



BOARD OF ADJUSTMENT NOTICE

January 27, 2020

A Public Hearing will be held before the Board of Adjustment on: Wednesday, February 12, 2020 at 6:30 P.M.

In the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

CASE: PLN-BOA-19120002
OWNER: BRILL, JACQUELINE M; SILVERSTEIN, BRUCE A
AGENT: N/A
ADDRESS: 428 NE 17 WAY FORT, LAUDERDALE FL., 33301
LEGAL DESCRIPTION: VICTORIA PARK CORR AMEN PLAT 10-66 B LOT 17 S1/2,18,19 N 40 BLK 12
ZONING: RS-8
COMMISSION DISTRICT: 2
REQUESTING: **Section 47-5.31 Table of dimensional requirements for the RS-8 district.**

1. Requesting a variance from the 15 feet minimum rear yard requirement of Sec. 47.5.31 Table of Dimensional Requirements to allow the existing awning and carport. The carport to be converted into a habitable space (granny cottage) with a rear yard of 3.28 feet, a total variance request of 11.72 feet.
2. Requesting a variance from the 5 feet minimum side yard requirement of Section 47-5.31 (table of dimensional requirements) to allow an existing awning to remain at a side yard setback of 2.96 feet, a total variance request of 2.04 feet.
3. Requesting a variance from the 15 feet minimum rear yard requirement of Sec. 47.5.31 Table of Dimensional Requirements to allow the existing principle structure with a rear yard setback of 10.70 feet, a total variance request of 4.30 feet.

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

MOHAMMED MALIK
ZONING ADMINISTRATOR

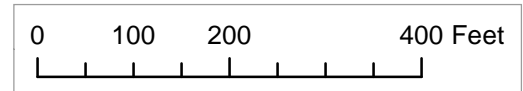
Florida Statutes, Sec. 286.0105 NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made,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



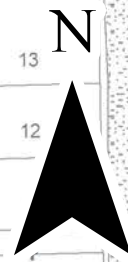


PLN-BOA-19120002

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Graphic Scale





CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: FEBRUARY 12, 2020

TIME: 6:30 PM

CASE: PLN-BOA-19120002

Section 47-5.31. - Table of dimensional requirements for the RS-8 districts.

1. Requesting a variance from the 15 feet minimum rear yard requirement of Sec. 47.5.31 Table of Dimensional Requirements to allow the existing awning and carport. The carport to be converted into a habitable space (granny cottage) with a rear yard of 3.28 feet, a total variance request of 11.72 feet.
2. Requesting a variance from the 5 feet minimum side yard requirement of Section 47-5.31 Table of Dimensional Requirements to allow an existing awning to remain at a side yard setback of 2.96 feet, a total variance request of 2.04 feet.
3. Requesting a variance from the 15 feet minimum rear yard requirement of Sec. 47.5.31 Table of Dimensional Requirements to allow the existing principle structure with a rear yard setback of 10.70 feet, a total variance request of 4.30 feet.

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

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

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

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



Jacqueline Brill
428 NE 17th Way
Ft. Lauderdale, Florida 33301

December 16, 2019

Re: BOA Application for Variance

Owner: Bruce Silverstein and Jacqueline Brill

Address: 428 NE 17th Way, Fort Lauderdale, FL 33301

COVER LETTER

- Narrative
- Variance Application
- Tax Map
- Mail Notice List
- Proof of Ownership
- Aerial Photo
- Color site Photos
- Current Survey
- 1956 Rechecked Survey
- Site Plan



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 1 | Revision Date: 7/25/2019 | Print Date: 7/25/2019
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) Application

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

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

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents.

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

<input checked="" type="checkbox"/>	Variance / Interpretation: Before	\$ 480.00
<input type="checkbox"/>	Variance / Interpretation: After	\$ 600.00
<input type="checkbox"/>	Parking Variance (per space)	\$ 530.00
<input type="checkbox"/>	Request for Continuance	\$ 190.00
<input type="checkbox"/>	Rehearing before the Board	\$ 70.00
<input type="checkbox"/>	Request for Rehearing	\$ 240.00

Page 1: BOA - Applicant Information Sheet

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

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	
Property Owner's Signature	<i>[Signature]</i> <small>If a notarized agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

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

Development / Project Name	
Existing / New	Existing: <input type="checkbox"/> <input type="checkbox"/> New: <input type="checkbox"/> <input type="checkbox"/>
Project Address	Address: _____
Legal Description	
Tax ID Folio Numbers (For all parcels in development)	
Request / Description of Project	
Applicable ULDR Sections	

Current Land Use Designation	
Current Zoning Designation	
Current Use of Property	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front []		
Side []		
Side []		
Rear [E]	15	3.28'

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

This page must be filled in. An attached narrative may be included if additional space is required.

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

We request a variance on the required 15ft set back for new construction, on the NE corner of our property. We plan to convert our existing garage into a "Granny Flat" for my elderly mother.

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

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

The current structure was built in 1931 and unable to modify structure to comply with the requirements of the current standard building codes of all local, state and federal laws; without variance approval, reasonable use as Granny Flat would be prevented.

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

The permitted structure fails to meet the current 15 foot setback requirement from the rear (East-side) property line. This unusual circumstance exist because when the structure was permitted and built in 1931, no such requirement existed As with a small number of older existing single family properties in our same zoning district marked exception is clearly constituted.

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

Current set-back requirements of structure are not achievable with property dimensions and without variance approval for permit would deprive our ability utilize our property as other property owners in the same zoning district.

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

We are attempting to help my elderly mother not have to move to an ACLF

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

We are not substantially changing the outside appearance of the build. Current appearance matches the main house.

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

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

(Signature)

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

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"

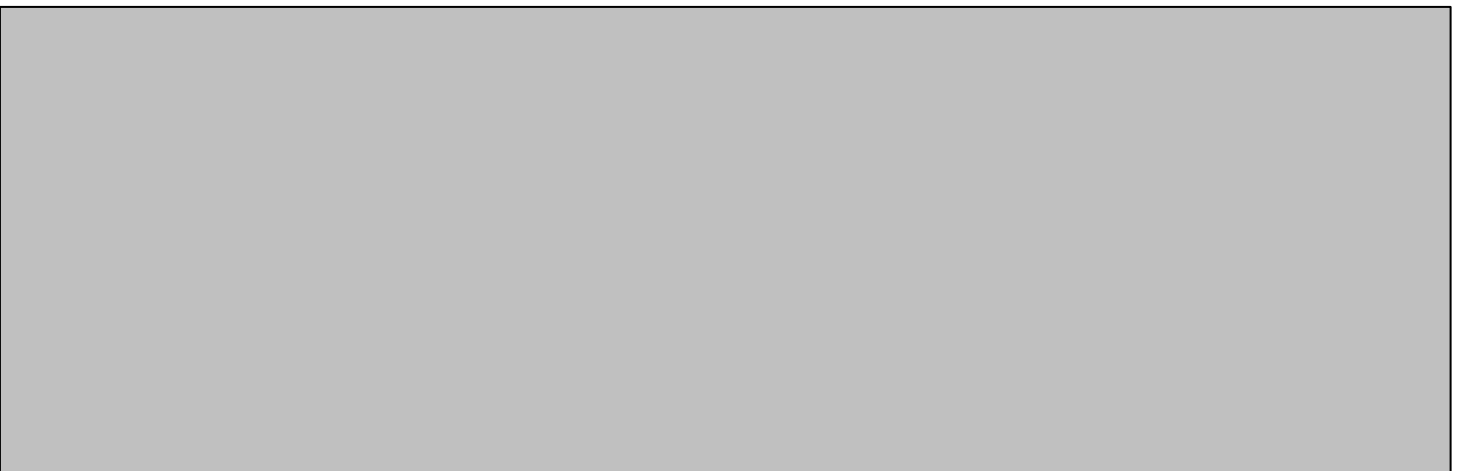
One (1) electronic version (CD or USB) of complete application and plans in PDF format

Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

- Completed application** (all pages must be filled out where applicable)
- Mail notification documents** (mail notification instructions at bottom of page)
- Proof of ownership** (warranty deed or tax record), including corporation documents if applicable
- Property owners notarized signature** and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Site Plan (a survey may be substituted if the requested variance is clearly indicated)**
 - Landscape Plan (if applicable)**
 - Elevations (if applicable)**
 - Additional plan details as needed**

Note: All copy sets must be clear and legible.

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



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

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

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

- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 5: Technical Specifications

A. SITE PLAN

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

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

B. BUILDING ELEVATIONS (as applicable)

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

Jacqueline M. Brill and Bruce Silverstein
428 NE 17th Way
Ft. Lauderdale, Florida 33310

December 16, 2019

Re: BOA Application for Variance

Owners: Jacqueline M. Brill
Bruce Silverstein

Address: 428 NE 17th Way, Fort Lauderdale, FL 33301

Narrative:

This application is to request a variance for the following minimum yard dimensional requirements as required by RLDR Section 47-5.31: Table of dimensional requirements for the RS-8 district.

1. Requesting a variance from the 15 feet minimum rear yard requirement of Sec. 47.5.31 Table of Dimensional Requirements to allow the existing awning and detached garage. The garage to be converted into a habitable space (granny cottage) with a rear yard of 3.28 feet, a total variance request of 11.72 feet.
2. Requesting a variance from the 5 feet minimum side yard requirement of Section 14-5.31 Table of Dimensional Requirements to allow an existing awning to remain at a side yard setback of 2.96 feet. A total variance request of 2.04 feet.
3. Requesting a variance from the 15 feet minimum rear yard requirement of Sec. 47.5.31 Table of Dimensional Requirements to allow the existing principle structure with a rear yard setback of 10.70 feet, a total variance request of 4.30 feet.

The existing detached garage encroaches into the 15' minimum rear yard setback by 11.72' and in addition there is an attached awning that serves as a carport already in place that also encroaches into the 5' minimum by 2.04 feet that we would like to have remain in place, as there is no other optional placement for such a structure on the property. The house was permitted and built in 1931, thereafter various additions and modifications to the original structure were done over the years, all of which we believed with permits when we purchased the home in 2016. The earliest survey that we were able to find that included the garage was done in 1951, and re-checked in 1956 (See attachment). Both the survey and the lot plan show the garage and principle structure encroachments into the 15' minimum rear yard setback, with no comments from the zoning inspector.

The hardship is that the current set-back requirements of structure are not achievable with property dimensions and without variance approval would deprive our ability utilize our property as other property owners in the same zoning district.

We are simply asking that a variance be provided to allow for incursion into the side yard and rear sidesetback of the already existing garage and awning to allow for permit approval of interior modifications of the already standing, permitted structure to provide a livable space for my elderly mother, whom will otherwise need to move to an assisted living facility. And in addition we would like to have principal structure with rear setback of 10.70 feet, a total variance request of 4.30 feet approved.

