

**CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADISORY BOARD (CCRAB)
RESCHEDULED REGULAR MEETING**

DATE: WEDNESDAY, July 24, 2024

TIME: 6:00 P.M

LOCATION: CRA CONFERENCE ROOM

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311

- | | | |
|-------|---|---|
| I. | The Pledge of Allegiance | Troy Liggett
Chair |
| II. | Call to Order & Determination of Quorum | Troy Liggett
Chair |
| III. | Approval of Minutes
June 5, 2024 Regular Meeting | Troy Liggett
Chair |
| IV. | Funding Request – Call of Africa Realty Inc.
\$125,000 Non-residential Façade Program
\$225,000 Property Business Improvement Program
\$ 54,562 Streetscape Enhancement Program | Ross Parker
Call of Africa Realty Inc.
Founder & President |
| V. | Discussion
NE 13 Street Beacon | Joshua Carden
Cultural Affairs Officer |
| VI. | Supplement Funding Request \$80,000
NE 4 th Avenue Complete Street Project | MacKendy Philippi
Project Manager II |
| VII. | Discussion and Recommendation
Fiscal Year 2025 \$ 1,248,621 | Laura Reece
Acting Assistant City
Manager and

Yvette Matthews
Acting Director of Office of
Management and Budget |
| VIII. | Discussion
Streetscape Improvements and Infrastructure | Cija Omengebar
CRA Planner |
| IX. | Discussion
Work Plan Schedule | Cija Omengebar
CRA Planner |
| X. | Old/New Business <ul style="list-style-type: none">• Miscellaneous• August Agenda Recommended Items<ol style="list-style-type: none">1. Nomination and Selection Positions2. Discussion with Deputy City Attorney3. Property Owners Informative Presentation4. Façade & Landscape Program Discussion<ul style="list-style-type: none">• Rebuilding Together | Cija Omengebar
CRA Planner |

XI. Communication to City Commission

Troy Liggett
Chair

XII. Adjournment

Troy Liggett
Chair

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON EITHER – August 7, 2024

Ordinance No. C-13-08 purpose and duties of the board: (a) to review the Plan for the Central City CRA and recommend any changes to the plan; (b) to make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City CRA; (c) to receive input from members of the public interested in redevelopment of the Central City CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

Note: Two or more Fort Lauderdale City Commissioners or Members of City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

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 proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

Note: If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services.

I. The Pledge of Allegiance

**Troy Liggett
Chair**

II. Call to Order & Determination of Quorum

III. Approval of Minutes
June 5, 2024 Regular Meeting



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
CITY OF FORT LAUDERDALE
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD
WEDNESDAY, JUNE 5, 2024 – 6:00 PM
DEVELOPMENT SERVICES DEPARTMENT LOBBY
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311

Board Members	Present/Absent	Cumulative Attendance September 2023-August 2024	
		Present	Absent
Troy Liggett, Chair	P	5	0
Carlton Smith, Vice Chair	A	8	1
Edward Catalano	P	10	0
Linda Fleischman	A	9	1
Justin Greenbaum	A	9	1
Christina Robinson	P	8	2
Nikola Stan	P	10	0
Bobby Tinoco	P	3	0
Antoinette Wright	P	2	0

Staff:

Cija Omengebar, CRA Planner/Liaison
Clarence Woods, CRA Manager
Alfred Battle, Deputy Director, Development Services
Karlanne Devonish, Principal Urban Planner
Tania Bailey-Watson, CRA Senior Administrative Assistant

Others:

Perry Fine
Kimber White
Blaize Nagech
Alan Beck
Olga Zamora, South Middle River
Randall Klett, MRTNA
J. Opperee, Recording Secretary, Prototype Inc.

Communication to the City Commission:

None

I. Pledge of Allegiance

Board members recited the pledge of allegiance.

II. Call to Order & Determination of Quorum

The meeting was called to order at 6:04 p.m. Roll was called, and it was noted that a quorum was present.

III. Approval of Meeting Minutes

Motion by Mr. Catalano, seconded by Mr. Stan to approve the minutes of the May 1, 2024 regular meeting. In a voice vote, motion passed unanimously.

IV. Chair and Board Member Reports

Board members introduced themselves.

V. CC-MU Rezoning Discussion and Recommendation

For reference:

Central City-Corridor Mixed Use (CC-CMU) – Sunrise Boulevard

Central City -General Mixed Use (CC-GMU) – NE 4th Avenue

Central City-Neighborhood Mix Use (CC-NMU) – NE 13th Street

Karlanne Devonish, Principal Urban Planner Development Services Department, gave a Power Point presentation, a copy of which is attached to these minutes for the public record.

- **Proposed Permitted Uses- Part 2**

Ms. Devonish clarified the following from the Board's prior discussion

- Distance separation for a business that sells alcohol from Family Daycare Home- no requirement.
- Difference between a convenience kiosk and convenience store: a kiosk is smaller, a maximum of 1,000 square feet; a convenience store is a maximum of 5,000 square feet.
- Difference between a liquor store and a package store: a package store is a larger establishment, like Total Wine and Liquors.
- Apparel, textile and related uses [light industrial] is a business that engages in the preparation and processing of fabric for clothes. Tailoring is considered a service.
- Processing and assembly of previously prepared material: A business assembling parts, scrap yard, recycling facility.
- Social Service Residential Facility [such as a group home] cannot be removed from a residential zoning district. In residential, single family home districts, the maximum number of occupants is four and increases with the zoning. There are five levels and each has its own conditions, including distance from each other [dispersal requirement]. SSRF Level 1 is allowed by right, all others are conditional uses.
- Community Residences are for disabled individuals and include recovery homes. These cannot be removed from residential zones and also have criteria and conditions, including the number of occupants and dispersal requirements.
- Firearms - State statute prevents the City from prohibiting firearm sales.

Mr. Catalano asked about firing ranges and Ms. Devonish said this use could be removed or made a conditional use. Ms. Wright asked about multi-family coach homes that were proposed to be permitted and were formerly permitted in RMM-25. Ms. Devonish said a

coach home was like a town home that could have a second unit on top, and also had a garage.

Chair Liggett asked about Adult Gaming Centers and Ms. Devonish read the code requirements. Mr. Tinoco stated this was like a sex shop with some kind of viewing center.

Chair Liggett asked about Security Systems and Ms. Devonish stated this was retail and service, to sell or service security systems,

Public Comments

Randall Klett said there was a T-shirt shop on NE 4th Avenue that screen printed T-shirts but did not make them or sell them retail. He said it appeared this was not permitted in that zone but he saw nothing wrong with that use. Ms. Devonish stated this would be considered a service and Mr. Battle said it was light manufacturing. Mr. Battle recalled the Board discussing whether they wanted to allow it by right or as a conditional use. Staff had no objection to the use. Ms. Wright noted the T-shirts were not being manufactured; they were being altered. She did not wish to limit this type of use.

Chair Liggett stated they were creating three zoning districts based on height: 55 feet, 80 feet and 105 feet and they were determining how to treat uses for each. Some uses would be by right and some would be conditional.

Family Daycare Home – Ms. Devonish stated this was someone caring for up to six kids in their home, which was a permitted use in the residential districts now. Chair Liggett stated the City recommended Child Daycare facilities be a conditional use and there be no permitted use for corporate or Family Day Care Home in any of the three new zones. Mr. Stan recalled that the Board had indicated that with increasing density, they may want to allow these uses. Mr. Tinoco recalled discussion about allowing corporate daycare near places of employment. Ms. Wright thought this would be a secondary use, so the special designation would not be needed. She stated these were allowed in the RMM-25 and RD-15 by right. They were only questioning if they wanted to allow childcare in a condo. She noted this could always be updated in the future. Board members did not want to add the childcare uses where they were not currently permitted.

Bowling Alleys - Ms. Wright said these were allowed in and CC-CMU and the Board had not added the use elsewhere. Ms. Devonish said someone had mentioned allowing them on NE 13th Street or NE 4th Avenue. Mr. Tinoco and Mr. Stan objected to using space for a bowling alley and Ms. Wright thought there were better uses for the community. Ms. Devonish said the Board had added Small Indoor Motion Picture Theaters to NE 13th Street and NE 4th Avenue. Perry Fine suggested setting maximum widths for retail street frontages to encourage street activation. Mr. Battle suggested allowing developers to figure this out. Ms. Devonish stated the goal was to set the environment. Kimber White said NE 13th Street was a walkable community and allowing large development like a bowling alley or movie theatre would break it up too much.

Motion made by Ms. Robinson, seconded by Chair Liggett, to add Bowling Alleys on NE 4th Avenue and NE 13th Street. In a voice vote, **motion failed 1-5** with only Ms. Robinson voting yes.

Motion made by Ms. Wright, seconded by Mr. Stan to remove Large Movie Theaters from NE 4th Avenue and NE 13th Street but continue to allow them on Sunrise Boulevard. In a voice vote, motion Passed 5-1 with Mr. Catalano opposed.

Ms. Devonish said Package Stores were the larger stores like Total Wine and Liquor.

Motion made by Ms. Wright, seconded by Mr. Catalano to add Package Stores in CC-CMU. In a voice vote, motion passed 6-0.

Apparel, Canvas, Textiles and Related Uses – Ms. Wright suggested making this a conditional use. Ms. Devonish recalled the Board had suggested allowing processing within 60 feet of the FEC railroad tracks.

Motion made by Chair Liggett, seconded by Mr. Catalano, to allow Apparel across all three categories and “Processing*” as described near the Railroad Tracks. In a voice vote, motion passed 6-0.

Addiction Treatment Centers – Chair Liggett said he had noted the Board removed these from all three zones.

Ms. Wright asked about Food Distribution Centers and Ms. Devonish stated this was a social service facility use. It was allowed in B-2 and conditional in all other zones.

Motion made by Ms. Wright, seconded by Ms. Robinson, to strike Food Distribution Centers from all three districts. In a voice vote, motion passed 6-0.

Social Services Facilities – Ms. Devonish stated this was usually a conditional use and included Food Distribution Centers. Ms. Robinson wanted to keep this on Sunrise Boulevard only. Ms. Devonish noted there were dispersal requirements for Social Service Facilities. Ms. Wright stated the facility in her neighborhood brought in lots of foot traffic. She suggested there were other venues that could provide these services, such as churches. Ms. Devonish stated a Food Distribution Center must be 500 feet from another Food Distribution Center. She explained that a conditional use meant it must be approved by Planning and Zoning, which could attach conditions.

Mr. White thought the Social Service Facility definition was very broad and he wanted to keep this area work/live/play. He felt allowing these facilities would dissuade people from moving to the area. Olga Zamora agreed with Mr. White. She hoped this area would become a mixed-use, live/work/play development and would be diverse on many ways.

Motion made by Ms. Wright, seconded by Mr. Catalano to remove Social Service Facilities and Social Services General from all three zones. In a voice vote, motion passed 6-0.

Ms. Robinson commented on the positive organizations that provided services for a variety of people, from school kids to disabled people.

Board members did not wish to add Hospitals to NE 4th Avenue; they would only be allowed on Sunrise Boulevard.

Community Residences – Ms. Devonish said if these met distance separation and occupancy limits they were allowed by right, but if they did not meet those requirements they were a conditional use. These were currently only allowed in Residential zoning districts.

Board members did not want to add Pawn Shops to any of the three zoning areas.

Ms. Devonish said check cashing stores were allowed on Sunrise Boulevard only. Mr. Stan wished to remove them from Sunrise as well.

Motion made by Ms. Wright, seconded by Mr. Stan, to strike Check Cashing Stores from Sunrise Boulevard. In a voice vote, motion passed 4-2 with Mr. Tinoco and Chair Liggett opposed.

Public comments

Ms. Zamora stated she supported the rezoning and wanted to expand it North to NE 11th Street. Mr. Catalano said these boundaries had been created based on discussions with community. Chair Liggett stated after they completed the land use amendment, they could consider overlaying other areas. Mr. Battle said they could consider this phase 1 and could add areas in the future. Property could also be rezoned by an owner.

Mr. White stated he had moved here because someone told him this was a growing area but he wanted to make sure the rezoning did not negatively affect residents' quality of life.

- **Parking Requirements**

Ms. Devonish stated they had not ironed out the parking requirements. They would revisit this at the next meeting.

Dimensional Requirements

Ms. Devonish reviewed the existing dimensional requirements [setbacks.] She agreed to find the difference between residential zoning and residential use.

Ms. Wright asked why heights had been reduced and Chair Liggett stated there had been pushback from the neighborhoods regarding height. He stated they would hear from people concerned about this reduction at the next meeting. The impetus for the lower

heights was to allow mixed-use development by right, instead of as a conditional use as it was now.

Ms. Devonish said at the March meeting, staff had recommended 105 feet across the board by right, up to 125 feet with Planning and Zoning Board approval, and up to 150 with additional incentives, such as additional affordable housing. The Board voted to recommend 80 feet for NE 4th Avenue and 55 feet NE 13th Street.

- **Setback and Step Back Provisions**

Ms. Devonish explained that the zoning code currently allowed 150 feet maximum height for the commercial districts and there was a neighborhood compatibility requirement for a one-for-one step back above a 40-foot height. Chair Liggett stated in the 80-foot area along 4th Avenue, under the current zoning, mixed-use was conditional, so over 40 feet, the building would have an angle; in the new plan, the building could go up 55 feet and then step back, and a maximum of 80 feet. Ms. Devonish said this was to incentivize development. Ms. Robinson wondered if the lots were deep enough for this.

Chair Liggett had distributed a handout and Ms. Omengebar suggested this be put on next agenda. Chair Liggett said at the next meeting, he wanted the Board to consider:

- What to do at the Intersection of NE13th Street and NE 4th Avenue.
- The triangle and rectangle by the railroad track.
- Concerns in Middle River Terrace: how the heights along NE 13th Street would affect the homes just north [which were not in the CRA but adjacent to it.] There were the same concerns on Holly Heights Drive.
- The four-street streetscape project did not include sidewalks just north of NE 11th Street on the west side of NE 4th Avenue. They had also neglected the landscaping in the median there.
- Options for the beacon in the NE 13th Street circle.
- The Central City Alliance wanted to move the Merger Market from the west side of the railroad to the east side.

Ms. Robinson noted there were more pressing issues in the neighborhood, such as blight and a lack of lights. Ms. Wright wanted to look at issues “that have been on a list that are potentially not being considered.” Ms. Omengebar agreed the Board would discuss this at a future meeting.

VI. Old/New Business

- Miscellaneous
 - a. CCRAB regular meeting start time discussion

Board members and staff discussed meeting times.

Motion made by Ms. Wright, seconded by Mr. Catalano, to move the meetings to 6 PM. In a voice vote, motion passed 4-2 with Mr. Tinoco and Ms. Robinson opposed.

b. NE 4th Avenue Complete Street Project

Omengebar said this was almost complete except the lights, for which FPL was responsible. She explained that the reason the sidewalks were not included was because the City had a rule that new development required new sidewalks.

- Reschedule July 3 to either July 11 (Thursday) or July 15 (Monday)

Ms. Omengebar agreed to send an email to members with possible dates for them to consider.

- July Agenda Recommended Items
 - a. 920 NE 13 Street Incentives Application
 - b. Presentation by commercial property owners
 - c. Code compliance regarding 1240 NE 5th Avenue

Regarding the Code issues at 1240 NE 5th Avenue, Mr. Woods said it would be best to contact Code Enforcement because the CRA had no authority and there was nothing additional it could do. Chair Liggett wanted CRA staff to contact Code Enforcement and Ms. Woods said they would put it on the list of properties they worked with Code Enforcement to mitigate. Ms. Omengebar said the way the CRA helped address Code issues was by creating programs that would encourage compliance. Mr. Tinoco wanted to invite a Code Enforcement Officer to a meeting and Mr. Woods said this would be acceptable. Ms. Robinson objected, stating this was under the purview of neighborhood associations. She did not want to add more issues to the CRA.

VII. Communication to City Commission

None

VIII. Adjournment

There being no further business, the meeting was adjourned at 8:33 p.m.

IV. Funding Request – Call of Africa Realty Inc.

\$125,000 Non-residential Façade Program

\$225,000 Property Business Improvement Program

\$ 54,562 Streetscape Enhancement Program

**Ross Parker
Founder and
President**



920 NE 13TH STREET

PROPOSED RENOVATIONS & IMPROVEMENTS OF
EXISTING 11,437 SF WAREHOUSE/OFFICE BLDG.

AFTER REMODELING 12,612 SF
RETAIL/OFFICE/WAREHOUSE



EXISTING BUILDING



AFTER RENOVATION

PROJECT BENEFITS OVERVIEW

- Addition of 4 New Retail Bays fronting 13th Street including new Fine Art Gallery on West side.
- Optimum bay sizes of 1300-1600 SF.
- 16 New Full & P/T Neighborhood Jobs Created.
- New Retail Fine Art Gallery.
- 2 New Office Spaces added in rear.
- New Tax Revenues generated.
- Significantly Enhances Resurgent Studio City neighborhood.
- Important as Primary focus property as First building after the train tracks heading West and Last one heading East.



OWNER & CONTRACTOR

- Property owner Call Of Africa Realty & Ross & Kirsten Parker have been on 13th St since 1998 and had ties to area since 1988.
- Ross Parker has been involved regularly with the CCA since 1999 and is currently it's VP.
- Selected contractor Boundless Builders and owner Alfredo Masso has operated in the area since 2007 and managed numerous successful projects.



PROJECT COST & CRA FUNDING REQUESTS

Overall Project Cost \$1,456,901

Developer Self Funding \$1,050,998

- Commercial Façade Improvement
CRA Funding Portion \$125,000
Developer Portion \$105,864
Total \$230,864
- Commercial Façade Improvement
CRA Funding Portion \$225,000
Developer Portion \$888,023
Total \$1,113,023
- Streetscape Enhancement Program
CRA Funding Portion \$54,562
Developer Portion 6,062
Total \$60,624





**THANK YOU
CRA !**



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

MEMORANDUM

DATE: July 24, 2024

TO: Central City CRA Advisory Board Members

FROM: Cija Omengebar, CRA Planner, FRA-RP

SUBJECT: Funding Request – Call of Africa Realty Inc.
920 NE 13 Street, Fort Lauderdale, FL 33304
\$125,000 CRA Non-Residential Façade Program and
\$225,000 CRA Property and Business Improvement Program
\$54,562 CRA Streetscape Enhancement Program

FUNDING REQUEST

The Central City CRA (CC CRA) has received an application from Call of Africa Realty Incorporated (“Developer”) for a forgivable loan for the renovation and modernization of an existing building located at 920 NE 13 Street, Fort Lauderdale, Florida 33304 (the “Property”). The applicant proposes a complete renovation to create new spaces for retail service-related businesses, as well as streetscape improvements to the adjacent public right of way. The requested forgivable loan in the amount of \$404,562 is comprised of \$225,000 from the CRA Property and Business Improvement Program (“PBIP”), and of \$125,000 from the Non-Residential Façade Improvement Program(NFIP), as well as \$54,562 from the Streetscape Enhancement Program(SEP).

BACKGROUND

NE 13 Street is a CRA focus area and the CRA non-residential incentive programs can provide funding of up to 90% of the improvement cost, secured by a forgivable mortgage on the property. The maximum funding allowed under the Property Business Program is \$225,000, the maximum under Façade Program is \$125,000, and the maximum under the Streetscape Program is \$500,000.

The applicant, Call of Africa Realty Inc., plans to renovate an existing two story, 11,584 square foot warehouse and office building situated on a 32,982 square foot site, and improvements to the adjacent streetscape right-of-way. The plan is to modernize the existing structure to include a total of six bays for retail-related services, office and storage uses. A total of four retail bays between 1,300-1,600 square foot will front NE 13 Street on the ground floor, and the second floor will contain two rental bays of 2,407 and 2,963 square foot to be used for offices and storage. The complete renovation will entail demolition work, impact windows and door installation, electrical rewiring, plumbing

COMMUNITY REDEVELOPMENT AGENCY

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311

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COMMUNITY REDEVELOPMENT AGENCY**

relocation, mechanical installation, supply and construction of the foundation, dry wall and other improvements. The plan also includes landscape improvement and sidewalk replacement to enhance its frontage on the business corridor.

The total project cost is approximately \$1,456,901, consisting of hard construction cost of \$1,404,511. The developer has already spent \$52,390 on architectural design. The Developer is asking the CRA to fund \$404,562 to pay for 27.9% of the hard construction and improvement costs. The developer will cover the remaining 72.1% of the overall project costs, a total of \$1,050,998.

PROJECT COST OVERVIEW			%	
		AMOUNT		
TOTAL PROJECT COST		\$1,456,901		
DEVELOPER SELF-FUNDING		\$1,050,998	72.1%	
CRA FUNDING REQUEST		\$404,562	27.7%	
CRA PROGRAM				
TYPE	FUNDING MAXIMUM	COST ASSOCIATED WITH CRA FUNDING	CRA FUNDING REQUEST	DEVELOPER CONTRIBUTION
PBIP	UP TO 90% OR MAX \$225,000	\$1,113,023	\$225,000	\$888,337
NFIP	UP TO 90% OR MAX \$125,000	\$230,864	\$ 125,000	\$105,864
SEP	UP TO 90% OR MAX \$500,000	\$60,624	\$ 54,562	\$6,062
		\$1,404,511	\$ 404,562	\$999,949

There is no mortgage on the property and, except for the requested CRA contribution, the applicant is funding the project with the company current cash assets and personal funds. The CRA will have a first mortgage position and CRA funding will be provided on a reimbursement basis.

Call of Africa Realty Inc.'s founder and president, Ross Parker, is a long-time property owner in the area and was instrumental in the creation of the former NE 13 Street Business Association, now known as Central City Alliance. Invested in the community, Mr. Parker is committed to the revitalization of the area, and, with over 37 years' experience in the fine-art gallery industry, he plans on opening Native Visions Art Gallery in one of the newly built spaces. Furthermore, he intends to lease to a mix of restaurant or retail service businesses, anticipating the creation of a total of 16 jobs, a combination of 8 full-time and 8 part-time positions.

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With this renovation and new retail businesses moving into the area, this project helps to foster economic growth, create local jobs, and reinvigorate the area as a pedestrian friendly corridor that locals frequent. The development and renovation in the area represent a significant investment to Central City CRA. The applicant desires this project to become a model for further growth in the 13 Street business and emerging arts corridor.

CONSISTENCY WITH CENTRAL CITY CRA COMMUNITY REDEVELOPMENT PLAN

The Central City CRA Community Redevelopment Plan is designed, in part, to stimulate private development of areas planned for commercial development. The project is consistent with the Central City CRA Community Redevelopment Plan which provides for physical improvements to enhance the overall environment, improve the quality of life and attract sound business and commercial development that provide employment and job opportunity.

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommends a funding assistance package from the CRA Property and Business Improvement Program not to exceed \$225,000, and from the CRA Non-residential Façade Improvement Program not to exceed \$125,000, and from the CRA Streetscape Program not to exceed \$54,562.

There are sufficient funds available in this fiscal year to encumber funds for the PBIP and NFIP programs but not the SEP. The proposed FY2025 budget has earmark \$100,000 for the new year starting on October 1, 2025. If approved, the recommendation for SEP funds to this project will be processed in the fiscal year starting October 2025. The funding request for NFIP and PBIP may be processed sooner to avoid delaying the developer's renovation project.

Attachments

- Exhibit A Location Map
- Exhibit B Broward County Property Appraiser and Sunbiz Information
- Exhibit C Photos of Existing Property/ Plans
- Exhibit D Improvement Cost and Funding Breakdown
- Exhibit E Funding Application/Business Plan

COMMUNITY REDEVELOPMENT AGENCY

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July 18, 2024



Site Address	920-922 NE 13 STREET, FORT LAUDERDALE FL 33304	ID #	4942 34 03 0570
Property Owner	CALL OF AFRICA REALTY INC	Millage	0312
Mailing Address	920 NE 13 ST FORT LAUDERDALE FL 33304	Use	48-01
Abbr Legal Description	PROGRESSO 2-18 D & PT 35-49-42 POR BLK 109 & ADJ LANDS LYING ELY OF BLK 109 DESC AS: COMM AT MOST SLY COR BLK 109, NE 198.46 TO C/L OF VAC ALLEY (PER OR 13946/98),N ALG C/L 72.19 TO POB CONT N 166.24, E 275.50 TO NWLY R/W/L FEC RR,SW 226.67, W 121.30 TO POB,TOG W/ VAC'D PORTIONS AS DESC IN OR 28463/468,ALSO PT OF VACA R/W DESC AS:COMM MOST SLY COR OF SAID BLK 109,NE 296.92 TO POB, E 54.67,SW 37.16,NW 40.10 TO POB		

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)**.

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$455,100	\$1,244,180	\$1,699,280	\$1,362,740	
2023	\$350,080	\$1,127,170	\$1,477,250	\$1,238,860	\$27,665.46
2022	\$350,080	\$1,011,720	\$1,361,800	\$1,126,240	\$24,861.67

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,699,280	\$1,699,280	\$1,699,280	\$1,699,280
Portability	0	0	0	0
Assessed/SOH	\$1,362,740	\$1,699,280	\$1,362,740	\$1,362,740
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,362,740	\$1,699,280	\$1,362,740	\$1,362,740

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/1/2019	DRR-T	\$100	115589337	\$13.00	35,008	SF
12/11/2018	QCD-T	\$100	115496300			
6/25/1998	QCD	\$100	28463 / 468			
6/25/1998	SWD	\$260,000	28463 / 470			
4/2/1998	QCD	\$100	28463 / 467			
				Adj. Bldg. S.F. (Card, Sketch)		11726
				Eff./Act. Year Built: 1964/1962		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
W								
11726						35008		



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
CALL OF AFRICA REALTY, INC.

Filing Information

Document Number P97000103020
FEI/EIN Number 65-0797012
Date Filed 12/05/1997
State FL
Status ACTIVE

Principal Address

920 NE 13TH ST
FORT LAUDERDALE, FL 33304

Changed: 04/25/2005

Mailing Address

920 NE 13TH ST
FORT LAUDERDALE, FL 33304

Changed: 04/30/2001

Registered Agent Name & Address

PARKER, ROSS
18159 RIDGEVIEW DR
TEQUESTA, FL 33469

Address Changed: 04/26/2022

Officer/Director Detail

Name & Address

Title President

PARKER, ROSS
18159 RIDGEVIEW DR
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Annual Reports

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EXISTING -FRONT OF BUILDING VIEW



EXISTING – WEST CORNER VIEW



EXISTING EAST CORNER VIEW



RENDERING-FRONT VIEW



RENDERING - WEST VIEW



RENDERING - EAST VIEW



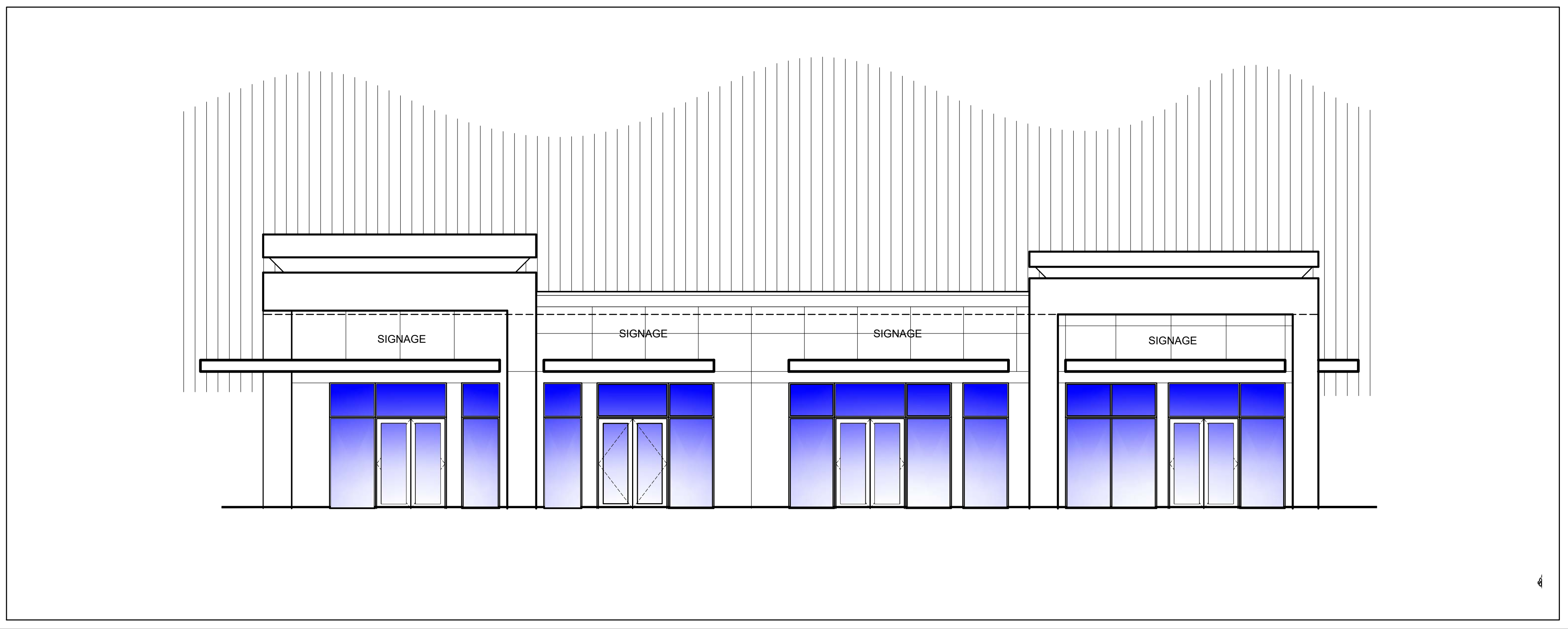
RENDERING – BACK OF BUILDING VIEW



RENDERING – EAST OF BUILDING SIDE VIEW, SURFACE PARKING LOT



REMODELING FOR:
CALL OF AFRICA
920 N.E. 13th Street
FORT LAUDERDALE, FLORIDA



PROJECT TEAM				
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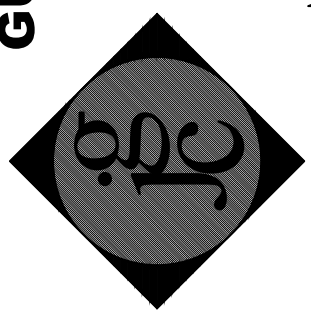
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REVISION	BY:

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**PROPOSED RENOVATION FOR:
CALL OF AFRICA
920 N.E. 13TH STREET
FORT LAUDERDALE, FLORIDA**

SEAL: AR NO. 0007957

AA26001131

DRAWN **DBK**
CHECKED **G.J.C.**
DATE **11-12-22**
SCALE
JOB. NO. **22-053**
SHEET

SP-1

OF Exhibit CETS

Existing Photos, Renderings and Plans
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LEGAL DESCRIPTION:

A PORTION OF BLOCK 109 AND ADJOINING LANDS LYING EAST OF BLOCK 109, "PROGRESSO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 109, A DISTANCE OF 198.46 FEET TO A POINT ON THE CENTERLINE OF A 15 FOOT ALLEY AS SHOWN ON SAID PLAT, AND AS VACATED BY BROWARD COUNTY ORDINANCE NUMBER C-86101, THENCE NORTH ALONG SAID CENTERLINE A DISTANCE OF 72.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID ALLEY CENTERLINE A DISTANCE OF 166.24 FEET TO A POINT 15 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 109; ALSO BEING THE SOUTH RIGHT OF WAY LINE OF NE 13TH STREET; THENCE S89°58'00"E ALONG A LINE 15 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 109 AND ALSO BEING THE SOUTH RIGHT OF WAY OF NE 13TH STREET, A DISTANCE OF 275.50 FEET TO A POINT ON THE NORTH WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON SAID PLAT; THENCE S42°51'45"W ALONG SAID FLORIDA EAST COAST RAILROAD RIGHT OF WAY A DISTANCE OF 226.67 FEET TO A POINT 166.00 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF NE 13TH STREET; THENCE N89°58'00"W ALONG A LINE 166.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF NE 13TH STREET, A DISTANCE OF 121.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA CONTAINING 32,982 SQUARE FEET, MORE OR LESS.

SITE DATA

SITE DATA				
DESCRIPTION		ABBREVIATED LEGAL DESCRIPTION		
ZONING:	B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS	PROGRESSO 2-18 D. & PT 35-49-42 POR BLK 109 & ADJ LANDS LYING ELY OF BLK 109 DESC AS: COMM ATMOST SLY COR BLK 109, NE 198.46 TO C/L OF VAC ALLEY (PER OR 13946/98),N ALG C/L 72.19 TO POB CONT N 166.24, E 275.50 TO NWLY R/W/L FEC RR,SW 226.67, W 121.30 TO POB,TOG W/ VAC'D PORTIONS AS DESC IN OR 28463/468,ALSO PT OF VACA R/W DESC AS:COMM MOST SLY COR OF SAID BLK 109,NE 296.92 TO POB, E 54.67,SW 37.16,NW 40.10 TO POB		
LAND USE:	B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS			
EXISTING USE:	HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS			
PROPOSED USE:	RETAIL, OFFICE, WAREHOUSE			
SEWER PROVIDER:	CITY OF FORT LAUDERDALE	TAX FOLIO NUMBER		
WATER PROVIDER:	CITY OF FORT LAUDERDALE	494234030570		
GARBAGE PROVIDER:	CITY OF FORT LAUDERDALE	PERMITTED	PROVIDED	
BUILDING HEIGHT		150'-0"	24'-0"	
DESCRIPTION	FACTOR	PERMITTED	PROVIDED	% OF SITE
SITE AREA	32,982 SF		32,982 S.F. OR .76 ACRES	100%
BUILDING FOOTPRINT	11,584 SF		11,584 S.F.	35.12%
DRIVEWAYS V.U.A.			9,798 S.F.	29.70%
SIDEWALKS			1,190 S.F.	3.61%
LANDSCAPED AREA			10,410 S.F.	38.23%
PARKING		REQUIRED	PROVIDED	
RETAIL	5,874 S.F. @ 1/250 S.F.	24 SPACES		
OFFICE	723 S.F. @ 1/250 S.F.	3 SPACES		
WAREHOUSE	6,465 S.F. @ 1/250 S.F.	26 SPACES		
TOTAL PARKING		53 SPACES	28 SPACES	
SETBACKS		PERMITTED	PROVIDED	
FRONT - NORTH		5.00 FT	15.0 FT	
SIDE - EAST		0 FT	46.54 FT	
SIDE - WEST		0 FT	14.32 FT	
REAR - SOUTH		0 FT.	0.63 FT.	

ABBREVIATIONS:		
& L @ • # (E)	AND ANGLE AT CENTER LINE DIAMETER OR ROUND POUND OR NUMBER EXISTING	A
ACoust. A.D. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT	B
BD. BITUM. BLDG. BLK. BM. BOT.T.	BOARD BITUMINOUS BUILDING BLOCK BEAM BOTTOM	C
CAB. C.B. CEM. CER. C.I. CLNG. CLKG. CLO. CLR. C.O. COL. CONC. CONN. CONSTR. CONT. CORR. CTSK. CNTR. CTR.	CABINET CEMENT BASIN CEMENT CERAMIC CAST IRON CEILING CALKING CLOSET CLEAR CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK COUNTER CENTER	D
D. DBL. DEPT. D.F. DET. DIA. DIM. DISP. DWN. D.O. DR. DWR. DS. D.S.P. DWG.	DEEP DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWNSPOUT DRY STANDPIPE DRAWINGS	E
E. E.A. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.W.C. EXIST. EXPO. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL EQUAL EQUIPMENT ELECTRICAL WATER COOLER EXISTING EXPOSED EXPANSION EXTERIOR	F
F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FPRF. F.S. FT. FTG. FURR. FUT.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE	G
GA. GALV. G.B. GL. GND. GR. GYP. G.W.B.	GAUGE GALVANIZED GRAB BAR GLASS GROUND GRADE GYPSUM GYPSUM WALL BOARD	H
H. H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HRS. HT.	HIGH HOSE BIBB HOLLOW CORE HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT	I
I.D. INSUL. INT.	INSIDE DIAMETER INSULATION INTERIOR	J
JAN. JT. KIT.	JANITOR JOINT KITCHEN	K

1

ABBREVIATIONS

SCALE:

- 2
- GENERAL JOB NOTES
- SCALE:
1.

THE WORK OF THIS PROJECT WILL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR AND IS TO BE PERFORMED BY SEVERAL VARIOUS CONTRACTORS TO WHOM THE GENERAL CONTRACTOR MAY ALLOCATE THE VARIOUS PARTS AS WILL BEST SUIT HIS INTERESTS AND AS WILL BE SET FORTH IN THE AGREEMENTS TO BE MADE BETWEEN THE GENERAL CONTRACTOR AND PARTIES DESIGNATED BY HIM.
2.

THE ARCHITECT HAS NOT BEEN RETAINED FOR THE SUPERVISION OR THE ADMINISTRATION OF THE EXECUTION OF WORK OF THIS PROJECT.
3.

THE DRAWINGS AND THE NOTATIONS THEREON SHALL APPLY TO THE WORK OF THIS PROJECT AND SHALL BE CAREFULLY REVIEWED BY EACH CONTRACTOR AND EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH WORK OF ALL OTHER CONTRACTORS. THE GENERAL NOTES SHALL APPLY TO EACH CONTRACTOR.
4.

EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR SAFETY PRECAUTIONS AND SHALL COMPLY WITH THE REQUIREMENTS OF O.S.H.A. ALL APPLICABLE BUILDING CODES AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION INsofar AS APPLICABLE TO HIS PORTION OF THE WORK.
5.

ALL MATERIALS SHALL BE NEW AS CALLED FOR IN THE NOTES AND DRAWINGS AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY CONTRACTORS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GENERAL CONTRACTOR. SUBSTITUTIONS OR "APPROVED EQUAL" PRODUCTS SHALL BE LISTED AND APPROVED BY THE ARCHITECT PRIOR TO CONTRACT SIGNING. ALL MATERIALS SHALL BE ORDERED IN A TIMELY FASHION AND WILL NOT CONSTITUTE REASON FOR SUBSTITUTION. DELAYS FOR MATERIALS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY OR ARE REASONABLY INFERRABLE AS BEING REQUIRED FOR A PROPER AND COMPLETE INSTALLATION. THE MATERIALS, METHODS, AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE DETAIL THROUGHOUT CORRESPONDING PARTS OF THE BUILDING.
6.

THE GENERAL CONTRACTOR WILL FURNISH TO THE JOB SITE CERTAIN PLUMBING FIXTURES AND FITTINGS, BATHROOM ACCESSORIES. THESE SHALL BE INSTALLED BY THE CONTRACTOR SO DESIGNATED AND BE INCORPORATED INTO THE VARIOUS SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BEST TRADE PRACTICES, AND RELEVANT CODE REQUIREMENTS.
7.

EACH CONTRACTOR OR PARTY ENGAGED ON THE PROJECT SHALL CARRY WORKER'S COMPENSATION INSURANCE IN STATUTORY AMOUNTS, LIABILITY, BODILY INJURY, AUTOMOBILE, AND OTHER INSURANCES IN AMOUNTS AND FOR PERIODS SATISFACTORY TO THE GENERAL CONTRACTOR. CERTIFICATIONS OF INSURANCE SHALL BE SUBMITTED BEFORE COMMENCING WORK. FIRE INSURANCE WILL BE CARRIED BY THE GENERAL CONTRACTOR, TO THE FULLEST EXTENT PERMITTED BY LAW. CONTRACTORS, AND ALL PARTIES ENGAGED IN PORTIONS OF THE WORK SHALL INDEMNIFY AND HOLD HARMLESS THE GENERAL CONTRACTOR AND ARCHITECT AND HIS CONSULTING ENGINEERS AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, INCLUDING DEATH, AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
8.

EACH CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR, OBTAIN, AND PAY FOR ALL PERMITS, TESTS, INSPECTIONS, AND APPROVALS REQUIRED FOR HIS PORTION OF WORK.
9.

ARRANGEMENTS AND PAYMENT FOR TEMPORARY ELECTRICITY WATER TOILET FACILITIES, FENCING, BARRICADES, SECURITY AND CLEANUP WILL BE AS AGREED UPON IN THE AGREEMENTS BETWEEN GENERAL CONTRACTOR AND CONTRACTOR.
10.

EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND FOR THE PROTECTION OF THE WORKERS ENGAGED ON THE PROJECT AND FOR THE PUBLIC, (SCAFFOLDS, STAGING, PLATFORMS, RUNWAYS, HOISTS, GUARDS, RAILINGS, OPENING PROTECTIVE, ETC.) SHALL BE PROVIDED, ERECTED, AND MAINTAINED BY THE VARIOUS CONTRACTORS IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. CONTRACTORS SHALL OBTAIN AND PAY FOR THE REQUISITE PERMITS, INSPECTIONS, AND APPROVALS THEREOF. ALL SUCH ITEMS SHALL BE REMOVED BY CONTRACTORS WHEN ITEMS HAVE SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE GENERAL CONTRACTOR.
11.

EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER CONTRACTORS, AND SHALL NOT DO SO WITHOUT THE PRIOR WRITTEN CONSENT OF THE GENERAL CONTRACTOR. ANY COSTS CAUSED BY DEFECTIVE OR LIMITED WORK SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFOR.
12.

SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OR ANY OTHER CONTRACTOR IS SUCH AS WILL PREVENT HIM FROM COMPLETING HIS WORK IN A FIRST-CLASS MANNER HE SHALL NOTIFY THE GENERAL CONTRACTOR OF SUCH BEFORE PROCEEDING WITH THE WORK. THE GENERAL CONTRACTOR SHALL DIRECT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DUE COURSE AND COORDINATION.
13.

ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE.
14.

CONTRACTORS SHALL SUBMIT SAMPLES, MATERIAL LISTS, EQUIPMENT LISTS, AND SHOP DRAWINGS AS CALLED FOR IN THE DRAWINGS AND INCLUDING BUT NOT LIMITED TO: CONCRETE REINFORCEMENT, FORMWORK, POST-TENSIONED WORK, WOOD TRUSSES, STAIRS, STAIR ANCHORAGES, RAILINGS, WOOD FENCES, WINDOWS, ALUMINUM AND GLASS SLIDING DOORS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, APPLIANCES, STAINS AND PAINTS AND CABINERY. THESE ITEMS SHALL BE SUBMITTED SUFFICIENTLY IN ADVANCE TO THE GENERAL CONTRACTOR FOR APPROVAL TO ALLOW FOR REVIEW AND POSSIBLE CORRECTION. FABRICATION SHALL NOT START UNTIL SHOP DRAWINGS ARE APPROVED. COMPLETED WORK SHALL BE IN ACCORDANCE WITH THE APPROVED DOCUMENTS, WHERE REVIEWED AND APPROVED BY THE ARCHITECT AND OR ENGINEER IN BEHALF OF THE GENERAL CONTRACTOR. SUCH REVIEW AND APPROVAL WILL NOT RELIEVE THE CONTRACTORS RESPONSIBILITY FOR QUANTITY, FIT, DIMENSIONS, MEANS, SEQUENCES, METHODS, AND PROCEDURES, NOR FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE DRAWINGS AND AGREEMENTS.
15.

PLUMBING, AIR-CONDITIONING, AND ELECTRICAL WORK SHALL BE INSTALLED IN BEST TRADE PRACTICES, IN ACCORDANCE WITH APPLICABLE CODES, AND AS SHOWN ON RELEVANT DRAWINGS, AND THE ARCHITECTURAL DRAWINGS.
16.

