINEERS OF ANY DISCREPANCIES BEFORE COMMENCING WORK. OR THE CONTRACTOR, BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. (DO NOT SCALE DRAWINGS)
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND SECURING THEIR REQUIRED PERMITS AS DEEMED APPROPRIATE TO
- ALL CONTRACTORS SHALL COORDINATE ALL WORK AMONGST THEMSELVES TO AVOID CONSTRUCTION TRADE CONFLICTS AND WORK SIMULTANEOUSLY TO ACHIEVE A SMOOTH AND FINISHED JOB.
- ALL INTERIOR FINISHES TO BE MINIMUM CLASS "C" FLAME SPREAD FIRE RATING. (WHERE APPLICABLE)
- ALL CONTRACTORS TO SUBMIT APPROPRIATE SHOP DRAWINGS (ONE SEPIA AND FOUR BLUE LINE SETS), PRODUCT DATA (4 SETS) AND FINISH SAMPLES (FOUR) TO THE ENGINEER FOR APPROVAL BEFORE INSTALLATION.
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THEIR WORK WHERE APPROPRIATE TO BE SET PLUMB, LEVEL AND SQUARE, SCRIBED TIGHTLY AND ACCURATELY TO ADJACENT SURFACES, SECURELY ANCHORED IN THE POSITION INDICATED ON DRAWINGS AND APPROVED SHOP DRAWINGS.
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS RESULTING FROM THEIR WORK.
- CONTRACTORS TO INSTALL ALL FINISH MATERIALS AS PER MANUFACTURERS SPECIFICATIONS, LOCAL CODES, SOUTH FLORIDA BUILDING CODE AND IN ACCORDANCE WITH INDUSTRY STANDARDS AND GOOD CONTRACTING PRACTICE.
- STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL", AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED AS PER APPLICABLE CODE.
- BUILDER SHALL BE RESPONSIBLE FOR ADEQUATE SHORING / BRACING OF STRUCTURAL OR NONSTRUCTURAL MEMBERS DURING CONSTRUCTION.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTINGS. IN ADDITION ALL WARRANTIES FOR APPLIANCES, FIXTURES, ROOF-MIN, 10YR, ETC. SHALL BE SUBMITTED TO OWNER UPON COMPLETION.

INTENT OF CONTRACT DOCUMENTS

IT IS THE INTENT OF THESE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS TO DESCRIBE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE THE WORK CALLED FOR, INDICATED OR REASONABLY IMPLIED BY THEM, INCLUDING PARTITIONING, MECHANICAL AND ELECTRICAL WORK, AIR CONDITIONING AND ALL OTHER ITEMS DESCRIBED. FAILURE TO SHOW DETAILS OR REPEAT ON ANY DRAWINGS THAT FIGURES, NOTES OR DETAILS GIVEN ON ANOTHER DRAWING SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK (AT NO ADDITIONAL COST) AS IF SHOWN ON EACH AND EVERY DRAWING.

ALL WORK SHALL BE IN A FIRST CLASS WORKMANSHIP MANNER, NEAT AND COMPLETE IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS AND THE SOUTH FLORIDA BUILDING CODE, THE STATE ENERGY EFFICIENCY CODE AND ALL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL ENDEAVOR TO PROTECT THE OWNER'S AND ADJACENT OWNER'S PROPERTY FROM DAMAGE DUE TO THE CONSTRUCTION PROCESS AT ALL TIMES AND REPAIR AT NO COST TO THE OWNER ANY DAMAGE THAT DOES OCCUR.

CONTRACTOR SHALL ARRANGE FOR INSPECTIONS AND TESTS SPECIFIED OR REQUIRED BY THE CITY/COUNTY BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR THE SAME. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE AND PAY FOR ALL PERMITS AND UPON COMPLETION OF THE WORK (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFIED CERTIFICATE OF OCCUPANCY FROM THE CITY/COUNTY BUILDING AND ZONING DEPARTMENT.

CONNECTION WITH THE SPECIFIED PROJECT.
 NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGN 2004 PRODUCTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS; CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

SCOPE OF WORK

- INTERIOR RENOVATION OF EXISTING KITCHEN.
- INTERIOR RENOVATION OF EXISTING BATHROOM.
- EXISTING WINDOWS TO BE REPLACED. OPENING REMAINING.
- EXISTING COVER AREA TO BE RECONSTRUCTED.
- NEW ADDITION.

FBC 2020
 FBCR 2020
 ZONING CLASSIFICATION: RU-2
 LEVEL OF ALTERATION: II
 OCCUPANCY CLASSIFICATION: RS-8
 ASCE 7-16
 Property ID: 504216120110

