CITY OF FORT LAUDERDALE

BOARD OF ADJUSTMENT MEETING NOTICE

October 23, 2023

A Public Hearing will be held before the Board of Adjustment on: **November 8, 2023 at 6:00 P.M.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th Avenue, Fort Lauderdale, Florida 33311 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-23080004**
OWNER:	2500 RIVERLAND LLC
AGENT:	NICOLLE DELGADO
ADDRESS:	2500 RIVERLAND RD, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	LOT 7, PALM GROVE ACRES, ACORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (SEE SURVEY)
ZONING DISTRICT:	RS-3.52 - IRREGULAR RESIDENTIAL
COMMISSION DISTRICT:	4
REQUESTING:	**Sec. 47-39. A.1.b.(3). (e). - Yard encroachments.**

Requesting a variance to allow an accessory building on a plot containing a single-family dwelling to build a second story, whereas the code limits the building to a single story.

Sec. 47-39. A.6.D. - Height.

Requesting a variance to allow a new single-family residence t 47-5.31o have a maximum height of 29 feet, whereas the code allows a maximum height of 20 feet (2 Stories) as measured from the finish floor at the exterior elevation. A total variance request of 9 feet.

To watch and listen to the meeting, please visit: https://www.fortlauderdale.gov/government/BOA OR www.youtube.com/cityoffortlauderdale

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-23080004

LEGEND

- Municipal Boundary
- Subject Site

N

0 100 200 US Feet

CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: NOVEMBER 8, 2023 **TIME: 6:00 P.M.** **CASE: PLN-BOA-23080004**

Sec. 47-39. A.1.b.(3). (e). - Yard encroachments.

•Requesting a variance to allow an accessory building on a plot containing a single-family dwelling to build a second story, whereas the code limits the building to a single story.

Sec. 47-39. A.6.D. - Height.

•Requesting a variance to allow a new single-family residence to have a maximum height of 29 feet, whereas the code allows a maximum height of 20 feet (2 Stories) as measured from the finish floor at the exterior elevation. A total variance request of 9 feet.

MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 N.W. 19TH AVENUE (LOBBY)
FORT LAUDERDALE, FL., 33311
CONTACT: 954-828-6506

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
https://www.fortlauderdale.gov/government/BOA
www.youtube.com/cityoffortlauderdale

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

CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: NOVEMBER 8, 2023
TIME: 6:00 P.M.
CASE: PLN-BOA-23080004
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700 N.W. 19th AVENUE (LOBBY)
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CONTACT 954-828-6506
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PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE NOVEMBER 8, 2023
TIME 6:00 P.M.
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-Requesting a variance to allow a new single family residence to have a maximum height of 29 feet whereas the code allows a maximum height of 20 feet (2 Stories) as measured from the finish floor of the exterior elevation. A total variance request of 9 feet
2500

PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING

PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE NOVEMBER 8, 2023
TIME: 6:00 P.M.
CASE: PLN-BOA-23080004
Sec. 47-19. A.1.b.(3).(e). - Yard encroachments.
Requesting a variance to allow an accessory building on a plot containing a single family dwelling to build a second story, whereas the code limits the building to a single story.
Sec. 47-19. A.6.D. - Height.
Requesting a variance to allow a new single family residence to have a maximum height of 29 feet, whereas the code allows a maximum height of 30 feet (2 Stories) as measured from the finish floor of the exterior elevation. A total variance request of 9 feet

CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
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BOA CASE # PLN-B0A-23080004

Sec. 47-39.A.1.b.(3)(e) - General provisions.

Accessory buildings may not exceed one (1) story on any plot containing a one-family detached dwelling.

Sec. 47-39. A.6.D.- Height.

Height. **No building or structure, or part thereof, shall be erected or altered to exceed the maximum height of two (2) stories: scenery lofts, towers, cupolas, steeples and domes, not exceeding in gross area, at a maximum horizontal section, thirty (30) percent of the roof area, and flag poles, airplane beacons, broadcasting towers, antenna, chimneys, stacks, tanks and roof structures used for ornamental or mechanical purposes, may exceed the permissible height limit in any district by not more than twenty-five (25) percent. Parapet walls may extend not more than five (5) feet above the allowable height of a building. (Inserted from Broward County Code 39-103 entitled "Exclusions from height limits").**

Record

Menu Refine Search New GIS Create a Set View Log Reports Help My Filters --Select-- Module Planning

Showing 1-22 of 22

Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
PLN-BOA-23080004		2500 RIVERLAND	Z- Board of Adjustment (BOA)	0		2500		RIVERLAND	RD		Open
BLD-RALT-22110102	RENOVATION OF 2 STORY RESIDENCE	2500 Riverland	Residential Alteration Permit	0		2500		RIVERLAND	RD		Void
CE22100618	GARBAGE PILE IN RESIDENTIAL DRIVEWAY OF 2500 RIV...		Code Case	0	Marco Aguilera	2500		RIVERLAND	RD		Closed
SE21100273			Bulk Trash Case	0	Wanda Acquavella	2500		RIVERLAND	RD		Complied
PM-19011826	TILE REROOF 4300 SQ FT ~ ~ASBESTOS:0000040646 ~ ~NOC	TILE REROOF 4300 SQ FT	Re-Roof Permit	0		2500		RIVERLAND	RD		Complete
PM-18082503	ATF: REPAIR SITE WALL 30 LF ~V: CE18031558	ATF: REPAIR SITE WALL 30 LF	Fence Permit	0		2500		RIVERLAND	RD		Complete
PM-18041858	ATF REPAIR PERIMETER WALL ~	ATF REPAIR PERIMETER WALL	Fence Permit	67.59		2500		RIVERLAND	RD		Void
CE18031564	EAST SECTION OF THE FENCE IS IN DISARRAY. CMU, BL...	MARINO,ANGELO & ESSLY	Code Case	0		2500		RIVERLAND	RD		Closed
VIO-CE18031564_1	EAST SECTION OF THE FENCE IS IN DISARRAY. CMU	MARINO,ANGELO & ESSLY	Violation-CODE Hearing	0		2500		RIVERLAND	RD		Complied
CE18031558	1)INSTALLANCING A STUCCO LATHING FENCE WALL, WITH...	MARINO,ANGELO & ESSLY	Building Code Case	0		2500		RIVERLAND	RD		Closed
VIO-CE18031558_1	1)INSTALLANCING A STUCCO LATHING FENCE WALL	MARINO,ANGELO & ESSLY	Violation-BLD Hearing	0		2500		RIVERLAND	RD		Complied
CE18010477	THERE IS A WALL IN DISREPAIR AT THIS PROPERTY, WI...	MARINO,ANGELO & ESSLY	Building Code Case	0		2500		RIVERLAND	RD		Closed
VIO-CE18010477_1	THERE IS A WALL IN DISREPAIR AT THIS PROPERTY	MARINO,ANGELO & ESSLY	Violation-BLD Hearing	0		2500		RIVERLAND	RD		Closed
PM-17110680	KITCHEN REMODEL ~NOC ~ ~2/9/18 REV2 B-P-FLOOD ~B-...	KITCHEN REMODEL	Residential Alteration Permit	0		2500		RIVERLAND	RD		Complete
PM-17110681	PLUMBING BP 17110680	PLUMBING BP 17110680	Plumbing Fixture Replacement Permit	0		2500		RIVERLAND	RD		Complete
PM-17110683	ELEC BP 17110680	ELEC BP 17110680	Electrical Residential Permit	0		2500		RIVERLAND	RD		Complete
PM-13081266	SEPTIC TO SEWER	SEPTIC TO SEWER	Plumbing Sewer Cap Permit	0		2500		RIVERLAND	RD		Complete
PM-13011135	WIRE AND 6 DOCK LIGHTS	WIRE AND 6 DOCK LIGHTS	Electrical Residential Permit	0		2500		RIVERLAND	RD		Complete
PM-12110428	REPAIR FRAME & RESURFACE	REPAIR FRAME & RESURFACE	Boatlift-Dock-Seawall-Pile Permit	0		2500		RIVERLAND	RD		Complete
PM-12101117	REPLACE 11 PILES AND 375 SF WOOD DECK	REPLACE 11 PILES AND 375 SF ...	Accessory Structure Permit	0		2500		RIVERLAND	RD		Complete
PM-12070211	REPLACE 11 WOOD PILES AND 375 SF WOOD DOCK ~WORK ...	REPLACE 11 WOOD PILES AND 37...	Boatlift-Dock-Seawall-Pile Permit	0		2500		RIVERLAND	RD		Void
AB-0048801		MARINO ESSLY / ANGELO	Resident/Business Alarm Registration	150		2500		RIVERLAND	RD		Active

Page 1 of 1

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is required 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(s) and/or special exception(s) requested. The application form must be filled out accurately and all applicable sections must be completed. Please print or type and answer all questions. Do Not leave any sections Blank. Indicate N/A if a question does not apply.

Case Number	PLN-BOA-23080004
Date of complete submittal	

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

Property Owner's Name	2500 RIVERLAND, LLC - AVI SCHWALB
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	433 LOCUST STREET, DENVER, CO 80220
E-mail Address	AVISCHWALB@AOL.COM
Phone Number	720-218-0354
Proof of Ownership	☑ Warranty Deed or ☐ Tax Record

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

Applicant / Agent's Name	NICOLLE DELGADO
Applicant / Agent's Signature	
Address, City, State, Zip	800 SE 4 AVE #142, Hallandale Beach, FL 33009
E-mail Address	solarimpactsolutions@gmail.com
Phone Number	305-772-4539
Agent Authorization Form Submitted	☑

Development / Project Name	2500 RIVERLAND
Existing / New	Existing: ☐ New: ☑
Project Address	Address: 2500 RIVERLAND RD, FORT LAUDERDALE, FL 33312
Legal Description	PALM GROVE ACRES 30-38 B LOT 7
Tax ID Folio Numbers *(For all parcels in development)*	504220080080
Variance/Special Exception Request *(Provide a brief description of your request)*	TO INCREASE PROPERTY ALLOWED HEIGHT FROM 20 FEET TO 29 FEET TO ALLOW A 2ND STORY ON THE ACCESSORY UNIT
Applicable ULDR Sections *(Include all code sections)*	Sec 47-39.A.6.D & Sec 47-39.A.1.b.(3)(e)

Current Land Use Designation	
Current Zoning Designation	
Current Use of Property	SINGLE FAMILY RESIDENTIAL
Site Adjacent to Waterway	☒ Yes ☐ No

Setbacks (indicate direction N, S, E, W)			Required	Proposed
Front				
Side				
Side				
Rear				

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

Answer All questions on this page and attach narrative. If additional space is needed, attach additional page(s).

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

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 NARRATIVE

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 NARRATIVE

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 NARRATIVE

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 NARRATIVE

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 Narrative.

AFFIDAVIT: I, NICOLLE DELGADO 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)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 17 day of OCTOBER, 2023

(SEAL)

AURA P GIRALDO
Notary Public - State of Florida
Commission # GG 962368
My Comm. Expires Feb 25, 2024
Bonded through National Notary Assn.

NOTARY PUBLIC
MY COMMISSION EXPIRES: Feb 25, 2024

AGENT AUTHORIZATION FORM

I Avi Schwalb ("Owner") as the current title owner of the real
[Print First and Last Name of the title Owner]
property located at 2500 Riverland Rd Fort Lauderdale FL ("Property"), do hereby authorize
[Print Property Address]
Nicolle Delgado ("Authorized Agent") to act as my agent regarding the submittal
[Print First and Last Name of Agent]
of a variance/special exception application to the City of Fort Lauderdale and appear at any and all scheduled hearings before the Board of Adjustment for the City of Fort Lauderdale, on the date, time and location specified on the Hearing Notice.

I authorize my agent to communicate with the City of Fort Lauderdale regarding my pending variance/special exception application and, by signing this authorization form, I hereby authorize the City of Fort Lauderdale to accept and rely on any and all communications from my Authorized Agent, whether written or oral, regarding all issues related to my pending variance/special exception application. I understand and agree that, as the Property Owner, I remain responsible for all terms and conditions outlined in the variance/special exception application, all required hearing appearances related to my variance/special exception application, and any request by the City of Fort Lauderdale and/or the Board of Adjustment to submit additional document(s) and or record(s) in support of my pending variance/special exception application.

Notwithstanding the City's receipt of my completed and executed Agent Authorization Form. I understand and agree, the City will mail or deliver all notices relating to my pending variance/special exception application to my property address, as listed on my variance/special exception application. I further understand and agree, the City of Fort Lauderdale and the Board of Adjustment assume no liability for my failure or my Authorized Agent's failure to comply with any terms or conditions outlined in my variance/special exception application, and/or my failure or my Authorized Agent's failure to appear on my behalf at any duly noticed hearings before the Board of Adjustment.

I further agree to,INDEMNIFY AND HOLD HARMLESS and hereby RELEASE, WAIVE, DISCHARGE, HOLD HARMLESS AND FOREVER COVENANT NOT TO SUE the City of Fort Lauderdale, its elected officials, employees, servants, representatives, associates, officers, agents, guests, invitees, volunteers, partners, successors and assigns from any and all liability, claims, demands, action, judgments, costs, expenses, court costs, attorney fees and causes of action whatsoever arising out of or related to any loss or damage to property, and/or injury to any person, including death, WHETHER CAUSED BY, ALLEGEDLY CAUSED BY, OR CONTRIBUTED IN WHOLE OR IN PART by the action, failure to act, negligence, breach of contract or other misconduct by my me, my Authorized Agent, my employees, servants, representatives, associates, officers, agents, volunteers, partners, successors and assigns,

relating in any way to the City of Fort Lauderdale's reliance of the authority granted to my Authorized Agent pursuant to this Form.

BY SIGNING THIS RELEASE AND HOLD HARMLESS AGREEMENT, I ATTEST, AFFIRM, AND REPRESENT THAT I AM THE TITLE OWNER FOR THE PROPERTY AND THAT ALL OF THE FOLLOWING STATEMENTS ARE TRUE AND CORRECT: I am at least eighteen (18) years of age and of sound and competent state of mind at the time executed this Agent Authorization Form; I executed this Agent Authorization Form as an expression of my own free act and deed; There are no oral representations or statements, apart from this Agent Authorization Form and intend to be bound by its terms; and I was not induced by the City, its employees and/or agents, or anyone, to execute this Agent Authorization Form. ***Please provide proof of ownership. If the property is owned by an Corporation/ Company, please submit proof from Sunbiz.**

WITNESSES:

Nancy Dominguez

Witness Signature

Nancy Dominguez

Print Name:

Witness Signature

Vanessa Esparza

Print Name:

[Owner's signature]

Avi Schwalb

[Print Owner's name]

STATE OF Co

COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of August, 2023, by Avi Schwalb, an individual.

[SEAL]

(Signature of Notary Public- State of Florida)

SARA ZAMANI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214050126
MY COMMISSION EXPIRES 12/30/2025

(Print, Type, or Stamp Commissioned Name of Notary Public)

Detail by Entity Name

Florida Limited Liability Company
2500 RIVERLAND, LLC

Filing Information

Document Number	L22000076724
FEI/EIN Number	NONE
Date Filed	02/23/2022
State	FL
Status	ACTIVE

Principal Address

433 LOCUST ST
DENVER, CO 80220

Mailing Address

433 LOCUST ST
DENVER, CO 80220

Registered Agent Name & Address

FELDMAN, ESQ, PAUL
2750 NE 185TH ST STE 203
AVENTURA, FL 33180

Authorized Person(s) Detail

Name & Address

Title MGR

SCHWALB, AVI
433 LOCUST ST
DENVER, CO 80220

Annual Reports

No Annual Reports Filed

Document Images

02/23/2022 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

Prepared by and return to:
Paul Feldman
Esquire
Paul Feldman, P.A.
2750 NE 185th Street # 203
Aventura, FL 33180
305-931-0433
File Number: **22-166**
Will Call No.:

Recorded Electronically
ID 118069172
County Broward
Date 4/11/22 Time 1:28 PM
Simplifile.com 800.460.5657

Parcel Identification No. **504220-08-0080**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **29th** day of **March, 2022** between **Angelo Marino and Essly Marino, husband and wife** whose post office address is **11095 Shady Lake Run, Fort Myers, FL 33913** of the County of **Lee**, State of **Florida**, grantor*, and **2500 Riverland, LLC, a Florida limited liability company** whose post office address is **433 Locust Street, Denver, CO 80220** of the County of **Denver**, State of **Colorado**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County**, **Florida**, to-wit:

> **Lot 7, PALM GROVE ACRES, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 38, of the Public Records of Broward County, Florida.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTime®

NotaryCam Doc ID: 5fe74f03-8f7f-45b5-923e-77a8294b0ae2

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Leah Brown
Witness Name: Leah Brown

Witness Name: Crissy E Rodriguez

Angelo Marino (Seal)
Angelo Marino

Leah Brown
Witness Name: Leah Brown

Witness Name: Crissy E Rodriguez

Essly Marino (Seal)
Essly Marino

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [_] physical presence or [X] online notarization, this 29th day of March, 2022 by Angelo Marino and Essly Marino, who [_] are personally known or [X] have produced a driver's license as identification. (FL DL)

[Notary Seal]

CRISSY E. RODRIGUEZ
Notary Public - State of Florida
Commission # GG 982909
My Comm. Expires Apr 29, 2024

Notary Public

Printed Name: Crissy E Rodriguez

My Commission Expires: 4/29/2024

Completed via Remote Online Notarization using 2 way Audio/Video technology.

