CITY OF FORT LAUDERDALE

BOARD OF ADJUSTMENT MEETING NOTICE

Date: November 1st, 2024

A Public Hearing will be held before the Board of Adjustment on: **Wednesday, November 13th, 2024 at 6:00 pm.**

This meeting will be held in-person at: Development Services Department (Lobby) 700 NW 19th Avenue, Fort Lauderdale, Florida 33311 to determine whether the following application should be granted. To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

CASE:	**PLN-BOA-24100004**
OWNER:	809 SW 12TH AVE LLC
AGENT:	N/A
ADDRESS:	809 SOUTH WEST 12 AVENUE, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	LOT 3, BLOCK 11, OF AMENDED PLAT OF RIVERSIDE ADDITION TO FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT:	RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY
COMMISSION DISTRICT:	4
REQUESTING:	**Sec. 25-62. (b)(3) - Requirements for new development and site alterations.**

- Requesting a special exception, granting relief from the requirement to install a sidewalk per Sec 25-62.

  Please Note: As per Sec. 25-62. (b)(3) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein: Property owners may request relief from the provisions of this section by making an application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issue exists that would otherwise preclude the installation of a sidewalk in the specified location.

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

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

MOHAMMED MALIK
ZONING ADMINISTRATOR

Florida Statutes, Sec. 286.0105
NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

PLN-BOA-24100004

LEGEND

Municipal Boundary

Subject Site

N

0 100 200 US Feet

PLN-BOA- 240100004

Sec. 25-62. (b)(3) - Requirements for new development and site alterations

(b)Sidewalks shall be constructed on all public streets abutting the property, except as provided herein:

(1) The proposed location of sidewalk improvements are on a finger island or dead-end street where eighty (80) percent or more of properties do not have sidewalks abutting the property.

(2) A neighborhood transportation plan approved by the city commission clearly indicates that sidewalks are not preferred for the area in which the property is located.

(3) Property owners may request relief from the provisions of this section by making application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issues exists that would otherwise preclude the installation of a sidewalk in the specified location.

Record

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

Showing 1-10 of 10

Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Unit # (start)	Status
MEC-GEN-24100172	HVAC FOR NEW SINGLE FAMILY RESIDENCE	Mechanical sub permit	Mechanical Permit	0		809	SW	12	AVE		Plan Set S
PLN-BOA-24100004		Sidewalk variance	Z- Board of Adjustment (BOA)	0		809	SW	12	AVE		Open
PLB-GEN-24090236	Lawn sprinklers for new single family residence	Plumbing Irrigation Permit	Plumbing Permit	0		809	SW	12	AVE		Pending M
ELE-GEN-24090191	Electrical for new single family residence	Electrical Subpermit	Electrical Permit	0		809	SW	12	AVE		Pending M
PLB-GEN-24090235	Plumbing for new single family residence	Plumbing Subpermit	Plumbing Permit	0		809	SW	12	AVE		Awaiting C
BLD-GEN-24090339	New 2 story, 4 bedroom, 1 gym, 3 full bath, 1 hal...	New Construction Permit	Structural Permit	0		809	SW	12	AVE		Awaiting C
LND-INST-24090256	New landscape install for single family residence	Landscape sub permit	Landscape Installation Permit	0		809	SW	12	AVE		Awaiting C
ROW-LAND-24090011	New ROW landscape install	ROW LANDSCAPE	ROW Landscaping Permit	0		809	SW	12	AVE		Awaiting C
BLD-GEN-24090341	New brick paver driveway on/off site	Paving Permit	Structural Permit	0		809	SW	12	AVE		Awaiting C
ELE-SRVCH-WT-24070006	200 Amp Temporary Service	Online Walk-Thru- Service Ch...	Walk-Thru - Service Change	0		809	SW	12	AVE		Issued

Page 1 of 1

CITY OF FORT LAUDERDALE

PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: November 13, 2024 **TIME: 6:00 P.M.** **CASE: PLN-BOA-24100004**

Sec. 25-62. (b)(3) - Requirements for new development and site alterations.

- **Requesting a special exception, granting relief from the requirement to install a sidewalk per Sec 25-62.**

Please Note: As per Sec. 25-62. (b)(3) Sidewalks shall be constructed on all public streets abutting the property, except as provided herein: Property owners may request relief from the provisions of this section by making an application to the board of adjustment. The property owner shall have the burden of demonstrating that a unique circumstance particular to the property at issue exists that would otherwise preclude the installation of a sidewalk in the specified location.

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

TO WATCH AND LISTEN TO THE BOARD OF ADJUSTMENT MEETING VISIT:
https://www.fortlauderdale.gov/government/BOA
www.youtube.com/cityoffortlauderdale
To view more information about this item, please visit:
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

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. PIN-BOA-24100004

APPLICANT: LAZARO DINH

PROPERTY: 809 SW 12TH AVE FORT LAUDERDALE FL 33312

PUBLIC HEARING DATE: NOV 13TH 2024

BEFORE ME, the undersigned authority, personally appeared LAZARO DINH, 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. _____ **(initial here)**

_____
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 24 day of Oct, 2024

(SEAL)

ALEXANDRA WINTERS
Notary Public-State of Florida
Commission # HH 160780
My Commission Expires
August 03, 2025

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

809
CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
DATE: November 13, 2024
TIME: 6:00 P.M.
CASE: PLN-BOA-24100004
Sec. 25-62. (b)(3) - Requirements for new development and site alterations.
•Requesting a special exception, granting relief from the requirement to install a sidewalk per Sec 25-62.

PUBLIC NOTICE

DEVELOPMENT SERVICES DEPARTMENT

ZONING & LANDSCAPING DIVISION

BOARD OF ADJUSTMENT (BOA) APPLICATION FORM

REV: 03/18/2024 APPLICATION FORM: BOA

GENERAL INFORMATION
BOARD OF ADJUSTMENT REVIEW PROCESS AND APPLICATION SUBMITTAL

BOARD OF ADJUSTMENT MEETING REQUEST: Prior to the submittal of the Board of Adjustment application, applicants are required to schedule a meeting request with Zoning and Landscaping Division staff to obtain feedback regarding the proposed variance, special exception, or other applications. The meeting includes general guidance on the submittal and process for the application type. To request a meeting with staff, email request to the Board of Adjustment.

APPLICATION DEADLINE: Submittals must be received by 5:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if application, survey, plans and other documentation do not meet the submittal requirements and if changes are required. The applicable Meeting Dates and Deadlines can be found on the City's website at the Board of Adjustment webpage. Staff will provide guidance once an application has been submitted to the City.

ONLINE SUBMITTAL PROCESS: Submittals must be conducted through the City's online citizen access portal and payment of fees LauderBuild.
LauderBuild requires the creation of an online account to submit a complete application. To access submittal requirements and standards please visit the LauderBuild Plan Room.
Staff will provide guidance once an application has been submitted to the City.

DETERMINATION OF COMPLETENESS: Submittals are reviewed for completeness to ensure the application submittal contains all the required information including plans, survey, proof of ownership, narratives, and other pertinent documentation. The City will notify the applicant within five (5) business days from submittal with a determination of completeness. The notification will be sent via email and will indicate application completeness or incompleteness with required changes. BOA Flow Chart.

PAYMENT OF FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time.
In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, special advertising, re-advertising and any other costs associated with the application submittal shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit. Applicants will receive invoices electronically indicating the applicable fee(s). Note, there are fees at various stages of review depending on application type. All Fees are paid online.

PUBLIC SIGN NOTICE: Board of Adjustment (BOA) application, and certain applications are subject to public sign notice. Affidavits must be completed and submitted to the city stated compliance that such has been completed. The affidavit form can be found in this package on page 4 and on the City's website.

EXAMPLE VARIANCE SUBMITTAL
Click to access the Board of Adjustment (BOA) page to view previous Board of Adjustment (BOA) agendas, case backup, minutes and results.

QUESTIONS: Questions regarding the Board of Adjustment process or LauderBuild, contact us by phone or email at: boardofadjustment@fortlauderdale.gov
Phone: 954-828-6520, Option 5.

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The Board of Adjustment application form must be filled out accurately and all applicable sections must be completed. Complete the sections indicated for application, type N/A for those section items not applicable. Select the application type below and complete entire application form.

Application Type (Select the application type from the list below and complete pages 1-4 of the application)	FEES
◉ Requesting a Variance/Special Exception/Interpretation (**Before**)	$2,332
○ Requesting a Variance/Special Exception/Interpretation (**After**)	$2,968
○ Requesting Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (**Before**)	$689
○ Requesting a Variance/Special Exception/Interpretation for Residential Accessory Structures & Existing Non-Conforming Structures (Homesteaded Only) (**After**)	$901
○ Request for Continuance	$954
○ Request for Rehearing	$318
○ Rehearing Request before the board	$1,219

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	
Date of complete submittal	10/4/2024

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

Property Owner's Name	809 SW 12TH AVE LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	1304 SW 9TH STREET FORT LAUDERDALE FL 33312
E-mail Address	LAZARODINH@GMAIL.COM
Phone Number	786-693-0231
Proof of Ownership	☑ Warranty Deed or ☐ Tax Record

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

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Agent Authorization Form Submitted	☐

Include ANY Related code case/permit #	
Existing / New	Existing: ☑ New: ☐
Project Address	Address: 809 SW 12TH AVE FORT LAUDERDALE FL 33312
Legal Description	SEE SURVEY
Tax ID Folio Numbers *(For all parcels in development)*	504209021091
Variance/Special Exception Request *(Provide a brief description of your request)*	exception for new sidewalk for new construction site, site has a mature oak tree over 100+ years old on the path of the sidewalk, see narrative
Applicable ULDR Sections *(Include all code sections)*	Sec.25-62 (b).(3).

Current Land Use Designation	RESIDENTIAL
Current Zoning Designation	RD-15
Current Use of Property	residential
Site Adjacent to Waterway	☐ Yes ☒ No

Setbacks (indicate direction N, S, E, W)			Required	Proposed
Front			25	25
Side			5	5
Side			5	5
Rear			15	15

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.

exception for new sidewalk for new construction site required under section 25-62 (b).(3)

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

please see attached

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

please see attached

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

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

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 4TH day of OCTOBER, 20 24

(SEAL) ALEXANDRA WINTERS Notary Public-State of Florida Commission # HH 160780 My Commission Expires August 03, 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES:

BROWARD COUNTY – DEVELOPMENT SERVICES DEPARTMENT

Board of Adjustment (BOA) Application
NARRATIVE
For Special Relief to not install a sidewalk **Sec. 25-62(b)(3)** At
809 SW 12th Avenue, Fort Lauderdale, FL 33312
By Lazaro Dinh (Dinh Consulting LLC)

CRITERIA

a. Does the proposed development or use meet requirement for a special exception as provided by the ULDR

The proposed use is a Single Family residence which is permitted in zone RD-15. Sec 25-62(b)(3) is a requirement for the use and the owner can seek special relief from the requirement to install a sidewalk.

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

The Requested Special Exception would:

1. Preserve the appearance of the Riverside Park Community since well over 80% of the homes do not have sidewalks
2. Preserve the appearance of the yard because installing a sidewalk will require removal of 1 mature oak tree that is in the pathway of where the sidewalk would need to be installed
3. Since there would be no other sidewalks anywhere in the vicinity of the home, a sidewalk would have no connection at either end. This would detract from the overall look of the community and, possibly, create a trip and fall hazard at either end of the unconnected sidewalk
4. This would compromise the look of the neighborhood that is known for the large oak trees that line the streets giving everyone shade and a unique look to a very charming neighborhood.
5. This street has, for decades, comfortably and safely facilitated its unrestricted use by pedestrians, especially dog walkers, cyclists, joggers, and vehicles.

SUPPLEMENTAL INFORMATION

We as the property owners are requesting a special exception/relief under **Section 25-62(b)(3)**. The unique circumstances particular to this property are issues that would otherwise preclude the installation of a sidewalk in the specified location because of the following reasons:

1. Preserve the appearance of the Riverside Park Community since well over 80% of the homes do not have sidewalks

   - This street is not a main road and 100% of the properties on our street and the other side streets do not have sidewalks

2. Preserve the appearance of our yard because installing a sidewalk will require removal of 1 mature oak tree

   - The Riverside Park Residents' Association are proponents of tree preservation in Fort Lauderdale and especially our neighborhood. Per the Association, Riverside Park takes pride in our tree canopy and it is critical to our identity as a neighborhood.

3. With no other sidewalks anywhere in the vicinity of this property, a sidewalk would have no connection at either end.

   - This could create a trip and fall hazard at either end of the unconnected sidewalk as proposed

4. This would detract from the overall look of the neighborhood with a sidewalk to nowhere and, possibly, impact property values.

   - This street has, for decades, comfortably and safely facilitated its unrestricted use by pedestrians, especially dog walkers, cyclists, joggers, and vehicles.

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: NOV 13

□ **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).

□ **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. 19TH 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@bcpa.net or call 954-357-6855 OR Kenny Gibbs at kgibbs@bcpa.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".

Instr# 119631232 , Page 1 of 2, Recorded 06/14/2024 at 11:17 AM
Broward County Commission
Deed Doc Stamps: $5005.00

Prepared by and return to:
Lisette Blanco
Law Offices of Lisette M Blanco PA
7900 Northwest 155th Street
Unit 101
Miami Lakes, FL 33016

File No 2024-350

Parcel Identification No 5042-09-02-1090

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 12th day of June, 2024 between Paul W. Edgerly, a single man, Individually and Trustee of Paul W. Edgerly, Trustee of the EDGERLY REVOCABLE TRUST OF 2005 dated May 25, 2005, whose post office address is 809 Southwest 12th Avenue, Fort Lauderdale, FL 33312, of the County of Broward, Grantor, to **809 SW 12th Ave LLC, a Florida Limited Liability Company**, whose post office address is 1314 East Las Olas Boulevard, 1210, Fort Lauderdale, FL 33301, of the County of Broward, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward, Florida, to-wit:

Lots 2 and 3, Block 11, of AMENDED PLAT OF RIVERSIDE ADDITION TO FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page(s) 13, of the Public Records of Broward County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Paul W. Edgerly, Trustee of the EDGERLY REVOCABLE TRUST OF 2005 dated May 25, 2005

By: _____
Paul W. Edgerly, Individually and as Trustee

_____
WITNESS
PRINT NAME: Michael Blanco

_____
WITNESS
PRINT NAME: DAVID M GOLDMAN

1900 NW 17TH ST #401
MIAMI, FL 33126
WITNESS 1 ADDRESS

1901 W. BROWARD BLVD
FORT LAUDERDALE, FL 33312
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 12 day of June, 2024, by Paul W. Edgerly, Indiviidually and as Trustee of Paul W. Edgerly, Trustee of the EDGERLY REVOCABLE TRUST OF 2005 dated May 25, 2005.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

MICHAEL BLANCO
Notary Public - State of Florida
Commission # HH 389140
My Comm. Expires Apr 19, 2027

Personally Known:_____ OR Produced Identification: ✓
Type of Identification
Produced: FLDL

Detail by Entity Name

Florida Limited Liability Company
809 SW 12TH AVE LLC

Filing Information

Document Number	L24000245766
FEI/EIN Number	NONE
Date Filed	05/29/2024
Effective Date	05/29/2024
State	FL
Status	ACTIVE

Principal Address

809 SW 12TH AVE
FT LAUDERDALE, FL 33312 UN

Mailing Address

1314 E LAS OLAS BLVD
SUITE 1210
FT LAUDERDALE, FL 33301 UN

Registered Agent Name & Address

PREMIER RENTAL MANAGEMENT LLC
1314 E LAS OLAS BLVD
SUITE 1210
FT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title MGR

DINH, HANH
1314 EAST LAS OLAS BOULEVARD, 1210
FORT LAUDERDALE, FL 33301 UN

Title MGR

DINH CONSULTING LLC
1314 E LAS OLAS BLVD, 1210
FORT LAUDERDALE, FL 33301 UN

Title MGR

WESTPRORE LLC
724 SW 12TH AVE
FORT LAUDERDALE, FL 33312

Annual Reports

No Annual Reports Filed

Document Images

05/29/2024 -- Florida Limited Liability View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
DINH CONSULTING LLC

Filing Information

Document Number	L18000272104
FEI/EIN Number	APPLIED FOR
Date Filed	11/26/2018
Effective Date	11/22/2018
State	FL
Status	ACTIVE

Principal Address

1304 sw 9th street
FT LAUDERDALE, FL 33312

Changed: 10/01/2024

Mailing Address

1126 S FEDERAL HWY
829
FT LAUDERDALE, FL 33316

Changed: 02/29/2024

Registered Agent Name & Address

SUNSHINE CORPORATE FILLINGS LLC
7901 4th St N
300
St Petersburg, FL 33702

Name Changed: 02/29/2024

Address Changed: 02/29/2024

Authorized Person(s) Detail

Name & Address

Title MGR

DINH, LAZARO
1126 S Federal Hwy
829

FT LAUDERDALE, FL 33316

Annual Reports

Report Year	Filed Date
2024	02/29/2024
2024	08/26/2024
2024	10/01/2024

Document Images

10/01/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
08/26/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
02/29/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- ANNUAL REPORT	View image in PDF format
03/07/2022 -- ANNUAL REPORT	View image in PDF format
03/17/2021 -- ANNUAL REPORT	View image in PDF format
01/14/2020 -- ANNUAL REPORT	View image in PDF format
04/01/2019 -- ANNUAL REPORT	View image in PDF format
11/26/2018 -- Florida Limited Liability	View image in PDF format

FOLIO_NUMB	NAME_LINE_	NAME_LINE1
504209021040	WILLIAMS,DONALD	
504209020440	HECKER,THOMAS	
504209020990	2018-3 IH BORROWER LP	% INVITATION HOMES - TAX DEPT
504209020400	GALLOWAY,JOEY & BRIGITTA	
504209020430	DRAGOSLAVIC,GORAN	
504209020420	BRENNAN,CHRISTOPHER KENNETH	BRENNAN,ESTHEL CHRIS-ANNE
504209021030	EPPS,JOSEPH L	WILCZEK,DAVID R
504209021470	INVESTONE PROPERTIES LLC	
504209020330	BUNIN-STEVENSON,CATHERINE	STEVENSON,RICHARD E JR
504209020410	DOKUCHITZ,PETER S III	MORSE,JOAN M
504209021010	1313 SW 8TH CT LLC	
504209021020	RODRIGUEZ,JOSE A	
504209020340	STAMM,WILLIAM J & ELISE	
504209020350	KNUPP,CHARLES R	STEVENS,CYNTHIA A
504209021080	FAUBEL,GISELLE	
504209021310	801 APARTMENTS LLC	%RASCAL MANAGEMENT LLC
504209021140	ABDALLA,KHALED	DEL VALLE,LEONOR RAMIREZ
504209021150	MURRAY,JOHN III	FORTIER,BRIAN A
504209021320	BALOUANE,DRISS & OLIVIA	
504209021100	CARIMBOCAS,JUDY L	
504209021120	WINIFRED A POWERS RIVERSIDE	PROPERTIES REV TR ETAL
504209021330	PELLOT,FELIX LUIS	TORRES CATAQUET,KAYSSA M
504209021160	RICHMOND,GARY J	GARY J RICHMOND REV LIV TR
504209021110	STEVENS,ANDREA CATHERINE	
504209021111	HOLEY,SCOTT E & DAWN R	
504209021350	JUDAH,SABRINA	
504209021340	HILL,LARRY O & LAURA A	
504209021170	MID BAY MIAMI LLC	
504209021180	RIVERSIDE VACATIONS LLC	
504209021190	POPE,ROBERT J JR & JOELIE M	
504209021191	CASA RIO REV TR	
504209021200	SHAW,RANDALL DREW	
504209021201	MOOS,JEFFREY J	MOOS,JENNIFER L
504209021202	JEAN-MARY,FRITZ	
504209021210	SWEENEY,TAMMERA M	SWEENEY,THOMAS J
504209BA0030	733 SW 13 AVE LLC	
504209BA0020	STABILE,JESSICA	
504209BA0010	GONZALES,NICOLE E	
504209BA0040	INTERNATIONAL YACHT SERVICES FT	LAUDERDALE LLC
504209021130	802 SW 14TH AVE LAND TRUST	
504209021091	809 SW 12TH AVE LLC	
504209021121	WINIFRED A POWERS RIVERSIDE	PROPERTIES REV TR ETAL
504209000080	SOUTH FLORIDA WATER MANAGEMENT	DISTRICT

504209022340	PUBLIC LAND	% CITY OF FORT LAUDERDALE
504209021090	809 SW 12TH AVE LLC	

ADDRESS_LI	CITY	STATE	ZIP
724 SW 14 AVE	FORT LAUDERDALE	FL	33312
726 SW 13 AVE	FORT LAUDERDALE	FL	33312
1717 MAIN ST #2000	DALLAS	TX	75201
301 NE 2 AVE	DANIA BEACH	FL	33004
1800 W BROWARD BLVD	FORT LAUDERDALE	FL	33312
732 SW 13 AVE	FORT LAUDERDALE	FL	33312
732 SW 14 AVE	FORT LAUDERDALE	FL	33312
1900 W CHICAGO AVE #A	CHICAGO	IL	60622
17 WALNUT ST	ROCKLAND	ME	04841
741 SW 12 AVE # 1-2	FORT LAUDERDALE	FL	33312
3091 NE 46 ST	FORT LAUDERDALE	FL	33308
736 SW 14 AVE	FORT LAUDERDALE	FL	33312
744 SW 12 AVE	FORT LAUDERDALE	FL	33312
750 SW 12 AVE	FORT LAUDERDALE	FL	33312
1301 SW 8 CT	FORT LAUDERDALE	FL	33312
14681 BISCAYNE BLVD #130	NORTH MIAMI BEACH	FL	33181
800 SW 12 AVE	FORT LAUDERDALE	FL	33312
808 SW 12 AVE	FORT LAUDERDALE	FL	33312
809 SW 14 AVE	FORT LAUDERDALE	FL	33312
811 SW 12 AVE	FORT LAUDERDALE	FL	33312
1204 SW 5 CT	FORT LAUDERDALE	FL	33312
2392 COUNTRY GOLF DR	WELLINGTON	FL	33414
812 SW 12 AVE	FORT LAUDERDALE	FL	33312
1329 SW 9 ST	FORT LAUDERDALE	FL	33312
1504 SW 4 CT	FORT LAUDERDALE	FL	33312
522 SW 11 CT	FORT LAUDERDALE	FL	33315
1980 NW 9 AVE	FORT LAUDERDALE	FL	33311
11930 BAYSHORE DR #PH2	NORTH MIAMI	FL	33181
8225 PIONEER RD	WEST PALM BEACH	FL	33411
824 SW 12 AVE	FORT LAUDERDALE	FL	33312
1304 SW 9 ST	FORT LAUDERDALE	FL	33312
1308 SW 9 ST #1-2	FORT LAUDERDALE	FL	33312
605 SW 12 AVE	FORT LAUDERDALE	FL	33312
390 NE 154 ST	MIAMI	FL	33162
1400 SW 9 ST	FORT LAUDERDALE	FL	33312
733 SW 13 AVE #3	FORT LAUDERDALE	FL	33312
PO BOX 1618	RANCHO SANTA FE	CA	92067
733 SW 13 AVE #1	FORT LAUDERDALE	FL	33312
757 SE 17 ST #1057	FORT LAUDERDALE	FL	33316
802 SW 14 AVE	FORT LAUDERDALE	FL	33312
1314 EAST LAS OLAS BLVD STE 1210	FORT LAUDERDALE	FL	33301
1204 SW 5 CT	FORT LAUDERDALE	FL	33312
PO BOX 24680	WEST PALM BEACH	FL	33416

101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301
1314 E LAS OLAS BLVD STE 1210	FORT LAUDERDALE	FL	33301

ADDRESS__1		LEGAL_LINE
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
DALLAS	TX75201	RIVERSIDE ADD AMEN PLAT 1-13 B
DANIA BEACH	FL33004	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
CHICAGO	IL60622	RIVERSIDE ADD AMEN PLAT 1-13 B
ROCKLAND	ME04841	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33308	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
NORTH MIAMI BEACH	FL33181	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
WELLINGTON	FL33414	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33315	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33311	RIVERSIDE ADD AMEN PLAT 1-13 B
NORTH MIAMI	FL33181	RIVERSIDE ADD AMEN PLAT 1-13 B
WEST PALM BEACH	FL33411	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
MIAMI	FL33162	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE PARK CONDOS LLC
RANCHO SANTA FE	CA92067	RIVERSIDE PARK CONDOS LLC
FORT LAUDERDALE	FL33312	RIVERSIDE PARK CONDOS LLC
FORT LAUDERDALE	FL33316	RIVERSIDE PARK CONDOS LLC
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33301	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33312	RIVERSIDE ADD AMEN PLAT 1-13 B
WEST PALM BEACH	FL33416	9-50-42