Sincerely,



Jacqueline Brill and Bruce Silverstein

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	ST/ZIP
504202151760	LANDEWEER,PETER & BARBARA J		456 NE 17 WAY	FORT LAUDERDALE	FL 33301
504202151750	KILSHEIMER,MARTYNA		459 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301
504202151660	IGOE,REGINA CHAMPLIN		459 NE 17 WAY	FORT LAUDERDALE	FL 33301
504202151670	ORCHID DIVERSIFIED SERVICES INC		10940 NW 28 ST	FORT LAUDERDALE	FL 33322
504202151740	VELEZ,ANGELA AMATO & SAMUEL		455 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301
504202151770	PERRONE,SHAUN KELLEY		448 NE 17 WAY	FORT LAUDERDALE	FL 33301
504202151650	ZINGG,IRENE A		626 NE 13 AVE	FORT LAUDERDALE	FL 33304
504202151730	GARDOCKI,GUY C	GUY C GARDOCKI TR	451 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301
504202151920	PAPPAS,LEONARD D LE	KIDWELL,MARVIN CARL	454 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301
504202151680	CHEN-SEM,NIKI PAUL	CHEN-SEM,DORNEL	440 NE 17 AVE	FORT LAUDERDALE	FL 33301
504202100501	KIRBY,CAROLYN G		1645 NE 4 PL	FORT LAUDERDALE	FL 33301
504202151780	ROSE MARIE CANIGIANI LIV TR	CANIGIANI,ROSE MARIE TRSTEE	411 N NEW RIVER DR E APT 905	FORT LAUDERDALE	FL 33301
504202151640	ATTAL,ALAIN		9012 BALD EAGLE DR	LAS VEGAS	NV89134
504202151720	COBB,EILEEN		447 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL 33301
504202151910	URSCHALITZ,MELINDA JOY		450 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL 33301
504202151790	TOCCI,PAUL E &	TOCCI,CHRISTINE	1812 SE 9 ST	FORT LAUDERDALE	FL 33316
504202151900	CARSON,CHRISTOPHER		444 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301
504202151800	REILLY,KEITH W & ZAYRA I		436 NE 17 WAY	FORT LAUDERDALE	FL 33301
504202151710	SALSBURG,SOPHY		437 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301
504202151700	CZERENDA,A JUDITH & RANDALL A		431 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301
504202151600	EMERY,LORNA K		2619 NE 15 ST	FORT LAUDERDALE	FL 33304
504202151590	POTOTSKY,MYRNA B		428 NE 17 AVE	FORT LAUDERDALE	FL 33301
504202151890	ZOOK,BRENDA &	JOHNSON,LINDSAY	440 N VICTORIA PARK ROAD	FORT LAUDERDALE	FL 33301
504202100700	SMITH,VICTOR C III & MARY ELLEN		429 NE 17 AVE	FORT LAUDERDALE	FL 33301
504202100680	SMAL INVESTMENTS INC	% JON SMAL	1640 NE 4 PL APT 3	FORT LAUDERDALE	FL 33301
504202151810	BRILL,JACQUELINE M	SILVERSTEIN,BRUCE A	428 NE 17 WAY	FORT LAUDERDALE	FL 33301
504202151580	NEMEC,RICHARD ALAN	RICHARD ALAN NEMEC TR	425 NE 17 WAY	FORT LAUDERDALE	FL 33301
504202151880	CHURCHILL,CHRISTINA		436 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301
504202151830	SHERWIN PROPERTIES LLC		320 NE 12 AVE	FORT LAUDERDALE	FL 33301
504202BP0010	KIRKLAND,BRIAN		7648 COLVIN RD	GATES MILL	OH44040
504202151690	STEWART,SCOTT	HABAYEB,ZIAD	417 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301
504202151570	BERGER,PAUL E & MARLENE		417 NE 17 WAY	FORT LAUDERDALE	FL 33301
504202151840	MCCURDY,RICHARD ANTHONY H/E	MCCURDY,DELLA MARGARET ETAL	400 NE 17 WAY	FORT LAUDERDALE	FL 33301
504202151520	STEWART,SCOTT	HABAYEB,ZIAD	833 NE 16 TER	FORT LAUDERDALE	FL 33304
504202151510	1700 NE 4 COURT LAND TR	MELTZER,JOHN TRSTEE	8400 SW 63 PL	MIAMI	FL 33143
504202151530	STEWART,SCOTT M		405 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301
504202151500	LEHMANN,GARY J H/E	LEHMANN,LAUREN A	404 NE 17 AVE	FORT LAUDERDALE	FL 33301
504202100900	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
504202151870	KLOSS,STELLA		420 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301
504202151850	PSLS PROPERTIES LLC		624 SE 25 AVE	FT LAUDERDALE	FL 33301
504202160080	NAPURANO,JOHN J & JACQUELINE		430 N VICTORIA PARK RD	FORT LAUDERDALE	FL 33301
504202160070	RITZI,WILLIAM M	SICLARI,RICHARD J JR	434 VICTORIA TER	FORT LAUDERDALE	FL 33301
504202100500	BIANCHI,EDWARD		445 NE 17 AVE	FORT LAUDERDALE	FL 33301
504202BP0020	KIRKLAND,BRIAN		7648 COLVIN RD	GATES MILLS	OH44040
504202BP0030	FILIPICH,JUAN CARLOS	COPELLO,MARIANA E	417 NE 17 AVE #3	FORT LAUDERDALE	FL 33301
504202BP0080	BUCK,LISA K		417 NE 17 AVE # 8	FORT LAUDERDALE	FL 33301
504202BP0040	GILL,ASTRID G	GILL,GERALD LLOYD	PO BOX W133 WOODS CENTER	*ST JOHNS	AG
504202BP0050	LUSTIG,MICHAEL		MENDELSTAM 15 #1	*TEL AVIV 6259813	IL
504202BP0060	POLESSI,MARIA	%MARTI SCHEFTEL	4757 N OCEAN BLVD	FORT LAUDERDALE	FL 33308
504202BP0070	CALABRESE ACQUISITIONS LLC		510 SW 16TH CT	FORT LAUDERDALE	FL 33315
504202151610	ROYES GOLD REAL ESTATE LLC		17980 NE 31 CT #1100	AVENTURA	FL 33160
504202151620	UMANA,GIULIA		4614 SEAGRAPE DR	LAUDERDALE BY THE SEA	FL 33308
504202151630	SCHROETER,ROBERT		731 NE 17 AVE	FORT LAUDERDALE	FL 33304
504202160130	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
504202150070	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL 33301
504202BP0140	VICTORIA GROUP 14 LLC		PO BOX 23219	FORT LAUDERDALE	FL 33307
504202BP0110	LUMINOUS VENTURES LLC		834 NE 19 AVE	FORT LAUDERDALE	FL 33304
504202BP0120	GIL,MARIA ALCIRA		1231 NE 40 RD	HOMESTEAD	FL 33033
504202BP0130	GILL,ASTRID G	GILL,GERALD LLOYD	PO BOX W133 WOODS CENTER	*ST JOHNS	AG
504202BP0160	ALHALE,JOZEF		200 DIPLOMAT PKWY APT 622	HALLANDALE BEACH	FL 33009
504202BP0090	RADDEMANN,ROBERT J		424 HENDRIX ISLE #12	FORT LAUDERDALE	FL 33301
504202BP0100	COMFORTHUT TR	ZHANG,SHIBIN TRSTEE ETAL	3 WYNRIDGE PL	*OTTAWA ON	CA K2M 2
504202BP0150	VIVAS,YSIS		CALLE RIO ORINOCO OTA CHICURAMAY	*CUMBRES DE C CARACAS	VE



Site Address	428 NE 17 WAY, FORT LAUDERDALE FL 33301-1350	ID #	5042 02 15 1810
Property Owner	BRILL, JACQUELINE M SILVERSTEIN, BRUCE A	Millage	0312
Mailing Address	428 NE 17 WAY FORT LAUDERDALE FL 33301-1350	Use	01
Abbr Legal Description	VICTORIA PARK CORR AMEN PLAT 10-66 B LOT 17 S1/2,18,19 N 40 BLK 12		

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

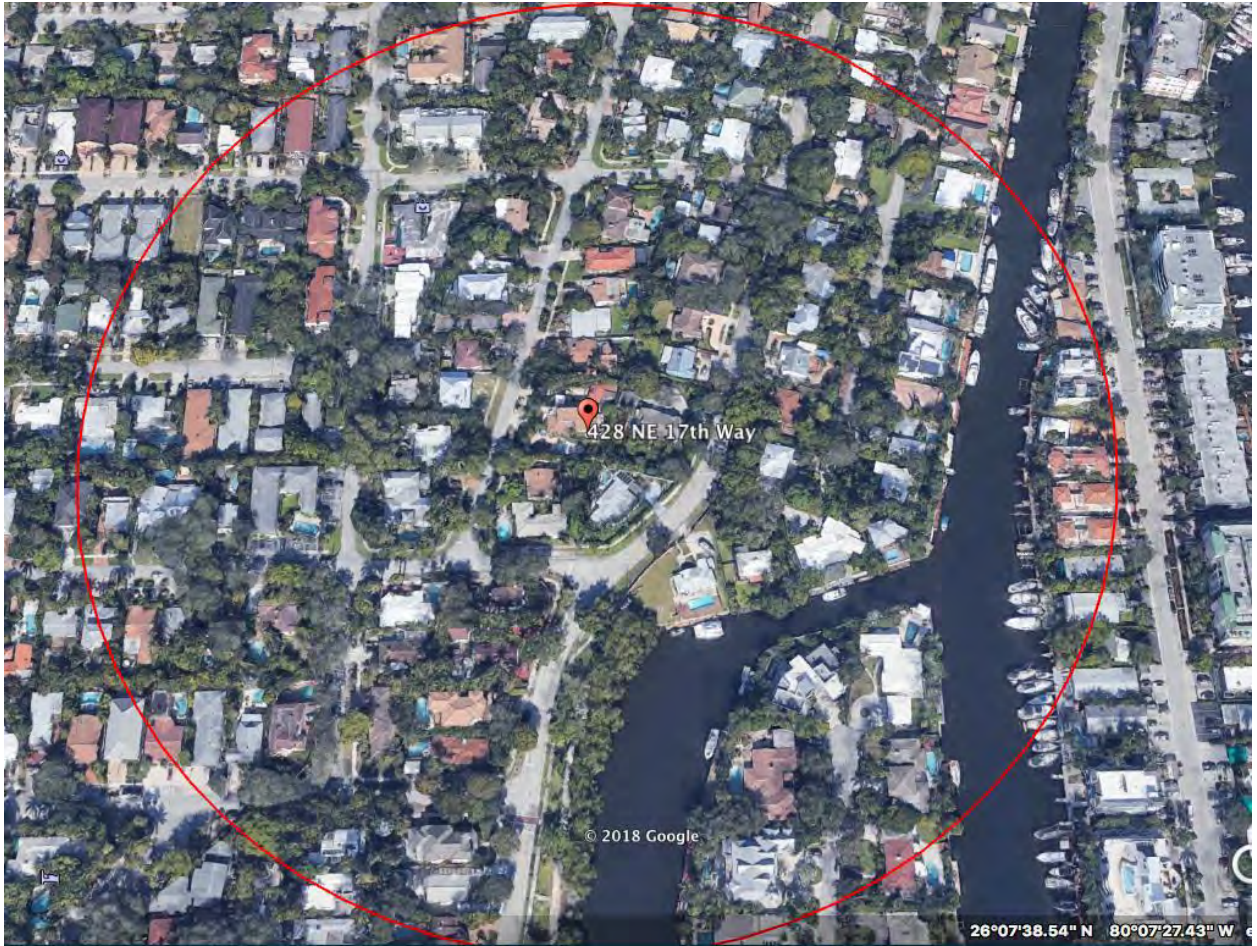
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$359,850	\$1,108,180	\$1,468,030	\$1,277,630	
2019	\$359,850	\$1,102,630	\$1,462,480	\$1,272,080	\$23,191.48
2018	\$359,850	\$1,070,570	\$1,430,420	\$1,248,370	\$22,171.89

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,468,030	\$1,468,030	\$1,468,030	\$1,468,030
Portability	0	0	0	0
Assessed/SOH 17	\$1,277,630	\$1,277,630	\$1,277,630	\$1,277,630
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,227,630	\$1,252,630	\$1,227,630	\$1,227,630

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/18/2016	WD-Q	\$1,525,000	114062744	\$25.00	14,394	SF
12/12/2012	WD-Q-DS	\$860,000	49336 / 1691			
1/24/2012	CET-D	\$403,800	48518 / 814			
12/6/2005	WD	\$1,300,000	41095 / 469			
6/1/1990	WD	\$284,909	17587 / 93			
				Adj. Bldg. S.F. (Card, Sketch)		3262
				Units/Beds/Baths		1/5/4
				Eff./Act. Year Built: 1960/1931		

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

700' Aerial



Aerial Photo of Property with with plan site Highlighted (yellow)