DRYWALL WORK SHALL INCLUDE THE FURNISHINGS & INSTALLING OF GALVANIZED STEEL RUNNERS, STUDS, ACOUSTICAL SEALANT, PRODUCTS OF U.S. GYPSUM OR EQUAL AND THE SURFACING OF INTERIORS OF EXTERIOR MASONRY WALLS ON WOOD FURRING. THE INTERIOR OF WOOD EXTERIOR WALLS, AND INTERIOR PARTITIONS AND CEILINGS. DRYWALL SHALL BE U.S. GYPSUM OR EQUAL (STANDARD, FIRE-CODE OR MOISTURE RESISTANT AS REQ'D. BY CONDITIONS SHOWN), OF THICKNESSES SHOWN, HAVING TAPERED EDGES, APPLIED WITH LENGTHS VERTICAL WHERE REQUIRED FOR FIRE RATING. PROVIDE BLOCKING FOR WALL-MOUNT CABINETS PRIOR TO INSTALLING WALLBOARD. JOINTS SHALL BE TAPED AND SPACKLED USING TECHNIQUES & MATERIALS RECOMMENDED AND PRODUCED BY U.S. GYPSUM AFTER COMPLETION OF SPACKLING. APPLY BY SPRAY OR ROLLER TO ALL WALLBOARD SURFACES A COAT OF JOINT COMPOUND ORANGE PEAL COAT, SMOOTH OR KNOCK DOWN TEXTURED AS INDICATED ON PLANS.
17.

ALL FINISHES SHALL BE SELECTED BY OWNER AND/OR ARCHITECT, UNLESS OTHERWISE PROVIDED IN AGREEMENT.
18.

CAULKING SHALL BE BY TREMCO OR EQUAL SILICON-TYPE PRODUCT AND SHALL BE APPLIED AT ALL UNCTIONS OF WALL AND WINDOW AND DOOR FRAMES WITH ABUTTING WALL SURFACES TO PROVIDE A WEATHERTIGHT WATER-RESISTANT INSTALLATION.
19.

INTERIOR PAINTED GYP. WALL BD. SURFACES SHALL RECEIVE ONE PRIMER COAT AND TWO FINISH COATS OF WALL PAINT AS SELECTED AND APPROVED BY OWNER. INTERIOR WOOD TRIM AND DOORS SHALL RECEIVE ONE COAT ENAMEL UNDERCOAT AND FINISH COAT OF SEMI-GLOSS ENAMEL. INTERIOR AND EXTERIOR FERROUS METAL EXPOSED TO VIEW SHALL RECEIVE TWO COATS RUST-INHIBITIVE PAINT. ALL PAINT TO BE PRODUCTS OF SHERWIN WILLIAMS, BENJAMIN MOORE OR EQUAL EXTERIOR STUCCO SHALL RECEIVE TWO COATS PAINT. COLOR AS SELECTED BY OWNER OR ARCHITECT.
20.

DIMENSIONING RULES:

a. HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF STUD TO FACE OF STUD, AND DOES NOT INCLUDE FINISH MATERIALS, U.O.N.
b. DIMENSIONS NOTED "CLEAK" OR "CLB" MUST BE PRECISELY MAINTAINED. THOSE NOTED "HOLD" SHALL NOT VARY FROM STATED DIMENSION.
c. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE ARCHITECT, UNLESS NOTED ±.
d. DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF THE EXTERIOR WINDOW FRAMES, UNLESS OTHERWISE NOTED.
e. VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, UNLESS OTHERWISE NOTED.
f. DO NOT SCALE DRAWINGS. IF ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CONSENT OF THE ARCHITECT.
g. DIMENSIONS MARKED V.I.F. SHALL BE "VERIFIED" IN FIELD BY THE CONTRACTOR.
21.

IN THE CASE OF CONFLICT BETWEEN WRITTEN NOTES/SPECIFICATIONS AND THE DRAWINGS, THE NOTES/SPECIFICATIONS GOVERN. DETAILS SHALL GOVERN GENERAL DRAWINGS, DRAWINGS AND SPECIFICATIONS ARE CORRELATIVE. ANY WORK AND MATERIALS SHOWN ON EITHER SHALL BE EXECUTED BY THE CONTRACTOR. ANY UNRESOLVED CONFLICT BETWEEN DOCUMENTS SHALL BE RESOLVED BY THE ARCHITECT AS TO INTENT AND EXECUTION.
22.

THE WORK TO BE PERFORMED CONSIST OF FURNISHING ALL SUPERVISION, PLANT LABOR, MATERIALS, TRANSPORTATION AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN, AND EQUIPMENT REQUIRED FOR THE BUILD OUT OF THE TENANT IMPROVEMENTS DEPICTED HEREIN. IN ADDITION, THIS INCLUDES THE CONCEALED REROUTING OF ANY PIPING, WIRING, DUCTING, ETC., IN THE WALLS, CEILING OR FLOORS BEING WORKED IN OR REMOVED AND WORK NOT SHOWN HEREIN WHICH IS REQUIRED BY THE CITY AUTHORITIES TO OBTAIN FINAL INSPECTION AND APPROVAL BY THE CITY, ALSO INCLUDING PATCHING, REPAINTING, ETC., OF ALL SURFACES BROKEN INTO OR MARRED BY THESE INSTALLATIONS, ETC.
23.

WHEN PORTIONS OF THIS PROJECT ARE PERFORMED BY THE CONTRACTOR ON A "DESIGN-BUILD" BASIS, THE CONTRACTOR, RATHER THAN THE ARCHITECT, IS SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS AND FOR THE COORDINATION OF THE DESIGN-BUILD SUBCONTRACTORS WHO SHALL BE ENGINEERS OF RECORD FOR SUCH SYSTEMS.
24.

DRAWINGS INDICATE GENERAL DETAILS OF CONSTRUCTION. WHERE FIELD CONDITIONS ARE NOT IDENTICAL TO THE CONTRACT DOCUMENTS, BUT ARE OF SIMILAR CHARACTER TO THE DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION. WHERE CONSTRUCTION DETAILS ARE SHOWN FOR SPECIFIC LOCATIONS, THEY SHALL ALSO APPLY TO SIMILAR CONDITIONS THROUGHOUT, WHETHER SPECIFICALLY MENTIONED IN THE DRAWINGS OR NOT.
25.

THE CONTRACTOR SHALL EXAMINE, READ, AND BE THOROUGHLY FAMILIAR WITH THE CONTRACT DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, OR SHOULD BE IN DOUBT AS TO THEIR INTENT OR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.
26.

PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE, BECOME FAMILIAR AND EVALUATE EXISTING CONDITIONS RELATING TO THE CONSTRUCTION AND COMPLETION OF THE PROJECT AND THE EMPLOYMENT OF LABOR THEREON. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO FURNISH EQUIPMENT, MATERIALS, LABOR, AND SERVICES AS NECESSARY TO CARRY OUT THE PROVISIONS OF THE CONTRACT.
27.

INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT.
28.

DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
29.

MAINTAIN STRICT CONTROL OF DUST AND DEBRIS EMANATING FROM THE PROJECT AREA. KEEP PROJECT AREA BROOM CLEAN AND CLEAR OF DEBRIS DAILY. AT ALL TIMES CONDUCT OPERATIONS AS TO ENSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC. COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY. SCHEDULE AND PERFORM THE WORK SO THAT OTHER TENANTS IN THE BUILDING WILL NOT BE DISTURBED, DAMAGE TO EXISTING WORK OUTSIDE OF THE PROJECT AREA WILL NOT OCCUR, AND TO COMPLY WITH THE BUILDING OWNER'S REQUIREMENTS.
30.

PROTECT AND KEEP SAFE ALL PRODUCTS UNDER THIS CONTRACT THAT ARE STORED ON THE SITE.
31.

COORDINATE ACCESS TO BUILDING WITH AND PROVIDE FOR BUILDING SECURITY AS REQUIRED. PROVIDE ADEQUATE PROTECTION OF EXISTING AREAS; UTILIZE TEMPORARY ENCLOSURES AS NECESSARY.
32.

SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS, UNLESS OTHERWISE APPROVED BY THE BUILDING OWNER/LANDLORD.
33.

COORDINATE THE TRADES, CRAFTS, AND SUBCONTRACTS AS REQUIRED.
34.

OBTAIN FIELD MEASUREMENTS REQUIRED FOR THE ACCURATE FABRICATION AND INSTALLATION OF THE WORK INCLUDED IN THIS CONTRACT. VERIFY IN THE FIELD DIMENSIONS INDICATED IN THE CONTRACT DOCUMENTS. EXACT MEASUREMENTS ARE THE CONTRACTOR'S RESPONSIBILITY. NO ADDITIONAL COSTS WILL BE PAID TO THE CONTRACTOR DUE TO REASONABLE MODIFICATIONS CAUSED BY DISCREPANCIES.
35.

THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE, AND SHALL DIRECT AND SCHEDULE THE WORK. FINAL RESPONSIBILITY FOR PERFORMANCE, CODE COMPLIANCE, INTERFACE, AND COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE CONTRACTOR'S.
36.

PERFORM CUTTING AND PATCHING AS REQUIRED TO CONSTRUCT AND COMPLETE WORK OF THIS PROJECT. CUTTING OF STRUCTURAL MEMBERS REQUIRES PRIOR APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
37.

ITEMS OF EQUIPMENT, FIXTURES, AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN, BUT NECESSARY FOR COMPLETION OF THE WORK, SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS. SUCH ITEMS SHALL BE OF TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE BUILDING.
38.

CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS PRIOR TO ORDERING PRODUCTS TO ENSURE PROPER SIZE AND FIT.
39.

AT END OF JOB CLEAN ALL SURFACES EXPOSED TO VIEW. REMOVE TEMPORARY LABELS, STAINS AND FOREIGN MATERIALS. POLISH TRANSPARENT AND GLOSSY SURFACES; VACUUM CARPETED AND SOFT SURFACES.
40.

PRIOR TO APPLICATION FOR FINAL PAYMENT SUBMIT TO ARCHITECT COPIES OF AS-BUILTS FOR ALL TRADES, ALL WARRANTIES (1 YEAR MIN.), OPERATIONS MANUALS, MAINTENANCE INSTRUCTIONS, CERTIFICATE OF OCCUPANCY (OR EQUIVALENT DOCUMENT ISSUED BY GOVERNING AGENCY) COPIES OF ALL SIGNED-OFF PERMITS AND INSPECTIONS, ETC.
41.

PRIOR TO MOVE-IN CONTRACTOR TO HOLD COMMISSIONING MEETING WITH TENANT AND OWNER'S REPRESENTATIVES TO REVIEW OPERATION PROCEDURES FOR ALL BUILDING SYSTEMS INSTALLED.
42.

NEW WALLS, CEILINGS, AND FLOORS INTERSECTING EXISTING WALLS, CEILINGS, AND FLOORS SHALL BE FLUSH, CLEAN AND LEVEL. ALL TIE-INS SHALL BE ADEQUATELY SECURE FOR STRUCTURAL INTEGRITY AND SAFETY.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	INTERIOR ELEVATION MARK (SINGLE VIEW)		NORTH ARROW
	INTERIOR ELEVATION MARK (MULTIPLE VIEWS)		CEILING HEIGHT
	BUILDING / WALL SECTION MARK		KEYED NOTE
	COLUMN GRID LINE		ELEVATION DATUM
	DETAIL OR ENLARGED AREA INDICATOR		REVISION IDENTIFICATION
	DOOR TAG		CONTRACT LIMIT LINE
	WINDOW TAG		FINISH TAG
	ROOM TAG		
	WALL / PARTITION TYPE		

3

SYMBOL LEGEND

SCALE:

BUILDING DATA

TYPE OF CONSTRUCTION: _____ TYPE III-B NON-SPRINKLERED
OCCUPANCY GROUP: _____ GROUP B/M/S-1/F-1
No. OF STORIES: _____ 2
PROPOSED USE: _____ STORAGE WAREHOUSE, OFFICES AND RETAIL

DESIGN PER:
2020 F.B.C. - BUILDING AND RESIDENTIAL - 7TH EDITION
ASCE -7-10 170 MPH WIND
2020 F.F.P.C. - 7TH EDITION

BUILDING AREA:
TOTAL BUILDING AREA (AFTER REMODELING) = 12,612 SQ. FT. (GROSS)

ALLOWABLE BUILDING HEIGHT & AREA:

GROUP B WITH A TYPE III-B CONSTRUCTION, NON-SPRINKLERED
B = 55' HIGH, 3 STORIES, 19,000 SQ. FT. MAX. FLOOR AREA AS PER TABLES 504.3, 504.4 AND 506.2 OF THE 2020 F.B.C.—BUILDING.

TYPE III-A FIRE-RESISTANCE RATING REQUIREMENTS:

AS PER TABLE 601 OF THE 2020 F.B.C.—BUILDING

	REQ'D FIRE RATING/HR.	PROVIDED FIRE RATING/HR.
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	0	0
BEARING WALLS		
EXTERIOR	2	2
INTERIOR	0	0
NON BEARING WALLS AND PARTITIONS EXTERIOR	0	0
NON BEARING WALLS AND PARTITIONS INTERIOR	0	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0	0
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0	1

FIRE STOPPING: PROVIDE FIRE STOPS AT 10'-0" O.C. VERTICALLY AND HORIZONTALLY WHERE CONCEALED COMBUSTIBLE STUDS OR FURRING STRIPS ARE INSTALLED AND AT CEILING HEIGHT. TYPICAL.

4

PROJECT INFO. & CODE DATA

SCALE:

REVISION	BY:

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920 N.E. 13TH STREET
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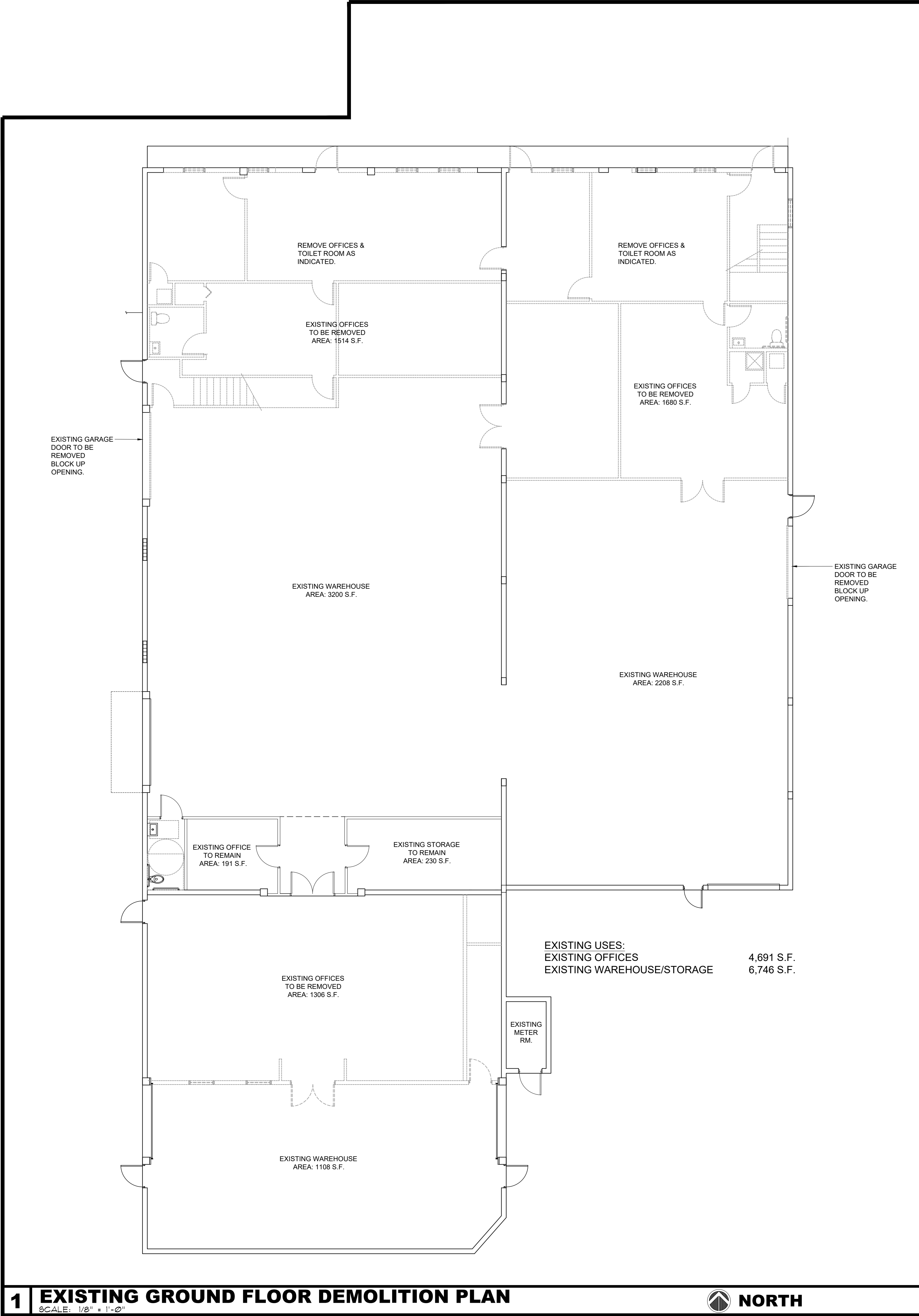
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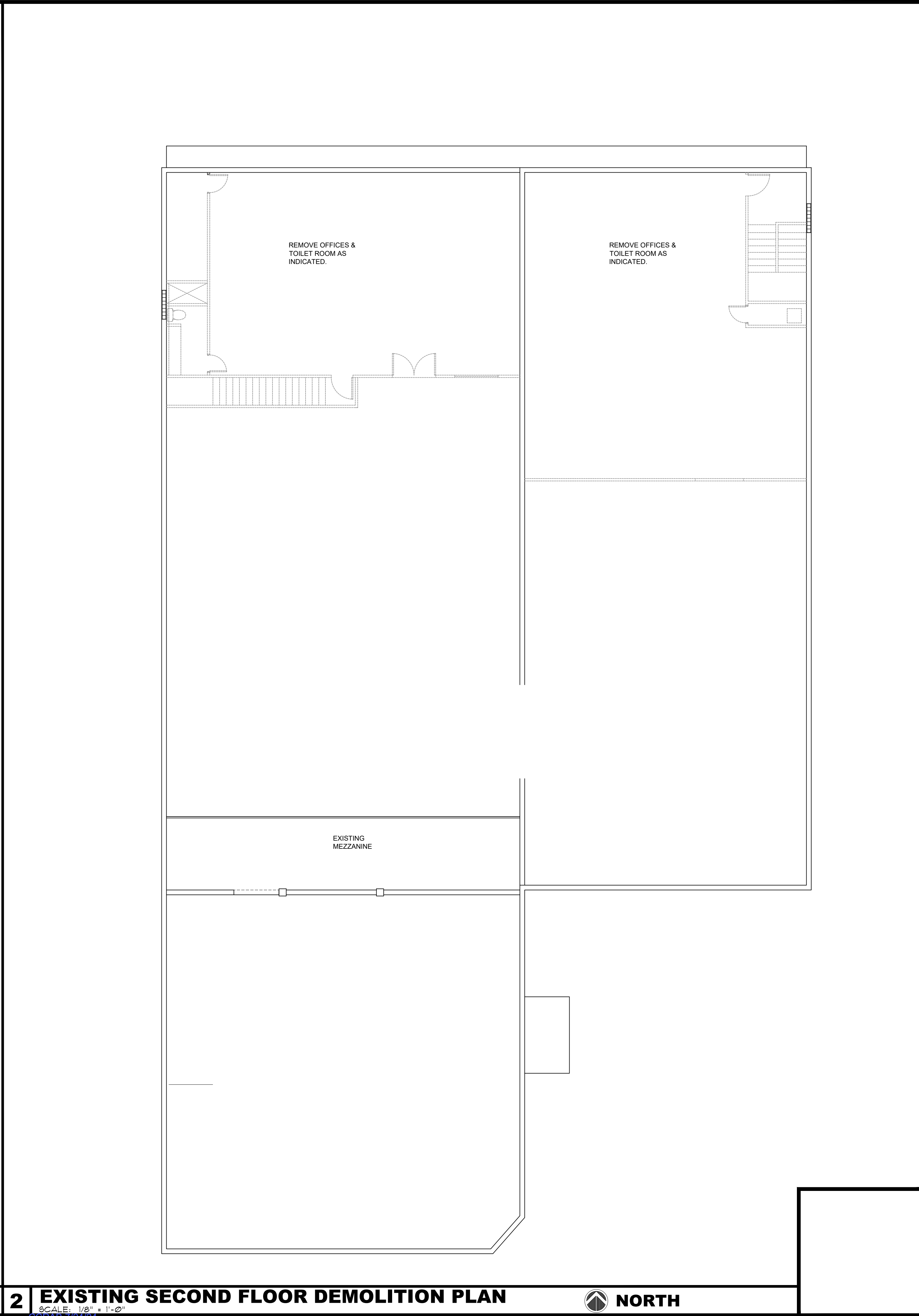
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ENTIRE



1 EXISTING GROUND FLOOR DEMOLITION PLAN



2 EXISTING SECOND FLOOR DEMOLITION PLAN



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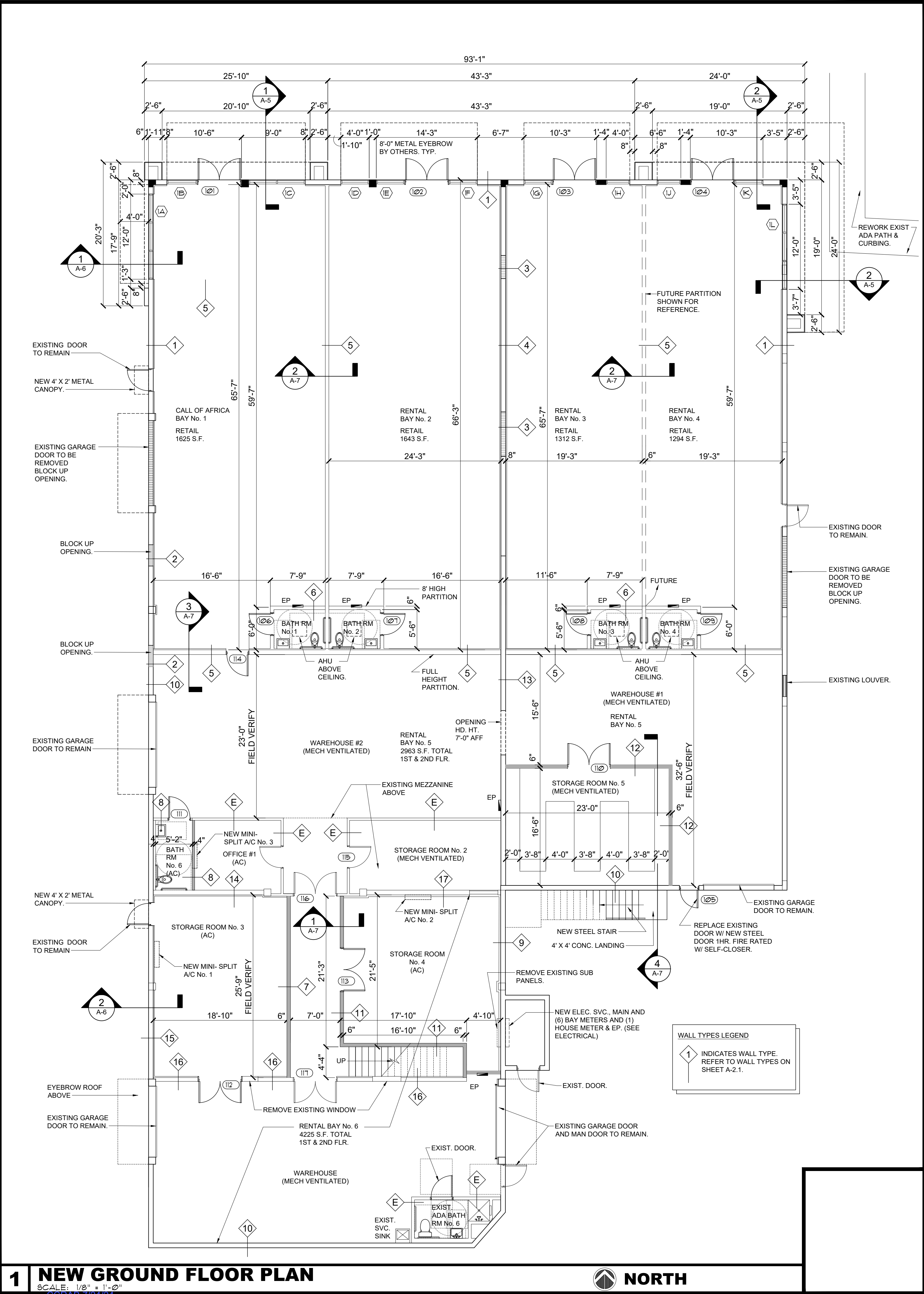
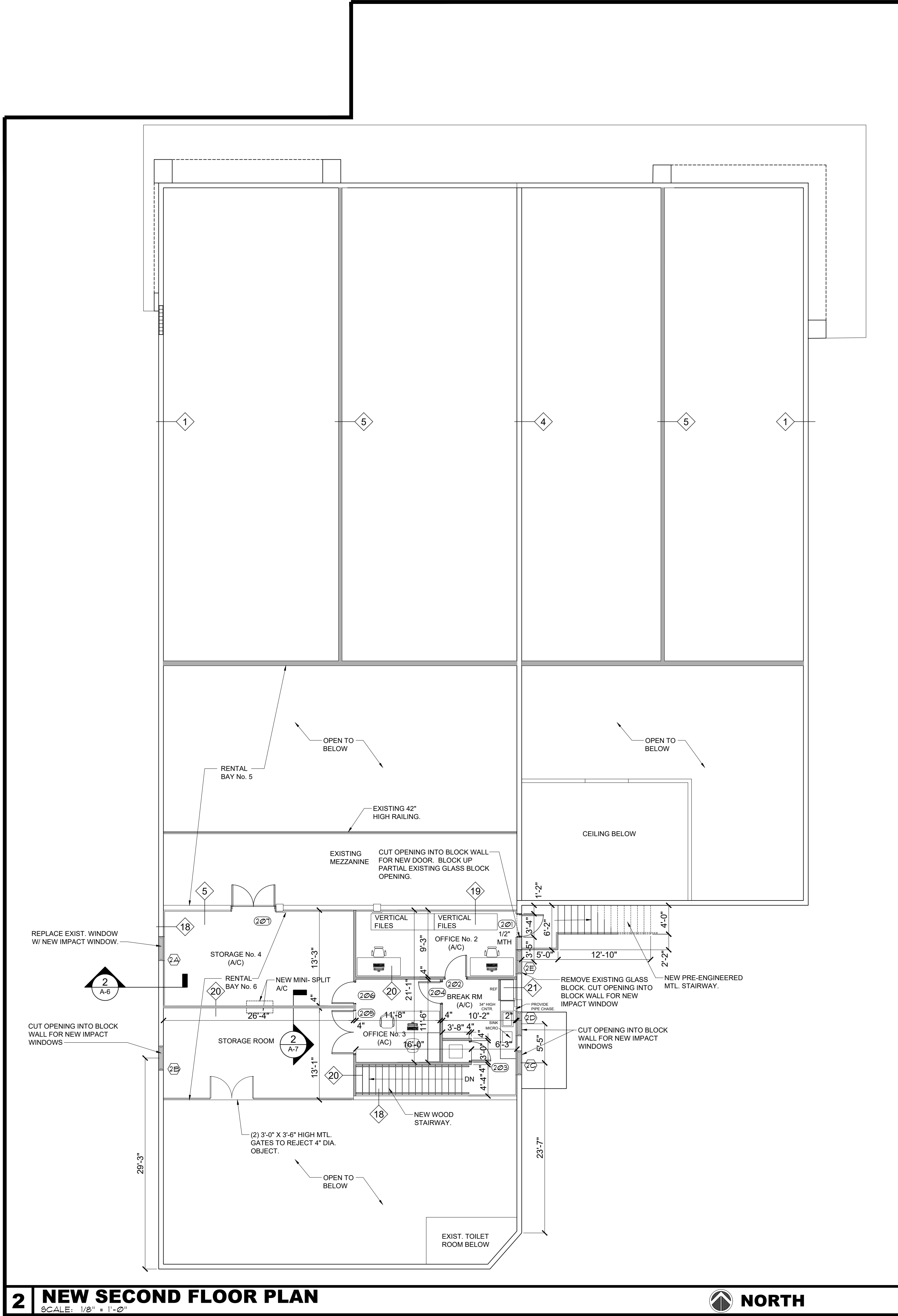
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ROOM FINISH SCHEDULE					
GROUND FLOOR					
ROOM	FLOOR	WALLS	BASE	CEILING	REMARKS
RETAIL BAY 1	CONCRETE	GYP W.B.	VINYL	EXPOSED	
RETAIL BAY 2	CONCRETE	GYP W.B.	VINYL	EXPOSED	
RETAIL BAY 3	CONCRETE	GYP W.B.	VINYL	EXPOSED	
RETAIL BAY 4	CONCRETE	GYP W.B.	VINYL	EXPOSED	
WAREHOUSE 1	CONCRETE	GYP W.B.	VINYL	EXPOSED	EXIST MASONRY NO BASE
WAREHOUSE 2	CONCRETE	GYP W.B.	VINYL	EXPOSED	EXIST MASONRY NO BASE
OFFICE 1	CARPET	GYP W.B.	VINYL	GYP W.B.	
STORAGE RM 2	CONCRETE	GYP W.B.	VYNIL	GYP W.B.	EXIST MASONRY NO BASE
STORAGE RM 3	CONCRETE	GYP W.B.	VINYL	GYP W.B.	
STORAGE RM 4	CONCRETE	GYP W.B.	VINYL	GYP W.B.	
STORAGE RM 5	CONCRETE	GYP W.B.	VINYL	GYP W.B.	EXIST MASONY NO BASE.
WAREHOUSE	CONCRETE	EXPOSED	N.A.	EXPOSED	WAREHOUSE BAY 6.
STAIR	CARPET	GYP W.B.	WOOD	EXPOSED	
BATH 5	EXIST C.T.	EXIST C.T.	C.T	GYP W.B.	EXISTING NO WORK.
BATH 6	C.T.	GYP W.B.	VINYL	GYP. W.B.	
METER RM	CONCRETE	MASONRY	NONE.	EXPOSED	EXISTING NO WORK.
SECOND FLOOR					
STORAGE RM	EXP PLYWD	GYP W.B.	VINYL	EXPOSED	EXIST MASONRY NO BASE
STORAGE 4	EXP PLYWD	GYP W.B.	VINYL	EXPOSED	
OFFICE 2	CARPET	GYP W.B.	VINYL	EXPOSED	
OFFICE 3	CARPET	GYP W.B.	VINYL	EXPOSED	
BREAK RM	VINYL	GYP W.B.	VINYL	EXPOSED	
STAIR	CARPET	GYP W.B.	WOOD	EXPOSED.	

WALL TYPES

SYMBOL	DESCRIPTION
--------	-------------

GROUND FLOOR

- EEXISTING INTERIORS WALLS OR PARTITIONS TO REMAIN. NO WORK UNLESS NOTED OTHERWISE.
- 1EXISTING MASONRY WALL WITH STUCCO FINISH ON EXTERIOR. ADD PT 1 X 2 FULL HEIGHT TO ROOF DECK FURRING STRIPS, R-4.1 FOIL INSULATION, AND 5/8 TYPE X GYPSUM WALLBOARD.
- 2NEW 8 INCH MASONRY WALL TO FILL IN OPENING. FINISH EXTERIOR WITH STUCCO FINISH TO MATCH EXISTING. ADD PT 1 X 2 FULL HEIGHT TO ROOF DECK FURRING STRIPS, R-4.1 FOIL INSULATION, AND 5/8 TYPE X GYPSUM WALLBOARD.
- 3NEW 8 INCH MASONRY WALL TO FILL IN OPENING. FINISH BOTH SIDES WITH PT 1 X 2 FULL HEIGHT TO ROOF DECK FURRING STRIPS, R-4.1 FOIL INSULATION ON BOTH SIDES, AND 5/8 TYPE X GYPSUM WALLBOARD ON BOTH SIDES.
- 4EXISTING 8 INCH MASONRY ADD PT 1 X 2 FULL HEIGHT TO ROOF DECK FURRING STRIPS, R-4.1 FOIL INSULATION ON BOTH SIDES, AND 5/8 TYPE X GYPSUM WALLBOARD ON BOTH SIDES.
- 5NEW 6 INCH 20 GAGE FULL HEIGHT STEEL STUDS, 5/8" TYPE X GYPSUM WALLBOARD TO THE EXISTING CONCRETE DECK ADD R-11 BATT INSULATION FULL HEIGHT.
- 6NEW 8 FOOT HEIGHT PARTITON AT TOILET ROOMS. 25 GAGE STUDS AT 16 INCHES ON CENTER, R-11 BATT INSULATION, AND 5/8" TYPE X GYPSUM WALLBOARD ON BOTH SIDES.
- 7NEW 6 INCH 20 GAGE STEEL STUDS FULL HEIGHT TO THE ROOF DECK WITH 5/8" TYPE X GYPSUM WALLBOARD AND R-11 BATT INSULATION.
- 8FOUR INCH 25 GAGE STEEL STUDS AT 16 INCHES ON CENTER WITH 5/8" GYPSUM WALLBOARD EACH SIDE AND R-11 BATT INSULATION TO UNDERSIDE OF NEW SECOND FLOOR.
- 9EXISTING 8 INCH MASONRY WALL WITH STUCCO FINISH ON THE EXTERIOR. ADD PT 1 X2 FULL HEIGHT FURRING STRIPS WITH 5/8" TYPE X GYPSUM WALLBOARD AND R-4.1 FOIL INSULATION.
- 10EXISTING MASONRY WALL TO REMAIN AS EXISTING.
- 11NEW 6 INCH X 20 GAGE STEEL STUDS TO UNDERSIDE OF THE SECOND FLOOR WITH 5/8" TYPE X GYPSUM WALLBOARD AND R-11 BATT INSULATION.
- 12TEN FOOT HIGH 6 INCH 14 GAGE STEEL STUDS AT 16 INCHES ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD AND R-11 BATT INSULATION.
- 13EXISTING MASONRY WALL TO REMAIN AS EXISTING.
- 14EXISTING MASONRY WALL, ADD PT. 1 X2 FURRING AND 5/8" TYPE X GYSPUM WALLBAORD ON EACH SIDE WITH R-4.1 FOIL INSULATION TO UNDERSIDE OF THE SECOND FLOOR.
- 15EXISTING MASONRY WALL, ADD PT. 1 X2 FURRING AND 5/8" GYPSUM WALLBOARD ON THE INTERIOR WITH R-4.1 FOIL INSULATION TO TH EUDERSIDE OF THE SECOND FLOOR.

- 16EXISTING MASONRY WALL, ADD PT. 1 X2 FURRING AND 5/8" TYPE X GYPSUM WALLBOARD WITH R-4.1 FOIL INSULATION TO THE UNDERSIDE OF THE SECOND FLOOR ON STORAGE ROOM NO. 3 SIDE.
- 17EXISTING MASONRY WALL ADD PT 1 X2 FURRING WITH 5/8" GYPSUM WALLBOARD WITH R-4.1 FOIL INSULATION TO THE UNDERSIDE OF THE SECOND FLOOR ON STORAGE ROOM 4 SIDE.
- SECOND FLOOR
- 18EXISTING MASONRY WALL ADD PT 1 X2 FURRING AT 16 INCHES ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD AND R-4.1 FOIL INSULATION TO THE ROOF DECK.
- 19EXISTING MASONRY WALL ADD PT 1 X2 FURRING AT 16 INCHES ON CENTER WITH 5/8" GYPSUM. WALLBOARD AND 4.1 FOIL INSULATION ON THE STORAGE ROOM 4 SIDE ONLY.
- 20NEW 4 INCH X 25 GAGE STEEL STUDS AT 16 INCHES ON CENTER WITH R-11 BATT INSULATION TO THE UNDERSIDE OF THE ROOF DECK.
- 21EXISTING MASONRY WALL ADD PT 1 X 2 FURRING AT 16 INCHES ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD AND R-4.1 FOIL INSULATION TO THE ROOF DECK ON THE INTERIOR ONLY

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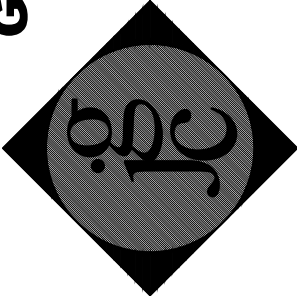
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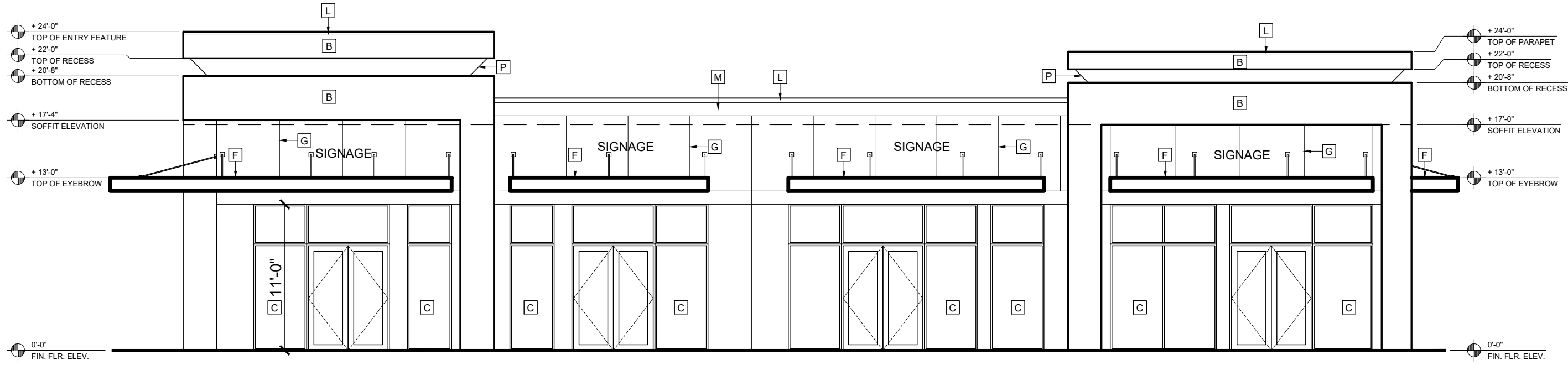
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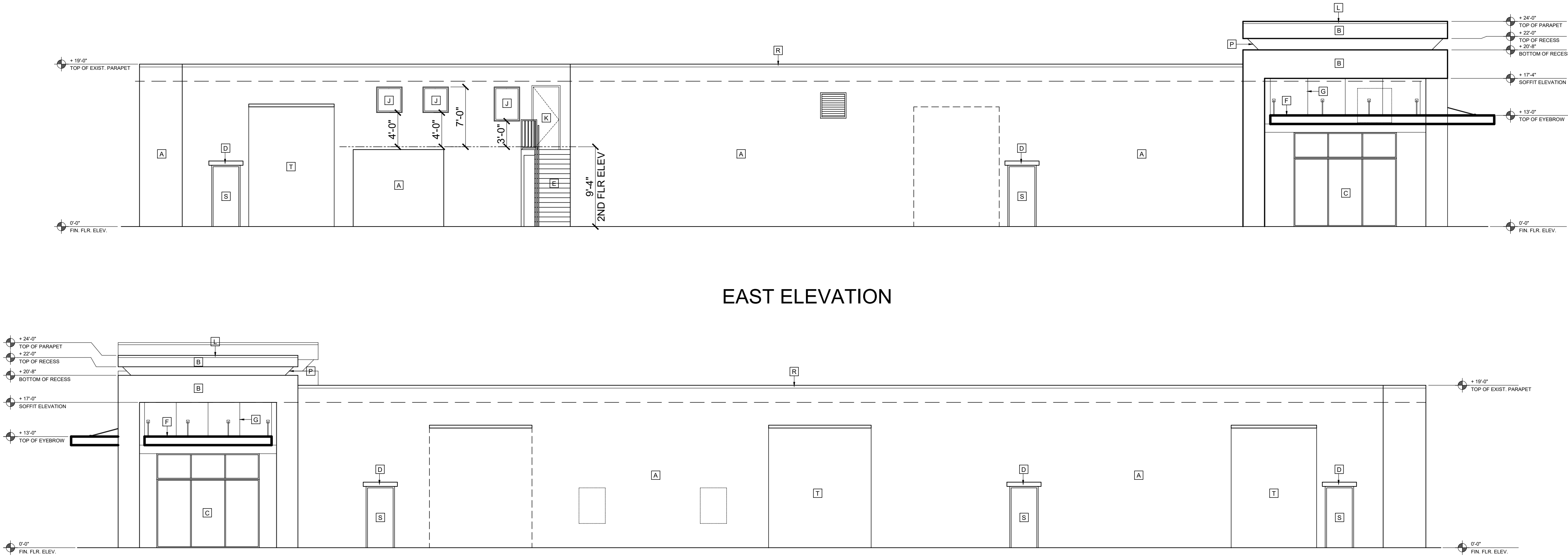
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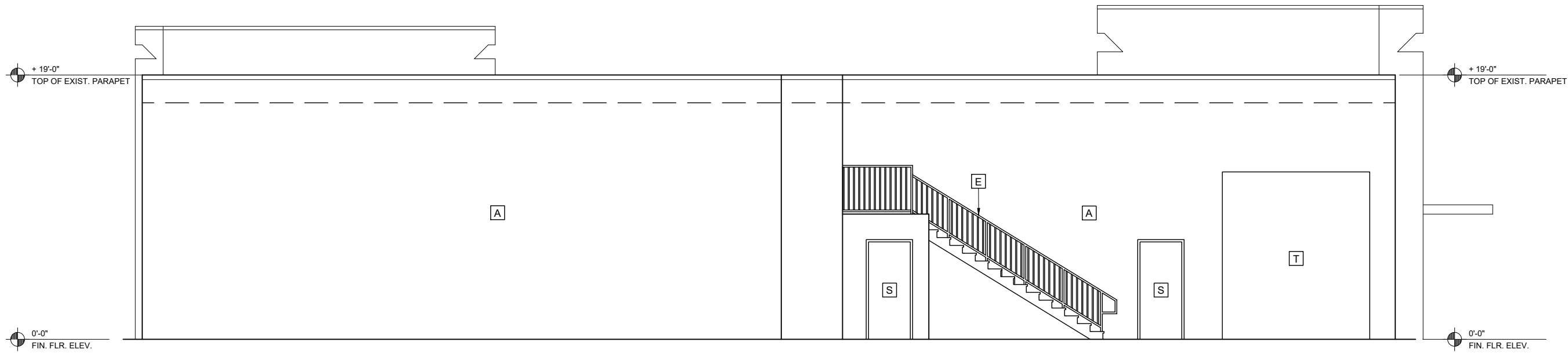
MATERIAL AND COLOR KEY NOTE LEGEND							
MARK	DESCRIPTION	COLOR	SHERWIN WILLIAMS PAINT OR EQUAL	MARK	DESCRIPTION	COLOR	SHERWIN WILLIAMS PAINT OR EQUAL
A	WALLS - SMOOTH STUCCO			L	GALV. MTL DRIP		
B	WALLS - TEXTURED STUCCO			M	16" X 2" STUCCO BANDING		
C	IMPACT GLAZING & DOORS			N	U.L. LIGHT FIXTURE		
D	METAL AWNING			P	RECESS - SMOOTH STUCCO		
E	METAL STAIR			R	COPING CAP		
F	METAL EYEBROW ROOF			S	EXISTING DOOR		
G	STUCCO REVEAL			T	EXISTING ROLL UP DOOR		
H	METAL TRIM						
J	WINDOWS - ALUM IMPACT RATED						
K	HOL. MTL. DOOR IMPACT RATED						



