



## **BOARD OF ADJUSTMENT MEETING NOTICE**

**Date:** September 27<sup>th</sup>, 2024

A Public Hearing will be held before the Board of Adjustment on: **Tuesday, October 8<sup>th</sup>, 2024 at 6:00 pm.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19<sup>th</sup> 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](http://www.fortlauderdale.gov/government/BOA)

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<b>CASE:</b>	<b>PLN-BOA-24070003</b>
<b>OWNER:</b>	PERITORE, FRANK
<b>AGENT:</b>	FROGNER, JIM
<b>ADDRESS:</b>	720 SOUTH EAST 15 STREET #1-2, FORT LAUDERDALE, FL 33316
<b>LEGAL DESCRIPTION:</b>	THE EAST ½ OF LOT 30, AND THE WEST OF LOT 31, IN BLOCK 11 OF EVERGLADE LAND SALES COMPANY'S FIRST ADDITION TO LAUDERDALE FLORIDA, ACCORDING TO THE PLAT THERE OF, AS RECORDED IN PLAT BOOK 2, PAGE 15, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (SEE SURVEY)
<b>ZONING DISTRICT:</b>	RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH DENSITY.
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	<b><u>Section 47-5.36. -Table of dimensional requirements for the RMM-25 district. (Note A)</u></b>

- Requesting a variance from the minimum 10 feet west side yard setback of an existing structure to be reduced to 8 feet, a total reduction of 2 feet.
- Requesting a variance from the minimum 10 feet east side yard setback of an existing carport structure to be reduced to 5.25 feet, a total reduction of 4.75 feet.
- Requesting a variance from the minimum 25 feet front yard setback of an existing structure to be reduce to 20 feet, a total reduction of 5 feet.

**Sec. 47-20.10. - Tandem parking.**

- Requesting a variance from the tandem parking requirement for a multifamily unit, whereas the code states that Tandem parking shall only be allowed in connection with single family, duplex and townhouse dwelling units.
- 

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

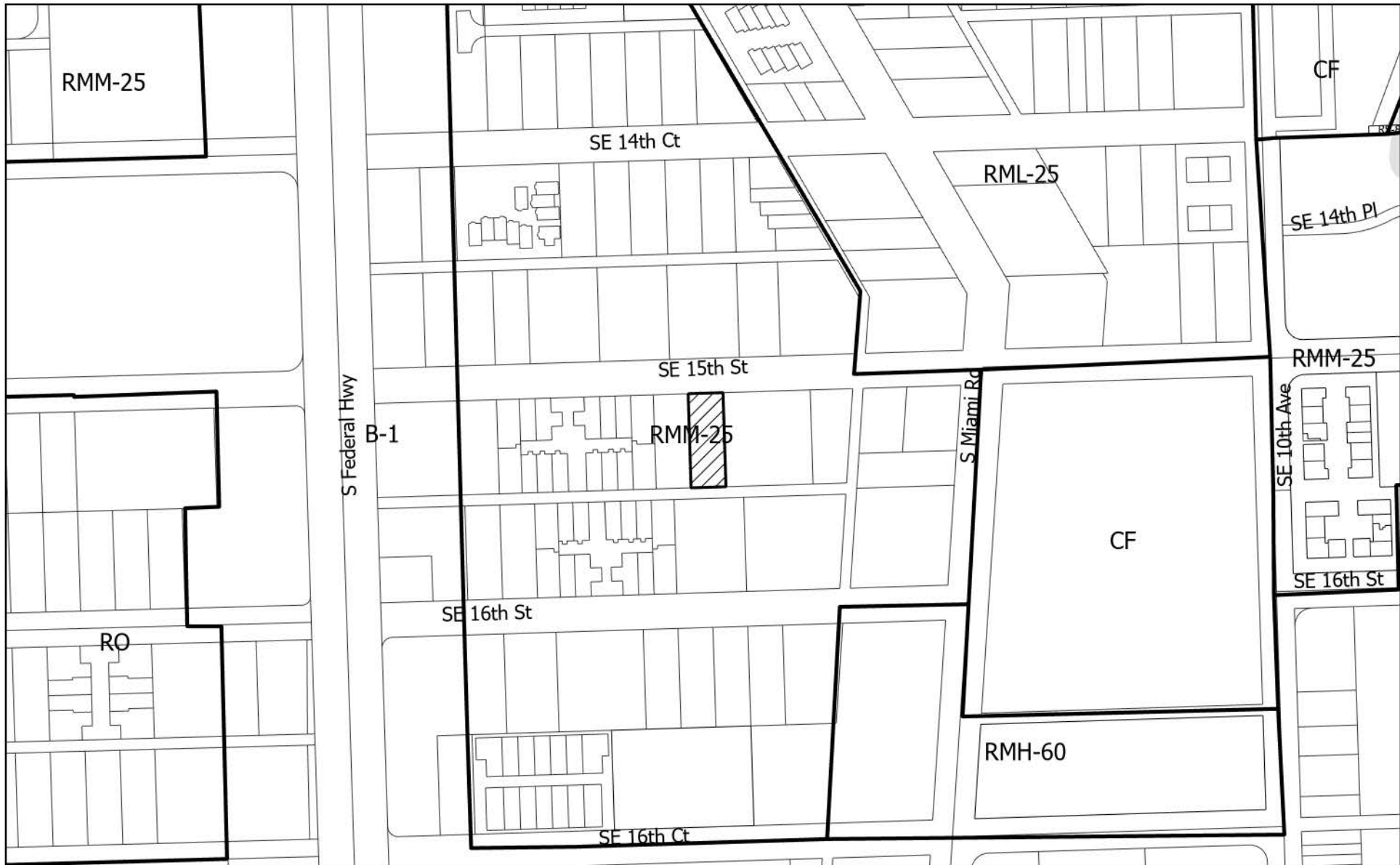
[www.youtube.com/cityoffortlauderdale](http://www.youtube.com/cityoffortlauderdale)

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-24070003

**LEGEND**

-  Municipal Boundary
-  Subject Site

**N**



0 100 200  
US Feet

# PLN-BOA- 24070003

## Sec. 47-5.36. Table of dimensional requirements for the RMM-25 district. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster	Single Family Dwelling, Attached: Townhouses	Multifamily Dwelling	Bed and Breakfast Dwelling	Hotel	Other Uses
Maximum density (du/net acre) (Density bonus—See Section 47-23.12.)	25	25	25	25	25	25	30 sleeping rooms per net acre (9 sleeping rooms maximum per dwelling)	30 hotel sleeping rooms per net acre	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	5,000	5,000	10,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	55	35	55	55
Maximum structure length (ft.)	None	None	None	None	200	200 (Note C)	None	200 (Note C)	200 (Note C)
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50	50	50	100	100
Minimum floor area (sq. ft.)	750	400 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room  Historic designation = None	120 per sleeping room	None
Minimum front yard (ft.) (Note B)	25	25	25	25	25	25	25	25	25
Minimum corner yard (ft.) (Note B)	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	See Section 47-18.38  20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	25	25% of lot width but not less than 10 ft. nor greater than 25 ft.  20 ft. when abutting a waterway	25	25
Minimum side yard (ft.) (Note B)	5 ft. - up to 22 ft. in height  Where a building exceeds 22 ft. in height that portion of the building	Same as for single family requirement  20 ft. when abutting a waterway	See Section 47-18.38  20 ft. when abutting a waterway	See Section 47-18.9  20 ft. when abutting a waterway	See Section 47-18.33  20 ft. when abutting a waterway	10	10 ft. - up to 22 feet in height  Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be	20	20

	above 22 ft. shall be set back an additional 1 ft. per foot of additional height.  20 ft. when abutting a waterway						set back an additional 1 ft. per foot of additional height.  20 ft. when abutting a waterway		
Minimum rear yard (ft.) (Note B)	15  20 ft. when abutting a waterway	15  20 ft. when abutting a waterway	15  20 ft. when abutting a waterway	See Section 47-18.9  20 ft. when abutting a waterway	20	20	20	20	20
Minimum distance between buildings (ft.)	None	None	None	None	None	10 ft. or 20% of tallest building (whichever is greater)	None	10 ft. or 20% of tallest building (whichever is greater)	0

**Sec. 47-20.10. - Tandem parking.**

- A. *Tandem parking.* A tandem parking space is defined as two (2) parking spaces with one (1) space abutting behind the other. Tandem parking shall only be allowed in connection with single family, duplex and townhouse dwelling units. A tandem parking space shall not be allowed adjacent to another tandem parking space without a peninsular or island area as defined in [Section 47-21](#), Landscape and Tree Preservation Requirements, between each tandem space.
- B. Each tandem parking area may only be allowed to be counted toward the parking requirement for a single dwelling unit within a development.

# Record

Showing 1-12 of 12

<input type="checkbox"/>	<a href="#">Record_Permit_or_Account_#</a>	<a href="#">Record Descr pt on</a>	<a href="#">Appl cat on Name</a>	<a href="#">Record Type</a>	<a href="#">Balance</a>	<a href="#">Planner Name</a>	<a href="#">treet #</a>	<a href="#">D r</a>	<a href="#">treet Name</a>	<a href="#">Type</a>	<a href="#">Un t # (start)</a>	<a href="#">tats</a>
<input type="checkbox"/>	<a href="#">PLN-BOA-24070003</a>		P ritor Tripl x	Z- Board of Adjustm nt (BOA)	0		720	SE	15	ST	1-2	Op n
<input type="checkbox"/>	<a href="#">BLD-RALT-23040047</a>	Chang dupl x to tri-pl x multi r sid ntial	P ritor Multi Conv rt e	R sid ntial Alt ration P rmit	150		720	SE	15	ST		Awaiting C
<input type="checkbox"/>	<a href="#">BLD-WIN-23030026</a> e	ATF-REMOVE AND REPLACE EXTERIOR DOOR BE22100008 e	ATF-REMOVE AND REPLACE EXTER...	Window and Door P rmit e	0 e		720 e	SE e	15 e	ST e		Compl t
<input type="checkbox"/>	<a href="#">MEC-HVCHG-23010076</a> e	ATF- UNIT 1 AND 2 - INSTAL MINI SPLIT A/C UNITS -... e	ATF- UNIT 1 AND 2 - INSTAL M... e	M chanical HVAC Chang out P rmit e	0		720	SE	15	ST	1-2	Compl t
<input type="checkbox"/>	<a href="#">ELE-RES-23010136</a> e	ATF- UNIT 1 AND 2 - WIRED 2 MINI SPLIT A/C UNITS ... e	ATF-TWO MINI SPLIT A/C UNIT ... e	El ctrical R sid ntial P rmit e	0		720	SE	15	ST	1-2	Compl t
<input type="checkbox"/>	<a href="#">PLB-WAT-22110053</a> e	UNIT 1-2 EXACT CHANGE OUT OF WATER HEATER	UNIT 1-2 EXACT CHANGE OUT OF...	Plumbing Wat r H at r Exact Chang out e	0		720	SE	15	ST	1-2	Compl t
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<input type="checkbox"/>	<a href="#">BE21120008</a>	ILLEGALLY CONVERTED A DUPLEX INTO A 4 UNIT APARTM... e		Building Cod Cas e		Al jandro D I Rio e	720	SE	15	ST e	1-2	Clos d
<input type="checkbox"/>	<a href="#">CE21060727</a> e	POTHOLES IN DRIVEWAY		Cod Cas		Jam s F tt r	720	SE	15	ST	1-2 e	Clos d e
<input type="checkbox"/>	<a href="#">BT-GEN-REN-20071499</a> e		G n ral R n wal e	G n ral Busin ss Tax R n wal e	0 e		720 e	SE e	15 e	ST	1F e	Clos d
<input type="checkbox"/>	<a href="#">BL-1401085</a> e	HOME OFFICE e	HARE MARINE LLC e	G n ral Busin ss Tax R c ipt e	0		720	SE	15	ST	1F e	Clos d
<input type="checkbox"/>	<a href="#">PM-06091746</a>	R roof pr scriptiv	roof pr scriptiv	-Roof P rmit e	0 e		720 e	SE e	15 e	ST e		Compl t e



CITY OF FORT LAUDERDALE

# PUBLIC NOTICE

## BOARD OF ADJUSTMENT MEETING

**DATE: October 8<sup>th</sup>, 2024**

**TIME: 6:00 P.M.**

**CASE: PLN-BOA-24070003**

### Section 47-5.36. -Table of dimensional requirements for the RMM-25 district. (Note A).

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**MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
700 N.W. 19<sup>TH</sup> 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](https://www.youtube.com/cityoffortlauderdale)  
To view more information about this item, please visit:  
[www.fortlauderdale.gov/government/BOA](https://www.fortlauderdale.gov/government/BOA)**

*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: October 8<sup>th</sup>, 2024

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MEETING LOCATION: DEVELOPMENT SERVICES DEPARTMENT  
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**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-24070003

APPLICANT: DR. FRANK PERITORE, Jim Frogner, Agent

PROPERTY: 720 SE 15th STREET

PUBLIC HEARING DATE: November 13th, 2024

BEFORE ME, the undersigned authority, personally appeared Jim Frogner, 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. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. JF (Initial here)

Affiant Jim Frogner

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 23<sup>rd</sup> day of October, 2024



Jennifer A. Mauro  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

From: [+15613863035@tmomail.net](mailto:+15613863035@tmomail.net)  
To: [jfrogner@comcast.net](mailto:jfrogner@comcast.net)  
Date: Tuesday, October 29, 2024 7:57:04 AM



**T-Mobile**

This message was sent to you by a T-Mobile wireless phone.

From: +15613863035@tmomail.net  
To: #tmoapp@comcast.net  
Date: Tuesday, October 29, 2024 8:01:30 AM



T-Mobile

This message was sent to you by a T-Mobile wireless phone.

**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:

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- 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. PLA-BOA 2407003

APPLICANT: Dr Frank Peritore

PROPERTY: 720 SE 15th ST Ft Lauderdale

PUBLIC HEARING DATE: October 8, 2024

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

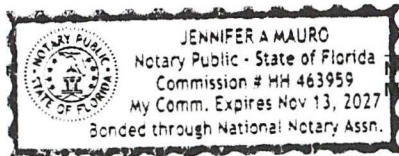
1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of 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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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. of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. \_\_\_\_\_ (initial here)

Affiant [Signature]

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 25th day of September, 2024

(SEAL)



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

File Edit View History Bookmarks Tools Help

BCPA Web Map

https://gisweb-adapters.bcpa.net/bcpawebmap\_ex/bcpawebmap.aspx?FOLIO=504214032050

Search By Parcel Id Search By Name Search By Address Help About

Marty Kiar Broward County Property Appraiser Florida

Status: Zoom In

### Parcel Information

Parcel Id: 504214032050

Owner: PERITORE,FRANK

Situs Address: 720 SE 15 ST 1-2 FORT LAUDERDALE FL 33316

Legal: EVERGLADE LAND SALES CO  
FIRST ADD LAUDERDALE CORR  
PL 2-15 D LOT 30 E 1/2, 31 W 1/2  
BLK 11

Millage Code: 0312

Use Code: 08

Land Value: \$ 67,500

Building Value: \$ 440,280

Other Value: 0

Total Value: \$ 507,780

SOH Capped Value: \$ 507,780

Homestead Exempt: ...

### Layer List

- Highways
- Major Roads
- Twin-Rng-Sec
- City Limits
- Zip Codes
- CRA Boundaries
- FEMA Flood Zones
- Opportunity Zones
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Resid Appraisal Districts
- Subdiv Number
- Subdiv Name
- House Number
- Street

Aerials 2024

● - SIGN LOCATION









# Page 1: BOA - Applicant Information Sheet

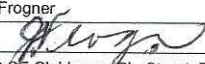
**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance(s) and/or 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-24070003
Date of complete submittal	September 6, 2024

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

Property Owner's Name	Frank Peritore
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	720 SE 15th St. Ft Lauderdale, FL 33316
E-mail Address	drperitore@woodpointdental.com
Phone Number	516-840-7028
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

**NOTE:** If AGENT is to represent PROPERTY OWNER, an agent authorization form is required (must be notarized)

Applicant / Agent's Name	Jim Frogner
Applicant / Agent's Signature	
Address, City, State, Zip	3402 SE Clubhouse PL Stuart, FL 34997
E-mail Address	jfrogner@comcast.net
Phone Number	561-386-3035
Agent Authorization Form Submitted	<input checked="" type="checkbox"/>

Include ANY Related code case/permit #	
Existing / New	Existing: <input checked="" type="checkbox"/> New: <input type="checkbox"/>
Project Address	Address: 720 SE 15th St
Legal Description	The East 1/2 of Lot 30, and the West 1/2 of Lot 31, in Block 11, of EVERGLADE LANDS SALES COMPANY'S FIRST ADDITION TO LAUDERDALE FLORIDA according to the plat thereof, as recorded in Plat Book 2, at Page 15, of the Public Records
Tax ID Folio Numbers (For all parcels in development)	504214032050
Variance/Special Exception Request (Provide a brief description of your request)	Variance request from Table 47-5-36, Front, Side and Carport side setback reduction (V-1, V-2 and V-3) and a request for a variance (V-4) to allow Tandem Parking with a multifamily use.
Applicable ULDR Sections (Include all code sections)	Sec. 47-5.36 and Sec. 47-20.10

Current Land Use Designation	Residential Medium
Current Zoning Designation	RMM-25
Current Use of Property	Multi Family
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)		Required	Proposed
Front		25 feet	20 feet
Side		10 feet	8 feet
Side		10 feet (carport)	5.25 feet
Rear		20 feet	20 feet

	Code Section	Type	Required	Proposed
V-1	Sec. 47-5.36	Setback - Side Yard	10 feet	8 feet
V-2	Sec. 47-5.36	Setback - Carport Side	10 feet	5.25 feet
V-3	Sec. 47-5.36	Setback - Front Yard	25 feet	20 feet
V-4	Sec. 47-20.10	Tandem - Parking	Not allowed in multifamily	Allow in multifamily

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

Answer ALL questions on this page only if you are applying for a VARIANCE. If additional space is needed, attach an additional page(s) to this page. If you are applying for a Special Exception, print or type N/A for the questions below and complete page 2b of this application form. Note: A narrative must be submitted in addition to this page.