DoubleTime®

NotaryCam Doc ID: 5fe74f03-8f7f-45b5-923e-77a8294b0ae2

0 37.5 75 150 225 300 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

2500 RIVERLAND RD
DATE OF PRINT: 09/20/2023

NARRATIVE

CITY OF FORT LAUDERDALE, UNIFIED LAND DEVELOPMENT REGULATION
BOARD OF ADJUSTMEN APPLICATION

RE: 2500 RIVERLAND RD
BOA APPLICATION # PLN-BOA-23080004

To Whom it may concern,

This application is to request a variance approval in behalf of my client 2500 Riverland, LLC c/o Avi Schwalb with property address 2500 Riverland Road, Fort Lauderdale, FL 33312. The property is Currently Zoned as RS-352 with Variance Code Sec 47-39.A.6.D. and Sec 47-39.A.1.b.(3) (e). The purpose of this application is to request to be allowed to have the height increase from **20 Feet to 29 Feet and** the other code we are asking for is to allow us to have a second story on our accessory.

We have unique and special design that the architect has created to give the neighborhood a beautiful look and help increase the value of the area. We are aware that the code will be changing in February regarding the height to higher feet, we are just asking for this sooner.

Since we are also needing this height to install an elevator that will assist AVI with going upstairs. The other code we are asking for is to allow us to have a second story on our accessory unit, this will be where his caretaker or housekeeper will be residing.

We ask for this to be reviewed for my client.

Thank you!

NICOLLE DELGADO

PAGE 1 OF 1

TYPE OF SURVEY:

☒ BOUNDARY ■ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

PROPERTY IMPROVEMENTS

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

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

SCALE:1"=30'

CURVE TABLE			
	LENGTH	RADIUS	DELTA
C1(P)	252.75'	889.44'	16°16'54"
C1(M)	252.66'	889.44'	16°16'33"
C2(P)	78.77'	218.39'	20°40'00"
C2(M)	78.61'	218.39'	20°37'26"
C3	22.24'	52.00'	24°30'00"
C4(P)	120.54'	49.88'	138°27'23"
C4(M)	122.33'	49.88'	140°31'07"

PROPERTY ADDRESS:
2500 RIVERLAND ROAD,
FORT LAUDERDALE FL. 33312

LEGAL DESCRIPTION:
LOT 7, PALM GROVE ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

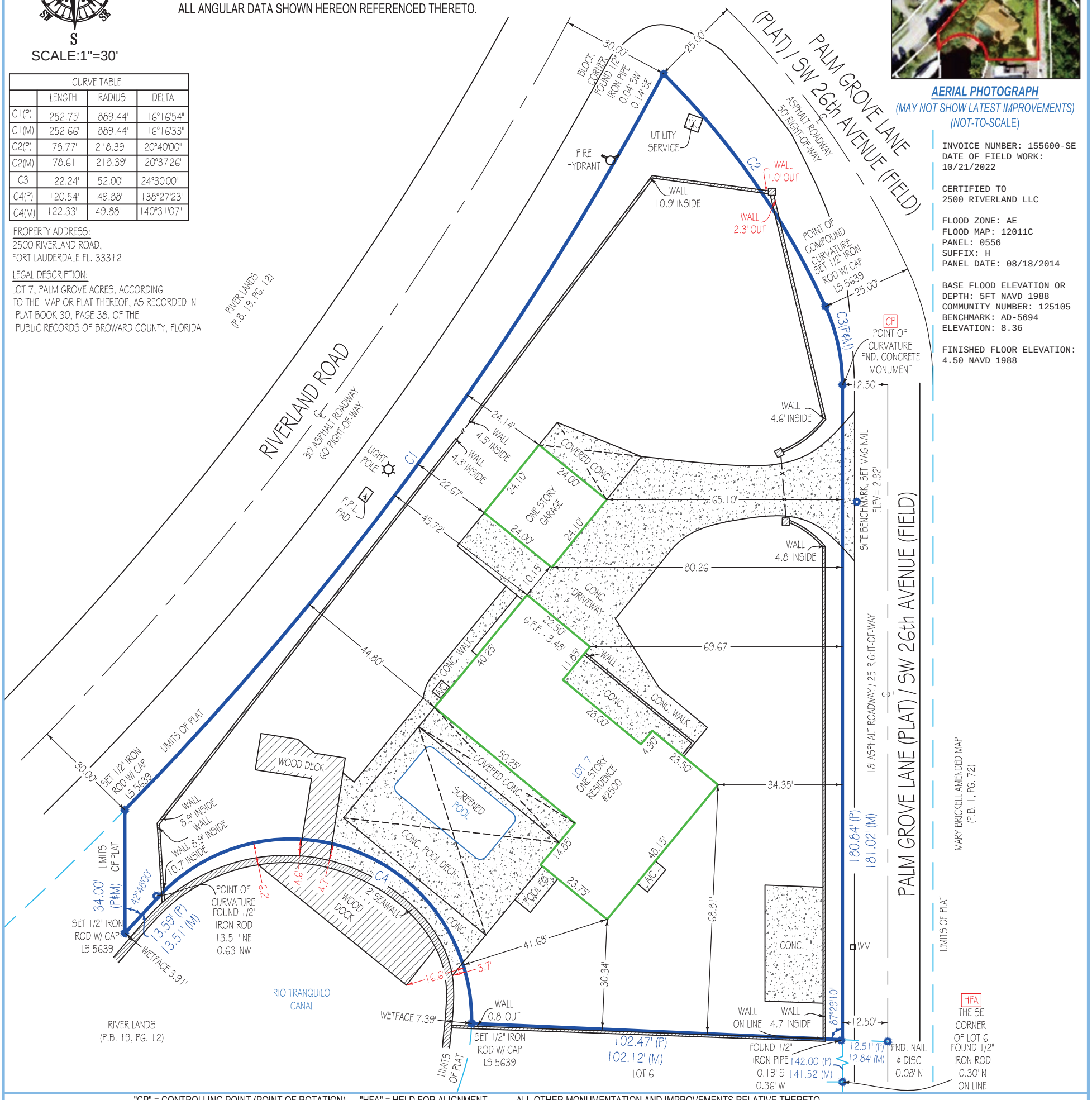
INVOICE NUMBER: 155600-SE
DATE OF FIELD WORK: 10/21/2022

CERTIFIED TO
2500 RIVERLAND LLC

FLOOD ZONE: AE
FLOOD MAP: 12011C
PANEL: 0556
SUFFIX: H
PANEL DATE: 08/18/2014

BASE FLOOD ELEVATION OR DEPTH: 5FT NAVD 1988
COMMUNITY NUMBER: 125105
BENCHMARK: AD-5694
ELEVATION: 8.36

FINISHED FLOOR ELEVATION: 4.50 NAVD 1988



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

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- WOOD DOCK, CONC. SURFACE AND WOOD DECK CROSS BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- WALL CROSSES BOUNDARY LINE ON NORTHEASTERLY SIDE OF LOT AS SHOWN.

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

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):
A OR AL = ARC LENGTH; C/O = CLEANOUT; CA = CENTRAL ANGLE; CATV = CABLE TV RISER; CF = CALCULATED FROM FIELD; CH = CHORD DISTANCE; CONC. = CONCRETE; CR = CALCULATED FROM RECORD; DE = DRAINAGE EASEMENT; EL OR ELEV = ELEVATION; P = PLAT; PC = POINT OF CURVE; PCC = POINT OF COMPOUND CURVE; PH = POOL HEATER; PI = POINT OF INTERSECTION; POB = POINT OF BEGINNING; POC = POINT OF COMMENCEMENT; PP = POOL PUMP; PRC = POINT OF REVERSE CURVE; PT = POINT OF TANGENCY; EM = ELECTRIC METER; F.F.E. = FINISHED FLOOR ELEV.; FIR = FOUND IRON ROD; FN = FOUND NAIL; FND = FOUND; G.F.F.= GARAGE FINISHED FLOOR; L= LEGAL DESCRIPTION; M = MEASURED; OHC = OVERHEAD CABLE; QTR = QUARTER; R = RADIUS; RNG = RANGE; SEC = SECTION; TR = TELEPHONE RISER; TWP = TOWNSHIP; UE = UTILITY EASEMENT; UP = UTILITY POLE; WM = WATER METER; WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):
= UTILITY POLE; = LIGHT POLE; = CATCH BASIN; = FIRE HYDRANT; = MANHOLE; = WATER VALVE; WM = WATER METER; = WELL; = CENTER LINE; = PARTY WALL; A/C = AIR CONDITIONER; SL = SEPTIC LID; X = ELEV. SHOT; = HANDICAP PARKING SPACE; = SEC. QTR. CORNER; = SECTION CORNER

LINETYPES:
BOUNDARY; BUILDING; EASEMENT; CHAIN LINK FENCE; WOOD FENCE; PLASTIC FENCE; OVERHEAD CABLE

GENERAL NOTES:
1. 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.
2. 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. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. 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.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. 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 ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. 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.

Job Nr: 155600-SE	Date of Field Work : 10/21/2022	Drawn by: N.M.

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.

SIGNATURE
DATE: 10-27-2022
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)

Elevations, if shown:
Benchmark: AD-5694
Benchmark Elev.: 36.69'
Benchmark Datum: N.A.V.D.88
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ■

Revisions:	

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

LANDTEC SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!

LICENSED BUSINESS No. 8007

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name 2500 RIVERLAND LLC		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2500 RIVERLAND ROAD		Company NAIC Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33312

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
PARCEL:5042 20 08 0080;LOT7,PLATBOOK30,PAGE38

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential-ACCESSORY

A5. Latitude/Longitude: Lat. 26.0942419 Long. -80.1763249 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF FORT LAUDERDALE & 125105	BROWARD	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12011C/0556	H	08-18-2014	08-18-2014	AE	5

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No

Designation Date: ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2500 RIVERLAND ROAD			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33312	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: BCBM:AD5694; Elev:8.36' Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	4.5	☒ feet	☐ meters
b) Top of the next higher floor	N/A	☐ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	4.2	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	2.8	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	2.8	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☐ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Andrew Snyder, P.S.M.	License Number LS5639	
Title Surveyor & Mapper		
Company Name Landtec Surveying, Inc.		
Address 700 W. Hillsboro Boulevard #4-100		
City Deerfield Beach	State Florida	ZIP Code 33441
Signature	Date 10-27-2022	Telephone (561) 367-3587 Ext.

Digitally signed by Andrew Snyder
DN: c=US, o=LANDTEC SURVEYING INC, dnQualifier=A01410C00000180E1EC7817000CCA2C, cn=Andrew Snyder
Date: 2022.10.27 13:03:17 -04'00'
Adobe Acrobat version: 2022.003.20263

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
Section C2 E - A/C unit is located on the (SIDE) of the building.
Crown of road elevation:3.48'
Elevation of detached garage:3.48'
Latitude and Longitude derived from Google Earth.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2500 RIVERLAND ROAD			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33312	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address 433 West St.	City Denver	State CO	ZIP Code 80220
Signature	Date	Telephone 720-218-0354	
Comments			

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2500 RIVERLAND ROAD			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33312	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2500 RIVERLAND ROAD			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33312	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

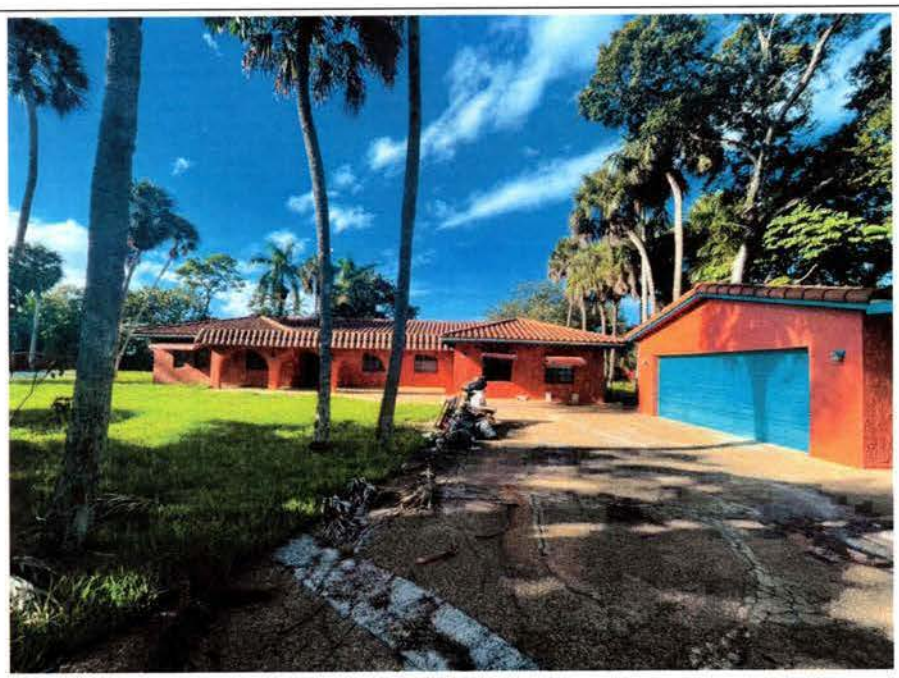


Photo One

Photo One Caption FRONT 10-21-2022

Clear Photo One

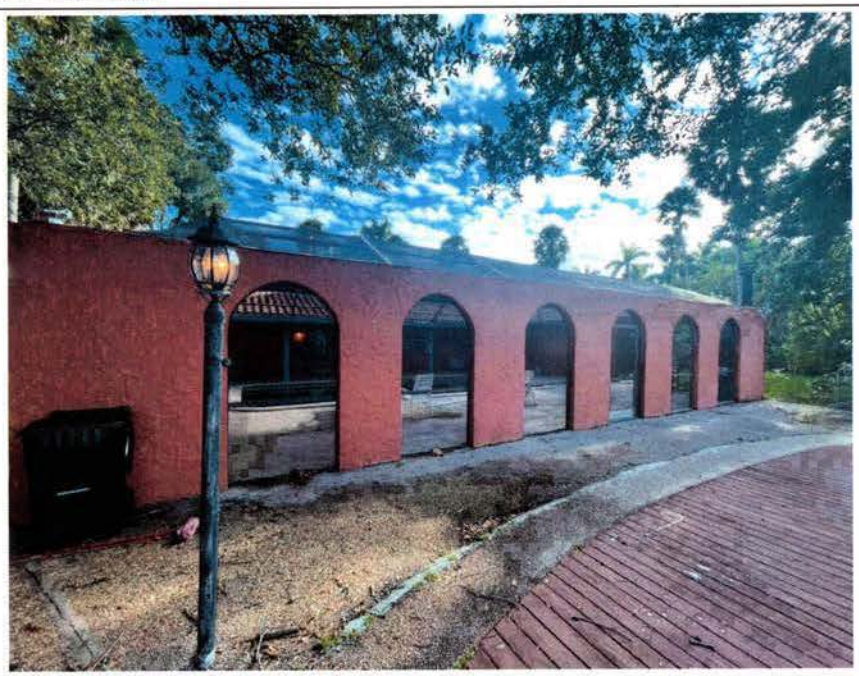


Photo Two

Photo Two Caption REAR 10-21-2022

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2500 RIVERLAND ROAD			Policy Number:
City FORT LAUDERDALE	State Florida	ZIP Code 33312	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three Caption AC 10-21-2022

Clear Photo Three

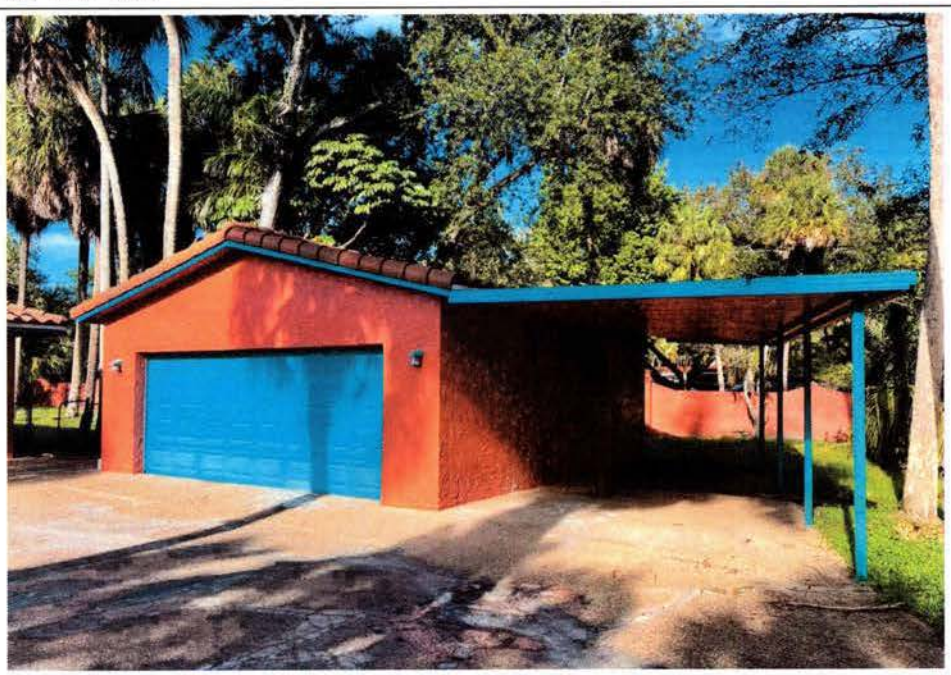


Photo Four

Photo Four Caption DETACHED GARAGE 10-21-2022

Clear Photo Four

From: AmericanExpress@welcome.americanexpress.com,
To: avischwalb@aol.com,
Subject: We've received your payment
Date: Wed, Nov 30, 2022 1:06 pm

Thanks for your payment received on
Nov 30, 2022

AVI SCHWALB
Account Ending: 65009

Thank you for your payment

We received your payment.

You're all set. You can view your updated balances online.

Don't see the deduction in your bank account? The withdrawal date will vary depending on your bank. Please check with your bank if you have any questions.

Payment amount:

$10,000.00

Processed on:

Nov 30, 2022

Helpful Links

About your online security

Manage your alerts

View your account online

Privacy statement

Contact us

Update your email address

Stop receiving this alert

Your account information is included above to help you recognize this as a customer care e-mail from American Express. To learn more about e-mail security or report a suspicious e-mail, please visit us at americanexpress.com/phishing. We kindly ask you not to reply to this e-mail but instead contact us via Customer Care.