EAST ELEVATION



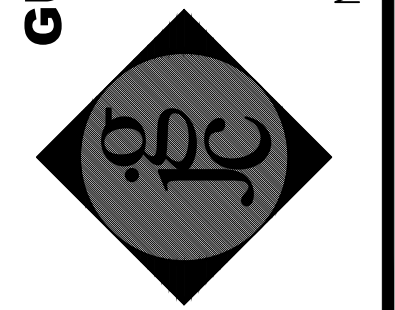
WEST ELEVATION



SOUTH ELEVATION

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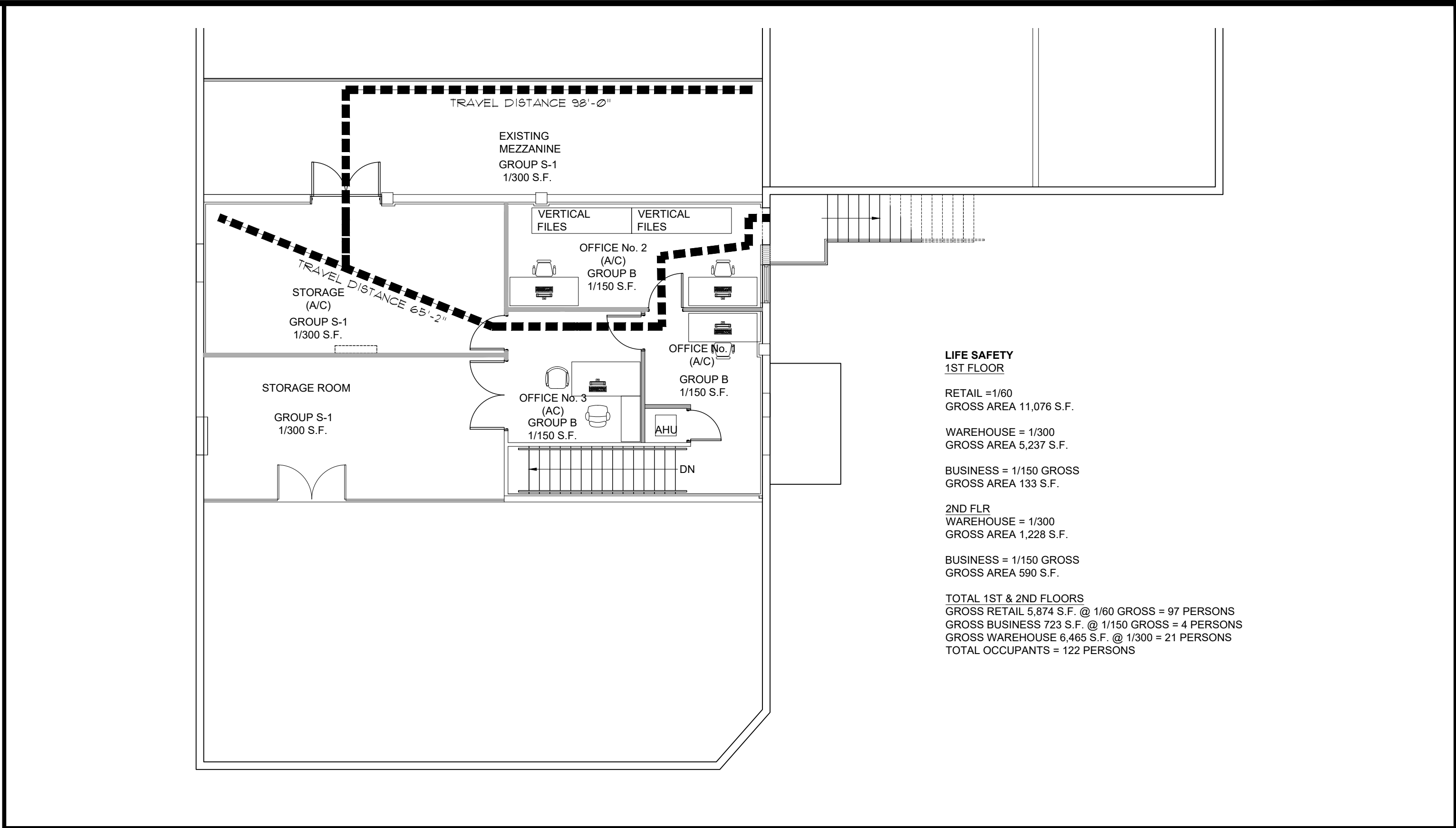
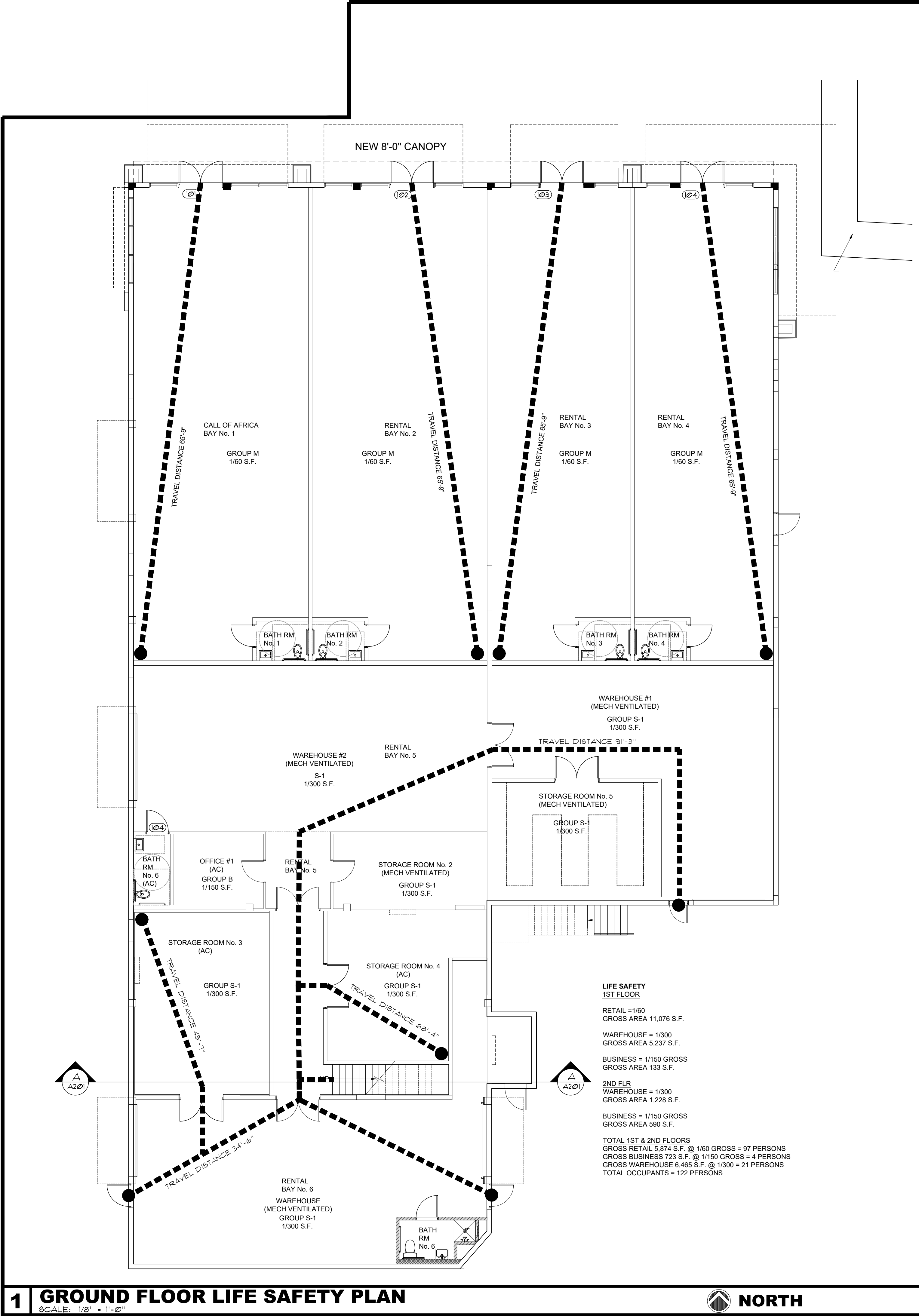
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3 NOTES

LIFE SAFETY NOTES & DATA:

PER 7TH EDITION OF THE FBC (2020) - BUILDING - CHAPTER 3, SECTION 310, GROUP B.
PER 7TH EDITION OF THE FBC (2020) - BUILDING - CHAPTER 6, TABLE 601, CONSTRUCTION TYPE: TYPE III B.
NON-SPRINKLER PER 7TH EDITION OF THE FBC (2020) - BUILDING Chapter 10.

WAREHOUSE AREAS (FIRST FLOOR)

2020 FBC, 7th EDITION - BUILDING - TABLE 1004.5 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

ROOM NAME	OCCUPANCY	GROSS AREAS	OCCUPANCY LOAD	OCCUPANTS	NOTES
BAY No. 1 RETAIL	GROUP M	1,625 sf.	1/60 GROSS	27	-
BAY No. 2 RETAIL	GROUP M	1,643 sf.	1/60 GROSS	28	-
BAY No. 3 RETAIL	GROUP M	1,312 sf.	1/60 GROSS	21	-
BAY No. 4 RETAIL	GROUP M	1,294 sf.	1/60 GROSS	21	-
BAY No. 5 1ST FLR WHSE/STORAGE	GROUP S-1	2,830 sf.	1/300 GROSS	9	-
BAY No. 5 1ST FLR OFFICE	GROUP B	133 sf.	1/150 GROSS	1	-
BAY No. 6 1ST FLR WHSE/STORAGE	GROUP S-1	2,407 sf.	1/300 GROSS	8	-
BAY No. 6 2ND FLR WHSE/STORAGE	GROUP S-1	1,228 sf.	1/300 GROSS	4	-
BAY No. 6 2ND FLR OFFICE	GROUP B	590 sf.	1/150 GROSS	3	-

TOTAL OCCUPANCY

2020 FBC, 7th EDITION - BUILDING - TABLES 1006.2.1, 1006.3.1, 1011.2, 1020.1, 1020.4 SECTION 1020.4

GROUP 'B'	TRAVEL DISTANCE (NON-SPRINKLERED)	DEAD END	NUMBER OF EXITS
ALLOWED	100' MAXIMUM	20'-0"	1
PROVIDED	98'-0"	< 20'-0"	1 RETAIL EXIT PER SPACE / 3 WAREHOUSE EXITS

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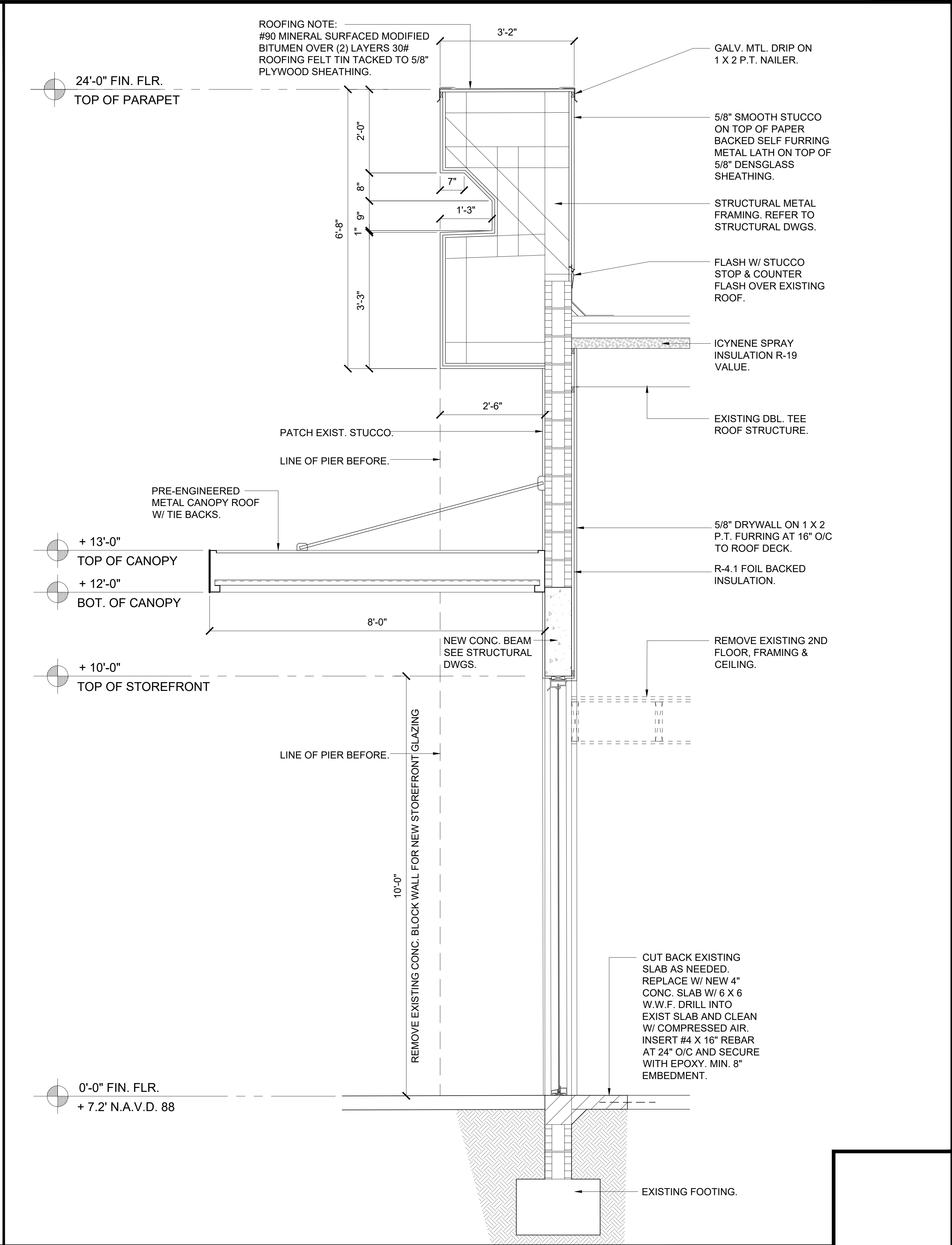
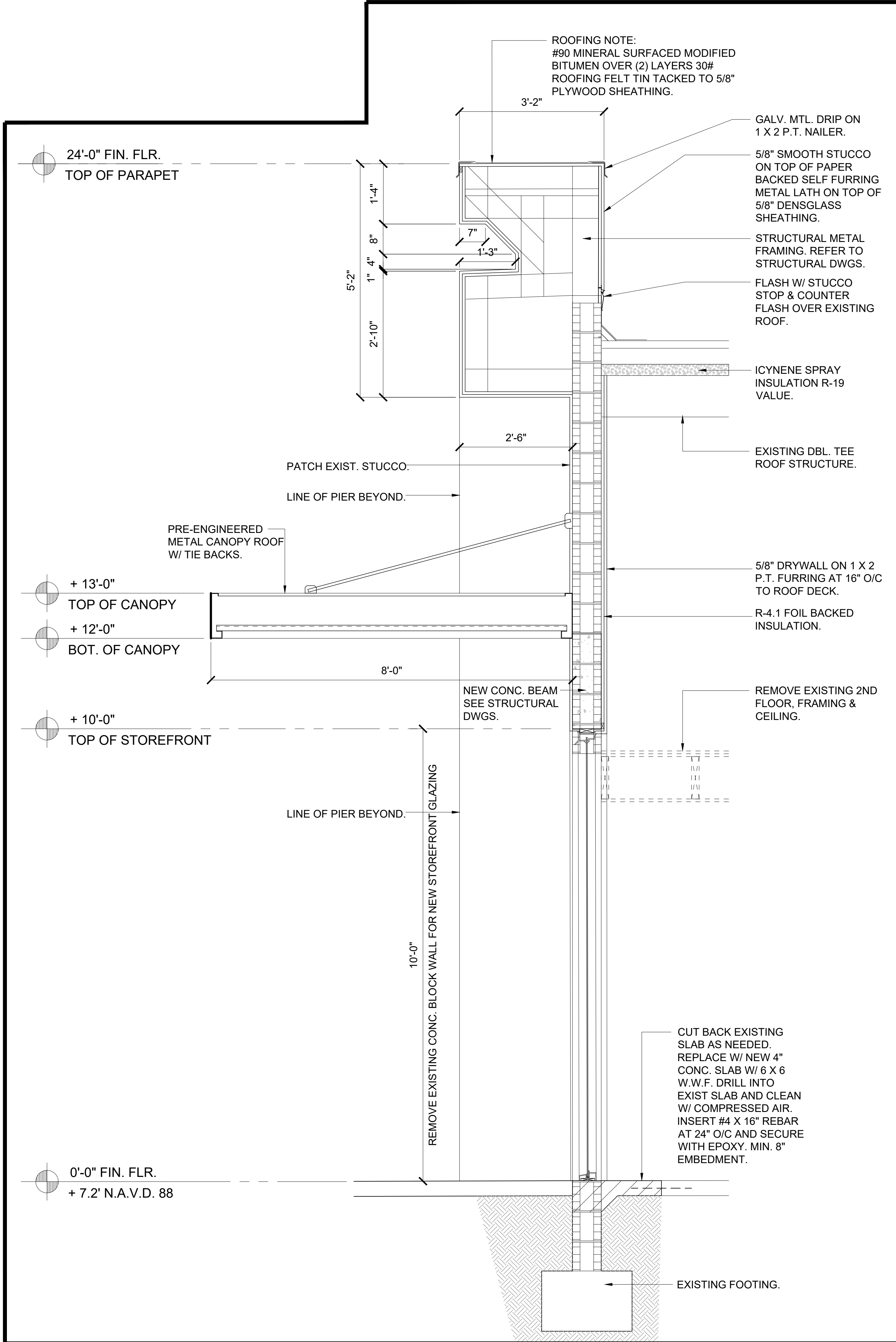
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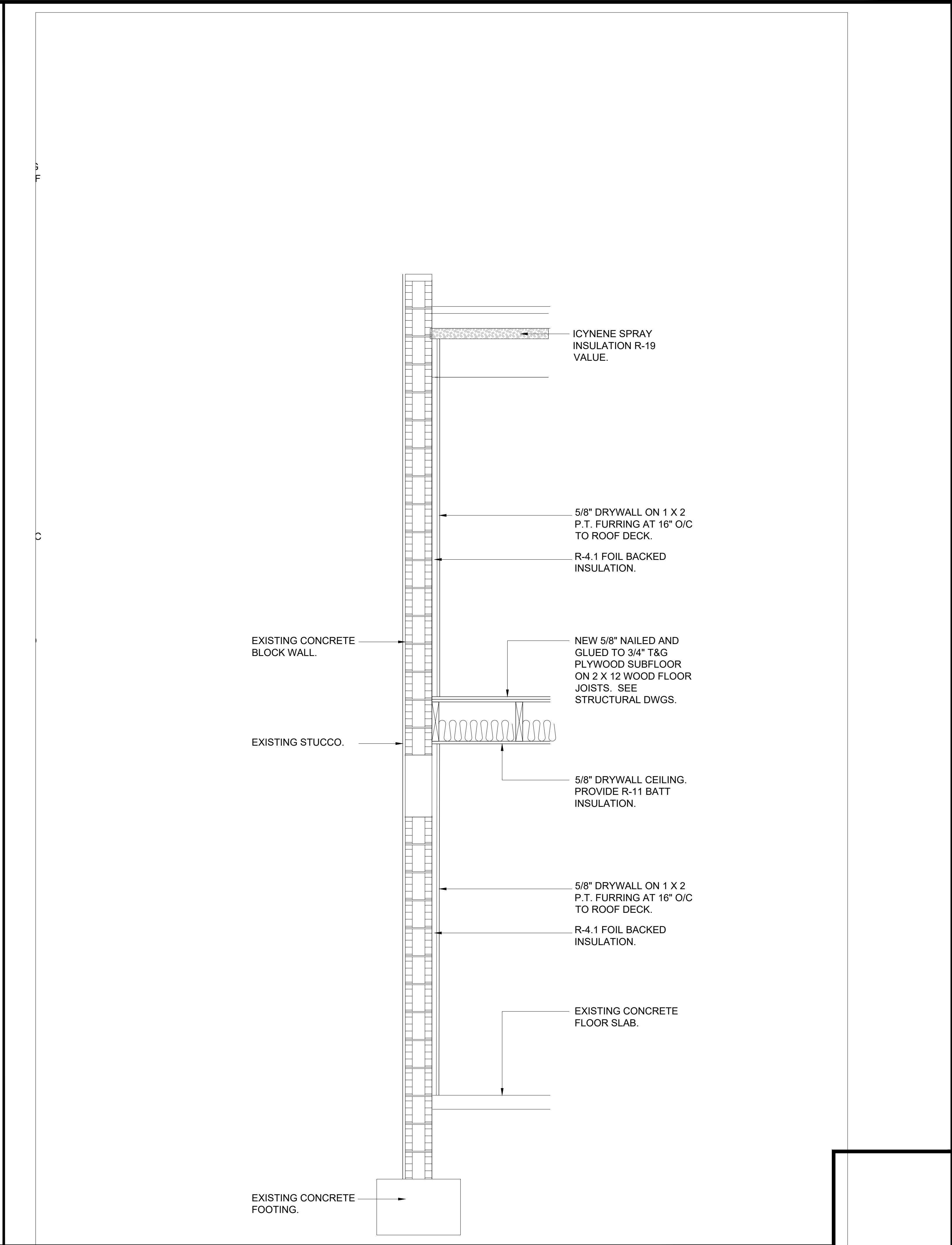
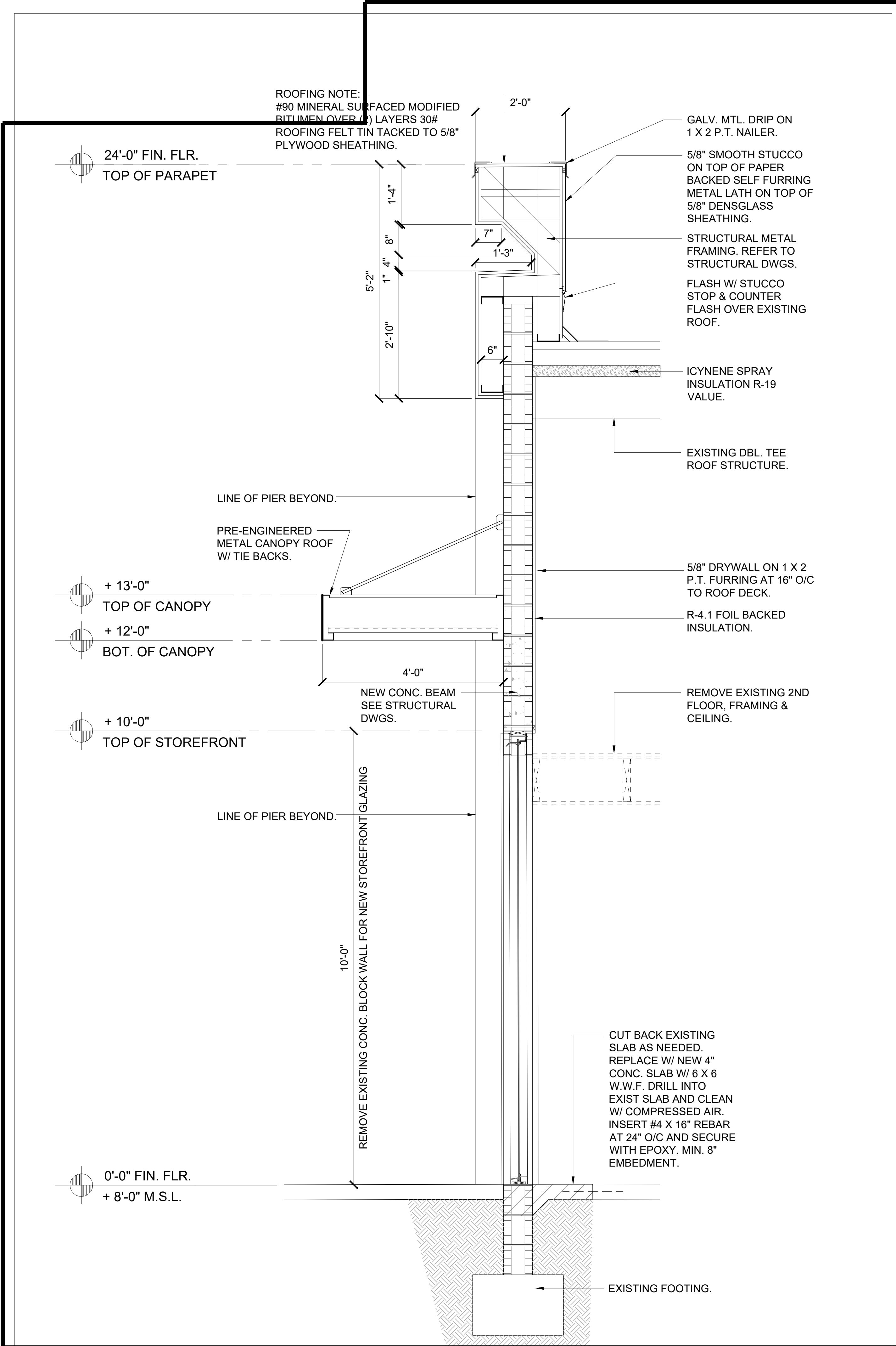
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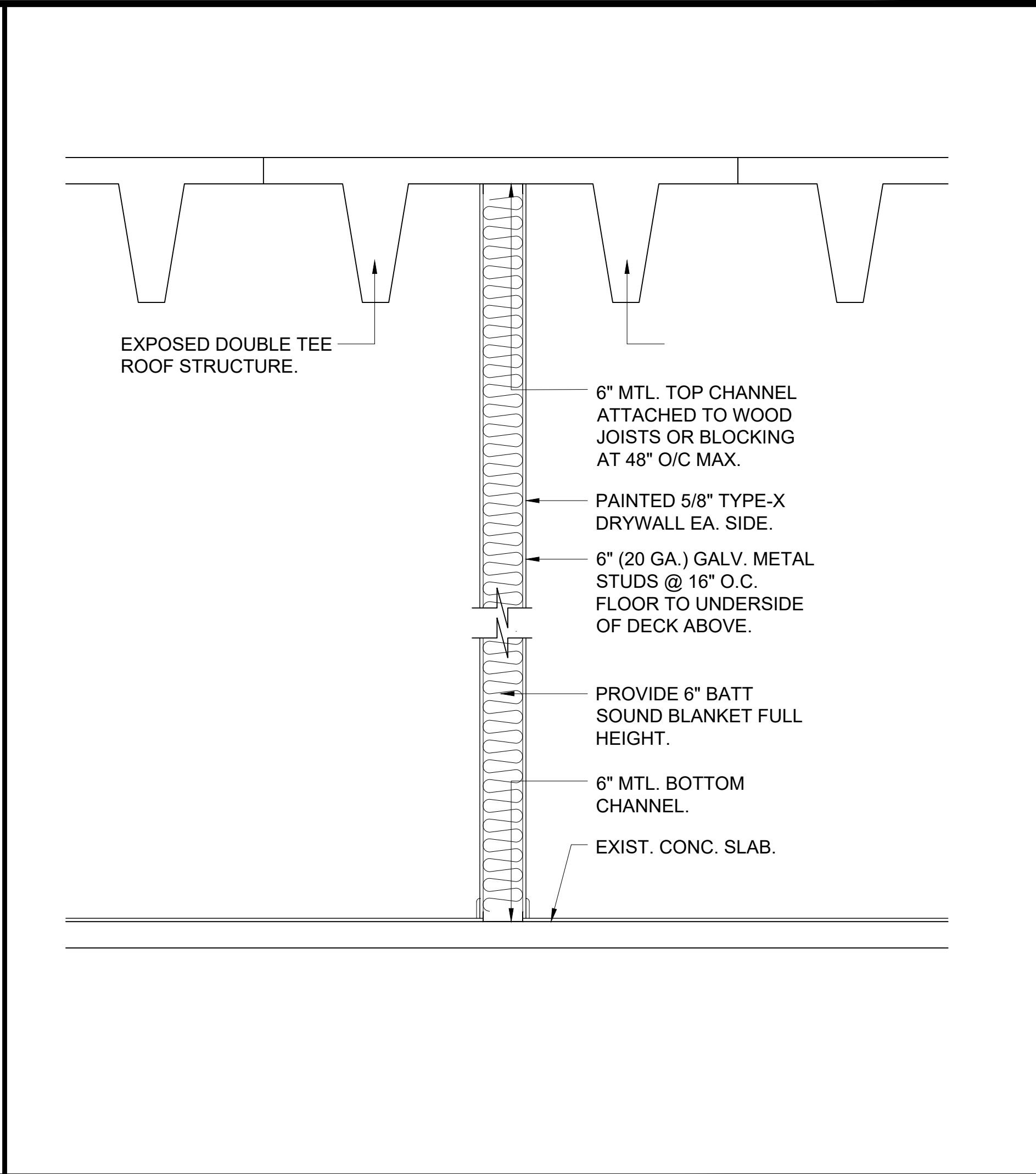
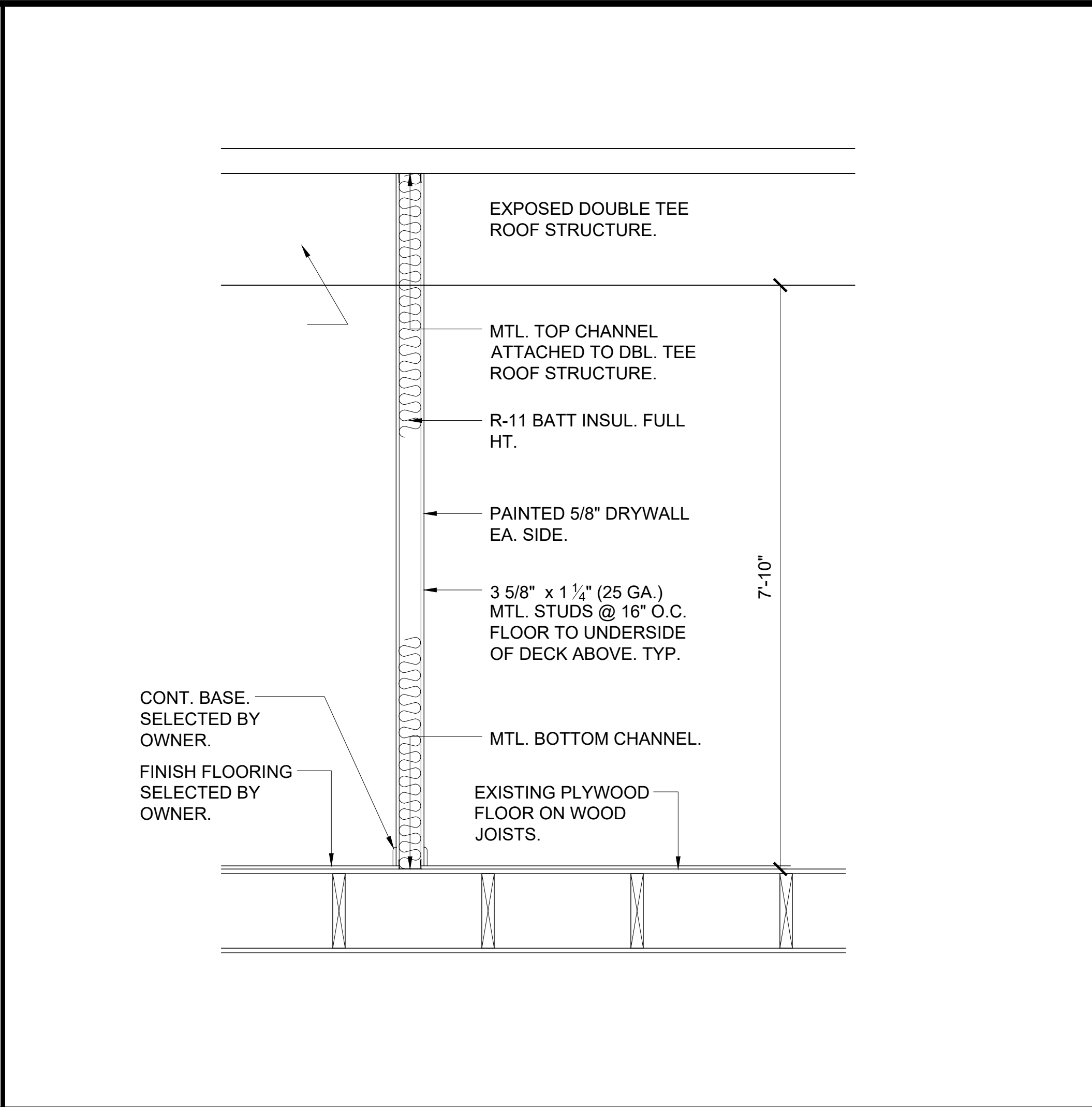
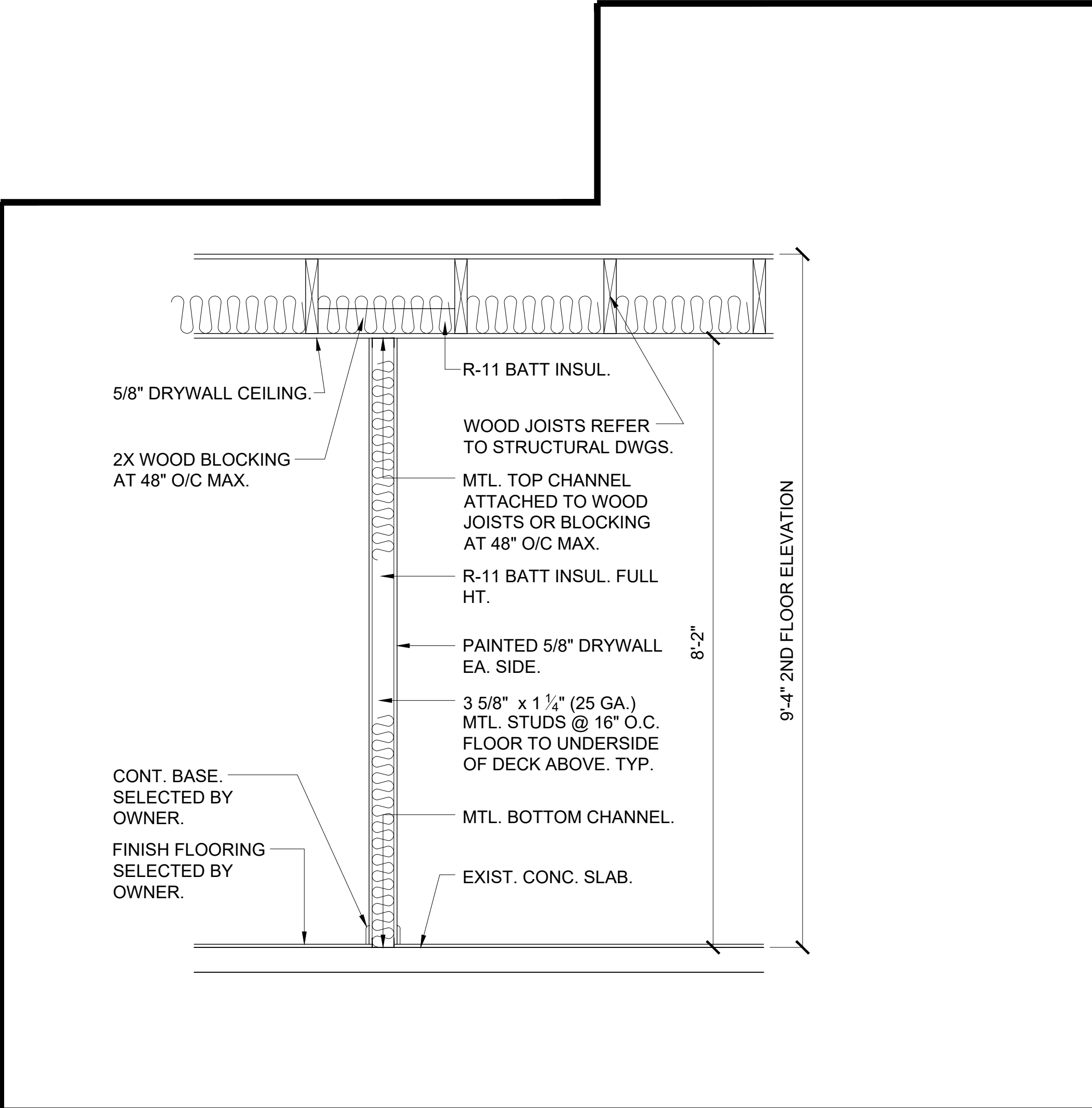
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DATE **11-12-22**
SCALE
JOB. NO. **22-053**
SHEET

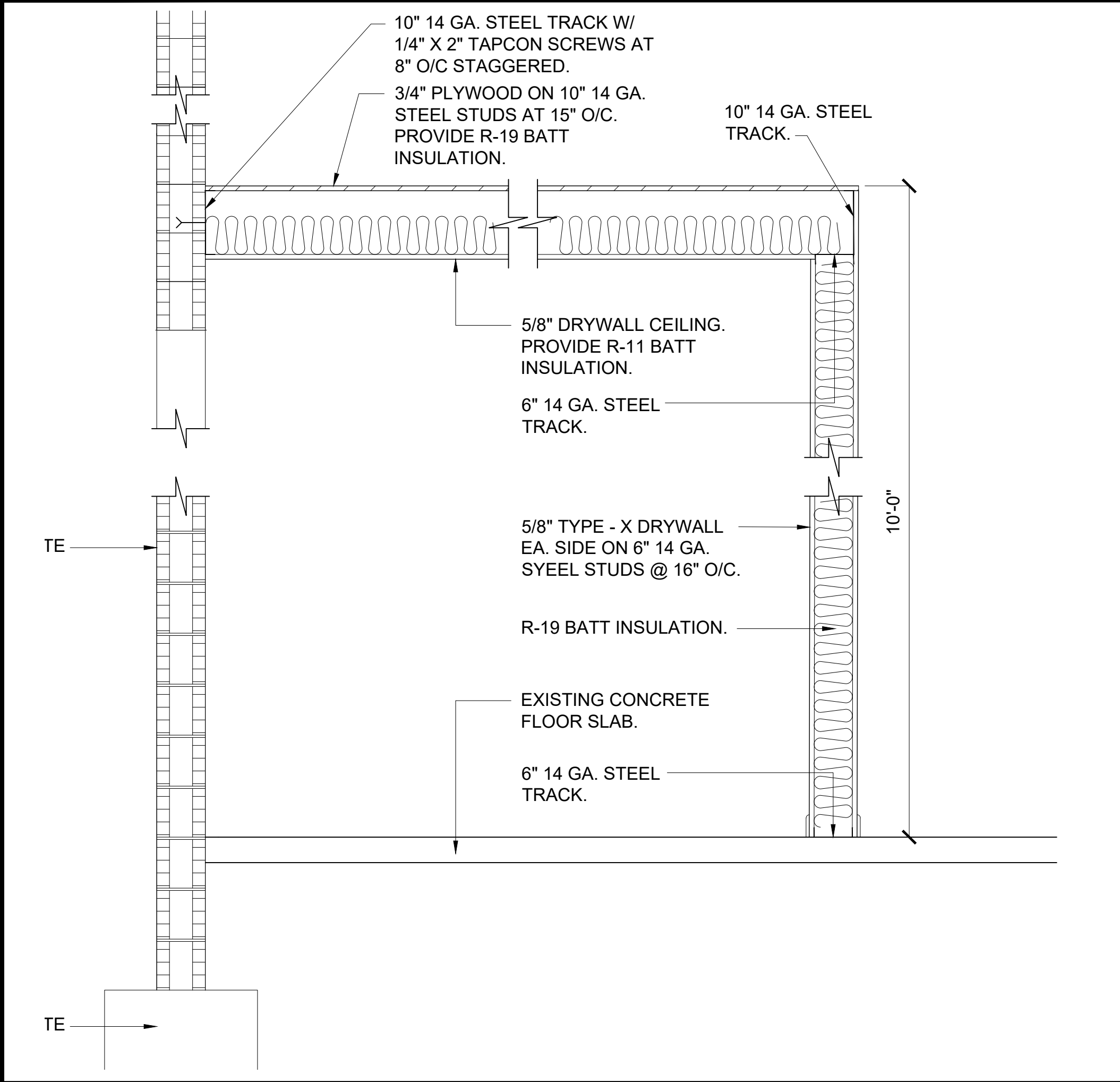
A-6.0
OF Exhibits
Existing Photos, Renderings and Plans
Page 14 of 41



1 | WALL SECTION
SCALE: 3/4" = 1'-0"

2 | WALL SECTION
SCALE: 3/4" = 1'-0"

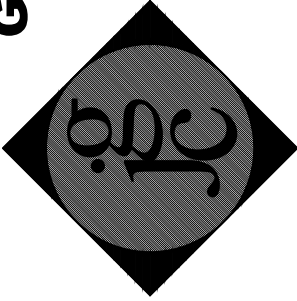
3 | WALL SECTION
SCALE: 3/4" = 1'-0"



4 | WALL SECTION
SCALE: 3/4" = 1'-0"

REVISION	BY:

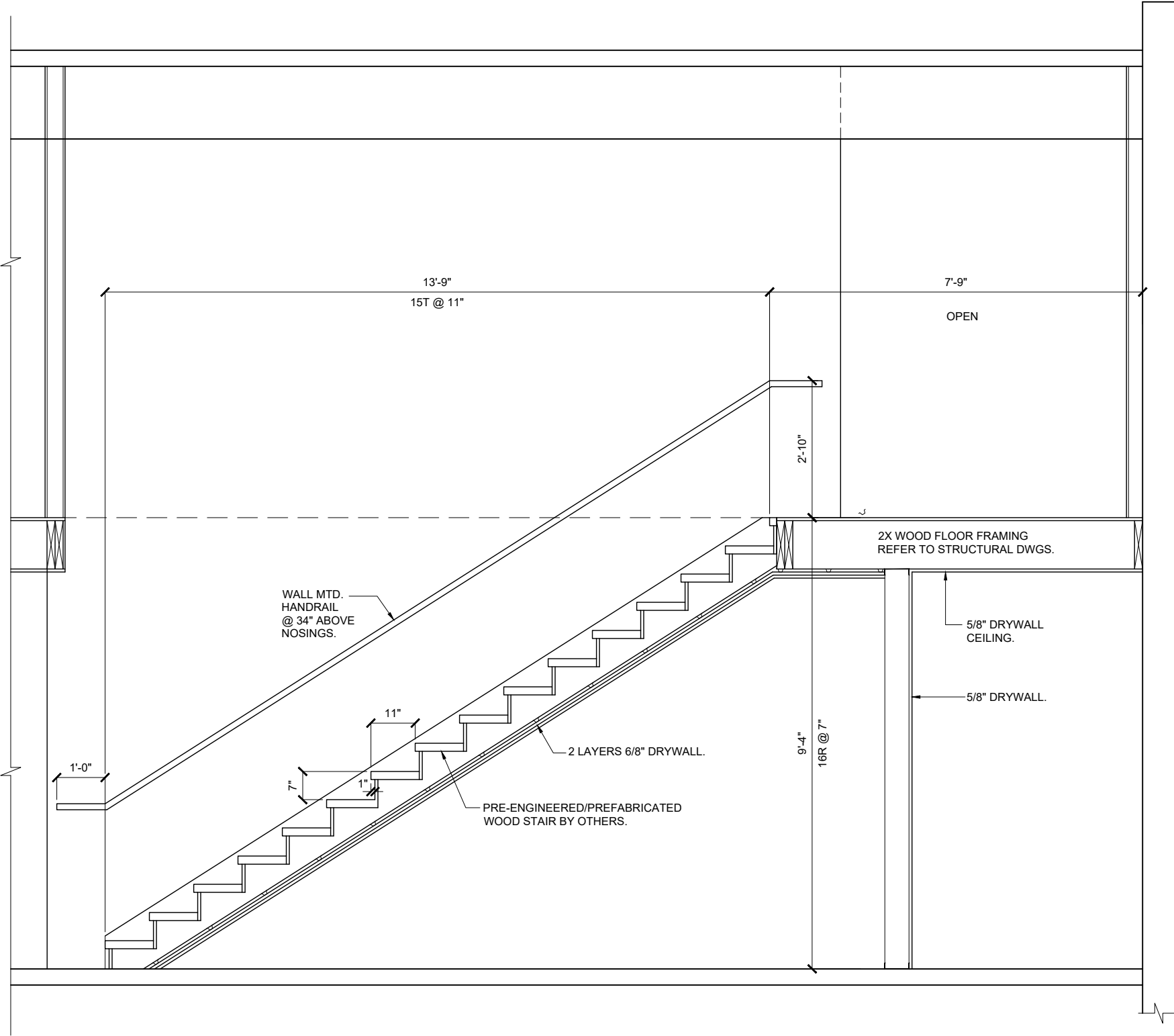
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1457 N.E. 4th AVE.
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PROPOSED RENOVATION FOR:
CALL OF AFRICA
920 N.E. 13TH STREET
FORT LAUDERDALE, FLORIDA