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

N/A

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 ATTACHED 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 ATTACHED 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 ATTACHED 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 ATTACHED 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.

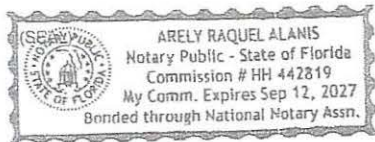
SEE ATTACHED NARRATIVE

I, JIM FROGNER 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.

[Handwritten Signature]
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of September, 2024



[Handwritten Signature: Arely Alanis]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/12/27

**CRITERIA/NARRATIVE:** 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,

We are requesting 4 variances in the following order to correct existing setback encroachments in order to correct a code violations on a site in the RMM-25 zoning district.

	Code Section	Type	Required	Proposed
V-1	Sec. 47-5.36	Setback - Side Yard	10 feet	8 feet
V-2	Sec. 47-5.36	Setback - Carport Side	10 feet	5.25 feet
V-3	Sec. 47-5.36	Setback - Front Yard	25 feet	20 feet
V-4	Sec. 47-20.10	Tandem - Parking	Not allowed in multifamily	Allow in multifamily

*a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property;*

**V-1. Yes:** The duplex was constructed in the R-3 district in 1962, the setback at that time was five (5) feet. This is a special circumstance since the both the R-3 and RMM-25 zoning allows 3 units and is a reasonable use of the property since others with similar size lots also have 3 units. The existing RMM-25 zoning side setback is 10 feet but the structure is eight (8) feet from the side property line.

**V-2. Yes:** The carport roof was constructed in the 70’s and requires a ten foot (10) setback in the RMM-25 zoning district. The car port roof is only 5.25 feet from the east property line, thus there is an encroachment of 4.75 feet. The applicant stated the carport roof was existing at 5.25 feet when he inherited the property and without the variance approval the roofed structure would have to be removed. This is a special circumstance that affects the use of the property and if removed would prevent reasonable use of a covered parking space which many others in the same zoned district enjoy.

**V-3. Yes:** The duplex structure is in the RMM-25 district which allows 3.8 units on a lot this size. The duplex was constructed in the 60’s twenty feet (20’) from the street frontage leaving enough room for front loading parking.

However, three units are classified as multifamily which requires a 25 foot front setback. This is a special circumstance and condition leading back to the code in effect during the 60’s that cannot be corrected without the approval of the five foot (5’) setback encroachment.

**V-4. Yes:** This is a special circumstance that was created in the 60’s when the structure was in the R-3 zoning district. The carport feature (V-2) was part of the original construction when the

structure was built as depicted by the roof line. The applicant inherited the property and the structure is screened by mature vegetation from the adjacent property and does not pose any issues to public safety or welfare.

*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;*

**V-1. Yes:** The property has had a code enforcement violation since 2022 because interior modifications turned the structure into a 4 plex (multifamily use) without the applicable building permit. The city's RMM-25 regulations allows 3.8 units or 3 units on the 6,750 SF lot. The side setback under the prior R-3 is 5 feet and the multi-family setback is 10 feet. In order to "keep" the 3<sup>rd</sup> unit and correct the code violation, a setback encroachment of 2 feet is necessary. These are special conditions applicable to all former R-3 and RMM-25 zoned lots. Other triplexes in the same zoning district are allowed on 50 foot lots.

**V-2. Yes:** The carport was constructed in 1973 when the structure was a duplex and subject to different setbacks. The applicant inherited the property in its current configuration of a 4 plex, all done without building permits, hence there is a violation for building work without applicable permits. The RMM-25 district allows 3 units (multifamily) and the owner has applied for building permits to complete the conversion from duplex to triplex bringing the property into compliance w/other RMM-25 regulations. The side setback of 10 feet cannot be met because the carport encroaches the side setback by 4.75 feet. This is a marked exception to other properties in the RMM-25 district because multifamily dwelling are permit in the zoning district.

**V-3. Yes:** The duplex was constructed with a 20 foot front setback under prior zoning ordinances, leaving room for the 4 car parking area. The RMM-25 district allows multifamily uses. The existing encroachment of 5 feet is a special condition to this site as other properties in the same district and the same size lot also have multifamily uses. This is a marked exception in that others are permitted the same use as the applicant requests.

**V-4. Yes:** The placement of the tandem parking was part of the original construction during the 60's and is a special condition of typical architectural design used during that period but no longer used because of wind-load and height standards in modern building codes. The architectural design is a marked exception as modern architectural and building codes no longer utilize this design.

*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*

**V-1. Yes:** 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 because other properties in the RMM-25 district allow three (3) units on similarly sized lots. The variance is necessary to come into compliance with zoning regulations.

The acute shortage of housing and rental properties in the area is parroted daily in media and social media as the cost of housing is out of reach for many. Adding a 3<sup>rd</sup> unit where the zoning allows certain density in order to provide more housing in the neighborhood is a reasonable use of the property.

**V-2. Yes:** The RMM-25 district density calculations on the lot would allow 3 units. The owner inherited the property with 4 units, modifications that were done without permits. Due to the code enforcement violation the owner has applied for interior building permits removing the 4<sup>th</sup> unit in order to comply with RMM-25 regulations. The carport offers a shady parking space that is necessary for the multifamily use of three (3) units. Literal interpretations of the ULDR provisions would deprive the applicant of the density allowed in the RMM-25 district.

**V-3. Yes:** The literal interpretation of the ULDR regulations would deprive the applicant of the density allowed on the site such as others in the neighborhood enjoy. The front setback of twenty (20) was required for a duplex, however a multifamily use setback is twenty-five (25) feet. The structure has existed as a four (4) plex for over 20 years – a building permit has been applied for to correct the recent code violation and remove the 4<sup>th</sup> unit.

**V-4. Yes:** 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 because the carport constructed during the 60's allows covered parking the same as more modern multifamily uses that have garages or parking garages. Continued use of the tandem space within the existing carport provides covered parking in an area that has seasonal downpours and extreme heat during the day. The tandem parking space is also necessary to provide the correct number of parking spaces for a multifamily use which is allowed in the RMM-25 district.

*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;*

**V-1. Yes:** This is not a self-created hardship, rather an attempt to resolve a code violation created under prior ownership. The city code for the RMM-25 zoning district allows 3 units on site. The owner must “legalize” the third unit in order to resolve the code enforcement violation as well as meeting regulations for the RMM-25 district that permits 3 units on the site. The owner has removed the 4<sup>th</sup> unit that exceeded the RMM-25 district regulations for density in order to comply with current ULDR regulations.

**V-2. Yes:** The owner inherited the property as a four (4) plex that was modified from a duplex without applicable permits. Now the owner has applied for the permit to bring it into ULDR compliance as a multifamily use (3 units) as allowed by density in the RMM-25 district. This is not a self-created hardship as carport encroachment existed before the owner acquired the site.

**V-3. Yes:** The owner inherited the property in its current configuration of a 4 plex and has applied for permits reverting to a legal multifamily use with three (3) units to comply with ULDR regulations. The carport was part of the structure when the owner inherited the property, therefore, this was not a self-created hardship.

**V-4. Yes:** The carport was part of the original construction in 1962, thus, the unique hardship is not self-created by the applicant. Tandem parking was typical in this residential design because it provided covered parking on narrow lots and that is not the result of mere disregard for, or ignorance of, the provisions of the ULDR, rather an attempt to upgrade the property to modern density and building code standards as permitted in the RMM-25 district. The structure was illegally converted into a four (4) plex and the owner has architectural plans in the city building department for demolition and design to finalize the structure with three (3) 1 bedroom units in compliance with the RMM-25 code provisions and is not a self-created hardship.

*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.*

**V-1. Yes:** The request for the two (2) foot side setback encroachment is the minimum variance that will make reasonable use of the property and correct the code enforcement violation. Others in the same zoned district are allowed to build to the density permitted by the RMM-25 designation.

**V-2. Yes:** a variance from the 10 feet east side yard setback of an existing carport structure to 5.25 feet is the minimum variance that will make reasonable use of the RMM-25 district density calculations which allow 3 units.

**V-3. Yes:** Requesting a variance from the 25 feet front yard setback of an existing structure to 20 feet is the minimum variance that will make reasonable use of the property.

**V-4. Yes:** Requesting approval to use the existing tandem parking space under the existing carport roof is the minimum variance that will make reasonable use of the property.



Page 2b: Board of Adjustment (BOA) Criteria for Special Exception Request

Answer All questions on this page only if you are applying for a SPECIAL EXCEPTION. If additional space is needed, attach an additional page(s) to this page. If you are applying for a Variance, print or type N/A for the questions below and complete page 2a of this application form. Note: A narrative must be submitted in addition to this page.

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

N/A

CRITERIA: A special exception shall be granted upon demonstration by a preponderance of the evidence of 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.5.

a. Whether the proposed development or use meets the requirements for a special exception as provided by the ULDR; and

N/A

b. Granting of the special exception shall not be incompatible with adjoining properties or the surrounding neighborhood or otherwise contrary to the public interest.

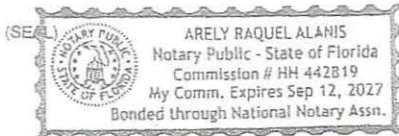
N/A

WITNESSED: I, JIM FROGNER 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 6 day of September 2024



ARELY RAQUEL ALANIS
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/12/27

## Page 3: Checklist for submittal and completeness:

The following information and checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide the information/items below will result in your application being deemed incomplete. **Note: Fourteen (14) Copy Sets of each item below will be DUE AFTER your application has been DEEMED COMPLETE.** The applicant will need to meet with staff **PRIOR** to submitting the BOA application submittal via Lauderbuild. \*Meeting Request information and the link to schedule a meeting with staff can be found on the cover page of this BOA application.

- Preliminary BOA Meeting** - The applicant and/or agent met with staff on the following date: APRIL 24, 2024
- Board of Adjustment Application Form**- The Board of Application form must be complete with the applicable information, signatures, and notarizations. \*Submit the complete application form along with your submittal. Page 4 of the BOA application is due **AFTER** sign(s) are posted.
- Proof of Ownership**- Warranty deed or tax record including corporation documents and Sunbiz verification name.
- Agent Authorization Form**- Authorization from ALL Property owner(s) is required. If the Property is owned by an Entity, Sunbiz verification must be included with the authorized agent form.
- Narrative**- Include the applicable ULDR code sections, Date, specific request, and criteria as described in the specifications for submittal by application. The narrative must be titled "Narrative" and indicate the author(s).
- Color Photographs**- Color photos of the entire property and all surrounding properties dated and labeled and identified as to orientation.
- Survey**- The survey of the property must be digitally signed and sealed, showing existing conditions; survey must be As Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land(s) not included in the proposed project unless specifically requested by the City. \*Must be the most recent survey and the date on the survey should not exceed one (1) year. Copy sets of Survey must be at half-size scale 11x17".
- Site Plan**- A full set of plans must be submitted a survey may be substituted if the requested variance is clearly indicated. Cover sheet on plan set to state project name and table of contents. Copy sets of Plans must be at half-size scale 11x17".
- Elevations**- If applicable (Elevations may be required by staff upon application submittal).
- Landscape Plans**- If applicable (Landscape Plans may be required by staff upon application submittal).
- Additional Plans**- If applicable (Additional Plans may be required by staff upon application submittal).
- Mail Notification Documents**- Mail Notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing. Please submit the following:
  - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
  - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
  - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows: City of Fort Lauderdale- Zoning Division (BOA, 700 N.W. 19<sup>TH</sup> Avenue, Fort Lauderdale, Florida 33311

City of Fort Lauderdale- Zoning Division (BOA)  
700 N.W. 19th Avenue  
Fort Lauderdale, Florida 33311

**How To order a Tax Map and Notice List-** To order a tax map and notice list, please contact Heather Hanson at [hhanson@bcopa.net](mailto:hhanson@bcopa.net) or call 954-357-6855 OR Kenny Gibbs at [kgibbs@bcopa.net](mailto:kgibbs@bcopa.net) or call 954-357-5503. Distribution: The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

**How to Submit Your Application submittal-** Submittals must be conducted through the City's Online Citizen Access portal- LauderBuild. No hard copy application submittals are accepted. View plan and document requirements at [LauderBuild Plan Room](#). View file naming and Convention standards at [File Naming Convention Standards](#)

Please Note: All copy sets must be clear, accurate and legible. All non-plan documents should be 8 1/2" x 11". Plans must be **folded** to 8 1/2" x 11".

11/18/22, 10:09 AM

Broward County Property Appraiser's Network

PA 1 of 3

5

**This Instrument was prepared by:**  
**Broward County Property Appraiser's Office**  
**115 S. Andrews Ave. Room 111**  
**Fort Lauderdale, FL 33301-1899**  
**954-357-6830 - www.bcpa.net**

Re: Property ID: 504214-03-2050

**SATISFACTION OF**  
**NOTICE OF INSUFFICIENCY OF DEED**

COMES NOW Marty Kiar, in his official capacity as the Broward County Property Appraiser, by and through the undersigned Deputy Property Appraiser who, being duly sworn and under oath, gives notice to the following parties:

PERITORE,FRANK

PERITORE,FRANK  
26 TOWER CT  
SYOSSET NY 11791

VINCENT J PERITORE REVOCABLE LIVING TRUST

that upon review the attached deed(attached hereto as Exhibit A) recorded in the official records of Broward County (Instrument # 118509324) CURED the defect that caused the Notice of Insufficiency of Deed to be recorded in the official records of Broward County (Instrument # 118413827). Accordingly, said property transfer will be properly entered into the official tax roll of Broward County. Done this 18th day of November, 2022, in Fort Lauderdale, Broward County, Florida.

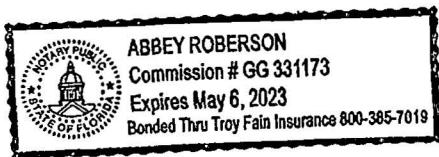
MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER

By: Patti Huston  
Patti Huston, Deputy Appraiser  
954-357-6846

STATE OF FLORIDA  
COUNTY OF BROWARD

Sworn to or affirmed and signed before me in person on November 18, 2022 by Patti Huston, a Deputy Appraiser, who is personally known to me.

[Seal]



Abbey Roberson  
NOTARY PUBLIC

3

11/18/22, 10:09 AM

Broward County Property Appraiser's Network

Instr# 118509324 , Page 1 of 2, Recorded 11/09/2022 at 08:56 AM  
Broward County Commission  
Deed Doc Stamps: \$0.70

*This document prepared by and to be returned to:*

*Terry Abrams Berger, Esq.  
Berger Law LLC  
P. O. Box 60519  
Palm Bay, FL 32906  
Telephone: (321) 574-5295  
Facsimile: (321) 574-5551  
tab@berger-lawllc.com*

*Parcel ID Number: 5042 14 03 2050*

**THIS TRUSTEE'S DEED**, Executed this 5 day of November, 2022, by FRANK PERITORE, a single man, Trustee of the VINCENT J. PERITORE REVOCABLE LIVING TRUST dated March 29, 2017, whose post office address is 26 Tower Court, Syosset, NY 11791 (hereinafter the "Grantor"), to

FRANK PERITORE, a single man, whose address is 26 Tower Court, Syosset, NY 11791 (hereinafter the "Grantee").

WITNESSETH, That the said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby convey and grant unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

**The East 1/2 of Lot 30, and the West 1/2 of Lot 31, in Block 11, of EVERGLADE LANDS SALES COMPANY'S FIRST ADDITION TO LAUDERDALE FLORIDA according to the plat plat thereof, as recorded in Plat Book 2, at Page 15, of the Public Records of Broward County, Florida.**

**THIS IS NOT THE HOMESTEAD REAL PROPERTY OF THE GRANTOR/GRANTEE.** The Grantor/Grantee resides at 26 Tower Court, Syosset, NY 11791

NB:

1. This deed has been prepared at the Grantor's request without examination or legal opinion of title.

11/18/22, 10:09 AM

Broward County Property Appraiser's Network

Instr# 118509324 , Page 2 of 2, End of Document

- 2. Grantor in this Deed is the Trustee and beneficiary of the Trust which is the Grantor in this Deed, with full power to withdraw some or all assets from the Trust, including but not limited to, the property which is the subject of this Deed.

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed this deed the day and year first above written.

[Signature]  
 Witness  
Katherine Barrett  
 Printed Name of Witness

[Signature]  
 FRANK PERITORE, Trustee of the Vincent J. Peritore Revocable Living Trust dated March 29, 2017

[Signature]  
 Witness  
Jennifer Bellotti  
 Printed Name of Witness

STATE OF NEW YORK )  
 COUNTY OF Nassau )

I HEREBY CERTIFY that on this 5 day of Nov, 2022, before me, the undersigned authority, by means of  physical presence or  online notarization, personally appeared FRANK PERITORE, Trustee of the Vincent J. Peritore Revocable Living Trust dated March 29, 2017, who is personally known to me ~~or~~ who has produced Driver's License as identification and who executed the foregoing instrument, and acknowledged the execution hereof to be his free act and deed for the uses and purposes therein mentioned.

[Signature]  
 NOTARY PUBLIC

My Commission Expires: 4/30/24



# CERTIFICATE OF OCCUPANCY

N<sup>o</sup> 2078

FT. LAUDERDALE, FLORIDA

Date issued: December 19, 1962

Address of property: 720 S.E. 15 St. Lot <sup>E<sub>1</sub> of 30&W</sup> ac 31 Block 11 Subdivision Laud. 1st Add.

Owner's Name Mr. & Mrs. Joseph Burns Address same

Tenant's Name same Address same

Building Permit No. 81412/13 Zoning Classification: R-3 Use District Mult Res Area District Residential

Contr: Paul Geyer  
1501 S.W. 21 St.

THIS IS TO CERTIFY THAT Mr. & Mrs. Joseph Burns, whose address is noted above

having filed on October 10 19 62 <sup>Building</sup> ~~Zoning~~ Application No. 81412/13 for permission

to use the property located at the address noted above, 720 S.E. 15 St.

as Duplex/att carport, and said proposed use being in

conformity with the provisions of chapter 47 of the zoning ordinances and the Building Code of the City of Ft. Lauderdale a certificate of

Occupancy is hereby granted to use said building for the following purpose subject to any special conditions herein specified:

Electrical Final 12/13/62

Plumbing " 12/14/62

Building " 12/19/62

Parking Bond (1 space) \$25.00 rel. 12/17/62 Bd. of Health/Hillyer

Sidewalk Bond \$100.00 " 12/17/62

NOTE: Any unauthorized additions, alterations  
or change in use of this property will void this  
Certificate of Occupancy.