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SPB0CNF003

FRONT ELEVATION

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

INDEX OF DRAWINGS

A1	SITE PLAN
A2	EXISTING/DEMOLITION PLAN
A3	FIRST FLOOR ARCHITECURAL PLAN
A4	SECOND FLR. ARCHITECTURAL PLAN
A5	FIRST FLOOR SLAB PLAN
A6	SECOND FLOOR FRAMIN PLAN
A7	ROOF FRAMING PLAN
A8	FRONT & REAR ELEVATIONS
A9	SIDE & ALL GARAGE ELEVATIONS
A10	WALL SECTIONS, & DETAILS
E1	FIRST FLOOR ELECTRIC PLAN
E2	FIRST FLOOR ELECTRIC PLAN
M1	FIRST FLR. MECHANICAL PLAN
M2	SECOND FLR. MECHANICAL PLAN
P1	1ST FLR. PLUMBING FLOOR PLAN
P2	2ND FLR. PLUMBING FLOOR PLAN
P3	PLUMBING SANITARY RISER

SHOP DRAWING NOTE:

AERIAL PRECAST SHOP DRAWINGS SHALL BE PROVIDED DURING CONSTRUCTION

TRUSS ENGINEERING & TRUSS LAYOUT SHOP DRAWINGS SHALL BE PROVIDED DURING CONSTRUCTION

GLASS RAILING SHOP DRAWINGS SHALL BE PROVIDED DURING CONSTRUCTION

NEW SINGLE FAMILY HOUSE

SCOPE OF WORK:

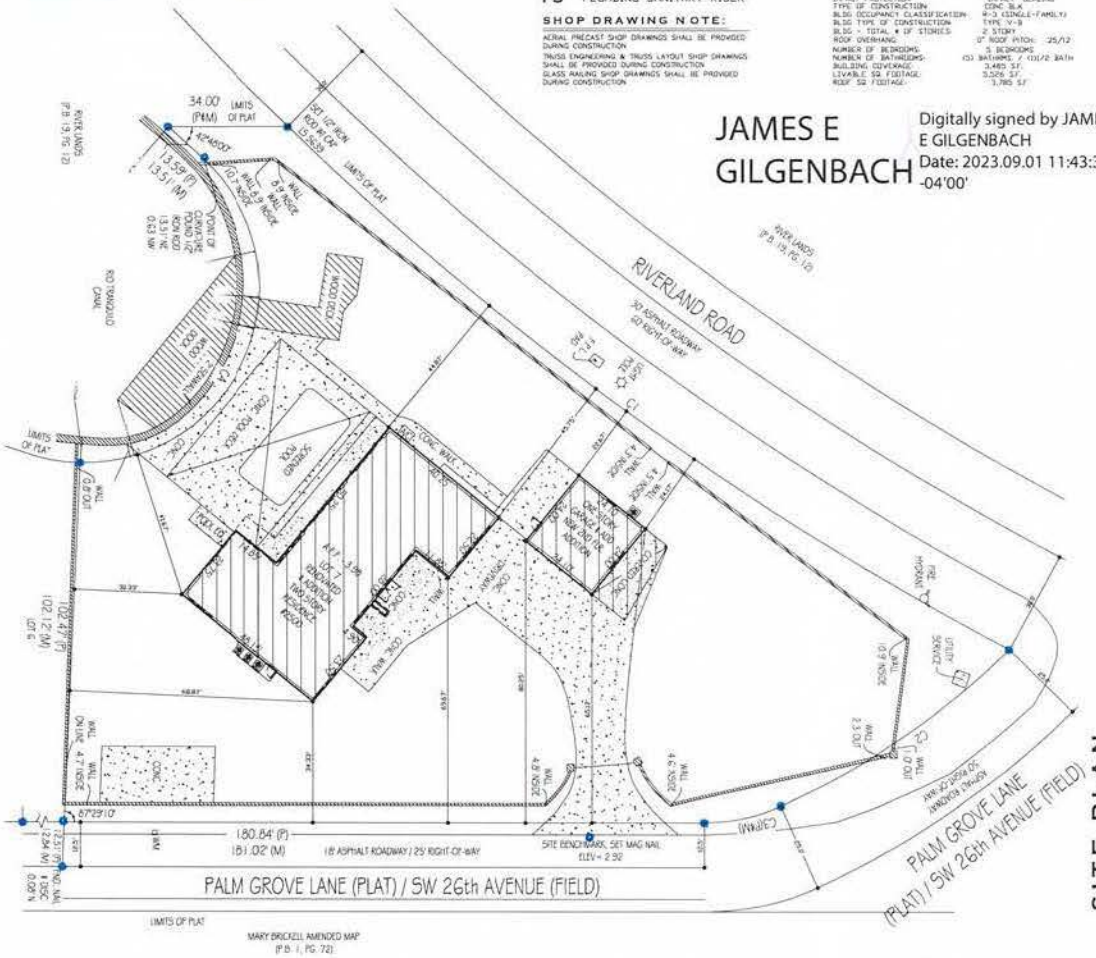
SCOPE OF WORK IS TO RENOVATE EXISTING TWO STORY RES & BUILD AN ENTIRELY NEW 2 STORY RENOVATED RESIDENCE AT EXISTING HOUSE AND GARAGE

BUILDING CODE INFORMATION:

ARCHITECT:	JAMES E. GILGENBACH (FL AR7457)
WIND DESIGN STANDARD:	ASCE 7-16
BUILDING CODE:	FL BLDG CODE 2020 (7th Edition)
ELECTRICAL CODE:	NATL ELECTRICAL CODE 2017 (NFPA 70)
DESIGN WIND SPEED	ULTIMATE-170 MPH NOMINAL-132 MPH
DESIGN WIND VELOCITY PRESSURE:	+11 PSF
IMPORTANCE FACTOR:	1.0
BUILDING OCCUPANCY CATEGORY:	"II"
BUILDING WIND EXPOSURE CLASS:	"D"
INTERNAL PRESSURE COEFFICIENT:	+/-.18
MEAN ROOF HEIGHT FROM GRADE:	29.8 FT.
BUILDING DESIGNED	ENCLOSED
IMPACT PROTECTION	"IMPACT" GLAZING
TYPE OF CONSTRUCTION	CONC BLK
BLDG OCCUPANCY CLASSIFICATION:	R-3 (SINGLE-FAMILY)
BLDG TYPE OF CONSTRUCTION	TYPE V-B
BLDG - TOTAL # OF STORIES	2 STORY
ROOF OVERHANG:	0" ROOF PITCH: 25/12
NUMBER OF BEDROOMS:	5 BEDROOMS
NUMBER OF BATHROOMS:	(3) BATHRMS / (1)1/2 BATH
BUILDING COVERAGE:	3,485 SF.
LIVABLE SQ FOOTAGE:	3,526 SF.
ROOF SQ FOOTAGE:	3,785 SF

JAMES E GILGENBACH

Digitally signed by JAMES E GILGENBACH
Date: 2023.09.01 11:43:37 -04'00'



CURVE TABLE			
	LENGTH	RADIUS	DELTA
C1(P)	252.75'	869.44	16°16'54"
C1(M)	252.66	869.44	16°16'33"
C2(P)	78.77	216.39	20°40'00"
C2(M)	78.61'	216.39	20°37'20"
C3	22.24'	52.00	24°30'00"
C4(P)	120.54'	49.88'	138°27'23"
C4(M)	122.33'	49.88'	140°31'07"

PROPERTY ADDRESS:
2500 RIVERLAND ROAD,
FORT LAUDERDALE FL, 33312

LEGAL DESCRIPTION:
LOT 7, PALM GROVE ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

FLOOD CERTIFICATION:
ZONE "AE"
ELEV = 5(NAVD88)
MAP PANEL# 12099C5561
EFF. DATE: 8/18/2014

SITE PLAN

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

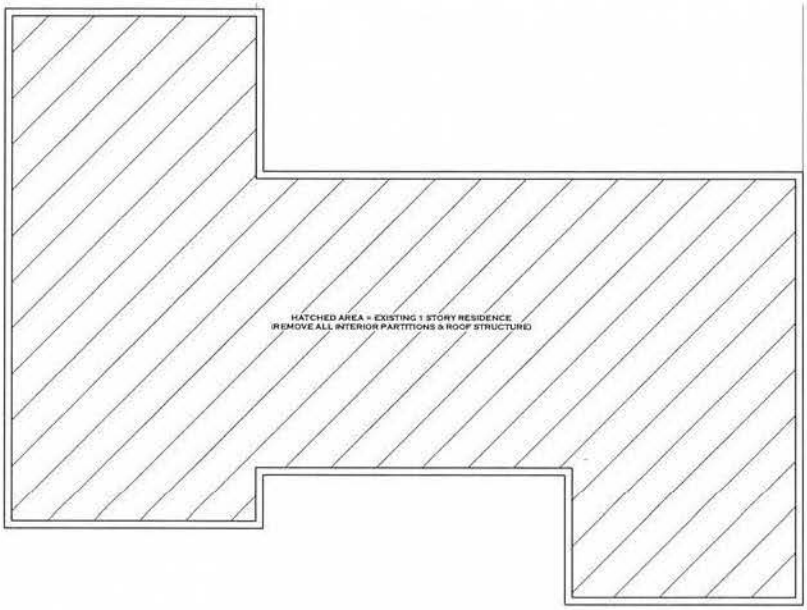
DESIGNS

JAMES E. GILGENBACH ARCHITECTURE & PLANNING
8009 ONE PUTT PLACE
(954) 292 - 0679
PORT ST LUCIE FLORIDA 34986

REVISIONS

RENOVATION TO EXISTING RESIDENCE OF
2500 RIVERLAND ROAD
2500 RIVERLAND ROAD
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA 33312

DATE: 04 NOV '22
PROJECT NO. 22 - A111
SHEET: A1 of 10



EXISTING / DEMOLITION PLAN

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

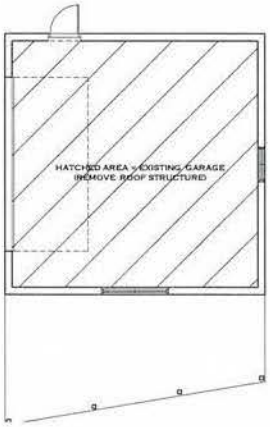
DEMOLITION NOTES:

1. PROTECT ALL EXISTING BUILDING AREAS WHICH ARE NOT TO BE AFFECTED BY THE CONSTRUCTION. PROTECT ALL EXISTING STRUCTURAL ELEMENTS OF THE BUILDING FROM DAMAGE DURING DEMOLITION & CONSTRUCTION.
2. CLEAN UP ALL TRASH AND DEMOLISHED MATERIALS DAILY.
3. REMOVE ALL EXISTING WALLS, PLUMBING FIXTURES, DUCTWORK, MECHANICAL EQUIPMENT, ELECTRICAL EQUIPMENT TO BE REUSED IN THE NEW AS INDICATED ON THE DEMOLITION PLAN.
4. REMOVE, STORE, AND PROTECT FROM DAMAGE ALL CONSTRUCTION MATERIALS, EQUIPMENT AND FIXTURES TO BE REUSED DURING CONSTRUCTION.

NEW SINGLE FAMILY HOUSE

SCOPE OF WORK:

SCOPE OF WORK IS TO RENOVATE EXISTING TWO STORY RES. & BUILD AN ENCIRCLE NEW 2 STORY RENOVATED RESIDENCE AT EXISTING HOUSE AND GARAGE.



JAMES E GILGENBACH

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M&M DESIGNS

JAMES E. GILGENBACH ARCHITECTURE & PLANNING
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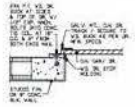
REVISIONS:

RENOVATION TO EXISTING RESIDENCE OF
2500 RIVERLAND ROAD
2500 RIVERLAND ROAD
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA 33312

DATE: 04 NOV '22
PROJECT NO: 22 - A111
SHEET: A2 of 10



GAR. DR. DTL. (A/2)
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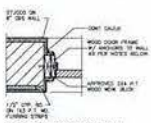
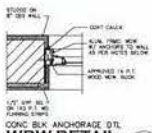


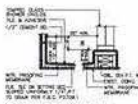
CONC BLK ANCHORAGE DTL
DOOR DETAIL (B/2)
SCALE 1 1/2" = 1'-0"

ALL ANCHORAGE TO BE WITHIN 8" FROM EACH CORNER AND AT MAXIMUM OR 16" BETWEEN CENTERS. SHIMS TO BE USED TO FILL THE VOIDS AT ALL ANCHORAGE POINTS



CONC BLK ANCHORAGE DTL
WDW DETAIL (C/2)
SCALE 1 1/2" = 1'-0"

AT MASONRY WALL, 1/2" TAPCON ANCHOR THRU WOOD BLOCK WITH MIN. 1 1/4" PENETRATION INTO CONCRETE. AT WOOD FRAME WALL USE SAME SCREWS WITH MIN. 1 1/4" PENETRATION OF THE WOOD FRAMING MEMBER.



SHOWER CURB DTL.
SCALE: 1" = 1'-0"

KITCHEN CAB.
CROSS-SECTION
SCALE: 1/2" = 1'-0"

MASONRY WALL BEAM SCHEDULE:

BM-1	8"W x 12"DP CONC BM W/ (2)#5 TOP & BOTT. (TYP. IN ALL)
BM-2	8"W x 16"DP CONC BM W/ (2)#5 TOP & (2)#5 BOTT. W/ #4@ STIRRUPS @ 10"O.C. THROUGH
BM-3	8"W x 16"DP CONC BM W/ (2)#5 TOP & (2)#5 BOTT. W/ #4@ STIRRUPS @ 10"O.C. THROUGH
BM-4	8"W x 16"DP CONC BM W/ (2)#5 TOP & (2)#5 BOTT. W/ #4@ STIRRUPS @ 10"O.C. THROUGH
BM-5	8"W x 16"DP CONC BM W/ (2)#5 TOP, (2)#5 MID. & (2)#5 BOTT. W/ #4@ STIRRUPS @ 10"O.C. THROUGH
BM-6	8"W x 24"DP CONC BM W/ (2)#5 TOP, MIDDLE & (2)#5 BOTT. W/ #4@ STIRRUPS @ 10"O.C. THROUGH
BM-7	8"W x 24"DP CONC BM W/ (2)#5 TOP, MIDDLE & (2)#5 BOTT. W/ #4@ STIRRUPS @ 10"O.C. THROUGH
BM-8	8"W x 16"DP CONC BM W/ (2)#5 TOP, (2)#5 MID. & (2)#5 BOTT. W/ #4@ STIRRUPS @ 10"O.C. THROUGH
BM-9	8"W x 16"DP CONC BM W/ (2)#5 TOP, (2)#5 MID. & (2)#5 BOTT. W/ #4@ STIRRUPS @ 10"O.C. THROUGH
BM-10	8"W x 16"DP CONC BM W/ (2)#5 TOP, (2)#5 MID. & (2)#5 BOTT. W/ #4@ STIRRUPS @ 10"O.C. THROUGH
BM-11	8"W x 16"DP CONC BM W/ (2)#5 TOP, (2)#5 MID. & (2)#5 BOTT. W/ #4@ STIRRUPS @ 10"O.C. THROUGH
BM-12	8"W x 8"DP, PREC. CONC. LINTEL
BM-13	8"W x 16"DP, PREC. CONC. LINTEL
BM-14	STEEL T BEAM (SEE DETAILS)

NOTE: THE BMS SHALL HAVE 1-#4 T.S.S. @ 16"O.C. & 1-#4 @ 48" O.C. ELSEWHERE

DOORS:

WIND PRESSURE	HEAVY OPENINGS	
(+47.0/-53.0)	(10'0"W x 8'0"H)	(1) 16080 O.H. GARAGE DR.
(+45.0/-51.0)	(16'0"W x 8'0"H)	(2) (2)30010 FRONT ENTRY DR.(TYP. 6.)
(+45.0/-50.7)	(16'0"W x 8'0"H)	(3) 16010 SLDG. GLS. DR. (TYP. 6.)
(+44.0/-50.0)	(16'0"W x 8'0"H)	(4) 12010 SLDG. GLS. DR. (TYP. 6.)
(+53.0/-63.0)	(16'0"W x 8'0"H)	(5) 8080 SLDG. GLS. DR. (TYP. 6.)
(+57.0/-64.0)	(36"W x 80"H)	(6) 2680 WTL. DR.
(+57.0/-64.0)	(36"W x 80"H)	(7) 2680 FINCH. DR.
(+57.0/-64.0)	(36"W x 80"H)	(8) 2680 FINCH. DR.
		(9) (2) 2680 WD. DRS.
		(10) (2) 2480 WD. DRS.
		(11) (2) 2080 WD. DRS.
		(12) 3080 WD. DR.
		(13) 2880 WD. DR.
		(14) 2680 WD. DR.
		(15) 2480 WD. DR.
		(16) 2080 WD. DR.
		(17) 6080 BI-PASS DRS.
		(18) ELEVATOR DR.