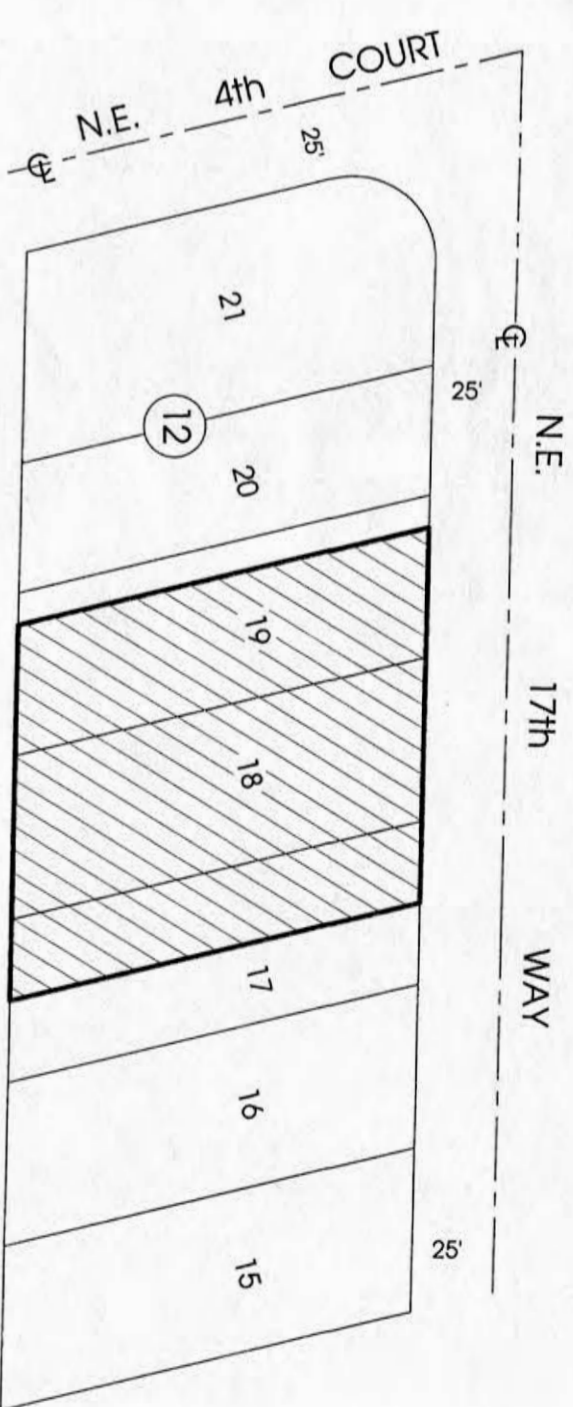
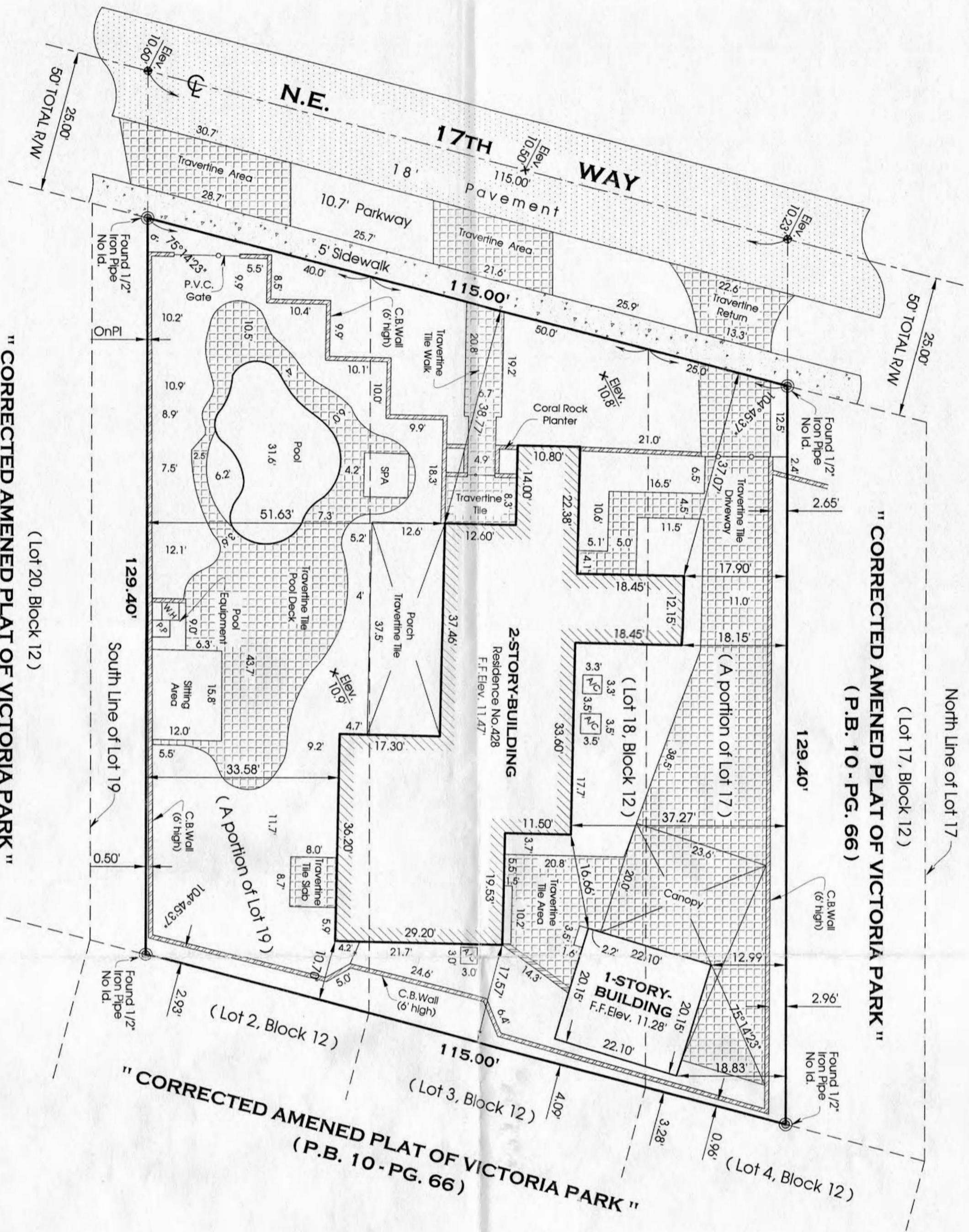
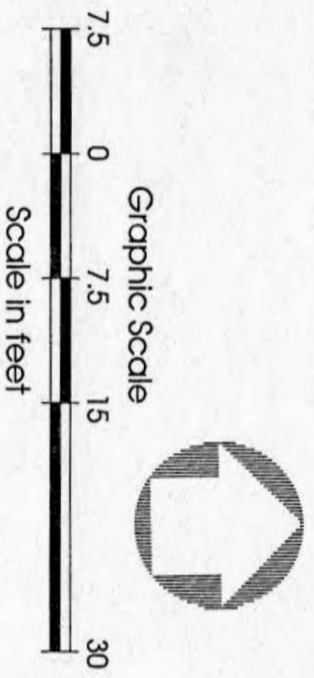
Front of plan site (West facing)



North-West side of plan site



South facing side of plan site



LOCATION MAP
Scale: N.T.S.

LEGAL DESCRIPTION

The south 1/2 of Lot 17, all of Lot 18, and the Northernly 40 feet of Lot 19, in Block 12, of the FIRST UNIT VICTORIA PARK, a subdivision according to the Plat thereof as recorded in Plat Book 4, Page 23, of the AMENED PLAT OF VICTORIA PARK, recorded in Plat Book 6, Page 32, and of the CORRECTED AMENED PLAT OF VICTORIA PARK, recorded in Plat Book 10, Page 66, all of the Public Records of Broward County, Florida.

TOTAL AREA: Containing: 14,390 square feet.
Property Address: 428 N.E. 17th Way, Fort Lauderdale, FL 33301

SURVEYOR'S NOTES

- 1) The above captioned Property was surveyed and described based on the above Legal Description furnished by Client.
 - 2) This Certification is only for the Lands as described. It is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
 - 3) There may be additional Restrictions not shown on this Survey that may be found in the Public records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
 - 4) Ownership subject to OPINION OF TITLE.
 - 5) Type of Survey: BOUNDARY SURVEY.
 - 6) Reasonable efforts were made to the existence and location of the above ground Utilities. This Firm does not accept responsibility for any Underground information. Before excavation or construction contact the appropriate Utility companies for verification.
 - 7) The subject property is located within a Flood Hazard Area as defined by a Federal Insurance Administration, Community Panel No. 125105-0388 Suffix "H" Flood Zone "X", Base Elevation: N/A Map Date: August 18, 2014 (Revised).
 - 8) This Plan OF SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
 - 9) Bearings shown hereon are based on: Centerline of N.E. 17th Lane being N.14°45'37"W.
 - 10) Zoning, Zoned Street lines, Set-backs, Undergrounds, Easements (not in Plat) and Right-of-Ways, etc., to be verified and/or obtained by owner, Architect or Builder before design or construction.
 - 11) The expected use of the land, as classified in the Standards of Practice (S.P. 17.051), is "Suburban Class Survey". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500.00 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- FOR THE BENEFIT OF:**
- 1) BRUCE SILVERSTEIN AND JACQUELINE M. BRILL

REVISIONS	
Date	Description
JN	

ABBREVIATIONS	
FILE	Field Notes
PLAN	Plat
CON	Contract
DE	Deed
EN	Encumbrance
ER	Easement
EX	Exception
FE	Flood Hazard
FL	Flood Zone
FR	Flood Risk
GA	General Average
GR	Grant
HA	Hazardous Area
HE	Hazardous Environment
HO	Hazardous Object
IR	Iron Pipe
IS	Iron Stake
LA	Level
LI	Leveling
LO	Leveling
LU	Leveling
LV	Leveling
MA	Marker
MB	Marker
MC	Marker
MD	Marker
ME	Marker
MF	Marker
MG	Marker
MH	Marker
MI	Marker
MJ	Marker
MK	Marker
ML	Marker
MM	Marker
MN	Marker
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ND	Not Applicable
NE	Not Applicable
NF	Not Applicable
NG	Not Applicable
NH	Not Applicable
NI	Not Applicable
NJ	Not Applicable
NK	Not Applicable
NL	Not Applicable
NM	Not Applicable
NN	Not Applicable
NO	Not Applicable
NP	Not Applicable
NQ	Not Applicable
NR	Not Applicable
NS	Not Applicable
NT	Not Applicable
NU	Not Applicable
NV	Not Applicable
NW	Not Applicable
NX	Not Applicable
NY	Not Applicable
NZ	Not Applicable

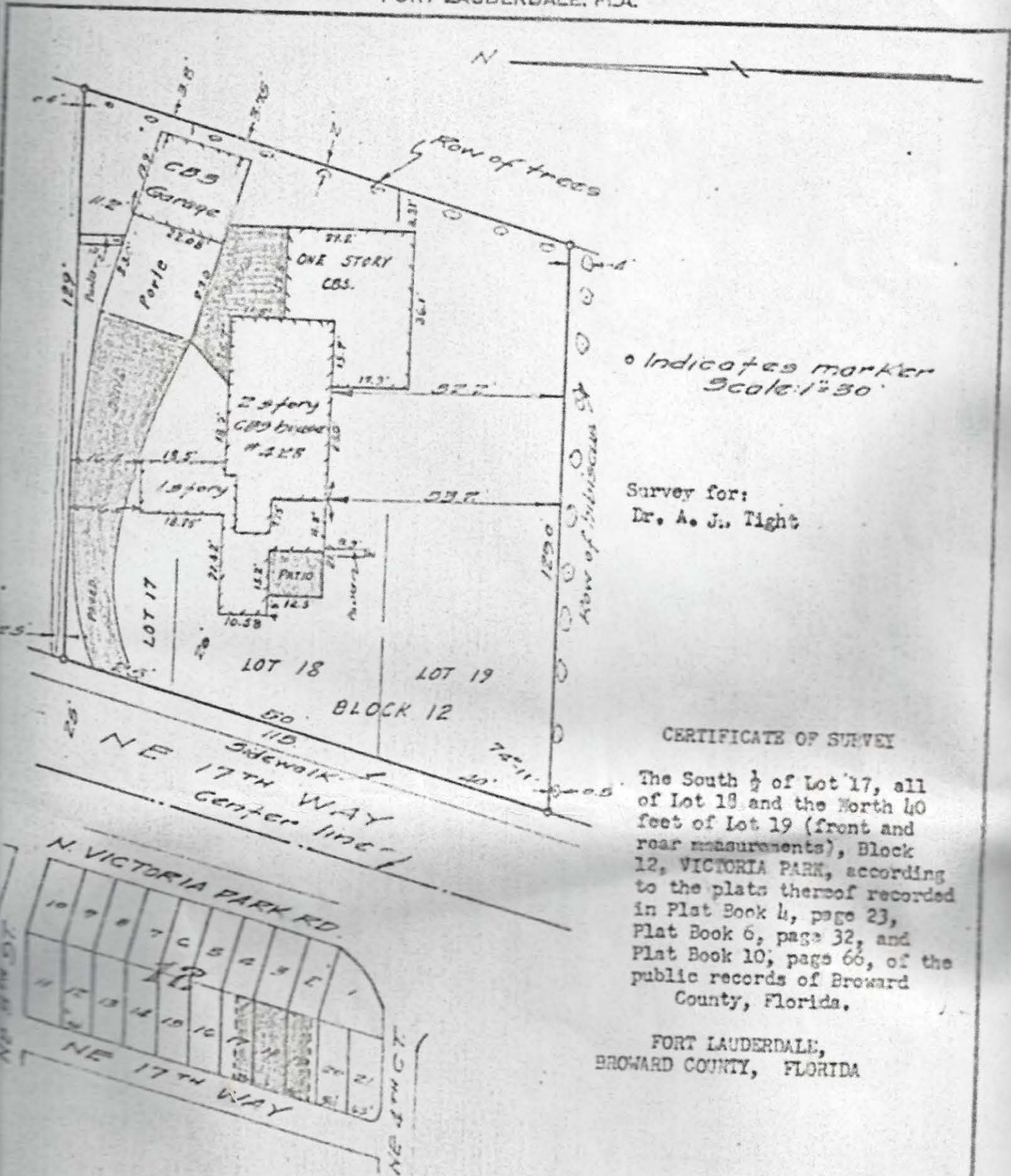
Plan of Survey

The above Boundary Survey represents the best of the property as shown on the plat thereof and is subject to the best of my knowledge and belief and it also means the Standards of Practice set forth by the Florida Board of Land Surveyors and Mapping, present to Section 55-11.05, Florida Statutes and applicable to this Survey. (Florida Administrative Code)

MARIO PRATS JR. & ASSOCIATES, INC.
 62 S.W. 81st Avenue, Miami, Florida 33144
 PHONE: (305) 551-6000 FAX: (305) 295-0490
 EMAIL: info@prats.com

Scale: 1" = 15'
 Date: 09/12/2019
 Field Date: 08/05/2019
 CAD File: 1:Survey/31069
 Checked By: M.B.
 JOB NUMBER: 31069
 1 OF 1 SHEETS

J. W. McLAUGHLIN
 400 N. E. 3RD AVE.
 ENGINEER - SURVEYOR
 FORT LAUDERDALE, FLA.



o Indicates marker
 Scale 1"=30'

Survey for:
 Dr. A. J. Tight

CERTIFICATE OF SURVEY

The South $\frac{1}{2}$ of Lot 17, all of Lot 18 and the North 40 feet of Lot 19 (front and rear measurements), Block 12, VICTORIA PARK, according to the plats thereof recorded in Plat Book 4, page 23, Plat Book 6, page 32, and Plat Book 10, page 66, of the public records of Broward County, Florida.