H. C. Hickey  
Chief Building Inspector



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION

BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

AGENT AUTHORIZATION FORM

I, Frank Peritore ["Owner"] as the current title owner of the real property located at 720 SE 15th Street Fort Lauderdale FLA 33316 do hereby authorize

Jim Frogner ["Authorized Agent"] to act as my agent regarding the submittal 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,





DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING DIVISION

BOARD OF ADJUSTMENT -AGENT AUTHORIZATION FORM

Rev: 0 | Revision Date: 01/30/2024 | Print Date: 0/00/0000  
I.D. Number: BOAAAF

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/AUTHORIZED PERSON 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, please submit Sunbiz Verification with this form.

WITNESS:

Nicholas Scavone

Witness Signature

Nicholas Scavone

Print Name

4/22/24

Date

[Signature]

Signature - Owner/Authorized Individual

Frank Peritore

Print Name - Owner/ Authorized Individual

Agent. Limbregue, J. Lopez

Print Title - Authorized Individual

STATE OF New York

COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of April, 2024, by Frank Peritore, an individual who is personally known to me  or has produced NYS DL as identification

[NOTARY SEAL]

Ceia Lyberatos

(Signature of Notary Public- State of Florida)

4/12/28

My Commission Expires:

Ceia Lyberatos

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

Ceia Lyberatos  
Notary Public, State of New York  
Reg. No. 01LY0023481  
Qualified in Nassau County  
Commission Expires 04/12/2028



SE 6TH AVE S FEDERAL HWY

S STHY 5

SE 14TH CT

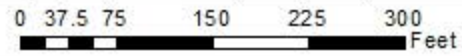
BRYANT PENEY ST SE 15TH ST

SE 16TH ST

MIAMI RD S MIAMI RD

SE 10TH AVE

SE 16TH CT



MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



720 SE 15 ST  
DATE OF PRINT: 06/05/2024

COLANER FAM PROPERTY LAND  
TRCOLANER,LAURA TRSTEE  
711 SE 10 ST  
FORT LAUDERDALE FL 33316

749 SE 15TH STREET LLC  
346 LEGARE CT  
JUPITER FL 33458

HARBORDALE APARTMENTS LLC  
PO BOX 24943  
FORT LAUDERDALE FL 33307

FREDERICK W SCHMID JR  
TRSCHMID,FREDERICK W JR TRS  
1630 SE 14 ST  
FORT LAUDERDALE FL 33316

OAK PARK VENTURES LLC  
10640 GRIFFIN RD #105  
COOPER CITY FL 33328

PANASUK,ANDYPANASUK,MONICA  
ETAL  
8163 AV BLOOMFIELD  
\*MONTREAL QC CA H3N 2

KURTH,BRYAN & RAE  
1415 MIAMI RD #C  
FORT LAUDERDALE FL 33316

RAMADHAR LLC%FLORIDA PROF  
PROPERTY MGMT INC  
800 NE 26 ST  
WILTON MANORS FL 33305

RVST LLC  
201 E LAS OLAS BLVD  
FORT LAUDERDALE FL 33301

COLANER FAM PROPERTY LAND  
TRCOLANER,LAURA TRSTEE  
711 SE 10 ST  
FORT LAUDERDALE FL 33316

CELUNI LLC  
2101 NE 14 CT  
FORT LAUDERDALE FL 33304

MORRIS,DAVID P% VILLA ALICIA  
PROPERTY MANAGER  
2251 RIVER RIDGE RD  
DELAND FL 32720

R BROTHERS INVEST INC  
PO BOX 15403  
PLANTATION FL 33318

BLUE BELL APARTMENTS LLC  
613 SE 15 ST  
FORT LAUDERDALE FL 33316

BOHANAN,O DAN  
PO BOX 11024  
FORT LAUDERDALE FL 33339

ASG INVESTMENTS INC  
PO BOX 350188  
FORT LAUDERDALE FL 33335

CARPE DIEM TRPALAMARA,RON TRS  
757 SE 17 ST SUITE 1060  
FORT LAUDERDALE FL 33316

BYNE,CAROLINEBYNE,JOSEPH  
424 HENDRICKS ISLE APT 8  
FORT LAUDERDALE FL 33301

ROBB,SHARON DALE  
716 SE 15 ST  
FORT LAUDERDALE FL 33316

TRAC GROUP LLC  
1180 N FEDERAL HWY #907  
FORT LAUDERDALE FL 33304

CKDF LLC  
2725 NE 16 ST  
FORT LAUDERDALE FL 33304

MORRIS,DAVID P  
2251 RIVER RIDGE RD  
DELAND FL 32720

CKDF LLC  
2725 NE 16 ST  
FORT LAUDERDALE FL 33304

ROSA,JANET  
700 SE 14 CT #1-3  
FORT LAUDERDALE FL 33316

ACS 716 EAST LLC  
820 NE 5 TER  
FORT LAUDERDALE FL 33304

DANIEL & REBECA ROSENBERG TRTFDR  
LLC  
255 S EUCLID ST  
ANAHEIM CA 92802

811 SE 16 STREET LLC  
1900 GLADES RD #355  
BOCA RATON FL 33431

615 SE 16TH STREET APARTMENTSLLC  
4841 SW 34 TER  
FORT LAUDERDALE FL 33312

PERITORE,FRANK  
26 TOWER CT  
SYOSSET NY 11791

1615 MIAMI ROAD FL OWNER LLC  
885 THIRD AVE FL 29  
NEW YORK NY 10022









~~June 25, 2024~~  
September 11, 2024

## NARRATIVE FOR A VARIANCE

### Setback Reductions Requested

At: 720 SE 15<sup>TH</sup> Street

#### History

The duplex was constructed in the R-3 district in 1962. The setback requirement at that time was five feet, however the duplex was constructed at eight (8) feet. The current zoning of RMM-25 is a medium density district that requires a ten (10') foot side setback. The RMM-25 district permits up to 25 units per/ac. Therefore, at 6,750 SF, the subject lot would allow 3.8 units rounded down to 3 units. The picture at the right shows the front parking and the tandem space in carport allowing for the required 5 spaces.



#### ANAYLSIS

The owner since 1962 was an elderly man whom converted the duplex into 4 units without building permits. The RMM-25 zoning district regulations allows three (3) units on the lot. After the owner passed away in 2021, his son, Dr. Frank Peritore inherited the property and promptly received a code enforcement violation (BE22100008) for the alterations without permits.

In order to correct and close the code enforcement violation, it was determined the RMM-25 density calculations (based on the 6,750 square foot lot) would allow 3.8 units or three (3) units rounded down, thus, the illegal fourth unit would be removed.

Dr. Peritore retained an architect to draw the new floor plans for the three (3) modified units including a demo plan which removed the 4<sup>th</sup> unit from the use. When architectural plans were completed for three (3) units, a general contractor was retained and an application for the building permit (BLD-RALT-23040047) was uploaded to the City portal for review.

**Frogner Consulting, LLC.**  
Planning and Zoning Consultants  
3402 SE Clubhouse Place Stuart FL 34997  
Ph: (561) 386-3035 [jfrogner@comcast.net](mailto:jfrogner@comcast.net)

Comments have been received from the city plan reviewers and corrections were made several times. After six months of back-and-forth communication with building plan reviewers, and after addressing numerous plan revisions it was revealed that there are several setback encroachments based on existing site elements and RMM-25 Table of Dimension requirements.

RMM-25 regulations calculate the density at twenty-five (25) units per/acre and a minimum lot size of 5,000 sq. ft. The subject lot is 50' X 135' or 6,750 sq. feet, thus exceeds the minimum lot size for the RMM-25 district and would permit 3.8 units on the site (rounded down to 3 units). With the conversion from duplex to three (3) units, the use is classified as multi-family and subject to the regulations contained in the Table of Dimensional Requirements in Sec. 47-5.36.

A meeting with the Development Services staff on April 24<sup>th</sup> clarified the only option to correct the violation is to obtain setback variances for the encroachments shown in the table below. Approval of the requests will allow the owner to retain the three units as allowed by RMM-25 ULDR regulations.

The applicant is requesting four (4) variances identified by staff in order to comply with ULDR regulations for the RMM-25 zoning district as shown below:

	Code Section	Type	Required	Proposed
V-1	Sec. 47-5.36	Setback - Side Yard	10 feet	8 feet
V-2	Sec. 47-5.36	Setback - Carport Side	10 feet	5.25 feet
V-3	Sec. 47-5.36	Setback - Front Yard	25 feet	20 feet
V-4	Sec. 47-20.10	Tandem - Parking	5 feet	1.45 feet

The existing structure located in the RMM-25 zoning district was constructed in the 1960's under the prior zoning of R-3 and its code provisions at the time of construction. Under the current zoning designation of RMM-25, the lot site size allows compliance with a multifamily use and the density calculations of three units. The setback requirements per the Table of Dimensional Requirements in Sec. 47-5.36 (multifamily) are slightly greater than the prior R-3 district. If the variances are approved the code violation for the interior modifications will be cleared and building permits can be issued achieving compliance with the more modern RMM-25 ULDR regulations.

**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,

**We are requesting 4 variances in the following order to correct existing setback encroachments in order to correct a code violations on a site in the RMM-25 zoning district.**

	Code Section	Type	Required	Proposed
V-1	Sec. 47-5.36	Setback - Side Yard	10 feet	8 feet
V-2	Sec. 47-5.36	Setback - Carport Side	10 feet	5.25 feet
V-3	Sec. 47-5.36	Setback - Front Yard	25 feet	20 feet
V-4	Sec. 47-20.10	Tandem - Parking	Not allowed in multifamily	Allow in multifamily

***a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property;***

**V-1. Yes:** The duplex was constructed in the R-3 district in 1962, the setback at that time was five (5) feet. This is a special circumstance since the both the R-3 and RMM-25 zoning allows 3 units and is a reasonable use of the property since others with similar size lots also have 3 units. The existing RMM-25 zoning side setback is 10 feet but the structure is eight (8) feet from the side property line.

**V-2. Yes:** The carport roof was constructed in the 70's and requires a ten foot (10) setback in the RMM-25 zoning district. The car port roof is only 5.25 feet from the east property line, thus there is an encroachment of 4.75 feet. The applicant stated the carport roof was existing at 5.25 feet when he inherited the property and without the variance approval the roofed structure would have to be removed. This is a special circumstance that affects the use of the property and if removed would prevent reasonable use of a covered parking space which many others in the same zoned district enjoy.

**V-3. Yes:** The duplex structure is in the RMM-25 district which allows 3.8 units on a lot this size. The duplex was constructed in the 60's twenty feet (20') from the street frontage leaving enough room for front loading parking.

Frogner Consulting, LLC.  
 Planning and Zoning Consultants  
 3402 SE Clubhouse Place Stuart FL 34997  
 Ph: (561) 386-3035 [jfrogner@comcast.net](mailto:jfrogner@comcast.net)

However, three units are classified as multifamily which requires a 25 foot front setback. This is a special circumstance and condition leading back to the code in effect during the 60's that cannot be corrected without the approval of the five foot (5') setback encroachment.

**V-4. Yes:** This is a special circumstance that was created in the 60's when the structure was in the R-3 zoning district. The carport feature (V-2) was part of the original construction when the structure was built as depicted by the roof line. The applicant inherited the property and the structure is screened by mature vegetation from the adjacent property and does not pose any issues to public safety or welfare.

***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;***

**V-1. Yes:** The property has had a code enforcement violation since 2022 because interior modifications turned the structure into a 4 plex (multifamily use) without the applicable building permit. The city's RMM-25 regulations allows 3.8 units or 3 units on the 6,750 SF lot. The side setback under the prior R-3 is 5 feet and the multi-family setback is 10 feet. In order to "keep" the 3<sup>rd</sup> unit and correct the code violation, a setback encroachment of 2 feet is necessary. These are special conditions applicable to all former R-3 and RMM-25 zoned lots. Other triplexes in the same zoning district are allowed on 50 foot lots.

**V-2. Yes:** The carport was constructed in 1973 when the structure was a duplex and subject to different setbacks. The applicant inherited the property in its current configuration of a 4 plex, all done without building permits, hence there is a violation for building work without applicable permits. The RMM-25 district allows 3 units (multifamily) and the owner has applied for building permits to complete the conversion from duplex to triplex bringing the property into compliance w/other RMM-25 regulations. The side setback of 10 feet cannot be met because the carport encroaches the side setback by 4.75 feet. This is a marked exception to other properties in the RMM-25 district because multifamily dwelling are permit in the zoning district.

**V-3. Yes:** The duplex was constructed with a 20 foot front setback under prior zoning ordinances, leaving room for the 4 car parking area. The RMM-25 district allows multifamily uses. The existing encroachment of 5 feet is a special condition to this site as other properties in the same district and the same size lot also have multifamily uses. This is a marked exception in that others are permitted the same use as the applicant requests.

**V-4. Yes:** The placement of the tandem parking was part of the original construction during the 60's and is a special condition of typical architectural design used during that period but no longer used because of wind-load and height standards in modern building codes. The architectural design is a marked exception as modern architectural and building codes no longer utilize this design.

*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*

**V-1. Yes:** 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 because other properties in the RMM-25 district allow three (3) units on similarly sized lots. The variance is necessary to come into compliance with zoning regulations.

The acute shortage of housing and rental properties in the area is parroted daily in media and social media as the cost of housing is out of reach for many. Adding a 3<sup>rd</sup> unit where the zoning allows certain density in order to provide more housing in the neighborhood is a reasonable use of the property.

**V-2. Yes:** The RMM-25 district density calculations on the lot would allow 3 units. The owner inherited the property with 4 units, modifications that were done without permits. Due to the code enforcement violation the owner has applied for interior building permits removing the 4<sup>th</sup> unit in order to comply with RMM-25 regulations. The carport offers a shady parking space that is necessary for the multifamily use of three (3) units. Literal interpretations of the ULDR provisions would deprive the applicant of the density allowed in the RMM-25 district.

**V-3. Yes:** The literal interpretation of the ULDR regulations would deprive the applicant of the density allowed on the site such as others in the neighborhood enjoy. The front setback of twenty (20) was required for a duplex, however a multifamily use setback is twenty-five (25) feet. The structure has existed as a four (4) plex for over 20 years – a building permit has been applied for to correct the recent code violation and remove the 4<sup>th</sup> unit.

**V-4. Yes:** 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 because the carport constructed during the 60's allows covered parking the same as more modern multifamily uses that have garages or parking garages. Continued use of the tandem space within the existing carport provides covered parking in an area that has seasonal downpours and extreme heat during the day. The tandem parking space is also necessary to provide the correct number of parking spaces for a multifamily use which is allowed in the RMM-25 district.

*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;*

**V-1. Yes:** This is not a self-created hardship, rather an attempt to resolve a code violation created under prior ownership. The city code for the RMM-25 zoning district allows 3 units on site. The owner must “legalize” the third unit in order to resolve the code enforcement violation as well as meeting regulations for the RMM-25 district that permits 3 units on the site. The owner has removed the 4<sup>th</sup> unit that exceeded the RMM-25 district regulations for density in order to comply with current ULDR regulations.

**V-2. Yes:** The owner inherited the property as a four (4) plex that was modified from a duplex without applicable permits. Now the owner has applied for the permit to bring it into ULDR compliance as a multifamily use (3 units) as allowed by density in the RMM-25 district. This is not a self-created hardship as carport encroachment existed before the owner acquired the site.

**V-3. Yes:** The owner inherited the property in its current configuration of a 4 plex and has applied for permits reverting to a legal multifamily use with three (3) units to comply with ULDR regulations. The carport was part of the structure when the owner inherited the property, therefore, this was not a self-created hardship.

**V-4. Yes:** The carport was part of the original construction in 1962, thus, the unique hardship is not self-created by the applicant. Tandem parking was typical in this residential design because it provided covered parking on narrow lots and that is not the result of mere disregard for, or ignorance of, the provisions of the ULDR, rather an attempt to upgrade the property to modern density and building code standards as permitted in the RMM-25 district. The structure was illegally converted into a four (4) plex and the owner has architectural plans in the city building department for demolition and design to finalize the structure with three (3) 1 bedroom units in compliance with the RMM-25 code provisions and is not a self-created hardship.

*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.*

**V-1. Yes:** The request for the two (2) foot side setback encroachment is the minimum variance that will make reasonable use of the property and correct the code enforcement violation. Others in the same zoned district are allowed to build to the density permitted by the RMM-25 designation.