WINDOWS:

WIND PRESSURE	HEAVY OPENINGS	
(+45.4/-45.4)	(40"W x 40"H)	(A) 40140 FXD. GLS. WDW. (SEE EXTR. ELEV. & SECT. FOR SILL HT.)
(+45.4/-50.6)	(30"W x 60"H)	(B) (3)30110 FXD. GLS. WDW. (SEE EXTR. ELEV.)
(+46.4/-52.0)	(30"W x 60"H)	(C) (3)3050 FXD. GLS. WDW. (SEE EXTR. ELEV.)
(+46.4/-52.0)	(30"W x 60"H)	(D) (3)3070 FXD. GLS. WDW. (SEE EXTR. ELEV.)
(+34.0/-42.0)	(50"W x 60"H)	(E) 40100 FXD. GLS. WDW. (SEE EXTR. ELEV.)
(+32.0/-41.0)	(40"W x 60"H)	(F) (3)4070 FXD. GLS. WDW. (SEE EXTR. ELEV.)
(+32.0/-41.0)	(40"W x 60"H)	(G) (3)4070 FXD. GLS. WDW. (SEE EXTR. ELEV.)
(+47.0/-54.0)	(50"W x 70"H)	(H) 4070 CASEMENT WDW. (SEE EXTR. ELEV.)
(+45.0/-51.0)	(50"W x 70"H)	(I) 6820 TRSM. WDW. (SEE EXTR. ELEV.)
(+46.7/-54.0)	(30"W x 70"H)	(J) 6020 TRSM. WDW. (SEE EXTR. ELEV.)
(+46.0/-53.0)	(30"W x 70"H)	(K) 6020 TRSM. WDW. (SEE EXTR. ELEV.)
(+46.0/-47.0)	(30"W x 60"H)	(L) 3020 TRSM. WDW. (SEE EXTR. ELEV.)
(+46.0/-53.0)	(30"W x 60"H)	(M) 3050 FXD. GLS. WDW. (SEE EXTR. ELEV.)
(+34.0/-42.0)	(96"W x 80"H)	(N) 8050 HOR. SLIDR. (HOH)
(+34.0/-42.0)	(144"W x 80"H)	(O) 6050 HOR. SLIDR.
(+57.0/-64.0)	(60"W x 80"H)	(P) 5050 HOR. SLIDR.
(+45.0/-51.0)	(30"W x 60"H)	(Q) 3050 CASEMENT
(+45.0/-51.0)	(30"W x 60"H)	(R) 3050 COMBT. W/3020 (SEE EXTR. ELEV.) TRSM. ABV & BELOW
(+46.7/-54.0)	(30"W x 60"H)	(S) 3040 HOR. SLIDR.
(+46.0/-53.0)	(30"W x 60"H)	(T) 2030 HOR. SLIDR.
(+32.0/-41.0)	(30"W x 60"H)	(U) 6020 TRSM. WDW. (SEE EXTR. ELEV.)

CONTRACTOR RESPONSIBLE TO VERIFY ROUGH OPNG. SIZE W/ WDW. MFG. INSTALLATION INSTRUCTIONS

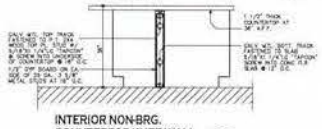
ALL CORNER WDW. OPNGS. TO BE MIN. 24"W & 30" WIDE AND MIN. 5.7 SQ. FT. OF OPNG.

WINDOW GLAZING NOTE:

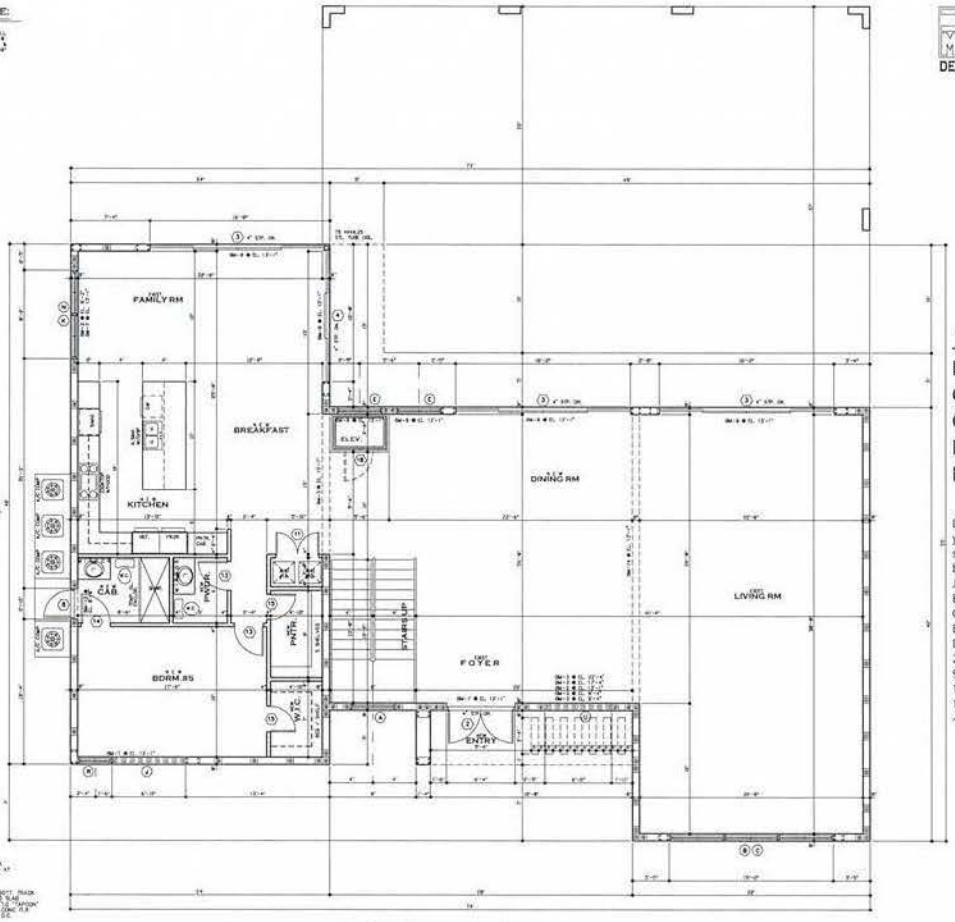
PROVIDE ALUMINUM HANDLESS SWING GLAZING FOR ALL GLASS OPENING IN EXT. WALL (EXPECT RESTRAINT VENTS & DRS. AS PER F.B.C. SECTION R308)

WINDOW PRODUCT INFO:

WDWS & SLDG GLS DRS. - PGT WINGUARD WHITE ALUMINUM FRAME & CLEAR TINTED GLASS (OR EQUAL)



INTERIOR NON-BRG.
COUNTERTOP KNEE-WALL (D/2)
SCALE: 3/4" = 1'-0"



FIRST FLOOR LEVEL
ARCHITECTURAL FLOOR PLAN
SCALE 1/4" = 1'-0"

AREA CALCS:

EXIST FIRST FLOOR:	2,816 S.F.
NEW 2ND FLR ADDTN:	2,710 S.F.
TOTAL LIVING:	5,526 S.F.
GARAGE:	576 S.F.
ENTRY PORCH:	93 S.F.
TOTAL:	6,195 S.F.

DESIGNS

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REVISIONS

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RENOVATION TO EXISTING RESIDENCE OF
2500 RIVERLAND ROAD
2500 RIVERLAND ROAD
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA 33312

DATE: 04 NOV '22
PROJECT NO: 22 - A111
SHEET: A3 of 10

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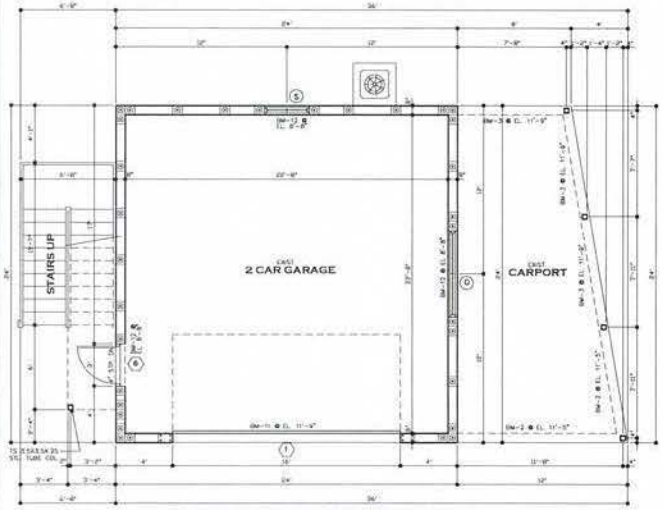
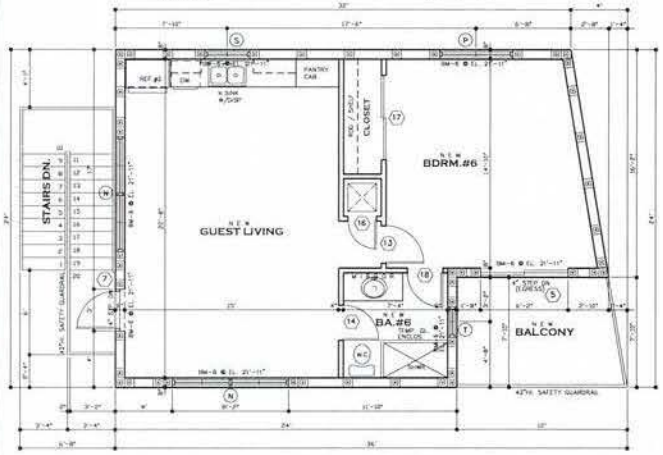


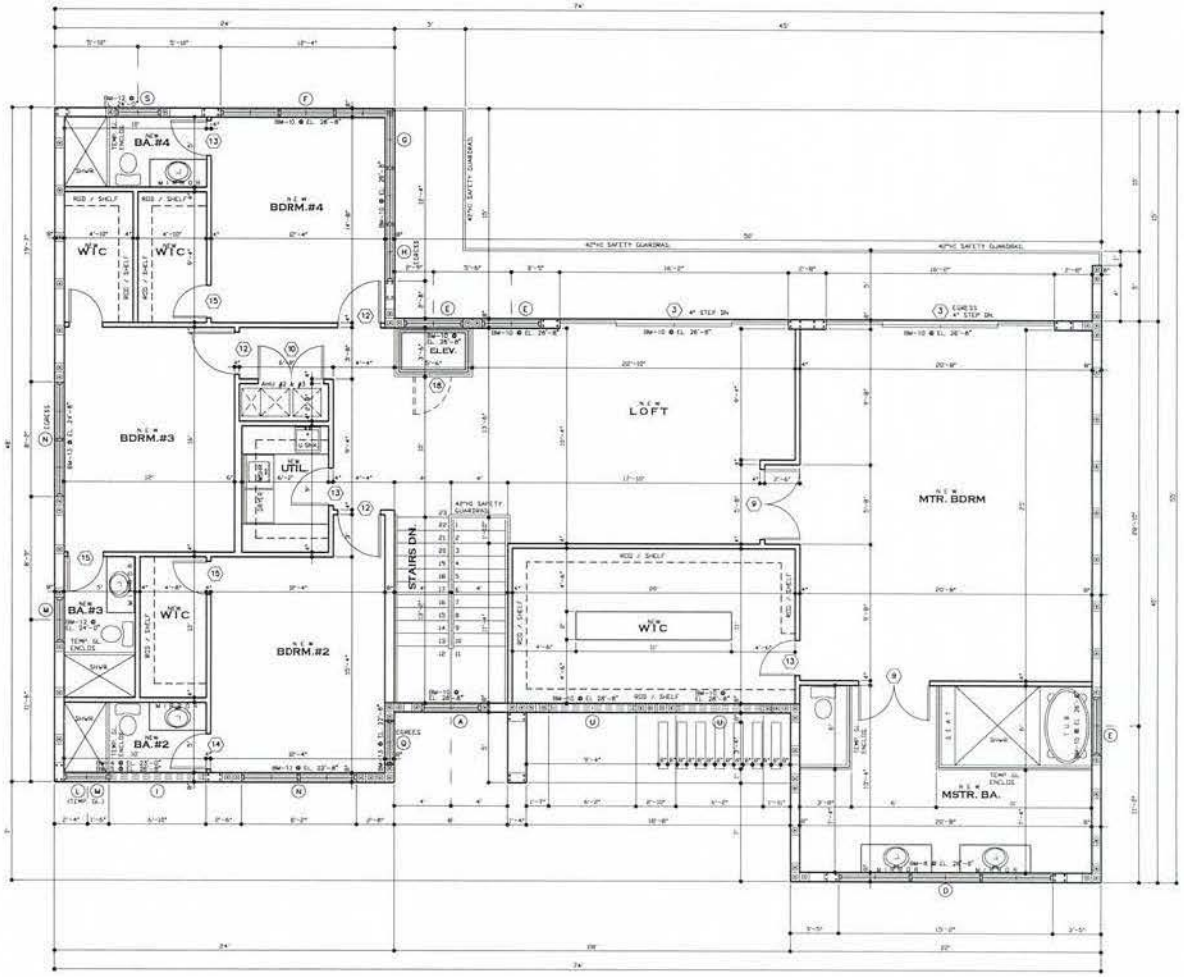
EXISTING / DEMOLITION & 1ST FLR ARCHITECTURAL PLAN

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



SECOND FLOOR LEVEL ARCHITECTURAL FLOOR PLAN

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



SECOND FLOOR LEVEL ARCHITECTURAL FLOOR PLAN

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

DESIGNS

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REVISIONS:

RENOVATION TO EXISTING RESIDENCE OF
2500 RIVERLAND ROAD
2500 RIVERLAND ROAD
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA 33312

DATE: 04 NOV '22
PROJECT NO. 22 - A111
SHEET: A4 of 10

22AXX - SCHVALB

GENERAL CONSTRUCTION NOTES:

1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE, LOCAL, & GOVERNMENTAL CODES, ORDINANCES, STANDARDS AND RESTRICTIONS.
2. ALL TRADES TO COORDINATE THIR WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DISCREPANCIES. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DRAWINGS.
4. ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONC. BLK. OR EDGE OF MONOLITHIC SLAB FOOTING UNLESS NOTED OTHERWISE. DOOR AND WINDOW SIZE OPENINGS TO BE VERIFIED WITH THE MANUFACTURER.
5. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR COMPLETE FULLY OPERATIVE SYSTEMS IN FIRST CLASS WORKMANLIKE MANNER.
6. INSULATE EXTERIOR MASONRY WALL WITH MIN. R-15 INSUL., EXTERIOR WD. FRAMED WALLS WITH R-13 INSUL. AND ATTIC SPACES WITH MIN. R-30 "CYPONE" INSUL.
7. COMPACT ALL FILL TO A MIN. OF 95% DENSITY AND POISON SOIL FOR TERMITES, MIN. SOIL BRG.: 2500 P.S.F.
8. MIN. CONC. STRENGTH: 3000 P.S.I. @ 28 DAYS, MIN. CONCRETE COVERAGE FOR REINF. BARS: SLAB: 3/4", BEAMS & COLS.: 1 1/2", TIE COLS: 3/4", FORMED CONC. BELOW GRADE: 3", & UNFORMED CONC.: 3"
9. REINFORCING STEEL TO BE GRADE 60.
10. DETAILS OF CONCRETE REINF. SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STD. PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION".
11. TIE COLUMNS TO HAVE DOWELS INTO CONCRETE FTG. WITH THE SAME SIZE AND NUMBER OF DOWELS AS VERTICAL REINF. BARS. REINF. STL. TO BE LAPPED 30 BAR DIAM. MIN. @ SPLICES.
12. PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF GROUTED CELLS OF CONCRETE BLK. TIE COLUMNS.
13. ALL WOOD IN CONTACT WITH CONC., MASONRY OR STL. SHALL BE PRESS. TRTD. WD. STRUCTURAL LUMBER TO BE A STRESS GRADE OF MIN. F = 1200 PSI (DENSE)
14. MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING). ALL CONDUCTORS SHALL BE "COPPER" WITH "THWN" INSULATION.
15. ALL RACEWAYS UNDERGROUND OR LARGER THAN 2" IN DIAM. SHALL BE GALVANIZED RIGID STL. CONDUIT OR SCHED. 40 PVC, OTHER RACEWAYS AS PER CODE REQMNTS.
16. PROVIDE "GFI" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.
17. SANITARY PLBG. PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ RUNS PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS.
18. ALL UNDERGRD. WATER PIPING SHALL BE COPPER TYPE "K", ALL OTHER WATER PIPING SHALL BE COPPER TYPE "L".
19. PROVIDE AIR CHAMBERS AND SHUT OFF VALVES FOR ALL WATER SUPPLY PIPING AT FIXTURES. PROVIDE VACUUM BREAKER AND SHUTOFF VALVE ON ALL HOSE BIBBS.
20. A/C AIR HANDLING UNITS TO HAVE CONDENSATE SAFE WASTE WITH TRAP.

TIE COLUMN / SLAB NOTES:

(S) TYPICAL TIE COLUMN: (1) #5 REINF. BAR VERT. & GROUTED SOLID IN CELL OF CONC. BLK. WALL W/ CONCRETE.

SPECIAL 8" X 12" (16") POURED CONC. TIE COLUMN W/(4)#5 REINF. BARS VERT. & #2 TIE BARS @ 12"O.C. MAX.

(A) SPECIAL POURED CORNER CONC. TIE COLUMN W/ (6)#5 REINF. BARS VERT. & #2 TIE BARS @ 8" O.C. MAX.

3/4" DP. X 6" W. WATERSTOP RECESS ALL AROUND HOUSE PERIMETER UNDER CONC. BLK. WALLS.

4 1/2" X 12" W. WATERSTOP RECESS IN FLOOR SLAB UNDER ALL OVERHD. GARAGE DOORS.