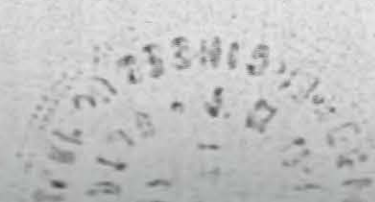
FORT LAUDERDALE,
 BROWARD COUNTY, FLORIDA

I hereby certify that I have this day completed a survey of the above described premises; that markers have been set as indicated and that this drawing is a true and correct delineation thereof.

Dated at Fort Lauderdale, Florida, this 15th day of August, 1951.

Survey rechecked this 19th day of October, 1956

J. W. McLaughlin
 Registered Engineer No. 1773
 Registered Land Surveyor No. 167
 State of Florida



GENERAL NOTES (As Applicable)

1. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK, AND ARE PARTLY DIAGNOSTIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGHING IN THE FIELD. MEMBERS TO BE KEPT AS SHOWN UNLESS OTHERWISE NOTED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
2. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRACES, LINES, SPINDLES AND FINISHES AND REPORT ANY ERRORS OR INCONSISTENCIES IN THE ABOVE TO THE ARCHITECT/ENGINEER (A/E) BEFORE COMMENCING WORK. THE CONTRACTOR AND SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR THE CORRECTNESS OF ELEVATIONS AND TOLERANCES IN CONNECTION WITH THEIR WORK.
3. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE STANFORD BUILDING CODE EXAMINER AND HIS EMPLOYEES ARE NOT RESPONSIBLE FOR SAFETY PROCEDURES ON THIS PROJECT. THIS IS THE CONTRACTOR'S RESPONSIBILITY.
4. PROVIDE ALL SHORING, BRACING AND SHEETING AS REQUIRED FOR PROTECTION OF THE WORK. REMOVE WHEN THE WORK IS COMPLETE.
5. PROVIDE AND MAINTAIN GUARD LIGHTS AT ALL BARRICADES, RAILINGS, OBSTRUCTIONS IN THE STREETS, ROADS OR SIDEWALKS AND ALL TRENCHES OR PITS ADJACENT TO PUBLIC WALKS OR AT ALL STOPS. PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS OR HEAT) SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM DAMAGE. THE CONTRACTOR SHALL PAY FOR ALL DAMAGE TO ADJACENT STRUCTURES, SERVICES AND UTILITIES OR OTHER PUBLIC PROPERTY CAUSED BY THE WORK.
6. AT THE END OF THE DAY'S WORK COVER ALL WORK LIKELY TO BE DAMAGED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL HOLD QUINCY ARCHITECTS AND/OR ANY OF THEIR EMPLOYEES OR AGENTS HARMLESS FROM ANY AND ALL DAMAGE AND CLAIMS WHICH MAY ARISE BY REASON OF ANY NEGLIGENCE ON PART OF CONTRACTOR, ANY OF HIS SUBCONTRACTORS AND/OR ANY SUBCONTRACTORS, MATERIALS AND EQUIPMENT SUPPLIERS AND/OR ARCHITECTS AND/OR ANY OF THEIR EMPLOYEES OR AGENTS' CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DEFENSE, THEREOF AND UPON HIS FAILURE TO DO SO ON PROPER NOTICE WORKER ARCHITECTS AND/OR QUINCY ARCHITECTS SHALL BE RESPONSIBLE FOR DEFENSE THEREOF. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO THE BEGINNING OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
8. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS TOGETHER WITH THE MECHANICAL DRAWINGS TO LOCATE STEPPED FLOORS, PENETRATIONS, RISERS, CHASIS, OUTLETS, RECEASERS, OPENINGS, REGLETTS, SOLT SETTING SLEEVES, DIMENSIONS, ETC. POTENTIAL CONFLICTS SHALL BE TRANSMITTED TO THE A/E BEFORE PROCEEDING WITH THE WORK.
9. BEFORE BEGINNING FABRICATION OF SHOP DRAWINGS FOR A/E REVIEW NO SHOP DRAWINGS SHALL BE SUBMITTED FOR A/E REVIEW UNTIL AFTER DIMENSIONS AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR AND STATED WITH THE CONTRACTOR'S APPROVAL SHALL BE RECEIVED BY THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AS A RESULT OF CHECKING AND REVISING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY ARCHITECT AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH DRAWINGS.

SUBMITTALS

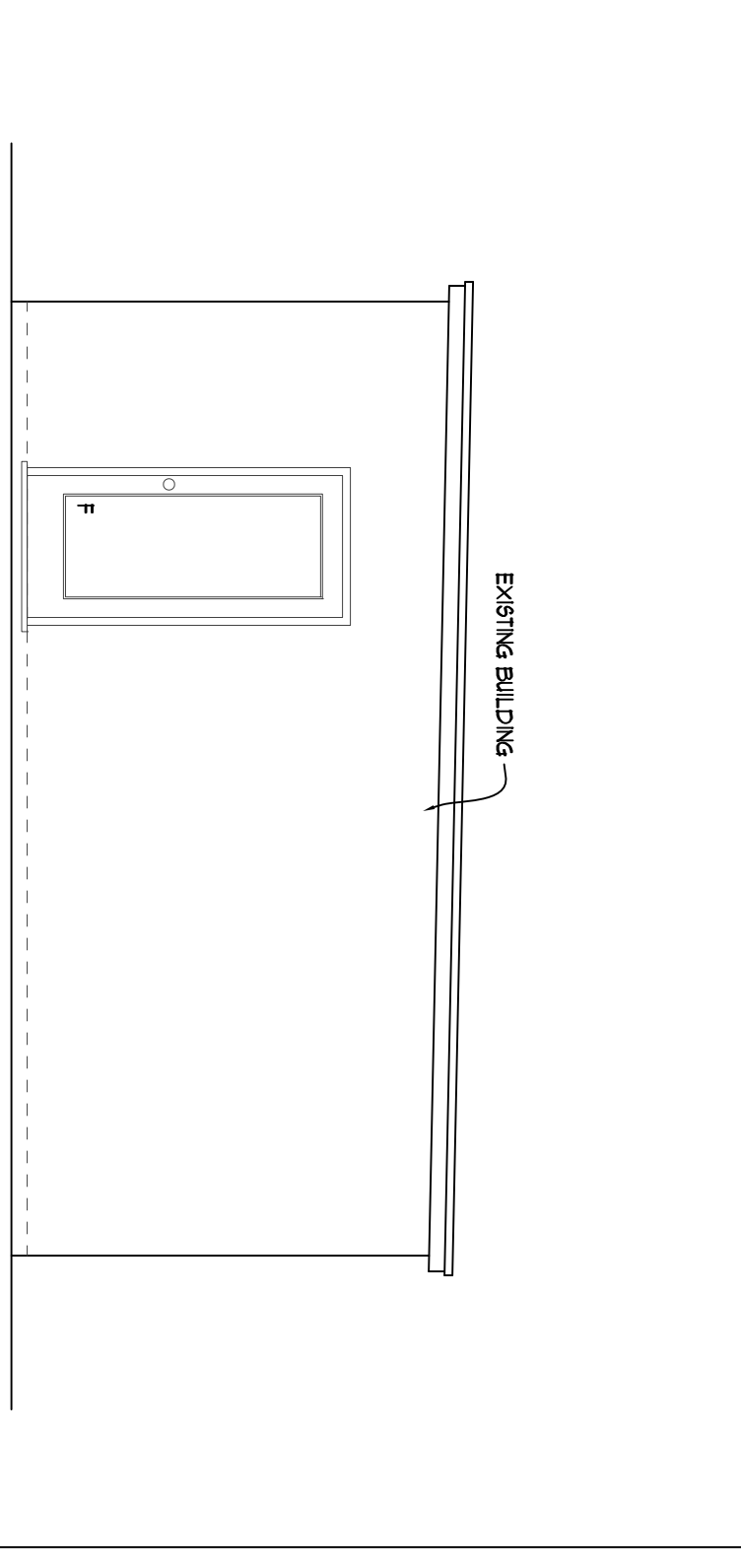
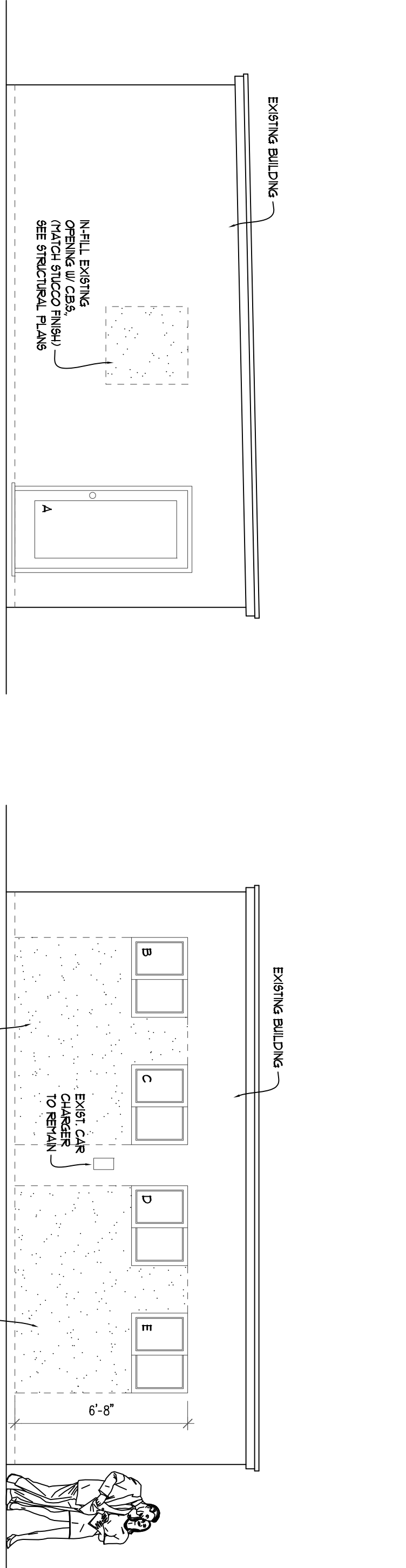
1. ALL SHOP DRAWINGS FOR COMPONENTS, PRE-ENGINEERED AND PRE-MANUFACTURED SYSTEMS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL TESTING AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD.

COORDINATION

1. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR (BUILDER) TO COORDINATE THE SEVERAL TRADES WITH THE SHOP DRAWINGS AND SPECIFICATIONS OF ALL TRADES TO BE INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ALL GLAZING, PLUMBING, MECHANICAL, ELECTRICAL, APPLIANCES, SITE CONDITIONS, UTILITIES, FINISH MATERIALS AND FIXTURES TO ENSURE THEIR COMPATIBILITY WITH EACH OTHER AND THE INTENT OF THE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ALL MECHANICAL, ELECTRICAL AND MECHANICAL DRAWINGS. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ARCHITECT PRIOR TO BIDDING.