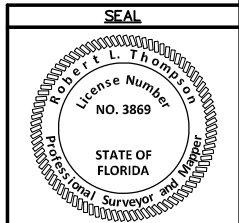
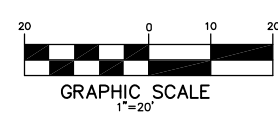
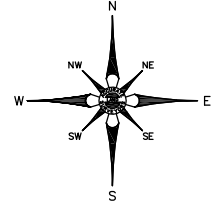
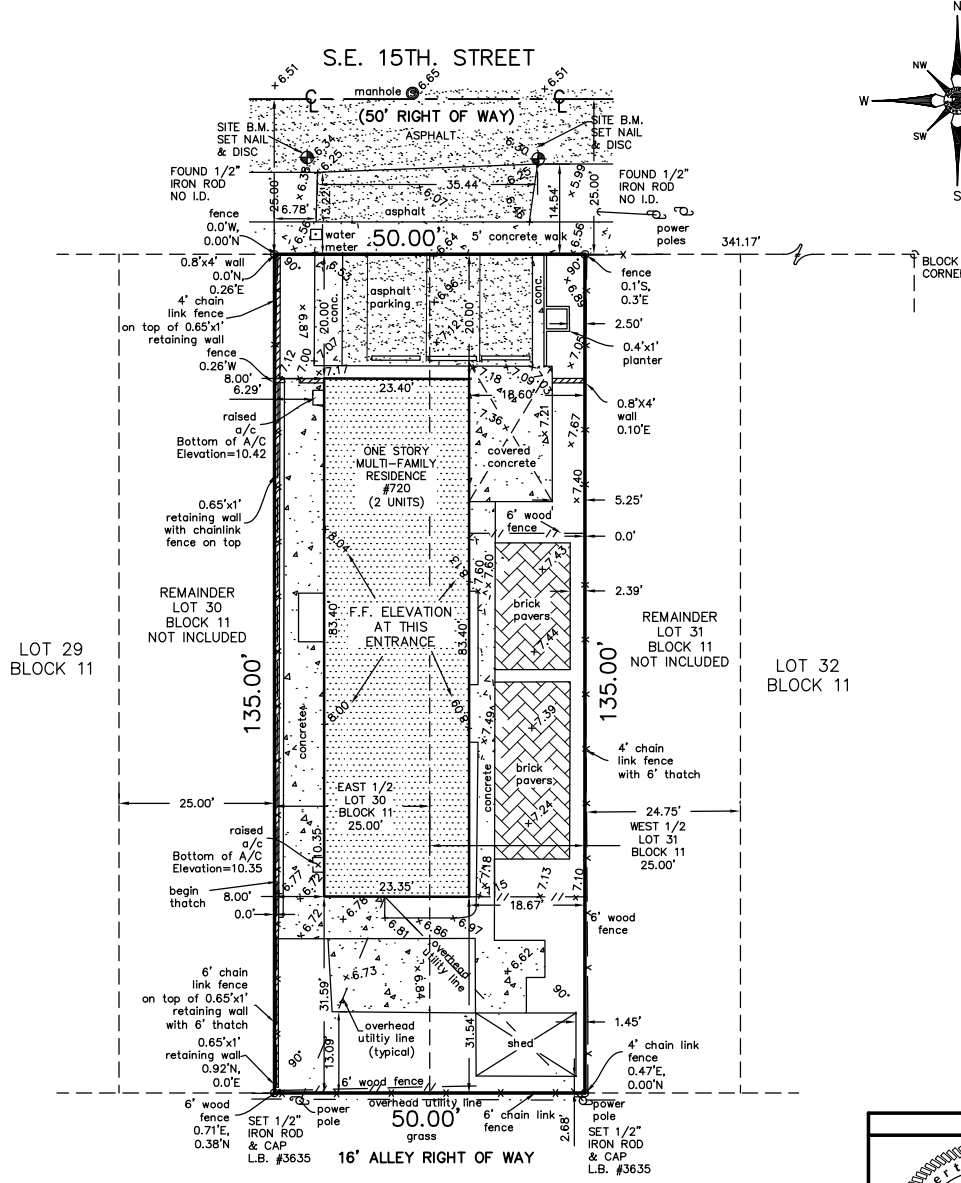
**V-2. Yes:** a variance from the 10 feet east side yard setback of an existing carport structure to 5.25 feet is the minimum variance that will make reasonable use of the RMM-25 district density calculations which allow 3 units.

**V-3. Yes:** Requesting a variance from the 25 feet front yard setback of an existing structure to 20 feet is the minimum variance that will make reasonable use of the property.

**V-4. Yes:** Requesting approval to use the existing tandem parking space under the existing carport roof is the minimum variance that will make reasonable use of the property.

**Dr. Peritore respectfully requests approval as he has acted in good faith since he acquired the property from his father and appreciates the Board's blessing in updating an older structure in a transitioning neighborhood to modern standards and achieving compliance with ULDR regulations.**





- NOTES:**
1. Unless otherwise noted field measurements are in agreement with record measurements.
  2. Angles per field occupation & monumentation.
  3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
  4. Ownership of fences and walls if any are not determined.
  5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
  6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
  7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
  8. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
  9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
  10. <sup>+1.00</sup> Denotes elevations based on the North American Vertical Datum of 1988.
  11. Printed copies of this survey are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
  12. PDF copies of this survey are not valid without the digital signature of a Florida licensed Surveyor and Mapper and must be verified.

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
UPDATE SURVEY SU-24-1076	08-13-2024	AL/RLT
A/C ELEVATIONS 23-0267	02-23-2023	AL/RLT

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

**Robert L Thompson**  
Digitally signed by Robert L Thompson  
Date: 2024.09.06 11:57:44 -04'00'

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

ORIGINAL DATE OF SURVEY 11-28-2022	DRAWN BY O.I.W.	CHECKED BY R.L.T.	FIELD BOOK 22-2019	SCALE 1"=20'	SKETCH NUMBER SU-22-2019
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# FRANK PERITORE

## DUPLEX CONVERSION

FORT LAUDERDALE, FL 33316

720 NE 15TH ST

**COPYRIGHT**

### List Of Drawings

Cover Sheet	TS-1
Notes 1 Sheet	A1.0
Demolition Plan	A2.0
First Floor Plan	A2.1
Elevations	A1.0
Electrical Plan	E1.0
Plumbing Plan	P1.0
Plumbing Notes & Details	P2.0

ALL REFS, DRAWINGS, PLANS AND ARRANGMENTS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT OR ENGINEER OR OTHER PROFESSIONAL PERSON WHOSE NAME IS APPEARED ON THESE DRAWINGS. NO PART OF THESE DRAWINGS SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSONS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OR ENGINEER OR OTHER PROFESSIONAL PERSON WHOSE NAME IS APPEARED ON THESE DRAWINGS.

### ABBREVIATIONS LEGEND

ABV	ABOVE FINISHED FLOOR	FR	FRAME (D), (NO)	WH	WINDSHIELD	RL	RAIL (NO)	UC	UNDERCUT
ACC	ACCESS	GA	GALVANIZED	WAS	WARRANTY	REF	REFERENCE	UR	UNRAIL
ADDU	ADDITIONAL	GL	GLASS	MAX	MAXIMUM	RDR	REINFORCED (D), (NO)	UA	UNLESS OTHERWISE NOTED
ADJ	ADJUNCTION	GR	GRASS	MCH	MACHINERY	RDP	REINFORCED CONCRETE PHE	VER	VERTICAL
ALT	ALTERNATE	GRB	GRASS BERM	MTL	METAL	RDO	RETURN AIR	VOL	VOLUME
ALL	ALL	HW	HARDWARE	WLN	WELDED	REV	REVISION (S), (REVISED)	WC	WATER CLOSET
ALU	ALUMINUM	HVAC	HEATING/VENTILATING/AIR COND.	WLL	WELLS	R/W	RIGHT OF WAY	WH	WATER HEATER
AN	ANCHOR	H2	HOLLOW CORE	WML	WELDED	RO	ROUGH OPENING	WP	WATER PIPING
ANB	ANCHOR BOLT	H3	HOLLOW CORE	NOM	NOMINAL	R	ROUGH OPENING	W	WOOD
AS	ASBESTOS	H4	HOLLOW CORE	NC	NOT IN CONTRACT	S	SECTION	WF	WELDED WIRE FABRIC
ASG	ASBESTOS	H5	HOLLOW CORE	NTS	NOT TO SCALE	SH	SHIELD	W/	WITH
ARCH	ARCHITECT (UPAL)	H6	HOLLOW METAL FRAME	OC	ON CENTER (S)	SHL	SHALL	W/O	WITHOUT
AUTO	AUTOMATIC	H7	HOLLOW METAL FRAME	OP	OPPOSITE	SLD	SLAB	W/	WITH
AVE	AVERAGE	H8	HOLLOW METAL FRAME	OPP	OPPOSITE	SO	SOFFIT	W/	WITH
AVG	AVERAGE	H9	HOLLOW METAL FRAME	OS	OUTSIDE	SPK	SPRINKLER	W/	WITH
BEAM	BEAM	HT	HOLLOW METAL FRAME	OD	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
BLOCK	BLOCK	HT2	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
BLDG	BUILDING	HT3	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
BOTTOM	BOTTOM	HT4	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
BULB	BULB	HT5	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
BULG	BULGING	HT6	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
BUR	BUR	HT7	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
BUILT UP ROOFING	BUILT UP ROOFING	HT8	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CAB	CABINET	HT9	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CB	CABLE	HT10	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CBG	CABLE GRASS	HT11	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CBM	CABLE MESH	HT12	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CBN	CABLE NET	HT13	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CBP	CABLE PAPER	HT14	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CBR	CABLE REINFORCED	HT15	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CBT	CABLE TIE	HT16	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CBU	CABLE UNIFORM	HT17	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC	CERAMIC	HT18	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CCG	CERAMIC GLASS	HT19	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CCM	CERAMIC MESH	HT20	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CCN	CERAMIC NET	HT21	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CCP	CERAMIC PAPER	HT22	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CCR	CERAMIC REINFORCED	HT23	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CCS	CERAMIC SCREEN	HT24	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CCU	CERAMIC UNIFORM	HT25	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CCV	CERAMIC VENEER	HT26	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CCW	CERAMIC WIRE	HT27	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CCX	CERAMIC X	HT28	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CCY	CERAMIC Y	HT29	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CCZ	CERAMIC Z	HT30	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC1	CERAMIC 1	HT31	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC2	CERAMIC 2	HT32	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC3	CERAMIC 3	HT33	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC4	CERAMIC 4	HT34	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC5	CERAMIC 5	HT35	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC6	CERAMIC 6	HT36	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC7	CERAMIC 7	HT37	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC8	CERAMIC 8	HT38	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC9	CERAMIC 9	HT39	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC0	CERAMIC 0	HT40	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC10	CERAMIC 10	HT41	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC11	CERAMIC 11	HT42	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC12	CERAMIC 12	HT43	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC13	CERAMIC 13	HT44	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC14	CERAMIC 14	HT45	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC15	CERAMIC 15	HT46	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC16	CERAMIC 16	HT47	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC17	CERAMIC 17	HT48	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC18	CERAMIC 18	HT49	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC19	CERAMIC 19	HT50	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC20	CERAMIC 20	HT51	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC21	CERAMIC 21	HT52	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC22	CERAMIC 22	HT53	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC23	CERAMIC 23	HT54	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC24	CERAMIC 24	HT55	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC25	CERAMIC 25	HT56	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC26	CERAMIC 26	HT57	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC27	CERAMIC 27	HT58	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC28	CERAMIC 28	HT59	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC29	CERAMIC 29	HT60	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC30	CERAMIC 30	HT61	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC31	CERAMIC 31	HT62	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC32	CERAMIC 32	HT63	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC33	CERAMIC 33	HT64	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC34	CERAMIC 34	HT65	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC35	CERAMIC 35	HT66	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC36	CERAMIC 36	HT67	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC37	CERAMIC 37	HT68	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC38	CERAMIC 38	HT69	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC39	CERAMIC 39	HT70	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC40	CERAMIC 40	HT71	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC41	CERAMIC 41	HT72	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC42	CERAMIC 42	HT73	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC43	CERAMIC 43	HT74	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC44	CERAMIC 44	HT75	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC45	CERAMIC 45	HT76	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC46	CERAMIC 46	HT77	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC47	CERAMIC 47	HT78	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC48	CERAMIC 48	HT79	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC49	CERAMIC 49	HT80	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC50	CERAMIC 50	HT81	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC51	CERAMIC 51	HT82	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC52	CERAMIC 52	HT83	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC53	CERAMIC 53	HT84	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC54	CERAMIC 54	HT85	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC55	CERAMIC 55	HT86	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC56	CERAMIC 56	HT87	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC57	CERAMIC 57	HT88	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC58	CERAMIC 58	HT89	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC59	CERAMIC 59	HT90	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC60	CERAMIC 60	HT91	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC61	CERAMIC 61	HT92	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC62	CERAMIC 62	HT93	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC63	CERAMIC 63	HT94	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC64	CERAMIC 64	HT95	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC65	CERAMIC 65	HT96	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC66	CERAMIC 66	HT97	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC67	CERAMIC 67	HT98	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC68	CERAMIC 68	HT99	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC69	CERAMIC 69	HT100	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC70	CERAMIC 70	HT101	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC71	CERAMIC 71	HT102	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC72	CERAMIC 72	HT103	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC73	CERAMIC 73	HT104	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC74	CERAMIC 74	HT105	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC75	CERAMIC 75	HT106	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC76	CERAMIC 76	HT107	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC77	CERAMIC 77	HT108	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC78	CERAMIC 78	HT109	HOLLOW METAL FRAME	ODI	OUTSIDE DIAMETER	STD	STANDARD	W/	WITH
CC7									

**SELECTIVE DEMOLITION**

**GENERAL**

**A. SECTION REQUIREMENTS**

- I. Unless otherwise indicated, demolished materials become Contractor's property.
- II. Comply with EPA regulations and disposal regulations of authorities having jurisdiction.
- III. Conduct demolition without disrupting Owner's occupation of the building.

**EXECUTION**

**A. DEMOLITION**

- I. Maintain and protect existing utilities to remain in service before proceeding with demolition, providing bypass connections to other parts of the building.
- II. Locate, identify, shut off, disconnect, and cap off utility services to be demolished.
- III. Employ a certified, licensed exterminator to treat building and to control rodents and vermin.
- IV. Conduct demolition operations and remove debris to prevent injury to people and damage to adjacent buildings and site improvements.
- V. Provide and maintain shoring, bracing, or structural support to preserve building stability and prevent movement, settlement, or collapse.
- VI. Protect building structure or interior from weather and water leakage and damage.
- VII. Protect remaining walls, ceilings, floors, and exposed finishes. Erect and maintain dust proof partitions. Cover and protect remaining furniture, furnishings, and equipment.
- VIII. Promptly patch and repair holes and damaged surfaces of building caused by demolition. Restore exposed finishes of patched areas and extend finish restoration into remaining adjoining construction.
- IX. Promptly remove demolished materials from Owner's property and legally dispose of them. Do not burn demolished materials.
- X. Remove all existing trip hazards. Remove all abandoned electrical, and mechanical, plumbing systems from site & building.

**ROUGH CARPENTRY**

**GENERAL**

**A. SECTION REQUIREMENTS**

- I. Submit model code evaluation reports for engineered wood products.

**PRODUCTS**

**A. LUMBER, GENERAL**

- I. Dressed lumber, S4S, 19 percent maximum moisture content for 2 inch (38-mm) thickness or less, marked with grade stamp of inspection agency.

**B. TREATED MATERIALS**

- I. Preservative-Treated Materials: AMPA C2 lumber and AMPA C9 plywood, labeled by an inspection agency approved by ALS's Board of Review. After treatment, kiln-dry lumber and plywood to 19 and 15 percent moisture content, respectively. Treat indicated items and the following:
  - (1) Wood members in connection with roofing, flashing, vapor barriers, and waterproofing.
  - (2) Concealed members in contact with masonry or concrete.
  - (3) Wood framing members less than 18 inches (460 mm) above grade.
  - (4) Wood floor plates installed over concrete slabs directly in contact with earth.

- II. Fire-Retardant-Treated Materials: AMPA C20 lumber and AMPA C27 plywood, Interior Type A treatment, labeled by a testing and inspecting agency acceptable to authorities having jurisdiction.
  - (1) Use treated lumber and plywood with bending strength, stiffness, and fastener-holding capacities that are not reduced below values published by manufacturer of chemical formulation under elevated temperature and humidity conditions.

**C. LUMBER**

- I. Dimension Lumber: The following grades per inspection agency indicated.
  - (1) Non-Load-Bearing Interior Partitions: Standard, Stud, or No. 3 grade: Mixed southern pine: SPIB
  - (2) Framing Other Than Non-Load-Bearing Partitions: Construction or No. 2 grade: Southern pine: SPIB
  - (3) Exposed Framing/Select Structural grade, hand-selected: Southern pine: SPIB Dense per SPIB rules

- II. Timbers 5-inch Nominal (117-mm Actual) Size and Thicker: Southern pine, No. 1 Dense per SPIB rules
- III. Concealed Boards: 19 percent maximum moisture content: Mixed southern pine: No. 2 per SPIB rules
- IV. Miscellaneous Lumber: No. 3 or Standard grade of any species for nailers, blocking, and similar members.

**D. ENGINEERED WOOD PRODUCTS**

- I. Engineered wood products acceptable to authorities having jurisdiction and with allowable design stresses, as published by manufacturer, that meet or exceed those indicated. Manufacturer's published values shall be demonstrated by comprehensive testing.
- II. Laminated-Veneer Lumber: Laminated with an exterior-type adhesive complying with ASTM D 2559, with grain of veneers parallel to their lengths.
  - (1) Extreme Fiber Stress in Bending: 2500 psi (17 MPa) for 12 inch nominal (286-mm actual) depth members.
  - (2) Modulus of Elasticity: 2,000,000 psi (13,800 MPa).

- III. Microlam Beams: Laid up from wood strands with exterior-type adhesive complying with ASTM D with grain of strands parallel to their lengths.
  - (1) Extreme Fiber Stress in Bending: 2900 psi (20 MPa) for 12 inch nominal (286 mm actual) depth members.
  - (2) Modulus of Elasticity: 2,000,000 psi (13,800 MPa).
  - (3) Fy = 285 psi

- IV. Prefabricated Wood I-Joints: Made from stress-graded lumber flanges and wood-based structural-use panel webs with exterior-type adhesive complying with ASTM D 2559.
  - (1) Structural Capacities: Establish and monitor structural capacities according to ASTM D 5055.

- V. Wood-Based Structural-Use Panels: DOC PS 2. Provide plywood complying with DOC PS 1, where plywood is indicated.

**E. PANEL PRODUCTS**

- I. (1) Factory mark panels evidencing compliance with grade requirements.
- (2) Panels with span ratings required by support spacing indicated.
- (3) Combination Subfloor-Underlayment: APA-rated Sturd-I-Floor, Exposure 1.
- (4) Subflooring: APA-rated sheathing, Exposure 1.
- (5) Wall Sheathing: APA-rated Structural I sheathing, Exposure 1.
- (6) Roof Sheathing: APA-rated Structural I sheathing, Exterior.
- (7) Plywood Underlayment for Resilient Flooring: APA B-C Underlayment Exterior Plywood panels with fully sanded face.
- (8) Plywood Underlayment for Ceramic Tile: APA-rated, Underlayment grade, exterior plywood, 5/8 inch (15.9 mm) thick.
- (9) Plywood Underlayment for Carpet: APA Underlayment Exposure 1 plywood panels with fully sanded face.
- II. Particleboard underlayment: ANSI A208.1, Grade PBU.
- III. Hardboard Underlayment: ANSI/AHA A135.4, Class 4 (Service), SIS, with back side sanded.
- IV. Fiberboard Sheathing: ANSI/AHA A194.1, Type IV, Class 1, 1/2 inch (13 mm) thick.
- V. Gypsum Sheathing Board: ASTM C 79, water-resistant core.
- VI. Glass-Fiber-Surfaced Gypsum Sheathing Board: ASTM C 79, water-resistant core, surfaced on face and back with glass-fiber mats with alkali-resistant coating.
- VII. Extruded Cellular Polystyrene Sheathing: ASTM C 578, Type IV, with T & G or shiplap long edges.
- VIII. Polyisocyanurate Foam Sheathing: FS HI-1-1972/1, Class 1 or 2, with aluminum foil facings. Foam-plastic core and facings shall have flame spread of 25 or less, when tested individually.