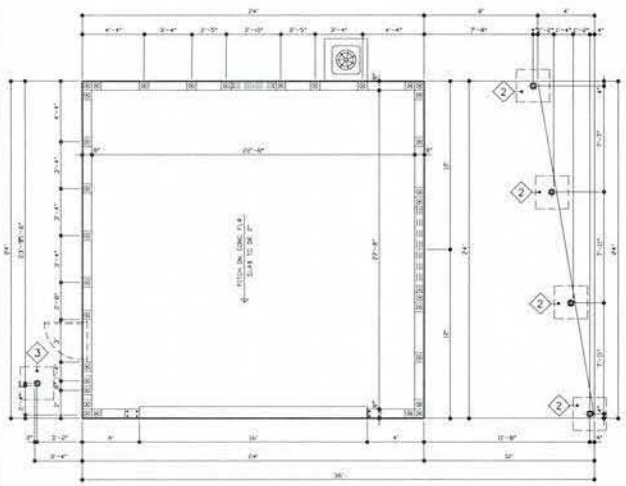
FOUNDATION SCHEDULE

1. 24" DP. X 16" W. CONCRETE GRADE BEAM FTG. W/(2) #5 REINF. BARS TOP, MIDDLE, AND BOTTOM W/#3 STIRRUPS @ 12" O.C.
2. 30" X 30" X 12" DP. CONCRETE PAD FOOTING W/ (3) #5 REINF. BARS EACH WAY
3. 24" DP. X 8" W. CONCRETE MONOLITHIC FTG. W/(1) #5 REINF. BARS TOP, MIDDLE, AND BOTTOM W/#3 STIRRUPS @ 12" O.C. W/#4 X 12"LNG. REINF. BARS EMBED. 6" DRILLED & EPOXY INTO EXIST. GRADE BM @ PERIMETER OF EXISTING FOUNDATION.

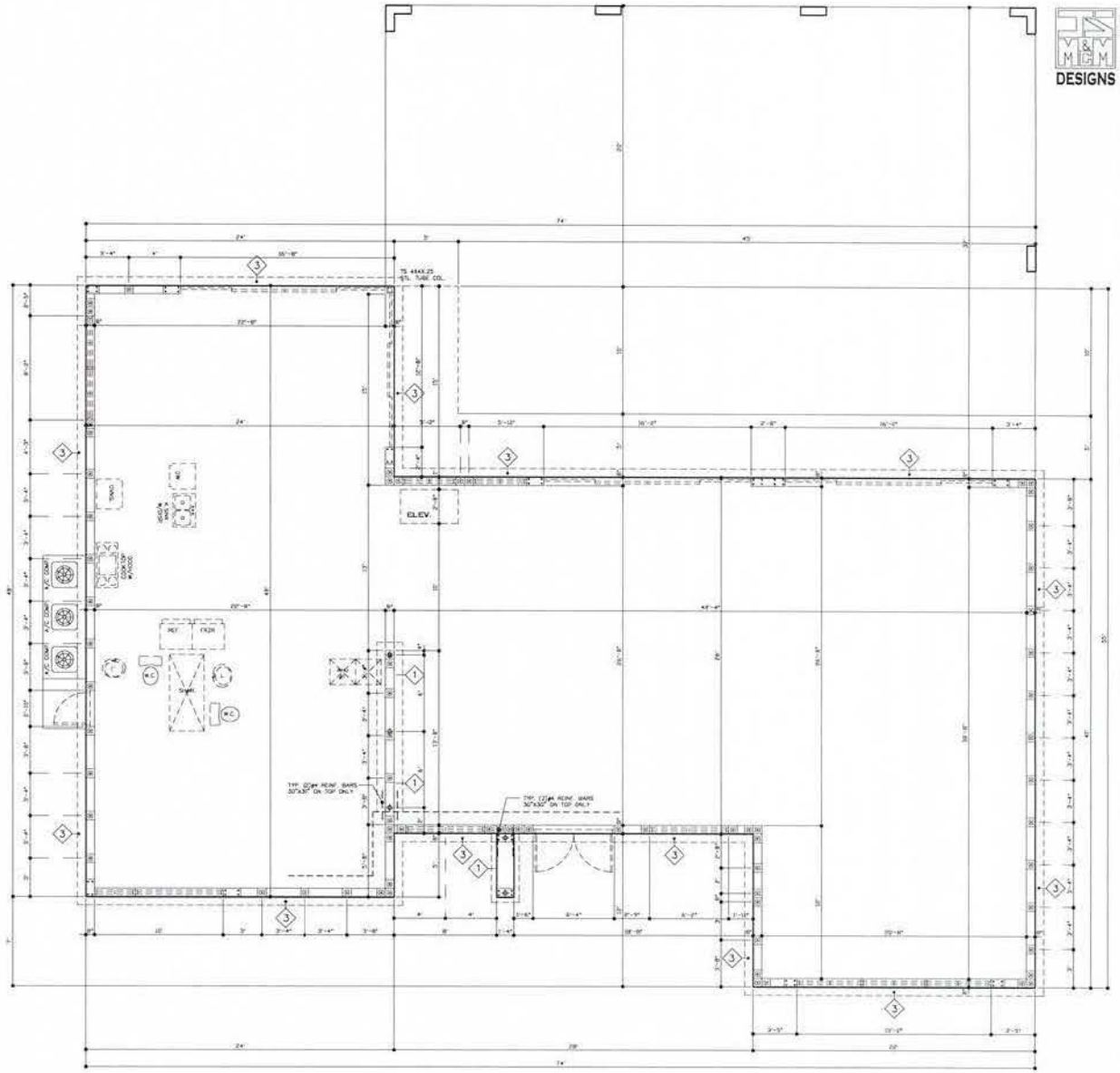
(10) TOTAL TYPICAL 3"D. HELICAL PILES

FINISH FLOOR NOTE:

NEW ADDITION FLOOR TO BE FLUSH AND MATCH EXISTING FINISH FLOOR ELEVATION OF EXISTING HOUSE.



FOUNDATION SLAB PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION SLAB PLAN
SCALE: 1/4" = 1'-0"

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22AXX - SCHWALB

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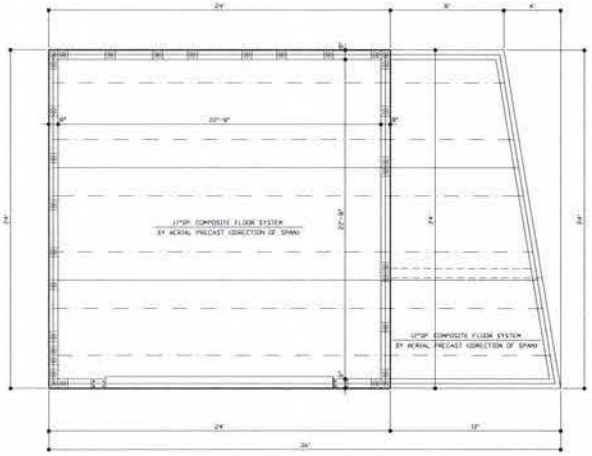
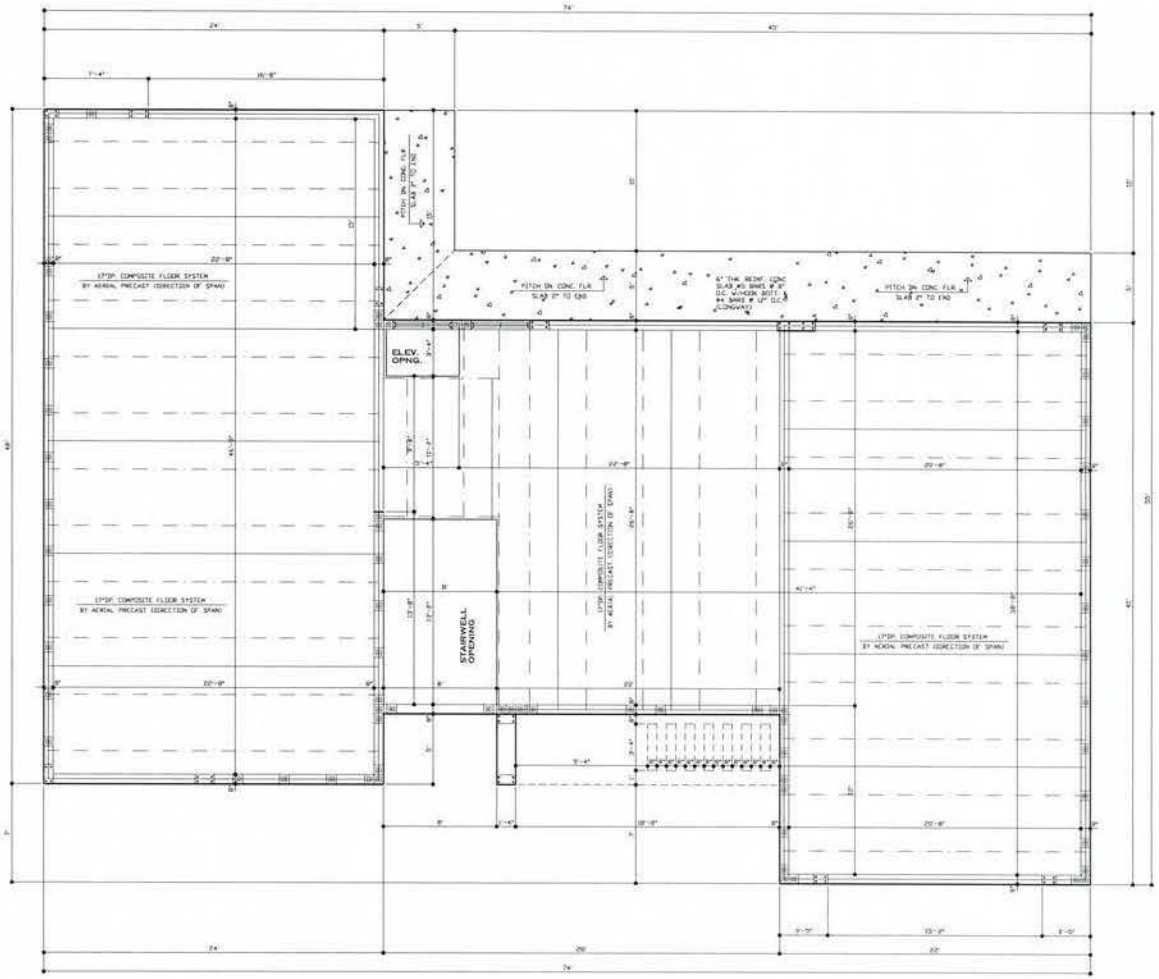


(SEE STRUCTURAL DRAWINGS BY AERIAL SYSTEMS)

FLOOR FRAMING PLAN

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



(SEE STRUCTURAL DRAWINGS BY AERIAL SYSTEMS)

FLOOR FRAMING PLAN

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

DESIGNS

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DATE: 04 NOV '22
PROJECT NO. 22 - A111
SHEET: A6 of 10

23XXX - SCHWALB

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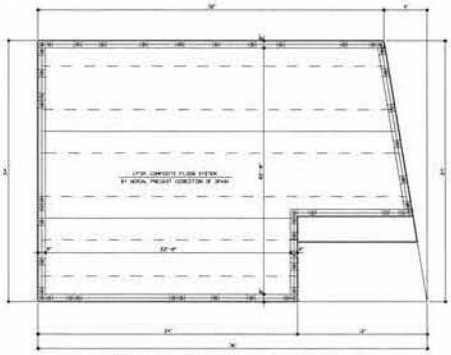
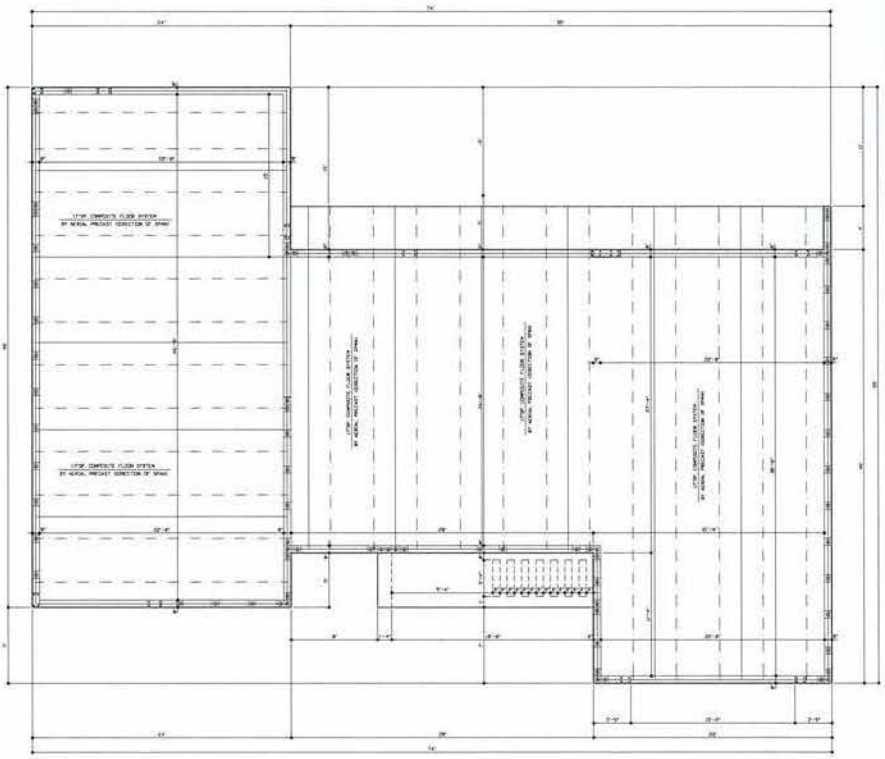


(SEE STRUCTURAL DRAWINGS BY AERIAL SYSTEMS)
ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"



(SEE STRUCTURAL DRAWINGS BY AERIAL SYSTEMS)
ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

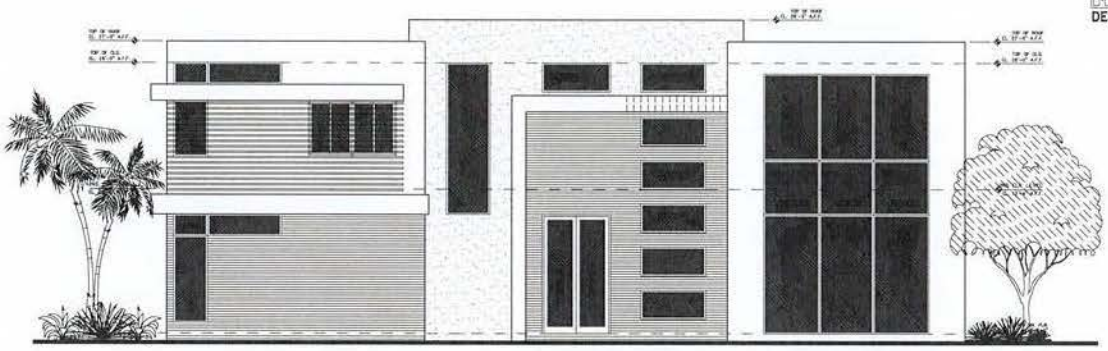
DESIGNS

JAMES E. GILGENBACH ARCHITECTURE & PLANNING
9009 OKE PUTT PLACE
(954) 292 - 0679
PORT ST LUCIE FLORIDA 34986

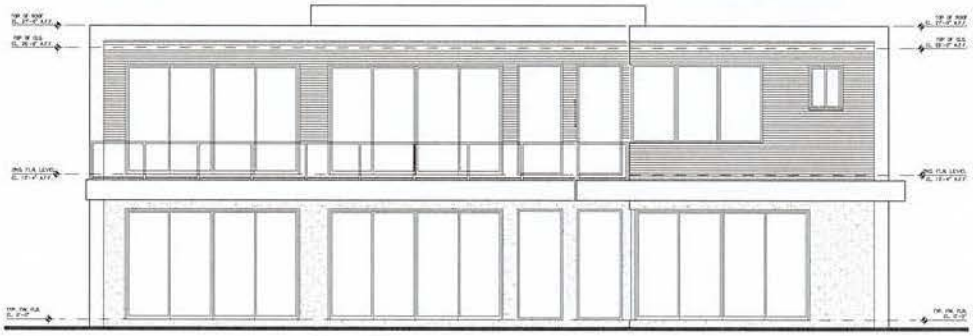
REVISIONS

RENOVATION TO EXISTING RESIDENCES OF
2500 RIVERLAND ROAD
2500 RIVERLAND ROAD
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA 33312

DATE: 04 NOV '22
PROJECT NO. 22 - A111
SHEET A7 of 10



FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

JAMES E GILGENBACH

Digitally signed by JAMES E GILGENBACH
Date: 2023.09.01 12:20:14 -04'00'

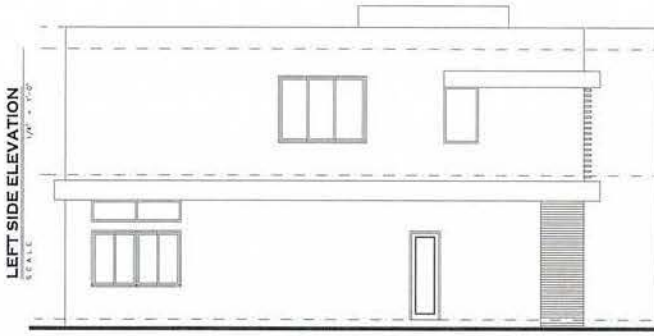
DESIGNS

JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
1009 ONE PUTT PLACE PORT ST LUCIE
(954) 393 - 0679 FLORIDA 34986

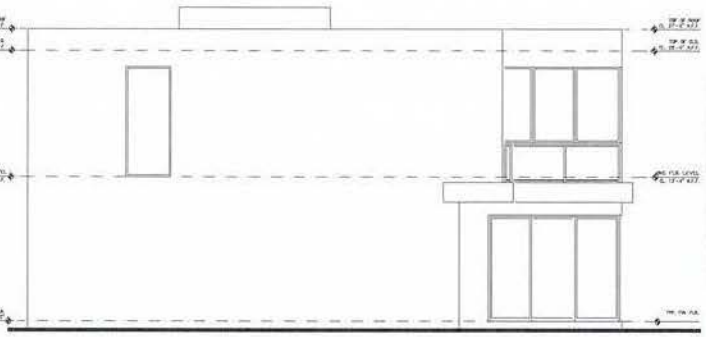
REVISIONS

RENOVATION TO EXISTING RESIDENCE OF
2500 RIVERLAND ROAD
2500 RIVERLAND ROAD
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA 33312