FORT LAUDERDALE	FL33301	RIVERSIDE ADD AMEN PLAT 1-13 B
FORT LAUDERDALE	FL33301	RIVERSIDE ADD AMEN PLAT 1-13 B

LEGAL_LI_1	LEGAL_LI_2
LOT 13 TO 15 & W1/2 OF PT VAC	ALLEY LYING E OF & ADJ TO SAID
LOTS 13,14 S1/2 & W1/2 VAC ALLEY	ABUTTING SAID LOT BLK 4
LOT 7,8 & E1/2 OF VAC ALLEY	LYING W OF LOTS 7 & 8 & ABUT
LOT 8 & E1/2 VAC ALLEY	ABUTTING SAID LOT BLK 4
LOT 12 & W1/2 VAC ALLEY	ABUTTING SAID LOT BLK 4
LOT 11 & W1/2 VAC ALLEY	ABUTTING SAID LOT BLK 4
LOT 12 & W1/2 OF VAC ALLEY LYING	E OF LOT 12 & ADJ TO SAME
LOTS 9,10 & E1/2 VAC ALLEY	ABUTTING SAID LOT BLK 15
LOT 9 BLK 3	
LOTS 9,10 & W1/2 VAC ALLEY	ABUTTING SAID LOTS BLK 4
LOT 10 & E1/2 OF VAC ALLEY LYING	W OF LOT 10 & ABUT SAME
LOT 11 & W1/2 OF VAC ALLEY LYING	E OF LOT 11 & ADJ TO SAME
LOT 10,11 BLK 3	
LOT 12 TOGETHER WITH	N 20 OF VAC RD BLK 3
LOT 1 BLK 11	
LOT 1,2 & E1/2 OF VAC ALLEY	ABUTTING SAID LOTS BLK 14
LOT 1 TOGETHER WITH S 20 OF	VACATED RD BLK 12
LOT 2,3 LESS S 5 BLK 12	
LOT 3 & E1/2 OF VAC ALLEY	ABUTTING SAID LOTS BLK 14
LOT 4,5 & E1/2 OF VAC ALLEY	ABUTTING SAID LOTS
LOT 8 & W1/2 OF PT OF ALLEY	LYING E OF & ABUTTING LOT 8
LOT 4 & E1/2 OF VAC ALLEY	ABUTTING SAID LOT BLK 14
LOT 4,3 S 5 BLK 12	
LOT 6 E1/2,7 E1/2 & W1/2 OF THAT	PT OF VACATED ALLEY LYING E OF
LOT 6 W1/2,7 W1/2 BLK 11	
LOT 5 E 70,6 E 70 BLK 14	
LOT 5 W 60,6 W 60 & E1/2 OF VAC	ALLEY ABUTTING SAID LOTS BLK 14
LOT 5 BLK 12	
LOT 6 BLK 12	
LOT 7 & PT OF VAC'D ALLEY ABUT	SAME & PT OF FILLED AREA,ALL
LOT 1 BLK 13 TOGETHER WITH POR	OF LOT 7 BLK 12 & VAC'D ALLEY
LOT 2 BLK 13	
LOT 3 BLK 13	
LOT 4 BLK 13	
LOT 5 BLK 13	
UNIT 3	PER CDO BK/PG: 40783/843
UNIT 2	PER CDO BK/PG: 40783/843
UNIT 1	PER CDO BK/PG: 40783/843
UNIT 4	PER CDO BK/PG: 40783/843
LOTS 10 & 11,BLK 11	
LOT 3 BLK 11	
LOT 9 BLK 11	
POR OF SOUTH FORK OF NEW RIVER	LYING WITHIN SEC 9 & 10-50-42 &

ROAD RIGHTS OF WAY AS DEDICATED PER PLAT LESS THOSE PORTIONS
LOT 2 BLK 11

LEGAL_LI_3	LEGAL_LI_4
LOTS BLK 10	
SAME BLK 10	
BLK 10	
BLK 10	
BLK 10	
BLK 11	
BLK 11	
& ABUTTING SAID LOTS BLK 11	
DESC'D AS,BEG AT MOST NLY COR	OF LOT 7,SE ALG NLY/L 161.14 TO
LESS POR DESC AS:BEG AT MOST NLY	COR SAID LOT 7;SE 161.14,SW
N OF DAVIE BLVD R/W	

VAC'D IN BLKS 1-8,10-19,21 & 22

LEGAL_LI_5	LEGAL_LI_6
NAIL IN SEAWALL,SW ALG SEAWALL 59.19,NW 34.46,NW 29.29,SW 6.25,	59.19 TO 5/8" IRON ROD IN SEA-NW 103.02 TO SLY RIGHT-OF-WAY

LEGAL_LI_7	LEGAL_LI_8
WALL,WLY 34.46,NW 29.29,SW 6.25 LINE OF SW 9TH ST,E 4.25 TO MOST	TO C/L OF VAC'D ALLEY,NW ALG WLY COR LOT 7,NE 44.89 TO POB &

LEGAL_LI_9	LEGAL_L_10
C/L 103.02 TO SLY R/W/L OF SW 9 TOG W/ POR LOT 40 OF VALENTINES	ST,E 4.25 TO MOST WLY COR OF LOT SUB B-29 D DESC AS:COMM NW COR

LEGAL_L_11	LEGAL_L_12	LEGAL_L_13	ZIP4
			2435
			4812
			1550
			2429
			2435
			2422
			2423
			2423
			2466
			2466
			2465
			8373
7 (BEING 1/2" IRON PIPE IN CON-	CRETE)NE 44.89 TO POB BLK 12		
OF SAID LOT 40, E 888.90 TO POB,	E 45.10,SW 13.81,NW 43.30 TO POB	& LOT 39 S 5 LESS W 780	
			5024
			7266
			4680

MILLAGE_CO	USE_CODE	USE_TYPE	MARKET_ARE	COMB_SPLIT	JUST_LAND_	JUST_BUILD	JUST_OTHER
0312	01	01	3B		87180	375410	0
0312	01	01	3B		43590	795110	0
0312	01	01	3B		58120	593340	0
0312	08	02	3B		15000	360200	0
0312	08	05	3B		20510	625420	0
0312	01	01	3B		29060	662670	0
0312	01	01	3B		29060	495790	0
0312	01	02	3B		58120	837790	0
0312	00	01	3B		822690	0	0
0312	08	02	3B		29460	449890	0
0312	08	05	3B		20510	849540	0
0312	01	01	3B		29060	365030	0
0312	01	01	3B		452130	1514710	0
0312	01	01	3B		338830	1878290	0
0312	01	01	3B		27630	676720	0
0312	08	05	3B		41030	875760	0
0312	01	01	3B		311360	1696490	0
0312	01	01	3B		398030	759440	0
0312	01	01	3B		29060	344240	0
0312	01	01	3B		43150	742950	0
0312	08	02	3B		20510	530080	0
0312	08	04	3B		20510	660370	0
0312	01	01	3B		172490	998650	0
0312	01	01	3B		30490	293900	0
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0312	08	02	3B		21000	360200	0
0312	08	02	3B		20030	359850	0
0312	01	01	3B		155520	2350340	0
0312	01	02	3B		142410	733950	0
0312	01	02	3B		188600	588340	0
0312	01	02	3B		288980	808990	0
0312	08	02	3B		19500	379730	0
0312	08	02	3B		19500	380180	0
0312	08	04	3B		19500	660080	0
0312	01	01	3B		27630	543250	0
0312	04		3B		19950	179550	0
0312	04		3B		19950	179550	0
0312	04		3B		19150	172370	0
0312	04		3B		19950	179550	0
0312	01	02	3B		55250	1106640	0
0312	01	01	3B		27450	837220	0
0312	08	02	3B		19500	530270	0
0312	95		3B		69250	0	0

0312	94		3B	264000	0	0
0312	01	01	3B	27630	184130	0

LY_JUSTVAL	LY_SOHL	LY_SOHB	PREV_SOH_V	NEW_SOH_VA	NEW_SB_SOH	HE1_AMOUNT
462590	0	0	223040	223040	223040	25000
838700	0	0	483250	483250	483250	25000
651460	0	0	491830	541010	651460	0
375200	0	0	119580	131530	375200	0
645930	0	0	256650	282310	645930	0
691730	0	0	369400	369400	369400	25000
524850	0	0	102060	102060	102060	25000
895910	0	0	895910	895910	895910	0
822690	0	0	822690	822690	822690	0
479350	0	0	92570	92570	92570	25000
870050	0	0	870050	870050	870050	0
394090	0	0	89360	89360	89360	25000
1966840	0	0	405310	405310	405310	25000
2217120	0	0	454040	454040	454040	25000
704350	0	0	704350	704350	704350	25000
916790	0	0	916790	916790	916790	0
2007850	0	0	1518920	1518920	1518920	25000
1157470	0	0	591160	591160	591160	25000
373300	0	0	65710	65710	65710	25000
786100	0	0	423490	423490	423490	25000
550590	0	0	207510	228260	550590	0
680880	0	0	663720	680880	680880	0
1171140	0	0	413850	413850	413850	25000
324390	0	0	231250	231250	231250	25000
469690	0	0	191710	210880	469690	0
381200	0	0	174880	192360	381200	0
379880	0	0	169540	186490	379880	0
2505860	0	0	2505860	2505860	2505860	0
876360	0	0	876360	876360	876360	0
776940	0	0	407240	407240	407240	25000
1097970	0	0	1097970	1097970	1097970	25000
399230	19500	185600	394970	394960	394960	25000
399680	0	0	347120	381830	399680	0
679580	0	0	291260	320380	679580	0
570880	0	0	120210	120210	120210	25000
199500	0	0	199500	199500	199500	0
199500	0	0	199500	199500	199500	0
191520	0	0	191520	191520	191520	25000
199500	0	0	117760	129530	199500	0
1161890	0	0	1103830	1103830	1103830	25000
864670	0	0	864670	864670	864670	0
549770	0	0	334620	368080	549770	0
69250	0	0	69250	69250	69250	0

264000	0	0	264000	264000	264000	0
211760	0	0	211760	211760	211760	0

HE2_AMOUNT	WVD_AMOUNT	EXEMPTION_	COUNTY_MEX	SCHOOL_MEX	CITY_MEX_A	INDEP_MEX_
25000	0	0	0	0	0	0
25000	0	0	0	0	0	0
0	0	0	0	0	0	0
0	5000	0	0	0	0	0
0	0	0	0	0	0	0
25000	0	0	0	0	0	0
25000	0	0	0	0	0	0
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25000	0	0	0	0	0	0
15710	0	0	0	0	0	0
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0	0	0	0	0	0	0
25000	0	0	0	0	0	0
25000	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
25000	0	0	0	0	0	0
25000	0	0	0	0	0	0
25000	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
25000	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
25000	0	0	0	0	0	0
0	0	0	0	0	0	0
25000	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	69250	69250	69250	69250

0	0	0	264000	264000	264000	264000
0	0	0	0	0	0	0

COUNTY_TAX	SCHOOL_TAX	CITY_TAXAB	INDEP_TAXA	HE_PERCENT	LY_HE_PERC	ME_PERCENT
173040	198040	173040	173040	1/1	1/1	
433250	458250	433250	433250	100	100	
541010	651460	541010	541010			
126530	370200	126530	126530			
282310	645930	282310	282310			
319400	344400	319400	319400	100	100	
2060	77060	2060	52060	1/1	1/1	
895910	895910	895910	895910			
822690	822690	822690	822690			
42570	67570	42570	42570	1/1	1/1	
870050	870050	870050	870050			
39360	64360	39360	39360	100	100	
355310	380310	355310	355310	1/1	1/1	
404040	429040	404040	404040	2/2	2/2	
654350	679350	654350	654350	100	100	
916790	916790	916790	916790			
1468920	1493920	1468920	1468920	100	100	
541160	566160	541160	541160	100	100	
25000	40710	25000	25000	100	100	
373490	398490	373490	373490	100	100	
228260	550590	228260	228260			
680880	680880	680880	680880			
363850	388850	363850	363850	1/1	1/1	
181250	206250	181250	181250	100	100	
210880	469690	210880	210880			
192360	381200	192360	192360			
186490	379880	186490	186490			
2505860	2505860	2505860	2505860			
876360	876360	876360	876360			
357240	382240	357240	357240	100	100	
1047970	1072970	1047970	1047970	100	100	
344960	369960	344960	344960	100	100	
381830	399680	381830	381830			
320380	679580	320380	320380			
70210	95210	70210	70210	1/1	1/1	
199500	199500	199500	199500			
199500	199500	199500	199500			
141520	166520	141520	141520	100	100	
129530	199500	129530	129530			
1053830	1078830	1053830	1053830	100	100	
864670	864670	864670	864670			
368080	549770	368080	368080			
0	0	0	0			100

0	0	0	0		100
211760	211760	211760	211760	100	

WVD_TYPE	EXEMPTION1	SOH_YEAR	COM_SOH_YE	FLAT_RATE_	DEL_FLAG	DEL_VALUE	ADD_VALUE
		99	08		Y	0	0
		20	20		Y	0	0
			16		Y	0	0
8			08		Y	0	0
			08		Y	0	0
		16	16		Y	0	0
		94	08		Y	0	0
			25		Y	0	0
			25		Y	0	0
		94	08		Y	0	0
			22		Y	0	0
		96	08		Y	0	0
		96	08		Y	0	0
		94	08		Y	0	0
		24	24		Y	0	0
			21		Y	0	0
		17	17		Y	0	0
		15	15		Y	0	0
		13	13		Y	0	0
		17	17		Y	0	0
			08		Y	0	0
			20		Y	0	0
		94	08		Y	0	0
		17	17		Y	0	0
			08		Y	0	0
			12		Y	0	0
			08		Y	0	0
			23		Y	0	0
			22		Y	0	0
		18	18		Y	0	0
		20	20	N	Y	0	0
		21	21		Y	0	0
			15		Y	0	0
			13		Y	0	0
		96	08		Y	0	0
			24		Y	0	0
			24		Y	0	0
		24	24		Y	0	0
			16		Y	0	0
		24	24		Y	0	0
			25		Y	0	0
			08		Y	0	0
	12		14		Y	0	0

14	14	Y	0	0
	25	Y	0	0

LIGHT_DIST	GARBAGE_DI	GARBAGE_AS	FIRE_DISTR	FIRE_CLASS	FIRE_ASSES	SAFE_NEIGH	SAFE_NEI_1
	F	9.44	03	R	1		0
	F	9.44	03	R	1		0
	F	9.44	03	R	1		0
	F	14.64	03	R	2		0
	F	36.60	03	R	5		0
	F	9.44	03	R	1		0
	F	9.44	03	R	1		0
	F	18.88	03	R	2		0
		0.00	03	L	1		0
	F	14.64	03	R	2		0
	F	36.60	03	R	5		0
	F	9.44	03	R	1		0
	F	9.44	03	R	1		0
	F	9.44	03	R	1		0
	F	9.44	03	R	1		0
	F	51.24	03	R	7		0
	F	9.44	03	R	1		0
	F	9.44	03	R	1		0
	F	9.44	03	R	1		0
	F	9.44	03	R	1		0
	F	14.64	03	R	2		0
	F	29.28	03	R	4		0
	F	9.44	03	R	1		0
	F	9.44	03	R	1		0
	F	14.64	03	R	2		0
	F	14.64	03	R	2		0
	F	14.64	03	R	2		0
	F	9.44	03	R	1		0
	F	18.88	03	R	2		0
	F	18.88	03	R	1		0
	F	18.88	03	R	1		0
	F	14.64	03	R	2		0
	F	14.64	03	R	2		0
	F	29.28	03	R	4		0
	F	9.44	03	R	1		0
	F	4.45	03	R	1		0
	F	4.45	03	R	1		0
	F	4.45	03	R	1		0
	F	4.45	03	R	1		0
	F	18.88	03	R	2		0
	F	9.44	03	R	1		0
	F	14.64	03	R	2		0
		0.00	03	X	1		0

	0.00 03	X	1	0
F	18.88 03	R	1	0

DRAINAGE_D	DRAINAGE_1	IMPROVEMEN	IMPROVEM_1	SALE_DATE_	DEED_TYPE_	STAMP_AMOU
	0.00		0.00	4/1/1991	PRD	0.55
	0.00		0.00	6/28/2021	QCD	0.70
	0.00		0.00	6/21/2018	SW*	0.70
	0.00		0.00	3/15/2005	WD	2513.00
	0.00		0.00	6/30/2003	WD	1820.00
	0.00		0.00	8/9/2019	QCD	0.70
	0.00		0.00	10/1/1991	QCD	0.60
	0.00		0.00	6/7/2024	WD	5565.00
	0.00		0.00	2/6/2024	WD	9338.00
	0.00		0.00	12/15/2005	QCD	236.60
	0.00		0.00	11/11/2021	WD	6650.00
	0.00		0.00	5/19/2023	D	0.70
	0.00		0.00	8/25/1995	WD	2086.00
	0.00		0.00	4/1/1993	WD	1995.00
	0.00		0.00	11/22/2023	WD	5460.00
	0.00		0.00	11/16/2020	WD	5950.00
	0.00		0.00	12/12/2016	WD	9800.00
	0.00		0.00	3/14/2014	WD	5670.00
	0.00		0.00	1/20/2012	PRD	399.00
	0.00		0.00	11/22/2016	WD	2555.00
	0.00		0.00	3/4/2021	DR*	0.70
	0.00		0.00	1/29/2019	WD	3570.00
	0.00		0.00	3/19/2015	SWD	0.70
	0.00		0.00	4/29/2016	WD	1225.00
	0.00		0.00	11/21/2001	WD	1414.00
	0.00		0.00	11/26/2003	WD	1501.50
	0.00		0.00	1/1/1980	WD	120.00
	0.00		0.00	3/3/2022	TD	18900.00
	0.00		0.00	6/11/2021	WD	7350.00
	0.00		0.00	9/2/2016	WD	4060.00
	0.00		0.00	4/10/2023	QCD	0.70
	0.00		0.00	9/21/2020	WD	3045.00
	0.00		0.00	4/14/2014	SWD	1243.90
	0.00		0.00	8/17/2016	QCD	0.70
	0.00		0.00	5/29/2013	QCD	513.80
	0.00		0.00	8/29/2023	QCD	0.70
	0.00		0.00	6/15/2023	WD	1540.00
	0.00		0.00	6/2/2023	WD	1470.00
	0.00		0.00	2/20/2015	SWD	563.50
	0.00		0.00	2/28/2023	SWD	0.70
	0.00		0.00	6/12/2024	WD*	5005.00
	0.00		0.00	3/4/2021	DR*	0.70
	0.00		0.00			0.00

0.00	0.00		0.00
0.00	0.00	6/12/2024 WD*	5005.00

BOOK_1	PAGE_1	SALE_DATE1	DEED_TYPE1	STAMP_AM_1	BOOK_2
18325.0000000000	87.0000000000	3/1/1986	QCD	0.50	0.0000000000
0.0000000000	0.0000000000	9/20/2019	WD	3727.50	0.0000000000
0.0000000000	0.0000000000	6/19/2015	SW*	0.70	0.0000000000
39429.0000000000	1697.0000000000	3/15/2002	WD	1078.00	33263.0000000000
35542.0000000000	969.0000000000	11/12/1998	WD	1183.00	29020.0000000000
0.0000000000	0.0000000000	9/1/2015	WD	2415.00	0.0000000000
18991.0000000000	703.0000000000	3/1/1987	WD	290.00	0.0000000000
0.0000000000	0.0000000000	4/4/2022	WD	5873.00	0.0000000000
0.0000000000	0.0000000000	1/19/2023	SWD	8750.00	0.0000000000
41108.0000000000	1594.0000000000	10/19/1998	QCD	373.10	28973.0000000000
0.0000000000	0.0000000000	11/26/2012	SWD	840.00	49363.0000000000
0.0000000000	0.0000000000	9/25/2000	QCD	0.70	30897.0000000000
23888.0000000000	561.0000000000	6/1/1985	WD	810.00	12642.0000000000
20594.0000000000	841.0000000000	11/1/1991	QCD	0.70	0.0000000000
0.0000000000	0.0000000000	4/8/2015	WD	2184.00	0.0000000000
0.0000000000	0.0000000000	7/28/2016	QCD	0.70	0.0000000000
0.0000000000	0.0000000000	8/15/2013	WD	7700.00	50089.0000000000
50638.0000000000	485.0000000000	11/1/2010	QCD	998.20	47537.0000000000
48477.0000000000	79.0000000000	6/26/2003	QCD	0.70	35487.0000000000
0.0000000000	0.0000000000	7/27/2001	SWD	0.70	32011.0000000000
0.0000000000	0.0000000000	2/12/2021	QC*	0.70	0.0000000000
0.0000000000	0.0000000000	11/15/2010	DRR	0.00	47521.0000000000
0.0000000000	0.0000000000	5/1/1993	WD	1820.00	20737.0000000000
0.0000000000	0.0000000000	4/17/2014	WD	1200.50	50708.0000000000
32410.0000000000	1594.0000000000	10/30/2001	WD	0.70	32410.0000000000
36526.0000000000	447.0000000000	11/10/1999	SWD	616.00	30035.0000000000
1327.0000000000	775.0000000000	4/1/1970	PRO	52.50	0.0000000000
0.0000000000	0.0000000000	6/25/2012	DRR	0.00	48854.0000000000
0.0000000000	0.0000000000	6/15/2001	WD	3360.00	31759.0000000000
0.0000000000	0.0000000000	8/4/2010	SWD	2310.00	47378.0000000000
0.0000000000	0.0000000000	2/11/2022	QCD	0.70	0.0000000000
0.0000000000	0.0000000000	12/21/2017	DRR	0.00	0.0000000000
50708.0000000000	278.0000000000	3/24/2014	DRR	0.70	0.0000000000
0.0000000000	0.0000000000	7/22/2012	QCD	0.70	49064.0000000000
49918.0000000000	872.0000000000	4/7/1995	WD	472.50	23364.0000000000
0.0000000000	0.0000000000	8/18/2023	WD	1645.00	0.0000000000
0.0000000000	0.0000000000	1/28/2013	WD	483.00	49468.0000000000
0.0000000000	0.0000000000	6/22/2012	SWD	489.30	48869.0000000000
0.0000000000	0.0000000000	12/4/2014	CET	7.70	51326.0000000000
0.0000000000	0.0000000000	12/11/2020	WD	2954.00	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000
0.0000000000	0.0000000000	3/4/2021	DRR	0.70	0.0000000000
0.0000000000	0.0000000000			0.00	0.0000000000

0.0000000000	0.0000000000		0.00	0.0000000000
0.0000000000	0.0000000000	4/2/2013 DRR	0.70	49795.0000000000

PAGE_2	SALE_DAT_1	DEED_TYP_1	STAMP_AM_2	BOOK_3	PAGE_3
0.0000000000	3/1/1981	WD	172.00	0.0000000000	0.0000000000
0.0000000000	8/26/2014	WD	3199.00	51082.0000000000	392.0000000000
0.0000000000	8/6/2013	WD	1820.00	50068.0000000000	1621.0000000000
399.0000000000	7/17/1997	WD	546.00	26781.0000000000	799.0000000000
1212.0000000000	10/31/1994	QCD	0.70	22842.0000000000	284.0000000000
0.0000000000	6/18/1999	QCD	0.70	29618.0000000000	1985.0000000000
0.0000000000	9/1/1978	WD	89.70	0.0000000000	0.0000000000
0.0000000000	4/1/1992	WD	420.00	19396.0000000000	110.0000000000
0.0000000000	6/13/2005	WD	6780.00	39852.0000000000	1773.0000000000
82.0000000000	6/1/1991	WD	684.00	18522.0000000000	31.0000000000
1386.0000000000	10/2/2012	OSA	0.00	49228.0000000000	1051.0000000000
524.0000000000	1/20/1995	WD	373.10	23091.0000000000	363.0000000000
97.0000000000	4/1/1981	WD	600.00	0.0000000000	0.0000000000
0.0000000000	8/1/1991	QCD	0.60	0.0000000000	0.0000000000
0.0000000000	9/4/2008	PRD	1662.50	45659.0000000000	1074.0000000000
0.0000000000	8/1/1993	WD	756.00	21039.0000000000	389.0000000000
1034.0000000000	9/15/2003	WD	4865.00	36112.0000000000	212.0000000000
619.0000000000	4/25/2008	QCD	0.70	45317.0000000000	32.0000000000
1205.0000000000	1/30/1995	WD	280.00	23110.0000000000	243.0000000000
239.0000000000	6/26/1998	QCD	147.00	28460.0000000000	460.0000000000
0.0000000000	6/16/1995	WD	126.00	23589.0000000000	206.0000000000
952.0000000000	9/1/2008	QCD	0.70	45652.0000000000	136.0000000000
69.0000000000	10/1/1991	WD	1500.00	0.0000000000	0.0000000000
1356.0000000000	10/6/2003	WD	770.00	36285.0000000000	1175.0000000000
1593.0000000000	8/10/1999	QCD	0.70	29743.0000000000	1168.0000000000
225.0000000000	5/4/1998	CET	0.00	28174.0000000000	435.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
1448.0000000000	6/6/2012	WD	0.70	48833.0000000000	1863.0000000000
723.0000000000	10/30/1995	QCD	1071.00	24115.0000000000	583.0000000000
433.0000000000	10/21/2009	CET	0.70	46820.0000000000	198.0000000000
0.0000000000	10/2/2019	QCD	0.70	0.0000000000	0.0000000000
0.0000000000	8/7/2017	QCD	470.40	0.0000000000	0.0000000000
0.0000000000	3/24/2014	WD	1259.30	0.0000000000	0.0000000000
1949.0000000000	4/29/2011	WD	693.00	47899.0000000000	1020.0000000000
11.0000000000	5/1/1992	PRD	0.60	19614.0000000000	431.0000000000
0.0000000000	6/12/2012	WD	507.50	48822.0000000000	1035.0000000000
421.0000000000	3/15/2006	WD	1421.00	41672.0000000000	318.0000000000
27.0000000000	3/23/2012	SWD	0.70	48869.0000000000	26.0000000000
94.0000000000	8/31/2011	WD	0.00	48175.0000000000	1037.0000000000
0.0000000000	5/11/2012	SWD	1200.50	48783.0000000000	246.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000
0.0000000000	2/12/2021	QCD	0.70	0.0000000000	0.0000000000
0.0000000000			0.00	0.0000000000	0.0000000000