SHORING, RE-SHORING & SAFETY PRACTICES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS ON THE PROJECT.



SCOPE OF WORK:

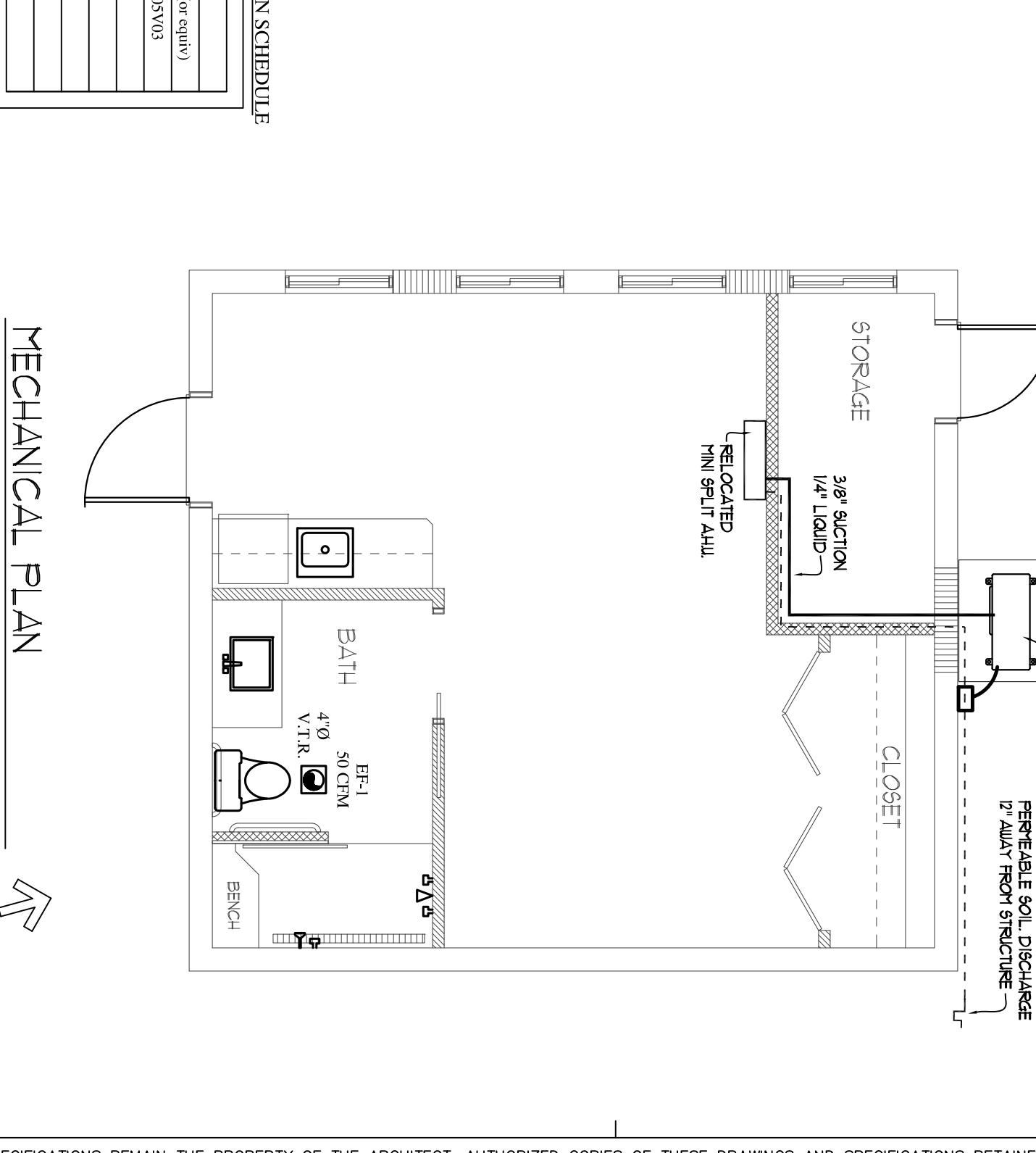
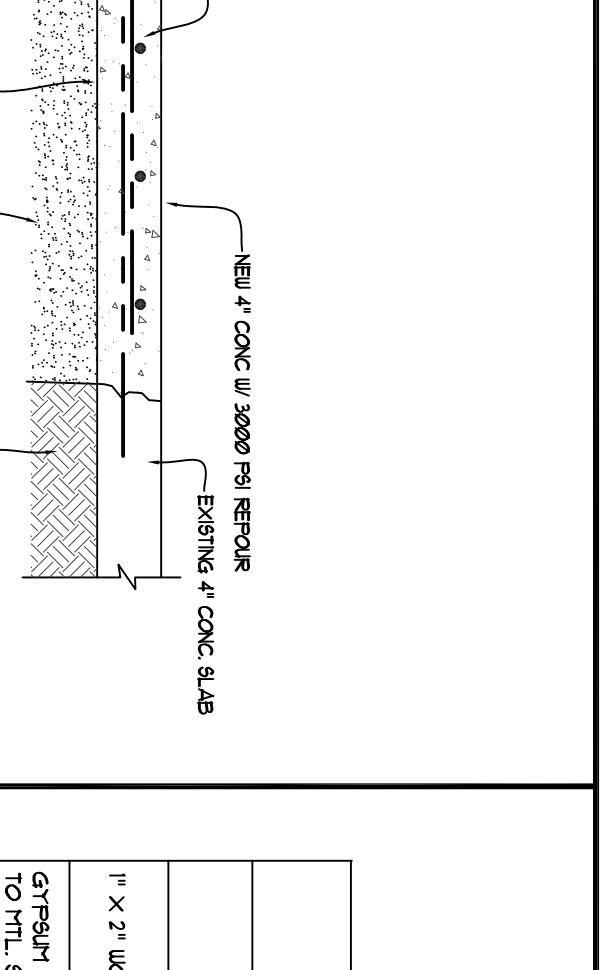
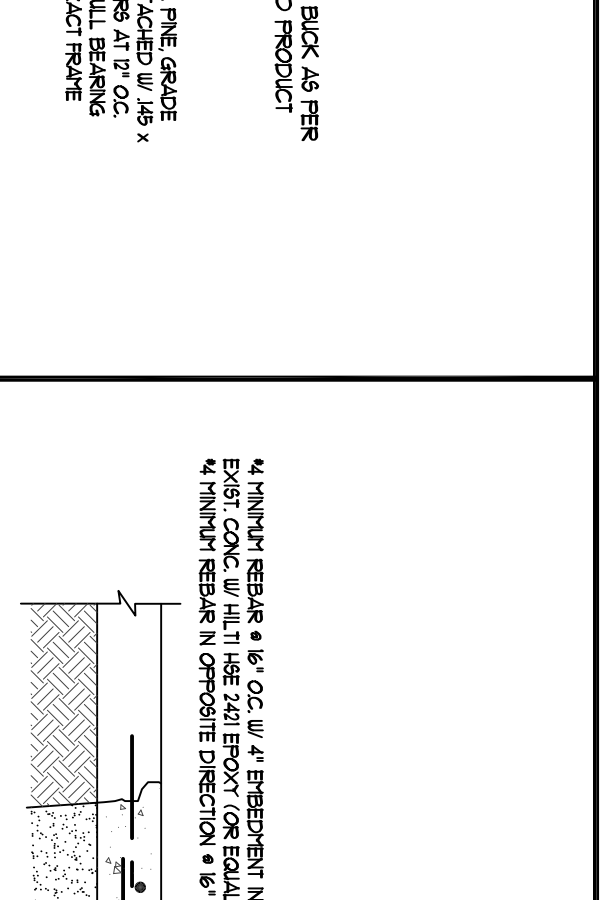
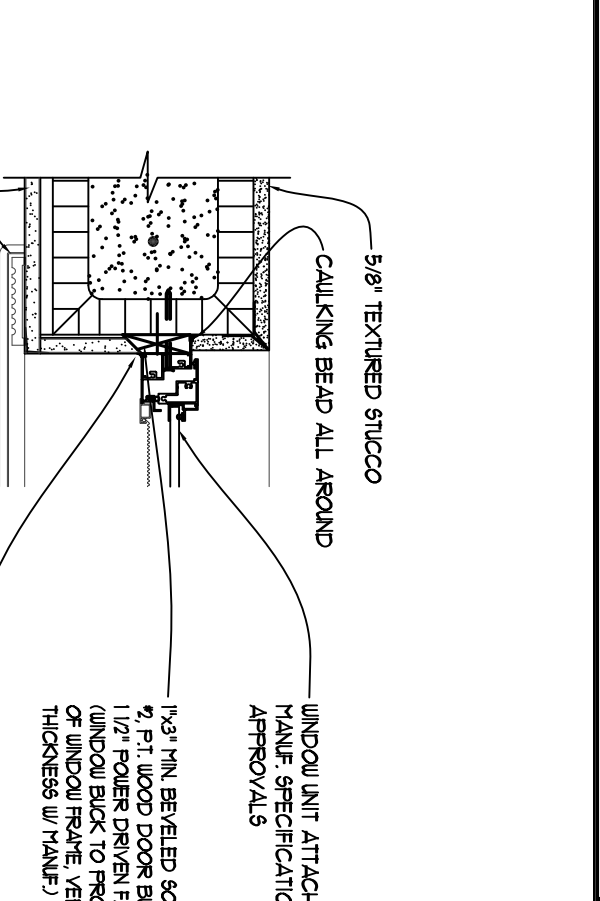
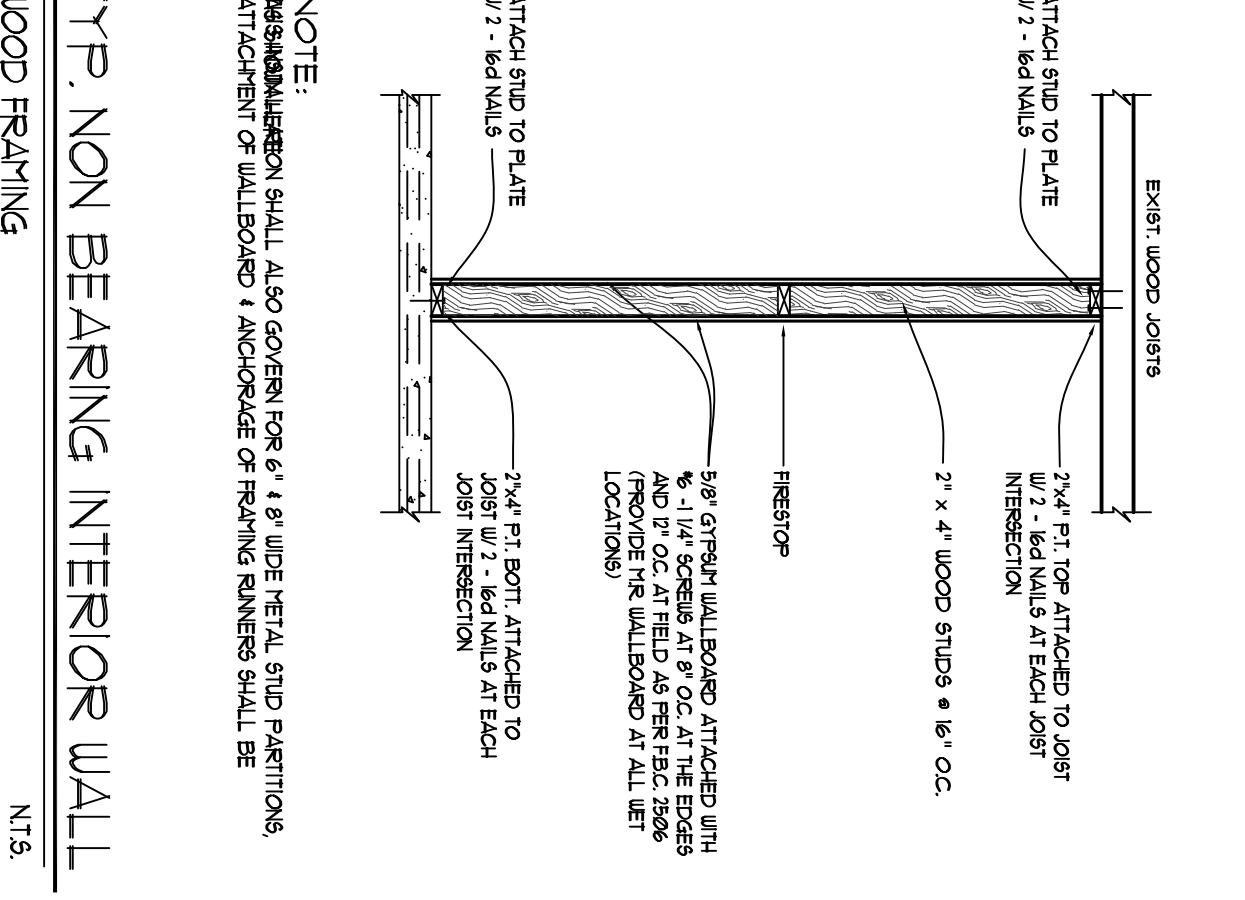
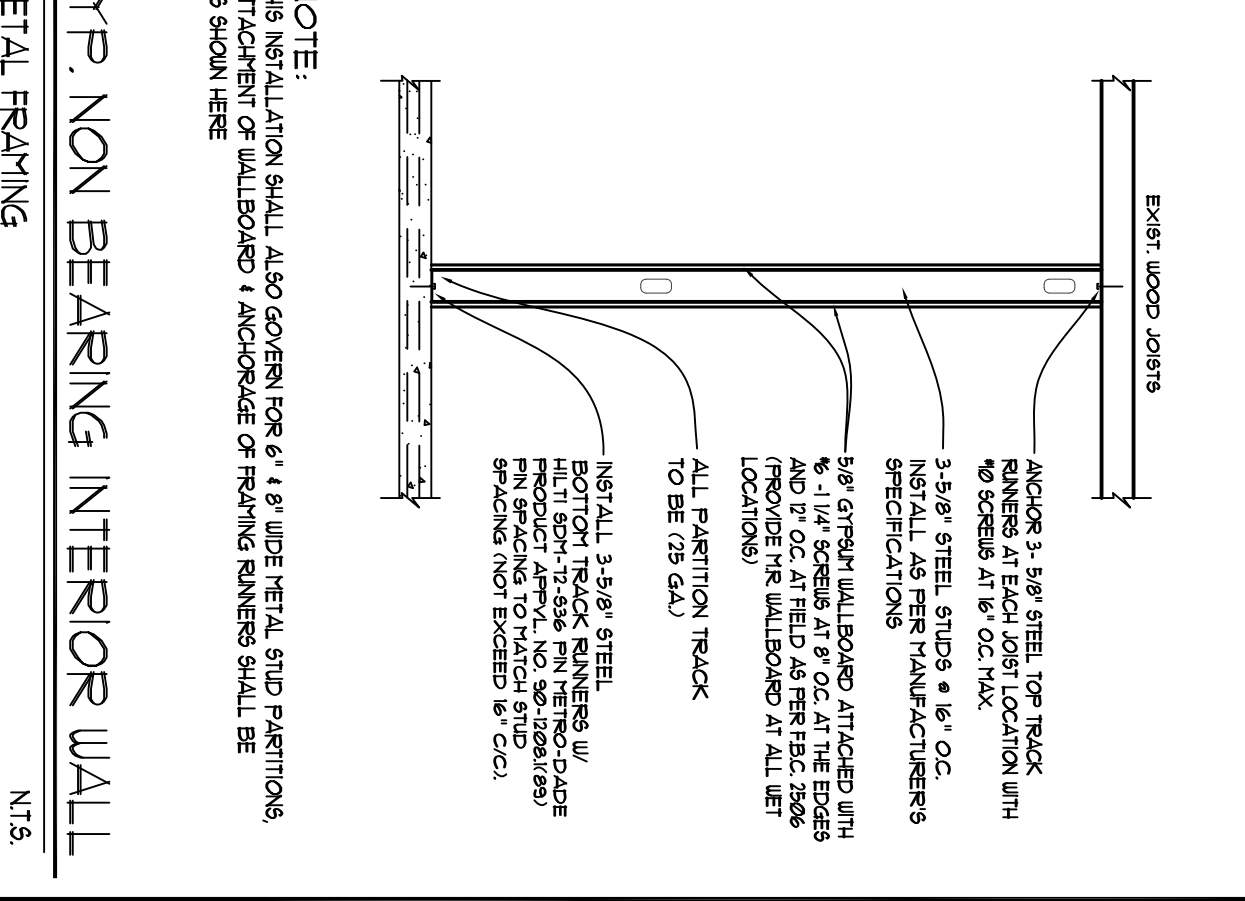
1. RELOCATE EXISTING AIR HANDLER, MINI-SPLIT
2. INSTALL NEW BATHROOM EXHAUST VENT & DUCT.