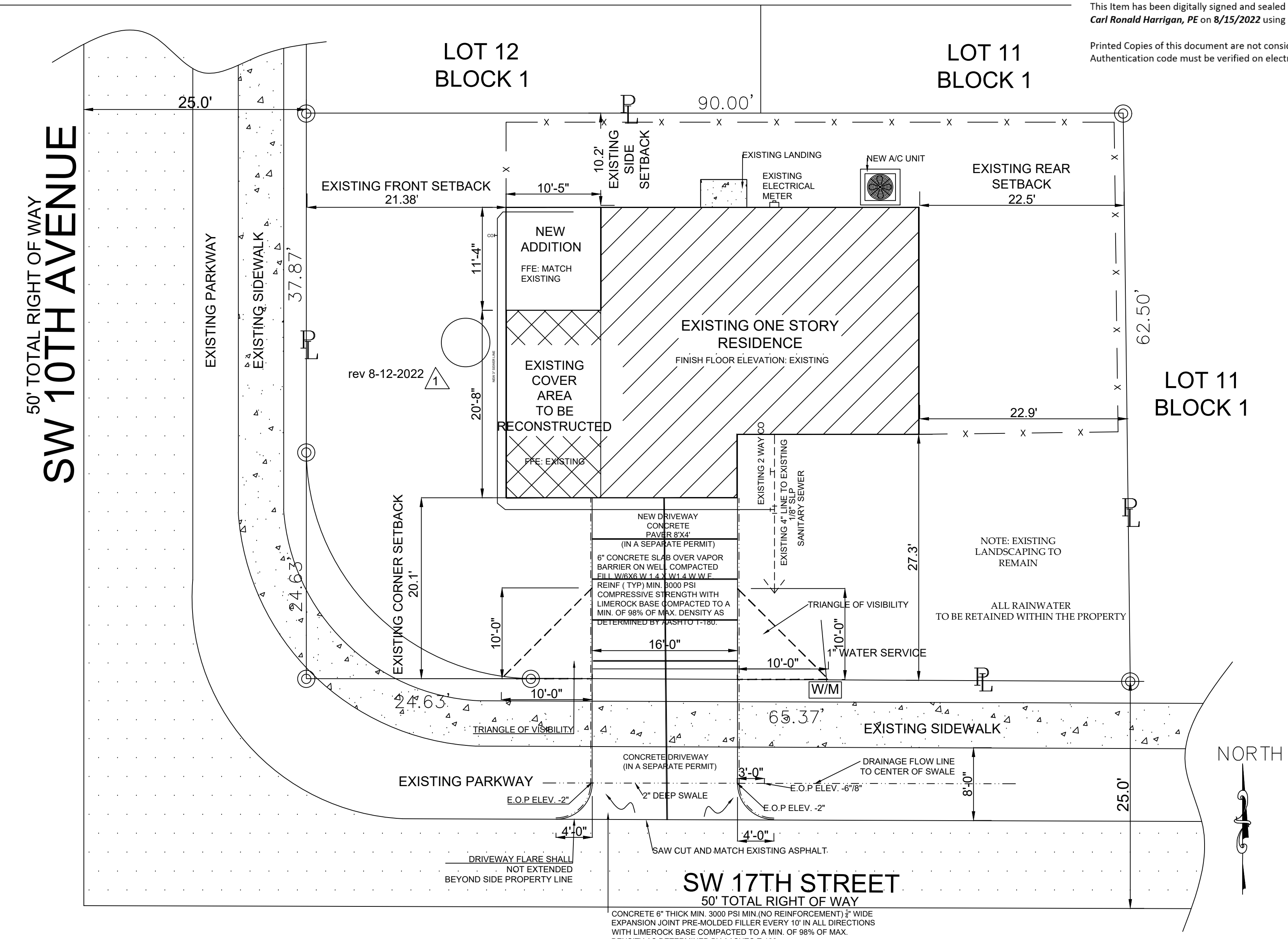
LEGAL DESCRIPTION
 THE SOUTH 62.5 FEET OF LOT 12 AND THE SOUTH 62.5 FEET OF THE WEST 40 FEET OF LOT 11, BLOCK 1, YELLOWSTONE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS LOCATED IN, AND APT OF, BLOCK 1, AMENDED PLAT OF YELLOWSTONE PARK, RECORDED IN PLAT BOOK 15, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY.

FLOOD ZONE INFORMATION:
 FLOOD ZONE: "X"
 BASE F.F.: N/A

	FINISH FLOOR ELEVATION
EXISTING	EXISTING



LOCATION FOR REFERENCE ONLY (N.T.S.)



EXISTING SITE PLAN WITH RECONSTRUCTED AREA AND ADDITION AREA
 SCALE: 1/8"=1'-0"



EXISTING WEST ELEVATION FOR REFERENCE ONLY (N.T.S.)



EXISTING SOUTH ELEVATION FOR REFERENCE ONLY (N.T.S.)

INDEX OF DRAWINGS

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SHEET 9 OF 13: STRUCTURAL SECTIONS/DETAILS	S-2
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SHEET 12 OF 13: PROPOSED ELECTRICAL PLAN	E-1
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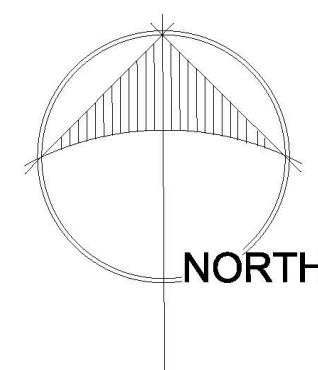
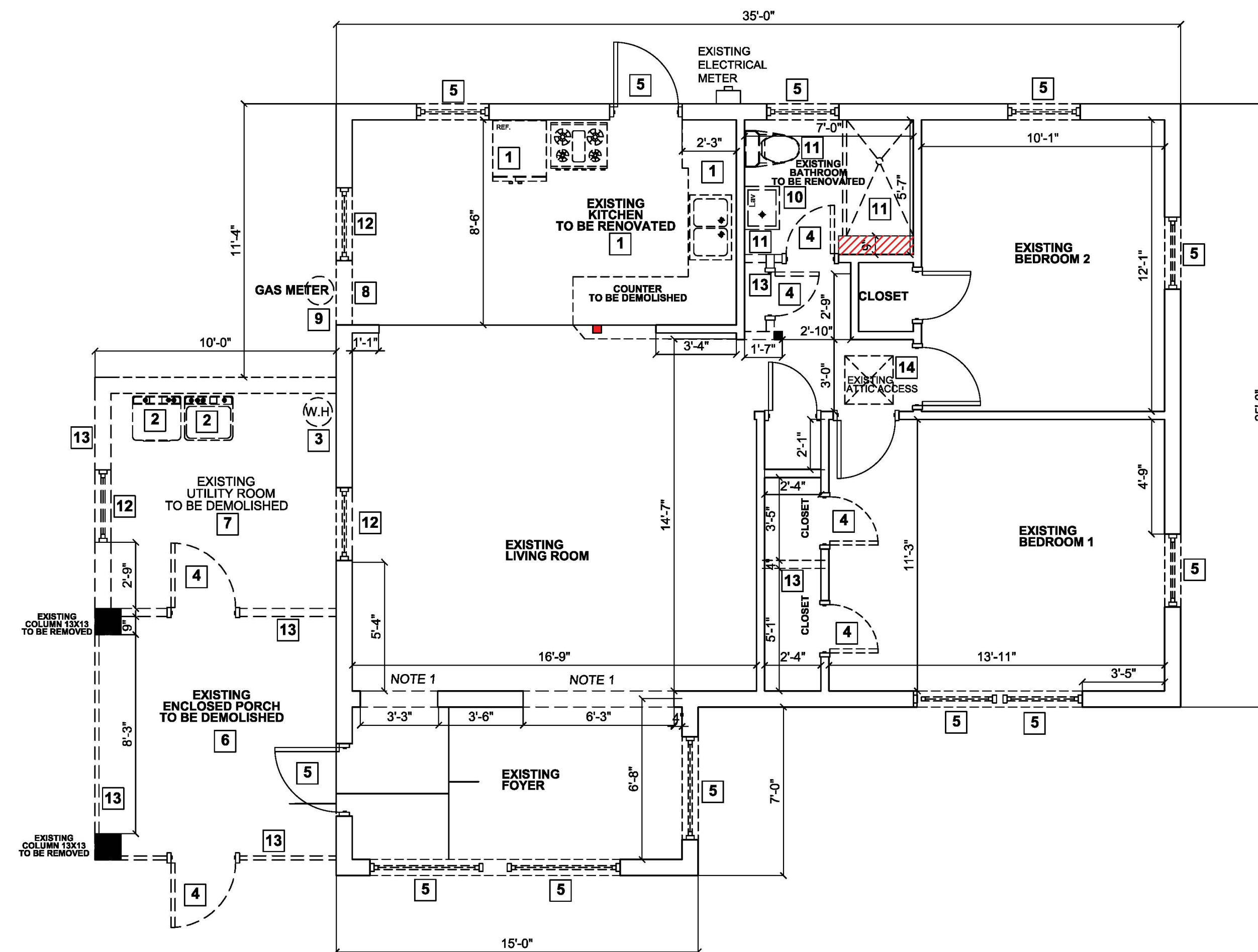
TABULATION :		
EXISTING BUILDING AREA:		
(existing area to be Renovated =198.8 included)	1,197.84 SQ FT	
NEW ADDITION (FAMILY ROOM)	118.05 SQ FT	
TOTAL BUILDING AREA:	1,315.89 SQ FT	(24.25%)