0.0000000000			0.00	0.0000000000	0.0000000000
340.0000000000	2/27/2013	QCD	0.70	49610.0000000000	898.0000000000

SALE_DAT_2	DEED_TYP_2	STAMP_AM_3	BOOK_4	PAGE_4	SALE_DAT_3	DEED_TYP_3
		0.00	0.0000000000	0.0000000000		
1/28/2004	WD	4130.00	38977.0000000000	840.0000000000	3/8/1999	WD
8/15/2000	WD	1155.00	30805.0000000000	1223.0000000000	6/17/1998	WD
4/1/1993	WD	560.00	20702.0000000000	817.0000000000	8/1/1990	WD
9/1/1994	D	875.00	22676.0000000000	902.0000000000	12/1/1986	WD
7/1/1993	WD	434.00	20889.0000000000	323.0000000000	6/1/1989	WD
1/1/1974	WD	85.50	0.0000000000	0.0000000000		
12/1/1988	QCD	0.55	0.0000000000	0.0000000000	4/1/1982	WD
6/5/2001	WD	2765.00	31735.0000000000	1316.0000000000	9/1/1989	QCD
4/1/1988	WD	522.50	0.0000000000	0.0000000000		
11/1/1985	WD	0.50	13073.0000000000	300.0000000000	6/1/1978	WD
9/1/1993	WD	0.70	21373.0000000000	820.0000000000	8/1/1990	WD
6/1/1974	WD	225.00	0.0000000000	0.0000000000		
5/1/1987	WD	700.00	0.0000000000	0.0000000000	11/1/1976	WD
4/30/1997	WD	735.00	26364.0000000000	392.0000000000	6/1/1994	WD
6/1/1988	QCD	0.55	0.0000000000	0.0000000000	12/1/1984	QCD
2/20/2001	QCD	0.70	31661.0000000000	968.0000000000	1/20/1997	WD
12/22/2003	QCD	368.20	36699.0000000000	1826.0000000000	3/30/1999	QCD
8/19/1994	WD	0.70	22905.0000000000	672.0000000000	5/1/1993	QCD
5/15/1997	WD	784.00	26447.0000000000	803.0000000000	6/1/1989	QCD
6/1/1989	QCD	0.55	16496.0000000000	779.0000000000	8/1/1987	QCD
10/11/2006	DRR	0.00	42919.0000000000	1464.0000000000	9/11/2006	WD
1/1/1988	WD	56.60	0.0000000000	0.0000000000	1/1/1978	WD
11/1/1992	WD	458.50	20136.0000000000	776.0000000000	5/1/1989	WD
6/20/1995	WD	574.00	23604.0000000000	187.0000000000		
12/19/1995	WD	455.00	24393.0000000000	222.0000000000	4/1/1985	WD
		0.00	0.0000000000	0.0000000000		
2/25/2008	WD	11679.50	45132.0000000000	1941.0000000000	7/7/2000	WD
5/1/1991	WD	1100.00	18421.0000000000	176.0000000000	11/1/1989	QCD
12/6/2007	DRR	0.70	44935.0000000000	1730.0000000000	3/23/2007	WD
3/25/2019	QCD	0.70	0.0000000000	0.0000000000	1/4/2018	QCD
6/4/2004	WD	1645.00	37613.0000000000	182.0000000000	3/1/1989	WD
1/11/2007	WD	2723.00	43454.0000000000	1546.0000000000	1/12/2005	WD
5/14/2003	WD	2415.00	35548.0000000000	665.0000000000	5/14/2003	DR*
8/1/1980	WD	192.00	0.0000000000	0.0000000000	7/1/1979	WD
12/18/2009	WD	581.00	46763.0000000000	1956.0000000000	7/25/2007	WD
		0.00	0.0000000000	0.0000000000		
1/24/2012	CET	0.70	48508.0000000000	991.0000000000	2/24/2006	WD
6/25/2008	WD	0.00	45509.0000000000	986.0000000000	1/25/2006	WD
2/9/2012	CET	710.50	48543.0000000000	1884.0000000000	12/15/2006	WD
		0.00	0.0000000000	0.0000000000		
2/12/2021	QC*	0.70	0.0000000000	0.0000000000		
		0.00	0.0000000000	0.0000000000		

		0.00	0.0000000000	0.0000000000		
5/25/2005	QCD	0.70	39724.0000000000	1617.0000000000	10/22/1997	WD

STAMP_AM_4	BOOK_5	PAGE_5	LAND_CALC_	LAND_CALC1	LAND_CAL_1
0.00	0.0000000000	0.0000000000	4.25	20513.00	SF
1137.50	29325.0000000000	383.0000000000	4.25	10256.00	SF
651.00	28433.0000000000	865.0000000000	4.25	13675.00	SF
292.00	0.0000000000	0.0000000000	3.00	4999.00	SF
625.00	0.0000000000	0.0000000000	3.00	6837.00	SF
346.50	0.0000000000	0.0000000000	4.25	6837.00	SF
0.00	0.0000000000	0.0000000000	4.25	6838.00	SF
171.00	0.0000000000	0.0000000000	4.25	13675.00	SF
0.55	16791.0000000000	111.0000000000	90.00	9141.00	SF
0.00	0.0000000000	0.0000000000	3.00	9820.00	SF
225.00	0.0000000000	0.0000000000	3.00	6838.00	SF
247.50	0.0000000000	0.0000000000	4.25	6837.00	SF
0.00	0.0000000000	0.0000000000	18.35	24639.00	SF
187.50	0.0000000000	0.0000000000	18.35	18465.00	SF
437.50	22329.0000000000	7.0000000000	4.25	6500.00	SF
0.45	0.0000000000	0.0000000000	3.00	13675.00	SF
1820.00	25979.0000000000	503.0000000000	18.35	16968.00	SF
0.70	29355.0000000000	452.0000000000	18.35	21691.00	SF
37.10	21178.0000000000	257.0000000000	4.25	6837.00	SF
0.55	16517.0000000000	741.0000000000	4.25	10153.00	SF
0.00	0.0000000000	0.0000000000	3.00	6837.00	SF
3024.00	42819.0000000000	1555.0000000000	3.00	6837.00	SF
184.20	0.0000000000	0.0000000000	18.35	9400.00	SF
192.50	0.0000000000	0.0000000000	4.25	7175.00	SF
0.00	0.0000000000	0.0000000000	3.00	6500.00	SF
247.50	12508.0000000000	128.0000000000	3.00	7000.00	SF
0.00	0.0000000000	0.0000000000	3.00	6675.00	SF
2625.00	30663.0000000000	259.0000000000	18.35	8475.00	SF
0.00	0.0000000000	0.0000000000	18.35	7761.00	SF
6251.00	43849.0000000000	431.0000000000	18.35	10278.00	SF
0.70	0.0000000000	0.0000000000	18.35	15748.00	SF
357.50	16307.0000000000	834.0000000000	3.00	6500.00	SF
2170.00	38944.0000000000	419.0000000000	3.00	6500.00	SF
0.00	35161.0000000000	1010.0000000000	3.00	6500.00	SF
102.00	0.0000000000	0.0000000000	4.25	6500.00	SF
560.00	44401.0000000000	801.0000000000	0.00	0.00	
0.00	0.0000000000	0.0000000000	0.00	0.00	
1456.00	41542.0000000000	335.0000000000	0.00	0.00	
1544.90	41346.0000000000	663.0000000000	0.00	0.00	
3465.00	43366.0000000000	201.0000000000	4.25	13000.00	SF
0.00	0.0000000000	0.0000000000	4.25	6459.00	SF
0.00	0.0000000000	0.0000000000	3.00	6500.00	SF
0.00	0.0000000000	0.0000000000	0.10	692514.00	SF

0.00	0.0000000000	0.0000000000	0.51	517639.00	SF
903.00	27199.0000000000	425.0000000000	4.25	6500.00	SF

LAND_CAL_2	LAND_CAL_3	LAND_CAL_4	LAND_CAL_5	LAND_CAL_6	LAND_CAL_7	LAND_CAL_8
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00
0.00	0.00		0.00	0.00		0.00

0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

LAND_CAL_9	LAND_CA_10	SITUS_STRE	SITUS_ST_1	SITUS_ST_2	SITUS_ST_3	SITUS_ST_4	SITUS_ST_5
0.00		724		SW		14	AVE
0.00		726		SW		13	AVE
0.00		725		SW		13	AVE
0.00		729		SW		12	AVE
0.00		730		SW		13	AVE
0.00		732		SW		13	AVE
0.00		732		SW		14	AVE
0.00		737		SW		14	AVE
0.00		736		SW		12	AVE
0.00		741		SW		12	AVE
0.00		1313		SW		8	CT
0.00		736		SW		14	AVE
0.00		744		SW		12	AVE
0.00		750		SW		12	AVE
0.00		1301		SW		8	CT
0.00		801		SW		14	AVE
0.00		800		SW		12	AVE
0.00		808		SW		12	AVE
0.00		809		SW		14	AVE
0.00		811		SW		12	AVE
0.00		808	810	SW		14	AVE
0.00		813		SW		14	AVE
0.00		812		SW		12	AVE
0.00		1329		SW		9	ST
0.00		816		SW		14	AVE
0.00		1401	1403	SW		9	ST
0.00		1405	1407	SW		9	ST
0.00		816		SW		12	AVE
0.00		820		SW		12	AVE
0.00		824		SW		12	AVE
0.00		1304		SW		9	ST
0.00		1308		SW		9	ST
0.00		1312		SW		9	ST
0.00		1316		SW		9	ST
0.00		1400		SW		9	ST
0.00		733		SW		13	AVE
0.00		733		SW		13	AVE
0.00		733		SW		13	AVE
0.00		733		SW		13	AVE
0.00		802		SW		14	AVE
0.00		809		SW		12	AVE
0.00		812	814	SW		14	AVE
0.00						COCONUT	DR

0.00		SW	14	AVE
0.00	807	SW	12	AVE

SITUS_CITY	SITUS_ZIP_	SITUS_UNIT	LAST_YRS_J	LAST_YRS_1	LAST_YRS_2	LAST_YRS_T	LAST_YRS_A
FL	333122435		87180	375410	0	173040	0
FL	333122429		43590	795110	0	433250	0
FL	33312		58120	593340	0	491830	0
FL	33312	1-2	15000	360200	0	114580	0
FL	33312	1-5	20510	625420	0	256650	0
FL	333122429		29060	662670	0	319400	0
FL	333122435		29060	495790	0	2060	0
FL	33312		58120	837790	0	836470	0
FL	33315		822690	0	0	822690	0
FL	333122422	1-2	29460	449890	0	42570	0
FL	33312	1-5	20510	849540	0	870050	0
FL	33312		29060	365030	0	39360	0
FL	33312		452130	1514710	0	355310	0
FL	333122423		338830	1878290	0	404040	0
FL	33312		27630	676720	0	654350	0
FL	33312	1-7	41030	875760	0	916790	0
FL	333122466		311360	1696490	0	1468920	0
FL	333122466		398030	759440	0	541160	0
FL	333122465		29060	344240	0	25000	0
FL	333122467		43150	742950	0	373490	0
FL	33312	1-2	20510	530080	0	207510	0
FL	33312	1-4	20510	660370	0	663720	0
FL	333122466		172490	998650	0	363850	0
FL	33312		30490	293900	0	181250	0
FL	33312	1-2	19500	450190	0	191710	0
FL	33312		21000	360200	0	174880	0
FL	33312	1-2	20030	359850	0	169540	0
FL	33312		155520	2350340	0	2505860	0
FL	33312		142410	733950	0	876360	0
FL	33312		188600	588340	0	357240	0
FL	33312		288980	808990	0	1047970	0
FL	33312	1-2	19500	379730	0	344970	0
FL	33312	1-2	19500	380180	0	347120	0
FL	33312	1-4	19500	660080	0	291260	0
FL	333127266		27630	543250	0	70210	0
FL	33312	3	19950	179550	0	199500	0
FL	33312	2	19950	179550	0	199500	0
FL	33312	1	19150	172370	0	141520	0
FL	33312	4	19950	179550	0	117760	0
FL	33312		55250	1106640	0	1053830	0
FL	33312		27450	837220	0	198380	0
FL	33312	1-2	19500	530270	0	334620	0
FL	33312		69250	0	0	0	0

FL	33312	264000	0	0	0	0
FL	333122467	27630	184130	0	0	0

LAST_YRS_S	TWO_YRS_JU	TWO_YRS__1	TWO_YRS__2	TWO_YRS_TA	TWO_YRS_AS	TWO_YRS_SO
223040	87180	438920	0	166550	392150	216550
483250	43590	657070	0	419180	867529	469180
491830	58120	490430	0	447120	970666	447120
119580	15000	310180	0	103710	460826	108710
256650	20510	600180	0	233320	920428	233320
369400	29060	547650	0	308650	659543	358650
102060	29060	409830	0	0	121728	99090
836470	58120	702310	0	760430	1555338	760430
822690	167740	990080	0	975160	2018028	975160
92570	29460	370120	0	39880	214048	89880
870050	20510	849540	0	870050	1862313	870050
89360	29060	301620	0	36760	147920	86760
405310	452130	1483120	0	343510	725137	393510
454040	338830	1467200	0	390820	814164	440820
704350	27630	559140	0	259410	566885	309410
916790	41030	839580	0	842070	1948751	842070
1518920	311360	1973120	0	1424680	2759597	1474680
591160	398030	785630	0	523950	1064677	573950
65710	29060	284540	0	25000	118384	63800
423490	43150	614080	0	361160	758353	411160
207510	20510	530080	0	188650	716897	188650
663720	20510	639880	0	603390	1361063	603390
413850	172490	1264610	0	351800	740738	401800
231250	30490	320830	0	174520	407148	224520
191710	19500	390310	0	174290	606240	174290
174880	21000	350260	0	158990	562070	158990
169540	20030	350130	0	154130	555411	154130
2505860	155520	2322350	0	2477870	4724867	2477870
876360	142410	875680	0	1018090	2040181	1018090
407240	188600	459760	0	345380	757067	395380
1097970	288980	1740560	0	1350290	2619615	1400290
394970	19500	369730	0	334570	768571	384570
347120	19500	366150	0	315570	762644	315570
291260	19500	640120	0	264790	945472	264790
120210	27630	448880	0	66710	204277	116710
199500	11190	100750	0	107060	250277	107060
199500	11190	100750	0	107060	250277	107060
191520	11190	100750	0	25000	107912	73090
117760	11190	100750	0	107060	250564	107060
1103830	55250	1072750	0	1128000	2246999	1128000
198380	0	0	0	0	0	0
334620	19500	530270	0	304200	857344	304200
69250	69250	0	0	0	0	69250

264000	264000	0	0	0	0	264000
48580	55080	1021290	0	139780	447764	239780

BLDG_ADJ_S	BLDG_TOT_S	BLDG_UNITS	BLDG_YEAR_	BLDG_IMPRO	BLDG_CCLAS	BLDG_NUM_O
938	1056	1	1942	002	4	1
2282	3002	1	1956	003	2	1
1404	1948	1	1947	002	2	1
1112	1112	2	1968	003	2	1
2722	2722	5	1970	003	2	1
1552	1784	1	1955	003	2	1
1304	1656	1	1957	003	2	1
1756	2191	2	1958	003	2	2
0	0	0	0	002	2	0
1881	1881	2	1937	002		1
3556	3556	5	1973	003	2	1
894	949	1	1956	003	4	1
1768	2095	1	1956	003	2	1
3346	3977	1	1946	002	2	1
1570	1580	1	1936	002	4	1
3806	3806	7	1968	003	2	1
3842	4841	1	1974	003	2	1
1248	1248	1	1961	003	2	1
822	1001	1	1956	003	2	1
2031	2274	1	1968	003	2	1
2121	2121	2	1997	004	2	1
2636	2636	4	1968	003	2	1
2115	2421	1	1964	003	2	1
675	726	1	1936	002	4	1
1978	1978	2	1962	003	3	1
1662	1662	2	1958	003	2	1
1625	1625	2	1958	003	2	1
3186	3750	1	2003	004	2	1
1542	1887	2	1940	002	4	2
1883	1985	2	1962	003	2	2
6003	7620	2	2020	005	2	2
1761	1761	2	1961	003	2	1
1656	1656	2	1961	003	2	1
2688	2688	4	1969	003	2	1
1460	1826	1	1961	003	2	1
850	0	1	2006	005	2	1
850	0	1	2006	005	2	1
850	0	1	2006	005	2	1
875	0	1	2006	005	2	1
3531	4416	2	1956	003	2	2
2087	2666	1	1958	003	4	1
2120	2120	2	1997	004	2	1
0	0	0	0			0

0	0	0	0		0
749	0	1	1954 003	2	1

BLDG_USE_C	HOMESTEAD_	NCU_LAND	NCU_BLDG	NCU_PCT	LY_NCU_PCT	A_DATE	L_DATE	B_DATE
001	N	0	0	1/1	1/1	101009	100506	100503
001	N	0	0	1/1	1/1	101009	100506	100326
001	N	0	0	1/1	1/1	101009	100506	100326
100	N	0	0	1/1	1/1	101009	100520	100426
100	N	0	0	1/1	1/1	101009	100520	100426
001	N	0	0	1/1	1/1	101009	100506	100326
001	N	0	0	1/1	1/1	101009	100506	100326
102	N	0	0	1/1	1/1	101009	100520	100426
001	N	0	0	1/1	1/1	101009	100507	100326
100	N	0	0	100	100	101009	100520	100426
100	N	0	0	1/1	1/1	101009	100520	100426
001	N	0	0	1/1	1/1	101009	100506	100326
001	N	0	0	1/1	1/1	101009	100507	100326
001	N	0	0	1/1	1/1	101009	100507	100326
001	N	0	0	1/1	1/1	101009	100506	100326
100	N	0	0	1/1	1/1	101009	100520	100426
001	N	0	0	1/1	1/1	101009	100507	100909
001	N	0	0	1/1	1/1	101203	100507	100326
001	N	0	0	1/1	1/1	101215	100506	100326
001	N	0	0	1/1	1/1	101009	100506	100326
100	N	0	0	1/1	1/1	101009	100520	100426
100	N	0	0	1/1	1/1	101125	100520	100426
001	N	0	0	1/1	1/1	101009	100507	100326
001	N	0	0	1/1	1/1	101009	100506	100326
100	N	0	0	1/1	1/1	101009	100520	100426
100	N	0	0	1/1	1/1	101009	100520	100426
100	N	0	0	1/1	1/1	101009	100520	100426
001	N	0	0	1/1	1/1	101009	100507	100610
102	N	0	0	1/1	1/1	101009	100319	100426
102	N	0	0	1/1	1/1	101009	100318	100426
102	N	0	0	1/1	1/1	101009	100511	70511
100	N	19500	185600	50%	50%	101009	100520	100426
100	N	0	0	1/1	1/1	101009	100520	100426
100	N	0	0	1/1	1/1	101009	100520	100426
001	N	0	0	1/1	1/1	101009	100506	100326
	N	0	0	1/1	1/1	101009	100429	100429
	N	0	0	1/1	1/1	101009	100429	100429
	N	0	0	1/1	1/1	101009	100429	100429
	N	0	0	1/1	1/1	101009	100429	100429
102	N	0	0	1/1	1/1	101009	100506	100326
001	N	0	0	1/1	1/1	0	0	0
100	N	0	0	1/1	1/1	101009	100520	100426
	N	0	0	1/1	1/1	0	0	0

	N	0	0	1/1	1/1	0	0	0
001	N	0	0	1/1	1/1	101009	100520	100426

SALE_VER1	SALE_VER2	SALE_VER3	SALE_VER4	DISASTER_C	DISASTER_Y	SENIOR	SEN_EX_COU
					0		0
T	Q	Q			0		0
T	T	Q			0		0
					0		0
					0		0
T	Q				0		0
					0	Y	50000
D	Q				0		0
Q	E				0		0
					0		0
Q	Q	T			0		0
T					0		0
					0		0
					0		0
Q	Q	Q			0		0
Q	T				0		0
Q	Q				0		0
Q	D	T			0		0
Q					0		0
Q					0		0
T	T				0		0
Q	T	T			0		0
T					0		0
D	Q				0		0
					0		0
					0		0
					0		0
Q	T	T	Q		0		0
Q					0		0
Q	C	T	T		0		0
T	T	T	T		0		0
Q	T	T			0		0
D	T	S	Q		0		0
T	T	D			0		0
T					0		0
T	Q	Q	Q		0		0
Q	S				0		0
Q	C	T	T		0		0
C	D	T	T		0		0
T	E	C	D		0		0
E					0		0
T	T	T	T		0		0
					0		0

			0	0
E	T	T	0	0

SEN_EX_CIT	PORTABILIT	PORT_SPLIT	PORTED_VAL	PORT_UD	PORT_PMARK	PORT_PSOH
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
50000		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0
0		0	0		0	0

0	0	0	0	0
0	0	0	0	0

PORT_PCOUN	PORT_PFOLI	PORT_YEAR_	PORT_INTER	SALE1_VORI	SALE1_CHAN	SALE2_VORI
			0			
			0			
			0			

0
0

SALE2_CHAN SALE3_VORI SALE3_CHAN SALE4_VORI SALE4_CHAN SALE5_VORI SALE5_CHAN

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PRELIM_JUS	PRELIM_JV_	GIS_SQUARE	ACTUAL_YEA	LAST_PHYSI	OWNERS_DOM	CENSUS_BLO
0		20513	1926	0124	FL	120110427001
0		10256	1950	1121	FL	120110427001
0		13675	1946	1121		120110427001
0		4999	1967	0120		120110427001
0		6837	1969	0120		120110427001
0		6837	1954	1121	FL	120110427001
0		6838	1956	1121	FL	120110427001
0		13675	1957	1121		120110427001
0		9141		1223		120110427001
0		9820	1936	0120	FL	120110427001
0		6838	1972	0522		120110427001
0		6837	1949	1121	FL	120110427001
0		24639	1949	1121	FL	120110427001
0		18465	1941	1121	FL	120110427001
0		6500	1930	1121		120110427001
0		13675	1965	0120		120110427001
0		16968	1954	1121	FL	120110427001
0		21691	1931	1223	FL	120110427001
0		6837	1947	1121	FL	120110427001
0		10153	1947	1121	FL	120110427001
0		6837	1996	0120		120110427001
0		6837	1966	0120		120110427001
0		9400	1953	0120	FL	120110427001
0		7175	1930	0924		120110427001
0		6500	1961	0120		120110427001
0		7000	1957	0120	FL	120110427001
0		6675	1950	0120		120110427001
0		8475	2002	0120	FL	120110427001
0		7761	1925	0323	FL	120110427001
0		10278	1960	0423		120110427001
0		15748	2019	0124		120110427001
0		6500	1960	0120		120110427001
0		6500	1960	0120		120110427001
0		6500	1968	0120		120110427001
0		6500	1956	1121	FL	120110427001
0		666	1965	0421		120110427001
0		666	1965	0421	FL	120110427001
0		666	1965	0421	FL	120110427001
0		690	1965	0421		120110427001
0		13000	1948	0124	FL	120110427001
0		6459	1940	0724		120110427001
0		6500	1996	0120		120110427001
0		692514		1223		120110426011

0	517639		1221		120110427001
0	6500	1947	0924	FL	120110427001

SALE1_QUAL	SALE2_QUAL	SALE3_QUAL	SALE4_QUAL	SALE5_QUAL	PAIRING_CO	LAND_TAG
					D58	21
11	01	01			D58	21
11	11	01			D58	21
					F10	59
					F10	59
11	01				D58	21
					D58	21
37	01				D58	21
01	03				D58	08
					F10	59
01	01	11			F10	59
11					D58	21
					D58	08
					D58	08
01	01				D58	21
01	11				F10	58
01	01				D58	08
01	30	11			D58	08
01					D58	21
01					D58	21
11	11				F10	59
01	11	11			F10	59
11					D58	08
30	01				D58	21
					F10	58
					F10	58
					F10	59
01	11	11			D58	08
01					D58	08
01	02	11	11		D58	08
11	11	11	11	11	D58	08
01	11	30			F10	59
01	11	02			F10	59
11	11	37			F10	59
30					D58	21
11	01	01	01		4UB	
01	02				4UB	
01	02	11	11		4UB	
02	12	11	11		4UB	
11	05	02	12		D58	21
05					D58	21
11	11	11	11		F10	59
						75