MECHANICAL NOTES:

DUCTING, PIPING, GRILLES & OTHER HVAC ITEMS SUCH AS EXHAUST FANS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD TO ACCOMMODATE FIELD CONDITIONS. DUCT SYSTEMS SERVING HEATING, COOLING AND VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTION OR OTHER APPROVED METHODS (2017-FBC R 1601.1, DUCT CONSTRUCTION).

ALL HORIZONTAL PRIMARY CONDENSATE DRAINS WITHIN UNCONDITIONED AREAS SHALL BE INSULATED (FMC 307.2.5). BATHROOM EXHAUST TERMINATION TO BE A MINIMUM 3 FT FROM OPERABLE OPENINGS (SEE 2017 FBC R 1506.3) ALSO SEE M 501.3.2 EXHAUST OPENING PROTECTION.

BATH EXHAUST DUCT TO BE THERMOFLEX (T-FIN) MODEL A 100 STRETCH HT. AIR DUCT.



FASTENER SCHEDULE

ITEM	FASTENER SIZE	METHOD	REMARKS
1" X 2" WOOD BURNING	Ø208 X 1 3/8" ROUND NAIL	POLE DRIVEN	HAND NAILING W/ CUT NAILS @ 8" OC.
GYP-SH1 WALLBOARD SHEATHING TO HTL STUDS	¾" - 1 1/4" TYPE W OR S SCREWS	BOREW DRAN	1" OC. @ PANEL EDGES
WOOD STUDS FOR EXT. DOOR WINDOW OR SLIDING GLASS DOOR OVERLAP	Ø148 X 1 1/2" FOR 3/4" THICK 6x4 GALV. NAIL	POLE DRIVEN	1" OC. FOR ALL APPLICATION
2" X STRUCTURAL FASCIA AT ROOF OVERLAP	HAND NAILED		2" X 2" X 4" OVERLAP 3" X 2" X 6" TOP CHORD
WIRE LATH	FOUR DRIVEN		BEHIND TO SUPPORTS @ 2" OC. @ 4" OC. AT REB OF STICCOED OVERLAPING JOINT

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Remodel for:
428 N.E. 17th. Way
Fort Lauderdale, Florida

Project:
Revisions:

Date: 08-05-2019
Drawn By: JAZ / MRF
Sheet No.:
A-2

Architectural Design, Inc.
108 S.E. 8th Avenue Ste 116 Ft. Lauderdale, FL 33301
w: AFArchitecture.com p: 954.965.52.91 f: 954.756.7577
AA 26001233 AR 0017697

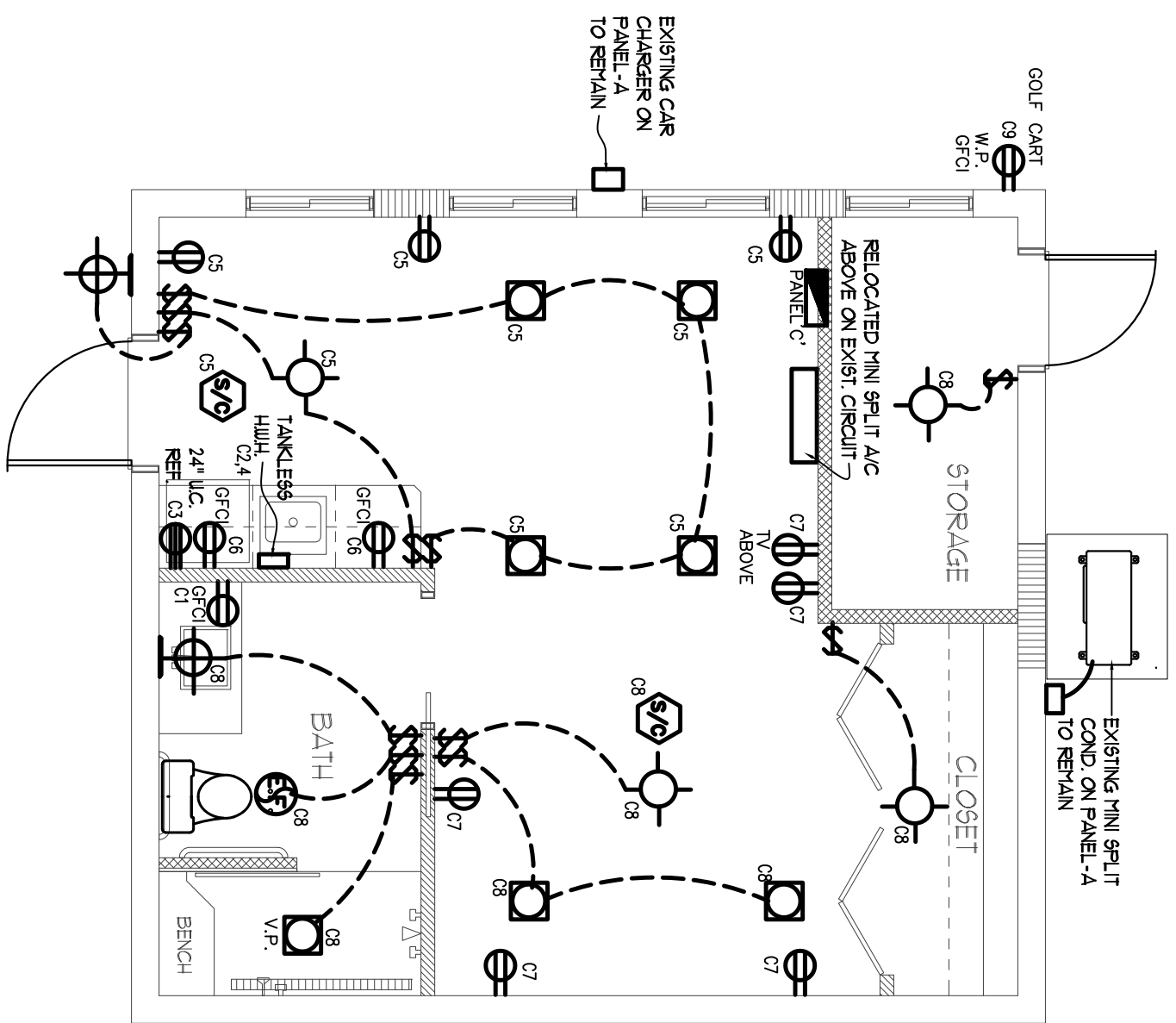
SCOPE OF WORK:

- EXISTING 200A AMP SERVICE TO BE UPGRADED TO 300A AMP SERVICE
- EXISTING 200A RATED PANEL 'A' AT VENTER TO REMAIN UNDER 4 POOL SUB PANELS TO REMAIN
- NEW 800 AMP PANEL AT AREA OF WORK
- PROVIDE NEW FIXTURES AS SHOWN