DATE 04 NOV '22
PROJECT NO. 22 - A111
SHEET A8 of 10



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



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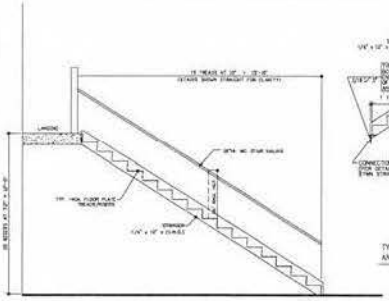
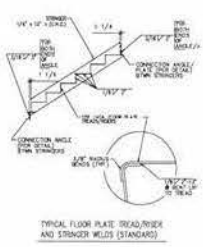
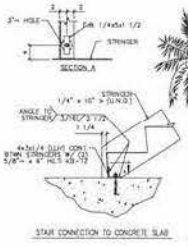


STAIR SECTION (M 9.)
SCALE 1/2" = 1'-0"

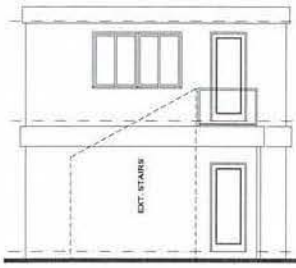


TYPICAL FLOOR PLATE TREAD/RISER AND STRINGER WELDS (STANDARD)

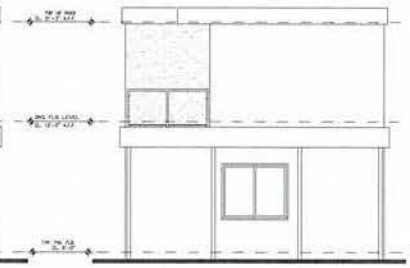


STAIR CONNECTION TO CONCRETE SLAB

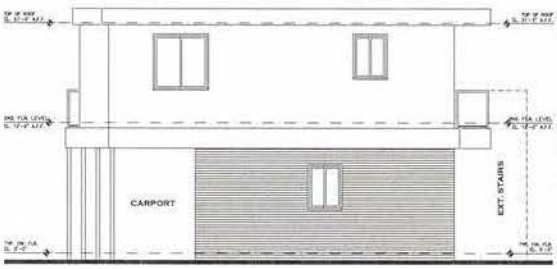
FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

JAMES E GILGENBACH

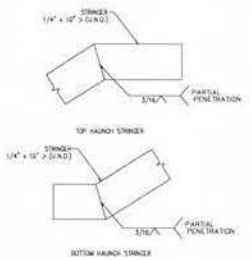
Digitally signed by JAMES E GILGENBACH
Date: 2023.09.01 12:56:40 -04'00'

REVISIONS:

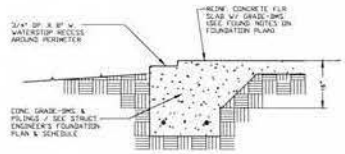
RENOVATION TO EXISTING RESIDENCE OF
2500 RIVERLAND ROAD
2500 RIVERLAND ROAD
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA 33312

DESIGNS

DATE: 04 NOV '22
PROJECT NO. 22 - A111
SHEET: A9 of 10

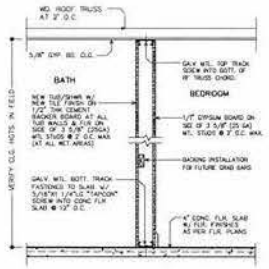


STAIR STRINGER HAUNCHED WELDMENT (STANDARD)



2 STORY AERIAL PRECAST TYP. WALL SECTION

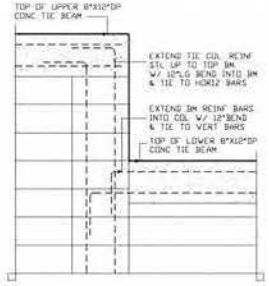
SCALE: 3/4" = 1'-0" (M/9)



BACKER BOARD AT BATHROOMS

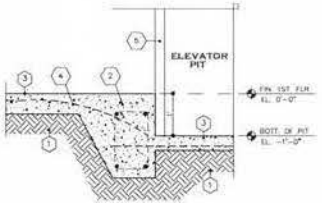
NON-BEARING TYP. INTERIOR WALL

SCALE: 1/2" = 1'-0" (G/9)



STEP UP WALL SECTION

SCALE: 3/4" = 1'-0"

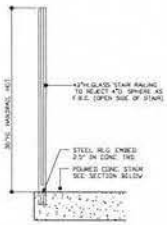


ELEV. PIT SECTION

SCALE: 3/4" = 1'-0"

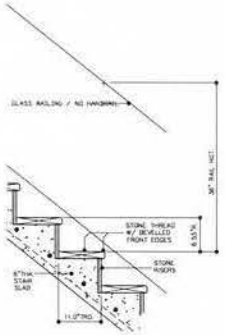
WALL SECTION MATERIAL NOTES:

1. COMPACTED TERMITE TRITE CLEAN FILL
2. CONC. FOOTING/FOUNDATION - (SEE ENGINEERING DRWGS)
3. REINF. CONC FLOOR SLAB - (SEE ENGINEERING DRWGS)
4. 6x6-10/10 WELDED WIRE MESH
5. GLASS ELEVATOR PANELS



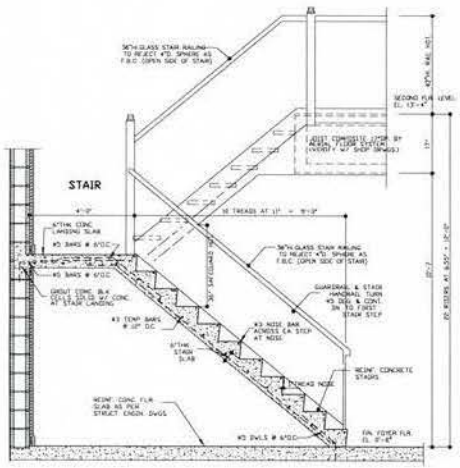
CONC. STR. RAIL

SCALE: 1" = 1'-0" (K/9)



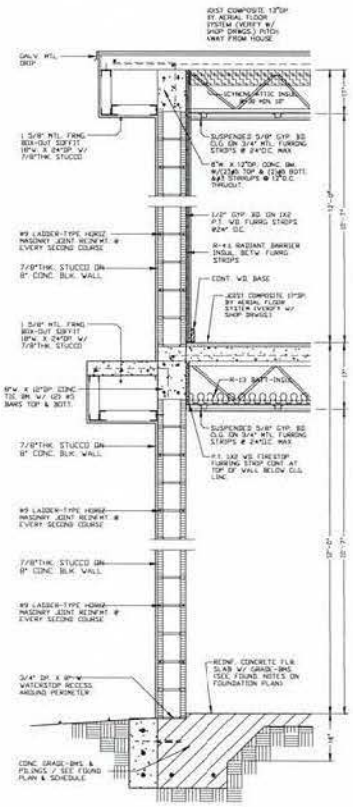
CONC. STAIR DTL.

SCALE: 1" = 1'-0" (J/9)



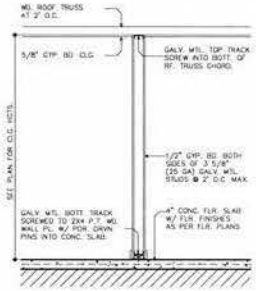
CONCRETE STAIR SECTION

SCALE: 1/2" = 1'-0" (L/9)



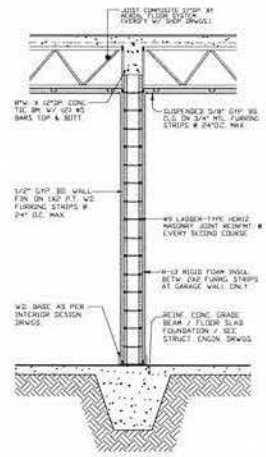
GARAGE ONE STORY TYP. WALL SECTION

SCALE: 3/4" = 1'-0" (H/9)



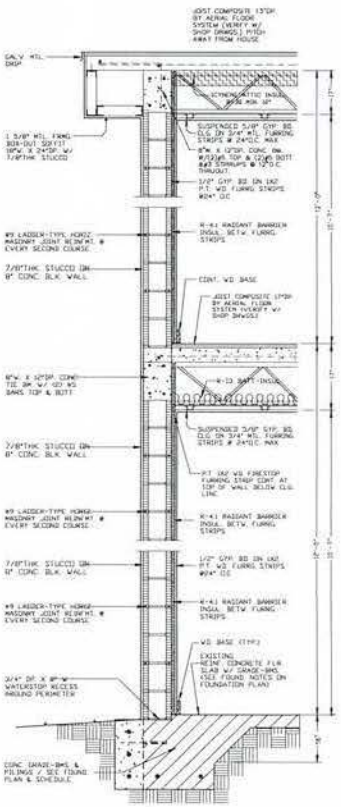
[NON-BEARING] TYP. INTERIOR WALL

SCALE: 1/2" = 1'-0"



BEARING WALL DTL.

SCALE: 1/2" = 1'-0" (F/9)



TWO STORY TYP. WALL SECTION

SCALE: 3/4" = 1'-0" (E/9)

(COPPER FLASHING, DRIP, & ACCESS. TO BE MIN. 16OZ COPPER)

JAME
S E
GILG
ENBA
CH

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Date: 2023.09.01 12:58:43 -04'00'

JAMES E. GILGENBACH ARCHITECTURE & PLANNING
SUITE 1 POMPANO BEACH
4500 N. POWERLINE ROAD FLORIDA 33073
(954) 292 - 0679

REVISIONS

RENOVATION TO EXISTING RESIDENCE OF
3248 NE 169TH STREET RES
3248 NE 169th STREET
MIAMI, DADE COUNTY, FLORIDA

DATE: 04 NOV '22
PROJECT NO: 22 - A111
SHEET: A10 of 10

PANEL "A"

1	DISHWAS	12 KW	20A/1P
3	DISPOSAL	1.0 KW	20A/1P
5	WINE COOLER	1.0 KW	20A/1P
7	SPARE	1.0 KW	20A/1P
9	SMALL APPL. (2)	3.0 KW	20A/1P
11	COOKTOP HOOD	1.5 KW	20A/1P
13	COOKTOP	8.5 KW	50A/2P
15	OVEN HOT	2.0 KW	20A/1P
17	REFRIGERATOR	1.0 KW	20A/1P
19	DINING RECEPTS.	1.5 KW	20A/1P
21	LANDSCAPE LITES	1.0 KW	20A/1P
23	GAR. RECEPTS.	1.5 KW	20A/1P
25	GAR. IRL SPARE	2.0 KW	20A/1P
27	(2) BATHRM. G.F.I.	1.0 KW	20A/1P
29	CKT. GFI RECEPTS.	1.0 KW	20A/1P
31	UTIL. GFI RECEPT.	1.5 KW	20A/1P
33	WASHER	1.5 KW	20A/1P
35	DRYER	1.0 KW	20A/1P
37	KITC. GFI RECEPT.	1.5 KW	20A/1P
39	ELEVATOR CIRCIT	1.0 KW	20A/1P
41	KITC. GFI RECEPT.	1.5 KW	20A/1P
43	SPARE		

7.0 KW TOTAL CONN. LOAD

FIRST 10 KW @ 100% = 10.0 KW
REMAINDER @ 40% = 2.4 KW
12.4 KW
÷ 240V
51.7 AMPS

PNL "B"

1-31	LITES/RECEPTS.	15.7 KW	15A/1P
33	SMOKE DETECTORS	1.0 KW	15A/1P
35-37	A/C COMP. #4	3.0 KW	30A/2P
39-41	AHU #4 H/T	3.0 KW	30A/2P

26.7 KW TOTAL CONN. LOAD

FIRST 10 KW @ 100% = 10.0 KW
REMAINDER @ 40% = 3.1 KW
HEATING @ 100% = 3.0 KW
16.1 KW
÷ 240V
67 AMPS

MAIN PANEL

L1	DOCK/POOL PNL	30.0 KW	150A/2P
L3	PANEL "B"	26.8 KW	150A/2P
5-7	PANEL "A"	26.0 KW	150A/2P
9-11	SPARE		
13-15	A/C COMP. #1A	3.0 KW	40A/2P
17-19	AHU #1A H/T	7.5 KW	60A/2P
21-23	A/C COMP. #1B	6.0 KW	40A/2P
25-27	AHU #1B H/T	10.0 KW	60A/2P
29-31	A/C COMP. #2	3.0 KW	40A/2P
33-35	AHU #2 H/T	7.5 KW	50A/2P
37-39	A/C COMP. #3	6.0 KW	40A/2P
41-43	AHU #3 H/T	10.0 KW	60A/2P
45	SPARE		

183.8 KW TOTAL CONN. LOAD

FIRST 10 KW @ 100% = 10.0 KW
REMAINDER @ 40% = 41.0 KW
HEATING @ 60% = 29.0 KW
80.0 KW
÷ 240V
333 AMPS

DOCK & POOL PANEL

L1	IRRIGATION PUMP	3.0 KW	30A/2P
L3	POOL LITES	3.0 KW	30A/2P
5-7	POOL PUMP	3.0 KW	30A/2P
9	POOL DOCK LITE	1.0 KW	20A/1P
11	SPARE		
13-15	DOCK RECEPT. 120/240V	1.0 KW	20A/1P
17	DOCK RECEPTS. 120/240V	1.0 KW	20A/1P
19-21	DOCK BATTERY 120/240V	1.0 KW	20A/1P
23-25	DOCK LITES 120/240V	1.0 KW	20A/1P
27	FLOOD LITES	1.0 KW	20A/1P
29-31	BOAT LIFT	3.0 KW	30A/2P
33-35	SPARE		

30.0 KW TOTAL CONN. LOAD

FIRST 10 KW @ 100% = 10.0 KW
REMAINDER @ 40% = 8.0 KW
18.0 KW
÷ 240V
75 AMPS

ELECTRIC RISER

NO SCALE

NOTES

ARC-FAULT CIRCUIT INTERRUPTOR ON ALL SINGLE PHASE 15 & 20 AMP BRANCH CIRCUITS (EXCEPTIONS: EXCEPT BATHROOMS, KITCHENS, GARAGES & OUTDOOR RECEPTS.

ALL RECEPTS. TO BE "TAMPER-PROOF" AS PER NEC 2017 SEC. 406(1)

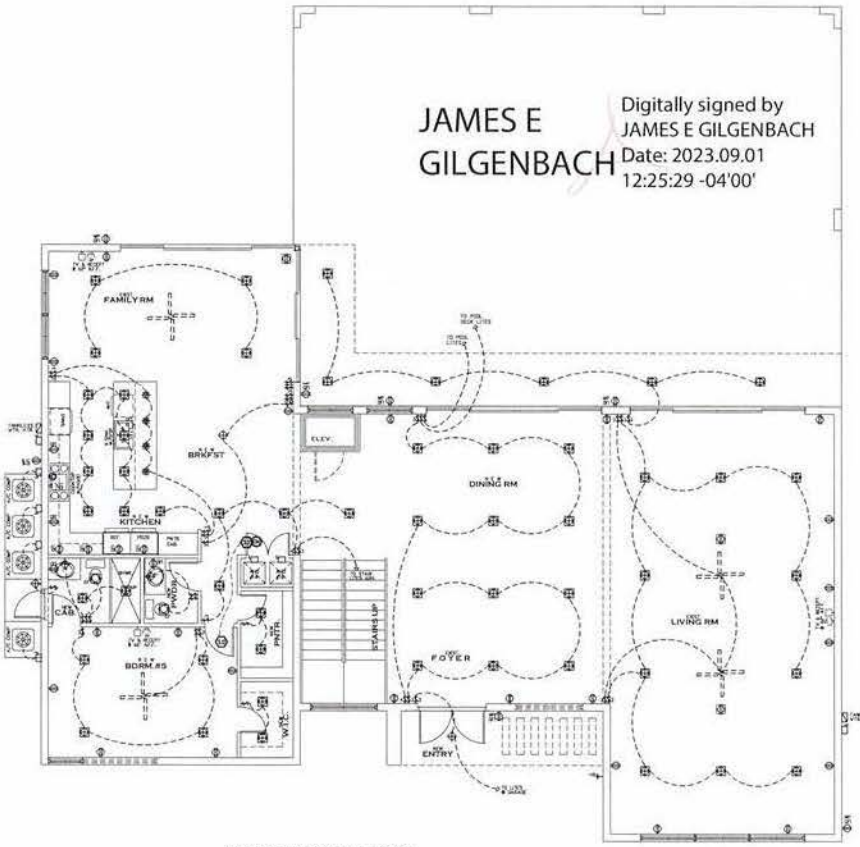
COMPLIANCE WITH FBC 2020 - 100% OF LAMPS TO BE ENERGY EFFICIENT.