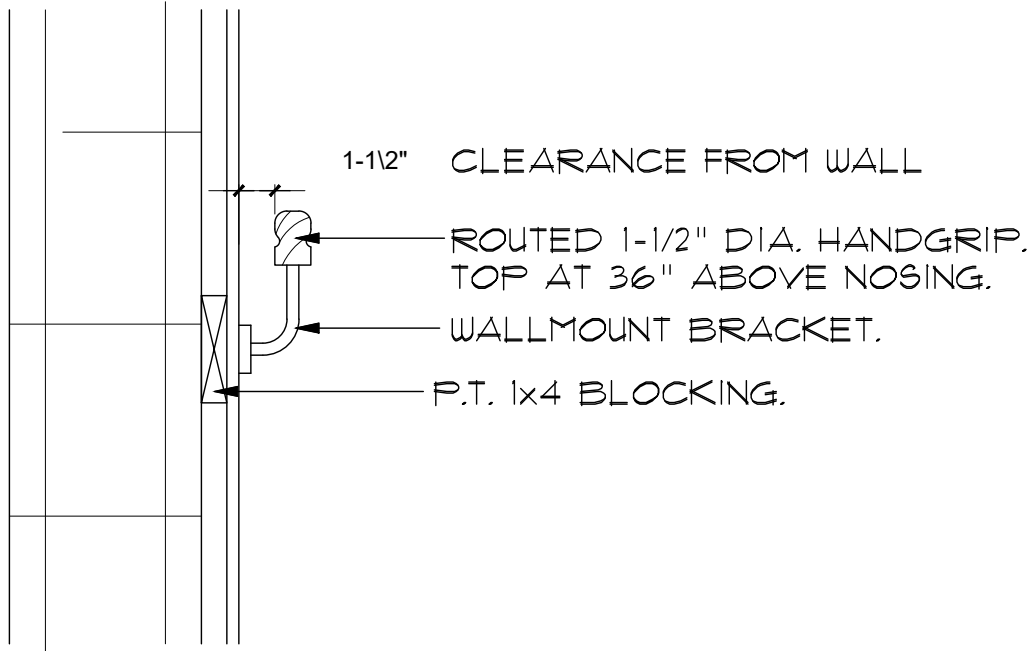
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AA26001131	
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DATE	11-12-22
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JOB. NO.	22-053
SHEET	A-7.0

OF Exhibit SETS



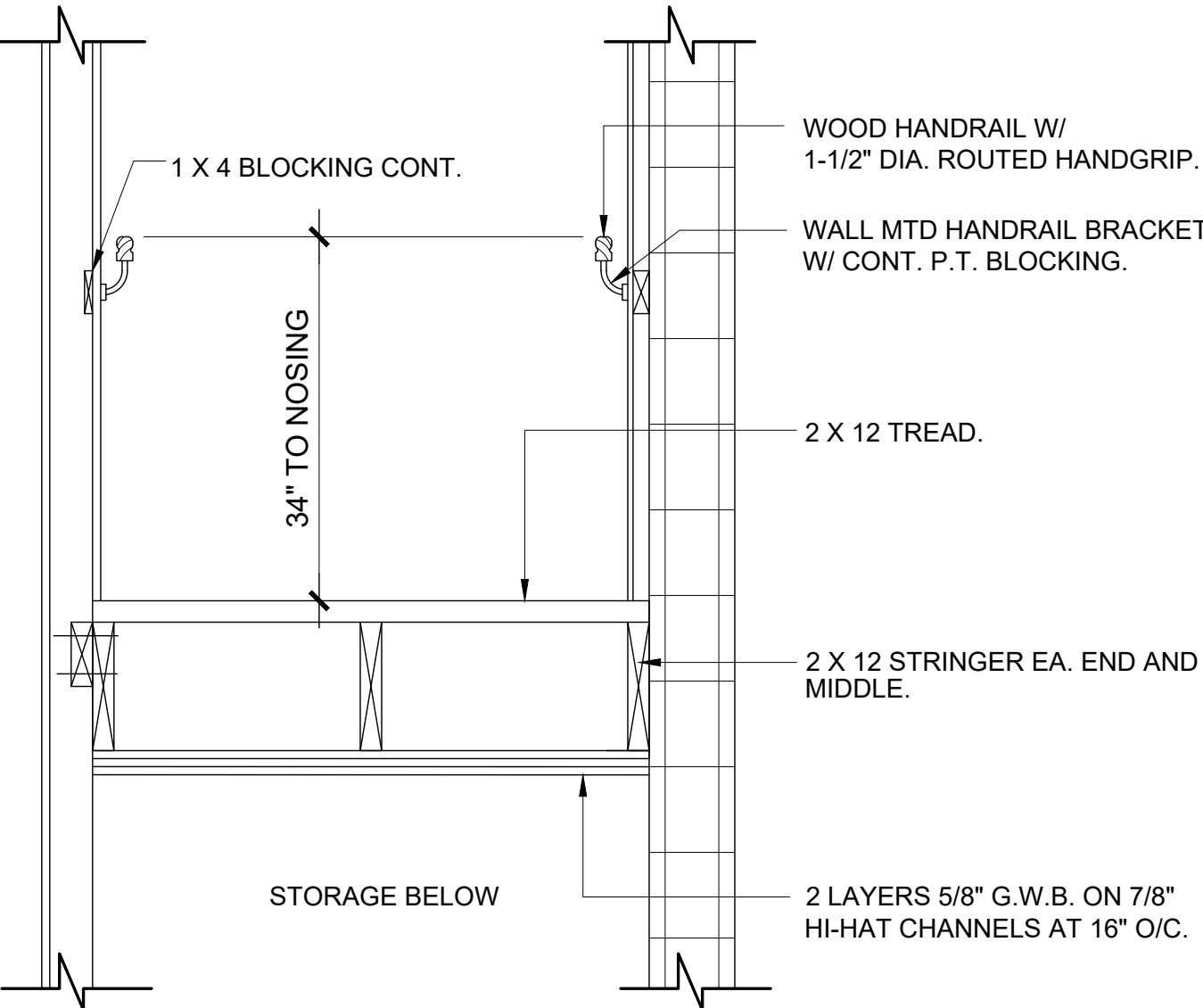
1 | STAIR SECTION

SCALE: 3/8" = 1'-0"



2 | HANDRAIL DETAIL

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



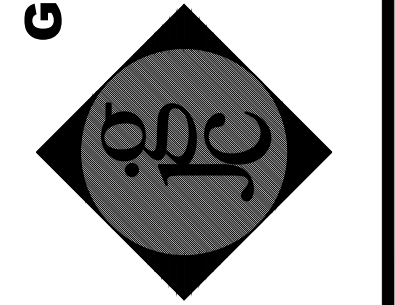
NOTE: REFER TO STAIR AND HANDRAIL SHOP DWGS FOR ATTACHMENT DETAILS AND CALCULATIONS. STAIR CONTRACTOR SHALL PROVIDE SHOP DWGS FOR APPROVAL BY ARCHITECT PRIOR TO FABRICATION.

3 | STAIR DETAILS

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

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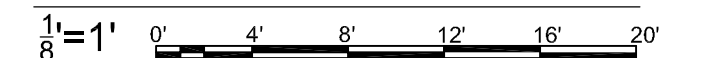
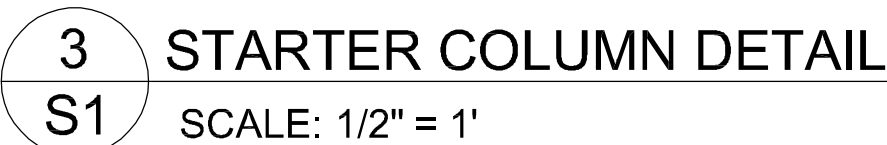
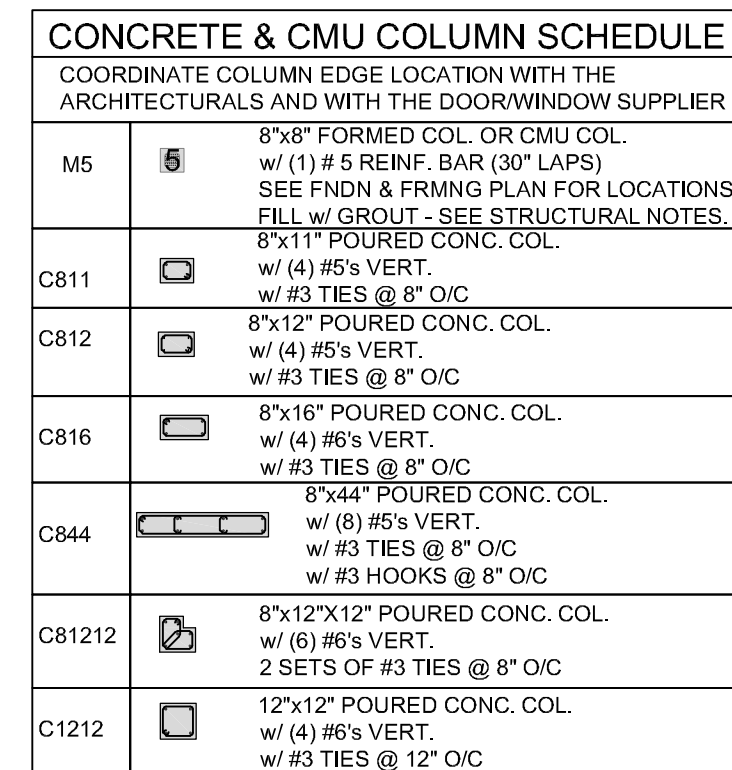
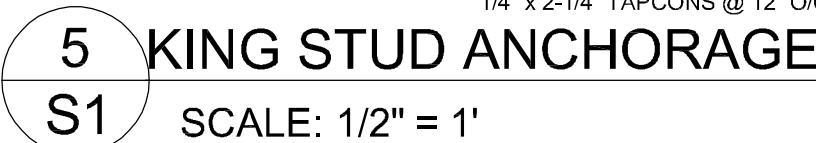
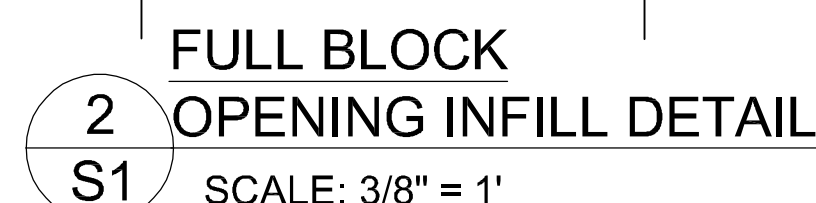
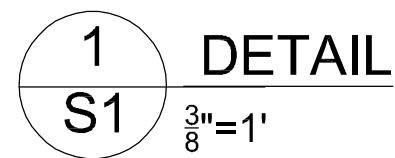
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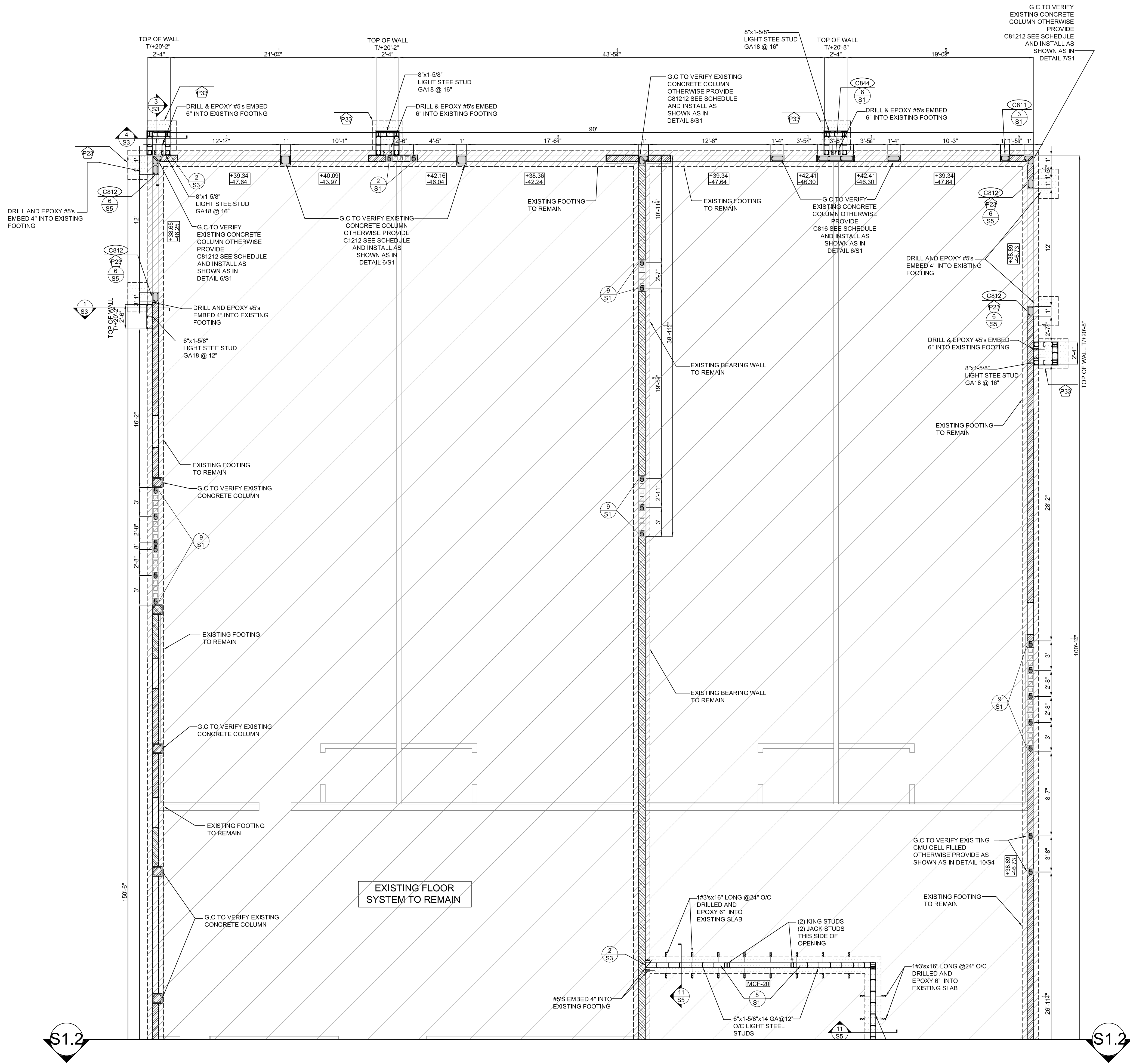
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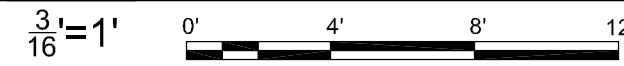
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OF Exhibit CETS

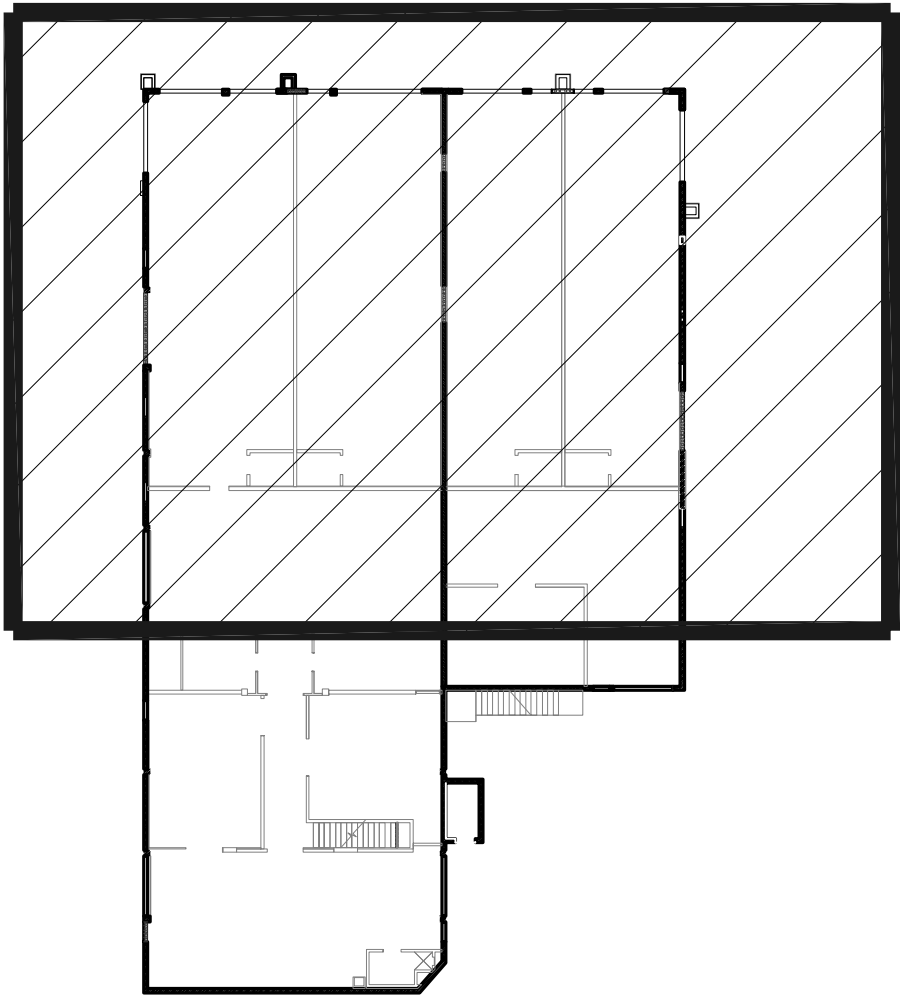
S1



FOUNDATION AND FIRST FLOOR COLUMN PLAN

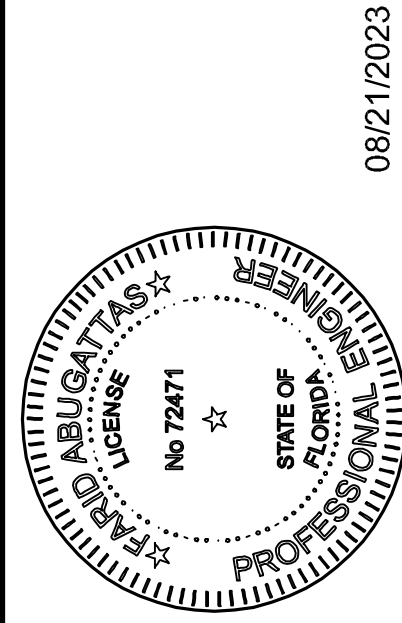
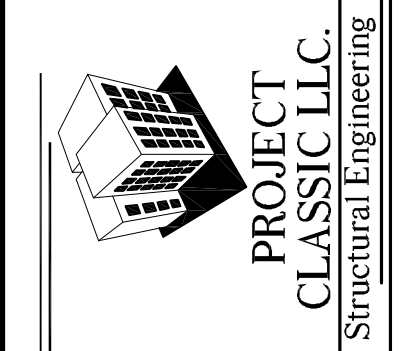


KEY PLAN



#	DESCRIPTION	DATE

5968 NW 77TH TERRACE
PARKLAND, FL 33067
PHONE: (854) 867 - 7803
FARID ABUGATTAS, P.E.
LICENSE # 72471, CA#29407
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Call of Africa Remodel
1457 NE 4th Ave Ft Lauderdale, Florida 33304

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CHECKED :	F.A
DATE :	08/21/2023
JOB # :	11052
SHEET :	

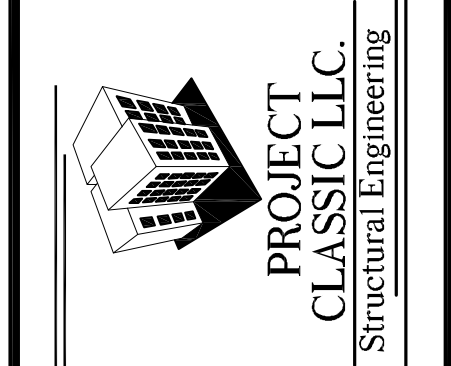
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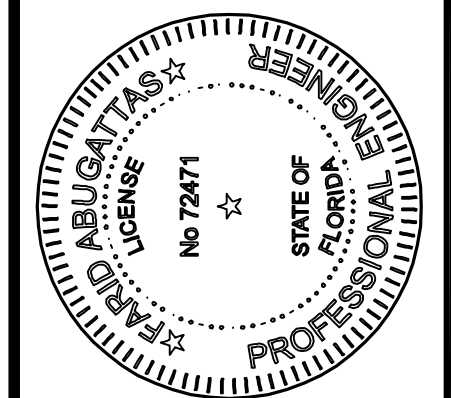
The architectural floor plan shows a building layout. At the top, there is a large rectangular area filled with diagonal hatching, which contains several smaller rectangular shapes. Below this hatched area is a large, empty rectangular space. To the right of this space, there is a smaller rectangular area containing a staircase. Below the large empty space, there is a complex arrangement of rooms and corridors. On the left side of this lower section, there is a staircase. The entire plan is enclosed within a thick black border.

[illegible]

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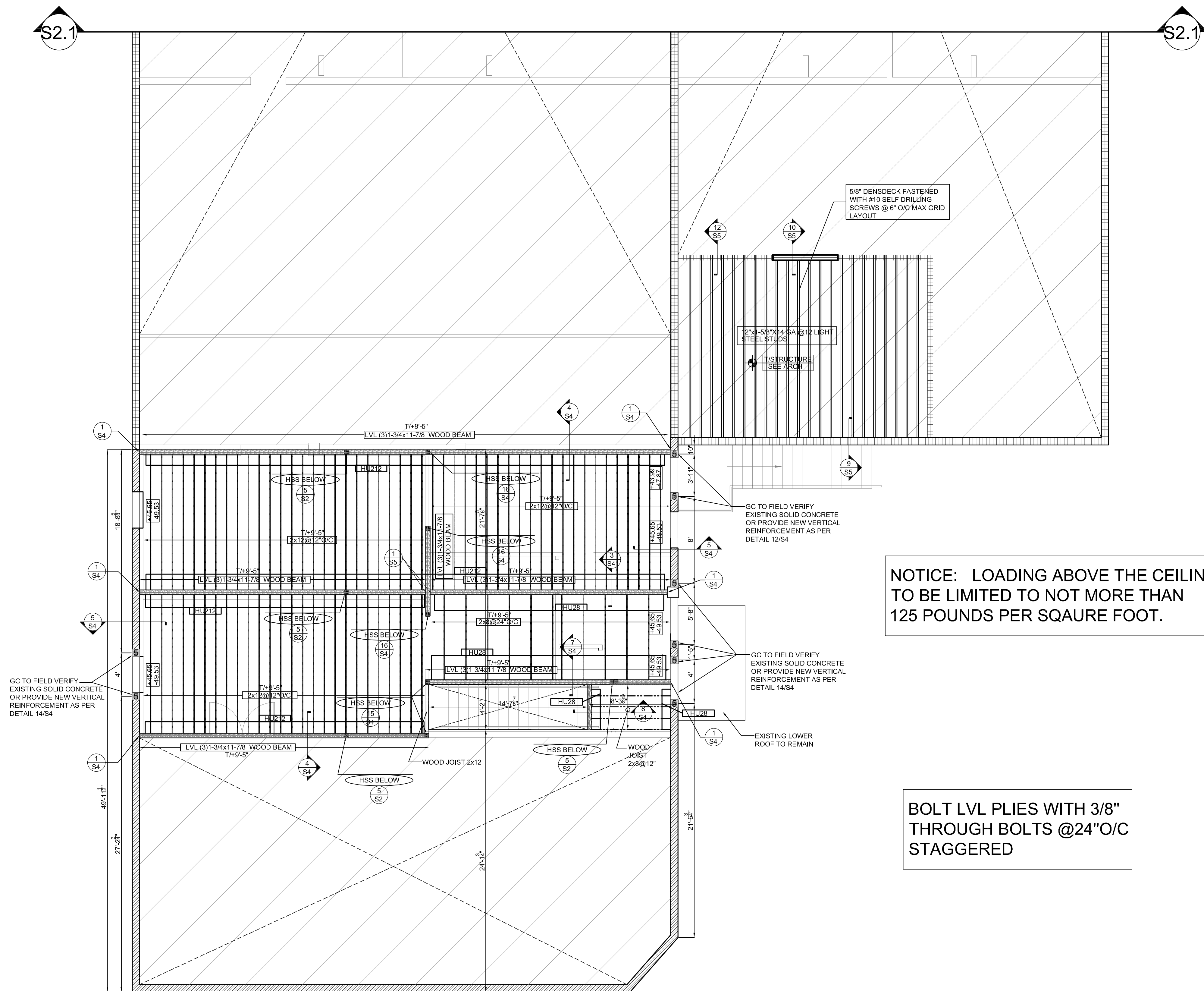
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S2.1

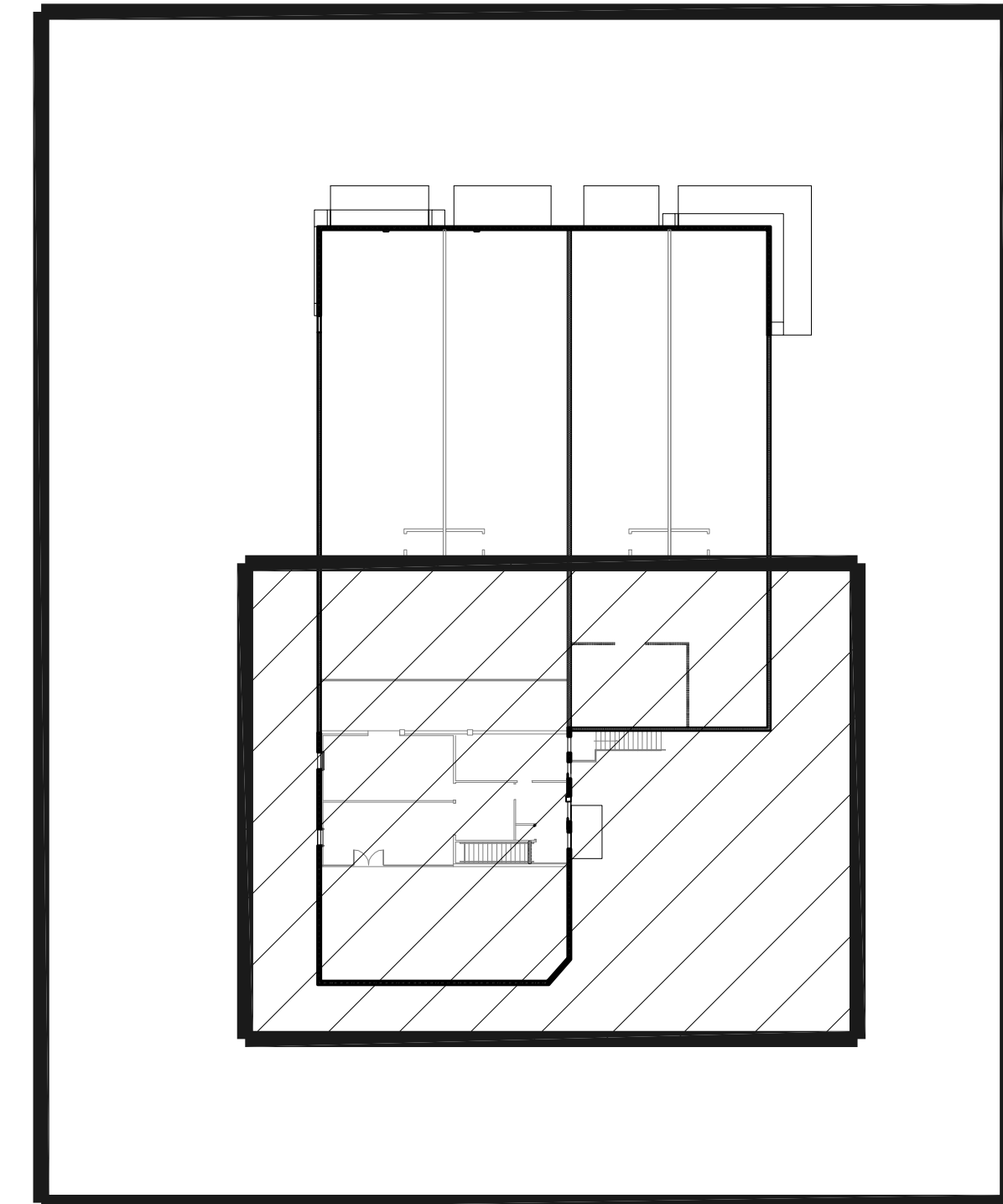
Exhibit C OF 09



SECOND FLOOR FRAMING PLAN

3/16"=1' 0' 4' 8' 12'

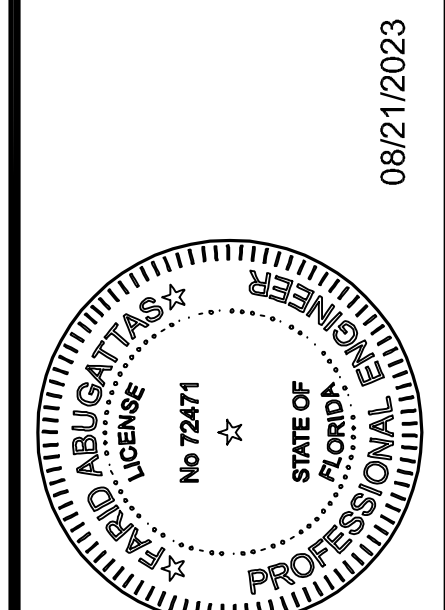
KEY PLAN



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Structural Engineering



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JOB # :	11052
SHEET :	

S2.2



1 GIRDER BUCKET - x12
S4 SCALE: 1-1/2" = 1'



STL TUBE - CONN - CONC
COL OR CONC BEAM -
2STUD
SCALE: 1-1/2" = 1'



4 SECTION
S4 SCALE: 3/4" = 1'



7 SECTION
S4 SCALE: 3/4" = 1'



SED INTERIOR STEEL COLUMN



3 WD - FL - 2FACE - PERP - BEAM
S4 SCALE: 3/4" = 1'



5 WD - FL - II - CONC - CMU - UP - DN
S4 SCALE: 3/4" = 1'



8 SECTION
S4 SCALE: 3/4" = 1'



10 WIDENED OPENING CMU JAMB
S4 SCALE: 3/8" = 1'



11 SECTION
S4 SCALE: 3/4" = 1'



13 SECTION
S4 SCALE: 3/4" = 1'



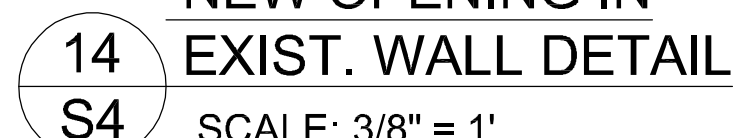
15 90 DEG. x12 GT COLUMN CAP
S4 SCALE: NTS



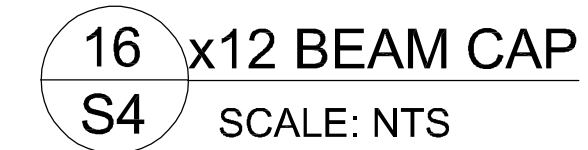
12
S4

NEW OPENING IN
EXIST. WALL DETAIL

SCALE: 3/8" = 1'



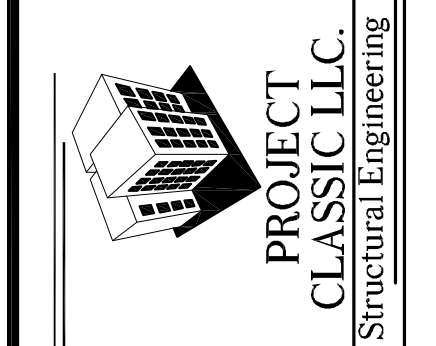
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S4



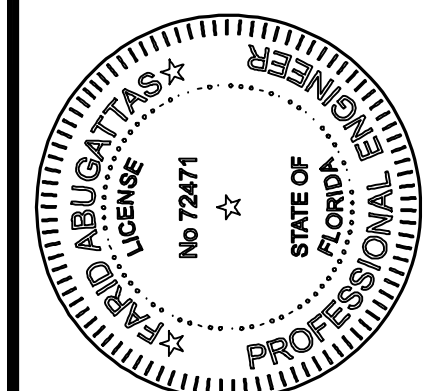
16 x12 BEAM CAP
S4 SCALE: NTS

[illegible]

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S4

DF 09

1 BEAM SEAT BUCKET
S5 SCALE: NTS

2 TUBE STEEL CONNECTION
S5 SCALE: 3" = 1'

3 S5	STL BEAM - CONN - CONC COL
	OR CONC BEAM -
	SCALE: 1-1/2" = 1'

6 STARTER COLUMN DETAIL
S5 SCALE: 1/2" = 1'

7 LIGHT GAUGE DOOR OPENING
S5 SCALE: 3/8" = 1'

4 SECTION
S5 SCALE: 1/2" = 1'

5 SECTION
S5 SCALE: 3/4" = 1'

11 SECTION
S5 SCALE: 3/4" = 1'

12 SECTION
S2 SCALE: 3/4" = 1'

8 SECTION
S5 SCALE: 3/4" = 1'

9 SECTION
S5 SCALE: 3/4" = 1'

10 SECTION
S5 SCALE: 3/4" = 1'

16 FLAT STRAP LATERAL
S5 BRACING
SCALE: 1/2" = 1'

17 JOIST WEB STIFFENERS
S5 SCALE: 1/2" = 1'

14 HORIZONTAL BRACING
S5 SCALE: 1/2" = 1'

15
S5

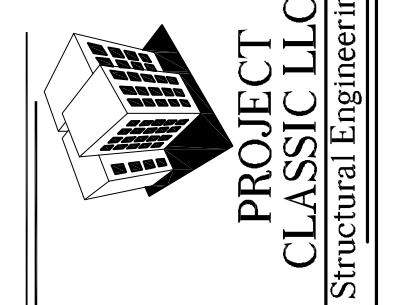
HEADER DETAIL
SCALE: 1/2" = 1'

16 FLAT STRAP LATERAL
S5 BRACING
SCALE: 1/2" = 1'

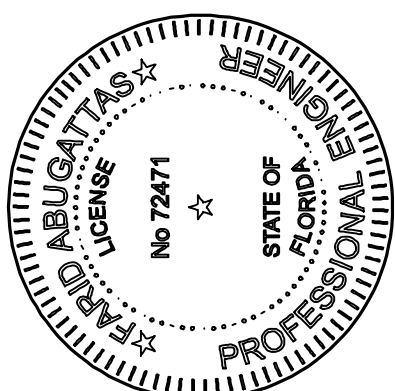
17 JOIST WEB STIFFENERS
S5 SCALE: 1/2" = 1'

[illegible]

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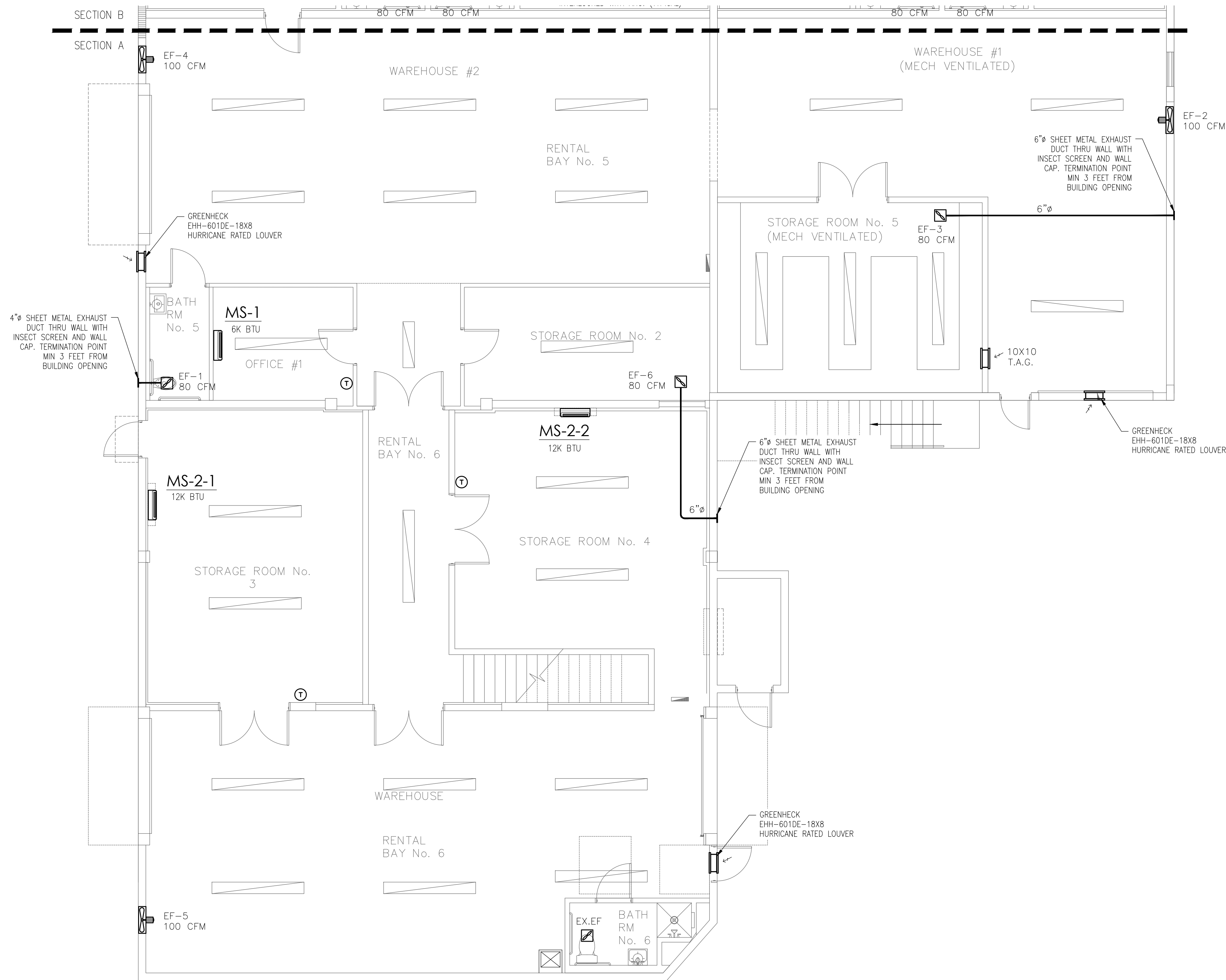


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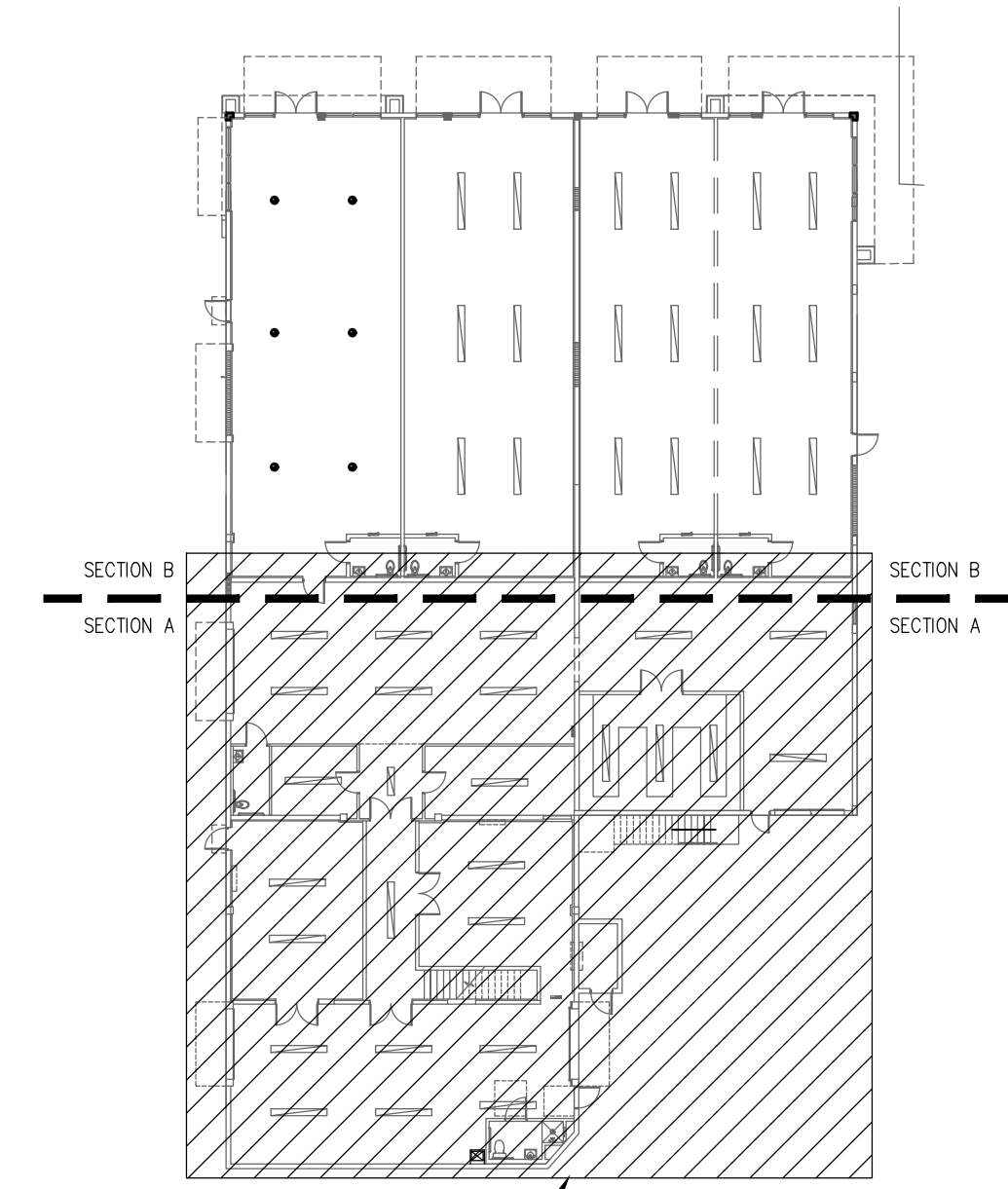
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DATE :	08/21/2023
JOB # :	11052
SHEET :	

S5

DF 09



MECHANICAL 1ST FLOOR PLAN - SECTION A
scale: 3/16" = 1'-0"



KEY PLAN
scale: NTS

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 69753

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bdj

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920 N.E. 13TH STREET
FORT LAUDERDALE, FLORIDA