**F. MISCELLANEOUS PRODUCTS**

- I. Air-Infiltration Barrier: ASTM D 226, Type I, No. 15 asphalt felt, unperforated.
- II. Fasteners: Size and type indicated. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with a hot-dip zinc coating per ASTM A 153 or of type 304 stainless steel.
  - (1) Power-Driven Fasteners: CABO NER-272.
  - (2) Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 568, Property Class 4.8); with ASTM A 563 (ASTM A 563M) hex nuts and washers, when indicated, flat washers.
- III. Metal Framing Anchors: Hot-dip galvanized steel of structural capacity, type, and size indicated.
- IV. Sill-Sealer: Glass-fiber insulation, 1-inch (25-mm) thick, compressible to 1/32 inch (0.8 mm).
- V. Adhesives for Field Gluing Panels to Framing: APA AFG-01.

**EXECUTION**

**A. INSTALLATION**

- I. Fit rough carpentry to other construction; scribe and cope for accurate fit. Coordinate location of furring, blocking, and similar supports to allow attachment of other construction.
  - (1) CABO NER-272 for power-driven staples, P-nails, and allied fasteners.
  - (2) Published requirements of metal framing anchor manufacturer.
  - (3) "Table 1705.1--Fastening Schedule" of the Standard Building Code
- II. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
  - (1) Match color and grain pattern across joints.
  - (2) Install trim after gypsum board joint finishing operations are completed.
  - (3) Sheathing: Nail to framing.
  - (4) Underlayment: Nail or staple to subflooring.
- III. Use hot-dip galvanized or stainless-steel nails where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity.

**EXECUTION**

**A. INSTALLATION**

- I. Fit carpentry to other construction; scribe and cope for accurate fit. Coordinate location of furring, blocking, and similar supports to allow attachment of other construction.
- II. Securely attach carpentry work as indicated and according to applicable codes and recognized standards.
- III. Countersink nail heads on exposed carpentry work and fill holes with wood filler.
- IV. Installation of Structural-Use Panels: Comply with applicable recommendations contained in APA Form No. E30.
  - (1) Match color and grain pattern across joints.
  - (2) Install trim after gypsum board joint finishing operations are completed.
  - (3) Install to tolerance of 1/8 inch in 96 inches (3 mm in 2400 mm) for level and plumb. Install adjoining trim with 1/32-inch maximum offset for flush installation and 1/16-inch maximum offset for reveal installation.
- V. Wood-based Structural-Use Panel Roof Sheathing Shall Be Rated For Exposure #1 Have A Minimum Nominal Thickness Of 19/32 Inches And Shall Be Continuous Over Two Or More Spans With Face Grain Perpendicular To Supports. Span Rating Panel Identification Index Is 32/16. Maximum Span If Block Or Other Edge Supports Is 32". Maximum Span Without Edge Support Is 28". Plywood To Be Type CDX.
  - (1) 8d ring shank nails at 6" typical.
  - (2) At gable ends, use 8d ring shank nails at 4" o.c. typical for first three trusses.
- VI. Nailing at windows.
  - (1) Width 6'-3" or smaller use 2--0977--x2" long nails at 16" o.c. - four sides
  - (2) Nailing at sliding glass doors.
    - (1) use 2--0977--x2" long nails at 16" o.c. top and bottom and at fixed jamb.

CONTINUED FROM SHEET A-10

**GENERAL DESIGN CRITERIA**

FLORIDA BUILDING CODE 2020 7TH EDITION  
 AMERICAN NATIONAL STANDARD ANSI/AISC 7-16  
 NATIONAL ELECTRICAL CODE (CURRENT) 2017  
 NFPA 70 2020  
 BROWARD COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE 2015 7TH EDITION, N.F.P.A. 101 (LIFE SAFETY CODE), 2015 EDITION, AND N.F.P.A. 1 (UNIFORM FIRE CODE), 2015 7TH EDITION.  
 BASIC WIND SPEED = 170 MPH, WIND EXPOSURE CATEGORY = "C"  
 DESIGN WIND SPEED = 170 MPH, IMPORTANCE FACTOR = 1.00  
 ALL DOORS AND WINDOWS MUST COMPLY WITH FBC2020 7TH EDITION WIND LOADING  
 LIVE LOADS SHALL BE IN ACCORDANCE WITH TABLES 1604.1, 1604.3 AND TABLE 1604.6 OF THE FLORIDA BUILDING CODE 2020 7TH EDITION  
 SOIL BEARING CAPACITY ASSUMED TO BE A MINIMUM OF 2000 PSF  
 REQUIREMENTS, INCLUDING THE MANUFACTURER'S RECOMMENDED ATTACHMENTS

**GENERAL NOTES:**

- 1. WRITTEN DIMENSIONS IN THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DETAILS AND OR CONDITIONS ON THE JOB WHICH REQUIRE THE ARCHITECT OR ENGINEER OF RECORD CLARIFICATION AND OR CORRECTION. THE ARCHITECT OR ENGINEER OF RECORD IS TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION OF ANY VARIATIONS OR DISCREPANCY OF THE DIMENSIONS, DETAILS OR CONDITIONS WHICH ARE NOT CLEAR OR SHOWN BY THESE DRAWINGS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING FROM THE ARCHITECT OR ENGINEER OF RECORD DRAWINGS THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING FROM THE ARCHITECT OR ENGINEER OF RECORD DRAWINGS THAT ARE AND OR ANY GOVERNMENTAL AUTHORITIES ANY CLARIFICATIONS AND CORRECTIONS TO THESE DRAWINGS THAT ARE NOT CLEAR OR CORRECT BUT THAT ARE DEEMED NECESSARY FOR THE PROJECT. THE COST OF ALL CLARIFICATIONS AND CORRECTIONS ARE NOT THE RESPONSIBILITY OF THE OWNER OR THE ARCHITECT OR ENGINEER OF RECORD. ALL EXTRAS OR CHANGES INCLUDING COSTS SHALL BE APPROVED BY THE OWNER AND THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO THE CONSTRUCTION OF SAID EXTRAS OR CHANGES. IT IS THE BUILDER'S RESPONSIBILITY TO MAINTAIN A CONSTRUCTION SUPERVISOR ON THE JOB AT ALL TIMES. THE CONSTRUCTION SUPERVISOR SHALL BE AWARE OF AND FOLLOW THE INTENT OF THE DESIGN AT ALL TIMES. WHEN IN QUESTION, THE ARCHITECT OR ENGINEER OF RECORD SHALL BE THE INTERPRETER OF THE INTENT OF THE DESIGN. ALL EXISTING SURFACE, OVERHEAD, AND SUBSURFACE CONDITIONS WHICH ARE NOT FORESEEN OR PREDICTED ON THESE DRAWINGS, WHICH MIGHT CAUSE LIABILITY, COSTS, OBLIGATIONS, OR DELAYS ARE THE OWNERS RESPONSIBILITY. ALL OWNERS INSTRUCTIONS TO THE CONTRACTOR BE MADE THROUGH THE ARCHITECT OR ENGINEER OF RECORD. THE CONTRACTOR IS RESPONSIBLE TO KNOW ALL CURRENT CODES.
- 2. The general Contractor (GC) shall verify all existing conditions in the field prior to the bid & execution of any work. The GC shall carefully survey the existing job conditions to verify them, and the GC shall require all of the sub-contractors to do the same.
- 3. The GC shall verify all dimensions in the field - on site dimensions take priority over all. Use survey to verify.
- 4. Any discrepancies between the contract documents and existing conditions shall be reported to the architect prior to the GC's execution of any work.
- 5. Refer to the structural drawings for all structural sizes and information (all Dimensions shown in the architectural drawings are for location purposes only).
- 6. All work shall conform to the code, County planning agency, in addition to all codes, (federal, state and local regulations), Hurricane codes are to be followed.
- 7. The building shall comply with all current energy requirements and calculations.
- 8. All dimensions are from face of studs unless otherwise noted.
- 9. The GC shall ensure that existing work on the site is protected at all times. And shall replace and damaged work to the satisfaction of the owner. All that includes exterior surfaces, landscapes, irrigation, signage etc.
- 10. The GC shall be responsible for the design, construction and coordination of all STAIR DESIGN, mechanical, electrical, plumbing and fire protection work. This includes any drawings, shop drawings, details, calculations etc. that may be required to properly execute this work.
  - Location of lighting devices, mechanical equipment, plumbing fixtures, and fire-protection devices show on the architectural drawings are for location reference only.
  - Locations, quantities and code compliance of all electrical, mechanical, plumbing and fire protection devices are the sole responsibility of the GC.
  - Any relocations, additions or indications to be made in the mechanical, electrical, plumbing and fire-protection systems as required by the building inspector or regulatory agencies, or visible existing conditions shall be performed by the GC at no additional expense to the owner. All existing abandoned electrical, mechanical, systems are to be removed from job-site.
- 11. The architect is not responsible for the coordination, completeness, locations, or content of any consultants of contractors.
- 12. All interior non-load bearing partitions shall be comprised of 2x4 wood or metal studs @ 16" o.c. or as shown.
- 13. Paint: all painted surfaces to receive 1 primer coat and 1 finish coat. Colors to be selected by the owner.
- 14. Accessory back-up plates: Install back-up plate gaskets behind all in-wall-mounted accessories as required.
- 15. Weatherstripping shall be provided at all doors and windows that separate heated space from unheated space, or on building exterior (i.e. garage doors and all furnace closets). Infiltration shall not exceed 0.5 cu. Ft./min./sq.ft. with a pressure diff. Of 1.567 psf (wind load of 25 mph).
- 16. At exterior building joints shall be filled with sealant.
- 17. Heating ducts shall be constructed, installed and insulated per the local mechanical code. All duct joints shall be airtight. Ducts in unconditioned space shall be insulated with min. 1" mineral fiber insulation. Duct insulation shall have a flame spread not over 25 and smoke rating not over 100.
- 18. The new thermostat shall be automatic, w/delay for efficiency night set-back with integral clock with integral clock with settings for 2-periods in 24 hours.
- 19. All Shower controls to be scald proof and faucets and shower-heads to be flow restricting (not to exceed 2.75 GPM).
- 20. Provide an insulation blanket (R-12) around all water heaters.
- 21. Provide pipe insulation (R-3) on both hot and cold pipes 5' from the water heater.
- 22. All toilets to be low water volume usage type.
- 23. This set of contract documents incorporates hurricane or structural calculations, and energy use calculations (by others). Paid by owner.
- 24. All exterior windows are per energy calculations.
- 25. Solid blocking and or heavy go. mtl frame @ all window and door jambs and heads where needed.
- 26. Architect is here by given access to make photographs, videos, images etc. of project & promote & publish such images and articles in a free and unrestricted manner, place 3'0" x 4'0" sign at site front as needed by architect.
- 27. One note on one drawing is applicable to all drawings.
- 28. The architect is the final interpreter of the drawing and any discrepancies there in.
- 29. On remodels all materials, textures and colors are to match existing to completely blend in visually U.O.N. On new homes all materials, textures and colors are to match neighborhood association rules and or codes of any kind governing such things.
- 30. WARNING: THE STRUCTURAL INTEGRITY OF THE ADDITION SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION. AND REQUIRE TEMPORARY BRACING UNITS. PERMANENTLY AFFIXED TO STRUCTURE AS DIRECTED. THE STRUCTURAL AND ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION, UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.
- 31. Draftstopping shall be provided at all joints for soffit ceilings.
- 32. Contractor to supply line for water for refrigerator.
- 33. All building department corrections on plans shall be included in the bid.
- 34. All tie beams that are not flagged or specified, but that are needed as support are to be assumed as needed for building purposes are clarified or sized by RFI to architectural plans.
- 35. All interior soffits or ceilings are assumed to be g.w.b. uon. All exterior soffits are assumed to be stucco. uon.
- 36. For contractor bidding purposes, all work is assumed to be required to be built to code even if there is an omission in the architect's drawings. All G.C.'s and their sub-contractors are required to know the code and build to code.

REV.	DATE	BY
1	03/20/20	MC

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 DUPLEX CONVERSION  
 720 NE 15 TH ST  
 FORT LAUDERDALE, FL 33316

C.WAYNE FERRELL, RA



Charles Wayne Ferrell  
 State of Florida Professional Engineer License No. AR0014655  
 AR 14,855

DESIGN	CVF
DESIGN DWG	WF
WORKING DWG	WF
BD REVIEW	-
PERMIT REVIEW	-
ISSUE DATE	02-14-2023
SCALE	AS NOTED
JOB NO.	20220527

SHEET  
**A-1.0**

REV. NO.	DATE	BY
1	02-14-2023	MC

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**ARCHITECT COM ONE**  
**ARCHITECTURE**

AA 2602/468

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Charles Wayne Ferrell  
AR 14 855

DESIGN	CMF
DESIGN DWG	VF
WORKING DWG	VF
BID REVIEW	-
PERMIT REVIEW	-
ISSUE DATE	02-14-2023
SCALE	AS NOTED
JOB NO.	20220527

SHEET  
**A-2-0**

## DEMOLITION GENERAL NOTES




1. THE GENERAL CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK AND SHALL PROTECT THE EXISTING BUILDING FROM DAMAGE CAUSED BY THE WORK. THE GENERAL CONTRACTOR SHALL REPAIR AND RESTORE SATISFACTION OF THE OWNER AND THE ARCHITECT.
2. THE GENERAL CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
3. THE GENERAL CONTRACTOR SHALL COORDINATE DEMOLITION AND CONSTRUCTION TO REMAIN, SO AS TO PROVIDE THE BEST POSSIBLE STRUCTURAL START POINT FOR THE NEW WORK TO BEGIN.
4. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
5. THE GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION & CONSTRUCTION.
6. ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
7. THE GENERAL CONTRACTORS SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING, ETC.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH DEMOLITION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISH SURFACES CLEAN AT COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.
10. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
11. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLING SOLID BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.
12. ALL SALVAGE RIGHTS BELONG TO BUILDING OWNER.
13. DO NOT SCALE DRAWINGS.
14. ALL DEMOLISHED PORTIONS OF THIS BUILDING MUST BE REBUILT PER PLANS TO NEW CODES AND STANDARDS, OR IF BEING REPAIRED MUST BE RESTORED TO NEW OR OLD FUNCTION AND OR AESTHETIC LOOK, TO ALL APPLICABLE CODES, INCLUDING, BUT NOT LIMITED TO SUCH THINGS AS INSULATION, FRAMING, STRUCTURE, INTERIOR AND EXTERIOR SURFACES TO THE SATISFACTION OF THE OWNER WHEN IN DOUBT CALL THE ARCHITECT.
15. SHORE AS REQUIRED.

### NOTE:

IT IS THE CONTRACTORS RESPONSIBILITY TO BE THOROUGHLY FAMILIAR WITH ALL ARCHITECTURAL & STRUCTURAL PLANS IN THIS SET PRIOR TO BEGINNING ANY DEMOLITION.

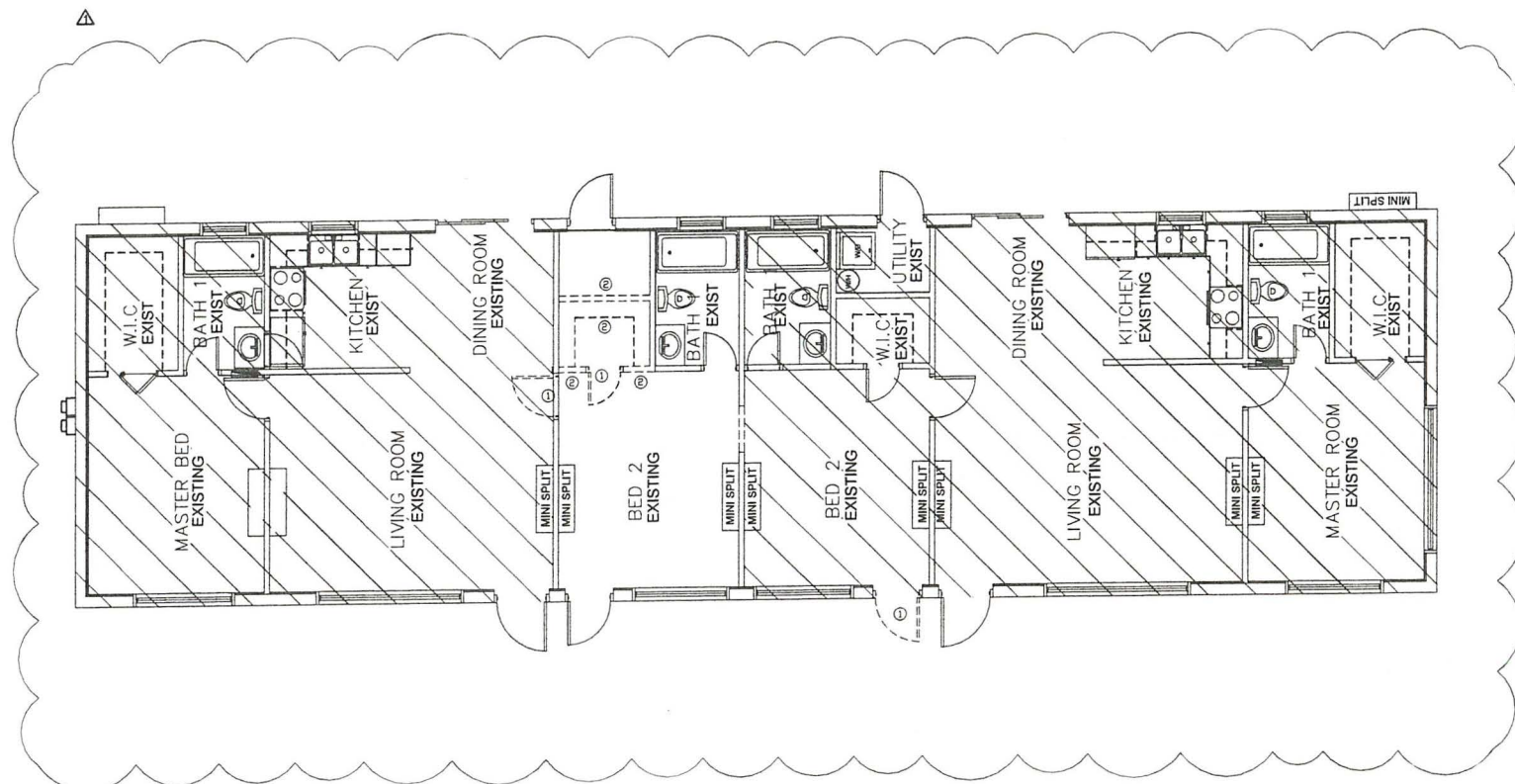
FOR ANY CLARIFICATION OR QUESTIONS CONCERNING THE PROJECT, CALL ARCHITECT PRIOR TO PROCEEDING.