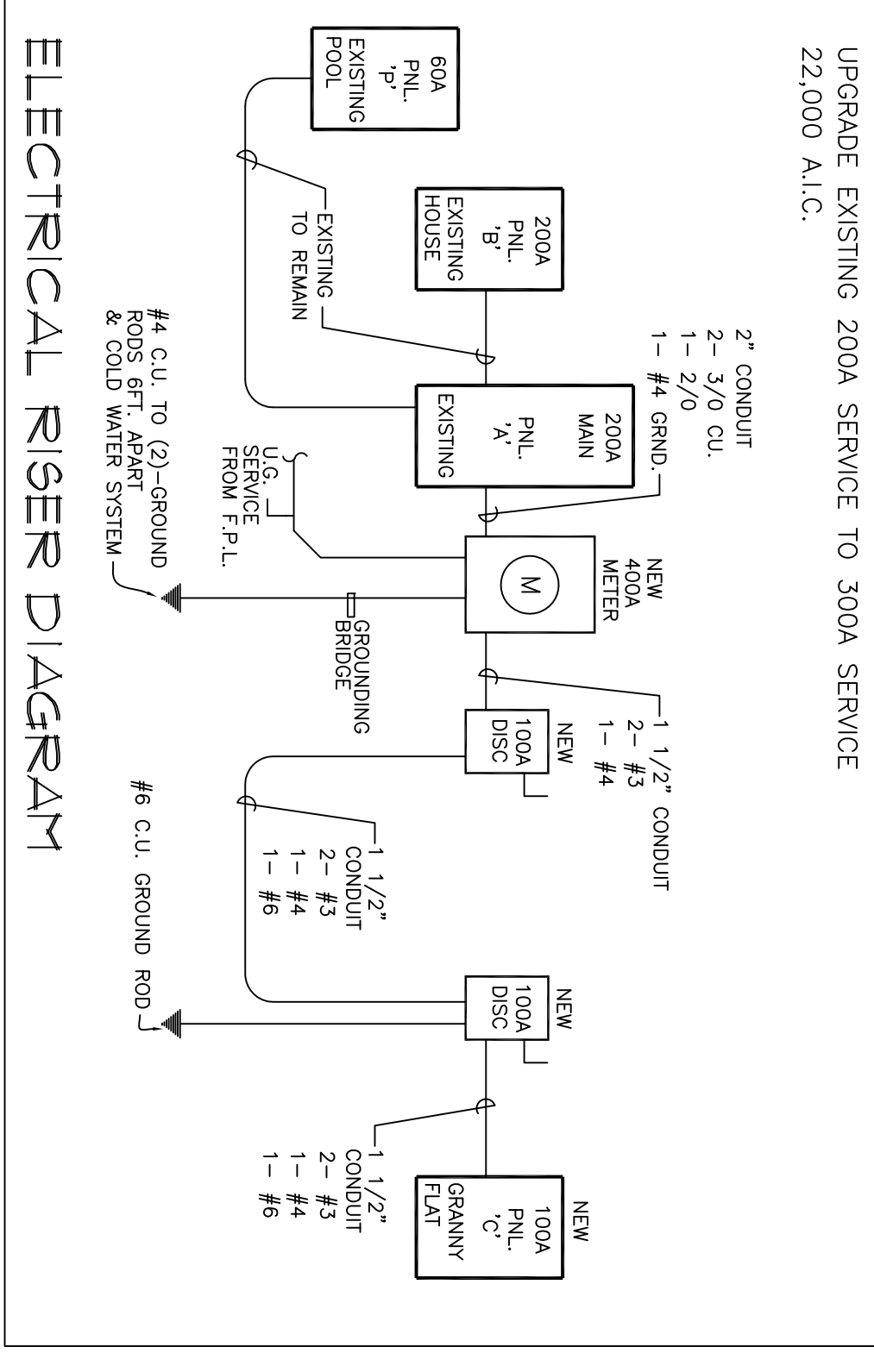
COMPUTED LOAD NEW PANEL "C" 100 AMP 10,000 A.I.C.

LOAD	CONDUCTOR	BREAKER	EQUIPMENT	BEHIND BEHIND	EQUIPMENT	BREAKER	CONDUCTOR	LOAD
1500	#12	1-20	BATH GFCI	1	2	TANKLESS H.W.H.	2-40	#8
1200	#12	1-20	U.S. REFRIG.	3	4			8000
1500	#14	1-15	GENERAL LIGHTING	5	6	GFCI	1-20	#12
1500	#14	1-15	GENERAL LIGHTING	7	8	GENERAL LIGHTING	1-15	#14
1500	#12	1-20	COUL. COUL. CHANGES	9	10			1500
				11	12			
				13	14			
				15	16			
				17	18			
				19	20			
								TOTAL = 18,200

1st 10,000 @ 100% = 10,000 W
 REM. 8,200 @ 40% = 3,280 W
 TOTAL PANEL "C" = 13,280 W / 240 V = 55.3 AMPS



ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

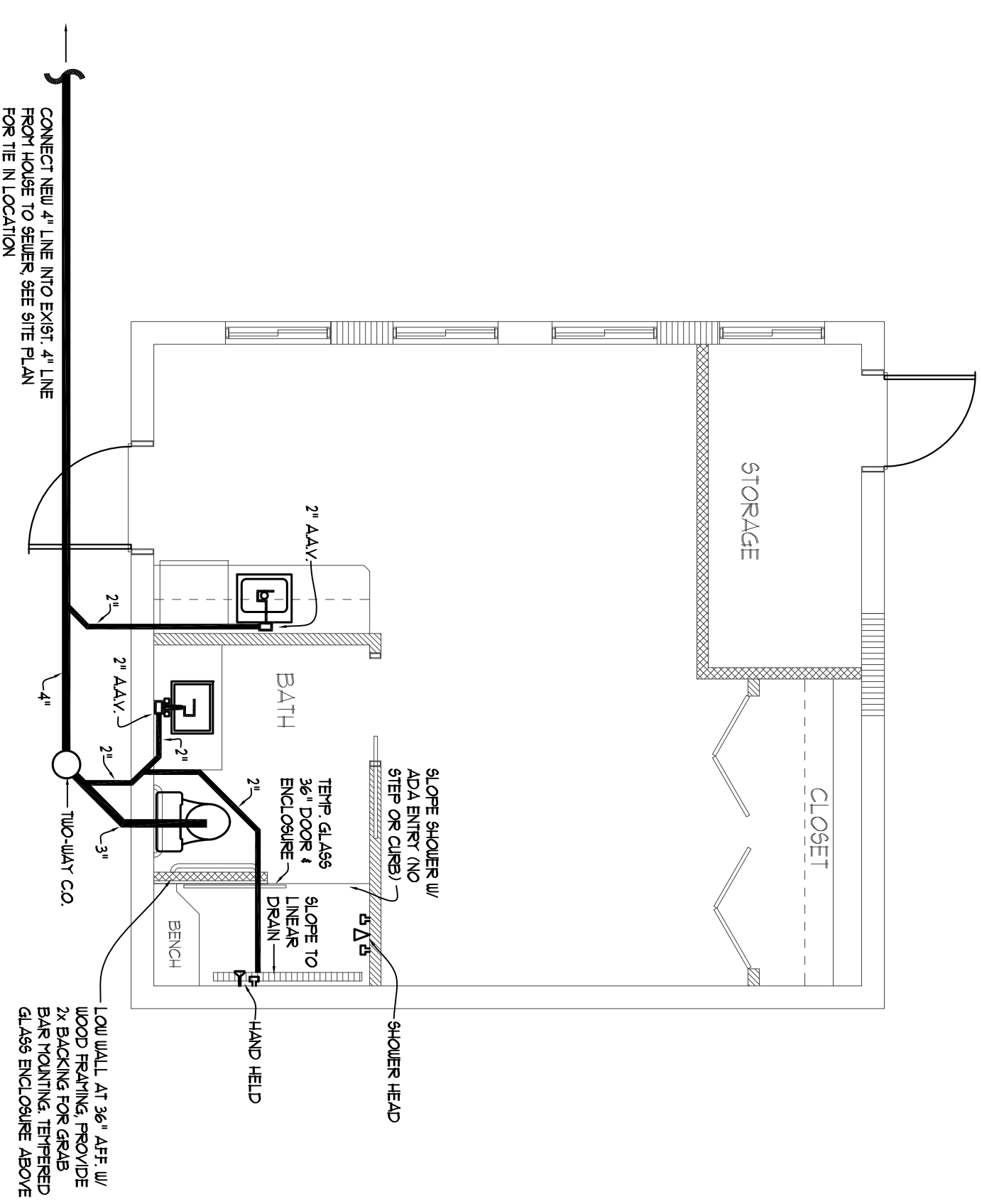


ELECTRICAL NOTES:

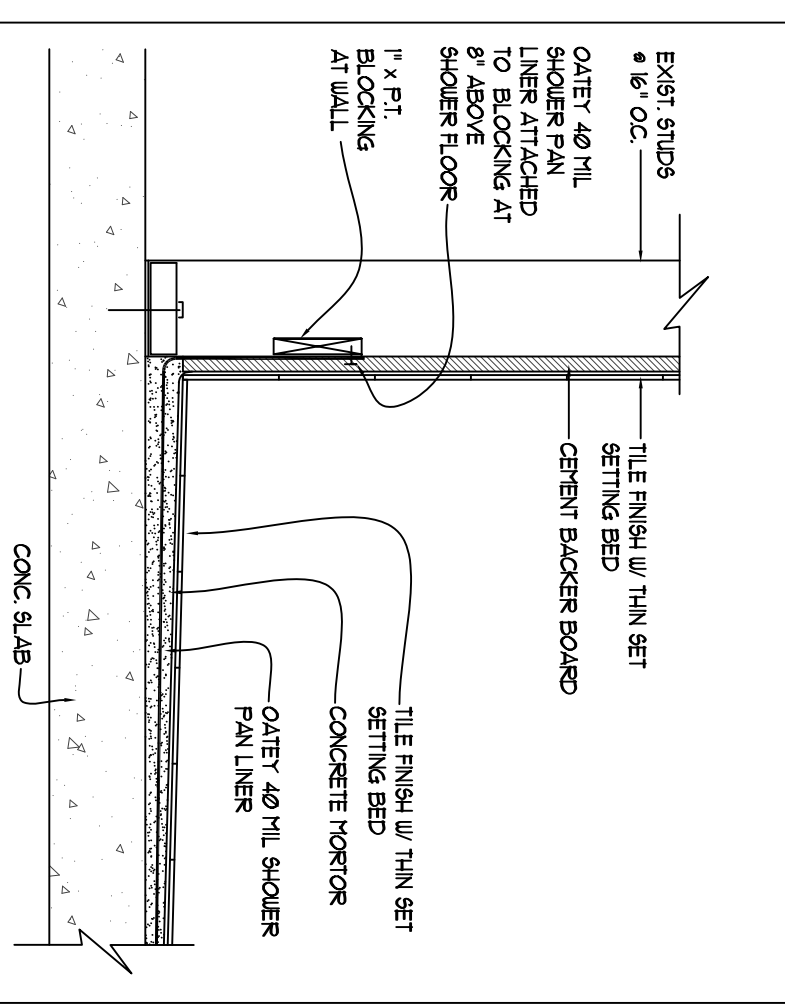
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEC LATEST EDITION AND ALL LOCAL CODES AND ORDINANCES.
- WIRING METHODS OTHERWISE NOTED TO BE 90% DRY-RUN COPPER WITH THIRTY MINUTE GYI INSULATION THE SIZE SHALL BE 1/2" FOR POWER AND 1/4" FOR LIGHTING. ALL WIRING SHALL BE CONCEALED AND NOT EXPOSED TO WEATHER OR MECHANICAL DAMAGE. PVC MAY BE USED UNDERGROUND WHERE BARRIED BY AND PROVIDED WITH A GROUND WIRE AS PER NEC 250.
- ALL CONVENIENCE OUTLETS SHALL BE GROUNDED TYPE WITH FACTORY INSTALLED LEAD.
- ALL LIGHTING FIXTURES AND OUTLETS, ETC. SHALL BE INSTALLED AS SHOWN IN PLANS AND IN A PROFESSIONAL MANNER FULLY OPERATING BY A LICENSED ELECTRICAL CONTRACTOR.
- PLANS ARE GENERALLY DIAGNOSTIC ELECTRICAL IS TO COORDINATE HIS WORK WITH OTHER TRADES, AS REQUIRED, AND TO FEED CONNECT-CONTROLS FOR A/C, HEATERS, WATER HEATERS, AND ANY OTHER ELECTRICAL REQUIREMENTS AS SPECIFIED IN CUT SHEETS FOR EQUIPMENT TO WORK PROPERLY.
- ALL ELECTRICAL MATERIALS (SWITCHES, PLATES, CONVENIENCE OUTLETS, ETC.) TO BE APPROVED BY UL AND BEAR THE UL LABEL.