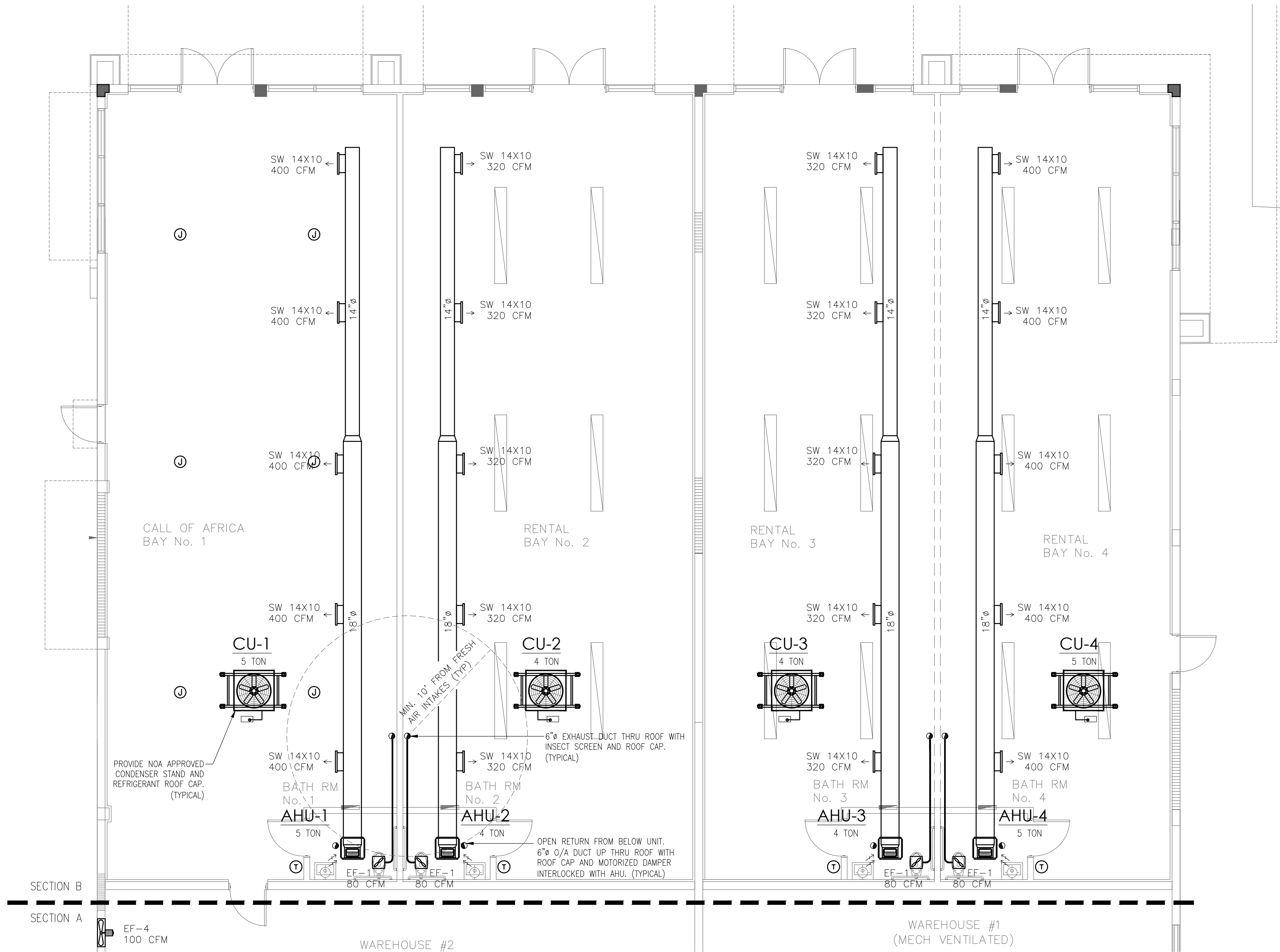
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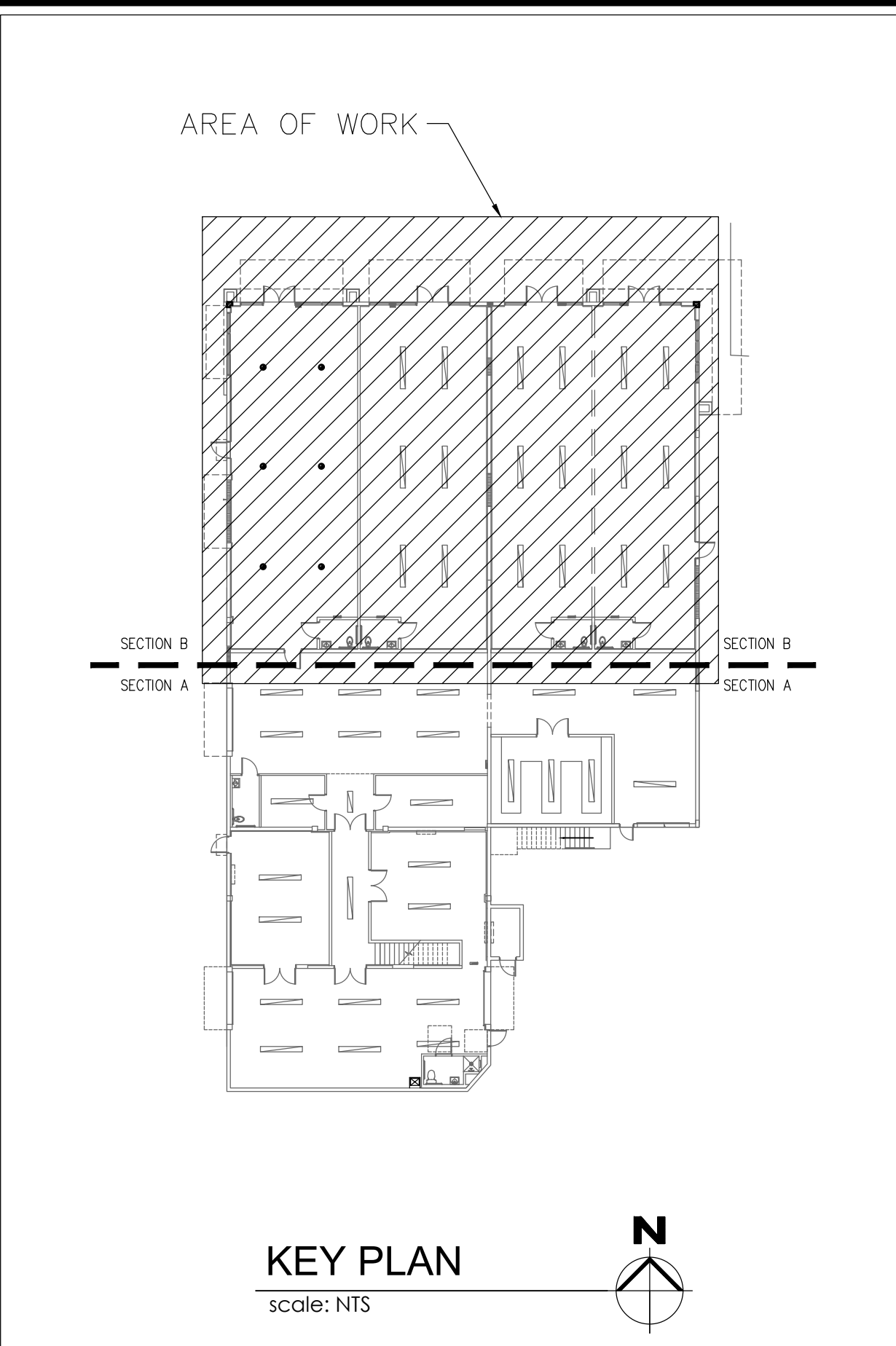
M-1.1

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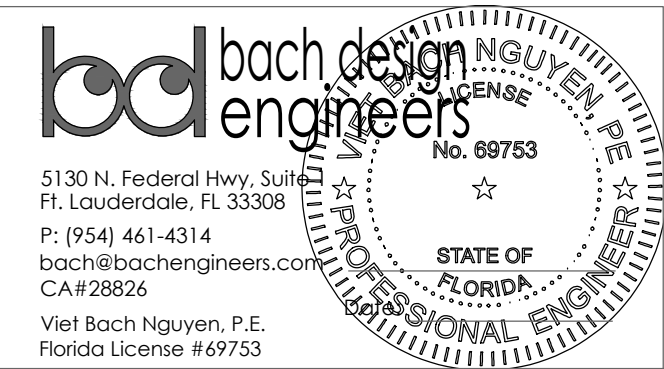
MECHANICAL 1ST FLOOR PLAN - SECTION B

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



KEY PLAN

scale: NTS



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920 N.E. 13TH STREET
FORT LAUDERDALE, FLORIDA

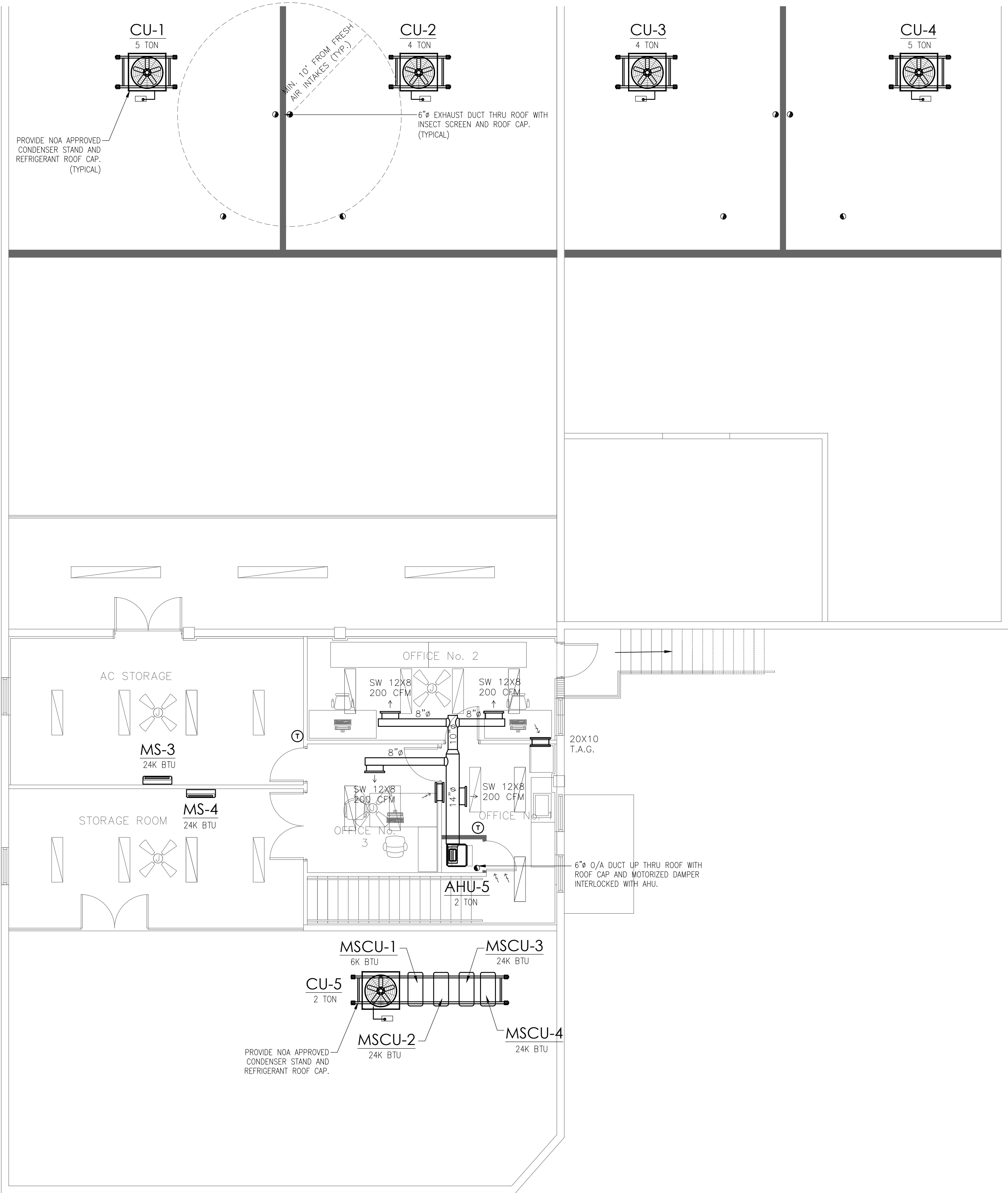
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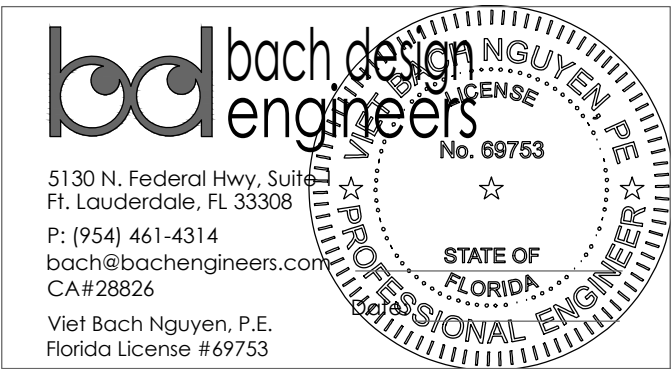
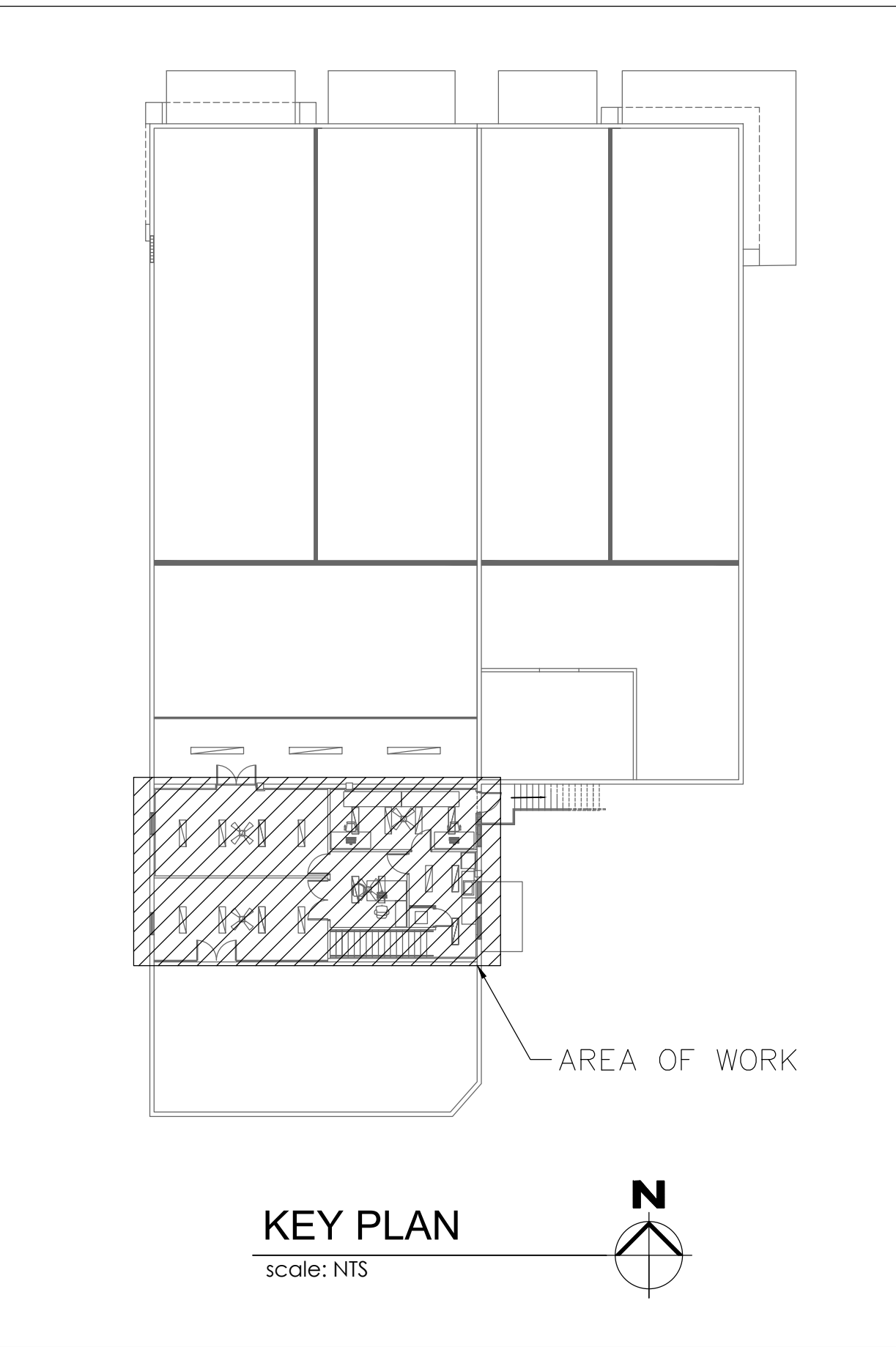
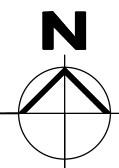
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M-1.2

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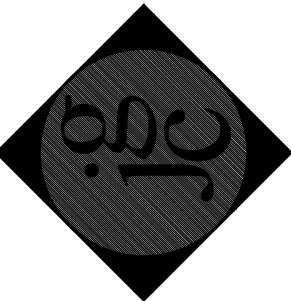


MECHANICAL 2ND FLOOR PLAN
scale: 3/16" = 1'-0"



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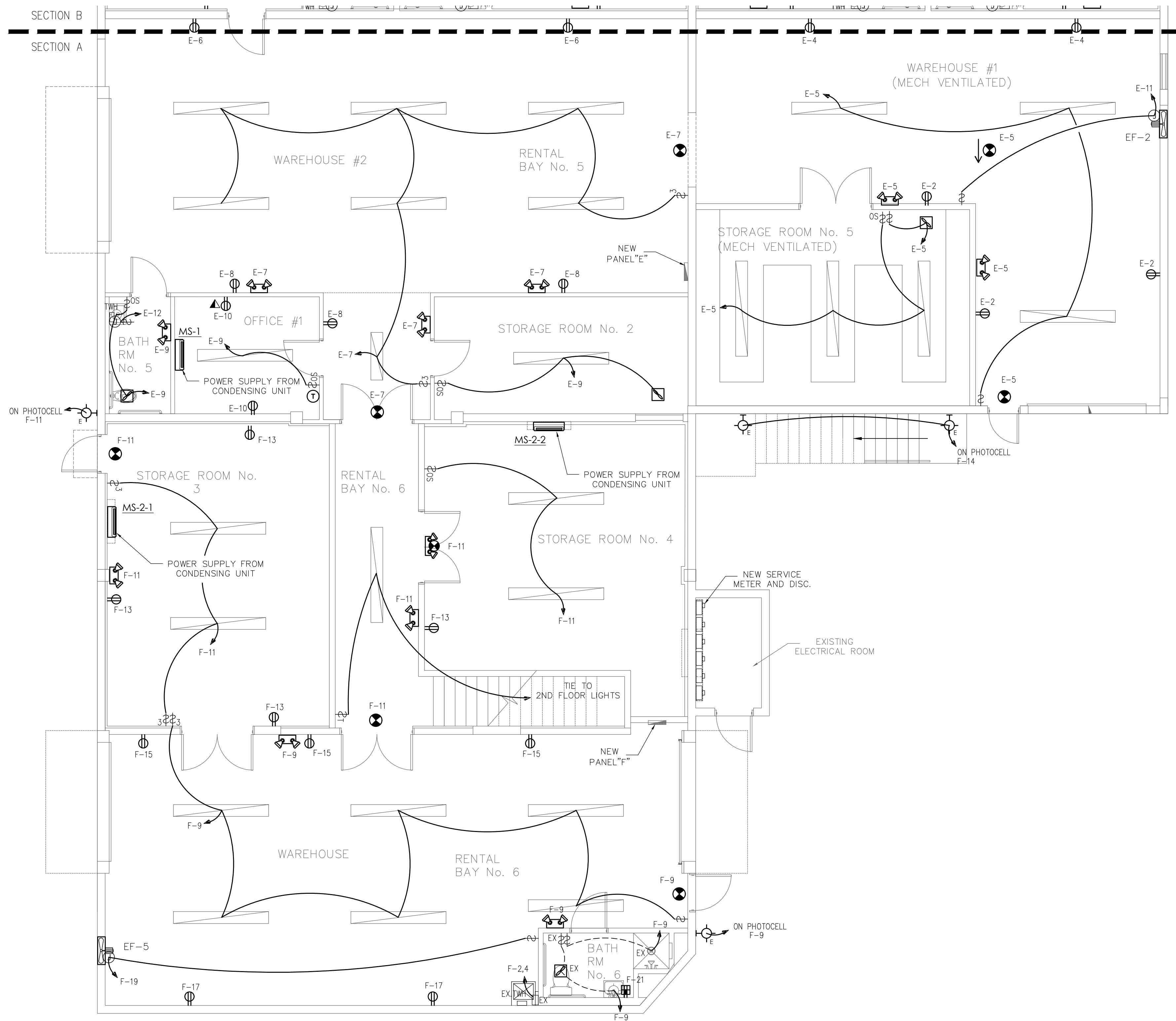
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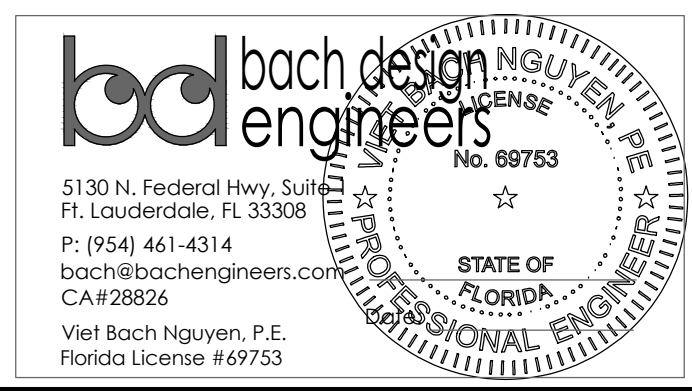
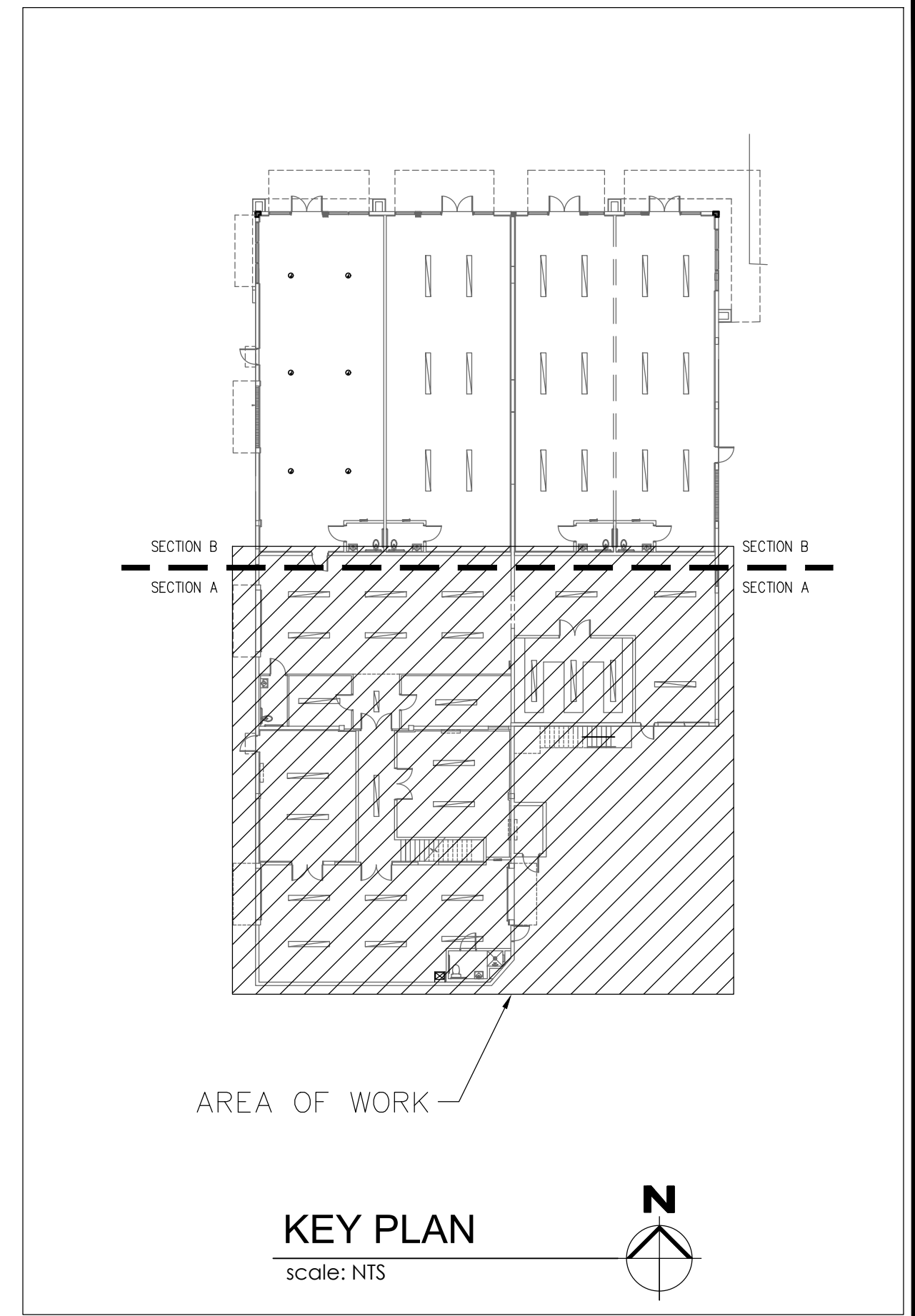
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M-2

OF Exhibits SHEETS



ELECTRICAL 1ST FLOOR PLAN - SECTION A
scale: 3/16" = 1'-0"



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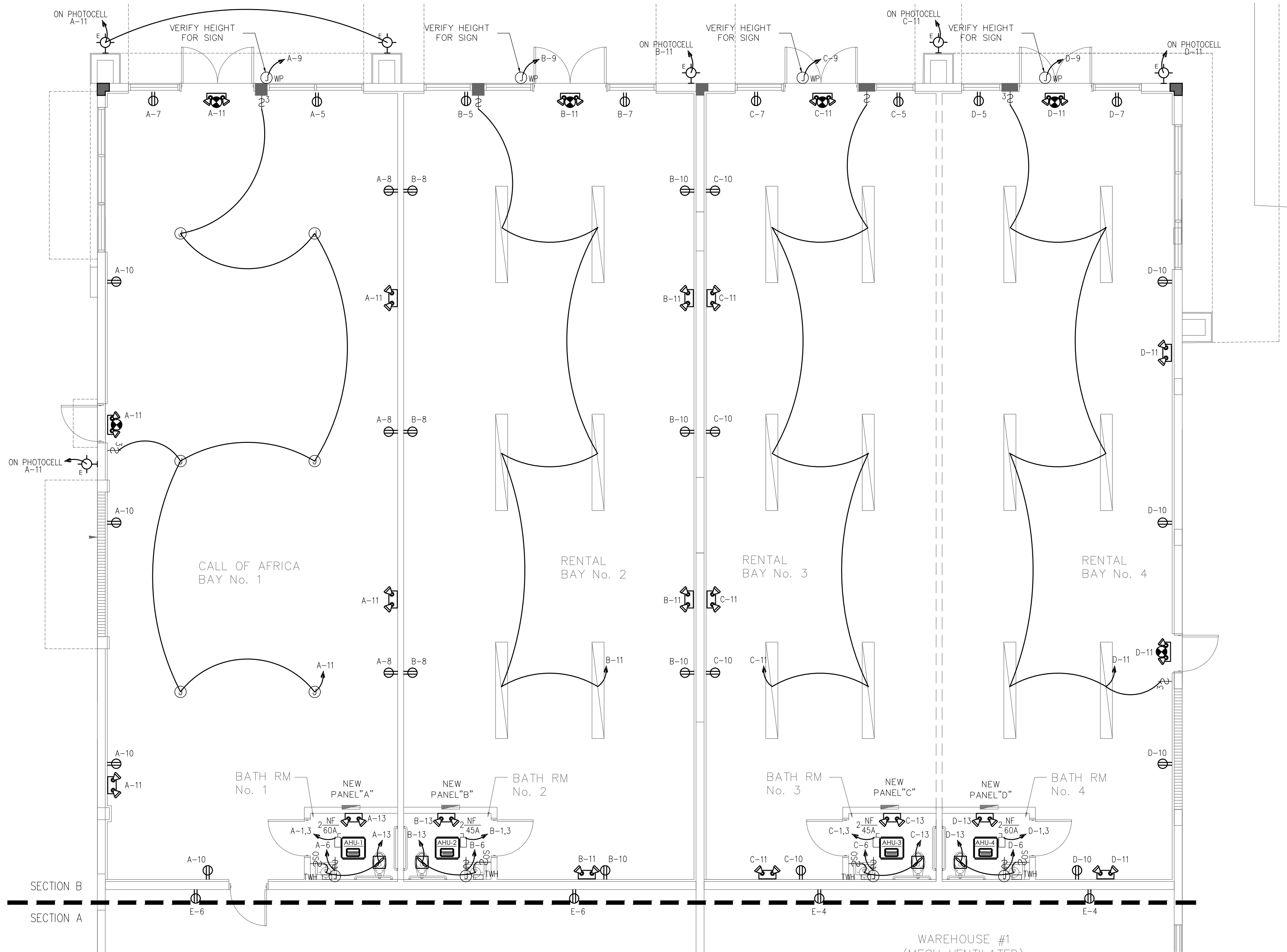
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920 N.E. 13TH STREET
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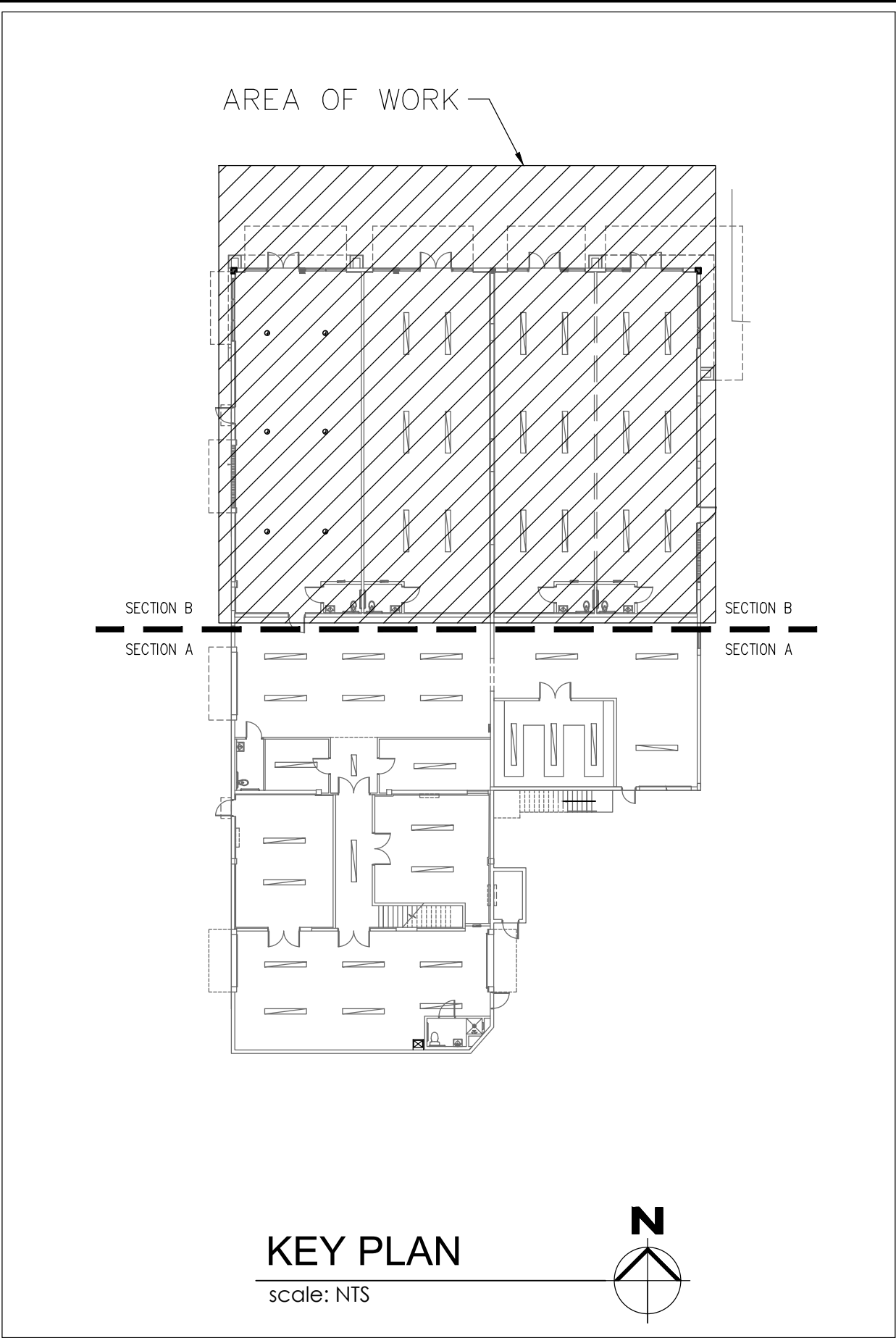
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E-1.1
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ELECTRICAL 1ST FLOOR PLAN - SECTION B
scale: 3/16" = 1'-0"



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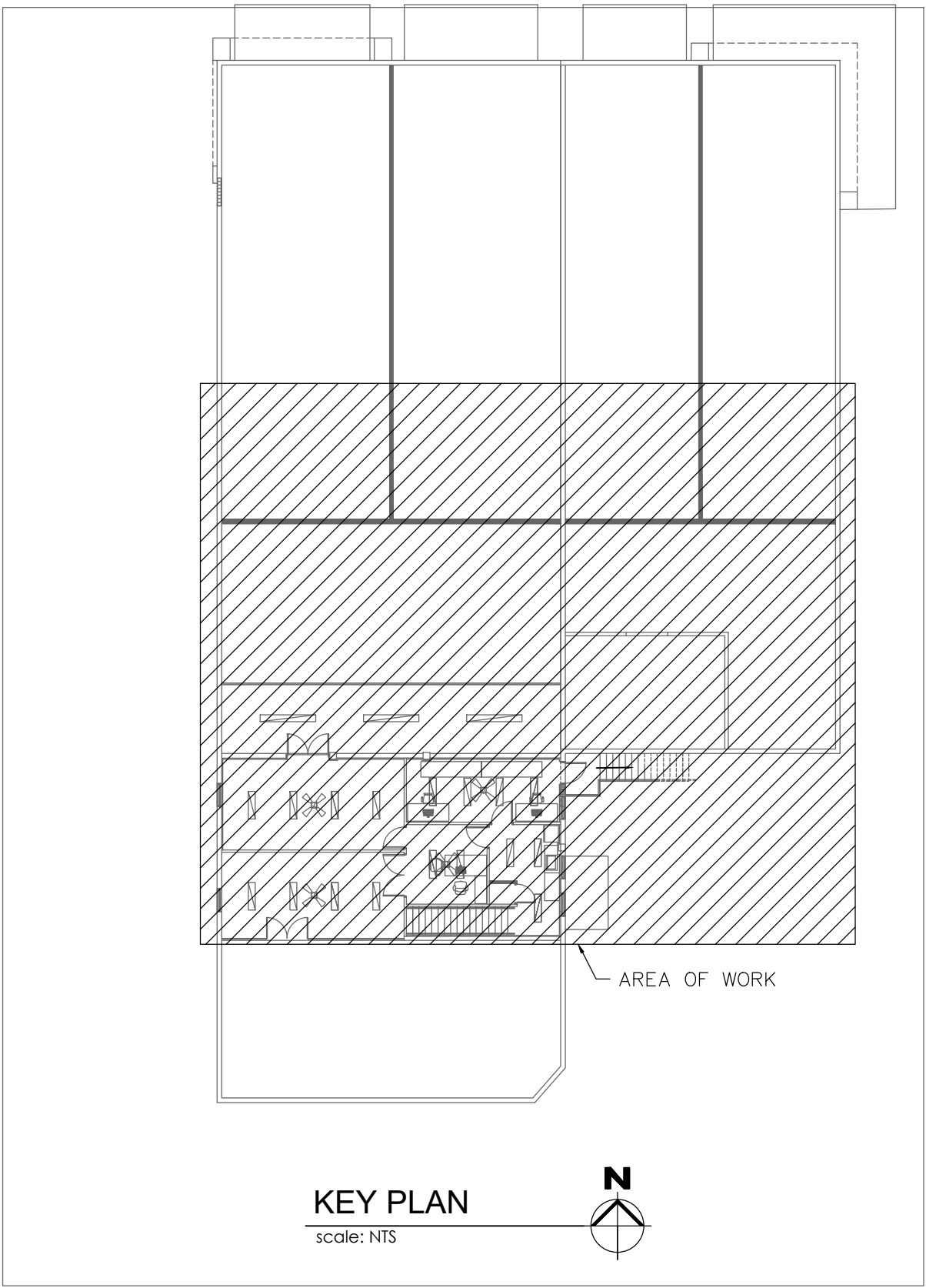
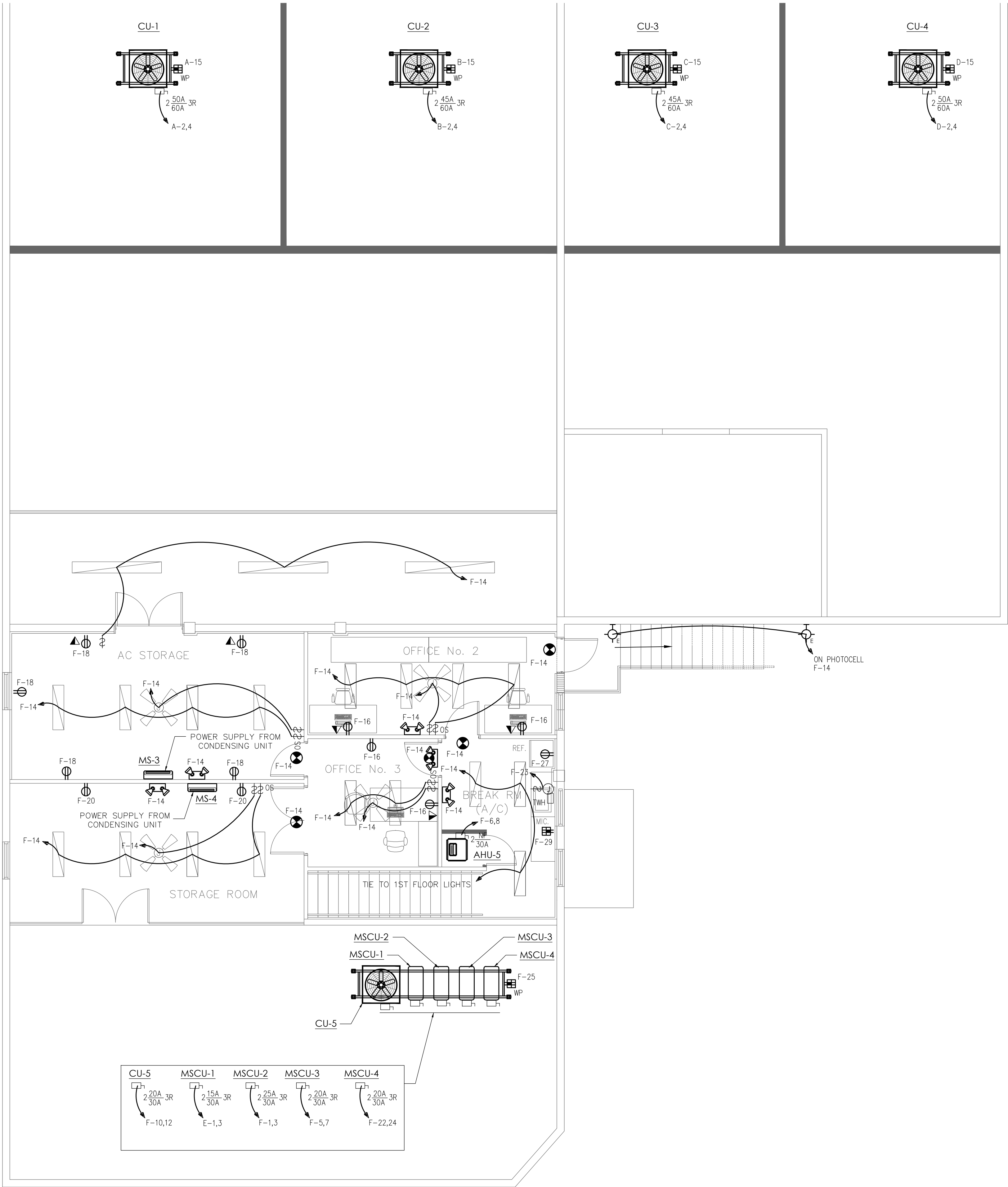
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JOB. NO.	22-053
SHEET	E-1.2

OF Exhibits SHEETS

POWER LEGEND	
SYMBOL	DESCRIPTION
	120V, 20A, THREE WAY SWITCH
	7 DAY PROGRAMS SWITCH
	120V, 20A, OCCUPANCY SENSOR SWITCH
	CEILING DUPLEX RECEPT.
	CEILING QUADRAPLEX RECEPTACLE
	120V, 20A QUADRAPLEX RECEPTACLE
	DUPLEX RECEPT. (20A, +18"O.C. FROM A.F.F, U.N.D)
	GFCI RECEPT. (20A, +18"O.C. FROM A.F.F, U.N.D)
	FLOOR GFCI RECEPT.
	JUNCTION BOX (4x4" GALVANIZED STEEL, 18",U.N.D)
	DATA/TELEPHONE OUTLET (+18"O.C. A.F.F, U.N.D) HATCH AREA INDICATES PHONE PROVIDE 3/4"EMT 6" ABOVE CEILING W/ PULL STRING FOR EACH FUNCTION. FACE PLATES, JACKS AND CABLING TO BE BY TENANT
	EXIT LIGHT FIXTURE WITH BATTERY PACK
	EMERGENCY LIGHT FIXTURE WITH BATTERY PACK
	COMBO EXIT LIGHT/EMERGENCY LIGHT FIXTURE WITH BATTERY PACK
	HP RATED DISCONNECT (+60"O.C. A.F.F, U.N.D) NEMA 3R FOR EXTERIOR AND NEMA 1 FOR INTERIOR.
	PANELBOARD (+60" A.F.F O.C OF PNL, U.N.D)
	LIGHTING RELAY PANEL SEE SCHEDULE FOR DETAILS
	CURRENT LIMITER PANEL SEE SCHEDULE FOR DETAILS
	3 45A (3R) — FUSE SIZE (NEMA RATING) 60A — FRAME SIZE — NUMBER OF POLES
	WIRE IN FREE AIR SUPPORTED TO BLDG. STRUCTURE



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BY:

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Architect and Planner

1457 N.E. 4th AVE.
Ft. Lauderdale, Florida, 33304
(954) 462-6565

Member American Institute of Architects

PROPOSED RENOVATION FOR:
CALL OF AFRICA
920 N.E. 13TH STREET
FORT LAUDERDALE, FLORIDA

SEAL: AR NO. 0007957

AA26001131

DRAWN DBK

CHECKED G.J.C.