### DEMOLITION LEGEND

- EXISTING WALLS TO REMAIN 
- EXISTING TO BE REMOVED 
- EXISTING DOORS TO BE REMOVED 

### DEMOLITION NOTES

- ① REMOVE 3 DOORS AND FRAME PER PLAN.
- ② REMOVE WALLS



**DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"



NOT IN SCOPE OF WORK



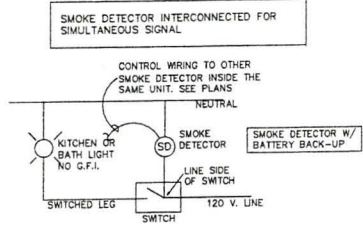


**ELECTRICAL NOTES**

- All Electrical Work Shall Be In Full Compliance With The NATIONAL ELECTRIC CODE, FLORIDA BUILDING CODE 2020 7TH EDITION And All Other Applicable Codes.
- All Material Used In The Project Shall Be New And Shall Bear Underwriters' And Union Labels, Where Applicable.
- DO NOT SCALE Electrical Drawings. Refer To Architectural Plans And Elevations For Approximate Locations Of All Appliances And Equipment, And Confirm With Owner Or Owner's Representative For Specific Lighting Locations.
- In Sizes No. 8 AWG And Larger, Minimum Size Wire Shall Be No. 12 AWG, And Maximum Size Shall Be 600 MCM.
- ALL RACEWAYS Installed Underground, In Concrete Slabs, And/Or Larger Than Two (2) Inches In Diameter Shall Be Galvanized Rigid Steel. PVC Pipe Schedule 40 Is Acceptable For Underground Installation Only If Approved By Local Authorities. Raceways Two (2) Inches And Smaller In Diameter Shall Be I.M.C. If Exposed To Weather, E.M.T. Elsewhere. Flexible Conduit Used Where Indicated Shall Be Metal For Indoor Locations, And Liquid-Tight For Outdoor Locations.
- Outlets Shall Be Mounted Flush With Finished Surfaces. Two (2) Or More Light Switches Located Together Shall Be Installed In Gang-Type Boxes.
- Junction Boxes Shall Be Galvanized Steel With Screw Or Hinged Covers For Indoor Locations And Weather-Proof Where Exposed To Weather. Outlet Boxes Shall Be Pressed Steel In Dry Locations, Cast Alloy With Threaded Hubs In Wet Or Damp Locations And Special Enclosures For Other Classified Areas.
- Electrical Contractor Shall Perform All Necessary Work For A Complete Electrical Installation And Working System, And Shall Provide All Necessary Instruments And Special Apparatus To Conduct Any Test That May Be Required To Insure The System Is Free Of Any Improper Grounds And Short Circuits, And That All Feeders Are Properly Balanced.
- Electrical Contractor Shall Install Air Conditioning Control System In Accordance With Control Wiring Diagram Furnished By Mechanical Contractor. Thermostat Locations Are Shown On Mechanical Drawings. Make Connections As Required By Control Wiring Diagram.
- All Ground Connections To Be Done As Per 2020 Edition Of National Electrical Code.
- Load Data is Based On Information Given To The Architect/Engineer At The Time Of Design. Verify All Equipment And Panel Sizes Before Ordering.
- All Work Shall Be Coordinated With Other Trades To Avoid Interference With The Progress Of Construction.
- Disconnect Switches Shall Be H.P. Rated, Heavy Duty, Quick-Make, Quick-Break Enclosures As Required By Exposure. Motor Starters Shall Be Manual Or Magnetic With Overload Relays In Each Leg.
- Panel boards Shall Be Dead Front Circuit Breaker Types With Copper Bus And As Scheduled On Drawings. Circuit Breakers Shall Have a Minimum Interrupting Rating Of 10,000 Amperes At 120 Volts And 15,000 Amperes At 277 Volts. All Panels Shall Have Snap Catch Doors With A Typewritten Panel Directory In Clear Plastic Inside.
- Fuses Shall Be Dual Element, Combining Time-Delay With Current Limiting.
- Corrections Of Any Defects Shall Be Completed Without Charge And Shall Include Replacements Or Repair Of Any Other Phase Of The Installations Which May Have Been Damaged.
- Contractor Shall Pay For All Permits, Fees, Inspections And Testing, As Well As Obtain And Pay For All Required Insurance For The Protection Against Public Liability And Property Damage For The Full Duration Of The Work On The Project.
- Contractor Shall Guarantee All Materials And Workmanship Free Of Defect For A Period Not Less Than One (1) Year From The Date Of Acceptance.
- The Electrical Installation Shall Meet All Standards And Requirements Of The Local Power And Telephone Companies.
- Contractor's Work Practices And Conditions Must Conform With The Occupational Safety And Health Act Of 1970.
- Electrical Contractor Shall Provide Outlets To Match Equipment Plugs.
- The Electrical Contractor Shall Visit The Site Before Submitting The Bid In Order That He/She May Become Aware Of All Existing Conditions. No Allowances Will Be Made For Any Existing Condition Which The Contractor Was Not Aware Of.
- Smoke Detectors Shall Be Hard Wired (110 Volt Type) With Battery Back-up And And Connected To A Non-Switchable Kitchen Or Bathroom Circuit. Do Not Utilize The Load Side Of A Ground Fault Circuit Interrupter.
- Contractor Shall Provide Temporary Power, Light, Outlets And Any Other Connections Needed For Other Trades Required To Complete The Project.
- Selection Of All Lighting And Electrical Equipment Not Specified on Plans Is By Owner. Contractor To Assist Owner In Selection And Notify Architect Of Any Changes That Effect Load Requirements Or Design.
- All Branch Circuits That Supply 125-volt, Single Phase, 15 and 20 Ampere New Outlets Installed In Dwelling Unit Bedrooms Shall Be Protected By An Arc-Fault Circuit Interrupter Listed To Provide Protection Of The Entire Branch Circuit.

**SMOKE DETECTOR NOTES**

SMOKE DETECTORS SHALL BE WIRED AHEAD OF SWITCHES CONNECTED TO BATHROOM OR KITCHEN LIGHTING CIRCUITS, INTERCONNECTED AND BATTERY BACKED UP.



**SMOKE DETECTOR CONNECTION DETAIL**  
NOT TO SCALE

**DEMAND CALCULATIONS - PANEL A**

Overall Demand @ 100%	81.1 KVA
- H.V.A.C. Load @ 100%	10.0 KVA
= First 10.0 KVA Of Other Load @ 100%	10.0 KVA
Remainder Of Load @ 100%	61.1 KVA
Remainder Of Load @ 40%	24.4 KVA
+ H.V.A.C. Load @ 65%	6.5 KVA
+ First 10.0 KVA Of Other Load @ 100%	10.0 KVA
<b>Total</b>	<b>40.9 KVA</b>
	40.9 KVA x 1000 / 240V = 170.4 AMPS
	200.0 AMPS - 170.4 AMPS = 29.6 AMP Reserve

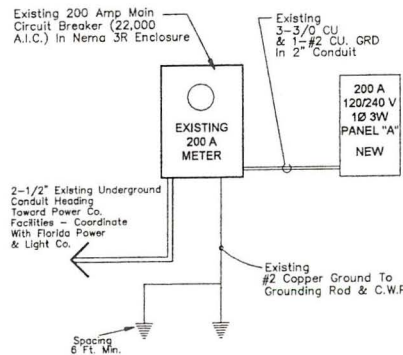
**NOTE TO CONTRACTOR:**  
IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR CONSTRUCTION DETAIL. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND OPERATIVE ELECTRICAL SYSTEM, AND TO COMPLETE ALL NECESSARY WORK FOR ALL CURRENT CODES. ALL EQUIPMENT SHOWN, OR REFERRED TO, ON PLAN TO BE PLACED IN PROPER WORKING ORDER. DEMOLISH ALL ABANDONED ELECTRICAL CONDUCTORS AND CONDUITS TO SOURCE.

**PANEL "A"**

CKT. NO.	LOAD SERVED	POLES	FUSE	M.L.O.		1PH 3W		120/240V		CKT. NO.
				DEMAND	WIRE	DEMAND	WIRE	DEMAND	WIRE	
A1	OVEN	2	50	8	10,000	10,000	8	80	2	A2
A3										A4
A5	KIT RECEPT & COOKTOP	1	20	12	1500	8000	10	15	1	A6
A7	KIT RECEPT MAS B.R. & BATH	1	20	12	1500	1500	14	15	1	A8
A9	GARAGE RECEPT	1	20	12	1500	1500	8	15	1	A10
A11	KITCHEN RECEPT	1	20	12	1200	1500	12	15	1	A12
A13	KITCHEN RECEPT	1	20	12	1500	1500	12	15/15	1	A14
A15	KIT & L.R. LIGHTS	1	15/20	12	1500	1500	12	20/20	1	A16
A17	KIT RECEPT & DW	1	20/20	12	1500	1500	12	20/20	1	A18
A19	DISPOBAL & MICROWAVE	1	20	12	1500	1500	12	20/20	1	A20

CIRCUIT ARRANGEMENT IS FOR LOAD CALCULATION ONLY. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND ARRANGE AS NECESSARY AND PER CODE.  
 $81,200 + 24,000 + 5,991 = 81,191$  TOTAL DEMAND @ 100%

\* PROVIDE G.F.I. TYPE CIRCUIT BREAKER  
 \*\* COOLING LOAD SMALLER AND NON-CONCURRENT WITH HEATING LOAD.  
 \*\*\* LIGHT RECEPTACLE LOAD: 1.987 SQ. FT. x 3.0 W/ SQ. FT. = 5.961 W



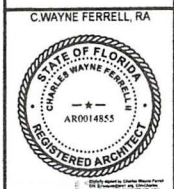
**NEW ELECTRIC RISER DIAGRAM**  
NOT TO SCALE

REF.	DATE	REVISIONS	BY

888 S.E. 8TH AVENUE SUITE 101  
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 www.hernandez.com  
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 PH (813) 318-9100 FAX (813) 318-9101

**HERNANDEZ ARCHITECT ONE**  
**ARCHITECT COM**  
**ARCHITECTURE**  
 AA-26002468

**HERNANDEZ REMODEL**  
 4030 NE 17AVE  
 OAKLAND PARK, FL 33334



AR 14,855

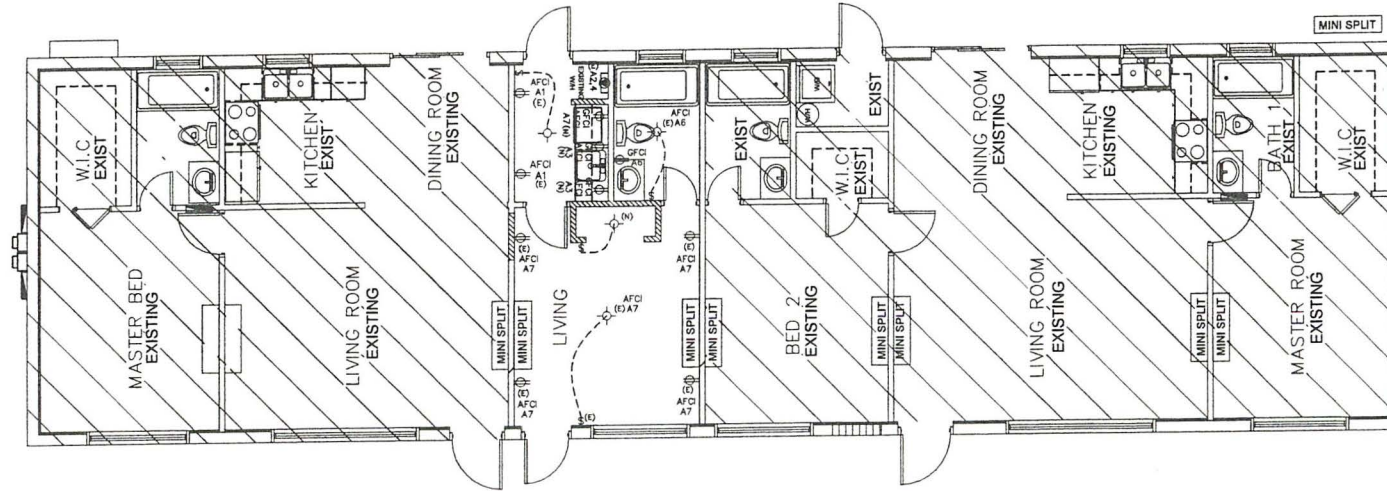
DESIGN	CWF
DESIGN DWG	VF
WORKING DWG	VF
BID REVIEW	-
PERMIT REVIEW	-
ISSUE DATE	27-06-2022
SCALE	AS NOTED
JOB NO.	20220527

SHEET  
**E-1-0**

ELECTRICAL SYMBOLS LEGEND

- § SINGLE POLE SWITCH - 15 AMP (48" A.F.F.)
- §₃ THREE-WAY SWITCH - 15 AMP (48" A.F.F.)
- §₄ FOUR-WAY SWITCH - 15 AMP (48" A.F.F.)
- §₄ DIMMER SWITCH - 15 AMP (48" A.F.F.)
- ⊕ SINGLE RECEPTACLE (18" A.F.F. - U.O.N.)
- ⊕ DUPLEX RECEPTACLE - 15 AMP (18" A.F.F.)
- ⊕ JUNCTION BOX
- G1 DUPLEX RECEPTACLE - 20 AMP
- G1/WATER-PROOF DUPLEX RECEPTACLE - 20 AMP
- ARC-FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE - 20 AMP
- DEDICATED DUPLEX RECEPTACLE - 15 AMP (AT 18" A.F.F. UNLESS NOTED OTHERWISE)
- 220V APPLIANCE OUTLET
- HANGING LIGHT FIXTURE (CHANDELIER)
- WALL-MOUNTED LIGHT FIXTURE
- CEILING-MOUNTED LIGHT FIXTURE
- HI-HAT LIGHT FIXTURE
- HI-HAT LIGHT FIXTURE (VAPOR-PROOF)
- MINI HI-HAT LIGHT FIXTURE
- DIRECTIONAL HI-HAT LIGHT FIXTURE
- CEILING-MOUNTED SMOKE DETECTOR/CARBON MONOXIDE (WIRE TO KITCHEN OR BATHROOM LIGHT CIRCUIT)
- PUSH BUTTON SWITCH - 15 AMP (48" A.F.F.)
- TELEPHONE JACK
- CABLE TV JACK
- EXHAUST FAN
- WALL-MOUNTED FLOOD LIGHT FIXTURE
- UNDER-CABINET FLORESCENT LIGHT FIXTURE
- 12" x 48" SURFACE-MOUNTED FLORESCENT LIGHT FIXTURE
- 24" x 48" SURFACE-MOUNTED FLORESCENT LIGHT FIXTURE
- ELECTRIC PANEL
- SURFACE-MOUNTED DISCONNECT
- STEREO SPEAKER
- CEILING-MOUNTED PADDLE FAN
- JUNCTION BOX (W/ LIGHT KIT)
- (E) EXISTING
- (N) NEW

- NOTE:** NOT ALL DEVICES ARE APPLICABLE.
- NOTE:** ALL NEW OR REPLACED 125V. RECEPTACLES IN AREAS SPECIFIED BY 210.52 SHALL BE TAMPER RESISTANCE AS PER 406.12
- NOTE:** ALL EXTENDED OR MODIFIED BRANCH CIRCUIT SHALL BE AFCI PROTECTED AS PER 210.12.B AND 406.4.D.4
- NOTE:** CONTRACTOR TO VERIFY THAT (1) SMOKE DETECTOR IS INSTALLED INSIDE OF EVERY SLEEPING AREA, AND THAT (1) SMOKE DETECTOR IS INSTALLED WITHIN 8'-0" OF AT LEAST ONE ENTRANCE TO ALL SLEEPING AREAS.



ELECTRICAL PLAN

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

NOTE: ONLY NEW WORK IS SHOWN

NOT IN SCOPE OF WORK

NOTE TO CONTRACTOR:

IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR CONSTRUCTION DETAIL. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND OPERATIVE ELECTRICAL SYSTEM, AND TO COMPLETE ALL NECESSARY WORK. ALL EQUIPMENT SHOWN, OR REFERRED TO, ON PLAN TO BE PLACED IN PROPER WORKING ORDER.

NOTE: ALL NEW ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS: HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (A/C CONDENSING UNITS, GENERATOR, POOL EQUIPMENT AND FUTURE OUTDOOR KITCHEN) SHALL BE ELEVATED TO +8'-0" NVD (AS PER ELEVATION CERTIFICATE). PROVIDE THE ELEVATIONS OF THE BOTTOM OF THE NEW EQUIPMENT/MACHINERY (GENERATOR, C.U'S, ELECTRICAL PANELS, WATER HEATERS, POOL EQUIPMENT), WE RECOMMEND THAT ALL NEW EQUIPMENT/MACHINERY BE ELEVATED TO DFE (+8.00' NVD).