CARBON MONOXIDE NOTE

HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP IS REQUIRED WITHIN 10' OF EACH SLEEPING ROOM TO BE PART OF THE ALARMS SYSTEM

ELECTRIC SYMBOLS

- WALL MTD. RECEPTACLE
- FLOOR MTD. RECEPTACLE
- 240V. RECEPTACLE SPECIAL PURPOSE
- INCANS. LITE FIXTURE
- RECESSED INCANS. "10-1/4"
- RECESSED INCANS. "7-1/8"DROW 14-1/4"
- EXHAUST FAN
- PENDANT LIGHTS
- KEY PAD
- DBL. HEAD INCANS SPOTLITE 1/2 SCALE
- WALL MTD. SWITCH
- PUSH BUTTON
- JUNCTION BOX
- CEILING FAN OUTLET (J-BOX ONLY)
- PHONE JACK LOCATION
- T.V. JACK LOCATION
- GARAGE MTD. FLUORESCENT FIXTURE
- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR (FIXED & BATT. BACKUP)



JAMES E GILGENBACH

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Date: 2023.09.01 12:25:29 -04'00'

FIRST FLOOR LEVEL
ELECTRICAL FLOOR PLAN
SCALE 1/4" = 1'-0"

DESIGNS

JAMES E. GILGENBACH ARCHITECTURE & PLANNING
9009 OKE PUTT PLACE PORT ST LUCIE
(954) 293 - 0879 FLORIDA 34986

REVISIONS

RENOVATION TO EXISTING RESIDENCE OF
2500 RIVERLAND ROAD
2500 RIVERLAND ROAD
FORT LAUDERDALE BROWARD COUNTY, FLORIDA 33312

DATE 04 NOV '22
PROJECT NO. 22 - A115
SHEET of 2 E1

JAMES E GILGENBACH

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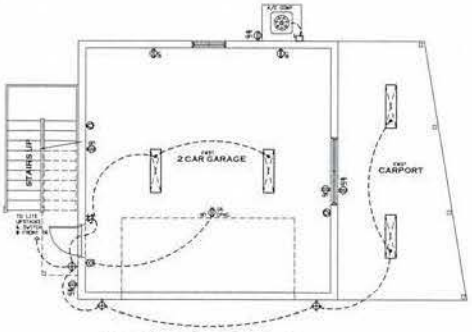
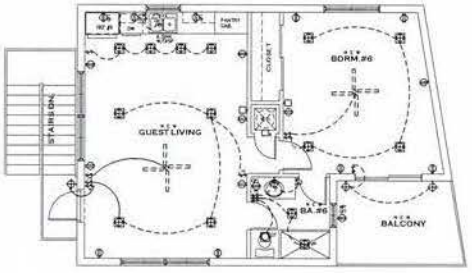
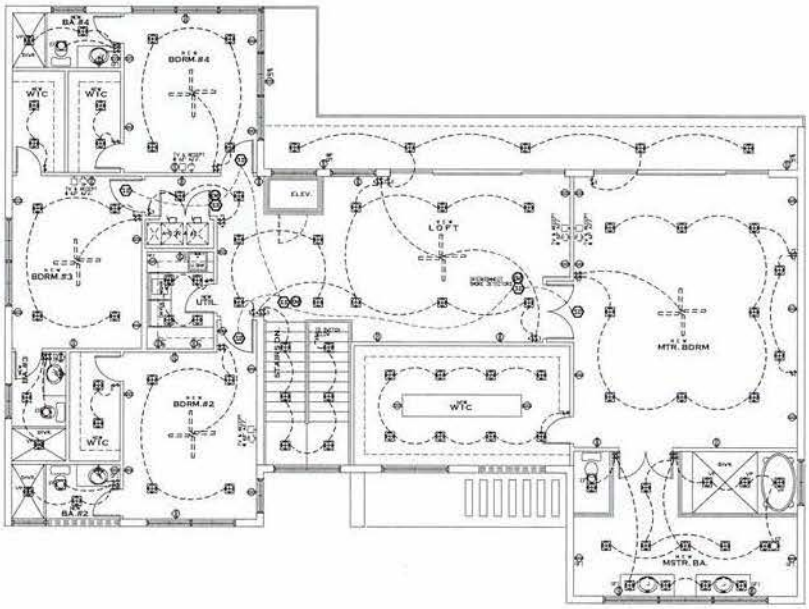
Date: 2023.09.01 12:26:55 -04'00'



FIRST FLOOR LEVEL
ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR LEVEL
ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR LEVEL
ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

M&M DESIGNS

JAMES E. GILGENBACH ARCHITECTURE & PLANNING
8009 OAK PUTT PLACE
(954) 393 - 0679
PORT ST. LUCIE, FLORIDA 34985

REVISIONS

RENOVATION TO EXISTING RESIDENCE OF
2500 RIVERLAND ROAD
2500 RIVERLAND ROAD
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA 33312

DATE: 04 NOV '22
PROJECT NO. 22 - A111
SHEET E2 of 2

A/C EQUIPMENT:

SYSTEM - 1 A -	
"RHEEM"	
COND:	RA1636AJTNA
AHU:	RH1T3621STANJA
SEER:	13.0 EER, 16.0 SEER
COOLING:	33,400 BTUH
|SENSIBLE:	23,200 BTUH
|LATENT:	10,200 BTUH
HEAT:	7.5 KW
DUCT:	R-6 FIBERGLASS
LIQUID:	3/8"
SUCTION:	7/8"

* WIND RESISTANCE CALC FOR A/C COMP. : (-48,4.4.2)

SYSTEM - 1 B -	
"RHEEM"	
COND:	RA1660AJTNA
AHU:	RH1T6021STANJA
SEER:	13.0 EER, 16.0 SEER
COOLING:	59,000 BTUH
|SENSIBLE:	39,900 BTUH
|LATENT:	19,100 BTUH
HEAT:	10.0 KW
DUCT:	R-6 FIBERGLASS
LIQUID:	3/8"
SUCTION:	1 1/8"

* WIND RESISTANCE CALC FOR A/C COMP. : (-48,4.4.2)

SYSTEM - 2 -	
"RHEEM"	
COND:	RA1636AJTNA
AHU:	RH1T3621STANJA
SEER:	13.0 EER, 16.0 SEER
COOLING:	33,400 BTUH
|SENSIBLE:	23,200 BTUH
|LATENT:	10,200 BTUH
HEAT:	7.5 KW
DUCT:	R-6 FIBERGLASS
LIQUID:	3/8"
SUCTION:	7/8"

* WIND RESISTANCE CALC FOR A/C COMP. : (-48,4.4.2)

SYSTEM - 3 -	
"RHEEM"	
COND:	RA1660AJTNA
AHU:	RH1T6021STANJA
SEER:	13.0 EER, 16.0 SEER
COOLING:	54,000 BTUH
|SENSIBLE:	34,900 BTUH
|LATENT:	19,100 BTUH
HEAT:	10.0 KW
DUCT:	R-6 FIBERGLASS
LIQUID:	3/8"
SUCTION:	1 1/8"

* WIND RESISTANCE CALC FOR A/C COMP. : (-48,4.4.2)

SYSTEM - 4 -	
"RHEEM"	
COND:	RA1624AJTNA
AHU:	RH1T2421STANJA
SEER:	13.0 EER, 16.0 SEER
COOLING:	23,400 BTUH
|SENSIBLE:	15,200 BTUH
|LATENT:	8,200 BTUH
HEAT:	5.0 KW
DUCT:	R-6 FIBERGLASS
LIQUID:	5/16"
SUCTION:	3/4"

* WIND RESISTANCE CALC FOR A/C COMP. : (-48,4.4.2)

A/C GRILLES

(ALL GRILLES TO BE "TITUS" / WHITE)

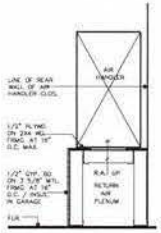
A	ML38	2 SLOT	3 FT	40 CFM/FT	.032 PD	NC 16
B	ML38	2 SLOT	4 FT	40 CFM/FT	.032 PD	NC 16
C	ML38	2 SLOT	4 FT	50 CFM/FT	.032 PD	NC 16
D	ML38	2 SLOT	4 FT	60 CFM/FT	.032 PD	NC 18
E	ML38	2 SLOT	5 FT	60 CFM/FT	.037 PD	NC 21
F	ML46	2 SLOT	8 FT	80 CFM/FT	.037 PD	NC 21

NOTES:

HVAC, MECHANICAL, PLUMBING, & ELECTRICAL SYSTEMS ABOVE THE DESIGN FLOOD ELEVATION, EXCEPT THAT MINIMUM ELECT. SERVICE REQUIRED TO ADDRESS LIFE SAFETY & ELECT. CODE REQUIREMENTS IS PERMITTED BELOW THE DESIGN FLOOD ELEVATION PROVIDED IT CONFORMS TO THE PROVISIONS OF THE ELECT. PART OF BUILDING CODE FOR WET LOCATIONS.

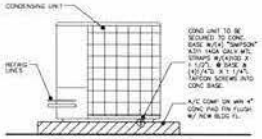
MECHANICAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE.
2. CONDENSING LINES SHALL BE MIN. 3/4" SCH40 PVC (SCHEDULE 40), FROM AIR HANDLING UNIT TO EXTERIOR OF STRUCTURE. ANY WALL PENETRATIONS SHALL BE SEALED. LINE SHALL TERMINATE 12" ABOVE GRADE W/ TURN DOWN ELBOW & BUG SCREEN. CONDENSING LINE SHALL BE TRAPPED IF REQUIRED BY THE EQUIPMENT AND/OR MANUFACTURER, PER F.B.C. M307.
3. A.H.U. TO HAVE CONDENSING DRAIN FLOAT SWITCH INSTALLED AT SECONDARY DRAIN LINE TO STOP A.H.U. IN THE EVENT OF OVERFLOW.
4. ALL H.V.A.C. PIPING, INCLUSIVE OF VAPOR LINES WITH IN A CONDITIONED SPACE OF THE STRUCTURE, SHALL BE THERMALLY INSULATED, PER F.B.C. 13-817 ARC.
5. REFRIGERANT LINES SHALL BE TESTED TO 130 LBS. PRESSURE PER F.B.C. M1106.
6. UNDERCUT 3/4" ALL INTERIOR DOORS.
7. ALL FLEX & DUCT BOARD SHALL BE 1 1/2" THICK & R=6.
8. SUPPORT FLEX DUCTS SO AS TO PREVENT SHARP BENDS.
9. SEAL ALL DUCT JOINTS WITH TAPE AND MASTIC AS PER FLORIDA ENERGY CODE.
10. USE 12" LONG SADDLES BETWEEN DUCT AND HANGERS.
11. DUCT LOCATIONS MAY CHANGE DUE TO FIELD CONDITIONS.
12. SUPPORT RECTANGULAR DUCTS WITH 1" STRAP AND NOLE CLIP AT CORNERS OF DUCTS.
13. PROVIDE PROGRAMABLE THERMOSTAT FOR EACH UNIT.
14. CHECK ELECTRICAL SERVICE BEFORE ORDERING EQUIPMENT.
15. ANCHOR CONDENSING UNITS TO SLAB PER MFR. RECOMMENDED INSTALLATION.
16. DRYER VENT MATERIALS 26 GA. MAX. 25' INCLUDING ELBOWS.
17. ALL REFRIGERANT PIPING TO BE INSULATED WITH 1/2" THICK WALL.
18. ALL P.V.C. FOR EACH A.H.U. TO BE 3/4" SCHEDULE 40.
19. EXHAUST DUCTS FOR A DRYER SHALL BE MIN. OF 4" RIGID AND SHALL HAVE A SMOOTH INTERIOR FINISH AND THE MAX. DEVELOPED LENGTH SHALL NOT EXCEED 35'-0". THE MAX. LENGTH OF THE DUCT SHALL BE REDUCED 2 1/2 FT. FOR EA. 45° BEND AND 5 FT FOR EA. 90° BEND PER F.B.C. M504.6.1 AND F.B.C. R M1502.4.
20. DRYER EXHAUST DUCTS SHALL TERMINATE NOT LESS THAN 3 FT. IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS F.B.C. R M1502.
21. A/C CONTRACTOR SHALL PROVIDE FLEXIBLE DUCT CONNECTIONS TO ALL FANS, A/C UNITS OR MECHANICAL EQUIPMENT, EXCEPT FOR EXHAUST HOODS.



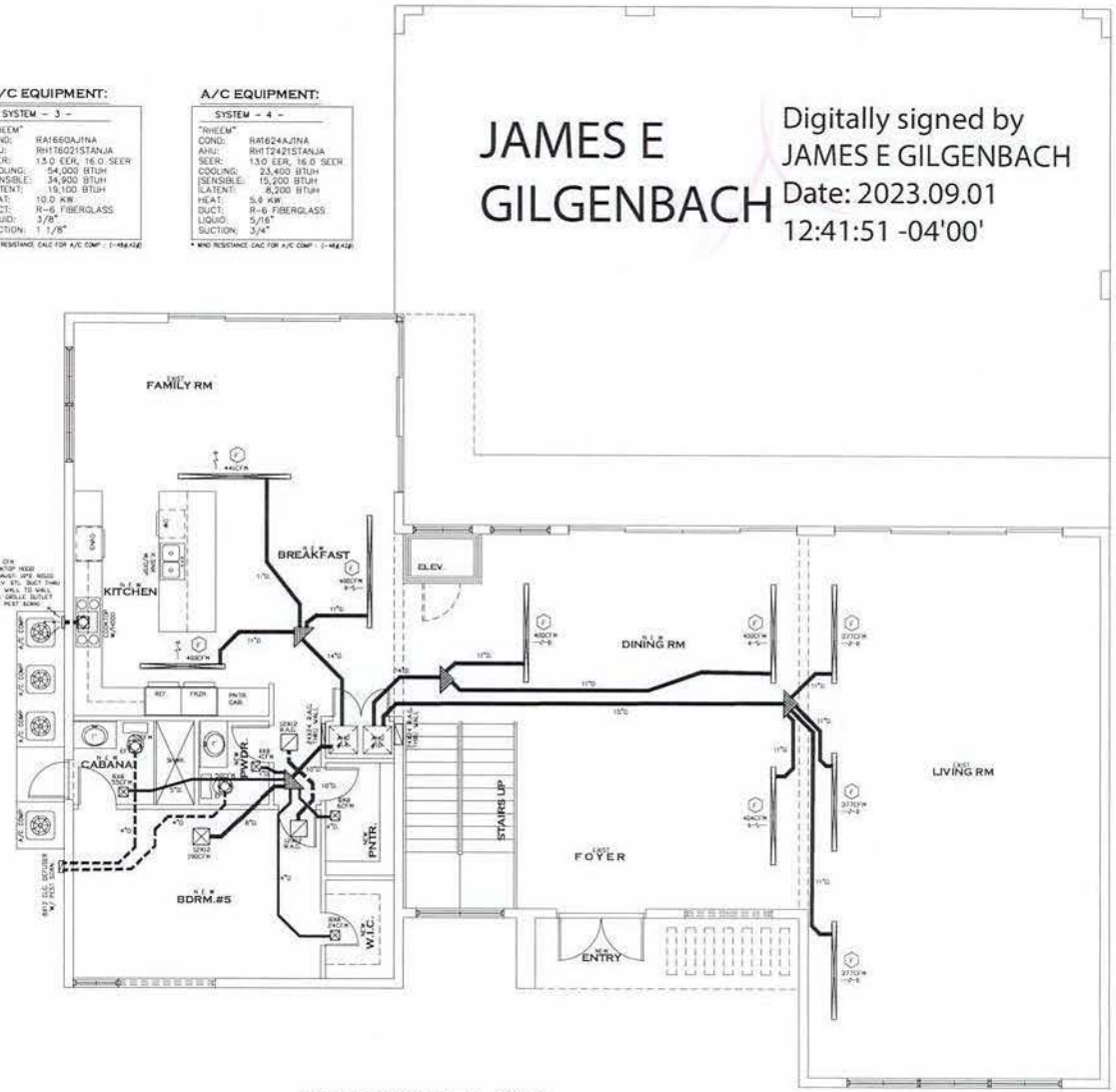
A.H.U. MOUNTING PLENUM DETAIL

SCALE 3/4" = 1'-0"



CONDENSING UNIT MOUNTING DETAIL

SCALE 3/4" = 1'-0"



FIRST FLOOR LEVEL MECHANICAL FLOOR PLAN

SCALE 1/4" = 1'-0"

JAMES E GILGENBACH

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Date: 2023.09.01 12:41:51 -04'00'

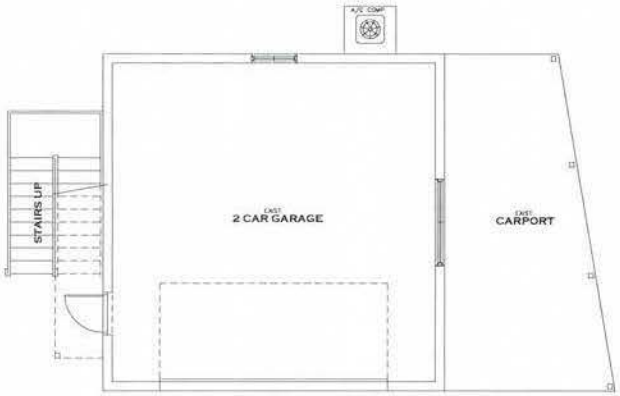
DESIGNS

JAMES E. GILGENBACH & ARCHITECTURE PLANNING
9009 ONE PUTT PLACE
(954) 292 - 0679
PORT ST LUCIE FLORIDA 34986

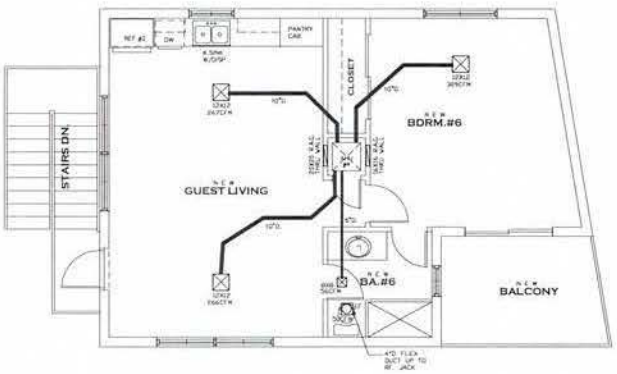
REVISIONS:

RENOVATION TO EXISTING RESIDENCE OF
2500 RIVERLAND ROAD
2500 RIVERLAND ROAD
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA 33312

DATE: 04 NOV '22
PROJECT NO: 22 - A111
SHEET: M1 of 2



FIRST FLOOR LEVEL
MECHANICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR LEVEL
MECHANICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