DATE 11-12-22

SCALE

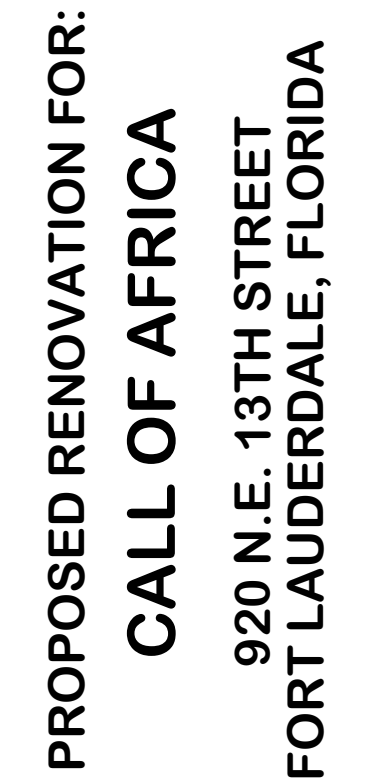
JOB NO. 22-053

SHEET

E-2

OF Exhibits

GUSTAVO J. CARBONELL, P.A.
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1457 N.E. 4th Ave.
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AA26001131

E-3

OF Exhibit SHEETS

PANEL SCHEDULE

Rated Voltage:
120/208V

Rated Amps: (Cu bus)
200A

Main:
MLO

"A"

NEW

3PH, 4W

SPACES:

42

Manufacturer

Location:

Project No:

SQUARE FOOT OR EQUAL

BACK AREA

Mounting:

Type:

A.I.C:

SURFACE

NEMA 1

1BK

KVA		KVA																					
NOTE	CIRCUIT DESIGNATION	O.C.P.	CONDUIT (IN)	AWG	MAX. DIST (FT)	VOLT DROP	REPT	L TO COM	KITCHEN	MOTORAPP	PH	REPT	L TO COM	KITCHEN	MOTORAPP	MAX. DIST (FT)	VOLT DROP	AWG	CONDUIT (IN)	O.C.P.	CIRCUIT DESIGNATION	NOTE	
1	AHU-1	60A2	1"	6	126	3%				4.00	A						3%	6	1"	50A2	CU-1	2	5
3				6	126	3%				4.00	B							3%	8			4	
6	SHOW WINDOW	20A1	MC	12	82	3%		1.50			C				3.50	62	3%	16	MC	30A1	TWH	6	
7	SHOW WINDOW	20A1	MC	12	165	3%		0.80		A	1.20				110	3%	12	MC	20A1		RECEPT.	8	
9	SIGA	20A1	MC	12	88	3%		1.50		B	1.20				110	3%	12	MC	20A1		RECEPT.	10	
11	LIGHTING	20A1	MC	12	165	3%		0.80		C											SPACE	12	
13	LIGHTING	20A1	MC	12	658	3%		0.20		A											SPACE	14	
15	ROOF TOP RECEPT.	20A1	MC	12	110	3%	1.20			B											SPACE	16	
17	SPACE									B											SPACE	18	
19	SPACE									A											SPACE	20	
21	SPACE									B											SPACE	22	
23	SPACE									C											SPACE	24	
26	SPACE									A											SPACE	26	
27	SPACE									B											SPACE	28	
29	SPACE									C											SPACE	30	
31	SPACE									A											SPACE	32	
33	SPACE									B											SPACE	34	
35	SPACE									C											SPACE	36	
37	SPACE									A											SPACE	38	
39	SPACE									B											SPACE	40	
41	SPACE									C											SPACE	42	
SUB TOTAL CONNECTED LOAD							1.2	4.9	0.0	8.9		2.4	8.0	0.0	3.5	SUB TOTAL CONNECTED LOAD							

CONNECTED LOAD PHASE A62

CONNECTED LOAD PHASE B79

CONNECTED LOAD PHASE C59

TOTAL CONNECTED LOAD200.6

RECEPT CONNECTED LOAD PH A12

RECEPT CONNECTED LOAD PH B24

RECEPT CONNECTED LOAD PH C9.6

PHASE: A B C TOTAL

CONTROLS & LARGEST MOTOR @ 20%0.3 0.4 0.6 1.2

CONNECTED MOTOR LOADS @ 100%4.0 4.0 3.5 11.5

CONNECTED LIGHTING LOAD @ 100%1.0 1.5 2.4 4.9

CONNECTED KITCHEN LOADS @ 65%2.0 2.0 2.0 6.2

RECEPTABLE COMPUTED LOAD1.2 2.4 2.0 5.6

TOTAL COMPUTED LOAD6.5 8.3 6.5 21.2 KVA

54 89 54 58.9 A

SEE NOTES AS APPLICABLE

note 1: 100% max. O.C.P.D. with time delay

note 2: Includable circuit breaker

note 3: SHUNT TRIP C.B

note 4: GFCI 1 type circuit breaker

note 5: F-ACR C.B

note 6: non concurrent load

note 7: RUN THROUGH LIGHTING RELAY PANEL

[illegible]

PANEL SCHEDULE				"B1"	NEW																																																																																												
Rated Voltage:				120/208V		3PH, 4W		Manufacturer		SQUARE D QO OR EQUIVAL		Mounting:		SURFACE																																																																																			
Rated Amps: (Cu bus)				208A		SPACES: 42		Location:		BACK AREA		Type:		NEMA 1																																																																																			
Main:				NLO				Project No:				A.I.C:		10K																																																																																			
KVA																																																																																																	
KVA																																																																																																	
NOTE	CIRCUIT DESIGNATION	O.C.P.	CONDUIT (IN)	AWG	MAX. VOLT DROP	RCPT	LT/SCRT	W/THEN	MOTOR/APP.	PH	RCPT	LT/SCRT	W/THEN	MOTOR/APP.	MAX. VOLT DROP	AWG	CONDUIT (IN)	O.C.P.	CIRCUIT DESIGNATION	NOTE																																																																													
1	AHU-2	492	3/4"	8	195 3%				3.10	A					3%	8	3/4"	492	CU-2	2 6																																																																													
3				8	195 3%				3.10	B					3%	8				4																																																																													
5	SHOW WINDOW	201	MC	12	82 3%				1.60	C				3.50	62 3%	10	MC	301	TWH	4																																																																													
7	SHOW WINDOW	201	MC	12	165 3%				0.80	A	1.20				110 3%	12	MC	201	RECEPT.	8																																																																													
9	SIGN	201	MC	12	68 3%				1.50	B	1.20				110 3%	12	MC	201	RECEPT.	10																																																																													
11	LIGHTING	201	MC	12	165 3%				0.80	C										SPACE	12																																																																												
13	LIGHTING	201	MC	12	698 3%				0.20	A										SPACE	14																																																																												
15	ROOF TOP RECEPT.	201	MC	12	110 3%	1.20				B										SPACE	16																																																																												
17	SPACE									A										SPACE	18																																																																												
18	SPACE									B										SPACE	20																																																																												
21	SPACE									A										SPACE	22																																																																												
23	SPACE									C										SPACE	24																																																																												
25	SPACE									A										SPACE	26																																																																												
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41	SPACE									C										SPACE	42																																																																												
	SUBTOTAL CONNECTED LOAD						1.2	4.9	0.0	6.2	2.4	0.0	0.0	0.0	3.5			SUBTOTAL CONNECTED LOAD																																																																															
<table><tr><th colspan="2"></th><th colspan="4">PHASE</th><th></th></tr><tr><th></th><th></th><th>A</th><th>B</th><th>C</th><th>TOTAL</th><th></th></tr><tr><td>CONNECTED LOAD PHASE A</td><td>5.8</td><td>0.8</td><td>0.4</td><td>0.6</td><td>1.2</td><td>SEE NOTES AS APPLICABLE</td></tr><tr><td>CONNECTED LOAD PHASE B</td><td>7.0</td><td>3.1</td><td>3.1</td><td>3.5</td><td>9.7</td><td>FOR 1 WIRE MAX. O.C.P.D. with receptacle</td></tr><tr><td>CONNECTED LOAD PHASE C</td><td>5.9</td><td>1.0</td><td>1.5</td><td>2.4</td><td>4.9</td><td>note 3 lockable circuit breaker</td></tr><tr><td>TOTAL CONNECTED LOAD</td><td>18.2</td><td>2.0</td><td>0.7</td><td>0.2</td><td>0.2</td><td>note 3 SHUNT TRIP C.B</td></tr><tr><td>RECEPT CONNECTED LOAD PHASE A</td><td>1.2</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>RECEPT CONNECTED LOAD PHASE B</td><td>2.4</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>RECEPT CONNECTED LOAD PHASE C</td><td>0.2</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="2">TOTAL COMPUTED LOAD:</td><td>5.6</td><td>7.4</td><td>6.5</td><td>19.4</td><td>KVA</td></tr><tr><td colspan="2"></td><td>46</td><td>61</td><td>54</td><td>53.9</td><td>A</td></tr></table>																							PHASE							A	B	C	TOTAL		CONNECTED LOAD PHASE A	5.8	0.8	0.4	0.6	1.2	SEE NOTES AS APPLICABLE	CONNECTED LOAD PHASE B	7.0	3.1	3.1	3.5	9.7	FOR 1 WIRE MAX. O.C.P.D. with receptacle	CONNECTED LOAD PHASE C	5.9	1.0	1.5	2.4	4.9	note 3 lockable circuit breaker	TOTAL CONNECTED LOAD	18.2	2.0	0.7	0.2	0.2	note 3 SHUNT TRIP C.B	RECEPT CONNECTED LOAD PHASE A	1.2						RECEPT CONNECTED LOAD PHASE B	2.4						RECEPT CONNECTED LOAD PHASE C	0.2						TOTAL COMPUTED LOAD:		5.6	7.4	6.5	19.4	KVA			46	61	54	53.9	A
		PHASE																																																																																															
		A	B	C	TOTAL																																																																																												
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CONNECTED LOAD PHASE C	5.9	1.0	1.5	2.4	4.9	note 3 lockable circuit breaker																																																																																											
TOTAL CONNECTED LOAD	18.2	2.0	0.7	0.2	0.2	note 3 SHUNT TRIP C.B																																																																																											
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note 4 non-consumed load																																																																																																	
note 7 RUN THROU GLIGHTING RELAY PANEL																																																																																																	

PANEL SCHEDULE

Rated Voltage:
208V
Main:

"D"

120/208V
200A
MLO

NEW

SPH, 4W
SPACES: 42

Manufacturer
Location:
Project No:

SQUARE D GO OR EQUAL
BACK AREA

Mounting:
Type:
A.I.C.

SURFACE
NEMA 1
10K

NOTE	CIRCUIT DESIGNATION	D.C.P.	CONCAT (IN)	AWS	MAX DST (ft)	VOLT DROP	RCPRT	LTC/DONT	KITCHEN	MOTOR/APR.	PH	RCPRT	LTC/DONT	KITCHEN	MOTOR/APR.	MAX DST (ft)	VOLT DROP	AWS	CONCAT (IN)	D.C.P.	CIRCUIT DESIGNATION		NOTE	
1	AHU-1	60/2	1"	6	126	3%				4.00	A					3%	6	1"	60/2		CU-1	2	6	
3				6	126	3%				4.00	B					3%	6						4	
5	SHOW WINDOW	20/1	MC	12	165	3%		0.80			C				3.50	62	3%	10	MC	30/1		TWH	6	
7	SHOW WINDOW	20/1	MC	12	165	3%		0.80			A	1.20				110	3%	12	MC	20/1		RECEPT.	8	
9	SIGN	20/1	MC	12	88	3%		1.50			B	1.20				110	3%	12	MC	20/1		RECEPT.	10	
11	LIGHTING	20/1	MC	12	165	3%		0.80			C											SPACE	12	
13	LIGHTING	20/1	MC	12	658	3%		0.20			A											SPACE	14	
15	ROOF TOP RECEPT.	20/1	MC	12	110	3%	1.20				B											SPACE	16	
17	SPACE										C											SPACE	18	
19	SPACE										A											SPACE	20	
21	SPACE										B											SPACE	22	
23	SPACE										C											SPACE	24	
25	SPACE										A											SPACE	26	
27	SPACE										B											SPACE	28	
29	SPACE										C											SPACE	30	
31	SPACE										A											SPACE	32	
33	SPACE										B											SPACE	34	
35	SPACE										C											SPACE	36	
37	SPACE										A											SPACE	38	
39	SPACE										B											SPACE	40	
41	SPACE										C											SPACE	42	
	SUBTOTAL CONNECTED LOAD							1.2	4.1	0.0	8.0		2.4	0.0	0.0	3.8		SUBTOTAL CONNECTED LOAD						

CONNECTED LOAD PHASE A: 62

CONNECTED LOAD PHASE B: 7.9

CONNECTED LOAD PHASE C: 5.1

TOTAL CONNECTED LOAD: 19.2

RECEPT CONNECTED LOAD PH A: 1.2

RECEPT CONNECTED LOAD PH B: 2.4

RECEPT CONNECTED LOAD PH C: 0.0

CONTINUOUS & LARGEST MOTOR @ 25%: 0.3 0.4 0.4 1.0

CONNECTED MOTOR LOADS @ 100%: 4.0 4.0 3.5 11.5

CONNECTED LIGHTING LOAD @ 100%: 1.0 1.5 1.6 4.1

CONNECTED KITCHEN LOADS @ 65%: 0.0 0.0 0.0 0.0

RECEPTACLE COMPUTED LOAD: 1.2 2.4 0.0 3.6

TOTAL COMPUTED LOAD: 6.5 8.3 5.5 20.2

54 69 46 56.1 A

SEE NOTES AS APPLICABLE:

note 1 verify max. O.C.P.D. with nameplate

note 2 kcabble circuit breaker

note 3 SHUNT TRIP C.B.

note 4 G.F.C.I. type circuit breaker

note 5 HACR C.B.

note 6 non concurrent load

note 7 RUN THROUGH LIGHTING RELAY PANEL

[illegible]

PANEL SCHEDULE

Rated Voltage:
Rated Amps: (Cu bus)
Main:

"F"

120/208V
200A
MLO

NEW

3PH, 4W
SPACES: 42

Manufacturer:
Location:
Project No:

SQUARE D DO OR EQUAL
BACK AREA

Mounting:
Type:
A.I.C:

SURFACE
NEMA 1
10K

KVA										KVA												
NOTE	CIRCUIT DESIGNATION	O.C.P.	CONDUIT (IN)	AWG	TRAX DEST (IN)	VOLT DROP	RCPT	LTCGCONT	KITCHEN	MOTOR/KAPP	PH	RCPT	LTCGCONT	KITCHEN	MOTOR/KAPP	TRAX DEST (IN)	AWG	CONDUIT (IN)	O.C.P.	CIRCUIT DESIGNATION	NOTE	
1.	MSCU-2	2502	1/2"	10	135	3%		1.60	A						4.00	81	3%	8	MC	402	TWH	2
3				10	135	3%		1.60	B						4.00	81	3%	8				4
5	MSCU-3	2002	1/2"	12	91	3%		1.45	C						2.00	108	3%	19	MC	302	AHU-5	6
7				12	91	3%		1.45	A						2.00	108	3%	19				8
9	1ST FLOOR LIGHTS	2011	MC	12	219	3%	0.50		B								3%	12	1/2"	202	CU-5	10
11	1ST FLOOR LIGHTS	2011	MC	12	219	3%	0.50		C								3%	12				12
13	STORAGE AND HALL RECEPT.	2011	MC	12	110	3%	1.20		A	6.80					168	3%	12	MC	201		2nd FLOOR LIGHTS	14
15	WAREHOUSE RECEPT.	2011	MC	12	110	3%	1.20		B	1.20					119	3%	12	MC	201		2ND FLOOR OFFICE RECEPT.	16
17	WAREHOUSE RECEPT.	2011	MC	12	110	3%	1.20		C	1.20					119	3%	12	MC	201		2ND FLOOR AC STORAGE RECEPT.	18
19	EF-5	2011	MC	12	439	3%		9.30	A	1.20					119	3%	12	MC	201		2ND FLOOR STORAGE ROOM RECEPT.	20
21	BATH RECEPT.	2011	MC	12	110	3%	1.20		B						1.45	91	3%	12	1/2"	202		22
23	TWH	2011	MC	12	38	3%		3.50	C						1.45	91	3%	12				24
25	ROOF TOP RECEPT.	2011	MC	12	110	3%	1.20		A													26
27	2nd FL. BREAK ROOM REFRIG.	2011	MC	12	132	3%		1.00	B													28
29	2nd FL. BREAK ROOM MIC.	2011	MC	12	110	3%		1.20	C													30
31	SPACE								A													32
33	SPACE								C													34
35	SPACE								C													36
37	SPACE								A													38
39	SPACE								B													40
41	SPACE								C													42
SUBTOTAL CONNECTED LOAD:						6.0	1.2	0.8	12.1		3.6	6.8	6.8	14.9	SUBTOTAL CONNECTED LOAD:							

CONNECTED LOAD PHASE A: 13.6

CONNECTED LOAD PHASE B: 12.9

CONNECTED LOAD PHASE C: 12.6

TOTAL CONNECTED LOAD: 38.5

RECEPT CONNECTED LOAD PHA: 3.5

RECEPT CONNECTED LOAD PHB: 3.5

RECEPT CONNECTED LOAD PHC: 2.4

PHASE

A

B

C

TOTAL

CONTR. LUGS & LARGEST MOTOR @ 25%: 0.2 0.2 0.2 0.5

CONNECTED MOTOR LOADS @ 100%: 5.4 8.1 9.6 27.1

CONNECTED LUGS LOAD @ 100%: 0.8 0.6 0.8 2.2

CONNECTED KITCHEN LOADS @ 55%: 0.0 0.0 0.0 0.0

RECEPTS COMPUTED LOAD: 3.6 3.6 2.4 9.5

TOTAL COMPUTED LOAD: 14.0 12.4 12.8 38.1

KVA: 116 103 106 108.5

A

SEE NOTES AS APPLICABLE:

note 1 verify max. O.C.P.D. with romexplus

note 2 lockable circuit breaker

note 5 SHUNT TRIP C.B.

note 4 GFCI type circuit breaker

note 5 HACR C.B.

note 5 non-combustible clad

note 7 RUN THROUGH LIGHTING RELAY PANEL

bcd bach design
engineers

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LEGEND NOTES

1. NOT ALL SYMBOLS MAY APPEAR ON PLANS.

2. IF THERE IS NO DESIGNATION NEXT TO FIXTURE, THEN ASSUME IT IS A NEW FIXTURE.

3. ALL FLUORESCENT LIGHT FIXTURES THAT UTILIZE DOUBLE-ENDED LAMPS AND CONTAIN BALLASTS THAT CAN BE SERVICED IN PLACE SHALL BE EQUIPPED WITH DISCONNECTING MEANS AS PER NEC-2017 (410-130(G)).

4. ALL EXIT SIGNS AND EMERGENCY LIGHTS SHALL BE SELF DIAGNOSTICS TYPE

5. LIGHTING FIXTURE SCHEDULE IS SHOWN FOR REFERENCES ON ELECTRIC CHARACTERISTICS ONLY.

6. CONTRACTOR TO ENSURE THAT MOUNTING DEVICES AND ACCESSORIES ARE CORRECT FOR CEILING AND WALL IN WHICH THE FIXTURES ARE TO BE INSTALLED.

7. REFER TO INTERIOR DESIGN / ARCHITECTURAL PLANS FOR EXACT LOCATION OF LIGHT FIXTURES.

8. ALL LIGHT FIXTURES SHALL BE REVIEWED AND APPROVED BY ARCHITECT / OWNER PRIOR TO FORWARDING TO ENGINEER FOR REVIEW OR PRIOR TO BID.

9. LIGHT FIXTURE SHALL BE MADE TO THE REQUIRED LENGTHS BY THE MANUFACTURER – NO FIELD CUTTING SHALL BE ALLOWED

DESIGNATION / DESCRIPTION

+84" DENOTES HEIGHT ABOVE FINISHED FLOOR

AFCI ARC FAULT CROUIT INTERRUPT

GFCI GROUND FAULT CROUIT INTERRUPT

WP WEATHER PROOF ENCLOSURE

IG ISOLATED GROUND

N NEW FIXTURE

R RELOCATED FIXTURE

E INDICATES AN EXISTING FIXTURE TO REMAIN

T/L TWIST LOCK

UND UNLESS NOTED DIFFERENTLY

N/L NIGHT LIGHT

T/S TIME SWITCH

PC PHOTO CELL

LC LIGHTING CONTACTOR

MWC MINIMUM WORK CLEARANCE

OCP OVER CURRENT PROTECTION

OC ON CENTER

PL PARTY LIGHT OUTLET

SW SHOW WINDOW (OUTLET)

GFCI PROTECTION NOTES:

– ALL 120V, 15 AND 20 AMPS KITCHEN APPLIANCE AND CONVENIENCE RECEPTACLES IN THE KITCHEN AREA, SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER AS PER NEC 2017 210.8(B)(2)

– ALL OUTLETS LOCATED WITHIN 6FT OF THE OUTSIDE EDGE OF A SINK SHALL BE GFCI PROTECTED AS PER NEC 2017 210.8(B)5

CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF ALL RECEPTACLES AND PROVIDE GFCI PROTECTION AS REQUIRED ABOVE.

NOTE TO CONTRACTOR:

1. COORDINATE EXACT LOCATION OF ALL RECEPTACLES WITH ARCHITECT/SPECIALITY CONSULTANTS/PRIOR TO ROUGH IN.

NOTES: (#)

1. INTERSYSTEM GROUNDING BRIDGE W/ CONDUIT ADAPTER AND PROTECTION COVER, ARLINGTON MDL# GBB50P (UL LISTED), OR APPROVED EQUAL

2. TIE TO PHONE/CATV UTILITY CABINET

3. TO UTILITY COMPANY POLE TRANSFORMER, BY UTILITY COMPANY. MINIMUM CLEARANCE SHALL COMPLY WITH NEC 2017 230.24(B) MIN 10FT ABOVE AREAS ACCESSIBLE ONLY TO PEDESTRIANS, MIN 18FT OVER DRIVEWAYS SUBJECT TO TRUCK TRAFFIC.

CLAMP ON FITTING APPLIED TO WATER PIPE & BLDG. STEEL (NOTE 1)

PROVIDE FULL SIZE GROUND WIRE TO WATER PIPING AND FOOTER STEEL

FULL SIZE COPPER CABLE TO SERVICE GEAR

PROVIDE FULL SIZE COPPER CABLE BETWEEN ALL GROUND RODS

CLAMP ON FITTING

#4 SOLID COPER TO TELEPHONE BOX

COPPER CLAD GROUND ELECTRODE ROD TO BE NOT LESS THAN 5/8"x 10" LONG

6'-0" MINIMUM

COLD WATER PIPE VERIFY EXACT LOCATION IN FIELD.

NOTES:

1. CONNECTIONS MADE WITHIN SFT OF POINT OF ENTRANCE OF METALLIC PIPE

2. PROVIDE MIN. 2 GROUNDING RODS

GROUNDING ROD DETAIL

NOT TO SCALE

I

ELECTRICAL SPECIFICATIONS

1. MATERIALS AND INSTALLATION, AS A MINIMUM, ARE TO CONFORM WITH THE CODES IN EFFECT: THE NATIONAL ELECTRIC CODE NEC 2017, FBC 2020 (7TH EDITION), FFPC 2020, NFPA 72 2018, LOCAL CODES, ORDINANCES, INCLUDING ALL AMENDMENTS TO THE N.E.C.. EQUIPMENT, WHERE APPLICABLE, WILL BE LISTED WITH THE UNDERWRITERS LABORATORIES, INC. QUALITY AND WORKMANSHIP ESTABLISHED BY DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REDUCED BY THE ABOVE MENTIONED CODES.

2. TO THE BEST OF OUR KNOWLEDGE AND ABILITY THESE DRAWINGS REPRESENT AN ACCURATE PRESENTATION OF EXISTING CONDITIONS BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS TO THE EXTENT REASONABLY POSSIBLE. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND IMMEDIATELY NOTIFY ENGINEER WITH ANY DISCREPANCY.

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF WORK. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION BEEN MADE, WILL NOT BE ALLOWED.

3. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM IS TO BE FULLY OPERABLE AND ACCEPTANCE OF THIS SYSTEM BY THE ENGINEER MUST BE A CONDITION OF THE SUB CONTRACT.

4. ALL WORK TO BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

5. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE.

6. CORRECTION OF ANY DEFECTS TO BE COMPLETED WITHOUT ADDITIONAL CHARGE AND TO INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.

7. ALL REQUIRED INSURANCE TO BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

8. CONTRACTOR TO PAY FOR ALL PERMITS, FEES INSPECTIONS AND TESTINGS.

9. ELECTRICAL INSTALLATION TO MEET ALL STANDARD REQUIREMENTS OF LOCAL POWER AND TELEPHONE COMPANIES. ELECTRICAL CONTRACTOR SHALL CONTACT LOCAL POWER AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.

10. ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED, MINIMUM WIRE SIZE SHALL BE #12 AWG, EXCLUDING CONTROL WIRING. ALL CONDUCTORS SHALL BE COPPER WITH THWN/THHN INSULATION. CONDUCTORS #10 AND SMALLER MAY BE SOLID; ALL THOSE #8 AND LARGER TO BE STRANDED.

11. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS, AND BE OF SPECIAL CONSTRUCTION FOR OTHER CLASSIFIED AREAS. ALL BOXES SHALL BE RECESSED (FLUSH) IN WALLS OR CEILINGS WHENEVER POSSIBLE.

12. DISCONNECT SWITCHES SHALL BE H.P. RATED, GENERAL DUTY, QUICK-MAKE, QUICK-BREAK TYPE. ENCLOSURES SHALL BE AS REQUIRED BY N.E.C. AND LOCATION (WEATHERPROOF, EXPLOSION PROOF, ETC.). ENGRAVED LAMINATED PLASTIC IDENTIFICATION PLATES SHALL BE FURNISHED AND INSTALLED ON ALL DISCONNECT SWITCHES, CONTACTORS AND STARTERS.

13. ALL FUSES FOR SAFETY SWITCHES SHALL BE DUAL ELEMENT, CARTRIDGE TYPE. FUSES SHALL BE THOSE MANUFACTURED BY EITHER BUSSMAN OR LITTLEFUSE. THE CONTRACTOR SHALL FURNISH TO THE OWNER ONE SPARE FUSE FOR EACH SIZE AND TYPE OF FUSE INSTALLED. FUSES 600 AMPS OR LESS SHALL BE CLASS RK1, TYPICAL UNLESS OTHERWISE NOTED. FUSES OVER 600 AMPS SHALL BE CLASS L.

14. ALL GENERAL PURPOSE SWITCHES AND RECEPTACLES SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. CATALOG NUMBERS LISTED ARE LEVITON; HOWEVER, COMPARABLE DEVICES BY PASS & SEYMOUR, BRYANT, OR ARROW HART WILL BE ACCEPTED. COLOR OF DEVICES AND PLATES SHALL BE WHITE UNLESS DICTATED OTHERWISE BY ARCHITECT/OWNER.

15. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM, AND PROVIDE ALL NECESSARY DEVICES AND COMPONENTS FOR EQUIPMENT BE PLACED IN PROPER WORKING ORDER.

16. A SEPARATE, GREEN TYPE THWN COPPER GROUND CONDUCTOR SHALL BE RUN FROM GROUND LUG OF EACH GROUNDED RECEPTACLE TO AN APPROVED CONNECTION INSIDE THE ENCLOSING STEEL OUTLET BOX. DEVICE MOUNTING SCREWS SHALL NOT BE CONSIDERED AN APPROVED GROUND. A SEPARATE GROUND CONDUCTOR SHALL BE INSTALLED IN EVERY CONDUIT AND RACEWAY AND SECURELY BONDED IN AN APPROVED GROUNDING TERMINAL AT BOTH ENDS OF THE RUN. THE GROUNDING CONDUCTOR SHALL BE SIZED IN ACCORDANCE WITH TABLE 250-122 OF THE N.E.C. CONTRACTOR SHALL SIZE CONDUIT TO ACCOMMODATE ADDITIONAL CONDUCTOR.

17. LOAD DATA IS BASED ON INFORMATION GIVEN TO THE ENGINEER AT THE TIME OF DESIGN. VERIFY ALL EQUIPMENT NAMEPLATE RATINGS BEFORE ORDERING.

18. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR IS TO PROVIDE CIRCUITS AND ROUTING OF CONDUITS TO SUIT JOB CONDITIONS.

19. FURNISH AND INSTALL DISCONNECT SWITCHES, WIRING, AND CONNECTIONS ON AIR CONDITIONING SYSTEM AS SHOWN ON PLANS. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING FROM C.U.TO A.H.U., ,TERMINATION SHALL BE PERFORMED BY MECHANICAL CONTRACTOR.

20. ALL SWITCHGEAR, PANELS, STARTERS, CONTACTORS ETC., SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER, THE SYSTEM DESIGN IS BASED ON SQUARE "D"; HOWEVER, COMPARABLE EQUIPMENT BY G.E. & SIEMENS ONLY WILL BE ACCEPTABLE. TANDEM AND HALF-SPACE CIRCUIT BREAKERS SHALL NOT BE USED.

21. PROVIDE IDENTIFICATION FOR ALL PANELS, CABINETS, ENCLOSURES, DISCONNECTS & TRANSFORMERS USING ENGRAVED NAMEPLATES, WHITE LETTERING ON A BLACK BACKGROUND. NAMEPLATES SHALL IDENTIFY PANEL DESIGNATION (NAME,) VOLTAGE, PHASE & WIRE CONFIGURATION. PROVIDE TYPEWRITTEN DIRECTORIES UNDER PLASTIC COVER FOR ALL PANEL BRANCH CIRCUITS, CLEARLY INDICATING AREA AND TYPE OF LOAD SERVED BY EACH BRANCH CKT PROTECTIVE DEVICE, INCLUDING SPARES. HAND PRINTED WILL NOT BE ACCEPTED.

22. CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

208V SYSTEM

NEUTRAL – WHITE

PHASE B – RED

PHASE C – BLUE

GRD.CON – GREEN

240V (HIGH LEG) SYSTEM

NEUTRAL – WHITE

PHASE B – ORANGE

PHASE C – BLUE

GRD.CON – GREEN

480V SYSTEM

NEUTRAL – WHITE

PHASE B – PURPLE

PHASE C – YELLOW

GRD.CON – GREEN

PHASE SEQUENCE

ABC, TOP TO BOTTOM

FRONT TO BACK

PHASE A – BLACK

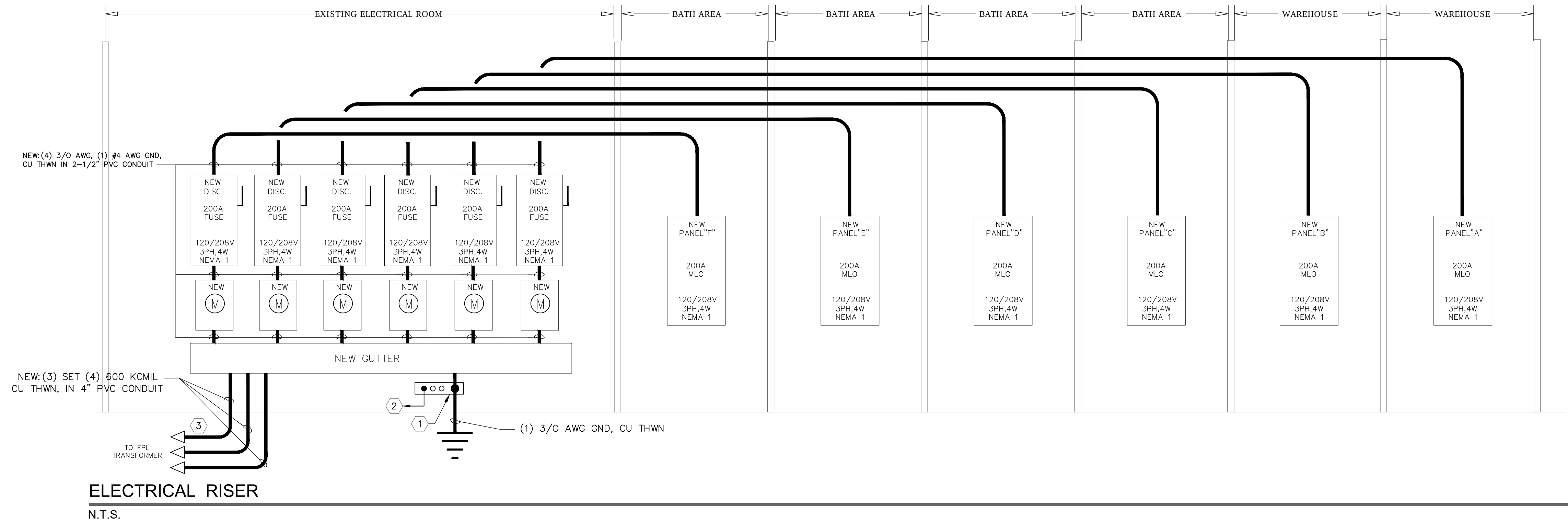
PHASE A – BROWN

LEFT TO RIGHT,

23. CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL CONDUIT PENETRATIONS MADE THROUGH FIRE RATED WALLS, CEILINGS, SLABS, ETC. PENETRATION SEALS SHALL BE PER U.L. ASSEMBLY.

24. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONTRACT DRAWINGS AT JOB SITE WITH COLORED MARKINGS INDICATING PROGRESS OF WORK. THIS SET OF CONTRACT DRAWINGS IS TO BE SEPARATE FROM AND IN ADDITION TO CONTRACTOR'S CONSTRUCTION SET. EVERY UNIT OF EQUIPMENT, DEVICE, CONDUIT AND WIRE IS TO MARKED WHEN INSTALLED. USE GREEN TO INDICATE INSTALLATION AS SHOWN ON DRAWINGS AND USE RED TO INDICATE FIELD CHANGES. UPON COMPLETION OF WORK, THIS SET OF CONTRACT DRAWINGS IS TO BE TURNED OVER TO, AND BECOME PROPERTY OF THE ELECTRICAL ENGINEER.

25. IF ELECTRICAL CONTRACTOR HAS QUESTIONS, OR IN THEIR OPINION FINDS OMISSIONS OR ERRORS ON ELECTRICAL DOCUMENTS, IT IS THEIR RESPONSIBILITY TO BRING THIS TO THE ATTENTION OF THE ELECTRICAL ENGINEER IMMEDIATELY. IF ELECTRICAL CONTRACTOR PROCEEDS WITH ANY CHANGES TO THE CONTRACT DOCUMENTS, WITHOUT WRITTEN PRIOR APPROVAL FROM THE ELECTRICAL ENGINEER, CONTRACTOR WILL NOT BE COMPENSATED.



ELECTRICAL RISER
N.T.S.

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PROPOSED RENOVATION FOR:
CALL OF AFRICA
920 N.E. 13TH STREET
FORT LAUDERDALE, FLORIDA

SEAL: AR NO. 0007957

AA26001131

DRAWN DBK

CHECKED G.J.C.

DATE 11-12-22

SCALE

JOB NO. 22-053

SHEET

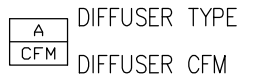
E-4

OF Exhibits

HVAC GENERAL NOTES

1. GENERAL
- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND WITH ALL APPLICABLE REGULATIONS.
- B. DRAWINGS: REFER TO ALL DRAWINGS FOR COORDINATION OF THE HVAC WORK.
- C. ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTS. OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
- D. GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR. ALL COMPRESSORS SHALL BE GUARANTEED FOR 5 YEARS MINIMUM.
2. SHOP DRAWINGS: CONTRACTORS SHALL SUBMIT FOR APPROVAL, WITHIN 30 DAYS AFTER SIGNING CONTRACT, A MINIMUM OF FIVE COPIES OF FULLY DESCRIPTIVE LITERATURE, INCLUDING BUT NOT LIMITED TO: AIR CONDITIONING UNITS, FANS AND AIR OUTLETS. NO WORK SHALL PROCEED WITHOUT APPROVAL OF THESE SUBMITTALS.
3. DESIGN PARAMETERS:
- A. INDOOR DESIGN TEMPERATURE (SUMMER): 78F DB
- B. INDOOR DESIGN TEMPERATURE (WINTER): 72F DB
4. ALL THERMOSTATS SHALL HAVE HEATING MODE MAXIMUM SETTING OF 75 F, AND COOLING MODE MINIMUM SETTING OF 70 F. THE THERMOSTAT SHALL BE ARRANGED TO PREVENT THE SIMULTANEOUS OPERATION OF HEATING AND COOLING.
5. ELECTRICAL CONTROLS AND POWER WIRING: UNDER ELECTRICAL CONTRACT.
6. EQUIPMENT SPECIFIED BY MANUFACTURER'S NUMBER SHALL INCLUDE ALL ACCESSORIES, CONTROLS, ETC., LISTED IN THE CATALOG AS STANDARD WITH THE EQUIPMENT. OPTIONAL OR ADDITIONAL ACCESSORIES SHALL BE FURNISHED AS SPECIFIED.
7. MATERIALS:
- A. REFRIGERANT PIPING: SHALL BE TYPE L SOFT DRAWN, COPPER TUBING, DEHYDRATED FOR REFRIGERANT USE. SIZED AS SHOWN ON DRAWINGS OR AS PER AIR CONDITIONING EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
- B. INSULATION: REFRIGERANT SUCTION PIPING AND CONDENSATE PIPES SHALL BE INSULATED WITH 3/4" THICK FOAMED PLASTIC INSULATION, FIRE RETARDANT TYPE. INSULATION SHALL BE INSTALLED IN PIPING BEFORE ASSEMBLY. NO SPLIT INSULATION WILL BE ACCEPTABLE. SEAL JOINTS WITH MANUFACTURER'S APPROVED ADHESIVE AND GREY TAPE.
- C. DUCTWORK:
- A. ALL SUPPLY AIR DUCTWORK SHALL BE 1-1/2" THICK FIBERGLASS DUCTBOARD, FABRICATED AND INSTALLED AS PER LATEST EDITION OF SMACNA "FIBROUS GLASS DUCT MANUAL", R-6.0 MIN.
- B. ALL OUTDOOR AND EXHAUST AIR DUCTWORK SHALL BE GALVANIZED SHEET METAL OR ALUMINUM DUCT NOT LIGHTER THAN 24 GAGE.
- C. ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS.
- D. FLEXIBLE INSULATED DUCTWORK WITH 1-1/2" THICK FIBERGLASS INSULATION WITH FRK VAPOR BARRIER, R-6.0 MIN.
8. CONTROLS: AIR CONDITIONING UNITS SHALL BE STARTED AND STOPPED THRU INDIVIDUAL PROGRAMMABLE THERMOSTAT. INDIVIDUAL THERMOSTATS SHALL START/STOP FANS AND ACTIVATE COOLING/HEATING SYSTEMS AS SELECTED.
9. TEST AND BALANCE: CONTRACTOR SHALL TEST AND BALANCE ALL VENTILATION AND AIR CONDITIONING SYSTEMS. SUBMIT FOUR COPIES OF TEST AND BALANCE REPORT, TO OWNER FOR APPROVAL.
10. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID ANY INTERFERENCES THAT MAY DELAY PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL INSTALL ALL NECESSARY OFFSETS, BENDS, AND TRANSITIONS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO OWNER.

AIR DISTRIBUTION SCHEDULE



DIFFUSER TYPE
DIFFUSER CFM

TAG MANUFACTURER & MODEL NO. NOTES:

R.A.G	TITUS 50F	ALUMINUM RETURN GRILLE REGISTER
SW	TITUS 300	DOUBLE DEFLECTION SIDE WALL ALUMINUM DIFFUSER

NOTES:

1. ALL GRILLS MUST BE APPROVED BY OWNER/ARCHITECT.
2. C.C/HVAC SUBCONTRACTOR TO SUBMIT PRODUCT SAMPLES/CUTSHEETS FOR REVIEW PRIOR TO PURCHASING

SPLIT SYSTEM SCHEDULE

AIR HANDLING UNIT											AIR COOLED CONDENSING UNIT											SYSTEM DATA							
MARK	MODEL NO.	CFM		ESP	FAN			UNIT	MAX	WT	MARK	MODEL NO.	WT	ELECTRICAL VOLTS-PH-HZ	COMPRESSOR			FAN QTY	FLA	UNIT	MAX	COOLING CAPACITY		SEER2	REF. LINES				
		TOTAL	OA		HP	KW	STEP								MCA	MOCPP	LBS					QTY.	TONS		RLA	MCA	MOCPP	TMBH	SMBH
AHU-1	TRANE TAM9AOC60	2000		.5	1.0	7.2	1	53	60	163	CU-1	TRANE 4TTR6060N	275	208-1-60	1	5.0	26.9	1	1.3	35	50	55.0	45.0	15.6	1-1/8	3/8			
AHU-2	TRANE TAM9AOC48	1600		.5	3/4	5.8	1	42	45	162	CU-2	TRANE 4TTR6048N	259	208-1-60	1	4.0	20.4	1	2.8	28	45	47.0	37.0	16.2	7/8	3/8			
AHU-3	TRANE TAM9AOC48	1600		.5	3/4	5.8	1	42	45	162	CU-3	TRANE 4TTR6048N	259	208-1-60	1	4.0	20.4	1	2.8	28	45	47.0	37.0	16.2	7/8	3/8			
AHU-4	TRANE TAM9AOC60	2000		.5	1.0	7.2	1	53	60	163	CU-4	TRANE 4TTR6060N	275	208-1-60	1	5.0	26.9	1	1.3	35	50	55.0	45.0	15.6	1-1/8	3/8			
AHU-5	TRANE TAM9A0A24	800		.5	1/2	3.6	1	27	30	116	CU-5	TRANE 4TTR6024N	244	240-1-60	1	2.0	10.2	1	0.71	13.4	20	23.8	18.0	16.2	3/4	3/8			

SPLIT SYSTEM NOTES:

1. OUTSIDE AIR DESIGN CONDITIONS: 91°FDB - 79°FDB.
2. PROVIDE A/C UNITS WITH PROGRAMMABLE HEATING AND COOLING THERMOSTAT WITH ON-OFF SWITCH SUB-BASE. (WIRED AND INSTALLED BY ELECTRICAL CONTRACTOR)
3. PROVIDE PROPER VIBRATION ISOLATORS AS PER ISOLATION MANUFACTURER'S RECOMMENDATIONS. PROVIDE FILTER RACK UNDER AHU.
4. INSTALL CHEMICAL DRYER AND STRAINER IN REFRIGERANT LIQUID LINES.
5. PROVIDE BUILT-IN DISCONNECT WITH ALL AIR HANDLING UNITS.
6. MATERIALS:
- A. REFRIGERANT PIPING: SHALL BE TYPE L SOFT DRAWN, COPPER TUBING, DEHYDRATED FOR REFRIGERANT USE. SIZED AS SHOWN ON DRAWINGS OR AS PER AIR CONDITIONING EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
- B. INSULATION: REFRIGERANT SUCTION PIPING AND CONDENSATE PIPES SHALL BE INSULATED WITH 3/4" THICK FOAMED PLASTIC INSULATION, FIRE RETARDANT TYPE. INSULATION SHALL BE INSTALLED IN PIPING BEFORE ASSEMBLY. NO SPLIT INSULATION WILL BE ACCEPTABLE. SEAL JOINTS WITH MANUFACTURER'S APPROVED ADHESIVE AND GREY TAPE.

MINI-DUCTLESS SYSTEM SCHEDULE

AIR HANDLING UNIT				AIR COOLED CONDENSING UNIT										SYSTEM DATA							
MARK	MODEL NO.	CFM	WT	DIMENSION WXDHX	MARK	MODEL NO.	WT	ELECTRICAL	COMPRESSOR			FAN	UNIT	MAX FUSE	COOLING CAPACITY		HEATING CAPACITY		REF. LINES		
		TOTAL	LBS				VOLTS-PH-HZ	QTY.	TONS	FLA	QTY	MCA			TMBH	SEER2	TMBH	HSPF2		SUCTION	LIQUID
MS-1	MITSUBISHI MSZ-FS06NA	381	29.0	36X10X12	MSCU-1	MITSUBISHI MUZ-FS06NA	82	208-1-60	1	0.5	-	1	10	15	6.0	32.2	8.7	11.9	3/8"	1/4"	
MS-2-1	MITSUBISHI MSZ-FS12NA	381	29.0	36X10X12	MSCU-2	MITSUBISHI MXZ-3C24NA	137	230-1-60	1	2.0	-	1	22.1	25	22.0	20.0	25.0	9.5	3/8"	1/4"	
MS-2-2	MITSUBISHI MSZ-FS12NA	381	29.0	36X10X12																	
MS-3	MITSUBISHI MSZ-HM24NA	702	28.0	36X13X12	MSCU-3	MITSUBISHI MUZ-HM24NA	121	230-1-60	1	2.0	-	1	14	20	22.4	20.0	26.0	8.5	3/8"	1/4"	
MS-4	MITSUBISHI MSZ-HM24NA	702	28.0	36X13X12	MSCU-4	MITSUBISHI MUZ-HM24NA	121	230-1-60	1	2.0	-	1	14	20	22.4	20.0	26.0	8.5	3/8"	1/4"	

NOTES:

CONTRACTOR MUST PROVIDE MANUFACTURER WIND LOAD CERTIFICATE FOR CONDENSING UNITS

SPLIT SYSTEM NOTES:

1. PROVIDE WIRELESS REMOTE CONTROLLER FOR EACH AHU.
2. PROVIDE DRAIN PAN AND FLOAT SWITCH TO SHUT DOWN AC AS REQUIRED.
3. FINAL LOCATION OF AIR HANDLERS AND CONDENSING UNIT ARE TO BE FIELD VERIFY.
4. MITSUBISHI IS THE BASIC OF DESIGN, OTHER BRAND ARE ACCEPTABLE AS LONG AS THE PERFORMANCE AND SPECIFICATION ARE EQUAL.

5. MATERIALS:

- A. REFRIGERANT PIPING: SHALL BE TYPE L SOFT DRAWN, COPPER TUBING, DEHYDRATED FOR REFRIGERANT USE. SIZED AS SHOWN ON DRAWINGS OR AS PER AIR CONDITIONING EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
- B. INSULATION: REFRIGERANT SUCTION PIPING AND CONDENSATE PIPES SHALL BE INSULATED WITH 3/4" THICK FOAMED PLASTIC INSULATION, FIRE RETARDANT TYPE. INSULATION SHALL BE INSTALLED IN PIPING BEFORE ASSEMBLY. NO SPLIT INSULATION WILL BE ACCEPTABLE. SEAL JOINTS WITH MANUFACTURER'S APPROVED ADHESIVE AND GREY TAPE.