LOT AREA: 5,425.00 SQ FT	REQUIRED	PROVIDED
50% LOT COVERAGE MAXIMUM	2,712.50 SQ FT	1,315.89 SQ FT (24.25%)
MIN. FLOOR AREA	1,000.00 SQ FT	1,315.89 SQ FT

BUILDING SETBACK	REQUIRED	EXISTING
Principal Front	25 ft.	21.38'
Side	5 ft. up to 22 ft height	10.2'
Side street	25% of width lot no grater than 25' 62.5'x25%= 15.63'	20.1'
Rear	15 ft.	22.5'

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Carl Ronald Harrigan, PE on 4/08/2022 using a Digital Signature.

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PROPOSED DEMOLITION PLAN

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

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK SHALL COMPLY WITH AND BE PERFORMED AS PER ALL LOCAL CODES AND LAWS IN THE FLORIDA BUILDING CODE 2020.
2. ALL CONTRACTORS SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND THE EXTENT / SCOPE OF WORK. DURING THE DEMOLITION WORK ANY DISCREPANCIES DISCOVERED ON THE JOB SITE SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND OR THE PLUMBING/ MECHANICAL/ ELECTRICAL ENGINEERS OR THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.
3. THE GENERAL CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS RESULTING FROM THEIR DEMOLITION WORK.
4. THE GENERAL CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATE BRACING AND SHORING OF STRUCTURAL AND NON-STRUCTURAL MEMBERS DURING THE DEMOLITION WORK.
5. THE GENERAL CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AS PER OSHA STANDARDS DURING THE DEMOLITION WORK.

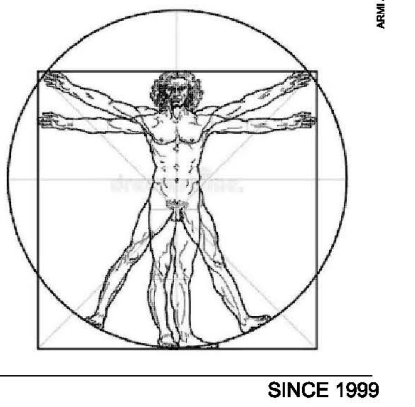
DEMOLITION LEGEND

- 1 EXISTING KITCHEN TO BE DEMOLISHED FOR RENOVATION
- 2 EXISTING WASHER/DRYER TO BE RELOCATED
- 3 EXISTING WATER HEATER TO BE REPLACED AND RELOCATED
- 4 EXISTING DOORS TO BE REMOVED.
- 5 EXISTING WINDOWS AND DOORS TO BE REPLACED (OPENINGS TO REMAIN)
- 6 EXISTING ENCLOSED PORCH TO BE DEMOLISH
- 7 EXISTING UTILITY ROOM TO BE DEMOLISH
- 8 PORTION OF WALL TO BE DEMOLISHED FOR NEW OPENING.
- 9 EXISTING GAS METER TO BE RELOCATED.
- 10 BATHROOM TO BE DEMOLISH FOR RENOVATION.
- 11 EXISTING BATHROOM FIXTURES TO BE REMOVED.
- 12 EXISTING WINDOW TO BE REMOVED.
- 13 EXISTING WALL TO BE REMOVED.
- 14 EXISTING ATTIC ACCESS TO BE RELOCATED.

WALL LEGEND

- EXISTING EXTERIOR WALL
- EXISTING INTERIOR WALL
- EXISTING WALL TO BE REMOVED

NOTE 1: CHIP CONCRETE CAREFULLY SO THE REBAR IS NOT DISTURBED PLEASE FOLLOW SEPARATE INSTRUCTIONS FOR CUTTING THE EXPOSED REBAR.