JAMES E GILGENBACH

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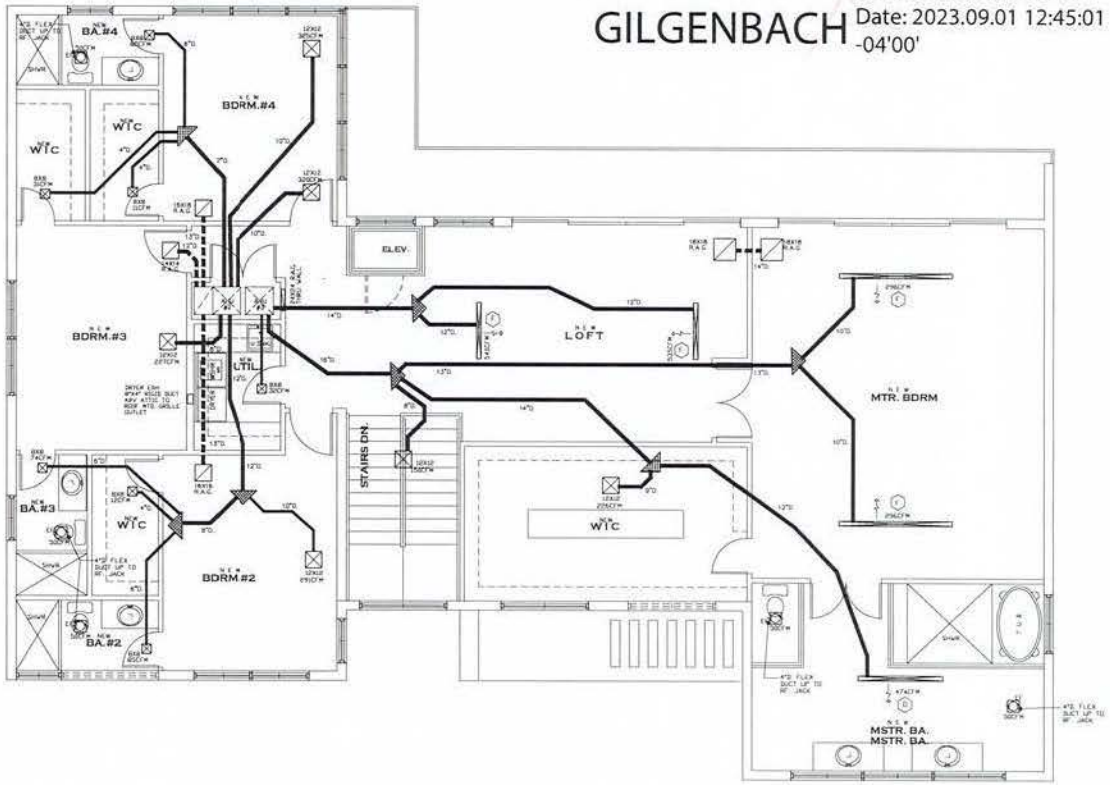

SECOND FLOOR LEVEL
MECHANICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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STATE OF FLORIDA
JAMES E. GILGENBACH
LICENSED ARCHITECT

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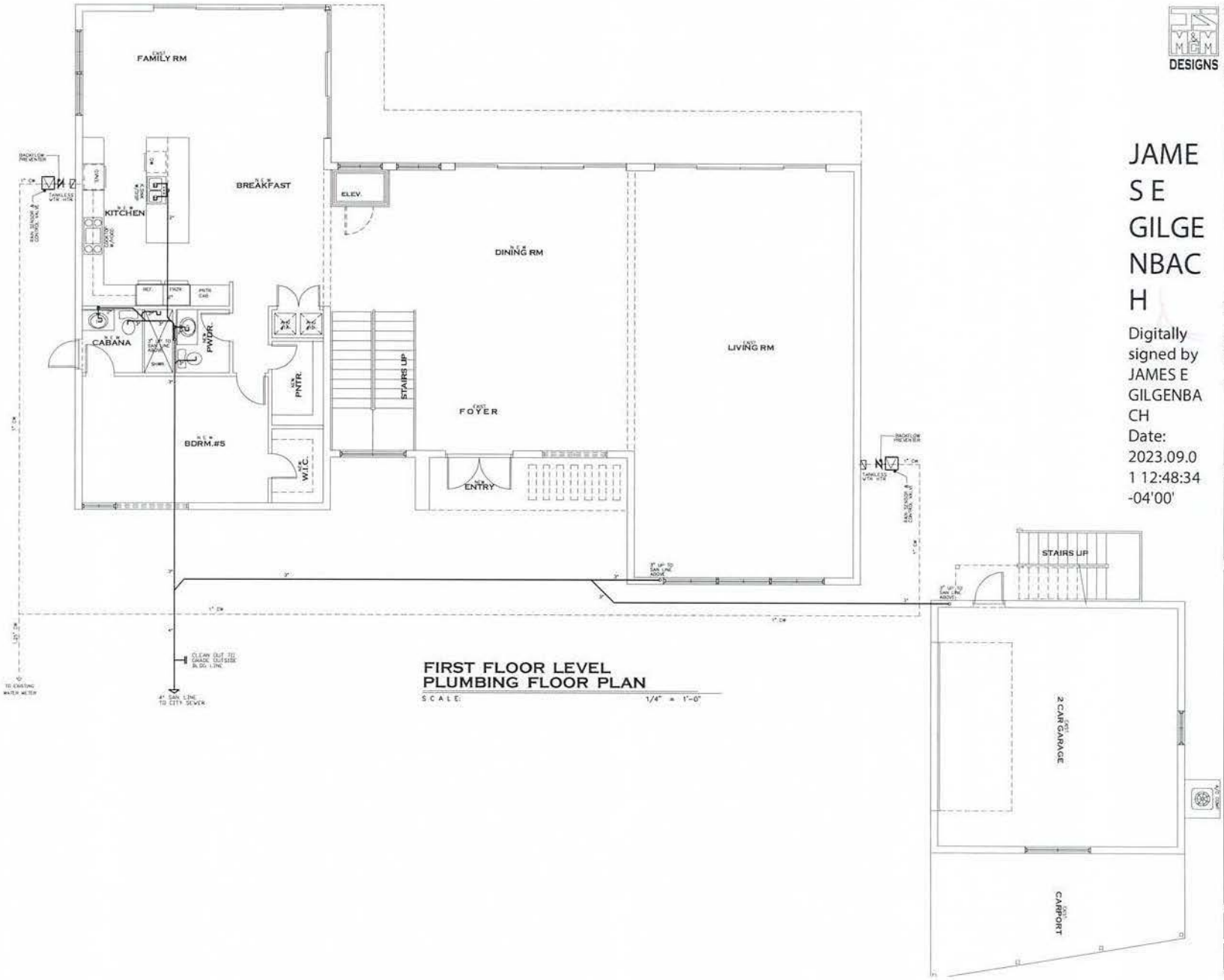

FIRST FLOOR LEVEL
PLUMBING FLOOR PLAN

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

DESIGNS

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FLORIDA 34986

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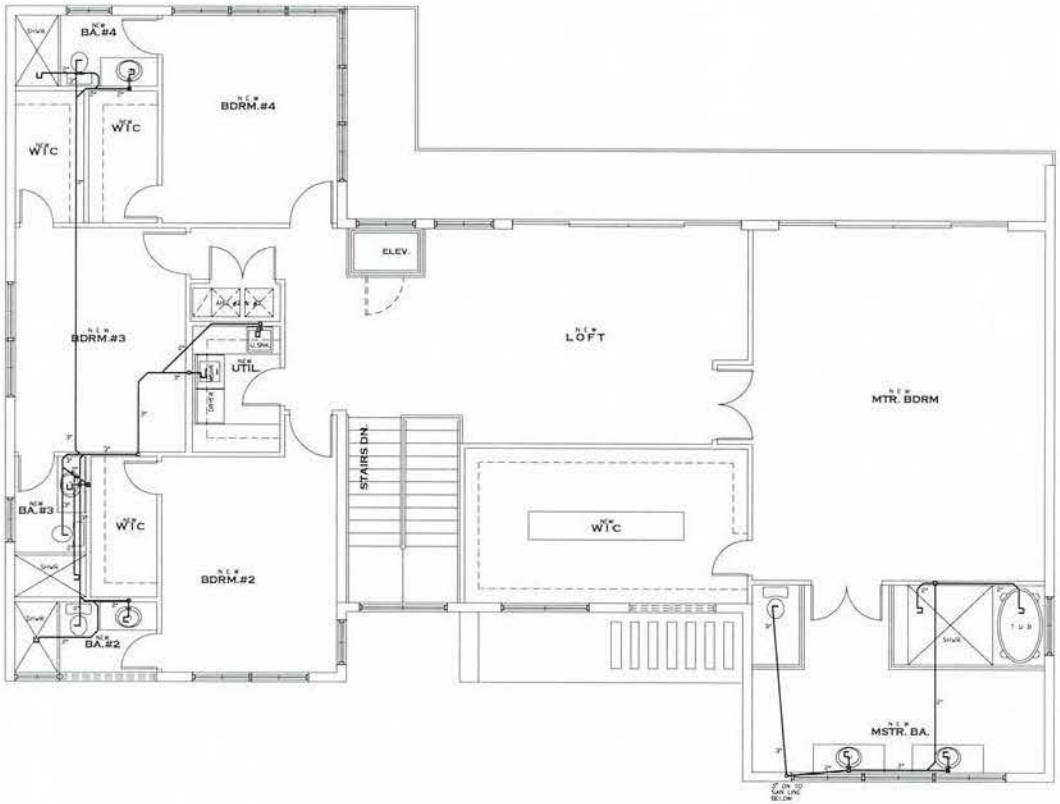
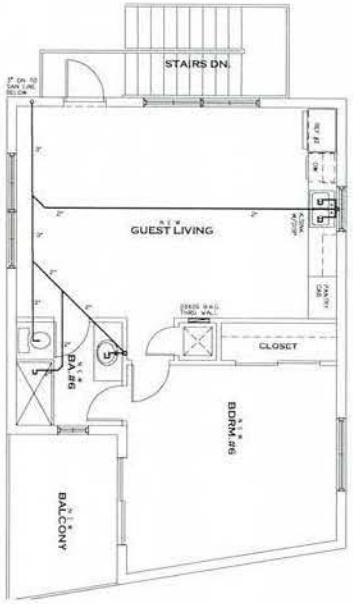


SECOND FLOOR LEVEL PLUMBING FLOOR PLAN

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



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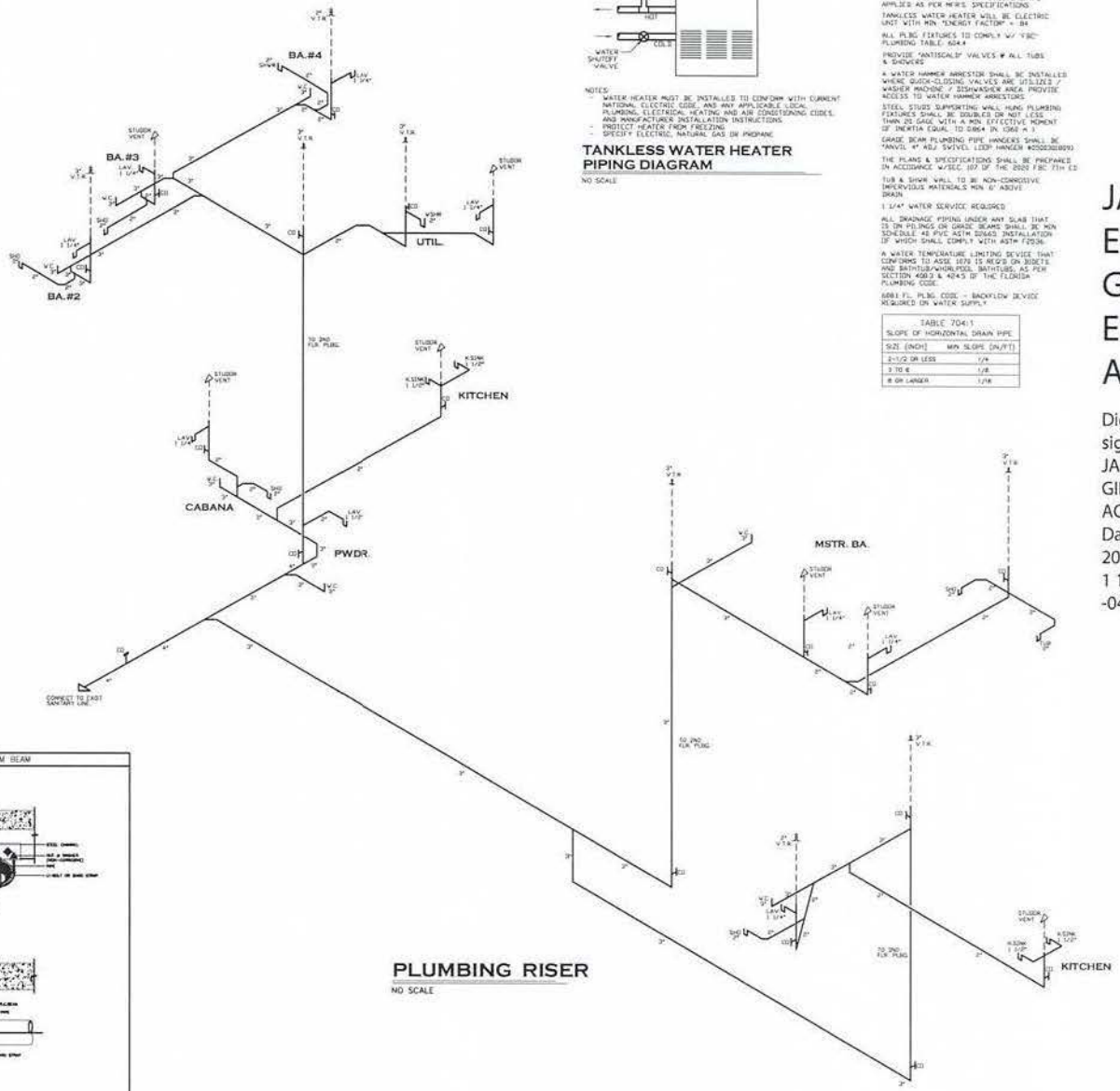
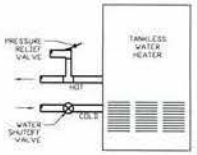
SHEET P2 of 3



PLUMBING RISER

NO SCALE



NOTES:
- WATER HEATER MUST BE INSTALLED TO CONFORM WITH CURRENT NATIONAL ELECTRIC CODE, AND ANY APPLICABLE LOCAL PLUMBING, ELECTRICAL, HEATING AND AIR CONDITIONING CODES, AND MANUFACTURER INSTALLATION INSTRUCTIONS.
- PROTECT HEATER FROM FREEZING
- SPECIFY ELECTRIC, NATURAL GAS OR PROPANE

TANKLESS WATER HEATER PIPING DIAGRAM

NO SCALE

PLUMBING NOTE:

ALL BATHROOMS & CAB. BA. TO HAVE FLOORS & BASES OF TILES OR OTHER IMPERVIOUS MATERIALS.

FIRESTOP ALL PLBG PENETRATIONS OF THE FIRE RATED GARAGE WALLS OR CEILING WITH 3MM 10HR EQ FIRE BARRIER PRODUCTS AND APPLIED AS PER MFRS SPECIFICATIONS.

TANKLESS WATER HEATER WILL BE ELECTRIC UNIT WITH MIN. "ENERGY FACTOR" = .84

ALL PLBG FIXTURES TO COMPLY W/ FBC PLUMBING TABLE 604.4

PROVIDE "ANTISCALD" VALVES @ ALL TUBS & SHOWERS

A WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE 101.1213 / WASHER MACHINE / DISHWASHER AREA PROVIDE ACCESS TO WATER HAMMER ARRESTORS

STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAGE WITH A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.064 IN. (1.62 M.M.)

GRADE BEAM PLUMBING PIPE HANGERS SHALL BE "ANVIL #" ADJ SWIVEL LOOP HANGER #00030(8090)

THE PLANS & SPECIFICATIONS SHALL BE PREPARED IN ACCORDANCE W/SEC. 107 OF THE 2020 FBC 7TH ED

TUB & SHWR WALL TO BE NON-CORROSIVE IMPERVIOUS MATERIALS MIN 6" ABOVE DRAIN

1 1/4" WATER SERVICE REQUIRED

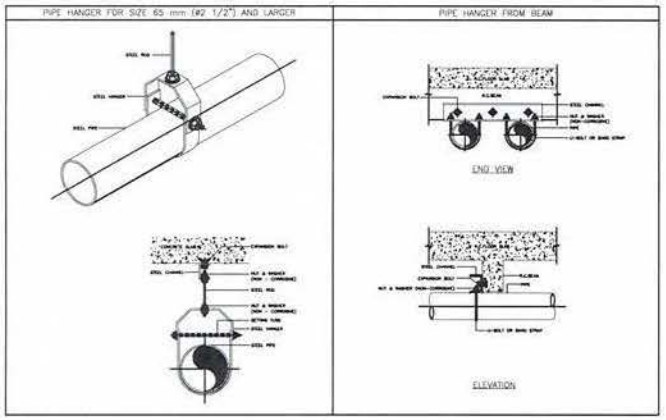
ALL DRAINAGE PIPING UNDER ANY SLAB THAT IS ON PILINGS OR GRADE BEAMS SHALL BE MIN SCHEDULE 40 PVC ASTM D2665 INSTALLATION IF WHICH SHALL COMPLY WITH ASTM F2536.

A WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 IS REQ'D ON BIDETS AND BATHTUB/WHIRLPOOL BATHTUBS, AS PER SECTION 408.3 & 4045 OF THE FLORIDA PLUMBING CODE.

6881 FL. PLBG. CODE - BACKFLOW DEVICE REQUIRED ON WATER SUPPLY

TABLE 704:1
SLOPE OF HORIZONTAL DRAIN PIPE

SIZE (INCH)	MIN SLOPE (IN/FT)
2-1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16



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22XXX - SCHWALB