FAN SCHEDULE

MARK	SELECTION BASED ON		TYPE/ SERVICE	CFM	TSP IN WG	MOTOR DATA VOLTS-PH-HZ	SONES DR NC
	MAKE	MODEL NO.					
EF-1	GREENHECK	SP-B80	BATHROOM	80	.125	115-1-60	1.1
EF-2	GREENHECK	AER-20-03-0605	WAREHOUSE	100	.5	115-1-60	9.1
EF-3	GREENHECK	SP-B80	STORAGE	80	.125	115-1-60	1.1
EF-4	GREENHECK	AER-20-03-0605	WAREHOUSE	100	.5	115-1-60	9.1
EF-5	GREENHECK	AER-20-03-0605	WAREHOUSE	100	.5	115-1-60	9.1
EF-6	GREENHECK	SP-B80	STORAGE	80	.125	115-1-60	1.1

GENERAL FAN NOTES:

1. PROVIDE BACKDRAFT FOR ALL EXHAUST FANS.
2. FIELD ADJUST OPENINGS WITH STRUCTURE.
3. COORDINATE WITH ELECTRICAL CONTRACTOR BEFORE BIDDING OR ORDERING ANY EQUIPMENT.
4. SEE GENERAL, AIR CONDITIONING, DUCTWORK, AND COORDINATION NOTES FOR OTHER FIELD SUPPLIED ITEMS.
5. PROVIDE BIRDSCREEN ON ALL INLETS AND OUTLETS.
6. SWITCH WITH LIGHTS

MINIMUM VENTILATION RATE
(2020 7TH ED. FBC MECHANICAL TABLE 403.3)

AREA	SYSTEM	GR/NET SQ. FT	PERS/ 1000 SF	TOTAL PERS	CFM/ PERS	CFM/ SQ. FT	CFM REQ'D	CFM PROVIDED
WAREHOUSE	AHU-(1 THRU 4)	1,590/-	-	-	10	.06	96	100
WAREHOUSE	AHU-(1 THRU 4)	1,590/-	-	-	10	.06	96	100
OFFICE	AHU-5	560/-	5	5*	5	.06	59	100
WAREHOUSE	EF-2	870/-	-	-	10	.06	53	100
STORAGE	EF-3	375/-	-	-	-	.12	45	80
WAREHOUSE	EF-4	1,130/-	-	-	10	.06	68	100
WAREHOUSE	EF-5	1,010/-	-	-	10	.06	61	100
STORAGE	EF-6	210/-	-	-	-	.12	26	80

ADJUST OUTSIDE AIR TO VALUE AS SHOWN

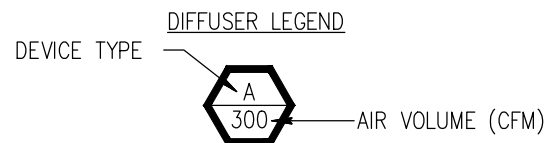
AHU-1=100 CFM
AHU-2=100 CFM
AHU-3=100 CFM
AHU-4=100 CFM
AHU-5=100 CFM

AIR DISTRIBUTION SCHEDULE

MARK	TYPE	MAKE	MODEL	SIZE	BORDER TYPE	MATERIAL	REMARKS
A	CEILING REGISTER	TITUS	300/350	SEE PLANS	SURFACE FRAME AND BORDER	ALUMINUM	SEE NOTES
B	RETURN GRILL	TITUS	300/350	SEE PLANS	SURFACE FRAME AND BORDER	ALUMINUM	SEE NOTES

GENERAL NOTE:

1. TITUS IS THE BASIS OF DESIGN AND STANDARD FOR COMPARISON.
2. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPE.
3. PROVIDE OFF WHITE FINISH UNLESS OTHERWISE NOTED (SUBJECT TO ARCH. APPROVAL).
4. SEE FLOOR PLANS FOR VARIATIONS OF THROW & DIRECTIONS.
5. ALL AIR DISTRIBUTION DEVICES ARE ALUMINUM UNLESS OTHERWISE SPECIFIED.
6. ALL SUPPLY REGISTERS AND DIFFUSERS SHALL BE 4-WAY THROW UNLESS OTHERWISE INDICATED ON THE FLOOR PLANS.
7. PROVIDE SQUARE TO ROUND ADAPTOR WHERE ROUND NECK IS SPECIFIED.
8. WHERE APPLICABLE, ROUND NECK SIZE ON DIFFUSERS SHALL BE THE SAME SIZE AS THE CONNECTING FLEXIBLE DUCT.



DEVICE TYPE
DIFFUSER LEGEND
AIR VOLUME (CFM)

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PROPOSED RENOVATION FOR:

CALL OF AFRICA

920 N.E. 13TH STREET
FORT LAUDERDALE, FLORIDA

SEAL: AR NO. 0007957

AA26001131

DRAWN

DBK

CHECKED

G.J.C.

DATE

11-12-22

SCALE

JOB NO.

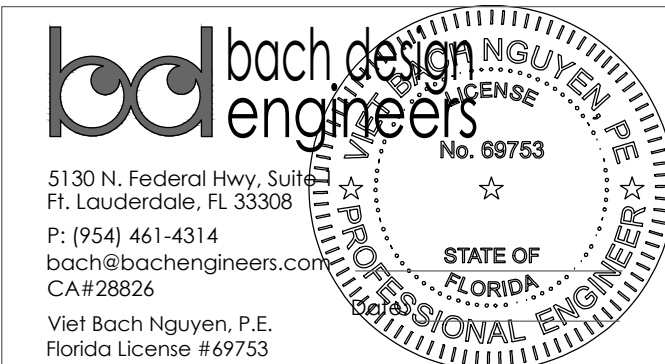
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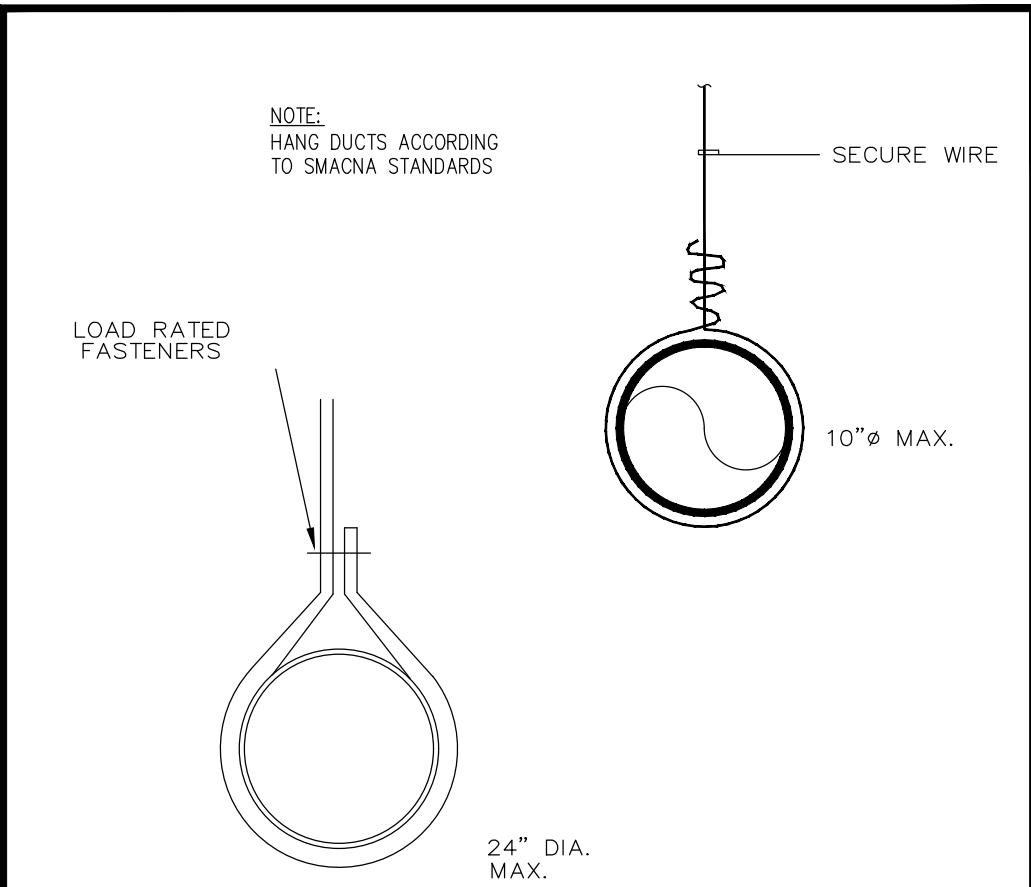
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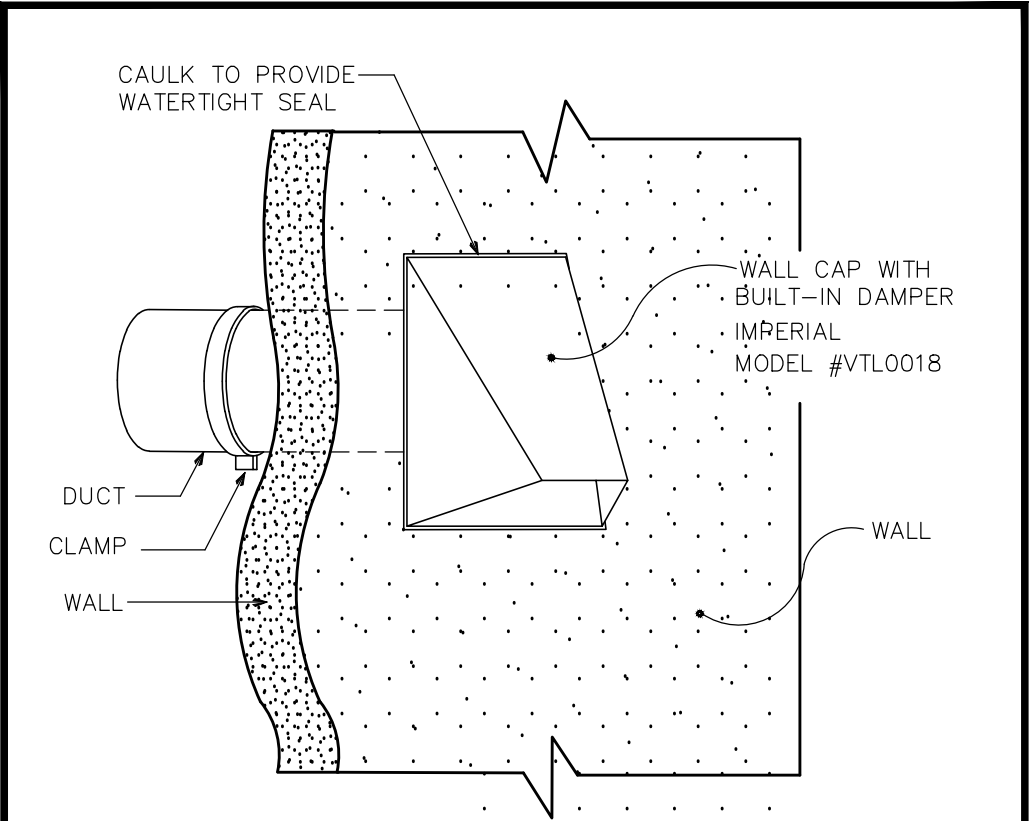
Exhibits



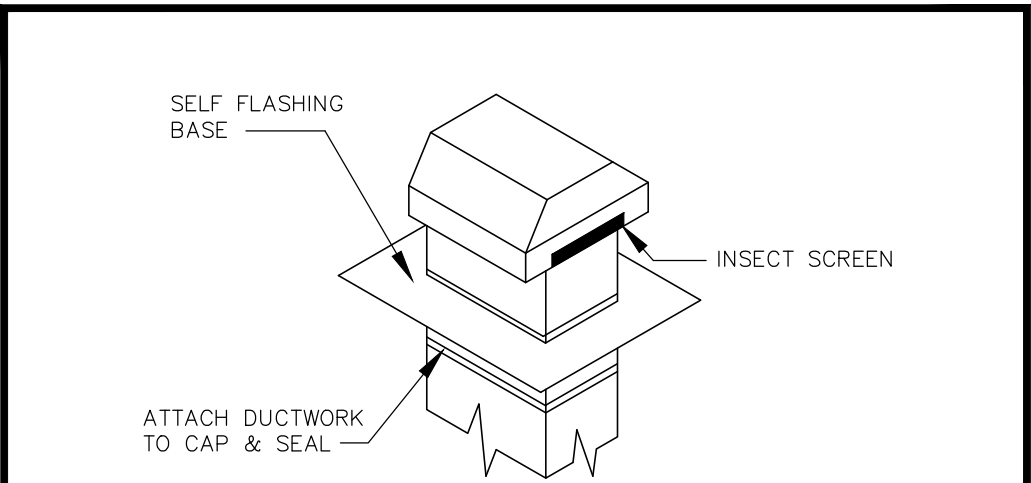


FLEXIBLE DUCT SHALL BE SUPPORT PER FBC M1601.4.4.4
1. HORIZONTAL DUCT SHALL BE SUPPORT AT INTERVALS NOT GREATER THAN 5 FEET
2. DUCT SAG BETWEEN SUPPORT SHALL NOT BE EXCEED 1/2" PER FOOT OF LENGTH
3. DUCT STRIP SHALL BE DIVERSITECH DUCT 1-3/4" POLYPROPYLENE HANGER STRAP OR EQUAL.

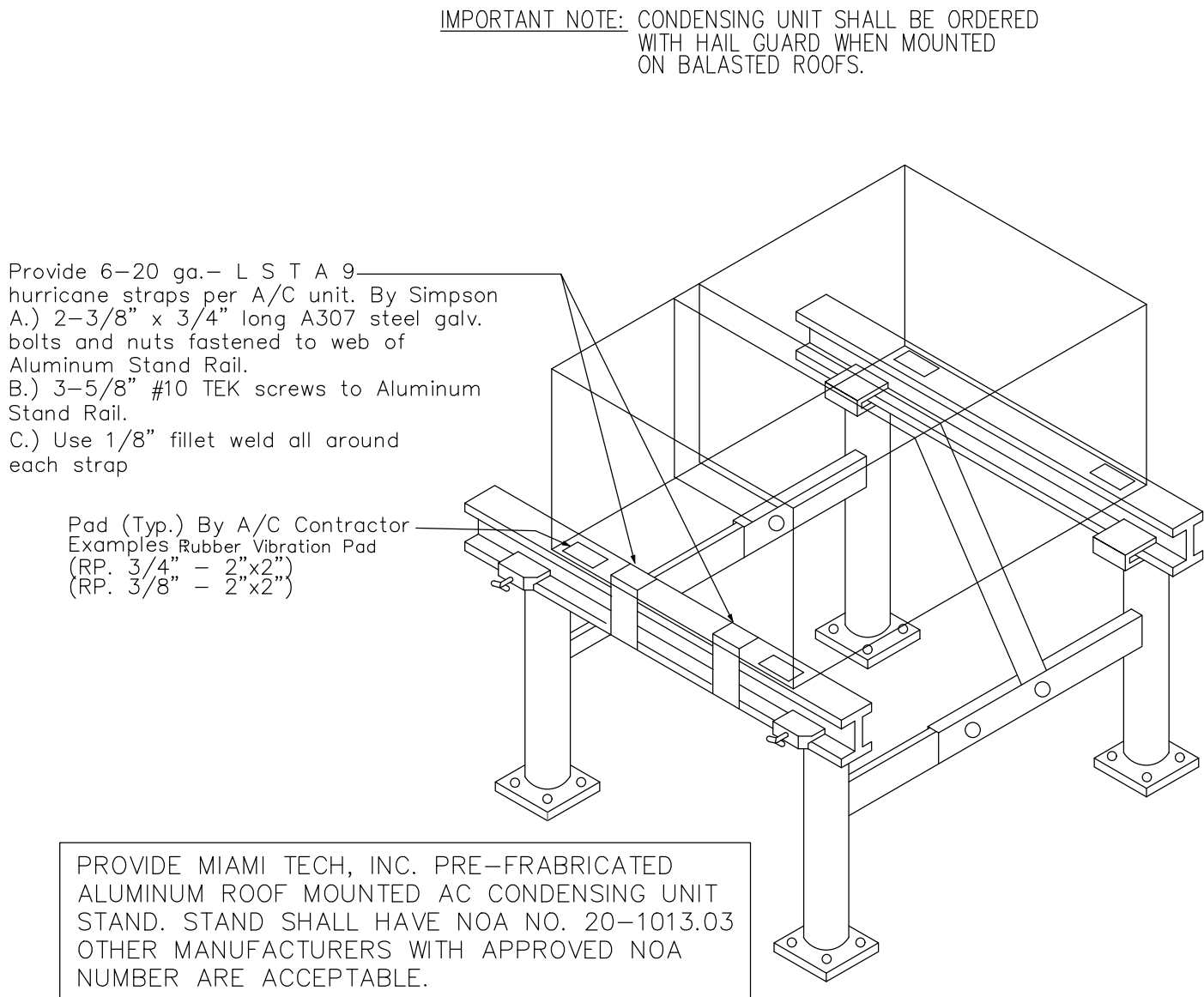
**METHODS OF HANGING
DUCTS DETAIL**
N.T.S.



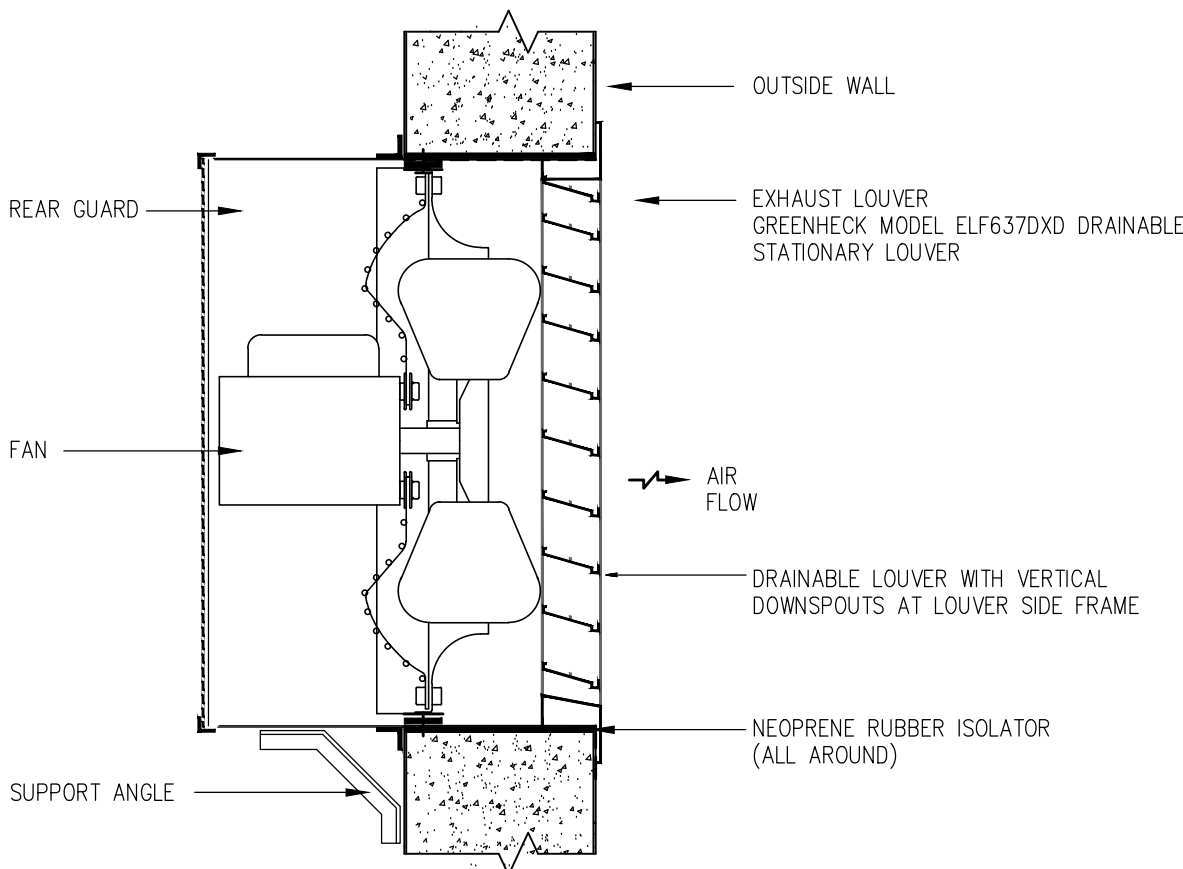
WALL CAP DETAIL
NOT TO SCALE



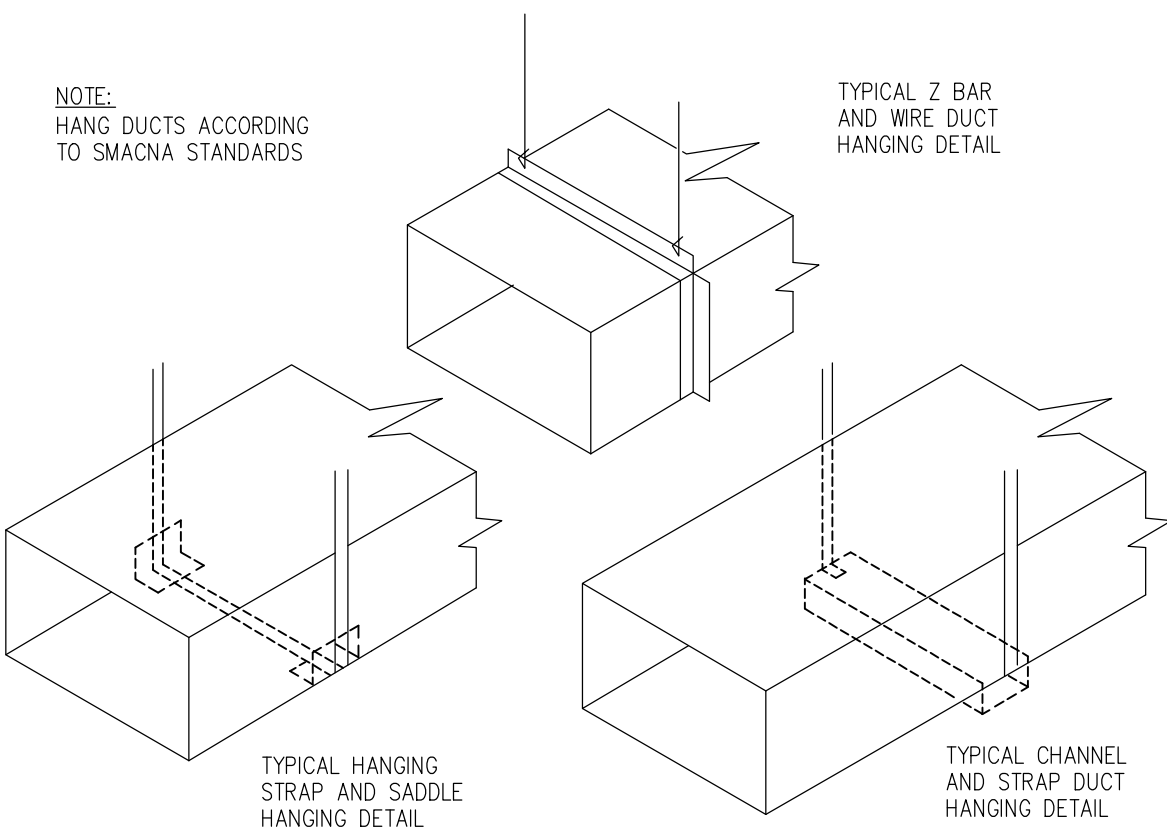
ROOF CAP DETAIL
NOT TO SCALE



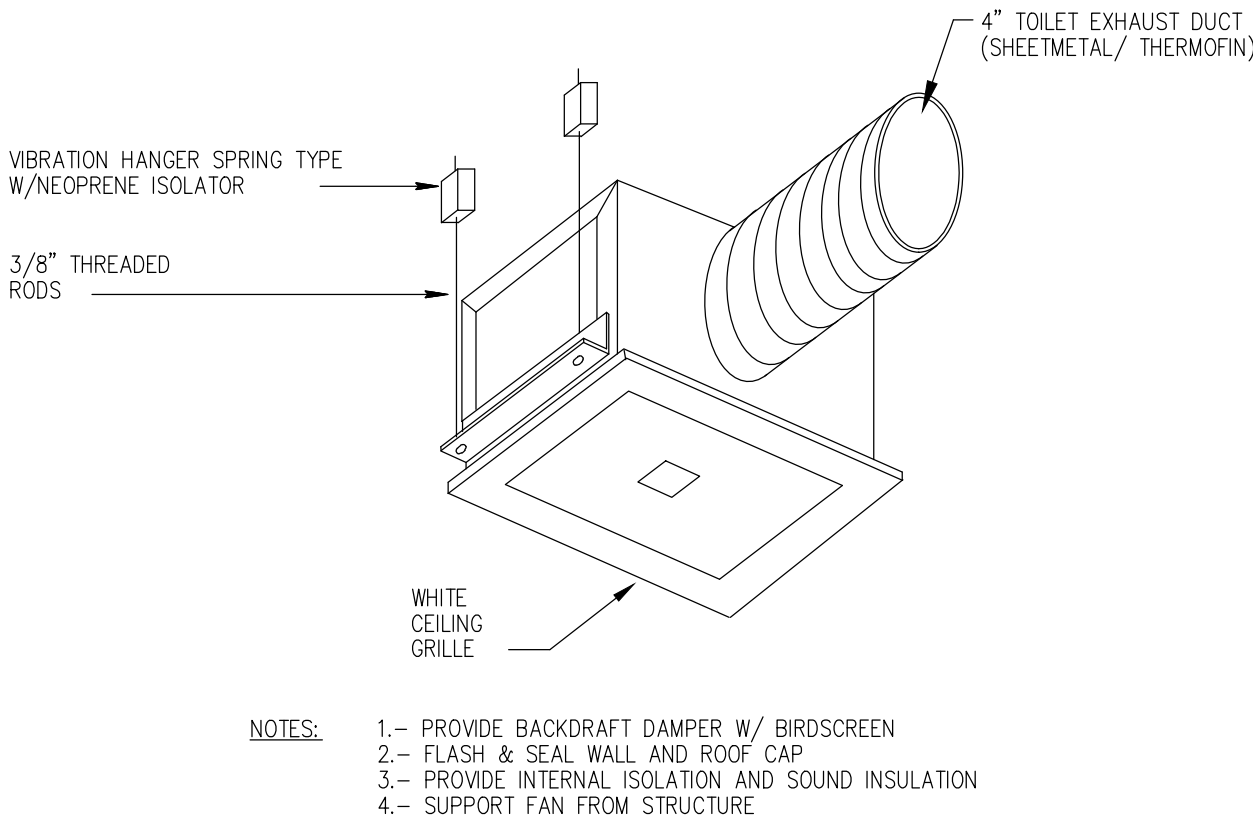
CONDENSING UNIT MOUNTING DETAIL
N.T.S.



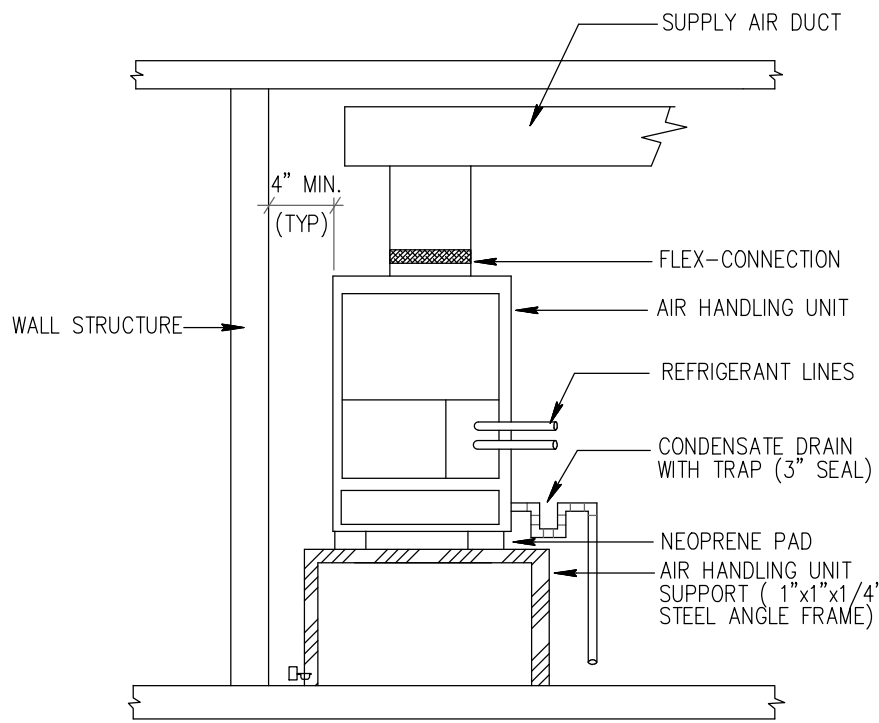
WALL FAN MOUNTING DETAIL
N.T.S.



**METHODS OF HANGING
DUCTS DETAIL**
N.T.S.



CABINET EXHAUST FAN DETAIL
N.T.S.



**TYPICAL VERTICAL AIR
UNIT DETAIL**
N.T.S.

NOTE:
1. PROVIDE MINIMUM 4" SERVICE/ MAINTENANCE AREA AROUND AIR HANDLING UNIT.
2. PROVIDE FLOAT SWITCH IN DRAINPAN WIRED TO SHUT DOWN AC UNIT IN CASE OF
CONDENSATE STOPPAGE.

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STATE OF
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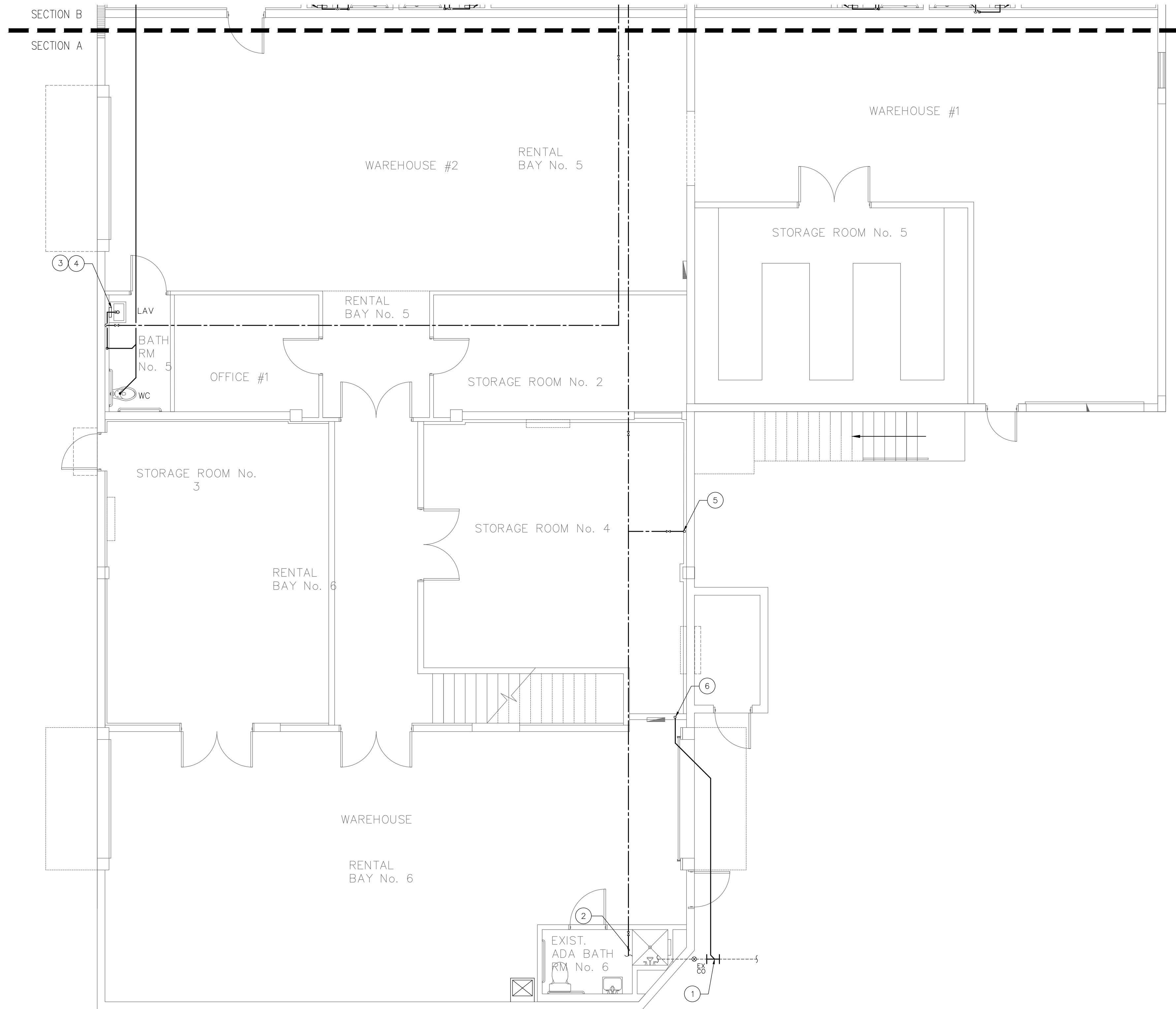
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**PROPOSED RENOVATION FOR:
CALL OF AFRICA
920 N.E. 13TH STREET
FORT LAUDERDALE, FLORIDA**

SEAL: AR NO. 0007957
AA26001131

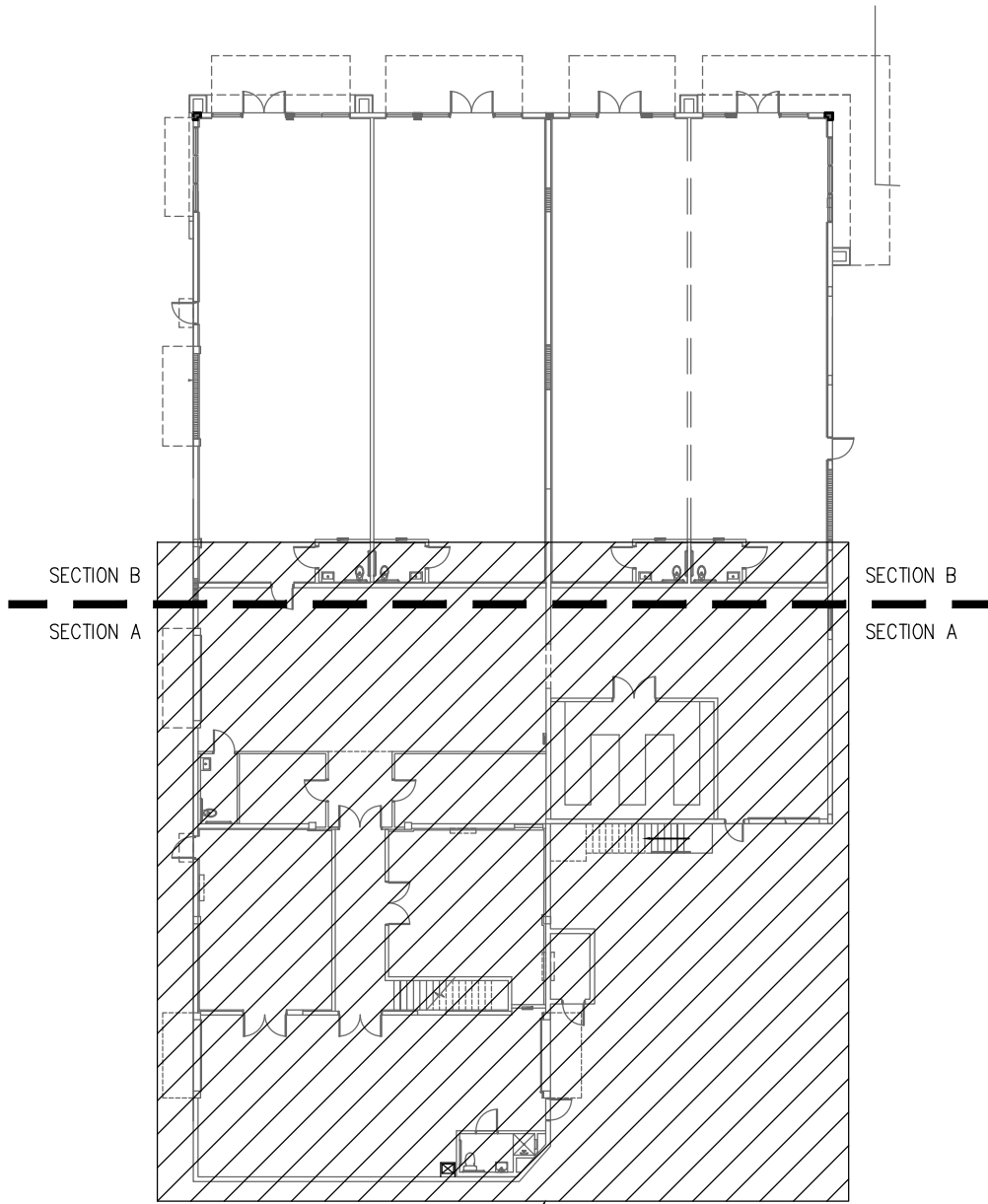
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SCALE	
JOB. NO.	22-053
SHEET	

M-4
OF Exhibits



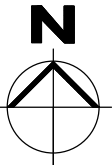
PLUMBING 1ST FLOOR PLAN - SECTION A

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



KEY PLAN

scale: NTS



PLUMBING KEY NOTES

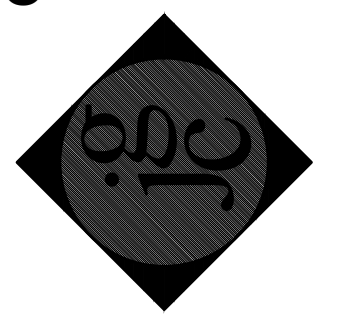
- ① TIE NEW 2" SANITARY TO EXISTING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
- ② TIE NEW 1/2" CW TO EXISTING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
- ③ ECOSMART TANKLESS WATER HEATER MODEL POU 3.5 (3.5 KW @ 120V)
- ④ PROVIDE MIXING VALVE POWERS MODEL LFG480 AND SET @110F.
- ⑤ 1/2" CW UP TO SECOND FLOOR.
- ⑥ 2" SANITARY UP TO SECOND FLOOR.

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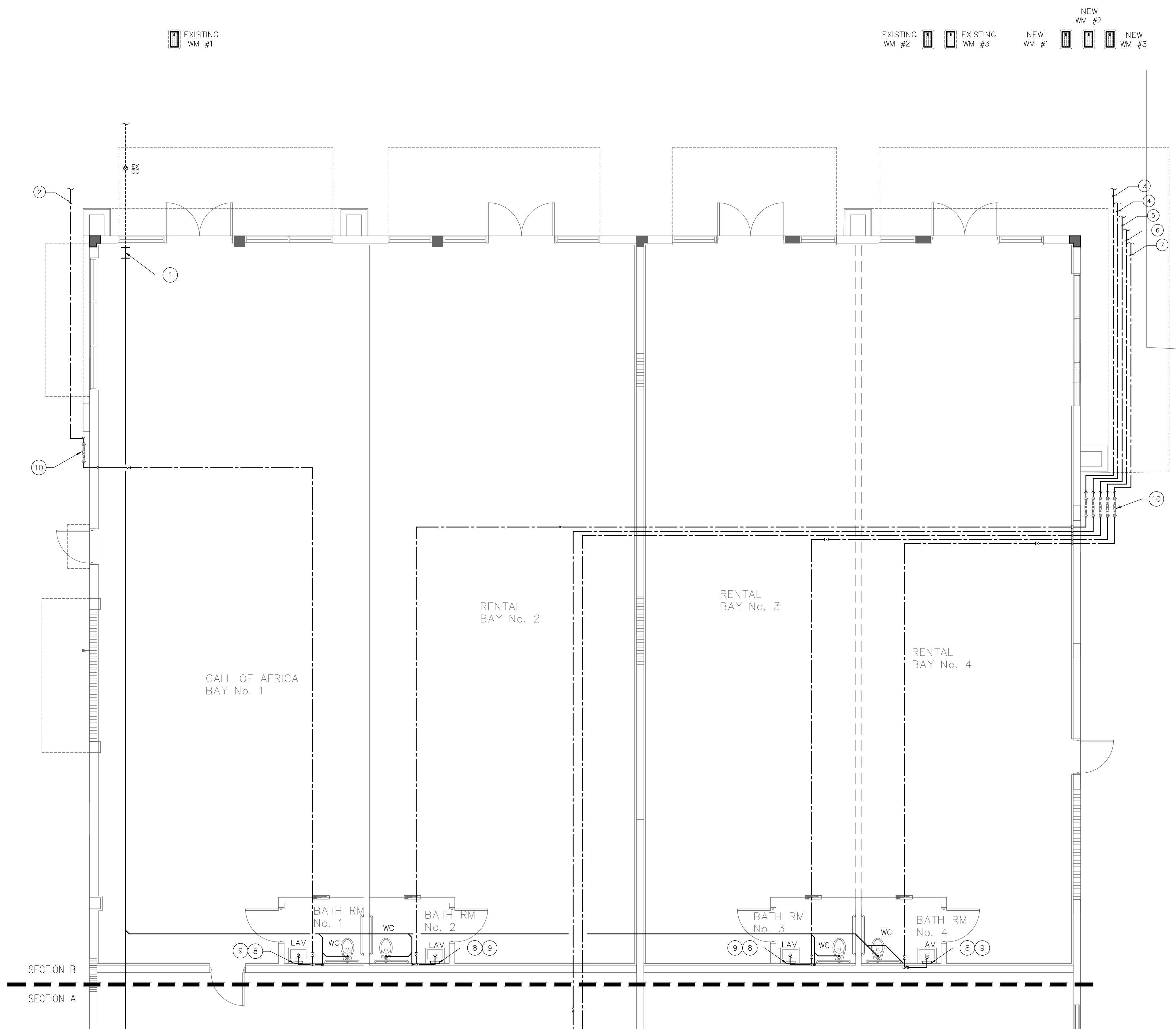
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DATE	11-12-22
SCALE	
JOB. NO.	22-053
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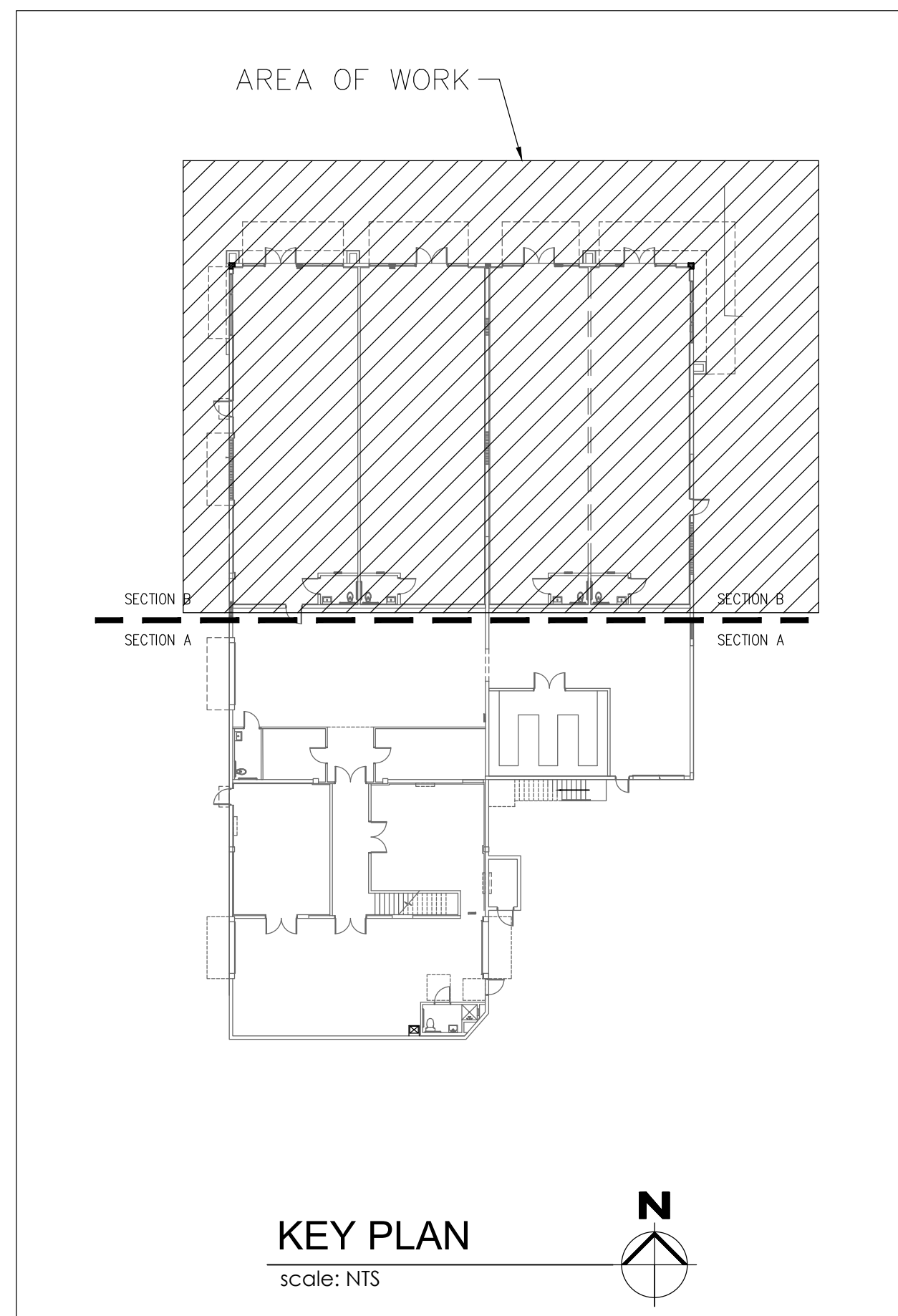
P-1.1

OF Exhibits



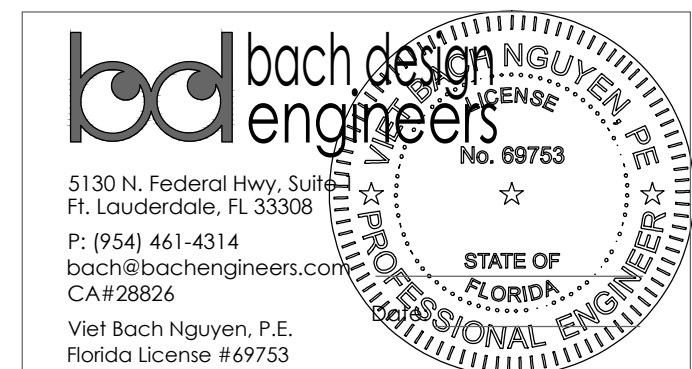
PLUMBING 1ST FLOOR PLAN - SECTION B

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



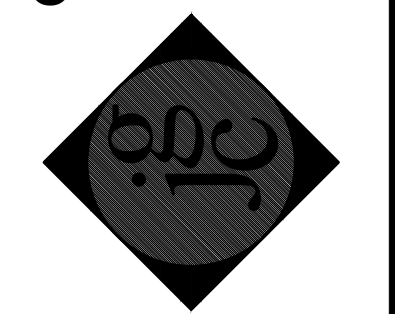
PLUMBING KEY NOTES

1. TIE NEW 4" SANITARY TO EXISTING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
2. TIE NEW 1" CW TO EXISTING WATER METER #1. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
3. TIE NEW 1" CW TO EXISTING WATER METER #2. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
4. TIE NEW 1" CW TO EXISTING WATER METER #3. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
5. TIE NEW 1" CW TO NEW WATER METER #1. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
6. TIE NEW 1" CW TO NEW WATER METER #2. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
7. TIE NEW 1" CW TO NEW WATER METER #3. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
8. ECOSMART TANKLESS WATER HEATER MODEL POU 3.5 (3.5 KW @ 120V)
9. PROVIDE MIXING VALVE POWERS MODEL LFG480 AND SET @110F.
10. PROVIDE 1" BACKFLOW PREVENTOR.