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 State of Florida
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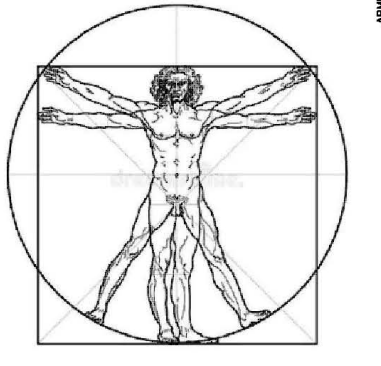
4471 N.W. 36 ST.
 SUITE # 206
 MIAMI SPRINGS
 FLORIDA 33166
 PH. (305)-915 7625
 PH. (786)-955 9152
 E-MAIL D2004PRODUCTION@AOL.COM

REVISION	BY:



PROPOSED RENOVATION AND ADDITION
 CONSTRUCTION DOCUMENT TO:
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 PROPERTY ID 5042 16 12 0110

DRAWN BY:
 PROJECT MANAGER ARMIJ .BUSTUS. AIA
 SCALE:
 DATE:
 MARCH 2022
 SHEET : 2 OF 13

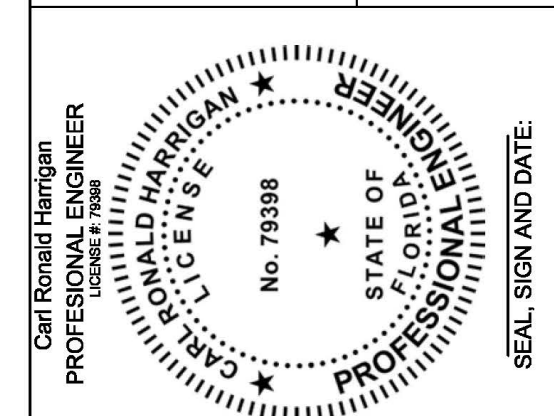


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SCALE:

DATE:
MARCH 2022

SHEET : 3 OF 13

FINISH SCHEDULE				
ROOM	AREA	FLOOR	WALL	CEILING
NEW MASTER BEDROOM		CERAMIC TILE	PAINTED OVER SMOOTH GYP BD. FINISH	PAINTED DRYWALL CEILING
NEW MASTER BATH		CERAMIC TILE	TILE	PAINTED DRYWALL CEILING
NEW CLOSETS		CERAMIC TILE	PAINTED OVER SMOOTH GYP BD. FINISH	PAINTED DRYWALL CEILING
RENOVATED BATH		CERAMIC TILE	PAINTED OVER SMOOTH GYP BD. FINISH	PAINTED DRYWALL CEILING
NEW BEDROOM 3		CERAMIC TILE	PAINTED OVER SMOOTH GYP BD. FINISH	PAINTED DRYWALL CEILING
NEW BEDROOM 4		CERAMIC TILE	PAINTED OVER SMOOTH GYP BD. FINISH	PAINTED DRYWALL CEILING
NEW KITCHEN		CERAMIC TILE	PAINTED OVER SMOOTH GYP BD. FINISH	PAINTED DRYWALL CEILING
RENOVATED LAUNDRY		CERAMIC TILE	PAINTED OVER SMOOTH GYP BD. FINISH	PAINTED DRYWALL CEILING

302.9.1 Flame spread index. Wall and ceiling finishes shall have a flame spread index of not greater than 200.
 R302.9.2 Smoke-developed index. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450.
 R302.10 Insulation. Insulating materials installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl spaces and attics shall comply with the requirements of this section. They shall exhibit a flame spread index not to exceed 25 and a smoke-developed index not to exceed 450 where tested in accordance with ASTM E84 or UL 723. Insulating materials, where tested in accordance with the requirements of this section, shall include facings, where used, such as vapor retarders, vapor-permeable membranes and similar coverings.
 R-3

Interior exit stairways and ramps and exit passageway	Corridors and enclosure for exit access stairways and ramps	Rooms and enclosed spaces
B	B	C

DOOR SCHEDULE							
MARK	DESCRIPTION	SIZE			MATERIAL		PRODUCT APP.
		W	H	T	DOOR	FRAME	
(11)	H.C DOOR	2'-8"	6'-8"	1 3/4"	WOOD	WOOD	
(12)	BI-FOLD DOOR	2'-8"	6'-8"	1 3/4"	WOOD	WOOD	
(13)	DOUBLE BI-FOLD DOOR	5'-0"	6'-8"	1 3/4"	WOOD	WOOD	
(14)	BI-FOLD DOOR	2'-4"	6'-8"	1 3/4"	WOOD	WOOD	
(15)	BI-FOLD (R/A FULL LOUVRE DOOR)	2'-4"	6'-8"	1 3/4"	WOOD	WOOD	
(16)	ENTRY DOOR	3'-0"	6'-8"	1 3/4"	GLASS	METAL	NOA 20-0901.11

NOTE: 1- MINIMUM 0.25 SHGC AND 0.75 U-FACTOR FOR THE DOOR GLASS
 2- EXTERIOR DOORS PROVIDE IMPACT RESISTANT GLAZING AT ALL DOORS, SHUTTERS ARE NOT REQUIRED

WINDOW SCHEDULE							
MARK	WINDOW TYPE	SIZE			MATERIAL	REMARKS	PRODUCT APP.
		W	H	SIZE (R.O.) W H			
(A)	CASEMENT	36"	60"	37"	61"	METAL	EGRESS NOA 20-0814.07
(B)	S.H	36"	58"	37"	59"	METAL	EGRESS NOA 20-0813.07
(C)	S.H	36"	26"	37"	27"	METAL	NOA 20-0813.07
(D)	S.H	36"	36"	37"	37"	METAL	NOA 20-0813.07
(E)	H.R	74"	48"	75"	49"	METAL	NOA 22-0118.01
(F)	FIXED	54"	60"	55"	61"	METAL	NOA 20-0814.09
(G)	H.R	36"	60"	37"	61"	METAL	NOA 22-0118.01

NOTE: 1- MINIMUM 0.25 SHGC AND .75 U-FACTOR FOR THE WINDOW GLASS
 2- HORIZONTAL ROLLING EGRESS TYPE WINDOW OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS & PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT & 5.7 S.F. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 42" OFF THE FLOOR. ONE EGRESS TYPE WINDOW TO BE INSTALLED IN EACH BEDROOM.
 4- ALL FIXED GLASS TO COMPLY W/ F.B.C. 2020 2415
 5- ALL GLAZING TO BE CLEAR AND FRAMES WITH WHITE E.S.P. FINISH. PROVIDE TRANSLUCENT, TEMPERED SAFETY GLASS, CAT. II AT BATHROOM WINDOWS ONLY

SHGC .25
 U. FACTOR .75

R311.2 Egress Door. Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily operable from inside the dwelling without the use of a key or special knowledge or effort.