REVISIONS			
REF.	DATE	BY	MC
1	08-03-2023		
2			
3			
4			
5			
6			
7			
8			
9			
10			

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DUPLEX CONVERSION  
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C.WAYNE FERRELL, RA



DESIGN	CMF
DESIGN DWG	WF
WORKING DWG	MC
BD REVIEW	-
PERMIT REVIEW	-
ISSUE DATE	08-03-2023
SCALE	AS NOTED
JOB NO.	20220527

SHEET  
E-1.0



## PLUMBING NOTES #1

- All Plumbing Shall Be Done In Accordance With The "FLORIDA BUILDING CODE 2020 7TH EDITION", And All State, County, And Local Ordinances And Regulations.
- Plumbing Contractor Shall Pay All Fees, Inspection And Connection Charges Required.
- Plumbing Contractor Shall Guarantee All Work Free Of Defects In Material And Workmanship For A Period Of One Year From Date Of Acceptance.
- Submit Shop Drawings To Engineer For Approval Of All Equipment, Materials And Layouts Prior To Installation.
- Offset Piping As Required To Clear Building Structure, Ductwork, Etc. As Shown On Drawings And As Required By Field Conditions.
- Plumbing Contractor Shall Furnish And Install A\C Condensate Drain And Trap.
- Plumbing Contractor Shall Verify All Space Conditions And Dimensions At Job Site Prior To Fabrication And Installation Of Materials And Equipment.
- Coordinate Work With Other Trades.
- Furnish And install Fixtures As Specified In Schedule, This Drawing.
- Each Bathroom Group Shall Be Provided With Air Chambers As Per F.B.C.
- Provide Shut-Off Valve For Each Fixture.
- Wherever Dissimilar Metals Are To Be Joined, A Dielectric Fitting Shall Be Provided To Connect Both Types Of Pipes.
- Provide Piping As Follows:  
Domestic Cold And Hot Water And Water Heater Relief Piping: Copper Tube Type K Or L With Solder Joints, Min. 125 LB. Wog Bronze Valves, Sanitary Waste And Vent: Plastic DWV-PVC Schedule 40 Pipe In Accordance With ASTM D-1789 & D-1785 Standards. Air Conditioning Condensate: Copper DWV Pipe And Fittings Or PVC Pipe Schedule 40 Conforms FBC Table P3002.1(1) and Miami Dade Article III, Sec. 08-31.
- Air-Conditioning Drainage Piping With 3/4" Thick Close Cell Polyethylene Piping Insulation.  
A. Interior Floor Cleanouts, Josam 56020 Or Equal, Nikalay Cover.  
B. Exterior Cleanouts, Josam 58440-5 Or Equal.  
C. Wall Cleanout: Cast Iron "T" Branch With Brass Countersunk Plug, C.B. Access Cover With Satin Chrome Plated Top, Josam 58770-3-12 Or Equal.
- Insulate Domestic Hot Water Piping With 3/4" Thick Premolded Glass Fiber Pipe Insulation With Self-Adhesive Jacket.
- Water Hammer Arrestors Shall Be Installed At All Automatic Water Valves.

## PLUMBING NOTES #2

NOTE: 402.1 QUALITY OF FIXTURES: PLUMBING FIXTURES SHALL BE CONSTRUCTED OF APPROVED MATERIALS, WITH SMOOTH, IMPERVIOUS SURFACES, FREE FROM DEFECTS AND CONCEALED FOULING SURFACES, AND SHALL CONFORM TO STANDARDS CITED IN THIS CODE. ALL PORCELAIN ENAMELED SURFACES ON PLUMBING FIXTURES SHALL BE ACID RESISTANT.

NOTE: THE ANNULAR SPACE BETWEEN THE OUTSIDE OF A PIPE AND THE INSIDE OF A PIPE SLEEVE OR BETWEEN THE OUTSIDE OF A PIPE AND AN OPENING IN A BUILDING ENVELOPE WALL FLOOR OR CEILING ASSEMBLY PENETRATED BY A PIPE SHALL BE SEALED IN AN APPROVED MANNER WITH CAULKING MATERIAL FOAM SEALANT OR CLOSED WITH A GASKETING SYSTEM. THE CAULKING MATERIAL FOAM SEALANT OR GASKETING SYSTEM SHALL BE DESIGNED FOR THE CONDITIONS AT THE PENETRATION LOCATION AND SHALL BE COMPATIBLE WITH THE PIPE SLEEVE AND BUILDING MATERIALS IN CONTACT WITH THE SEALING MATERIALS. ANNULAR SPACES CREATED BY PIPES PENETRATING FIRE-RESISTANCE-RATED ASSEMBLIES OR MEMBRANES OF SUCH ASSEMBLIES SHALL BE SEALED OR CLOSED IN ACCORDANCE WITH SECTION 714 OF THE FLORIDA BUILDING CODE BUILDING AS APPROVED BY THE DESIGN PROFESSIONAL. TO INCLUDE THE UL LISTED DETAIL AND SPECIFICATION FOR THE FIRE RAFTING OF THE TUB BOX AREA.

NOTE: ALL NEW ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, HEATING, VENTILATION, AIR CONDITIONING, PLUMBING APPLIANCES AND PLUMBING FIXTURES, DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT (A\C CONDENSING UNITS, GENERATOR, POOL EQUIPMENT, AND FUTURE OUTDOOR KITCHEN) SHALL BE ELEVATED TO +8.44' NVD (AS PER ELEVATION CERTIFICATE). PROVIDE THE ELEVATIONS OF THE BOTTOM OF THE NEW EQUIPMENT/MACHINERY (GENERATOR, CU'S, ELECTRICAL PANELS, WATER HEATERS, POOL EQUIPMENT), WE RECOMMEND THAT ALL NEW EQUIPMENT/MACHINERY BE ELEVATED TO DFE (+8.00' NVD).

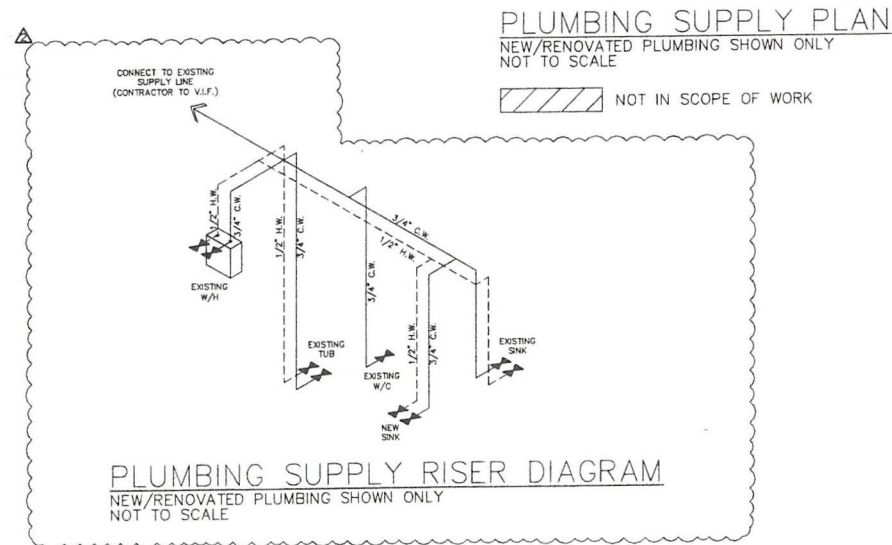
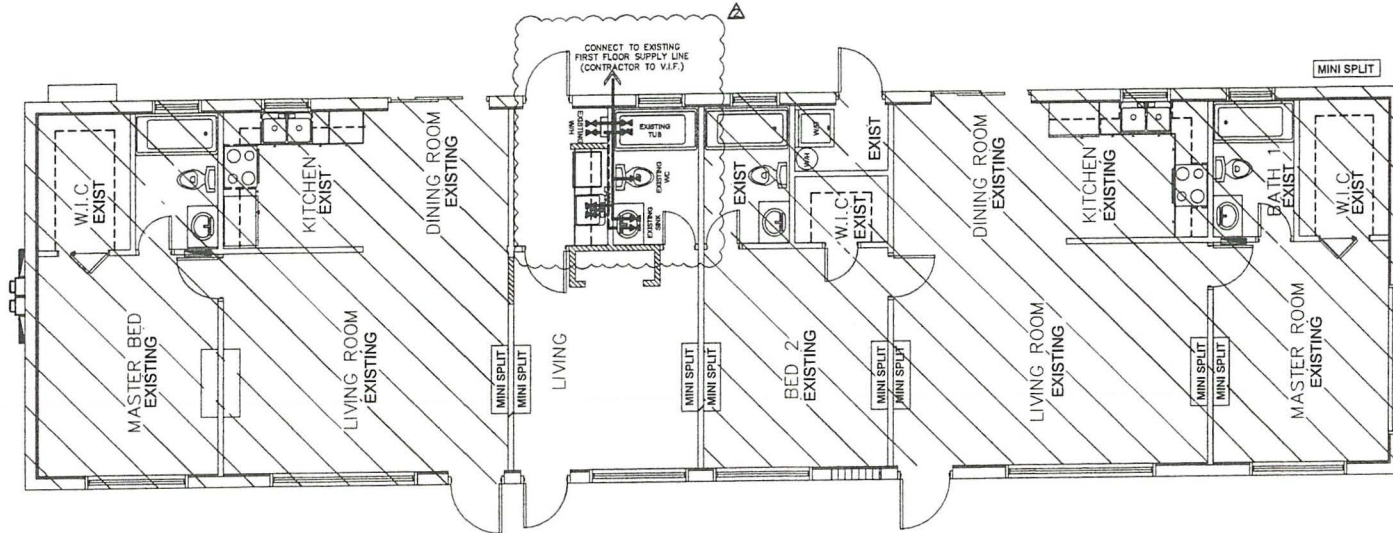
NOTE: SHOWERS AND BATHTUBS IN BUILDINGS, EXCEPT DWELLING UNITS HAVING THE INDIVIDUAL WATER HEATERS, SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE BALANCE, THE THERMOSTATIC MIXING OR THE COMBINATION PRESSURE BALANCE/THERMOSTATIC TYPE, UNLESS THE WATER HEATER OUTLET TEMPERATURE IS LIMITED TO 110 DEGREES FAHRENHEIT.

NOTE: RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH A MANNER HEREIN PROVIDED. THE DISPOSAL OF ANY RAIN- WATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PROPERTY OR SIDEWALK, EITHER PUBLIC OR PRIVATE, SHALL BE DEEMED A NUISANCE, AND SHALL BE CORRECTED BY PROPERLY DISPOSING OF SAME IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE. RAIN WATER SHALL BE DISPOSED OF AS FOLLOWS WITH REQUIRED PREFERENCE IN THE ORDER LISTED, UPON FOLLOWING WITH REQUIRED PREFERENCE IN THE ORDER LISTED, UPON APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION, TO A STREET OUTLET ONLY IF FIRST APPROVED BY THE ENGINEERING DEPARTMENT OR TO A STORM SEWER OR A STORM SEWER CATCH BASIN WHERE PERMITTED BY THE ENGINEERING DEPARTMENT

NOTE 1: SHOWER AND COMBINATION TUB/SHOWER CONTROLS SHALL BE PRESSURE BALANCED PB, THERMOSTATIC MIXING (TM) OR COMBINATION PB/TM VALVE TYPES WITH HIGH TEMPERATURE LIMITING STOP. FPC PL 424.3

NOTE 2: FIXTURE DRAIN FOR KITCHEN SINK SHALL BE PROVIDED WITH AN AIR ADMITTANCE VALVE IN ACCORDANCE WITH FBC PL SECTION 918 OR SHALL CONNECT TO THE VERTICAL PORTION OF THE EXISTING VENT AND SHALL NOT CONNECT BELOW THE WEIR OF THE TRAP PER FBC PL 909.2

NOTE 3: FIXTURE DRAIN FOR LAVATORY SHALL BE PROVIDED WITH AN AIR ADMITTANCE VALVE IN ACCORDANCE WITH FBC PL SECTION 918 OR SHALL CONNECT TO THE VERTICAL PORTION OF THE EXISTING VENT AND SHALL NOT CONNECT BELOW THE WEIR OF THE TRAP PER FBC PL 909.2

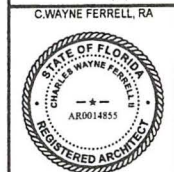


REV.	DATE	BY
1	07/12/2021	MC
2	07/12/2021	VF
3	07/12/2021	VF

825 S.E. 8TH AVENUE SUITE 101  
DEERFIELD BEACH, FL 33441  
PH(561) 427-1059 FAX (561) 428-9133  
1213 NORTH FRANKLIN STREET  
TAMPA, FLORIDA, 33602  
PH (813) 318-9100 FAX (813) 318-9101

ARCHITECT.COM ONE  
ARCHITECTURE  
AA 2602488

FRANK PERITORE  
DUPLEX CONVERSION  
720 NE 15TH ST.  
FORT LAUDERDALE, FL 33316



AR 14 855
DESIGN CWF
DESIGN DWG VF
WORKING DWG VF
BID REVIEW -
PERMIT REVIEW -
ISSUE DATE 08-03-2023
SCALE AS NOTED
JOB NO. 20220527

SHEET  
P-1-0

**PLUMBING NOTES #2 CONTINUED**

**FBCR P2903.1** EACH DWELLING SHALL BE PROVIDED WITH A FULL-OPEN TYPE SHUT OFF VALVE AT THE BUILDING ENTRANCE. ADDITIONALLY, THE WATER SERVICE SHALL BE VALVE AT THE PROPERTY LINE.

**FBCR P2903.5** WATER HAMMER. THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE USED. WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010.

**FBCP 406.3** THE AUTOMATIC CLOTHES WASHER FIXTURE DRAIN SHALL CONNECT TO A BRANCH DRAIN OR DRAINAGE STACK A MIN OF 3" IN DIAMETER.

**FBCR P3005.2.7** BUILDING DRAIN AND BUILDING SEWER JUNCTION. THERE SHALL BE A CLEANOUT NEAR THE JUNCTION OF THE BUILDING DRAIN AND BUILDING SEWER. THIS CLEANOUT SHALL BE EITHER INSIDE OR OUTSIDE THE BUILDING WALL, PROVIDED THAT IT IS BROUGHT UP TO FINISH GRADE OR TO THE LOWEST FLOOR LEVEL. AN APPROVED TWO-WAY CLEANOUT SHALL BE PERMITTED TO SERVE AS THE REQUIRED CLEANOUT FOR BOTH THE BUILDING DRAIN AND THE BUILDING SEWER.

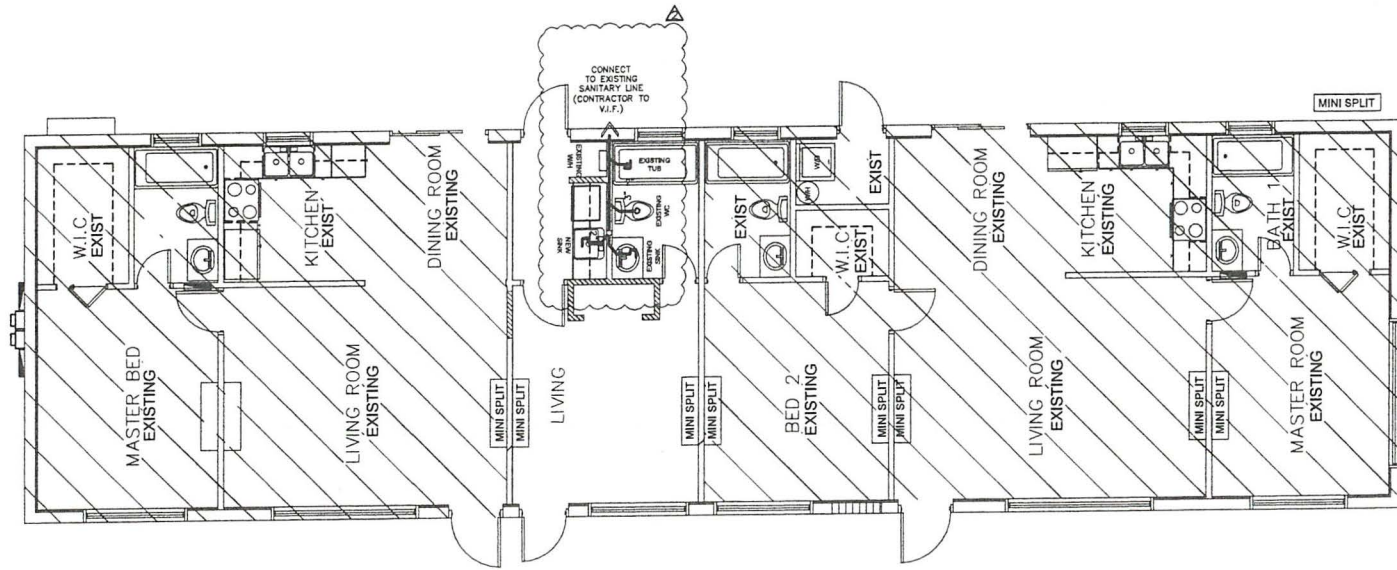
NOTE: SHOCK ARRESTORS REQUIRED FOR QUICK CLOSING VALVES

SHOCK ARRESTOR SCHEDULE			
P.D.I. DESIGNATION	MFR. & MODEL	FIXTURE UNITS	CONNECTION
A	SIoux CHIEF 652-A	1-11	1/2"
B	SIoux CHIEF 653-B	12-32	3/4"
C	SIoux CHIEF 654-C	33-60	1"

SLOPE OF HORIZ. DRAINAGE PIPES	
SIZE (INCHES)	MINIMUM SLOPE ( INCHES PER FT.)
2-1/2" OR LESS	1/4"
3" TO 6"	1/8"
8" OR LARGER	1/16"

NOTES:  
CONFORMS WITH F.B.C.-PLUMBING TABLE 704.1

NOTE: WATER SYSTEM TO COMPLY WITH THE FLORIDA BUILDING CODE TABLE 603.1 (PLUMBING CODE)



PLUMBING FIXTURE MAXIMUM FLOW RATES	
FIXTURE	MAX. FLOW RATE
LAVATORY PRIVATE	2.2 GPM @ 60 PSI
LAVATORY PUBLIC METERING	25 GALLON PER MTG CYCLE
LAVATORY PUBLIC O/T METERING	5 GPM @ 60 PSI
SHOWER VALVE	2.5 GPM @ 8 PSI
SHOWER HEAD	2.5 GPM @ 80 PSI
SINK FAUCET	2.2 GPM @ 60 PSI
URINAL	1.0 GAL PER FLUSHING CYCLE
WATER CLOSET	1.6 GAL PER FLUSHING CYCLE
D/W RESIDENTIAL	6.5 GAL PER CYCLE OR LESS (ENERGY STAR/WATER SENSE CERTIFIED)
D/W COMMERCIAL	LESS THAN 1.2 GALLONS PER RACK FOR FILL AND DUMP MACHINES AND LESS THAN 0.9 GALLONS PER RACK FOR LOW TEMPERATURE MACHINES
D/W UNDER COUNTER COMM.	1.0 GALLONS PER RACK FOR HIGH TEMPERATURE MACHINES AND 1.7 GALLONS PER RACK FOR LOW TEMPERATURE MACHINES.
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATER SENSE CERTIFIED)

NOTES:  
CONFORMS FBC TABLE P3002.1(1) AND MIAMI DADE ARTICLE III, SEC. 08-31.