				75
05	11	11	D58	21

MISC_DISTR	MISC_DIST_	NCU_LAND2	NCU_BLDG2	BEDS	BATHS	LY_NCU_LAN	LY_NCU_BLD
	0	0	0	2.0	2.0	0	0
	0	0	0	3.0	3.0	0	0
	0	0	0	3.0	2.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	0.0	5.0	0	0
	0	0	0	3.0	2.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	3.0	2.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	7.0	7.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	3.0	2.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	3.0	2.0	0	0
	0	0	0	7.0	7.0	0	0
	0	0	0	4.0	4.0	0	0
	0	0	0	3.0	2.0	0	0
	0	0	0	2.0	1.0	0	0
	0	0	0	2.0	2.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	8.0	4.0	0	0
	0	0	0	3.0	2.0	0	0
	0	0	0	2.0	1.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	2.0	2.5	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	189860	0.0	0.0	0	189870
	0	0	0	0.0	0.0	0	0
	0	0	0	0.0	4.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	2.0	1.0	0	0
	0	0	0	2.0	1.0	0	0
	0	0	0	2.0	1.0	0	0
	0	0	0	2.0	1.0	0	0
	0	0	0	6.0	6.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	0.0	0.0	0	0
	0	0	0	0.0	0.0	0	0

0	0	0	0.0	0.0	0	0
0	0	0	0.0	0.0	0	0

LY_SB_SOH_	CBROW	LYCBROW	GRANNY_FLA	CRA	DAMAGE_TYP	STORM_DIST	STORM_ASSE
223040	0	0	0			F1	1.00
483250	0	0	0			F1	1.00
651460	0	0	0			F1	1.00
375200	0	0	0			F1	2.00
645930	0	0	0			F2	6837.00
369400	0	0	0			F1	1.00
102060	0	0	0			F1	1.00
895910	0	0	0			F1	2.00
822690	0	0	0			F3	9141.00
92570	0	0	0			F1	2.00
870050	0	0	0			F2	6838.00
89360	0	0	0			F1	1.00
405310	0	0	0			F1	1.00
454040	0	0	0			F1	1.00
704350	0	0	0			F1	1.00
916790	0	0	0			F2	13675.00
1518920	0	0	0			F1	1.00
591160	0	0	0			F1	1.00
65710	0	0	0			F1	1.00
423490	0	0	0			F1	1.00
550590	0	0	0			F1	2.00
680880	0	0	0			F2	6837.00
413850	0	0	0			F1	1.00
231250	0	0	0			F1	1.00
469690	0	0	0			F1	2.00
381200	0	0	0			F1	2.00
379880	0	0	0			F1	2.00
2505860	0	0	0			F1	1.00
876360	0	0	0			F1	2.00
407240	0	0	0			F1	2.00
1097970	0	0	0			F1	2.00
394970	0	0	0			F1	2.00
399680	0	0	0			F1	2.00
679580	0	0	0			F2	6500.00
120210	0	0	0			F1	1.00
199500	0	0	0			F2	1697.00
199500	0	0	0			F2	1697.00
191520	0	0	0			F2	1697.00
199500	0	0	0			F2	1747.00
1103830	0	0	0			F1	2.00
198380	0	0	0			F1	1.00
549770	0	0	0			F1	2.00
69250	0	0	0				0.00

264000	0	0	0		0.00
48580	0	0	0	F1	2.00

CLEAN_DIST	CLEAN_ASSE	EXEMPTIO_1	COMB_SPL_1	GRANNY_F_1	WIDOWERS	BLIND
	0.00			0	0	0
	0.00			0	0	0
	0.00			0	0	0

0.00	0	0	0
0.00	0	0	0

SALE1_CIN	SALE2_CIN	SALE3_CIN	SALE4_CIN
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117385169.0000000000	116068804.0000000000	112520733.0000000000	0.0000000000
115186566.0000000000	113078717.0000000000	111729909.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000	0.0000000000
115995637.0000000000	113213602.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000	0.0000000000
119626931.0000000000	118087742.0000000000	0.0000000000	0.0000000000
119380269.0000000000	118659123.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000	0.0000000000
117734241.0000000000	0.0000000000	0.0000000000	0.0000000000
118894789.0000000000	0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000	0.0000000000
119250975.0000000000	112917847.0000000000	0.0000000000	0.0000000000
116865742.0000000000	113857700.0000000000	0.0000000000	0.0000000000
114099798.0000000000	111745050.0000000000	0.0000000000	0.0000000000
112175066.0000000000	0.0000000000	0.0000000000	0.0000000000
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114065501.0000000000	0.0000000000	0.0000000000	0.0000000000
117108142.0000000000	117061735.0000000000	0.0000000000	0.0000000000
115591707.0000000000	0.0000000000	0.0000000000	0.0000000000
112929665.0000000000	0.0000000000	0.0000000000	0.0000000000
113663922.0000000000	112231764.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000	0.0000000000
0.0000000000	0.0000000000	0.0000000000	0.0000000000
118004760.0000000000	0.0000000000	0.0000000000	0.0000000000
117356488.0000000000	0.0000000000	0.0000000000	0.0000000000
113920151.0000000000	0.0000000000	0.0000000000	0.0000000000
118785597.0000000000	117958456.0000000000	116092813.0000000000	115711154.0000000000
116759584.0000000000	114792710.0000000000	114562483.0000000000	0.0000000000
112231344.0000000000	112311085.0000000000	112207716.0000000000	0.0000000000
113891461.0000000000	0.0000000000	0.0000000000	0.0000000000
111623402.0000000000	0.0000000000	0.0000000000	0.0000000000
119110712.0000000000	119054707.0000000000	0.0000000000	0.0000000000
118948052.0000000000	111293541.0000000000	0.0000000000	0.0000000000
118965136.0000000000	0.0000000000	0.0000000000	0.0000000000
112826116.0000000000	112703352.0000000000	0.0000000000	0.0000000000
118724934.0000000000	116928525.0000000000	0.0000000000	0.0000000000
119631232.0000000000	0.0000000000	0.0000000000	0.0000000000
117108142.0000000000	117108096.0000000000	117061736.0000000000	117061735.0000000000
0.0000000000	0.0000000000	0.0000000000	0.0000000000

0.0000000000	0.0000000000	0.0000000000	0.0000000000
119631232.0000000000	111535644.0000000000	111399933.0000000000	0.0000000000

SALE5_CIN	SALE_VER5	AFFORDABLE	AFFORDAB_1	COUNTY_AH_	SCHOOL_AH_
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
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0.0000000000				0	0
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0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000	Q			0	0
1148151300.0000000000	T			0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000	D			0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0
0.0000000000				0	0

0.0000000000	0	0
0.0000000000	0	0

CITY_AH_AM	INDEP_AH_A	TEN_PERCEN	PORT_OWNER	BLDG_UNDER	HE3_AMOUNT	SCHOOL_EXE
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0	0			2268	0	0
0	0			1451	0	0
0	0			0	0	0
0	0			0	0	0
0	0			1507	0	0
0	0			1130	0	0
0	0			1589	0	0
0	0			0	0	0
0	0			0	0	0
0	0			0	0	0
0	0			925	0	0
0	0			1575	0	0
0	0			3193	0	0
0	0			1560	0	0
0	0			0	0	0
0	0			3494	0	0
0	0			1248	0	0
0	0			732	0	0
0	0			1868	0	0
0	0			0	0	0
0	0			0	0	0
0	0			1809	0	0
0	0			649	0	0
0	0			0	0	0
0	0			0	0	0
0	0			0	0	0
0	0			2977	0	0
0	0			1399	0	0
0	0			1832	0	0
0	0			5458	0	0
0	0			0	0	0
0	0			0	0	0
0	0			0	0	0
0	0			1207	0	0
0	0			0	0	0
0	0			0	0	0
0	0			0	0	0
0	0			0	0	0
0	0			3274	0	0
0	0			2030	0	0
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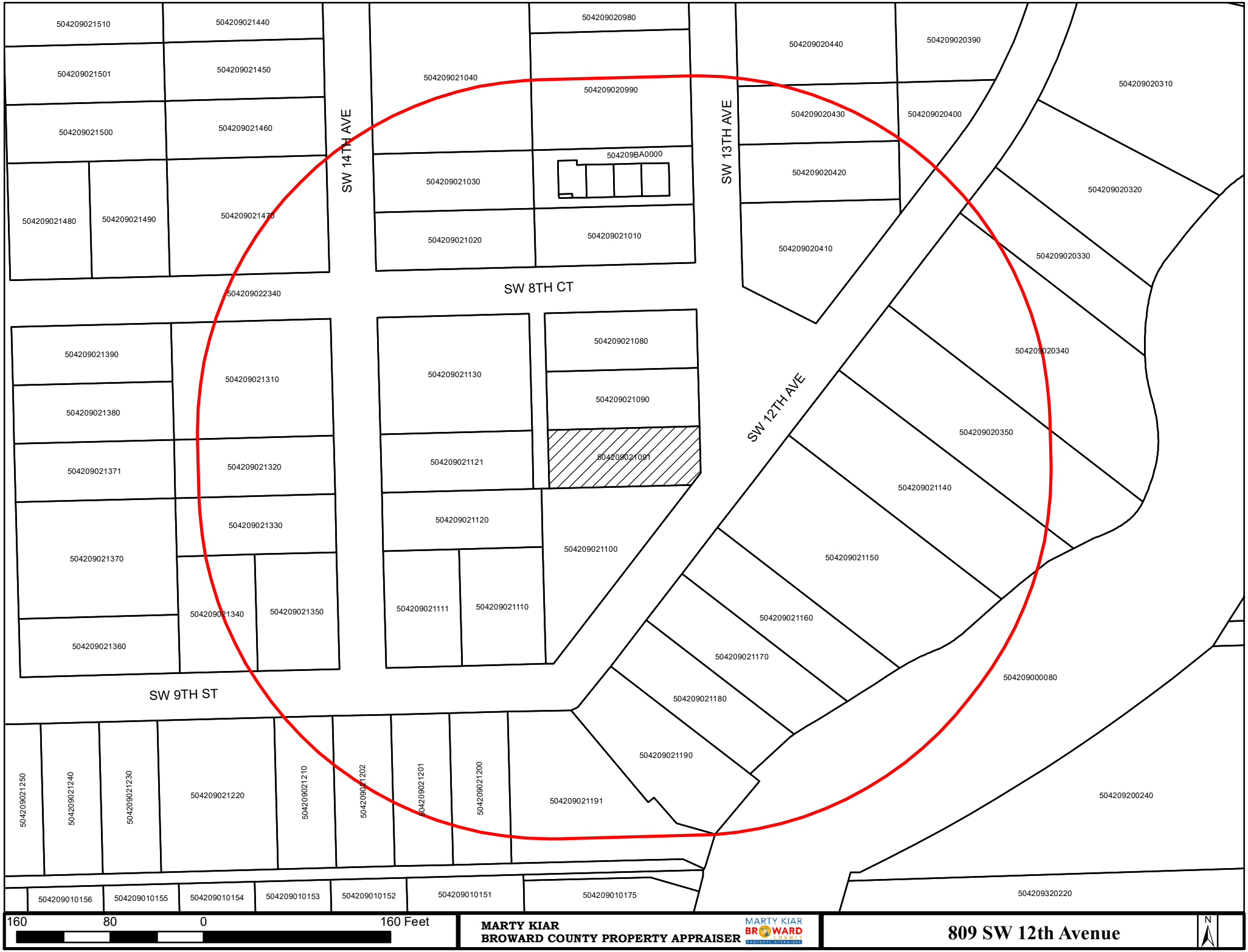
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SW 14TH AVE
504209021040
504209020980
504209020990
504209021030
504209BA0000
504209021020
504209021010
SW 8TH CT
504209020440
504209020390
504209020430
504209020400
504209020420
504209020410
SW 13TH AVE
504209020310
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504209020340
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504209021100
504209021080
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504209021091
SW 12TH AVE
504209021140
504209021150
504209021160
504209021170
504209021180
504209021190
504209021191
504209000080
SW 9TH ST
504209021250
504209021240
504209021230
504209021220
504209021210
504209021202
504209021201
504209021200
504209200240
504209010156
504209010155
504209010154
504209010153
504209010152
504209010151
504209010175
504209320220
160 80 0 160 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
809 SW 12th Avenue
N

Property Id: 504209021091 **Please see map disclaimer

July 2, 2024

1:600

0 25 50 100 ft

0 5 10 20 m

Flight Date : Jan 1, 2024 & Jan 29, 2024 Broward County Property Appraiser

809
809
REAR
809

BROWARD COUNTY – DEVELOPMENT SERVICES DEPARTMENT

Board of Adjustment (BOA) Application
NARRATIVE
For Special Relief to not install a sidewalk **Sec. 25-62(b)(3)** At
809 SW 12th Avenue, Fort Lauderdale, FL 33312
By Lazaro Dinh (Dinh Consulting LLC)

CRITERIA

a. Does the proposed development or use meet requirement for a special exception as provided by the ULDR

The proposed use is a Single Family residence which is permitted in zone RD-15. Sec 25-62(b)(3) is a requirement for the use and the owner can seek special relief from the requirement to install a sidewalk.

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

The Requested Special Exception would:

1. Preserve the appearance of the Riverside Park Community since well over 80% of the homes do not have sidewalks
2. Preserve the appearance of the yard because installing a sidewalk will require removal of 1 mature oak tree that is in the pathway of where the sidewalk would need to be installed
3. Since there would be no other sidewalks anywhere in the vicinity of the home, a sidewalk would have no connection at either end. This would detract from the overall look of the community and, possibly, create a trip and fall hazard at either end of the unconnected sidewalk
4. This would compromise the look of the neighborhood that is known for the large oak trees that line the streets giving everyone shade and a unique look to a very charming neighborhood.
5. This street has, for decades, comfortably and safely facilitated its unrestricted use by pedestrians, especially dog walkers, cyclists, joggers, and vehicles.

SUPPLEMENTAL INFORMATION

We as the property owners are requesting a special exception/relief under **Section 25-62(b)(3)**. The unique circumstances particular to this property are issues that would otherwise preclude the installation of a sidewalk in the specified location because of the following reasons:

1. Preserve the appearance of the Riverside Park Community since well over 80% of the homes do not have sidewalks

   - This street is not a main road and 100% of the properties on our street and the other side streets do not have sidewalks

2. Preserve the appearance of our yard because installing a sidewalk will require removal of 1 mature oak tree

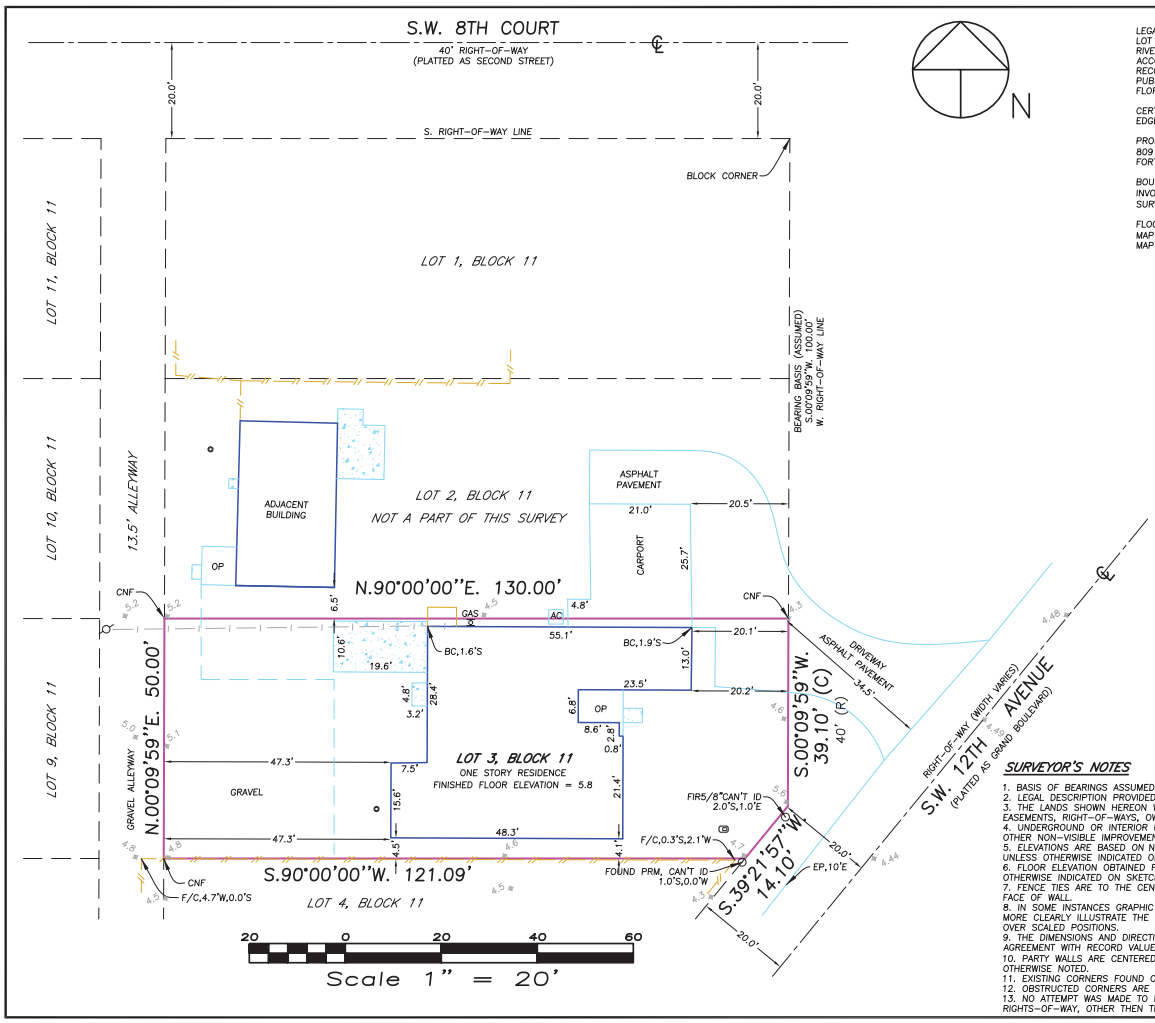
   • The Riverside Park Residents' Association are proponents of tree preservation in Fort Lauderdale and especially our neighborhood. Per the Association, Riverside Park takes pride in our tree canopy and it is critical to our identity as a neighborhood.

3. With no other sidewalks anywhere in the vicinity of this property, a sidewalk would have no connection at either end.

   • This could create a trip and fall hazard at either end of the unconnected sidewalk as proposed

4. This would detract from the overall look of the neighborhood with a sidewalk to nowhere and, possibly, impact property values.

   • This street has, for decades, comfortably and safely facilitated its unrestricted use by pedestrians, especially dog walkers, cyclists, joggers, and vehicles.



LEGAL DESCRIPTION
LOT 3, BLOCK 11, OF AMENDED PLAT OF RIVERSIDE ADDITION TO FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
EDGERLY, PAUL EDGERLY REV TR

PROPERTY ADDRESS
809 SW 12TH AVENUE (LOT 3)
FORT LAUDERDALE, FL 33312

BOUNDARY SURVEY
INVOICE # 44825
SURVEY DATE 05/24/24

FLOOD ZONE X0.2%
MAP DATE 08/18/14
MAP NUMBER 125105 0556H

LEGEND

- FP&L BOX
- CATCH BASIN
- CONTROL VALVE
- CLEAN OUT
- GUY ANCHOR
- MANHOLE
- WATER METER
- WELL
- FIRE HYDRANT
- WATER VALVE
- CABLE JUNCTION BOX
- ELECTRIC SERVICE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- BRICK/TILE PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- 0.00 / 0.00 ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD/PVC FENCE

ABBREVIATIONS

AC	AIR CONDITIONER
AE	ANCHOR EASEMENT
BC	BUILDING CORNER
BM	BENCHMARK
BW	BACK OF WALK
C	CALCULATED
CNF	CORNER NOT FOUND
DE	DRAINAGE EASEMENT
E/F	END/FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE/CORNER
FF	FINISH FLOOR
F/L	FENCE/LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FN&T	FOUND NAIL & TAB
FP&L	FLORIDA POWER & LIGHT
GAR	GARAGE
GEN	GENERATOR
INSTR	INSTRUMENT
OP	OPEN PORCH
ORB	OFFICIAL RECORD BOOK
M	MEASURED
NTS	NOT TO SCALE
PB	PLAT BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RECORD
RAD	RADIAL
RW	RIGHT-OF-WAY
SN&D	SET NAIL & DISC 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP 5495
UE	UTILITY EASEMENT

Digitally signed by Paul J Stowell
Date: 2024.05.29 13:03:12 -04'00'

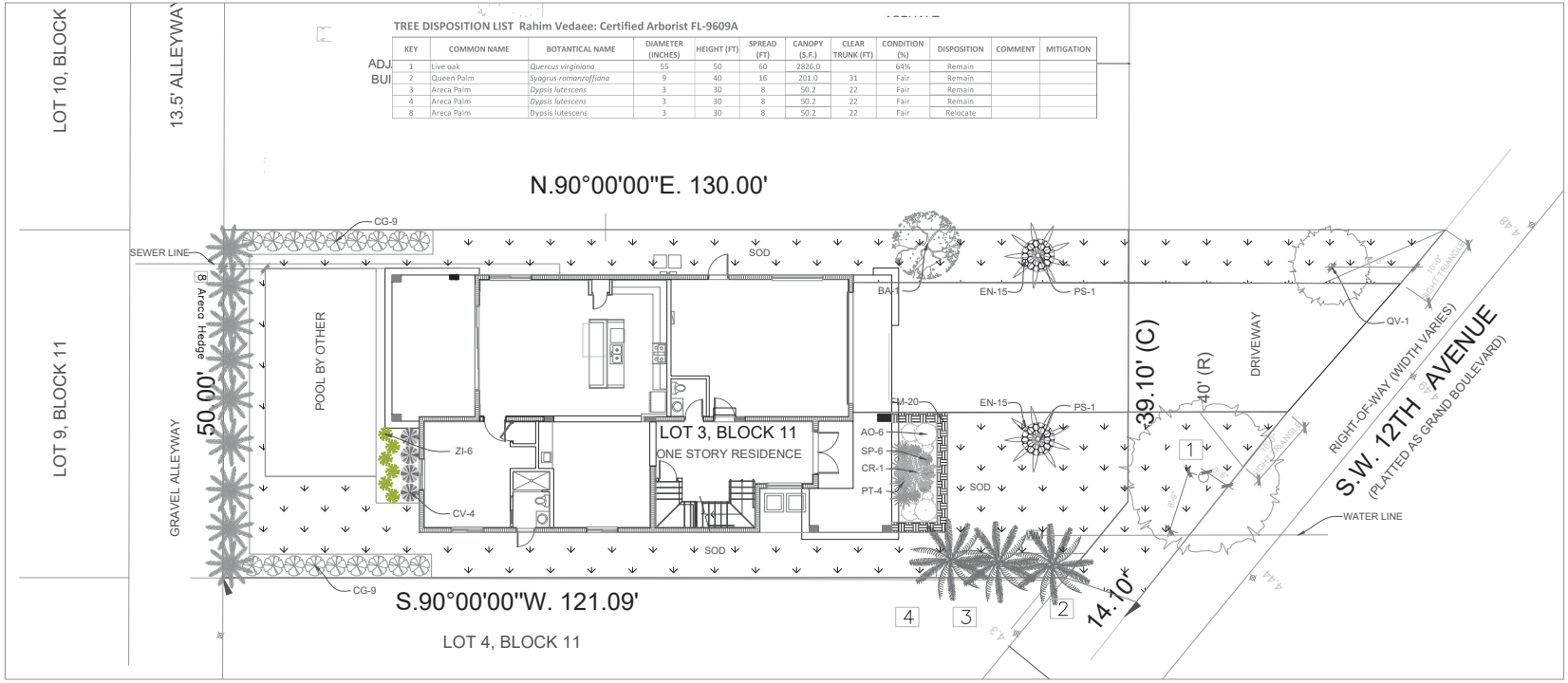
PAUL J. STOWELL
LICENSE NUMBER 5241
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

ATLANTIC COAST SURVEYING INC.

PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
13798 NW 4th Street, Suite 306
Sunrise, FL 33325
P: 954.587.2100 E: info@acsiweb.net



TREE DISPOSITION LIST Rahim Vedaee: Certified Arborist FL-9609A

KEY	COMMON NAME	BOTANTICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK (FT)	CONDITION (%)	DISPOSITION	COMMENT	MITIGATION
1	Live oak	*Quercus virginiana*	55	50	60	2826.0		64%	Remain		
2	Queen Palm	*Syagrus romanzoffiana*	9	40	16	201.0	31	Fair	Remain		
3	Areca Palm	*Dypsis lutescens*	3	30	8	50.2	22	Fair	Remain		
4	Areca Palm	*Dypsis lutescens*	3	30	8	50.2	22	Fair	Remain		
8	Areca Palm	Dypsis lutescens	3	30	8	50.2	22	Fair	Relocate		

PLANT MATERIAL SCHEDULE

NUMBER / SYMBOL

SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
PS	Phoenix sylvestris	Sylvester Palm	18' HT. MIN 8' CT	NO	2	Low
BA	Bulnesia arborea	Bulnesia	12' HT. 3" Cal, 6' Sprd	No	1	Medium
QV	Quercus virginiana	Live Oak	12' HT. 4" Cal, 6' Sprd	Yes	1	Medium
Shrubs and Groundcover						
CV	Codiaeum variegatum	Magnificent Croton	24" HT. X 24" SPR., 30" O.C.	NO	4	Medium
ZI	Zamia integrifolia	Coontie	12" HT X 12" SPD. 18" O.C.	Yes	6	High
PT	Philodendron tatei	Congo Rojo	24" HT X 24" SPD. Staggered	NO	4	Low
FM	Ficus microcarpa	Green Island Ficus	48" HT. X 24" SPR., 30" O.C.	No	20	Low
EN	Evolvulus nuttallianus	Blue Daze	4" HT X 4" SPD. 6" O.C.	NO	30	Medium
CG	Clusia gutiifera	Clusia Small Leaf	48" HT. X 24" SPR., 30" O.C.	Yes	18	Low
SP	Spathoglottis Blume	Yellow Ground orchid	12" HT X 12" SPD. 18" O.C.	NO	6	High
CR	Cycas revoluta	Sago Palm	24" HT X 24 SPRD.	NO	1	Medium
AO	Alcantarea odorata	Odorata	24" HT X 24 SPRD.	NO	6	Medium

SOD — ST. AUGUSTINE FLORATAM — ON SITE SODDED AREA — CONTRACTOR SHALL VERIFY QUANTITY — APPROX. 2,033 S.F.

NOTE: 2" OF SOIL SHALL BE ADDED UNDER ALL SOD

LANDSCAPE NOTES:

SITE CALCULATIONS

TOTAL SITE AREA ——— 6,452 SQFT

City of Fort Lauderdale LANDSCAPE REQUIREMENTS

(4) TREES PER SINGLE FAMILY RESIDENCE
(3) TREES REQUIRED IN FRONT YARD/ (1) TREE IN BACK YARD
(3) EXISTING PALM, (1) BULNESIA (2) SYLVESTER Palm
(1) EXISTING ARECA PALM

STREET TREES:
(1) TREE / 40 LF FRONTAGE
54' LINEAL ALONG SW 12th STREET
(2) TREES REQUIRED / (1) LIVE OAK PROVIDED (1) EXISTING OAK

Site Shrubs Sec. 47–21.13.15 (12) / 1000 SQFT.
(84) Required/ (95) provided.

MIN. 50% DROUGHT TOLERANT/ FLORIDA FRIENDLY PROVIDED AS REQUIRED, SEE PLANT SCHEDULE.

32% SOD COVERAGE

REVISION / DATE

EnviroScape
4132 SW 51 ST
Dania Beach FL 33314

Single Family Residence
809 SW 12 STREET
FORT LAUDERDALE FL,

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	A02 SI
DATE:	10/2/2024

N

SCALE 1/8"=1'

Hugh Johnson

Digitally signed by Hugh Johnson
Date: 2024.10.04 14:24:13 -04'00'

SEAL

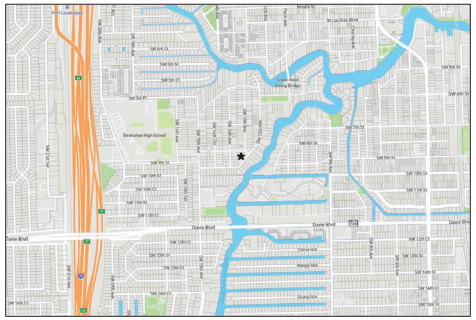
L-1

809 S.W. 12TH AVENUE

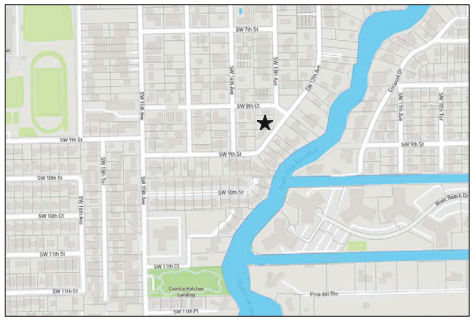
809 S.W. 12TH AVENUE

ISSUE FOR SCHEMATIC APPROVAL

LOCATION PLAN:



VICINITY MAP:



STATE:

★ PROJECT LOCATION

DRAWING INDEX

SHEET #	DESCRIPTION	PERMIT SET 7/8/2024
COVER		
A00	COVER PLAN	●
ARCHITECTURE		
A01	GENERAL	●
A02	SITE PLAN AND PROJECT DATA	●
A03	1ST & 2ND FLOOR PLAN	●
A04	ROOF PLAN	●
A05	1ST & 2ND FLOOR RCP	●
A06	EXTERIOR ELEVATIONS	●
A07	EXTERIOR ELEVATIONS	●
A08	BUILDING SECTIONS, WALL SECTION & DETAILS	●
A09	SCHEDULES AND LEGENDS	●
A10	DETAILS	●
A11	RENDERINGS	●
STRUCTURAL		
S-1	FOUNDATION PLAN & 2nd FLOOR FRAMING PLAN. SCHEDULE & SPECIFICATIONS	●
S-2	ROOF FRAMING PLAN AND BEAM/TRUSS SCHEDULES	●
ELECTRICAL		
E1	FIRST & SECOND FLOOR ELECTRICAL PLAN	●
E2	ELECTRICAL RISERS SPECIFICATIONS	●
MECHANICAL		
M1	MECHANICAL FIRST LEVEL PLAN	●
M2	MECHANICAL SECOND LEVEL PLAN	●
M3	SCHEDULES AND NOTES	●
M4	MECHANICAL DETAILS	●
PLUMBING		
P1	FIRST & SECOND FLOOR PLUMBING PLANS - RISERS- SCHEDULES	●
P2	PLUMBING RISERS, SPECIFICATIONS & SCHEDULES	●
AIR CONDITIONING		
AC-1	FLOOR AIR CONDITIONING PLANS, SPECS. AND DETAILS	●
P5	AIR CONDITIONING RISERS, SPECIFICATIONS & SCHEDULES	●
LANDSCAPE		
L-1	SITE LANDSCAPE PLAN, EXISTING AND NEW	●
CIVIL		
WS-GD-ESC-1	SITE GROUND AND DRAINAGE PLAN - EXISTING SWALE DATA WATER & SEWER MASTER LINE - EROSION SEDIMENT CONTROL PLAN	●

PROJECT TEAM

OWNER	DINH CONSULTING GROUP LAZARO DINH 1126 S FEDERAL HWY SUITE 829 786.693.0231 WWW.DINHCONSULTINGGROUP.COM
ARCHITECT	D3B ARCHITECTURE ANDREW DUNLAP 754.207.2002 ANDREW@D3BFLORIDA.COM R.A. NO. AR98977
MEP	BLUE HORIZON ENGINEERING KYLE MAILLOUX 954.420.8209 KYLE@BLUEHORIZONENGINEERING.COM
STRUCTURE	BLUE HORIZON ENGINEERING KYLE MAILLOUX 954.420.8209 KYLE@BLUEHORIZONENGINEERING.COM
CIVIL	
LANDSCAPE	

DUNLAP + BOWERS
3000 N FEDERAL HIGHWAY SUITE 200B
FORT LAUDERDALE, FL 33306
PH: 754.207.2002 - www.d3-b.com

Certificate of Authorization No. AR98977

STATE OF FLORIDA
ANDREW B. DUNLAP
AR98977
REGISTERED ARCHITECT

PERMIT SET

BLUE HORIZON ENGINEERING
MEP • CIVIL • STRUCTURAL
ARCHITECTURE

Andrew Dunlap
2024.09.03
11:03:52-04'00'

DUNLAP + BOWERS

PERMIT SET

7/8/2024

REVISIONS

#	DESCRIPTION	DATE

PROJECT NAME:
809 S.W. 12th AVENUE

PROJECT ADDRESS:
809 SW 12TH AVE, FORT LAUDERDALE, FL 33312

D3 PROJECT NUMBER:
Project Number

SHEET NAME
COVER SHEET

SHEET NO.
A00

GENERAL NOTES

1. ALL WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE APPLICABLE EDITION OF THE FLORIDA BUILDING CODE, CITY LABOR LAWS, CITY ORDINANCES, CITY/ COUNTY ZONING CODES, RULES AND REGULATIONS, AND ANY APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQ'D PERMITS TO CARRY OUT THE WORK DESCRIBED IN THE DEMO DOCUMENTS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS. ANY DISCREPANCIES WITH THE DRAWINGS, DIMENSIONS OR OTHER INFORMATION SHALL BE BROUGHT TO THE ARCHITECTS/ENGINEERS ATTENTION PRIOR TO FABRICATION AND DEMO.
3. PRIOR TO SUBMITTING BID, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO FAMILIARIZE THEMSELVES WITH ALL THE EXISTING CONDITIONS AT THE SITE RELATIVE TO SCOPE OF WORK RELATING TO THIS PROJECT, MATERIALS HANDLING, STORAGE AND DELIVERY, WORKING SPACE AVAILABLE, SAFETY PRECAUTIONS REQUIRED, AND ALL OTHER CONDITIONS NECESSARY TO THE MAKING OF AN ACCURATE AND COMPLETE PROJECT BID, NO INCREASE IN PROJECT COST WILL BE ALLOWED FOR FAILURE OF THE CONTRACTOR TO KNOW EXISTING SITE CONDITIONS.
4. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED BY THE GENERAL CONTRACTOR AS DIRECTED IN WRITING BY THE ARCHITECT WITH NO COST TO THE OWNER OR ARCHITECT.
5. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ANY DIMENSIONS NOT INDICATED ON DRAWINGS SHALL BE CONFIRMED WITH ARCHITECT PRIOR TO REPAIR.
6. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT LIMITS WITHOUT PRIOR WRITTEN APPROVAL FROM THE BUILDING OWNER / CONDO ASSOCIATION AND / OR ARCHITECT.
7. CONTRACTOR SHALL REMOVE ALL DEBRIS AT THE END OF EACH WORKDAY. CONTRACTOR WILL FURNISH OWN DUMPSTER FOR THRASH AND DEBRIS STORAGE UNTIL HE CAN REMOVE SUCH FROM PREMISES. AREAS SHALL BE CLEANED UP AND PROTECTED AT ALL TIMES.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES REQUIRED FOR COMPLETION OF WORK.
9. ARCHITECT IS NOT RESPONSIBLE FOR AS -BUILT DRAWINGS.
10. MATERIALS SHALL BE NEW, OF QUALITY SPECIFIED, DELIVERED IN A TIMELY FASHION AND AMPLE QUANTITY TO PREVENT DELAY OF WORK. SUBSTITUTIONS REQUIRE PRIOR APPROVAL FROM THE ARCHITECT/OWNER.
11. INSURANCE: THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL HAVE WORKMAN COMPENSATION AS REQUIRED BY LAW AS PER AGREEMENT AND SUFFICIENT PROTECTION FOR CLAIMS FOR PERSONAL INJURY, INCLUDING DEATH.
12. IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO SECURE THE PREMISES THROUGHOUT THE DURATION OF THE PROJECT. THE GENERAL CONTRACTOR SHALL TAKE THE APPROPRIATE AND NECESSARY MEASURES TO PREVENT THE GENERAL PUBLIC FROM ACCESSING THE SITE AT ANY TIME.
13. G. C. SHALL PROVIDE A SAFE WORKING ENVIRONMENT AS WELL AS REQUIRED MEANS OF EGRESS FOR ALL PERSONNEL ON THE PROJECT SITE AS REQUIRED BY ALL APPLICABLE CODES. CONTRACTOR MUST ALSO COMPLY WITH LIFE SAFETY MEASURES FOR ANY PUBLIC OCCUPANCY IN DESIGNATED AREAS DURING DEMO AS REQUIRED BY LOCAL FIRE DEPARTMENT IN JURISDICTION.
14. THERE ARE NO SUBSTITUTIONS ALLOWED UNLESS APPROVED BY THE ARCHITECT/ ENGINEER. THE G.C. SHALL SUBMIT IN WRITING ALL REQUESTS FOR SUBSTITUTIONS.
15. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
16. THE GENERAL CONTRACTOR SHALL PROVIDE 10% ADDED STOCK OF ALL FINISH ITEMS (WALL COVERINGS, FABRICS, CARPETS, LIGHT BULBS, FLOOR TILE, ETC.). UNLESS NOTED OTHERWISE.
17. THE GENERAL CONTRACTOR SHALL INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDED SPECIFICATIONS. THE G. C. SHALL SUBMIT IN WRITING TO THE ARCHITECT IF, BECAUSE OF UNFORESEEN CONDITIONS, ANY MATERIAL CANNOT BE INSTALLED ACCORDING TO SPECIFICATIONS PRIOR TO INSTALLATION.
18. THE GENERAL CONTRACTOR SHALL ASSEMBLE ALL REQUIRED GUARANTEES, WARRANTIES AND MAINTENANCE CONTRACTS EXECUTED BY EACH OF THE RESPECTIVE MANUFACTURERS, SUPPLIERS AND SUBCONTRACTORS. THE G. C. SHALL SUBMIT THE ABOVE INFORMATION TO THE ARCHITECT AND CONSULTING ENGINEER.
19. IF THERE IS A DISCREPANCY BETWEEN THE OWNER/ CONTRACTOR AGREEMENT, THE DRAWINGS OR SPECIFICATIONS, THEN OWNER/ CONTRACTOR AGREEMENT SHALL GOVERN, BUT SAID CONFLICT TO BE BROUGHT TO ARCHITECTS ATTENTION.
20. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.
21. WE HEREBY ATTEST THAT, TO THE BEST OF OUR KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THE ARCHITECTURAL DESIGN OF THIS BUILDING IS IN COMPLIANCE WITH THE APPLICABLE FLORIDA BUILDING CODE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 109.3.6 (THRESHOLD BUILDING) AND 633 FLORIDA STATUES (FIRE PREVENTION AND CONTROL), TO THE BEST OF OUR KNOWLEDGE.
22. CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS WORKING IN THE BUILDING AND ON-SITE.
23. PROVIDE FIRE RESISTANT MATERIALS AND FIRE SEAL AS REQUIRED AT ALL OPENINGS, JOINTS, PENETRATIONS, OR GAPS ON FIRE RATED ASSEMBLIES.
24. PROVIDE ACOUSTICAL CAULKING TOP, BOTTOM AND BOTH SIDES OF ALL INTERIOR STUD/ GYPSUM BOARD WALLS (TYPICAL).
25. PROVIDE ALL NECESSARY P.T. WOOD BLOCKING AT ALL REQUIRED LOCATIONS FOR ERECTION OF EQUIPMENT, SYSTEMS AND ACCESSORIES, IN CONTACT WITH CONCRETE SURFACES.
26. PROVIDE WATER-RESISTANT GYPSUM WALLBOARD ON ALL WET WALL APPLICATIONS (TYPICAL).

ARCHITECTURAL ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	FG	FINISH GRADE	OH	OVERHEAD
ALUM	ALUMINUM	FIN	FINISH	OPP	OPPOSITE
APPROX	APPROXIMATE	FLG	FLASHING		
ARCH	ARCHITECTURAL	FLR	FLOOR	PCF	PER CUBIC FOOT
		F.O.	FACE OF		
B.O.	BOTTOM OF	FOC	FACE OF CONCRETE	PL	PLATE
BD	BOARD	(F)	FACE OF FINISH		
BLDG	BUILDING	F.O.M.	FACE OF MASONRY	PLBG	PLUMBING
BLKG	BLOCKING	F.O.P.	FACE OF PANEL	PWD	PLYWOOD
BM	BEAM	F.O.S.	FACE OF STUDS / STEEL	PNL	PANEL
		FT	FOOT/FEET	PR	PAIR
C.F.C.I.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED			PREFAB	PREFABRICATED
		GA	GAUGE		
CI	CODE INTERPRETATION	GALV	GALVANIZED	RD	ROOF DRAIN
CIP	CAST-IN-PLACE	GB	GRAB BAR	REF	REFERENCE
CJ	CONTROL JOINT	GYP	GYPSUM BOARD	REQD	REQUIRED
CLF	CHAIN LINK FENCE			RM	ROOM
CLG	CEILING	HB	HOSE BIBB	RO	ROUGH OPENING
CLR	CLEAR	HDWR	HARDWARE		
CMU	CONCRETE MASONRY UNIT	HOR.	HORIZONTAL	SECT	SECTION
COL	COLUMN	H.P.	HIGH POINT	SF	SQUARE FEET
CONC	CONCRETE	HT	HEIGHT	SHT	SHEET
CONF	CONFERENCE			SIM	SIMILAR
CONT	CONTINUOUS	IN	INCH/INCHES	SOW	SCOPE OF WORK
COORD	COORDINATE	INSUL	INSULATION	SS	STAINLESS STEEL
CS	CONCRETE SEALER	INT	INTERIOR	STD	STANDARD
CTR	CENTER			STL	STEEL
		JT	JOINT	STRU	STRUCTURAL
DAT	DATUM			SUSP	SUSPENDED
DIA	DIAMETER	L.P.	LOW POINT		
DIM	DIMENSION			TBD	TO BE DETERMINED
DN	DOWN	MAS	MASONRY	TPD	TEMPERED
DO	DOOR OPENING	MATL	MATERIAL	TEMP	TEMPORARY
DR	DOOR	MAX	MAXIMUM	THR	THRESHOLD
DS	DOWNSPOUT	MECH	MECHANICAL	T.O.C.	TOP OF CONCRETE
DTL	DETAIL	MFR	MANUFACTURER	T.O.(E)	TOP OF EXISTING
DWG	DRAWING	MIN	MINIMUM	T.O.STL	TOP OF STEEL
		MIR	MIRROR	TR	TREAD
(E)	EXISTING	MISC	MISCELLANEOUS	TS	TUBE STEEL
EA	EACH	M.O.	MASONRY OPENING	TYP	TYPICAL
ELEC	ELECTRIC	MS	MOP SINK		
EL/ELEV	ELEVATION OR ELEVATOR			U.N.O.	UNLESS NOTED OTHERWISE
EMERG	EMERGENCY	MTL	METAL		
EOD	EDGE OF DECK			VERT	VERTICAL
EQ	EQUAL	NA	NOT APPLICABLE		
EQUIP	EQUIPMENT			W/	WITH
EXP	EXPOSED	NIC	NOT IN CONTRACT	WD	WOOD
EXT	EXTERIOR			WM	WIRE MESH
		NTS	NOT TO SCALE	W/O	WITHOUT
FACT	FACTORY			WT	WEIGHT
FF	FINISH FLOOR	OC	ON CENTER		
FFE	FURNITURE, FIXTURES AND EQUIPMENT	O.F.O.I.	OWNER FURNISHED AND OWNER INSTALLED		

FLOOR PLAN GENERAL NOTES

1. GENERAL CONTRACTOR SHALL CHECK, REVIEW AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR ANY VARIATIONS NEEDED IN ORDER TO CONFIRM TO CODES, RULES AND REGULATIONS SHALL BE NOTIFIED IN WRITING TO THE ARCHITECT-ENGINEER, ANY SUCH DISCREPANCIES, OMISSION OR VARIATIONS NOT REPORTED DURING THE BIDDING PERIOD SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO SHALL PERFORM THE WORK AS PER THE ARCHITECTURAL-ENGINEER'S INSTRUCTIONS.
2. THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. FABRICATION SHALL NOT COMMENCE UNTIL ALL REVIEWS ARE COMPLETED.
   - PRE-ENGINEERED TRUSSES
   - EXTERIOR DOOR PRODUCT APPROVAL
   - WINDOW PRODUCT APPROVAL
   - HURRICANE PROTECTION APPROVAL
   - ROOFING MATERIAL APPROVAL
   - ALUMINUM RAILING SHOP DRAWINGS
3. REFER TO STRUCTURAL PLANS FOR CONCRETE FILLED BLOCK CELL LOCATIONS, SIZE AND REINFORCEMENT.
4. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE RECESSED SLABS, SLOPES, DRAINS, OUTLETS, OPENINGS, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT-ENGINEER BEFORE PROCEEDING WITH THE WORK. NO DIMENSIONS SHALL BE SCALED FROM THE DRAWINGS
5. THE DRAWINGS SHOW SECTIONS AND DETAILS FOR SPECIFIC CONDITIONS. THE SECTIONS AND DETAILS ARE TO APPLY TO OTHER SIMILAR CONDITIONS NOT SPECIALLY SHOWN.
6. THE CONSTRUCTION DOCUMENTS HAVE BEEN COMPLETED WITHOUT THE ENTIRE AND FINAL COORDINATION OF THE BUILDER SELECTED FINISHES AND SPECIFIC MANUFACTURERS. THE GENERAL CONTRACTOR SHALL COORDINATE BOTH, THE FINAL BUILDER SELECTED INTERIOR FINISHES AND THE SPECIFIC MANUFACTURES WITH THE BUILDER PRIOR TO CONSTRUCTION IN ORDER TO ADJUST THE REQUIRED DIMENSIONS ACCORDINGLY.
7. NUMBER OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL BE 3" MIN IN HEIGHT.
8. ALL GLASS USED INSIDE OF DWELLING SHALL BE TEMPERED.
9. ALL BEDROOM CLOSETS TO HAVE ROD AND SHELVES
10. ALL BATHROOMS WITH SHOWERS TO BE NON-RECESSED
11. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL.
12. ALL PLUMBING FIXTURE SHOWN FOR COORDINATION WITH PLUMBING DWGS. PLUMBING FIXTURE ARE TO BE SELECTED BY CLIENT.

FLOOR PLAN GENERAL NOTES

THE CONSTRUCTION DOCUMENTS HAVE BEEN COMPLETED WITHOUT THE ENTIRE AND FINAL COORDINATION OF THE BUILDER SELECTED FINISHES AND SPECIFIC MANUFACTURERS. THE GENERAL CONTRACTOR SHALL COORDINATE BOTH, THE FINAL BUILDER SELECTED FINISHES AND THE SPECIFIC MANUFACTURERS WITH THE BUILDER PRIOR TO CONSTRUCTION IN ORDER TO ADJUST THE REQUIRED DIMENSIONS ACCORDINGLY.

REFERENCE SYMBOLS

HATCHES

EARTHWORKS
- EARTH
- GRAVEL

CONCRETE
- CONCRETE
- SAND
- CONCRETE LIGHT WEIGHT

MASONRY
- CMU (IN PLAN VIEW)

METAL
- ALUMINUM
- STEEL

WOOD
- ROUGH
- BLOCKING
- PLYWOOD

INSULATION
- BATT/LOOSE FILL
- SPRAY FOAM

FINISHES
- GYPSUM BOARD

ELEVATION INDICATIONS
- TILE
- GLASS

DOOR AND WINDOW TYPES
- SINGLE
- DOUBLE
- OVERHEAD SECTIONAL
- STOREFRONT
- SWING DOOR PANEL
- STOREFRONT
- SLIDER DOOR PANEL; ARROW SHOWING DIRECTION
- "O" INDICATES AS FIXED PANEL
- WINDOW

MISC. ARCHITECTURAL
- DEFERRED SCOPE SHOWN HALFTONE
- UP — ARROW AT STAIR PLANS INDICATES UP DIRECTION
- ARROW AT ROOF PLANS INDICATES CRICKET SLOPE DOWN DIRECTION

STRUCTURAL
- TUBE STEEL COLUMN
- METAL STUD RUNNER
- FURRING HAT CHANNEL
- CMU BLOCK (SECTION)
- CMU BOND BEAM (SECTION)

SYMBOLS

℄	CENTERINE	∠	ANGLE
Ø	DIAMETER	°	DEGREE
&	AND	±	PLUS OR MINUS
PL	PROPERTY LINE		

- DETAIL CALLOUT
- SECTION CALLOUT
- ELEVATION CALLOUT
- REVISION TRIANGLE
- REVISION CLOUD
- ELEVATION DATUM

TAGS
- INTERIOR PARTITION TAG — P1 — PARTITION TYPE — PARTITION
- INTERIOR DOOR TAG — 77 — DOOR — DOOR NUMBER
- EXTERIOR OPENING TAG
- ELEVATION HEIGHT — X' - X" — FLOOR PLAN (STRUCT. HEIGHT, U.N.O.) — RCP (FINISH CEILING HEIGHT, U.N.O.)