R310.2.1 Minimum opening area. WINDOWS Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

NOTE: ALL WINDOWS, DOORS AND/OR ANY OTHER COMPONENTS INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS SET FORTH IN THE APPROVED PRODUCT CONTROL APPROVAL.

PRODUCTS APPROVAL NOTE: ALL PRODUCTS APPROVAL TO BE APPROVED BY ENGINEER/ARCH/ BUILDING DEPARTMENT PRIOR TO INSTALLATION

SCOPE OF WORK

- 15 NEW ADDITION 118.05 SQ FT
- 16 EXISTING OPENING TO BE BLOCKED UP.
- 17 NEW DOOR
- 18 NEW WINDOW.
- 19 KITCHEN RENOVATED.
New 66"x36" island
- 20 BATH 1 RENOVATED.
New Tub
- 21 NEW BEDROOM 3.
Toilet
Sink
Shower
- 22 NEW UTILITY ROOM.
- 23 NEW BATH 2.

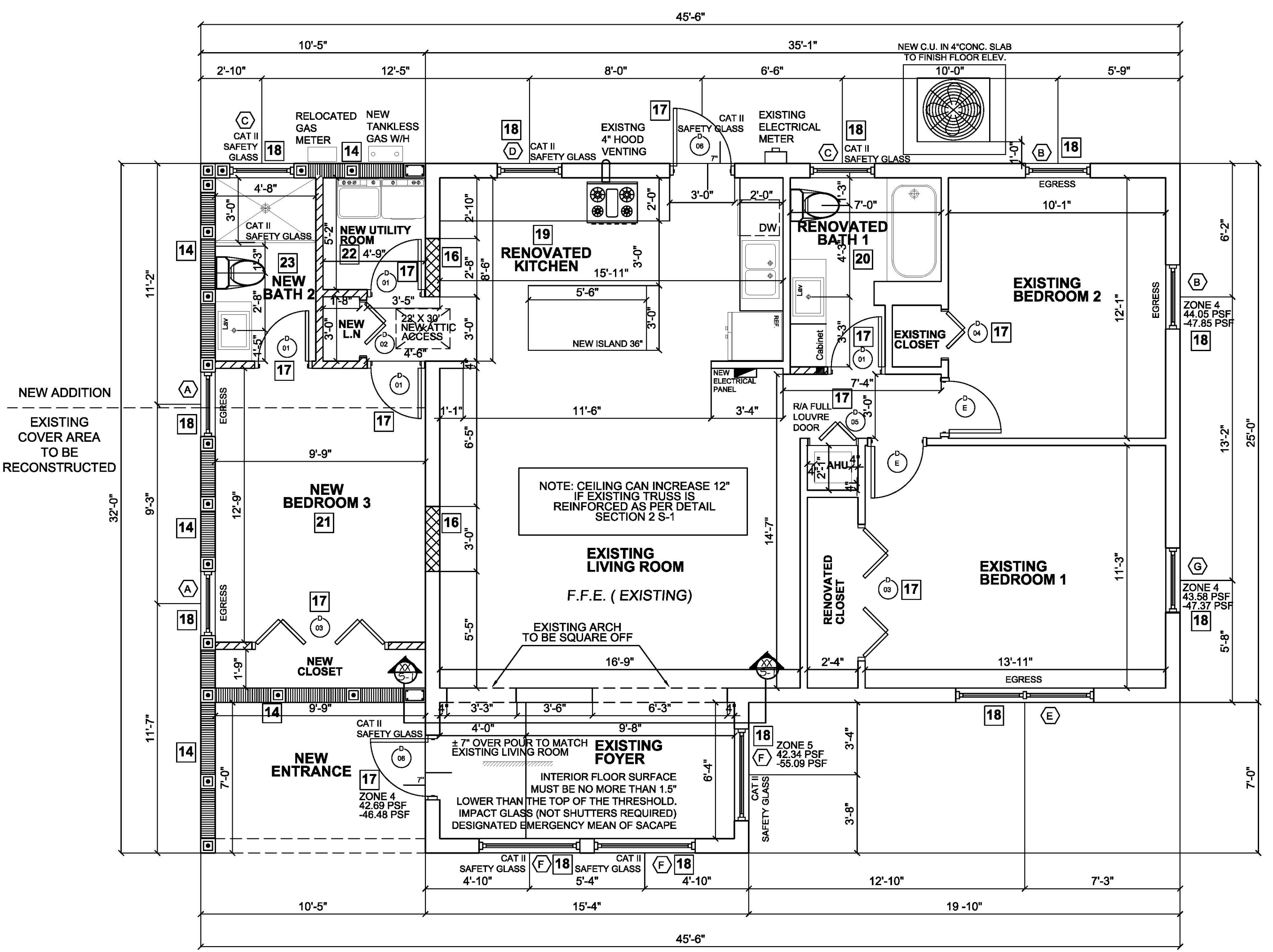
WALL LEGEND

	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	NEW EXTERIOR WALL
	NEW INTERIOR WALL
	OPENING TO BE BLOCKED UP

BATHS ONLY

NOTE: USE THE FOLLOWING ASSEMBLY AROUND BATH TUB AND SHOWERS.
 CEMENTITIOUS BACKER BOARD WITH FULL HEIGHT INSTALLED AS PER MANUFACTURED
 USE TILE @ BASE AND FLOOR STUDS ON BATHROOM AREA TO BE A 16" O.C.

R307.2 Bath tub and shower spaces. Bath tub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.



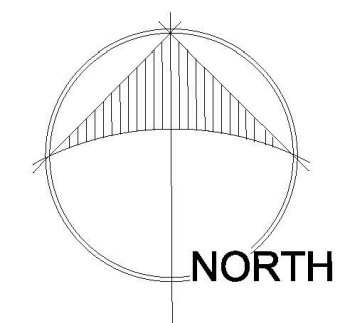
PROPOSED FLOOR PLAN

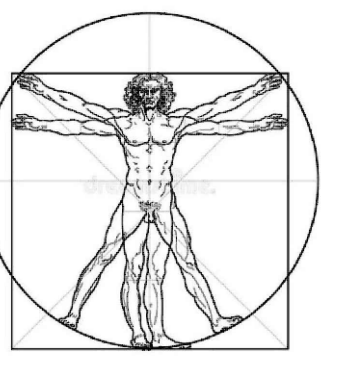
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- DEFERRED DOCUMENTS
- 1 TRUSS SHOP DRAWING.
 - 2 WINDOWS AND DOORS PRODUCT APPROVAL.