FBC 6th EDITION (2011)

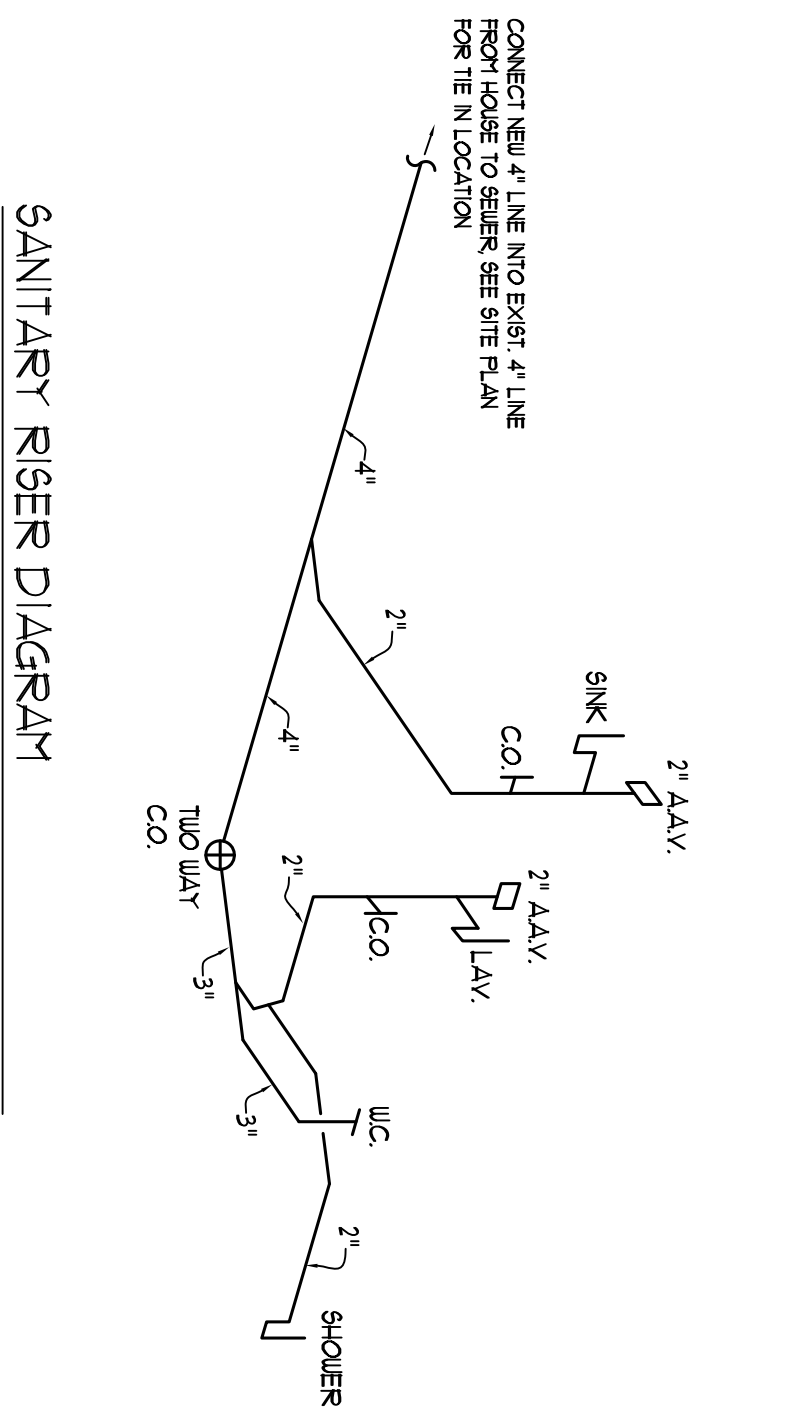
- PANELS TO BE EQUIPE TO THE CODE OR APPROVED EQUAL TO COMPLY WITH THE TYPE SPECIFIED IN THESE DRAWINGS.
- TYPE "N" GROUND COPPER CABLE AS MANUFACTURED BY ROTEX (OR APPROVED EQUAL) MAY BE USED WHERE IN PARTITIONS AND INTERIOR SPACES.
- GROUNDING SHALL COMPLY WITH NEC 250 AND SHALL CONSIST OF COPPER CONDUCTORS. IN CONDUIT WITH BOTTLED OR EMBEDDED CONNECTIONS TO COLD WATER PIPE AND GROUND RODS. ALL METALLIC RACEWAYS SHALL BE GROUNDED.
- ELECTRICITY IS FOR LADING PURPOSES ONLY. ELECTRICAL TO PROVIDE AND ACCURATE LEGEND AT THE OF FINAL.
- ELECTRICITY IS FOR LADING PURPOSES ONLY. ELECTRICAL TO PROVIDE AND ACCURATE LEGEND AT THE OF FINAL.
- ELECTRICITY TO VERIFY ALL EQUIPMENT APPLIANCES AND FIXTURES MEET ALL REQUIREMENTS.



PLUMBING PLAN
SCALE 1/4" = 1'-0"



TYPICAL SHOWER PAN DETAIL
N13



SANITARY RISER DIAGRAM
N13

PLUMBING NOTES: FBC 5th EDITION (2011)

- ALL PLUMBING FIXTURES SHALL COMPLY WITH TABLE 604.4 OF THE FLORIDA PLUMBING CODE - MAXIMUM FLOW RATES AND CONSTRUCTION AS PER TABLE STATED ABOVE.
- ALL TUB AND SHOWER VALVES SHALL COMPLY WITH SECTION 424.4 OF THE FLORIDA PLUMBING CODE - PROVIDE ANTI-SCALD VALVES AT TUB AND SHOWER LOCATIONS.
- ALL PIPING SHALL BE INSTALLED AS PER TABLE 100.1(1) OF THE FLORIDA PLUMBING CODE.
- ALL BATH FETI CORES AND BASE TO BE OF IMPERMEABLE MATERIAL (TILE).
- CLEAN-OUT TO BE PROVIDED AT THE BASE OF EACH SOIL AND WASTE STACK.
- MINIMUM PITCH OF ALL HORIZONTAL BRANCHES AND SEWER LINES SHALL COMPLY WITH FBC 2008 (FLORIDA) TABLE 104.1

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<p>Remodel for:</p> <h1>428 N.E. 17th. Way</h1> <p>Fort Lauderdale, Florida</p>		<p>Date: 08-05-2019</p> <p>Drawn By: JAZ / MRF</p> <p>Sheet No: A-3</p>	<p>Project: 428 N.E. 17th. Way</p> <p>Revisions:</p>	<p>Date: 08-05-2019</p> <p>Drawn By: JAZ / MRF</p> <p>Sheet No: A-3</p>	<p>Seal</p> <p>Javier F. Acebal 4004 Arthur Street Ft. Lauderdale, FL 33309 License: 08 0017697</p>	<p>Acebal & Fontana</p> <p>Architectural Design, Inc.</p> <p>108 S.E. 8th Avenue Ste 116 Ft. Lauderdale, FL 33301 w: AFarchitecture.com p: 954.965.52.91 f: 954.756.7577</p> <p>AA 26001233 AR 0017697</p>
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Record #	Record Type	Status	Balance	Active Task	Assigned To	Opened Date	Expiration Date	Parcel #	Street #	Dir	Street I Type	Unit #	First Name	Last Name	Application Name	Contact Organization Name	Created By	Record ID
PLN-BOA-19120002	Board of Adjustment	Open	0	Application Review		12/31/2019		5.04202E+11	428	NE	17 WAY				Brill Granny Flat		MARIAR	19CAP-00000-012H3
BLD-CU-19100002	Change of Use	Awaiting Client Reply	598.28	Plans Distribution,Plans Coordination		10/24/2019		5.04202E+11	428	NE	17 WAY	JAVIER	ACEBAL			ARCHITECTURAL DESIGN, INC	TRUDYR	19CAP-00000-00RHZ
PM-19040335	Alarm Label	Complete	0			4/3/2019		5.04202E+11	428	NE	17 WAY						murr1	19HIS-00000-0G98H
PM-18010141	Re-Roof Permit	Complete	0			1/3/2018	10/25/2018	5.04202E+11	428	NE	17 WAY		BRILL,JACQUELINE M SILVERSTEIN,BRUC	LOW-VOLTAGE ALARM LABEL. MUST UPDATE ADDRESS USING		ARCHITECTURAL DESIGN, INC	tayll	18HIS-00000-0FGOT
VIO-CE16101308_1	Violation-CODE Hearing	Closed	0	Violation		10/21/2016		5.04202E+11	428	NE	17 WAY		LONG,DAVID				johnk	16HIS-00000-0IG34
CE16101308	Code Case	Closed	0			10/21/2016		5.04202E+11	428	NE	17 WAY		LONG,DAVID				johnk	16HIS-00000-02RD5
CE16090542	Code Case	Closed	0			9/9/2016		5.04202E+11	428	NE	17 WAY		LONG,DAVID				lopea	16HIS-00000-02PTQ
VIO-CE16070762_1	Violation-CODE Hearing	Closed	0	Violation		7/13/2016		5.04202E+11	428	NE	17 WAY		LONG,DAVID				johnk	16HIS-00000-0ISRE
CE16070762	Code Case	Closed	0			7/13/2016		5.04202E+11	428	NE	17 WAY		LONG,DAVID				johnk	16HIS-00000-02LPW
VIO-CE16060588_1	Violation-CODE Hearing	Closed	0	Violation		6/8/2016		5.04202E+11	428	NE	17 WAY		LONG,DAVID				johnk	16HIS-00000-011TS
CE16060588	Code Case	Closed	0			6/8/2016		5.04202E+11	428	NE	17 WAY		LONG,DAVID				johnk	16HIS-00000-02JAG
VIO-CE16031929_1	Violation-CODE Hearing	Closed	0	Violation		3/25/2016		5.04202E+11	428	NE	17 WAY		LONG,DAVID				thomn	16HIS-00000-0ICU6
CE16031929	Code Case	Closed	0			3/25/2016		5.04202E+11	428	NE	17 WAY		LONG,DAVID				thomn	16HIS-00000-02GBF
AB-0081769	Resident/Business Alarm Registration	Active	0	Police Event Processing,Fire Event Processing		5/20/2014	1/1/2020	5.04202E+11	428	NE	17 WAY		LONG,DAVID					14HIS-00000-00AYE
VIO-CE13101373_1	Violation-CODE Hearing	Closed	0	Violation		10/23/2013		5.04202E+11	428	NE	17 WAY		LONG,DAVID				shamj	13HIS-00000-0H0YX
CE13101373	Code Case	Closed	0			10/23/2013		5.04202E+11	428	NE	17 WAY		LONG,DAVID				shamj	13HIS-00000-01LZ4
PM-12121221	Window and Door Permit	Complete	0			12/20/2012	6/18/2013	5.04202E+11	428	NE	17 WAY			LAKE SUCCESS ACQUISITIONS LLC	R AND R 1 DOOR W IMPACT	LAKE SUCCESS ACQUISITIONS LLC	romel	12HIS-00000-0CJ78
PM-12041455	Mechanical HVAC New Install Permit	Complete	0			4/23/2012	3/13/2013	5.04202E+11	428	NE	17 WAY			LAKE SUCCESS ACQUISITIONS LLC	EXPEDITED SUB-MECHANICAL FOR INTERIOR RENOVATIONS	LAKE SUCCESS ACQUISITIONS LLC	girad	12HIS-00000-0CFPM
PM-12041454	Plumbing Fixture Replacement Permit	Complete	0			4/23/2012	3/13/2013	5.04202E+11	428	NE	17 WAY			LAKE SUCCESS ACQUISITIONS LLC	EXPEDITED SUB-PLUMBING FOR INTERIOR RENOVATIONS	LAKE SUCCESS ACQUISITIONS LLC	girad	12HIS-00000-0CFPL
PM-12041453	Electrical Residential Permit	Complete	0			4/23/2012	3/13/2013	5.04202E+11	428	NE	17 WAY			LAKE SUCCESS ACQUISITIONS LLC	EXPEDITED SUB-ELECT FOR INTERIOR RENOVATIONS PER	LAKE SUCCESS ACQUISITIONS LLC	girad	12HIS-00000-0CFPK
PM-12041449	Residential Alteration Permit	Complete	0			4/23/2012	3/13/2013	5.04202E+11	428	NE	17 WAY			LAKE SUCCESS ACQUISITIONS LLC	EXPEDITED MASTER-INTERIOR	LAKE SUCCESS ACQUISITIONS LLC	girad	12HIS-00000-0CFPH
PM-12021880	Plumbing Residential Permit	Complete	0			2/27/2012	3/13/2013	5.04202E+11	428	NE	17 WAY			LAKE SUCCESS ACQUISITIONS LLC	EXPEDITED SUB-PLUMBING FOR INTERIOR DEMO BP	LAKE SUCCESS ACQUISITIONS LLC	girad	12HIS-00000-0CEMK
PM-12021879	Electrical Residential Permit	Complete	0			2/27/2012	3/13/2013	5.04202E+11	428	NE	17 WAY			LAKE SUCCESS ACQUISITIONS LLC	EXPEDITED SUB-ELECTRIC FOR INTERIOR DEMO BP	LAKE SUCCESS ACQUISITIONS LLC	girad	12HIS-00000-0CEMJ
PM-12021877	Residential Demolition Permit	Complete	0			2/27/2012	3/13/2013	5.04202E+11	428	NE	17 WAY			LAKE SUCCESS ACQUISITIONS LLC	EXPEDITED MASTER-INTERIOR DEMOLITION NON STRUCTURAL	LAKE SUCCESS ACQUISITIONS LLC	girad	12HIS-00000-0CEMH
PM-04030358	Re-Roof Permit	Complete	0			3/3/2004	8/30/2004	5.04202E+11	428	NE	17 WAY		SHEPPARD,WILLIAM I & KELLY S	REROOF TILE 3000SF GARGARE:FLAT 525SF	SHEPPARD,WILLIAM I & KELLY S	chapj	04HIS-00000-07P5C	