TABLE P3002.1(1) ABOVE-GROUND DRAINAGE AND VENT PIPE	
MATERIAL	STANDARD
Acrylonitrile butadiene styrene (ABS) plastic pipe in IPS diameters, including schedule 40, DR 22 (PS 200) and DR 24 (PS 140); with a solid, cellular core or composite wall	ASTM D 2661; ASTM F 628; ASTM F 1488; CSA B181.1
Cast-iron pipe	ASTM A 74; CISPI 301; ASTM A 888
Copper or copper-alloy pipe	ASTM B 42; ASTM B 43; ASTM B 302
Copper or copper-alloy tubing (Type K, L, M or DWV)	ASTM B 75; ASTM B 88; ASTM B 251; ASTM B 306
Galvanized steel pipe	ASTM A 53
Polyethylene pipe	CSA B181.3
Polyvinyl chloride (PVC) plastic pipe in IPS diameters, including schedule 40, DR 22 (PS 200) and DR 24 (PS 140); with a solid, cellular core or composite wall	ASTM D 2665; ASTM F 891; CSA B181.2; ASTM F 1485
Polyvinyl chloride (PVC) plastic pipe with a 3.25 inch O.D. and a solid, cellular core or composite wall	ASTM D 2945; ASTM F 1488
Stainless steel drainage systems, Types 304 and 316L	ASME A 112.3.1

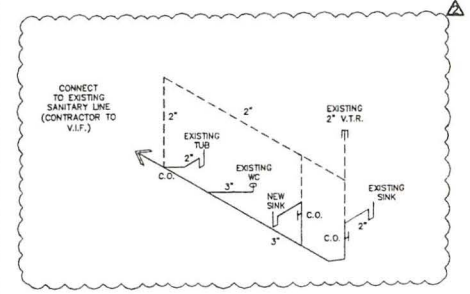
For SI: 1 inch = 25.4 mm

TABLE P3002.1(2) UNDERGROUND BUILDING DRAINAGE AND VENT PIPE	
PIPE	STANDARD
Acrylonitrile butadiene styrene (ABS) plastic pipe in IPS diameters, including schedule 40, DR 22 (PS 200) and DR 24 (PS 140); with a solid, cellular core or composite wall	ASTM D 2661; ASTM F 628; ASTM F 1488; CSA B181.1
Cast-iron pipe	ASTM A 74; CISPI 301; ASTM A 888
Copper or copper-alloy tubing (Type K, L, M or DWV)	ASTM B 75; ASTM B 88; ASTM B 251; ASTM B 306
Polyethylene pipe	ASTM F 1412; CSA B181.3
Polyvinyl chloride (PVC) plastic pipe in IPS diameters, including schedule 40, DR 22 (PS 200) and DR 24 (PS 140); with a solid, cellular core or composite wall	ASTM D 2665; ASTM F 891; ASTM F 1488; CSA B181.2
Polyvinyl chloride (PVC) plastic pipe with a 3.25 inch O.D. and a solid, cellular core or composite wall	ASTM D 2945; ASTM F 1488
Stainless steel drainage systems, Type 316L	ASME A 112.3.1

For SI: 1 inch = 25.4 mm

**PLUMBING SANITARY PLAN**  
NEW/RENOVATED PLUMBING SHOWN ONLY  
NOT TO SCALE

NOT IN SCOPE OF WORK



**PLUMBING SANITARY RISER DIAGRAM**  
NEW/RENOVATED PLUMBING SHOWN ONLY  
NOT TO SCALE

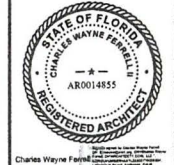
REV	DATE	BY
1	01/11/2023	MC
2	01/11/2023	VF

625 S.E. 8TH AVENUE SUITE 101  
DEERFIELD BEACH, FL 33441  
PH: 561-427-1069 FAX: (561) 428-9133  
1213 NORTH FRANKLIN STREET  
TAMPA, FLORIDA, 33602  
PH: (813) 318-9100 FAX: (813) 318-9101

**ARCHITECT COM ONE**  
**ARCHITECTURE**  
AA 2602-088

**FRANK PERITORE**  
**DUPLEX CONVERSION**  
720 SE 15TH ST.  
FORT LAUDERDALE, FL 33316

C.WAYNE FERRELL, RA



AR 14 855	DESIGN	CHW
	DESIGN DWG	MF
	WORKING DWG	MC
	BID REVIEW	-
	PERMIT REVIEW	-
	ISSUE DATE	08-03-2023
	SCALE	AS NOTED
	JOB NO.	20220527

SHEET  
**P-2-0**



# CERTIFICATE OF OCCUPANCY

No 2678

FT. LAUDERDALE, FLORIDA

Date issued: December 19, 1962

Address of property: 720 S.E. 15 St. Lot <sup>E of 30&W</sup> 2 of 31 Block 11 Subdivision Laud. 1st Add.

Owner's Name Mr. & Mrs. Joseph Burns Address same

Tenant's Name same Address same

Building Permit No. 81412/13 Zoning Classification: R-3 Use District Mult Res Area District Residential

Contr: Paul Geyer  
1501 S.W. 21 St.

THIS IS TO CERTIFY THAT Mr. & Mrs. Joseph Burns, whose address is noted above

Building  
having filed on October 10 19 62 ~~XXXX~~ Application No. 81412/13 for permission

to use the property located at the address noted above, 720 S.E. 15 St.

as Duplex/att carport, and said proposed use being in

conformity with the provisions of chapter 47 of the zoning ordinances and the Building Code of the city of Ft. Lauderdale, a Certificate of

Occupancy is hereby granted to use said building for the following purpose subject to any special conditions herein specified:

- Electrical Final 12/13/62
- Plumbing " 12/14/62
- Building " 12/19/62

Parking bond (1 space) \$25.00 resl. 12/17/62  
Sidewalk bond \$100.00 " 12/17/62

Bd. of Health/Hillyer

NOTE: Any unauthorized additions, alterations or change in use of this property will void this Certificate of Occupancy.

*[Signature]*  
Chief Building Inspector

PARKING BOND RELEASE

NAME

Paul Leyer

JOB ADDRESS

720 SE 15 St

LOT

W 1707 30

BLK.

11

SUBDIVISION

Land 14dd

NO. OF SPACES

1

AMOUNT OF BOND

25

DATE RELEASED

12/17/62

PAVING CONTR. AND PERMIT #

82447 - Heinz

RELEASED BY

J. Stephenson

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CONSTRUCTION PERMIT ONLY

BROWARD County Health Dept No. \_\_\_\_\_

Name of Owner J.T. DUNN'S

Owner's Address 720 S.E. - 15<sup>TH</sup> ST

Installation at \_\_\_\_\_

Installation by \_\_\_\_\_

Date of Application 10-9-62

NOTE: Installation must accord with requirements of Chapter V of the Florida State Sanitary Code (1956 Rev.) and satisfactory final inspection must be made before work is covered.

Septic Tank Capacity, Minimum Recommended: 1000<sup>gal.</sup> gallons.

Drain Field Data 200A P.F. SET TOP OF TANK 12" ABOVE E OF STREET

Date of Issuance of this Construction Permit 10-9-62

Permit Issued By M. A. Hilger, Sanitarian  
(Name) (Title)

Florida State Board of Health

SEPTIC TANK PERMIT

San - 428

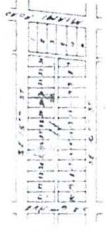
Rev. 5-15-56

**SUB-CONTRACTOR REPORT**  
(NO SUPPLIERS JUST SUB-CONTRACTORS)

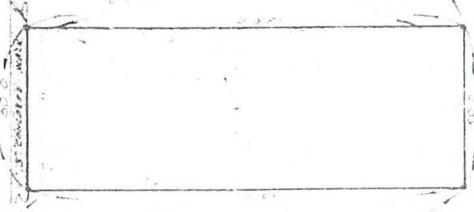
*C.K. Bittig*

General Contractor *W.S. Brown* City of Vancouver  
 Building Dept. *Permit # 12345* Block # 1234  
 Permit # *12345* Block # 1234  
 Clearing and Grading *W.S. Brown* Milpango  
 Pile Driving *W.S. Brown* W.S. Brown  
 Reinforcing Steel Placement *W.S. Brown*  
 Concrete Placement *W.S. Brown*  
 Block Mason *W.S. Brown*  
 Plumbing Contractor *W.S. Brown*  
 Electrical Contractor *W.S. Brown*  
 Terrace Floors *W.S. Brown*  
 Roofing Contractor *W.S. Brown*  
 Windows and Doors *W.S. Brown*  
 Welding *W.S. Brown*  
 Lathing *W.S. Brown*  
 Plastering *W.S. Brown*  
 Gravel Work *W.S. Brown*  
 Air Conditioning/Refrigeration *W.S. Brown*  
 Heating *W.S. Brown*  
 Landscaping *W.S. Brown*  
 Fences *W.S. Brown*  
 Sprinkler System/Well Drilling *W.S. Brown*  
 Paving Contractor *W.S. Brown*  
 Septic Tanks *W.S. Brown*  
 Insulating *W.S. Brown*  
 Frame and Trim *W.S. Brown*  
 Sill Walls and Becks *W.S. Brown*  
 Elevators *W.S. Brown*  
 Cabinets *W.S. Brown*  
 Sheet Metal *W.S. Brown*  
 Sheet Metalwork *W.S. Brown*  
 Fire Covering *W.S. Brown*  
 Screen Enclosures *W.S. Brown*  
 Garage Doors *W.S. Brown*  
 Painting *W.S. Brown*  
 Pool Contractor *W.S. Brown*  
 Others *W.S. Brown*

PLEASE OBTAIN THE LICENSE NUMBERS FROM THE SUB-CONTRACTORS.  
 NO CERTIFICATE OF ACCURACY WILL BE ISSUED UNTIL THIS REPORT IS  
 RETURNED. CHECKED FOR LICENSES AND APPROVED.  
*1993-11-12 BC*



S-L-15-516  
 2 1/2 (See Part 1)



SCALE: 1" = 100'

**DESCRIPTION:**

The East 1/2 of Lot 30 and the West 1/2 of Lot 31, Block 11, SUGAR HARBOR SHORES SUBDIVISION, FIRST ADDITION TO CALIBANIA PLAT, according to the Corrected Plat thereof, recorded in Plat Book 1-22-20, in the Public Records of Duval County, Florida, said lands situated, in the 4th Section, in Duval County, Florida.

**CERTIFICATE**

I hereby certify that the above is a true and correct copy of the original plat and plat books, in and to which the above is recorded, and that the same are on file in my office at Tallahassee, Florida, this 27th day of July, 1942.

DATE: 7/27/42  
 HIGHWAY 9  
 REG. LAND SURVEYOR # 888  
 STATE OF FLORIDA

**DAVIS and CRAVEN, INC.** - Civil and Consulting Engineers - Land Surveyors  
 3269 NORTH DIXIE HWY. - OAKLAND PARK - FT. LAUDERDALE, FLORIDA  
 PHONES 566-7114  
 565-0517  
 DATE: 7/27/42  
 FB. 69/42

SIDEWALK BOND RELEASE

PERMIT NUMBER

81412

DATE RELEASED

Dec. 17, 1962

JOB ADDRESS

720 SE 15<sup>th</sup> St.

LOT

E 12 of 30  
W 12 of 31

BLOCK

11

SUBDIVISION

Land 1 Add

NAME

Paul Keyer

RELEASED BY

J. J. Stephenson

APPLICATION FOR BUILDING PERMIT  
CITY OF FORT LAUDERDALE, FLORIDA

DATE <sup>10</sup> 10-~~10~~-62

OWNER Mr. & Mrs. Joseph Bennis

ADDRESS \_\_\_\_\_

ARCHITECT Joseph Phillips Jr.

CONTRACTOR Paul Roy ROOF CONTR. To be det

ADDRESS \_\_\_\_\_ ADD. \_\_\_\_\_

BUILDING TO BE CONSTRUCTED ON:

LOT E 1/2 of 30 & W 1/2 of 31 BLOCK 11

SUBDIVISION Lauderdale 1st Add

JOB ADDRESS 720 S.E. 15th St

PURPOSE OF BUILDING Duplex w/ Carpet

ESTIMATED COST OF IMPROVEMENTS 15500 ESTIMATED ROOF COST 390 -

TYPE OF CONSTRUCTION CRS ROOF Built Up

FOUNDATION RC SIZE OF BUILDING LOT 50x135

CU. FT. IN BLDG. 23300 NO. OF STORIES 1

ZONING R-3 BLDG. PERMIT FEE 43.<sup>75</sup>

BD. OF HEALTH H. Meyer ROOF PERMIT FEE 5.<sup>00</sup>

PARKING SPACES 1 PARKING BOND 25.<sup>00</sup>

HOTEL PERMIT # - SIDEWALK BOND 100

APPROVAL OF \_\_\_\_\_ HOUSEMOVING BOND -

ON \_\_\_\_\_ TOTAL 173.<sup>75</sup>

BLDG. PERMIT NO. 81412

ROOF PERMIT NO. 81413 SIGNED Paul Roy  
OWNER, CONTRACTOR OR AGENT

1501 N. W. 27th St

Dr Frank Peritore, DDS  
26 Tower Ct  
Syosset, NY 11791

March 25, 2024

City of Ft Lauderdale  
Code Enforcement Division

**RE: Violation BE22100008**

I am the owner of the property located 720 SE 15<sup>th</sup> Street, Ft Lauderdale, Florida. Mr. Jim Frogner of Frogner Consulting, LLC has my permission to represent me in clearing the violations on my property before the Code Enforcement Board/Hearing.

If you have any questions, please contact me.

Sincerely, *Frank Peritore*

Dr Frank Peritore

JF/en

Cc: Alejandro Delrio, CEO for Ft Lauderdale

**NOTARY PUBLIC INFORMATION: STATE OF FLORIDA COUNTY OF PALM BEACH** *Jm* Virginia *Jm* Prince William

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25th day of March, 2024 by Frank Peritore (name of person acknowledging). He/she is personally known to me or has produced NY DL (type of identification) as identification and did did not take an oath (circle correct response).

Judith Moore (Name - type, stamp or print clearly) *Judith Moore* (Signature)

Notarized remotely online using communication technology via Proof.

My Commission Expires on: NOTARY'S SEAL OR STAMP



INSPECTION REPORT

BUILDING AND CONSTRUCTION ENFORCEMENT  
CITY OF FORT LAUDERDALE

521 NE 4 AVENUE - FORT LAUDERDALE, FL 33301

DATE: 10/10/2022

ADDRESS OF VIOLATION(S): 720 SE 15 ST

NO: BE22100008

OWNER/AGENT: VINCENT J PERITORE REV TR  
720 SE 15 ST #1-2  
FORT LAUDERDALE, FL 33316

During a recent inspection at your property, the Building and Construction Enforcement Division noted the following deficiencies and violations of the Florida Building Code, the Unified Land Development Regulations and/or Municipal Code as detailed below:

CODE SECTION

VIOLATIONS

FBC(2020) 111.1.1 No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefor as provided herein. Said certificate shall not be issued until all required electrical, gas, mechanical, plumbing and fire protection systems, and provisions of FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the Building Official. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.

TO WIT:

Duplex has been subdivided and converted into a triplex without obtaining a Certificate of Use.

CORRECTIVE ACTION: Obtain the required permits and Certificate of Use or bring the property back to its original condition.

WE ASK FOR YOUR COOPERATION IN HAVING THE  
AFOREMENTIONED CONDITIONS CORRECTED WITHIN  
30 DAYS FROM THE RECEIPT OF THIS NOTICE TO AVOID  
FURTHER ACTION BY THE CITY OF FORT LAUDERDALE.

Please complete corrective action for each violation noted above within the time specified in this report. Upon completion of corrective action, you must contact the inspector named below who will verify compliance. If you fail to take corrective action and/or contact the inspector, the city may pursue the following action:

Schedule the matter for a hearing before a Code Enforcement Board for a determination of whether a violation exists. Written notice of the hearing will be provided in accordance with Section 11-16, City of Fort Lauderdale Code of Ordinances. If the Code Enforcement Board determines that a violation exists, the Board may enter a Final Order commanding the property owner to correct the violation. Should the property owner fail to correct the violation in accordance with the Final Order, a second hearing may be held before the Code Enforcement Board and a fine of up to \$500.00 per violation per day of non-compliance may be imposed by order. (In the case of repeat violations, the fine amount may be doubled.) Pursuant to Chapter 11, City of Fort Lauderdale Code of Ordinances, a fine imposed in this manner may become a lien upon the property owner's personal and real property.

A code enforcement lien cannot be used to foreclose upon real property which is a homestead.

For additional information or if you have questions regarding compliance, contact the building inspector weekdays from 7:45-8:30 am or 3:00-3:45 pm, or contact the Building Permitting office at (954) 828-5207.

BUILDING INSPECTOR:  
ALEJANDRO DELRIO, 954-828-5982 INSPECTOR NO.284