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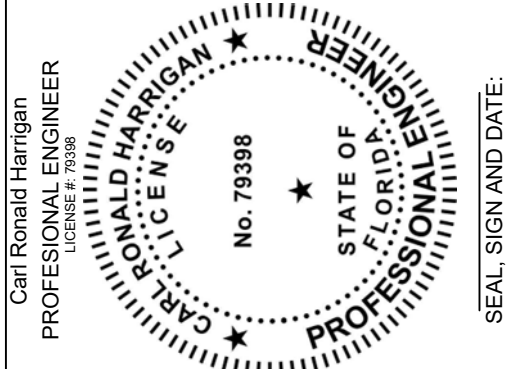




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 State of Florida
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 FLORIDA 33166
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 E-MAIL: D2004PRODUCTION@AOL.COM

REVISION	BY:
1	8/12/2022



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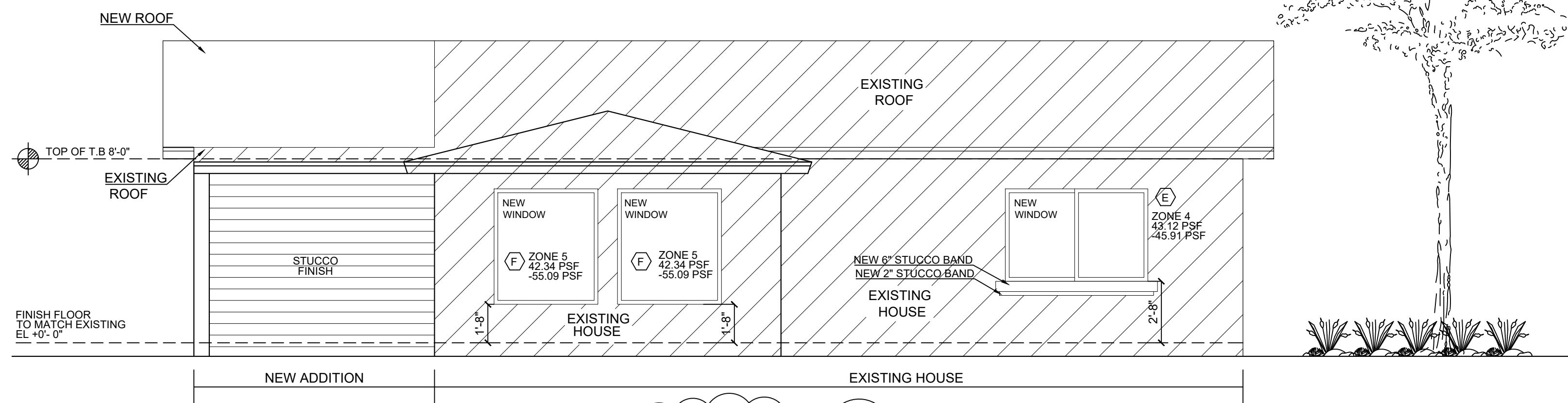
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DATE:
 MARCH 2022

SHEET: 5 OF 13

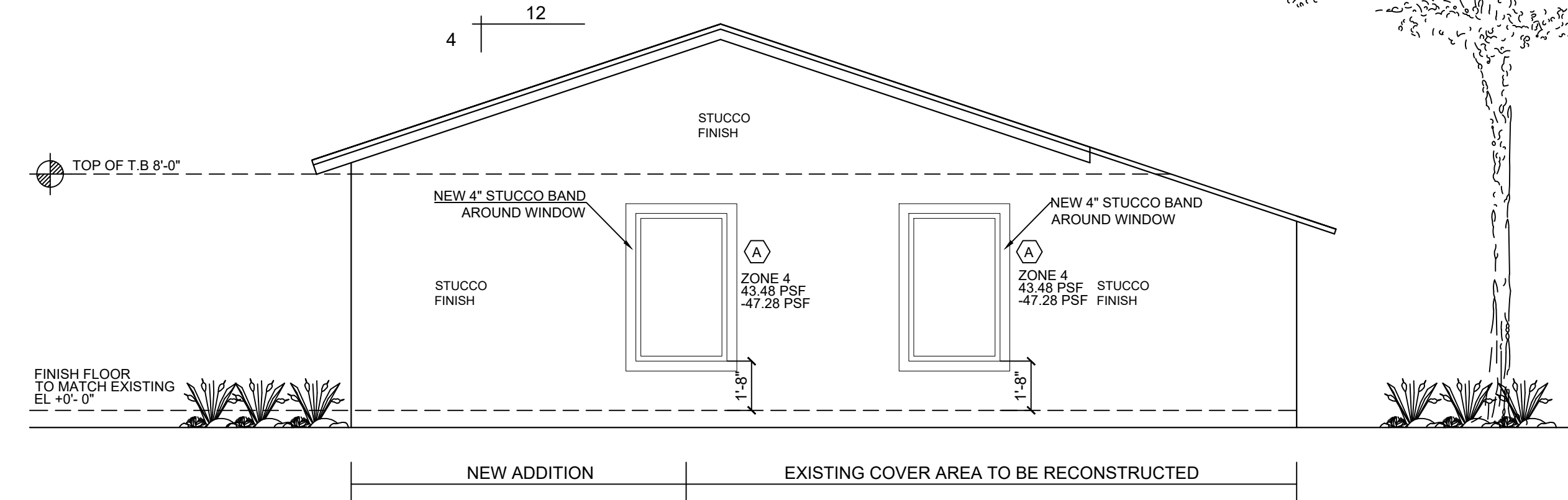
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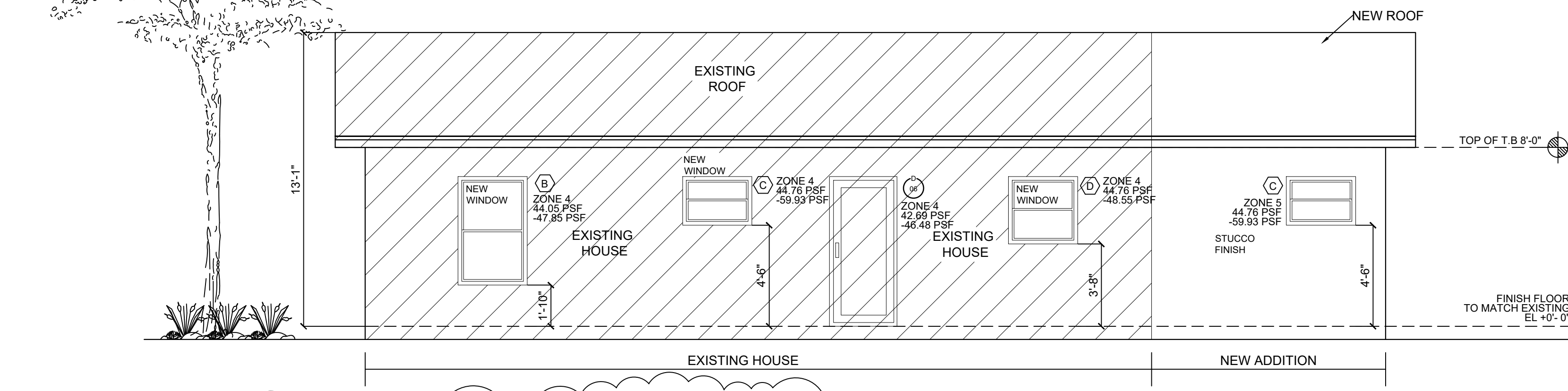
PROPOSED SOUTH ELEVATION
 SCALE: 1/4"=1'-0"