DIMENSIONS

DIMENSIONS
- (F) INDICATES DIMENSION TO FINISH
- DIMENSION TO CENTER OF INTERIOR WALL U.N.O.
- DIMENSION TO FACE OF STRUCTURAL WALL U.N.O.
- FINISHED WALL
- DOOR 45DEG SWING (INTERIOR) 90DEG SWING (EXTERIOR)
- WALL PARTITION
- DOOR JAMB

BATHROOM FIXTURE CLEARANCES
- 15 MIN. — 15 MIN. — WALL FINISH — TOILET — SINK — WALL FINISH — 21MIN. CLEAR — 21MIN. CLEAR — TOILET CENTER WITH WINDOW IF APPLICABLE
- 30MIN — SHOWER — 24CLEAR IN FRONT OF OPENING — 30MIN

RCP LEGEND AND NOTES

MIN CEILING HEIGHTS PER FLOOR "U.N.O.":
ALL WALL OPENING HEIGHT TO MATCH DOOR HEIGHT. U.N.O

CEILING LEGEND:
- PARTITION
- 5/8" GYPSUM OVER 7/8" FURRING CHANNELS ATTACHED TO UNDERSIDE OF STRUCTURE
- 5/8" GYPSUM ATTACHED TO SUSPENDED SYSTEM
- PAINTED STUCCO
- INSULATION ABOVE (SEE NOTE ON PLAN)
- WOOD FINISH CEILING

LIGHTING LEGEND:
- 4" RECESSED CAN LIGHT
- CEILING MOUNTED DIRECTIONAL LIGHT
- JUNCTION BOX
- WALL MOUNTED VANITY LIGHT CENTERED OVER SINK
- EXTERIOR WALL SCONCE
- WALL SCONCE
- EXHAUST FAN (REFER TO MECH DWGS)
- ACCESS PANEL

- LINEAR COVE LIGHT (REFER TO CEILING COVE DETAIL)
- LINEAR RECESSED LIGHTING UNDER CABINET
- LINEAR LIGHTING UNDER STAIR NOSING
- STAIR LIGHTING

- MECH GRILL (REFER TO MECH DWGS)
- LINIER DIFFUSER (REFER TO MECH DWGS)
- V - MOUNTED VERTICALLY

CEILING NOTES:
1. ALL LIGHTING FIXTURES TO BE CENTERED IN ROOM U.N.O.
2. ALL CEILINGS TO BE PRIMED AND PAINTED 5/8" G.W.B. OVER 7/8" MTL FURRING CHANNELS SPACED @ 16" O.C. AND FASTENED TO BOTTOM OF JOIST W/ 2#12 G TIE WIRE, U.N.O. ON PLAN. IF THE JOIST IS SMALLER THEN 17" DEPTH, FRAME BELOW JOIST TO A CONT. CEILING HEIGHT SHOWN ABOVE.
3. ALL LIGHTING FIXTURES ARE PROVIDED FOR LOCATION AND COORDINATION WITH ELECTRICAL. ALL FIXTURES TO BE SELECTED BY CLIENT.

DUNLAP + BOWERS
3000 N FEDERAL HIGHWAY SUITE 200B
FORT LAUDERDALE, FL 33306
PH. 754.207.2002 - www.d3-b.com
Certificate of Authorization No. AR98977
STATE OF FLORIDA — ANDREW B. DUNLAP — AR98977 — REGISTERED ARCHITECT

PERMIT SET

BLUE HORIZON ENGINEERING
MEP • CIVIL • STRUCTURAL
ARCHITECTURE

PERMIT SET
7/8/2024

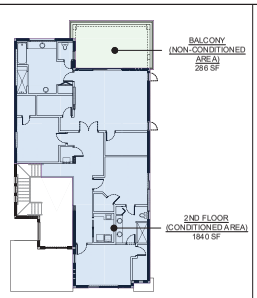
REVISIONS

#	DESCRIPTION	DATE

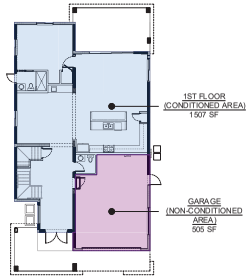
PROJECT NAME:
809 S.W. 12th AVENUE
PROJECT ADDRESS:
809 SW 12TH AVE, FORT LAUDERDALE, FL 33312
D3 PROJECT NUMBER:
Project Number

SHEET NAME
GENERAL NOTES

SHEET NO.
A01

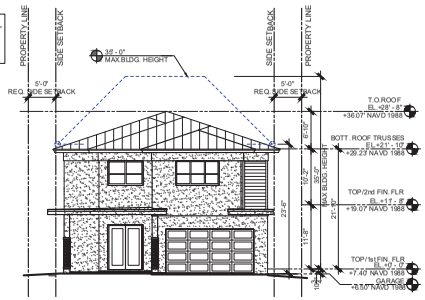


6	AREA - SECOND FLOOR
A02	1/16" = 1'-0"

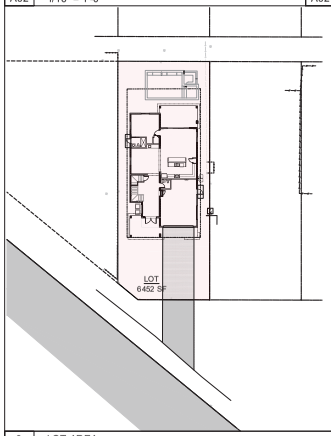


5	AREA - GROUND FLOOR
A02	1/16" = 1'-0"

AS PER ORDINANCE RELATED TO 5' SIDE SETBACKS LIMITING ROOF HEIGHTS AREA 2.2' - 0", WE SET BACK 6'-6" EACH SIDE AND THEREBEFORE ARE ALLOWED AN 18" HEIGHT INCREASE TO 23'-6" ON A 45° HEIGHT RISE. THIS INCLUDES A 9" MAX. GRADE DROP FROM FIN. FLR.

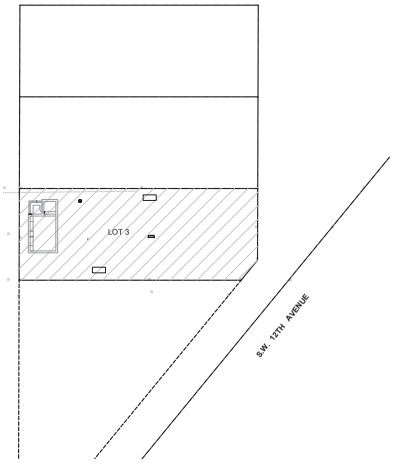


4	SETBACK DIAGRAM
A100	3/32" = 1'-0"

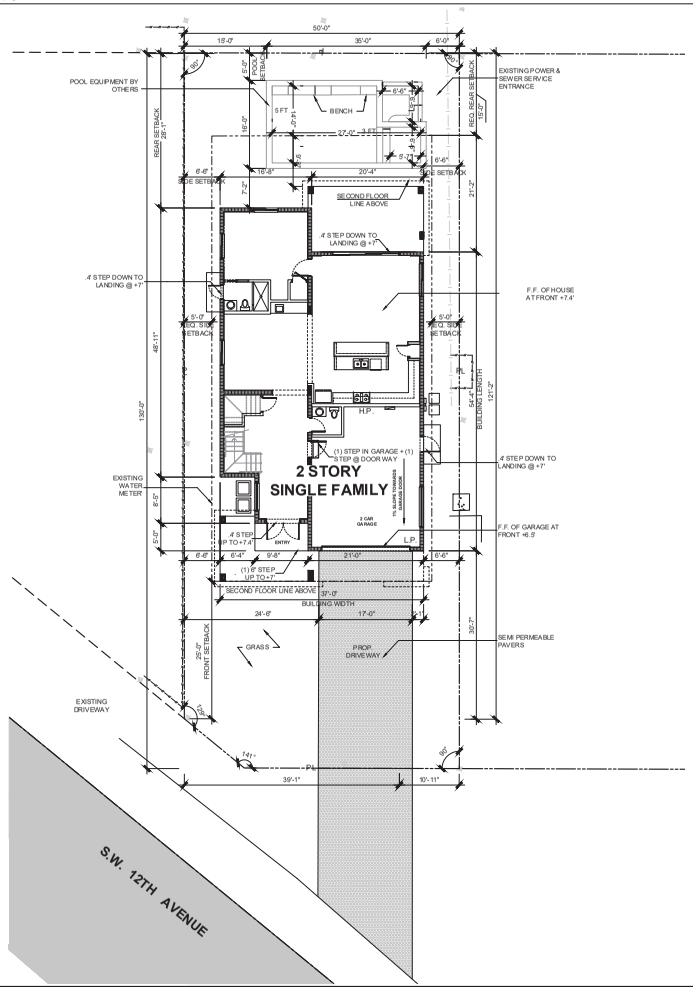


AREA	
AREA	NAME
T.O. GROUND FLOOR SLAB	
505 SF	GARAGE (NON-CONDITIONED AREA)
1507 SF	1ST FLOOR (CONDITIONED AREA)
T.O. SECOND FLOOR SLAB	
286 SF	BALCONY (NON-CONDITIONED AREA)
1840 SF	2ND FLOOR (CONDITIONED AREA)
4138 GSF	

3	LOT AREA
A02	1/32" = 1'-0"



2	LOT DESIGNATION
A02	1/32" = 1'-0"



1	SITE PLAN
A02	3/32" = 1'-0"

PROJECT DATA:

PROJECT TITLE:
809 SW 12TH AVE

PROJECT ADDRESS:
809 SW 12TH AVE

PROJECT NARRATIVE:
2 STORY SINGLE FAMILY HOME WITH 3 BEDROOMS AND 2 CAR GARAGE

CODE REFERENCE:

CITY:	FORT LAUDERDALE
BUILDING CODE:	2023 FLORIDA BUILDING CODE, RESIDENTIAL, EIGHTH EDITION
LOCAL JURISDICTION:	FORT LAUDERDALE MUNICODE 2023

ZONING:

PARCEL ID:	504209021090
PROPERTY OWNER:	809 SW 12TH AVE LLC
JURISDICTION:	CITY OF FORT LAUDERDALE
DISTRICT ZONE:	RD-15 RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY
FLOOD	AE (EL 6) 12011C0388H SPECIAL FLOOD HAZARD AREA
FINISH FLOOR ELEVATION (FFE)	7.4' NAVD'

LEGAL DESCRIPTION:

RIVERSIDE ADD AMEN PLAT 1-13 B LOT 3 BLK 11

FORT LAUDERDALE MUNI CODE SEC. 47-5.31. - TABLE OF DIMENSIONAL REQUIREMENTS FOR THE RS-8 DISTRICT. (NOTE A)

	REQUIRED	PROVIDED
MAXIMUM DENSITY	15 DU/NET AC.	1 DU
MINIMUM LOT SIZE	6,000 SF	6,452 SF
MAXIMUM STRUCTURAL HEIGHT	35 FT	22'-8" (FROM GRADE)
MAXIMUM STRUCTURAL LENGTH	NONE	N/A
MINIMUM LOT WIDTH	50 FT (SUBDIVISION REQ.)	50 FT
MINIMUM FLOOR AREA	700 SF	6401 SF
MINIMUM FRONT YARD	25 FT	25 FT
MINIMUM SIDE YARD	5 FT UP TO 22 FT HEIGHT	CONFORMS
MINIMUM REAR YARD	15 FT	15 FT
MINIMUM DISTANCE BETWEEN BLDGS	NONE	N/A

LOT COVAGE AND FAR

LOT SIZE	7,500-12,000 SF	6,452 SF
MAXIMUM LOT COVERAGE	45%	2,011 SF / 6,452 SF = 32%
MAXIMUM FLOOR AREA RATIO	.75	4,138 SF / 6,452 SF = .64

SEC. 47-19.2. - ACCESSORY BUILDINGS, STRUCTURES AND EQUIPMENT, GENERAL

BB. SWIMMING POOLS, HOT TUBS AND SPAS.1.AN OUTDOOR SWIMMING POOL, HOT TUB, SPA OR SIMILAR STRUCTURE AND THEIR RELATED ARCHITECTURAL FEATURES SUCH AS WATERFALLS, WHEN ACCESSORY TO A STANDARD SINGLE-FAMILY DWELLING, ZERO LOT LINE DWELLING, DUPLEX OR TWO-FAMILY DWELLING, TOWNHOUSE, OR CLUSTER DWELLING MAY BE PERMITTED IN THE REQUIRED FRONT, REAR AND SIDE YARD NO CLOSER THAN FIVE (5) FEET FROM ANY PROPERTY LINE.

S. MECHANICAL AND PLUMBING EQUIPMENT. MECHANICAL AND PLUMBING EQUIPMENT, SUCH AS AIR CONDITIONER COMPRESSORS, GENERATORS, LAWN IRRIGATION PUMPS, AND SWIMMING POOL ACCESSORIES SHALL NOT BE LOCATED IN THE REQUIRED FRONT YARD, BUT MAY BE LOCATED WITHIN THE REQUIRED SIDE OR REAR YARDS, BUT SHALL BE NO CLOSER THAN FIVE (5) FEET FROM ANY PROPERTY LINE PROVIDED THAT NO SUCH STRUCTURE EXCEEDS FIVE (5) FEET IN HEIGHT MEASURED FROM THE GRADE, EIGHT (8) FEET IN LENGTH AND LIMITED TO AN AREA OF FORTY (40) SQUARE FEET.

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PERMIT SET
7/8/2024

REVISIONS

#	DESCRIPTION	DATE

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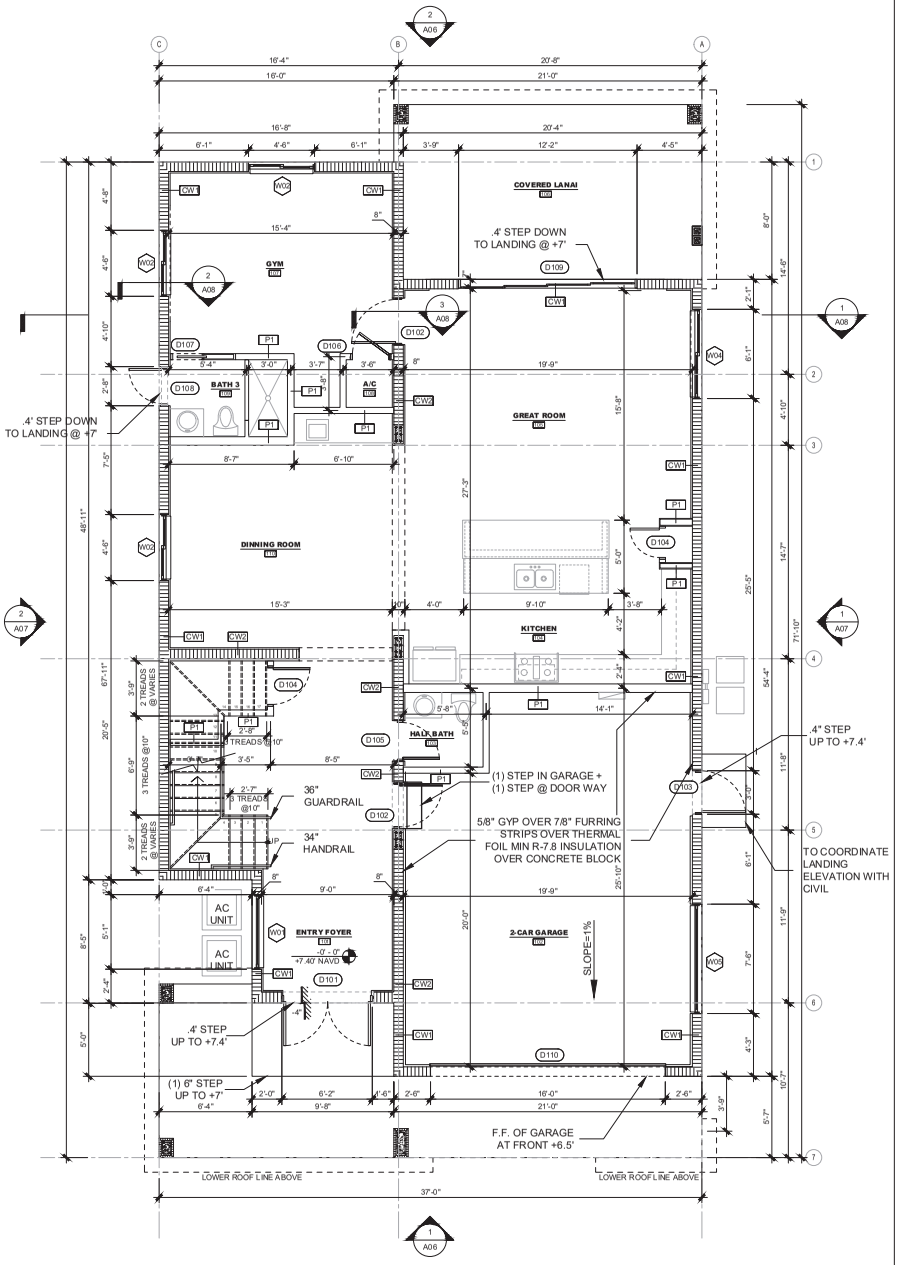
809 SW 12TH AVE, FORT LAUDERDALE, FL 33312

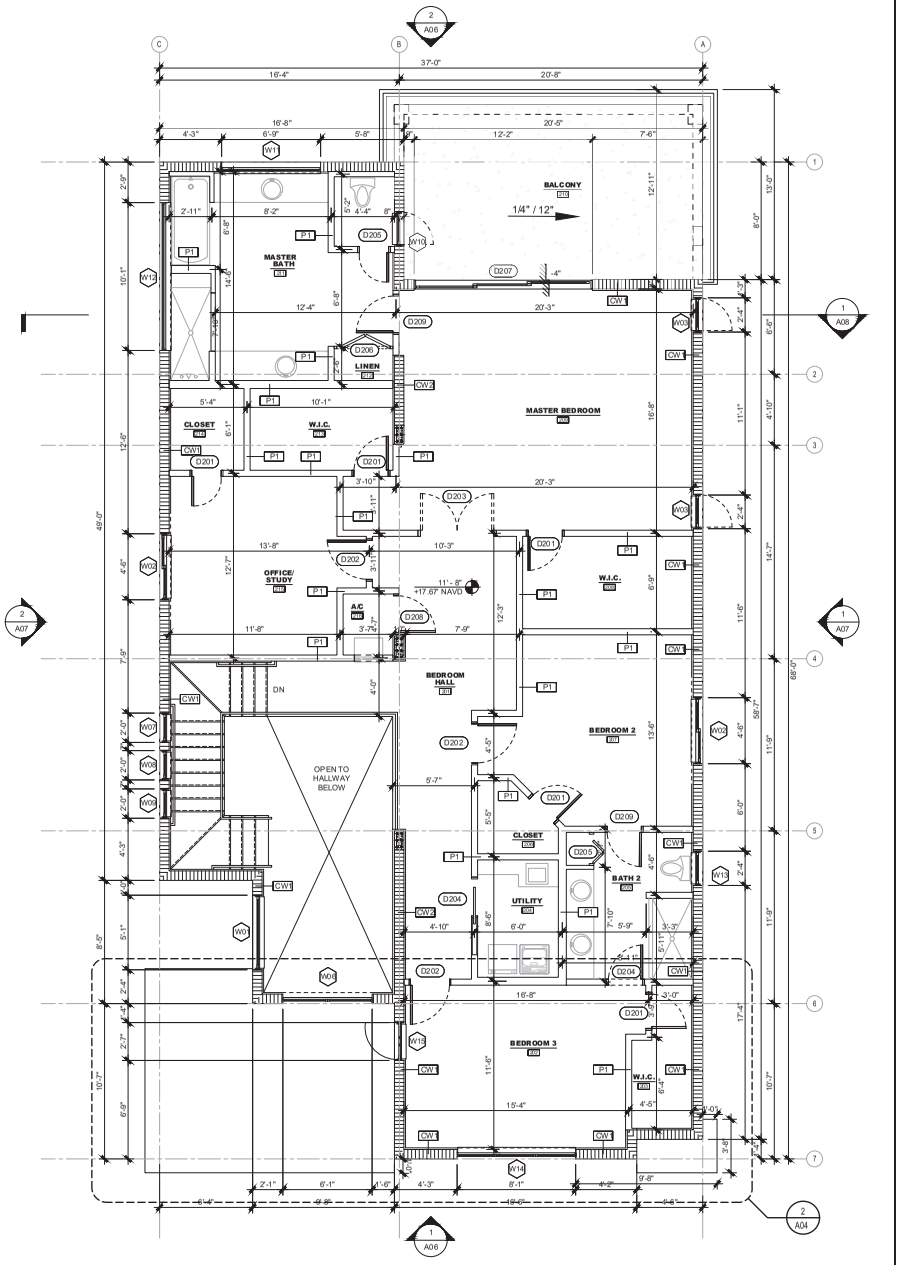
D3 PROJECT NUMBER:
Project Number

SHEET NAME
SITE PLAN AND PROJECT DATA

SHEET NO.
A02



1	GROUND FLOOR
A03	1/4 = 1'-0"



2	SECOND FLOOR
A03	1/4 = 1'-0"

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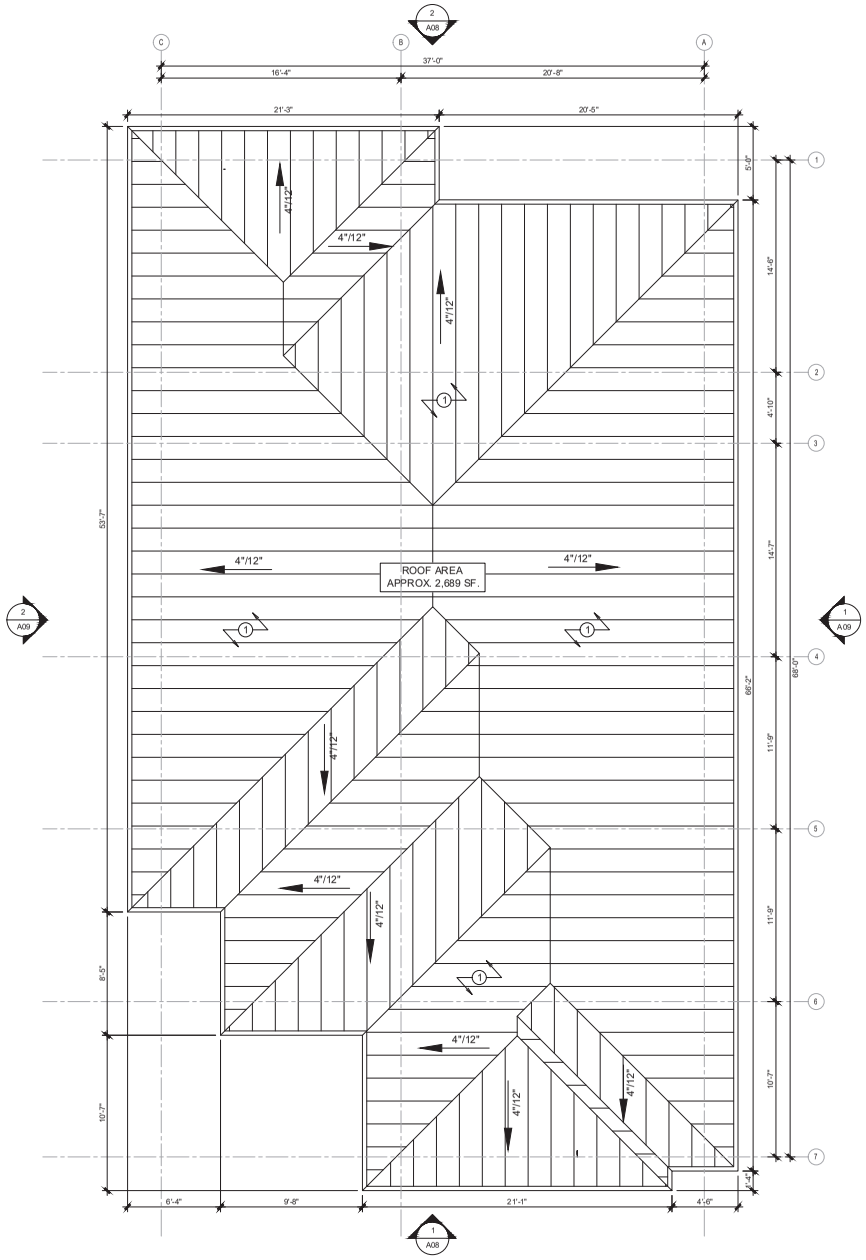
D3 PROJECT NUMBER:
Project Number

SHEET NAME
FLOOR PLAN

SHEET NO.
A03



1	UPPER ROOF PLAN
A04	1/4 = 1'-0"

ROOF NOTES

ROOF NOTES:

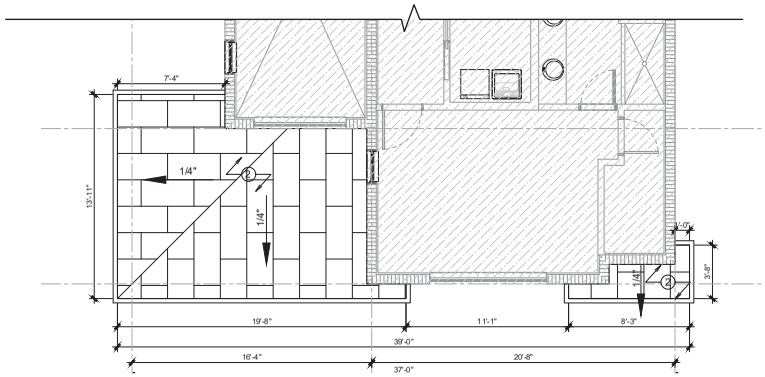
DS1 - DOWNSPOUT TO SUBGRADE (REFER TO CIVIL DWGS FOR CONNECTIONS)

DS2 - DOWNSPOUT TO TERRACE (REFER TO DETAILS)

ROOF LEGENDS

1 STANDING SEAM METAL ROOFING

2 MODIFIED BIT ROOFING



2	LOWER ROOF PLAN
A04	1/4 = 1'-0"

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D3 PROJECT NUMBER:

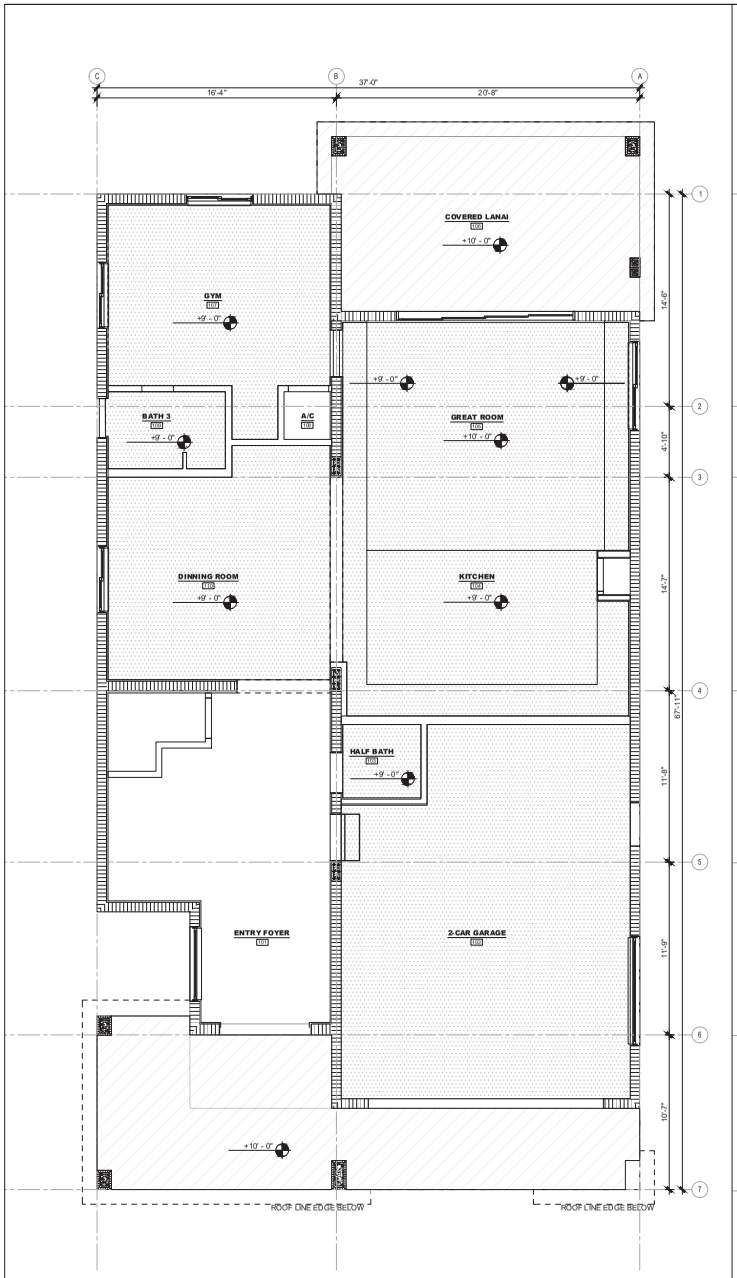
Project Number

SHEET NAME

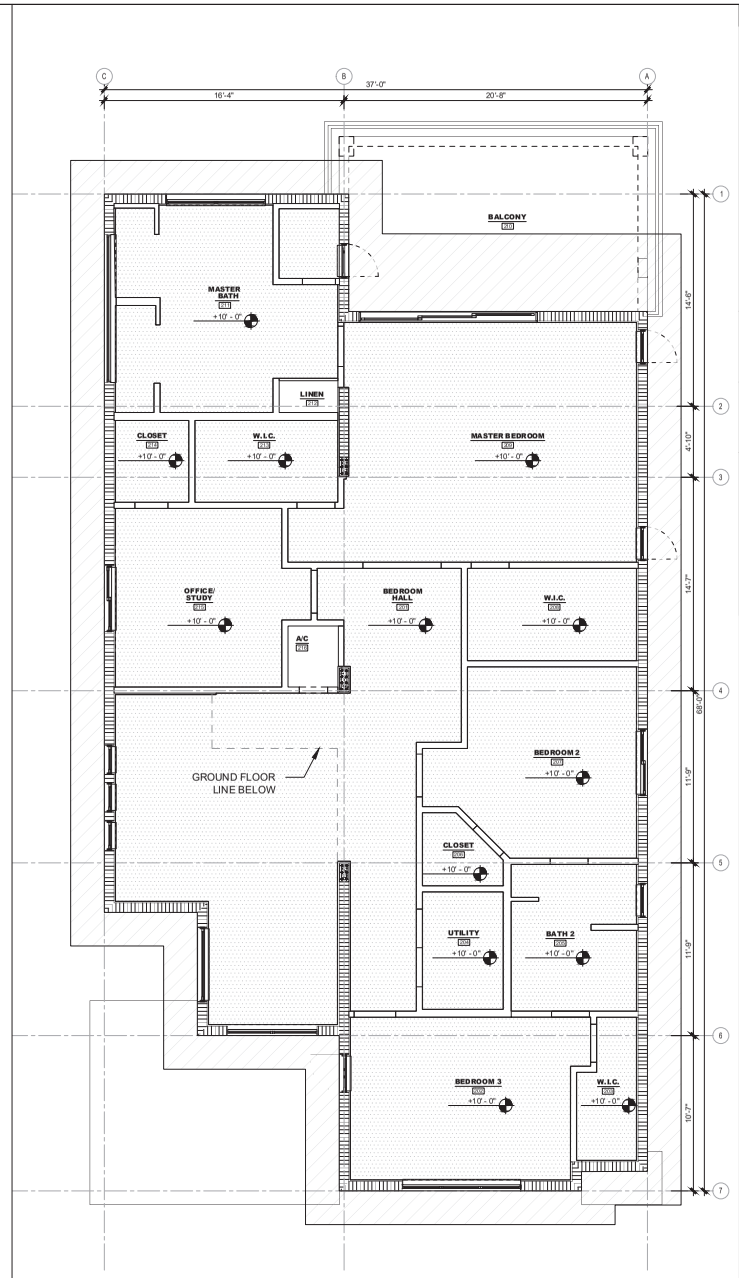
ROOF PLAN

SHEET NO.

A04



1 GROUND FLOOR
A05 1/4 = 1'-0"



2 SECOND FLOOR
A05 1/4 = 1'-0"

RCP LEGEND

MIN CEILING HEIGHTS PER FLOOR "U.N.O.":

ALL WALL OPENING HEIGHT TO MATCH DOOR HEIGHT. U.N.O

CEILING LEGEND:

- PARTITION
- 5/8" GYPSUM OVER 7/8" FURRING CHANNELS ATTACHED TO UNDERSIDE OF STRUCTURE
- 5/8" GYPSUM ATTACHED TO SUSPENDED SYSTEM
- PAINTED STUCCO
- INSULATION ABOVE (SEE NOTE ON PLAN)
- WOOD FINISH CEILING

LIGHTING LEGEND:

- 4" RECESSED CAN LIGHT
- CEILING MOUNTED DIRECTIONAL LIGHT
- JUNCTION BOX
- WALL MOUNTED VANITY LIGHT CENTERED OVER SINK
- EXTERIOR WALL SCONCE
- WALL SCONCE
- EXHAUST FAN (REFER TO MECH DWGS)
- ACCESS PANEL

- LINEAR COVE LIGHT (REFER TO CEILING COVE DETAIL)
- LINEAR RECESSED LIGHTING UNDER CABINET
- LINEAR LIGHTING UNDER STAIR NOSING
- STAIR LIGHTING

- MECH GRILL (REFER TO MECH DWGS)
- LINIER DIFFUSER (REFER TO MECH DWGS)
- V - MOUNTED VERTICALLY

CEILING NOTES:

1. ALL LIGHTING FIXTURES TO BE CENTERED IN ROOM U.N.O.
2. ALL CEILINGS TO BE PRIMED AND PAINTED 5/8" G.W.B. OVER 7/8" MTL FURRING CHANNELS SPACED @ 16" O.C. AND FASTENED TO BOTTOM OF JOIST W/#12 GS TIE WIRE. U.N.O. ON PLAN. IF THE JOIST IS SMALLER THEN 17" DEPTH, FRAME BELOW JOIST TO A CONT. CEILING HEIGHT SHOWN ABOVE.
3. ALL LIGHTING FIXTURES ARE PROVIDED FOR LOCATION AND COORDINATION WITH ELECTRICAL. ALL FIXTURES TO BE SELECTED BY CLIENT.

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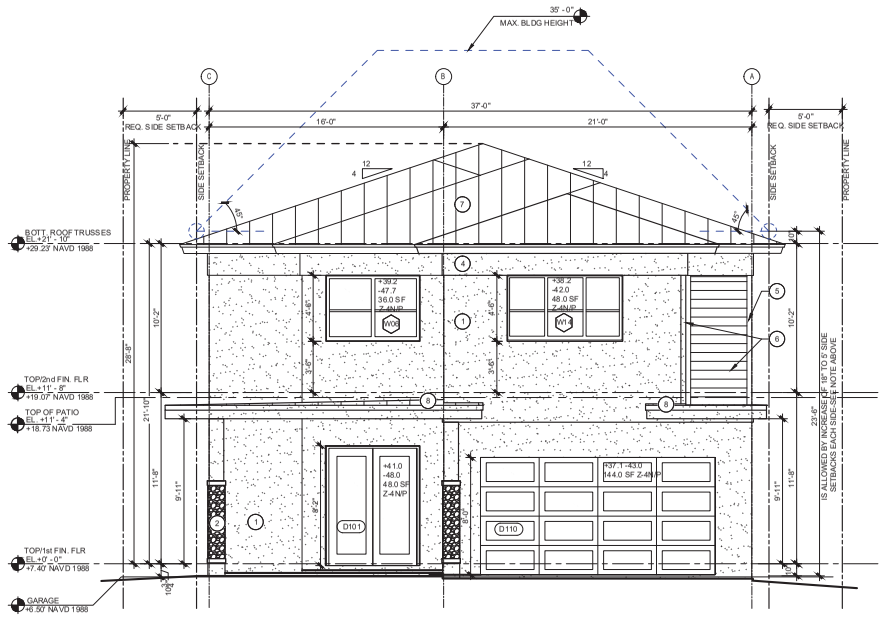
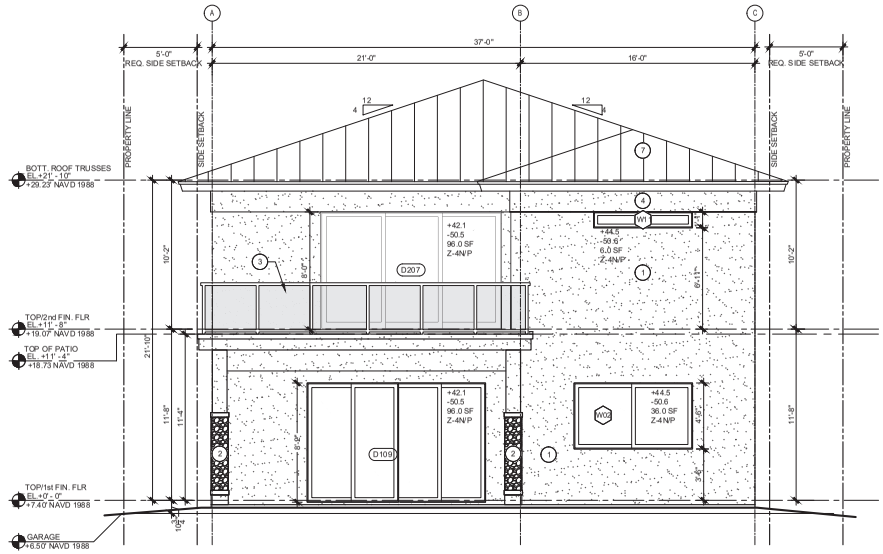
809 SW 12TH AVE, FORT LAUDERDALE, FL 33312
D3 PROJECT NUMBER:
Project Number

SHEET NAME
REFLECTIVE CEILING PLAN
SHEET NO.
A05



1	FRONT ELEVATION
A06	1/4 = 1'-0"



2	REAR ELEVATION
A06	1/4 = 1'-0"

MATERIAL LEGEND

1. 5/8" MIN. 3-CT CEMENT STUCCO, WITH PAINTED LIGHT TEXTURE FINISH, CONSULT WITH OWNERS FOR COLORS
2. RANDOM-STONE FINISH ON 12"x16" PREFABRICATED CONCRETE-FILLED MAS. COLS.
3. TYPICAL 42" H. SAFETY RAILING @ ALL SIDES, EITHER LAM. GLASS OR PICKETS @ 4" O/C PER OWNER
4. ADDED 1/2" CEMENT STUCCO BAND, WITH PAINTED TEXTURE FINISH
5. TYPICAL 4x4 CEM-FIBER CORNER ANGLES, 1 INTR., 2 EXTR.
6. "JAMES HARDIE" HARDIE PLANK H210 FIBER CEMENT PLANKING LAP SIDING, 7.25" O/C GROOVES. OVER THIN SET STUCCO, P.T. 1 wk' SPACE 24" O/C. & 30# FELTS, (MAY BE FOUND IN ANY HOME DEPOT)
7. ASPHALT SHINGLE ROOFING ON APPROVED BASE PLIES, OVER 19/32" EXP. 1 PLYWOOD SHEATHING & PREFAB. WOOD TRUSSES
8. MODIFIED BIT ROOFING

MATERIALS TO BE SELECTED BY OWNER

NOTE:

AS PER ORDINANCE RELATED TO 5' SIDE SETBACKS, LIMITING ROOF HEIGHTS ARE 22', WE SETBACK 6'6" EACH SIDE AND THEREFORE ARE ALLOWED IN 18" HEIGHT INCREASE TO 23' ON A 45° HEIGHT RISE. THIS INCLUDES A 9" MAX. GRADE DROP FROM FIN. FLR.

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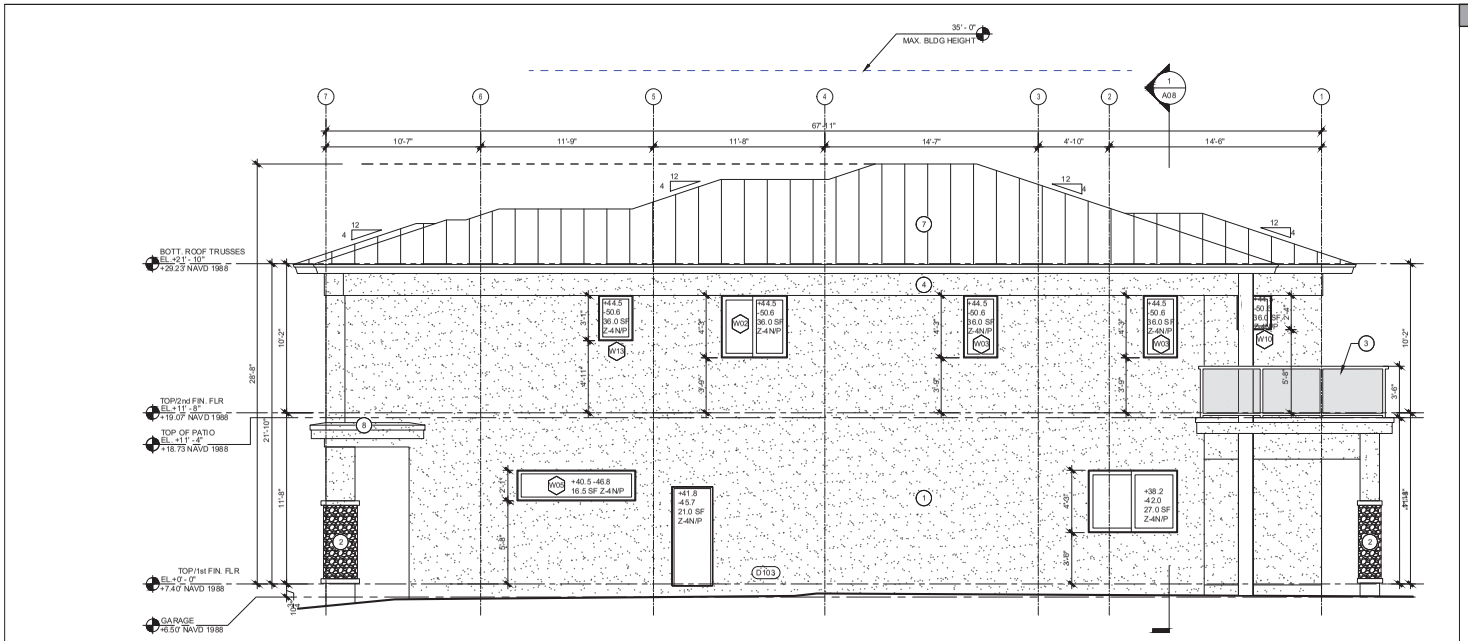
809 SW 12TH AVE, FORT LAUDERDALE, FL 33312

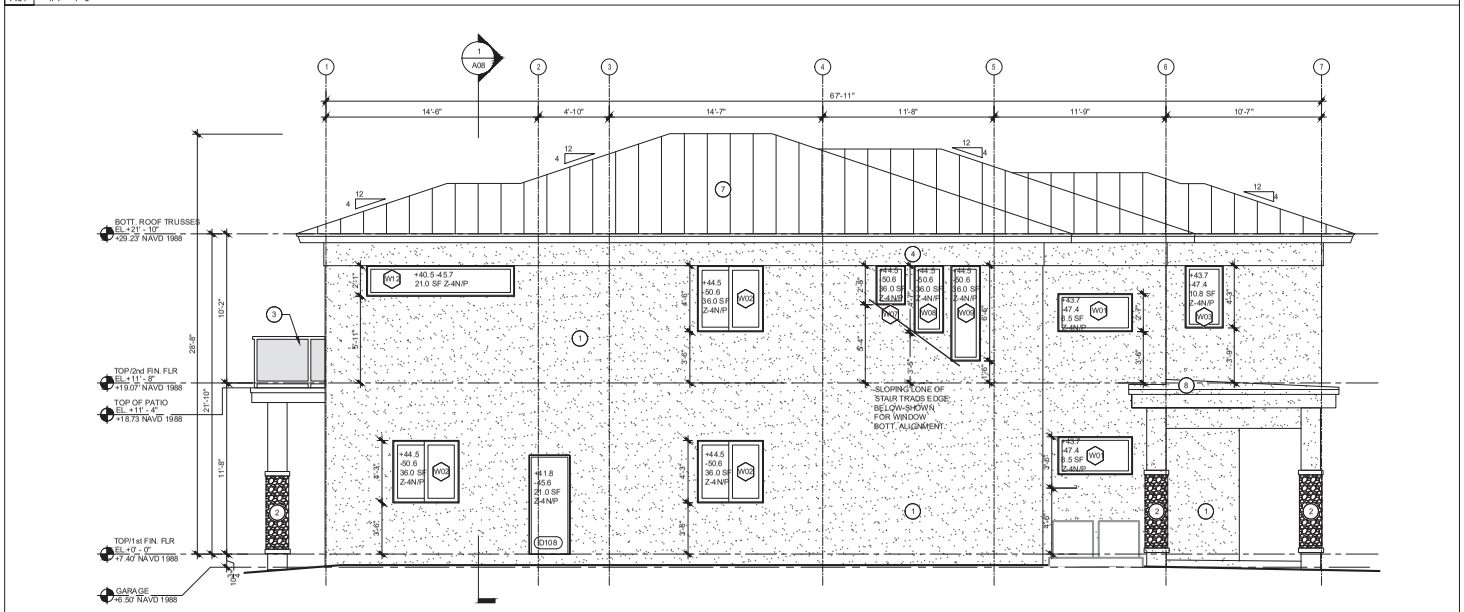
D3 PROJECT NUMBER:
Project Number

SHEET NAME
ELEVATIONS

SHEET NO.
A06



1	WEST SIDE ELEVATION
A07	1/4 = 1'-0"



2	EAST SIDE ELEVATION
A07	1/4 = 1'-0"

MATERIAL LEGEND

1. 5/8" MIN. 3-CT CEMENT STUCCO, WITH PAINTED LIGHT TEXTURE FINISH, CONSULT WITH OWNERS FOR COLORS
2. RANDOM-STONE FINISH ON 12"x16" PREFABRICATED CONCRETE-FILLED MAS. COLS.
3. TYPICAL 42" H. SAFETY RAILING @ ALL SIDES, EITHER LAM. GLASS OR PICKETS @ 4" O/C PER OWNER
4. ADDED 1/2" CEMENT STUCCO BAND, WITH PAINTED TEXTURE FINISH
5. TYPICAL 4x4 CEM-FIBER CORNER ANGLES, 1 INTR., 2 EXTR.
6. "JAMES HARDIE" HARDIE PLANK H210 FIBER CEMENT PLANKING LAP SIDING, 7.25" O/C GROOVES. OVER THIN SET STUCCO, P.T. 1 ml" SPACE 24" O/C. & 30# FELTS, (MAY BE FOUND IN ANY HOME DEPOT)
7. ASPHALT SHINGLE ROOFING ON APPROVED BASE PLIES, OVER 19/32" EXP. 1 PLYWOOD SHEATHING & PREFAB. WOOD TRUSSES
8. MODIFIED BIT ROOFING

MATERIALS TO BE SELECTED BY OWNER

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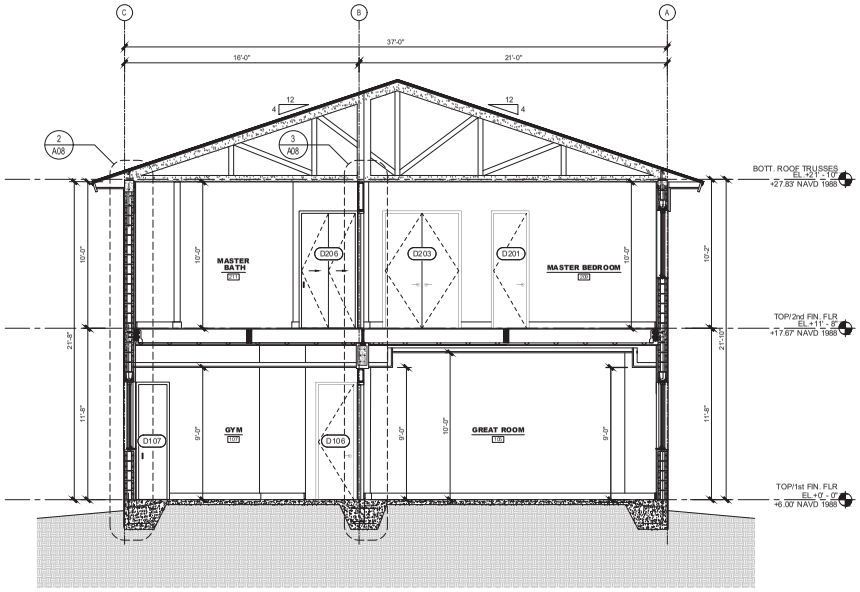
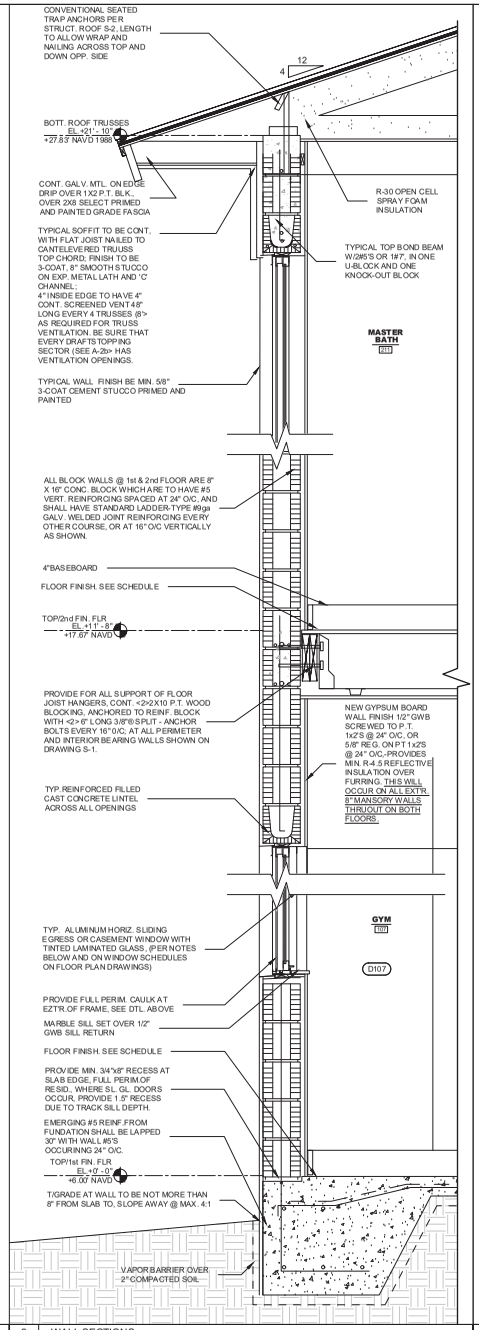
D3 PROJECT NUMBER:
Project Number