rev 8-12-2022 1



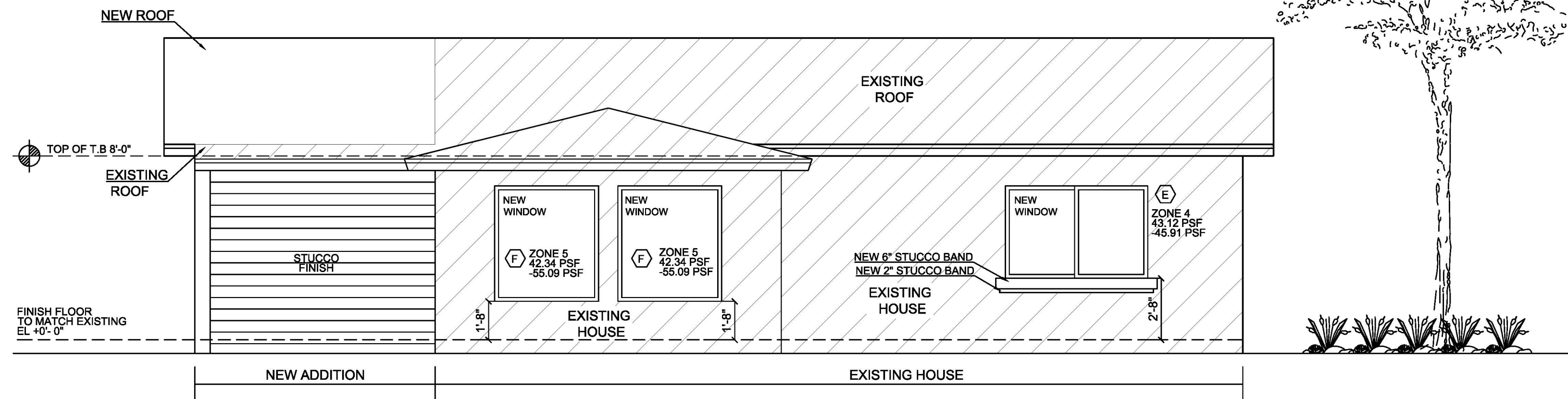
PROPOSED WEST ELEVATION
 SCALE: 1/4"=1'-0"

1 8/12/2022

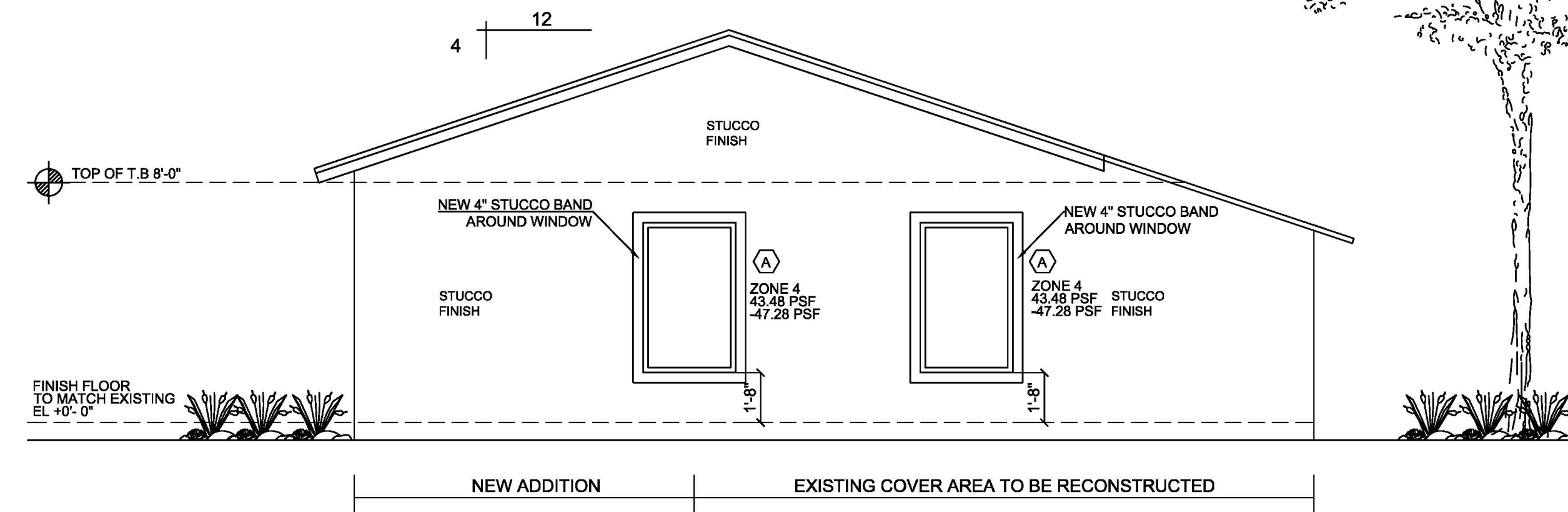


PROPOSED NORTH ELEVATION
 SCALE: 1/4"=1'-0"

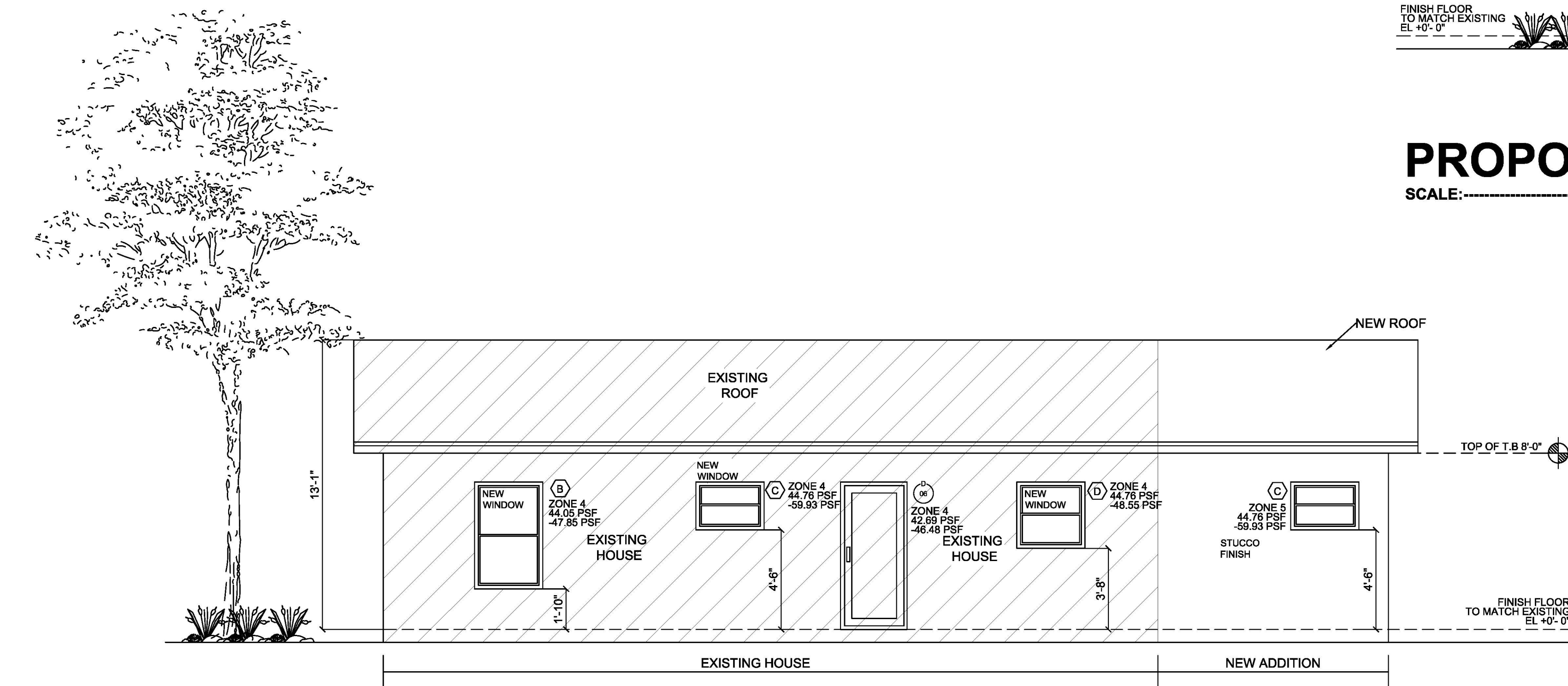
1 8/12/2022



PROPOSED SOUTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



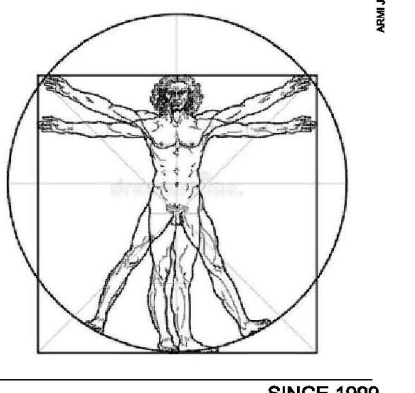
PROPOSED WEST (SIDE) ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED NORTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"

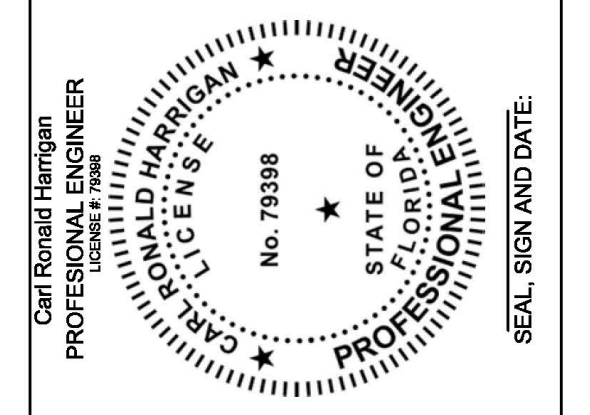
This Item has been digitally signed and sealed by
Carl Ronald Harrigan, PE on 4/08/2022 using a Digital Signature.

Printed Copies of this document are not considered signed and seal and the *SHA*.
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REVISION	BY:



PROPOSED RENOVATION AND ADDITION
CONSTRUCTION DOCUMENT TO:
CAROL DUNCANSON
937 SW 17TH ST FORT LAUDERDALE, FLORIDA 33315
PROPERTY ID 5042 16 12 0110

DRAWN BY:
PROJECT MANAGER ARMI .BUSTUS. AIA
SCALE:
DATE:
MARCH 2022
SHEET : 5 OF 13



7.26.2022



E

7.28.2022

937 SW 17th Street - Aerial



937 SW 17 Street – North View



7.28.2022

938 SW 17 Street – South



7.24.2022



8.2.2022



E

7.26.2022