SHEET NAME
ELEVATIONS

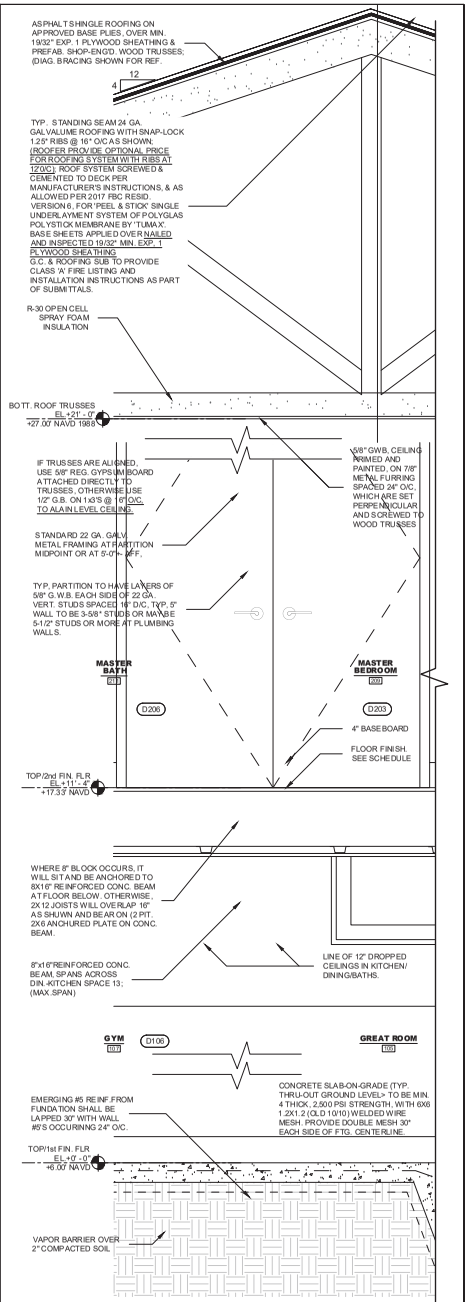
SHEET NO.
A07



1 BUILDING SECTIONS
A08 1/4" = 1'-0"



2 WALL SECTIONS
A08 1" = 1'-0"



3 WALL SECTIONS
A08 1" = 1'-0"

DUNLAP + BOWERS
3000 N FEDERAL HIGHWAY SUITE 200B
FORT LAUDERDALE, FL 33306
PH. 754.207.2002 - www.d3-b.com

Certificate of Authorization No. AR98977

STATE OF FLORIDA
ANDREW B. DUNLAP
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REGISTERED ARCHITECT

PERMIT SET

BLUE HORIZON ENGINEERING
MEP • CIVIL • STRUCTURAL
ARCHITECTURE

PERMIT SET

7/8/2024

REVISIONS

#	DESCRIPTION	DATE

PROJECT NAME:
809 S.W. 12th AVENUE
PROJECT ADDRESS:
809 SW 12TH AVE, FORT LAUDERDALE, FL 33312
D3 PROJECT NUMBER:
Project Number

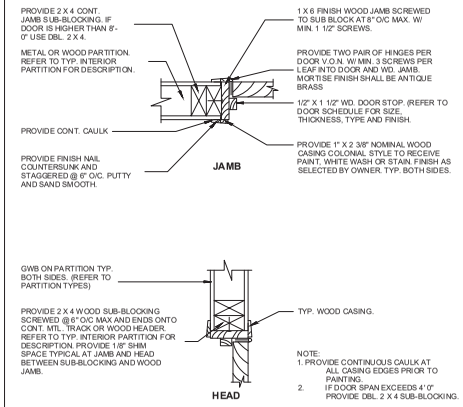
SHEET NAME
SECTIONS & WALLS SECTIONS
SHEET NO.
A08

DOOR SCHEDULE

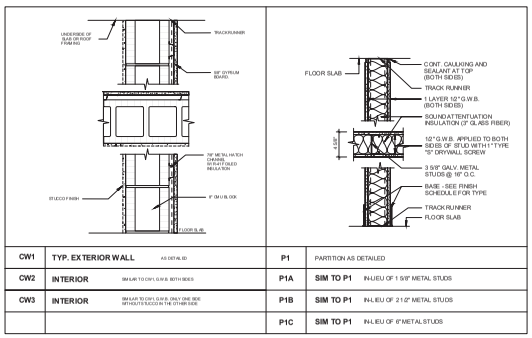
MARK	DOOR SIZE	THKN'S	DESCRIPTION	MATRIAL	FRAME	REMARKS	NOA			SUPPLY CO. REMARKS
							U-FAC'R	SHGC FAC'R	LOW-E	
D101	74" W x 97.5" H	0'-1 3/4"	SOLID METAL & LAM. TINTED GLASS	SHOP-FIN.BRONZE TINT.	SHOP-ENG. BRONZE ALUM.	PRE-HUNG METAL DR./FRAME LOCATED AT: 2-STORY ENTRY FOYER - EXTR. NOA REQ'D	1.065	0.285	YES	L & F DOORS INC. #3/00 NOA # 19-0326.09
D102	36" W x 96" H	0'-1 3/4"	2 PANEL PRIMED MASONITE	SOLID CORE PRIMED	3/4 WD. MILLED	PRE-HUNG WOOD/FRAME LOCATED AT: ENTRY FOYER TO GARAGE / GREAT RM TO GYM	- - -	- - -	- - -	- - -
D103	35.5" W x 81" H	0'-1 3/4"	2 PANEL PRIMED METAL	SHOP-FIN. ESP GRAY TINT.	2x6 WD. MILLED	PRE-HUNG WOOD/FRAME LOCATED AT: SIDE GARAGE TO EXT'R. - EXTR. NOA REQ'D	FACTORS NOT REQUIRED SOLID DOOR.			L & F DOORS INC. #3/00 NOA # 19-0326.09
D104	24" W x 80" H	0'-1 3/4"	FULL LOUVR. PRIMED MASONITE	HOLLOW CORE PRIMED WOOD	3/4 WD. MILLED	PRE-HUNG WOOD/FRAME LOCATED AT: FOYER TO STOR. UNDER STAIR/KIT. PANTRY	- - -	- - -	- - -	- - -
D105	30" W x 96" H	0'-1 3/4"	2 PANEL PRIMED MASONITE	HOLLOW CORE PRIMED WOOD	3/4 WD. MILLED	PRE-HUNG WOOD/FRAME LOCATED AT: FOYER TO HALF BATH	- - -	- - -	- - -	- - -
D106	32" W x 96" H	0'-1 3/4"	2 PANEL PRIMED MASONITE	SOLID CORE PRIMED	3/4 WD. MILLED	PRE-HUNG WOOD/FRAME LOCATED AT: HALLWAY OR GYM. TO (2) A/C CLOSETS	- - -	- - -	- - -	- - -
D107	24" W x 96" H	0'-1 3/8"	FULL LOUVER. PKT. PRIMED MASONITE	SOLID TINTED LAM GLASS @ TOP 48"	3/4 WD. MILLED	PRE-HUNG WOOD POCKET, FRAME LOCATED AT: GYM/EXER. TO BATH	- - -	- - -	- - -	- - -
D108	32" W x 97.5" H	0'-1 3/4"	2 PANEL PRIMED METAL OUTSWING	SOLID CORE PRIMED	2x6 WD. MILLED	PRE-HUNG WOOD POCKED, FRAME LOCATED AT: SIDE BATH #3 TO EXTR. - EXTR. NOA REQ'D	1.065	0.285	YES	L & F DOORS INC. #3/00 NOA # 19-0326.09
D109	146" W x 97.5" H	0'-4"	STRUCT. ALUM. & LAM. GL. BI-PART'G	SHOP FIN. STRUCT. ALUM.	ALUM. ANOD.FINISH	EXT'R IMPACT-RES. MET./FRAME LOCATED AT: GREAT ROOM TO LANAY - EXTR. NOA REQ'D	1.03	0.270	YES	CG 1 DOORS, INC. #4130 NOA # FL2978.2
D110	192" W x 96" H		4 PANEL PRIMED METAL OVERHEAD	GALV. PRIMED METAL	METAL ANGLES	EXT'R IMPACT-RES. MET./FRAME LOCATED AT: 2-CAR GARAGE ACCESS - EXTR. NOA REQ'D	FACTORS NOT REQUIRED SOLID DOOR.			DAB DOOR CORP. NOA # 23-0216.03
D201	30" W x 96" H	0'-1 3/4"	2 PANEL PRIMED MASONITE	HOLLOW CORE PRIMED WOOD	3/4 WD. MILLED	EXT'R. IMPACT-RES. MET./FRAME LOCATED AT: 3 BEDROOM CLOSETS	- - -	- - -	- - -	- - -
D202	32" W x 96" H	0'-1 3/4"	2 PANEL PRIMED MASONITE	HOLLOW CORE PRIMED WOOD	3/4 WD. MILLED	PRE-HUNG WOOD/FRAME LOCATED AT: ENTRY TO 2 BATHROOMS AND HALF BATH	- - -	- - -	- - -	- - -
D203	2-3'0" W x 9'6" H	0'-1 3/4"	2 PANEL PRIMED MASONITE	HOLLOW CORE PRIMED WOOD	3/4 WD. MILLED	PRE-HUNG DBLE. WOOD/FRAME LOCATED AT: HALLWAY TO MASTER BEDROOM	- - -	- - -	- - -	- - -
D204	30" W x 96" H	0'-1 3/8"	1 PANEL POCKET	HOLLOW CORE PRIMED WOOD	3/4 WD. MILLED	PRE-HUNG WOOD POCKET, FRAME LOCATED AT: BDRM #3 TO BATH #2/HALLWAY TO UTILITY	- - -	- - -	- - -	- - -
D205	30" W x 96" H	0'-1 3/8"	2 PANEL PRIMED MASONITE	HOLLOW CORE PRIMED WOOD	3/4 WD. MILLED	PRE-HUNG WOOD/FRAME LOCATED AT: ENTRY TO TOILET RM FROM MSTR. BATHROOM	- - -	- - -	- - -	- - -
D206	2-3'0" W x 9'6" H	0'-1 3/8"	2 PANEL PRIMED MASONITE-BI-FOLD	HOLLOW CORE PRIMED WOOD	3/4 WD. MILLED	PRE-HUNG WOOD/FRAME LOCATED AT: BATH ENTRY DOORS - BOTH FLRS	- - -	- - -	- - -	- - -
D207	146" W x 97.5" H	0'-5 1/2"	STRUCT. ALUM. & LAM. GL. BI-PART'G	SHOP FIN. STRUCT. ALUM.	ALUM. ANOD.FINISH	EXT'R IMPACT-RES. MET./FRAME LOCATED AT: GREAT ROOM TO LANAY - EXTR. NOA REQ'D	1.03	0.270	YES	CG 1 DOORS, INC. #4130 NOA # FL2978.2
D208	32" W x 96" H	0'-1 3/4"	2 PANEL PRIMED MASONITE	SOLID CORE PRIMED	3/4 WD. MILLED	PRE-HUNG WOOD/FRAME LOCATED AT: HALLWAY OR GYM. TO (2) A/C CLOSETS	- - -	- - -	- - -	- - -
D209	30" W x 96" H	0'-1 3/4"	2 PANEL PRIMED MASONITE	HOLLOW CORE PRIMED WOOD	3/4 WD. MILLED	PRE-HUNG WOOD/FRAME LOCATED AT: FOYER TO HALF BATH		- - -		- - -

WINDOW SCHEDULE

MARK	FLR. NO.	# WIN.	WINDOW SIZE	TOP EL HTG AB. F. FLR.	DESCRIPTION	GLASS TYPE	FRAME & FINISH	GIVEN WINDS LOADS		N.O.A. MIN. WIND LOADS		N.O.A. FACTORS & LOW-E DESIGNATIONS			SUPPLY CO. REMARKS
								POS.	NEG.	POS.	NEG.	U-FAC'R	SHGC FAC'R	LOW-E	
W01	1 - 2	2	FIXED WINDOW 61"W x 31"H @ENTRY	+96"	ALUM. & LAM. TINTED FIXED GL.	SHOP FIN. TINT*	ALUM. ANOD.* ESP BRONZE FIN	* *	* *	+66.00	-70.00	1.039	0.333	YES	LAWSON SERIES 6200. NOA # 22-0613.03
W02	1 - 2	5	HORIZ. SLIDER W. (2) 54"W x 51"H	+96"	ALUM. & LAM. TINTED FIXED GL.	SHOP FIN. TINT*	ALUM. ANOD.* ESP BRONZE FIN	* *	* *	+66.00	-70.00	1.065	0.286	YES	LAWSON SERIES 8700. NOA # 22-0719.02
W03	2	2	OP'BLE. WINDOW 28" W x 51"H	+96"	ALUM. & LAM. GL. TINTED CASEMENT	SHOP FIN. TINT*	ALUM. ANOD.* ESP BRONZE FIN	* *	* *	+66.00	-70.00	1.065	0.286	YES	LAWSON SERIES 8700. NOA # 22-0719.02
W04	1	1	(2) FIXED PNL. 73"W x 51"H	+96"	ALUM. & LAM. TINTED FIXED GL.	SHOP FIN. TINT*	ALUM. ANOD.* ESP BRONZE FIN	* *	* *	+66.00	-70.00	1.039	0.333	YES	LAWSON SERIES 6200. NOA # 22-0613.03
W05	1	1	FIXED PNL. 97"W x 25"H	+96"	ALUM. & LAM. TINTED FIXED GL.	SHOP FIN. TINT*	ALUM. ANOD.* ESP BRONZE FIN	* *	* *	+66.00	-70.00	1.039	0.333	YES	LAWSON SERIES 6200. NOA # 22-0613.03
W06	2	1	FIXED PNL. 73"W x 51"H	+96"	ALUM. & LAM. TINTED FIXED GL.	SHOP FIN. TINT*	ALUM. ANOD.* ESP BRONZE FIN	* *	* *	+66.00	-70.00	1.039	0.333	YES	LAWSON SERIES 6200. NOA # 22-0613.03
W07	2	1	FIXED PNL. 24"W x 32"H	+96"	ALUM. & LAM. TINTED FIXED GL.	SHOP FIN. TINT*	ALUM. ANOD.* ESP BRONZE FIN	* *	* *	+66.00	-70.00	1.039	0.333	YES	LAWSON 6200. NOA # 22-0613.03
W08	2	1	FIXED PNL. 24"W x 55"H	+96"	ALUM. & LAM. TINTED FIXED GL.	SHOP FIN. TINT*	ALUM. ANOD.* ESP BRONZE FIN	* *	* *	+66.00	-70.00	1.039	0.333	YES	LAWSON 6200. NOA # 22-0613.03
W09	2	1	FIXED PNL. 24"W x 78"H	+96"	ALUM. & LAM. TINTED FIXED GL.	SHOP FIN. TINT*	ALUM. ANOD.* ESP BRONZE FIN	* *	* *	+66.00	-70.00	1.039	0.333	YES	LAWSON 6200. NOA # 22-0613.03
W10	2	1	OP'BLE WINDOW 28"W x 28"H	+96"	ALUM. & LAM. GL. TINTED CASEMENT	SHOP FIN. TINT*	ALUM. ANOD.* ESP BRONZE FIN	* *	* *	+66.00	-70.00	1.065	0.286	YES	LAWSON SERIES 8700. NOA # 22-0719.02
W11	2	1	FIXED PNL. HIGH 81"W x 13"H	+96"	ALUM. & LAM. TINTED FIXED GL.	SHOP FIN. TINT*	ALUM. ANOD.* ESP BRONZE FIN	* *	* *	+66.00	-70.00	1.039	0.333	YES	LAWSON SERIES 6200. NOA # 22-0613.03
W12	2	1	FIXED WINDOW 121"W x 25"H	+96"	ALUM. & LAM. TINTED FIXED GL.	SHOP FIN. TINT*	ALUM. ANOD.* ESP BRONZE FIN	* *	* *	+66.00	-70.00	1.039	0.333	YES	LAWSON SERIES 6200. NOA # 22-0613.03
W13	2	1	OP'BLE WINDOW 27"W x 36"H	+96"	ALUM. & LAM. GL. TINTED CASEMENT	SHOP FIN. TINT*	ALUM. ANOD.* ESP BRONZE FIN	* *	* *	+66.00	-70.00	1.065	0.286	YES	LAWSON SERIES 8700. NOA # 22-0719.02
W14	2	1	(3) FIXED PNLS. 97"W x 51"H	+96"	ALUM. & LAM. TINTED FIXED GL.	SHOP FIN. TINT*	ALUM. ANOD.* ESP BRONZE FIN	* *	* *	+66.00	-70.00	1.039	0.333	YES	LAWSON SERIES 6200. NOA # 22-0613.03
W15	2	1	OP'BLE. WINDOW 31" W x 51"H												



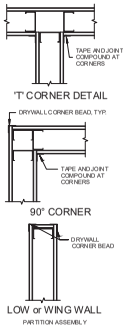
1	INTERIOR DOOR HEAD/JAMB DETAIL
A09	N.T.S.

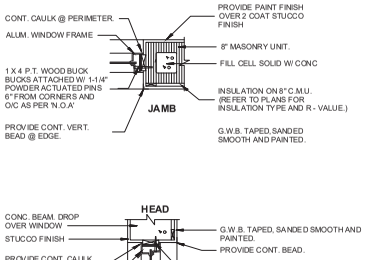


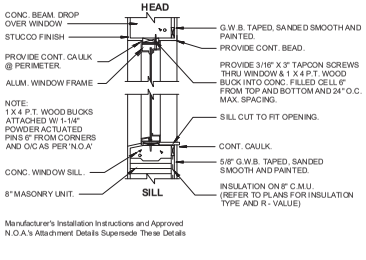
CW1	TYP. EXTERIOR WALL	AS DETAILED	P1	PARTITION AS DETAILED
CW2	INTERIOR	SIM.AR TO CW1. G.W.B. BOTH SIDES	P1A	SIM TO P1 IN-LIEU OF 1 5/8" METAL STUDS
CW3	INTERIOR	SIM.AR TO CW1. G.W.B. ONLY ONE SIDE WITH 6" TO EXCLUN THE OTHER SIDE	P1B	SIM TO P1 IN-LIEU OF 2 1/2" METAL STUDS
			P1C	SIM TO P1 IN-LIEU OF 6" METAL STUDS

INTERIOR PARTITION NOTES

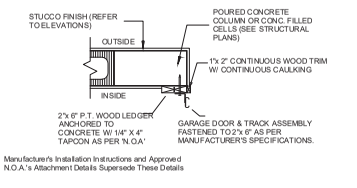
1. ALL NON LOAD BEARING INTERIOR WALLS TO BE TYPE P1 U.N.O.
2. ALL JOINTS MADE IN OR BETWEEN WALLS SHALL COMPLY WITH FBC 2017, SECTION 705.9
3. ACOUSTICAL SEALANT THICKNESS PER MANUFACTURER SPECIFICATIONS.
4. SPACING OF ALL METAL STUD PARTITIONS SHALL BE 16" O/C U.O.N.
5. FRAME AND BRACE AS REQUIRED AROUND ALL PIPING AND DUCTWORK TO MAINTAIN PARTITION SUPPORT
6. PROVIDE CEMENT BOARD AT ALL BATHROOM WALLS AT WET AREAS TYP. WATER RESISTANT GYP BD. ON CEILINGS
7. PROVIDE BLOCKING & LATERAL TIES BETWEEN SEPARATE FRAME WALLS FOR SUPPORTING LAV. COUNTERS, W.C. HANGERS, ETC. COORDINATE WITH BUILDER.
8. ALL NEW MDF FINISH ON RATED DEMISING WALLS TO HAVE CONTINUOUS FIRE RATED CAULKING AND SEALANT ON TOP AND BOTTOM.
9. PROVIDE ACOUSTIC WALL LINER AT ALL BATHROOM WALLS THAT SEPARATE OCCUPIED SPACES
10. WHERE THE INTERIOR OF MASONRY WALLS ARE FURRED SUCH FURRING SHALL BE PRESSURE TREATED AND FIRE STOPPED WHERE REQUIRED.



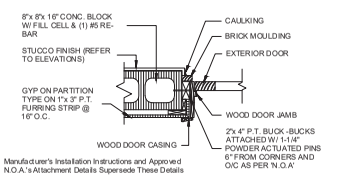




3	EXT. WINDOW HEAD, SILL AND JAMB DETAIL
A09	N.T.S.



2	GARAGE DOOR BUCK DETAIL
A09	N.T.S.



4	EXTERIOR DOOR BUCK DETAIL
A09	N.T.S.

EXTERIOR DOOR AND WINDOW NOTES:

1. EXTERIOR WINDOWS AND DOORS INSTALLED IN EXTERIOR WALLS SHALL CONFORM TO THE TESTING AND PERFORMANCE REQUIREMENTS OF FBC 2017, SECTION 1709.5. WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INTRUSIONS. FASTENER SIZE AND SPACING SHALL BE PROVIDED IN SUCH INTRUSIONS AND SHALL BE CALCULATED BASED ON MAXIMUM LOADS AND SPACING USED IN THE TESTS. (FBC 2017, SECTION 1405.13 & 1405.13.1
2. GENERAL CONTRACTOR SHALL BE REQUIRED TO SUBMIT EXTERIOR DOOR AND WINDOW SHOP DRAWINGS AND PRODUCT N.O.A., AS WELL AS PROFESSIONAL CALCULATIONS AND/OR CERTIFICATES OF PERFORMANCE CRITERIA OF MATERIALS, SYSTEMS AND EQUIPMENT. ALL DEFERRED SUBMITTALS AND DELEGATED ENGINEERED SYSTEMS SHALL HAVE A SEPARATE BUILDING PERMIT. SUCH SPECIALTY SUBMITTALS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER WHO SPECIALIZES IN, AND UNDERTAKES IN THE DESIGN OF SAID COMPONENTS AND SYSTEMS
3. EXTERIOR DOORS AND WINDOWS SHALL BE ** IMPACT RESISTANT ** WINDOWS ARE TO BE CUSTOM SIZED CGI WINDOWS BY C.G.I. (OR EQUAL) FRAME FOR ROUGH OPENING AS NEEDED PER DOOR AND WINDOW SIZE USE ONLY DOORS AND WINDOWS WITH NOA'S THAT MEET OR EXCEED THE PRESSURE REQUIREMENTS SHOWN ON ELEVATIONS
4. IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL NOT BE LESS 20" IN WIDTH AN 24" IN HEIGHT, 5.7 SQ FT IN AREA AND SHALL ALSO MEET THE PREVISIONS OF SECT R310.2 THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISH FLOOR AN NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISH FLOOR
5. REFER TO ELEVATIONS FOR MULLION SPACING
6. ALL EXTERIOR GLAZING TO HAVE U-1.04 AND SHGC .47
7. EMO - EMERGENCY OPEINING:
   a. MIN DIMS: THE MIN NET CLEAR OPENING SHALL NOT BE LESS THEN 5.7 S.F. THE MIN NET CLEAR HEIGHT SHALL BE 24" AND WIDTH 20".
   b. HEIGHT: EMERGENCY ESCAPE AND RESUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" ABOVE FLOOR

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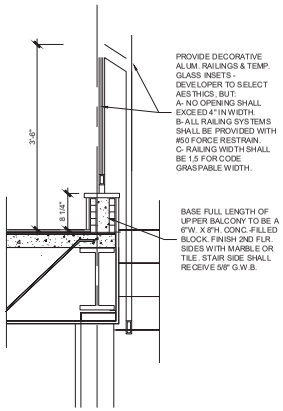
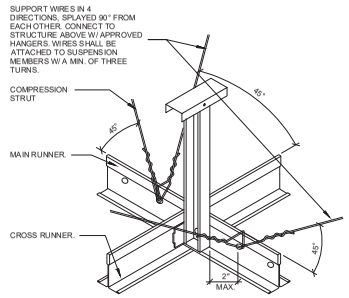
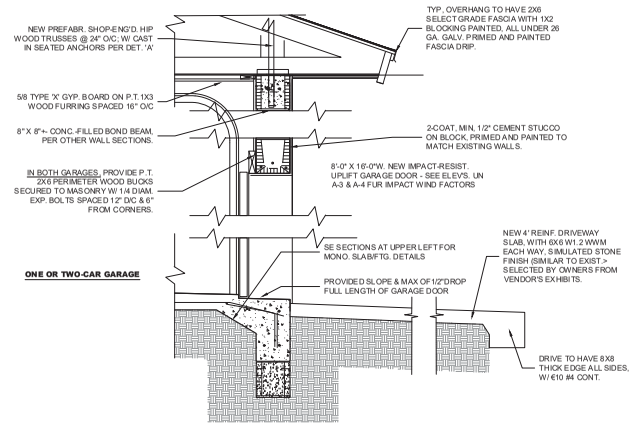


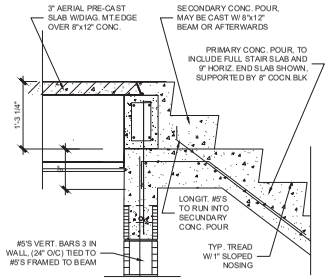
1	STAIR HEADER FLOOR BEAM
A10	N.T.S.



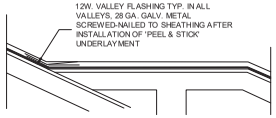
2	TYPICAL SUSPENDED CEILING DETAIL
A10	N.T.S.



3	GARAGE DOOR BUCK DETAIL
A10	N.T.S.



4	STAIR HEADER
A10	N.T.S.



5	ROOF DETAIL
A10	N.T.S.

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SHEET NO.
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