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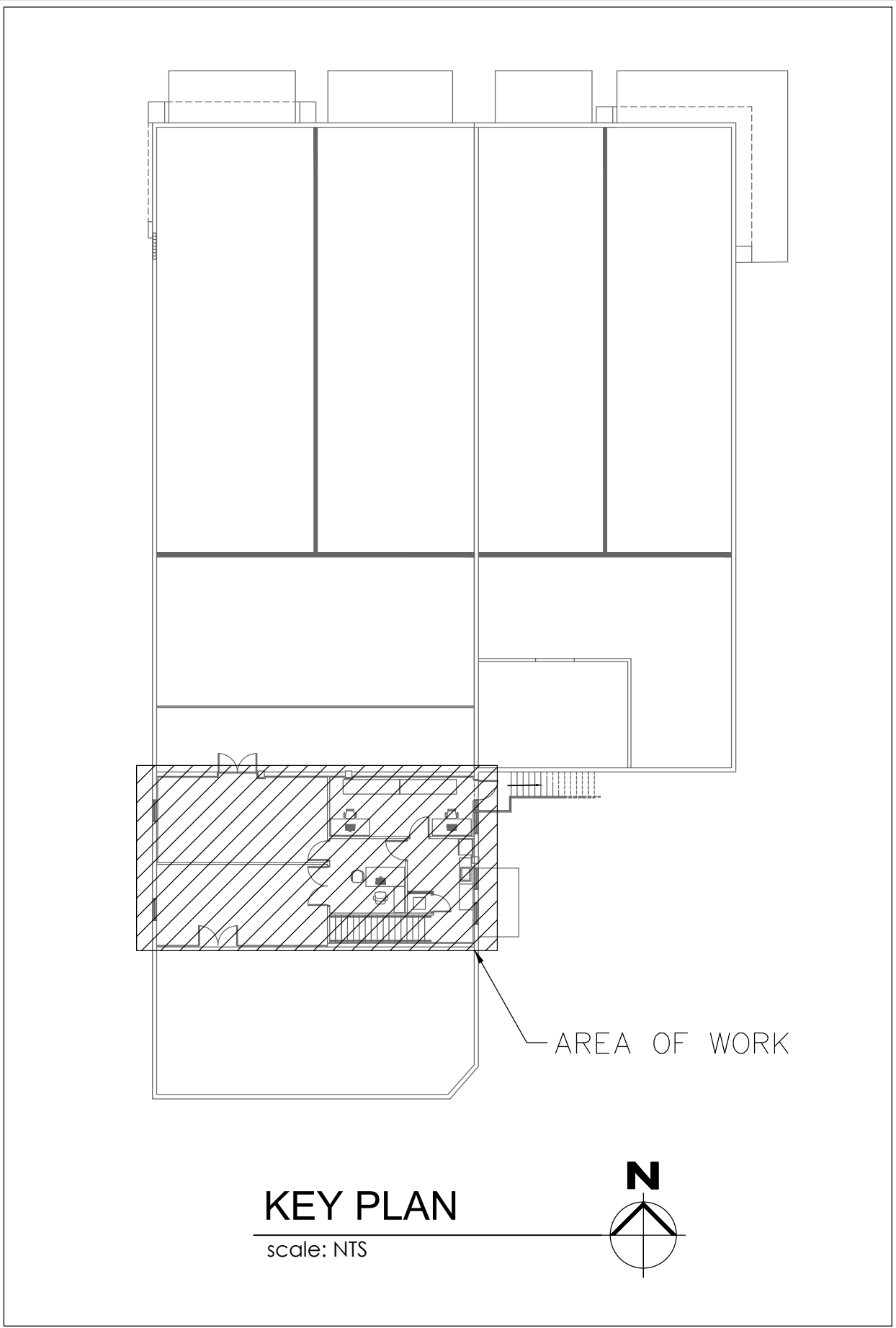
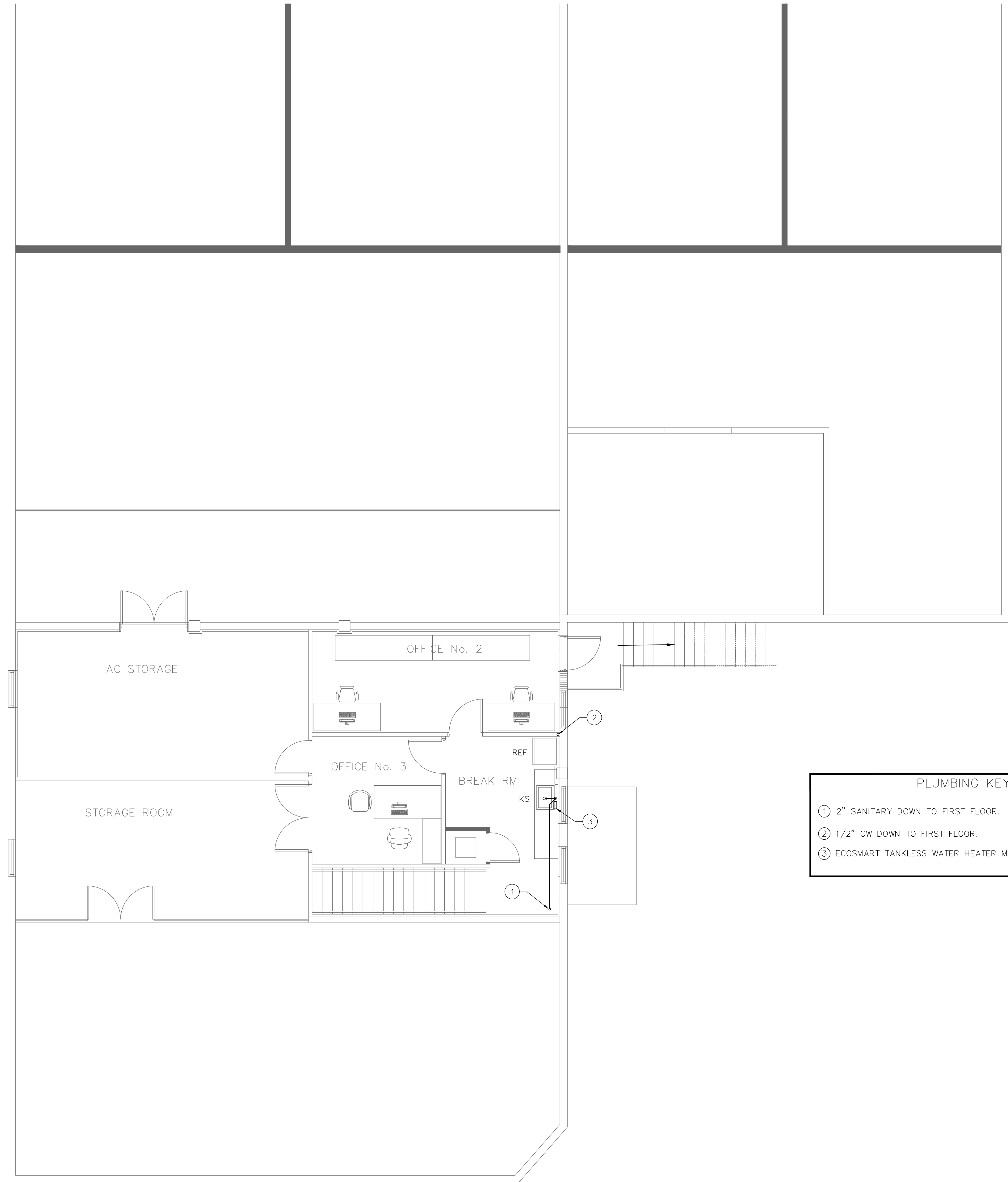
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DATE **11-12-22**
SCALE
JOB. NO. **22-053**
SHEET

P-1.2

OF Exhibit SHEETS



- PLUMBING KEY NOTES
- ① 2" SANITARY DOWN TO FIRST FLOOR.
 - ② 1/2" CW DOWN TO FIRST FLOOR.
 - ③ ECOSMART TANKLESS WATER HEATER MODEL POU 3.5 (3.5 KW @ 120V)

PLUMBING 2ND FLOOR PLAN
scale: 3/16" = 1'-0"

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gjc

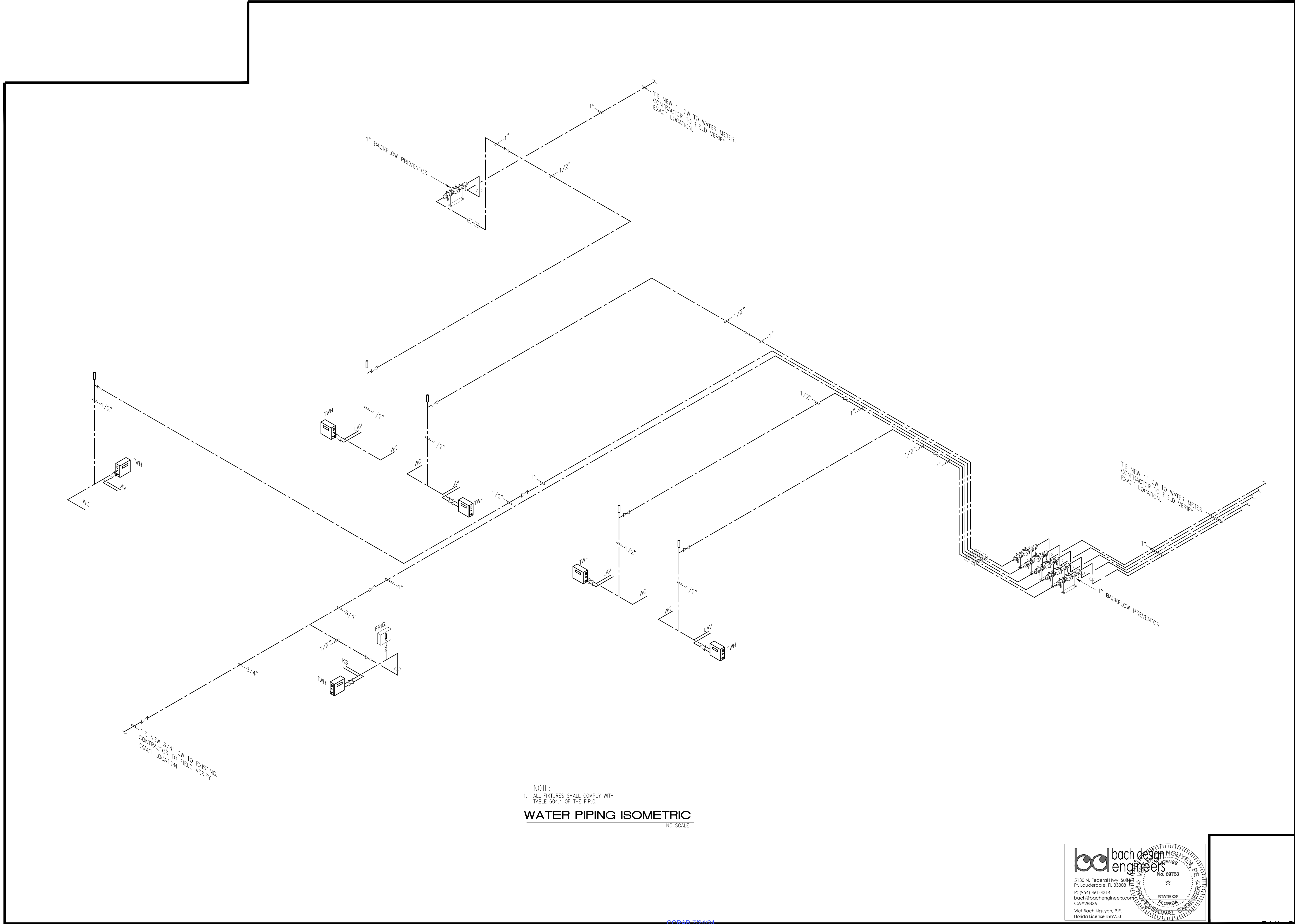
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OF 10
Exhibits



NOTE:
1. ALL FIXTURES SHALL COMPLY WITH
TABLE 604.4 OF THE F.P.C.

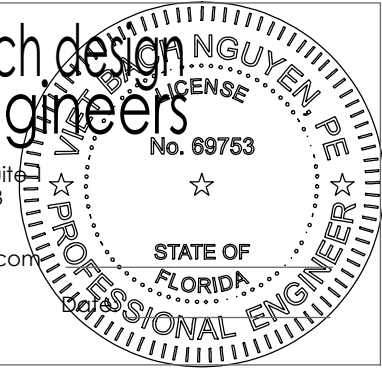
WATER PIPING ISOMETRIC
NO SCALE



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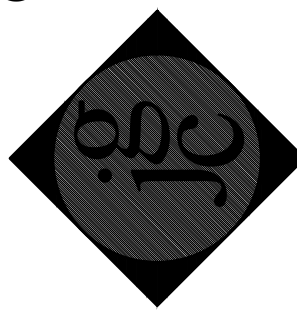


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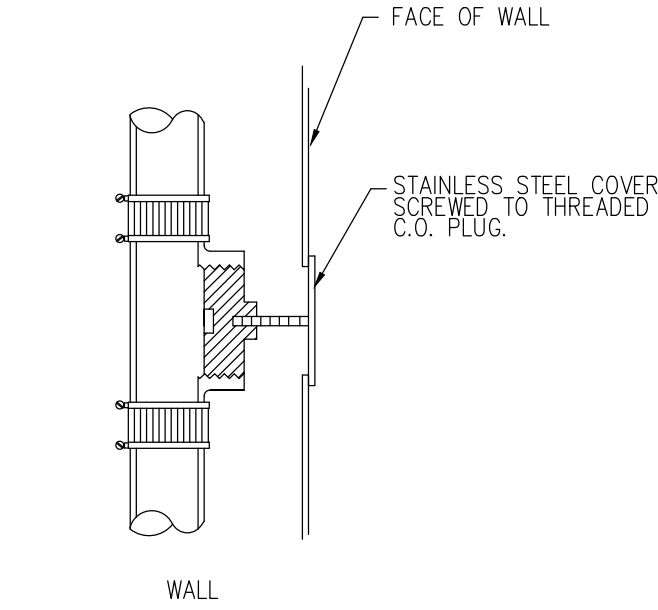
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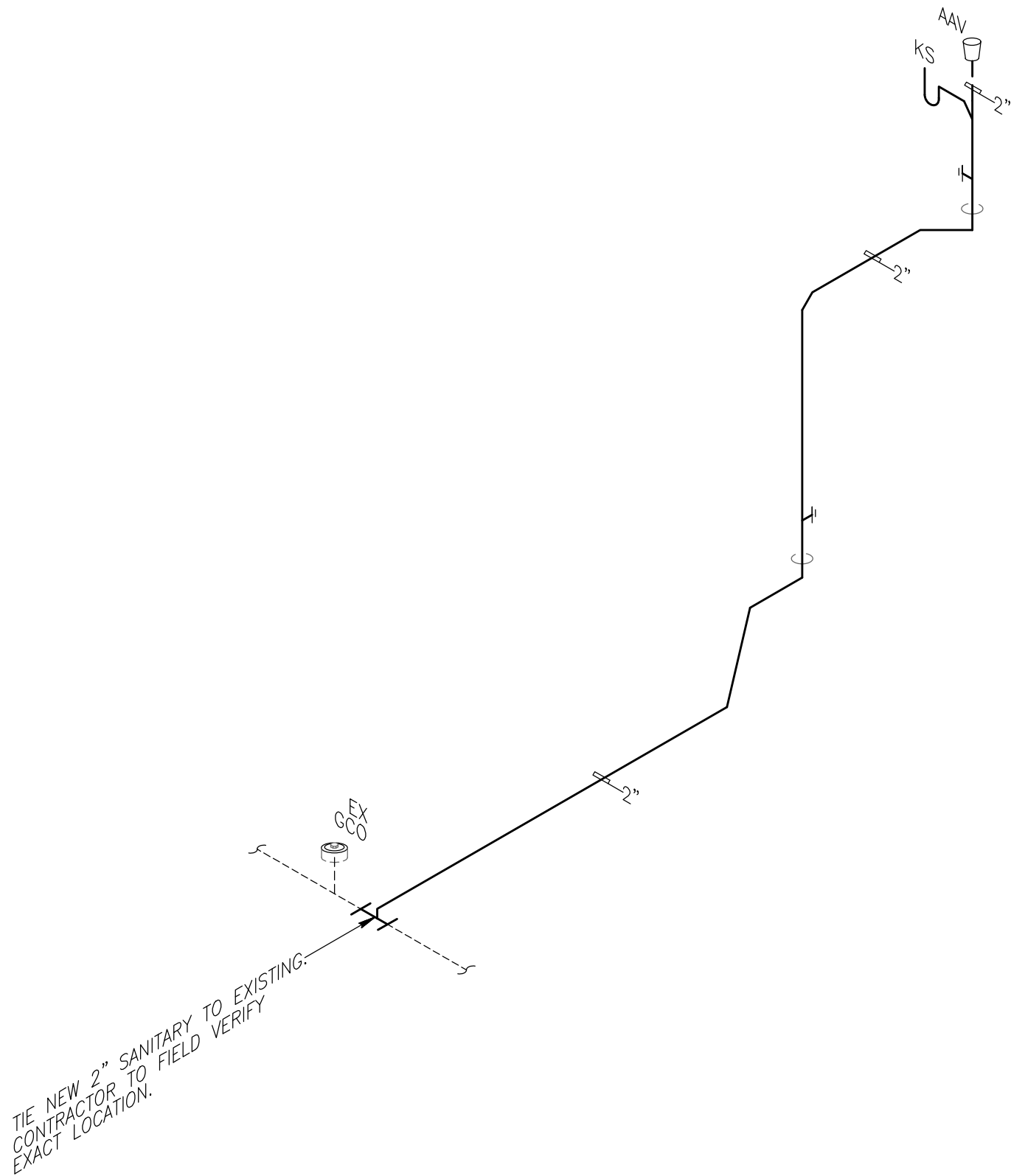
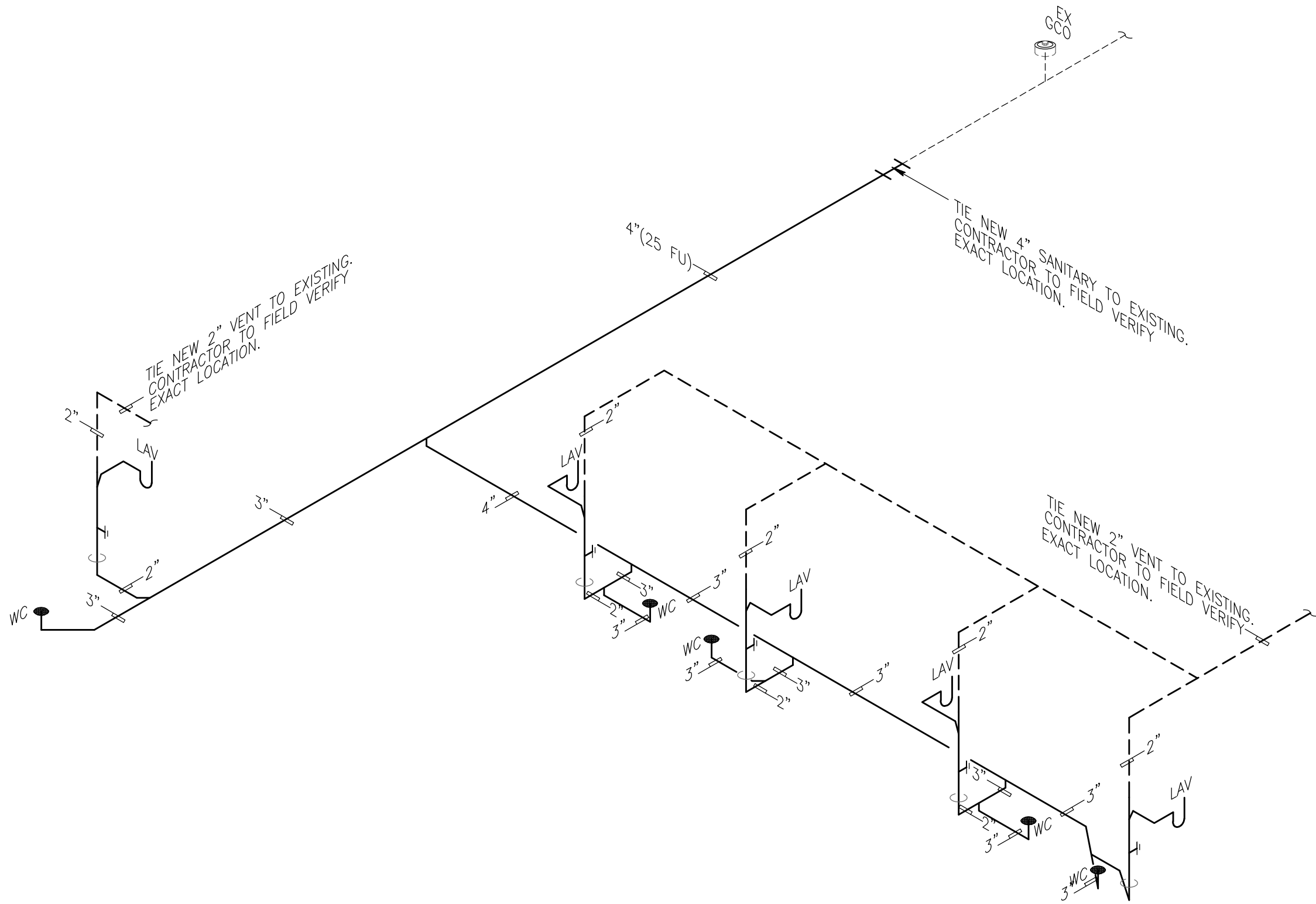
P-3

OF Exhibits SHEETS

- GENERAL PLUMBING NOTES:**
- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FBC (PLUMBING 2020 7TH ED.) AND WITH ALL APPLICABLE REGULATIONS.
 - B. DRAWINGS: REFER TO ALL DRAWINGS FOR COORDINATION OF THE PLUMBING WORK.
 - C. ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTS. OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
 - D. GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR.
 - E. ALL HORIZONTAL SANITARY PIPING SHALL SLOPE AT 1/8 INCH PER FOOT MINIMUM FOR 3" AND LARGER AND AT 1/4" SLOPE FOR 2" PIPES AND SMALLER.
- PLUMBING FIXTURES: FIXTURES SHALL BE AS SELECTED BY OWNER AND SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR. FIXTURES SHALL BE COMPLETE WITH DRAINS, TRAPS, SUPPLIES AND ANY OTHER ACCESSORY REQUIRED. FIXTURES AND FAUCETS SHALL COMPLY WITH THE FBC 2020 7TH ED. WATER SAVING STANDARDS.
- MATERIALS:
 - PIPING:
 - STORM, SOIL, WASTE AND VENT: SANITARY PIPE, PVC, DWV, SCHEDULE 40.
 - DOMESTIC WATER: COPPER PIPE, TYPE L WITH SWEAT WROUGHT COPPER FITTINGS. TYPE "M" IN CONCEALED SPACES IS ACCEPTABLE ISOLATE PIPING FROM CONCRETE WITH INSULATING MATERIAL.
 - DOMESTIC WATER SUPPLY ASSEMBLY: STAINLESS STEEL BRAIDED SUPPLY LINE WITH ANGLE SHUT OFF VALVES.
 - ALL AUTOMATIC ELECTRIC WATER HEATERS SHALL MEET THE STANDARDS OF THE LATEST ENERGY EFFICIENCY CODE.
 - PIPING TEST AND DISINFECTIONS:
 - TEST: ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT AND PLUMBING FIXTURES.
 - DISINFECTION: ALL DOMESTIC WATER PIPING SHALL BE DISINFECTED BY INTRODUCING A SOLUTION OF CALCIUM HYPOCHLORITE OF 50 PARTS PER MILLION OF CHLORIDE AND AS PER AWWA STANDARDS.
 - CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY, AND DOMESTIC WATER PIPING BEFORE STARTING ANY WORK. NOTIFY ARCHITECT/ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.



CLEANOUT DETAIL



NOTE:
SLOPE ALL PIPING 2" AND LESS @ 1/4" PER L.F.
SLOPE ALL PIPING 3" AND ABOVE @ 1/4" OR 1/8" PER L.F.

SANITARY PIPING ISOMETRIC
NO SCALE

PLUMBING SYMBOL LEGEND		
SYMBOL	DESCRIPTION	
	SANITARY LINE	
	VENT LINE	
	SAFEWASTE LINE	
	CONDENSATE LINE	
	GATE VALVE	
	COLD WATER LINE	
	HOT WATER LINE	
	PLUMBING FIXTURE DESIGNATION	
	FLUSH CLEAN OUT	
	FLOOR PENETRATION	
	AIR CHAMBER	
	WALL CLEANOUT	
	VENT THRU ROOF	
	CLEANOUT ON GRADE	
	HOSE BIBB W/VB	

PLUMBING FIXTURE SCHEDULE		
NAME	FIXTURE	MODEL #
WC	WATER CLOSET (TANK)	BY OWNER
LAV	DROP-IN LAVATORY	BY OWNER
MS	MOP SINK	BY OWNER
SHR	SHOWER	BY OWNER

ALL TUB AND SHOWER VALVE SHALL BE ANTI-SCALD AND SHALL COMPLY WITH ASSE 1016.

FIXTURE	WATER PIPE SIZE	NOMINAL SAN. SIZE	MAXIMUM FLOW RATES
WATER CLOSET (TANK)	1/2"	3"	128 GPF
LAVATORY	1/2"	1 1/4"	15 GPM

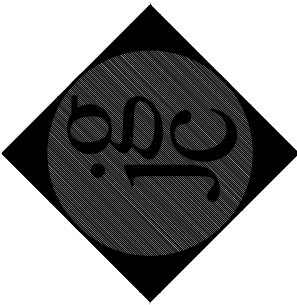
* ALL PLUMBING FIXTURES SHALL BE SELECTED BY AND INSTALL BY CONTRACTOR

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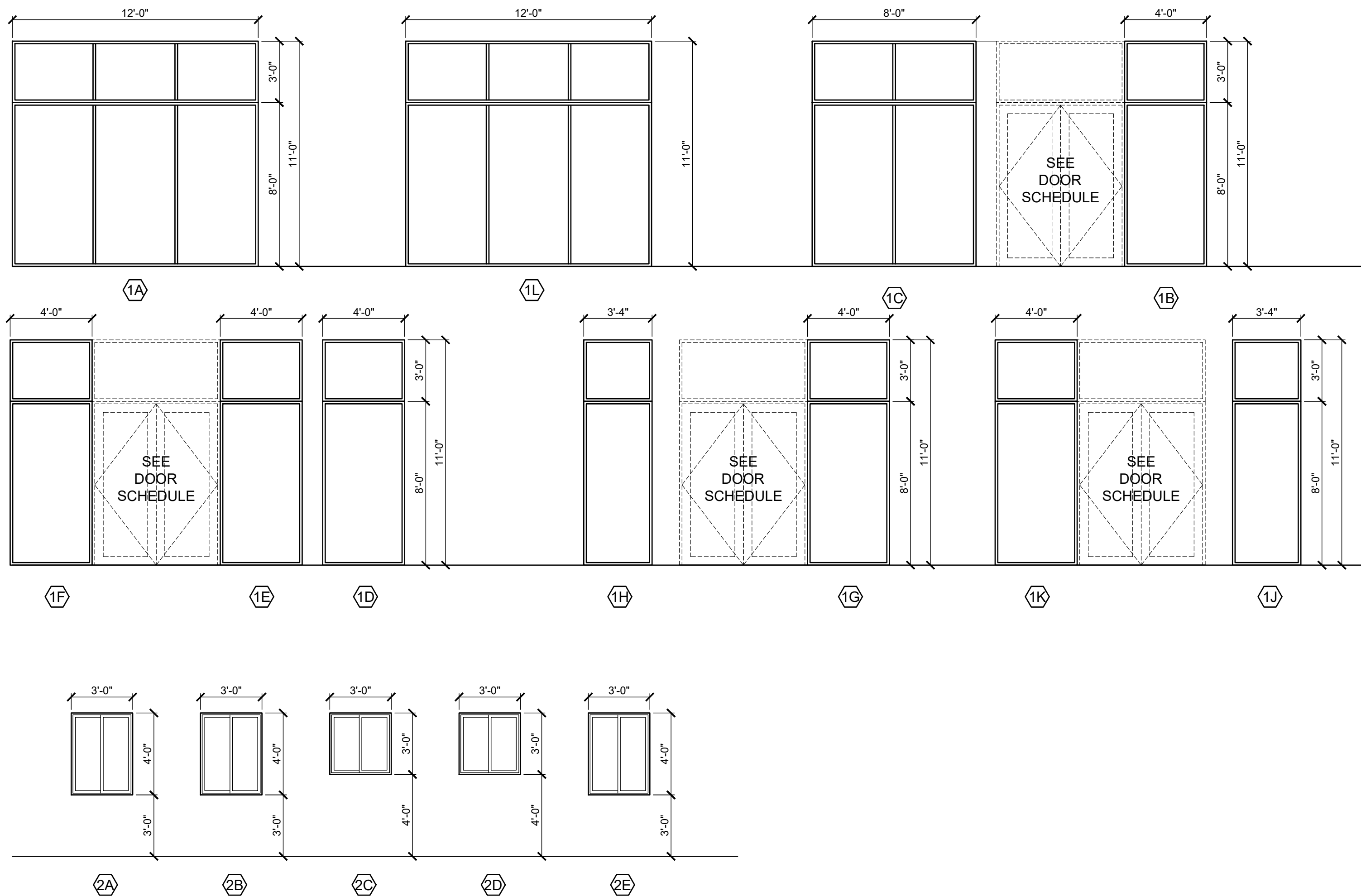
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P-4

OF Exhibits

1. ALL EXTERIOR WINDOWS UNLESS OTHERWISE NOTED SHALL BE PRE-FINISHED (E.S.P.) FINISH - COLOR SELECTED BY OWNER. GLASS SHALL HAVE A SHADING COEFFICIENT TO BE CONFIRMED WITH ENERGY CODE.
2. IMPACT RESISTANT CONSTRUCTION.
3. WINDOW SIZES BASED ON PGT MANUFACTURER. GENERAL CONTRACTOR SHALL VERIFY WITH MANUFACTURER ALL ROUGH OPENINGS PRIOR TO FABRICATION AND INSTALLATION AND MASONRY OPENING COORDINATION.
3. SUBMIT MIAMI-DADE COUNTY PRODUCT APPROVAL FOR ALL WINDOWS, PRIOR TO INSTALLATION HIGHLIGHTING THE COMPONENTS, GLAZING AND PRESSURES TO BE USED.
4. CONFIRM EGRESS WINDOWS COMPLY WITH EGRESS CODE REQUIREMENTS.
4. COORDINATE DOORS AND WINDOWS 'U' & SHGC VALUES WITH ENERGY CODE CALCULATIONS.

2 WINDOW ELEVATIONS



GENERAL NOTES:

1. INCLUDE 1-1/2" HINGES (3 PER DOOR), LOCK, LOCKSET.
2. PROVIDE MIAMI DADE PRODUCT APPROVAL BY DOOR MANUFACTURER FOR ALL EXTERIOR DOORS.
3. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS FOR WINDOWS & DOORS PRIOR TO SHOP DRAWINGS SUBMITTAL AND MASONRY OPENINGS COORDINATION.
4. KEY LOCK DOOR HARDWARE SHALL HAVE THUMBTURN INSIDE & KEYED OUTSIDE BY SCHLAGE OR APPROVED EQUAL.
5. ALL WINDOWS, EXTERIOR DOORS, & O.H. DOORS SHALL BE WEATHERTIGHT.
6. FOR EXTERIOR DOORS, PROVIDE WEATHER STRIP AROUND THE ENTIRE DOOR.
7. HARDWARE STYLE, COLOR AND FINISH AS SELECTED BY OWNER.
8. VERIFY TINTING AND SHADING COEFFICIENT WITH ENERGY CODE 'U' & SHGC VALUES.
9. SLIDING GLASS DOOR OPENINGS ARE BASED ON PGT MANUFACTURER W/ 1" X BUCK JAMB & HEAD AND MAX. AND 1/4" GROUT SILL. CONTRACTOR SHALL CONFIRM AND FIELD VERIFY ALL MASONRY OPENINGS WITH MANUFACTURER PRIOR TO FABRICATION AND INSTALLATION.
9. PROVIDE TREMCO VULKEM 350 WATER PROOFING ON CONCRETE BALCONIES, SILLS AND UP THE WALL A MINIMUM OF 6". SLIDING GLASS DOOR SILL SCREWS AT BALCONIES SHALL BE CAULKED UNDER SILL WITH CAULKING COMPATIBLE W/ TREMCO VULKEM 350 WATER PROOFING

3 DOOR SCHEDULE

IMPROVEMENT COST PER PROGRAM APPLICATION

PROPERTY BUSINESS IMPROVEMENT PROGRAM (PBIP)		ESTIMATE	
1	DEMOLITION	\$ 45,000	
1	ELECTRICAL	\$ 130,000	
1	PLUMBING	\$ 52,760	
1	MECHANICAL	\$ 113,362	
1	SHELL	\$ 394,760	
1	MATERIALS/WALL FRAMING	\$ 37,622	
1	DRYWALL MATERIAL	\$ 29,240	
1	FINISH	\$ 67,730	
1	ROOF & CEILING INSULATION	\$ 48,962	
3	DUMPSTER	\$ 2,250	
0.2	OVERHEAD	\$ 191,337	
CRA FUNDING LIMIT 90% or MAX \$225,000		PBIP TOTAL	\$ 1,113,023
		CRA 20.2%	\$ 225,000
		DEVELOPER 79.8%	\$ 888,023

NON RESIDENTIAL FAÇADE IMPROVEMENT PROGRAM (NFIP)		ESTIMATE	
1	DEMOLITION	\$ 32,000.00	
1	ELECTRICAL FOR LIGHTING FAÇADE IN THE FRONT	\$ 12,400	
1	LANDSCAPE REPLACEMENT OF EXISTING TREES AND SHRUBS	\$ 35,000	
1	HURRICANE IMPACT WINDOWS AND DOORS	\$ 69,870	
1	LANDSCAPE FRONT OF BUILDING (14,900)	\$ 7,450	
1	INSTALLATION WINDOWS AND DOORS	\$ 26,500	
1	STUCCO FRONT OF BUILDING	\$ 12,000	
4	DUMPSTER	\$ 3,000	
0.2	OVERHEAD	\$ 32,644	
CRA FUNDING LIMIT 90% OR MAX 125,000		FAÇADE TOTAL	\$ 230,864
		CRA 54.1%	\$ 125,000
		DEVELOPER 45.9%	\$ 105,864

STREETSCAPE IMPROVEMENT PROGRAM (SEP)		ESTIMATE	
1	DEMOLITION	\$ 5,960	
1	CONCRETE FORMING	\$ 24,490	
1	LANDSCAPE REMOVAL	\$ 3,820	
1	LANDSCAPING (*14900)	\$ 7,450	
2	MISC: STREET LIGHTING POLES, SUPPLY AND INSTALL	\$ 6,550	
3	DUMPSTER	\$ 2,250	
0.2	OVERHEAD	\$ 10,104	
CRA FUNDING MAX 90% OR \$500,000		SEP TOTAL	\$ 60,624
		CRA 90%	\$ 54,562
		DEVELOPER 10%	\$ 6,062

OVERALL COST BREAKDOWN	
CRA FUNDING REQUEST	\$ 404,562
DEVELOPER CONTRIBUTION	\$ 999,949
CONTRACTOR QUOTE	\$ 1,404,511
DEVELOPER EXPENSES TO DATE	\$ 52,390
OVERALL PROJECT COST	\$ 1,456,901

Boundless Builders LLC
 FL Statewide License CGC-1520937
 230-1 SW 12 Avenue
 Pompano Beach, FL 33069 US
 Ph: 305-7789846
 amasso@boundless-builders.com
 www.boundless-builders.com



Estimate

ADDRESS

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 Call of Africa
 920 NE 13 Street
 Fort Lauderdale, FL 33304 USA

SHIP TO

Ross Parker
 Call of Africa
 920 NE 13 Street
 Fort Lauderdale, FL 33304
 USA

ESTIMATE # 2682

DATE 04/05/2024

QTY	ITEM	UNIT PRICE	AMOUNT
1	1300 DEMOLITION of phase 1 of project which involves the rear part of the warehouse	32,000.00	32,000.00
1	1300 DEMOLITION of phase 2 of project which involves the front of the building including mezzanines and bathrooms	45,000.00	45,000.00
1	Electrical Electrical for warehouse as per plans (E-1.1, E-1.2, E-2, E-3, E-4 dated 11-12-22 Not including any low voltage Lutron or other AV-Audio installations. These plans should have an updated date for construction.	142,400.00	142,400.00
1	Plumbing Plumbing for warehouse as per plans (P-1.1, P-1.2, P-2, P-3, P-4 dated 11-12-22 Not including any relocation of exterior piping. These plans should have an updated date for construction. Not including any irrigation work. All work according to above plans inside the warehouse	52,760.00	52,760.00
1	Mechanical Mechanical for warehouse as per plans (M-1.1, M-1.2, M-2, M-3, M-4 dated 11-12-22 Not including any demolition of existing equipment. These plans should have an updated date for construction. INCLUDES: MITSUBISHI MINI SPLIT 1 - MSZ-FS06NA-U1, 1 - MUZ-FS06NA-U1, 2 - MSZ-FS12NA-U1 1 - MXZ-3C24NA3-U1, 1 - MSZ-HM24NA-U1, 2 - MUZ-HM24NA-U2, 2 - MSZ-HM24NA-U1 MANUFACTURER WARRANTY TRANE SPLIT SYSTEMS: 2 - 4TTR6060N1000A, 2 - 4TTR6048N1000A, 1 - 4TTR6024N1000A, 2 - TEM8B0C60V51DA 2 - TEM8A0C48V41DC, 1 - TEM8A0B24V21DC 2 - BAYHTR1508BRKC, 2 - BAYHTR1505BRKC 1 - BAYHTR1504BRKC DUCTWORK: SINGLEWALL NO INSULATION METAL DUCT. CONNECTORS HANGERS, GRILLS, SEALER, ISOLATORS, RODS, STRAPS FAN SCHEDULE: EF-1 SP-B80, EF-2 AER-20-03-0605, EF-3 SP-B80 EF-4 AER-20-03-0605, EF-5 AER-20-03-0605, EF-6 SP-B80 PERMIT APPLICATIONS & INSPECTIONS ONE YEAR WARRANTY ON LABOR DURING NORMAL BUSINESS HOURS. OPENING, ROOF REPAIRS, WALL REPAIRS & TRASH DUMP BY OTHERS.	113,362.00	113,362.00
0	Mechanical Mechanical OPTION 2 Using Goodman HVAC instead of Trane and GREE mini splits instead of Mitsubishi	97,130.00	0.00
1	Shell Supply/construction of foundation, masonry, beam work, structural steel, structural LBL wood Beams, Structural lumber, rough carpentry, flatwork/hardscape as per plans (S1-S1.1-S1.2-S2-S2.1-S2.2-S3-S4-S5 except front side walk. The Shell work doesn't include the interior framing and drywall which are not part of the shell. This is assuming that ALL existing columns indicated on plans are EXISTING and that we will not have to redo the front walls of building due to difficulty to hold them after the concrete cuts.	394,760.00	394,760.00
1	Demo Demolition of existing sidewalk	5,960.00	5,960.00

Exhibit D

QTY	ITEM	UNIT PRICE	AMOUNT
1	3400 CONCRETE Forming of front sidewalk and finish new side walk frontage according to plans. Includes demolition of existing center ramp	24,490.00	24,490.00
1	6100 LANDSCAPING REMOVAL removal of existing trees that broke the existing sidewalk. Stomp grinding of it and disposal	3,820.00	3,820.00
1	6100 LANDSCAPING for front building and sidewalk trees (4) Silvester Palm trees 15' H	14,900.00	14,900.00
2	Misc Steet Lighting Poles. Supply and install poles with lamps similar to the ones down the street	3,275.00	6,550.00
1	3120 Materials - Wall Framing	37,622.00	37,622.00
1	5010 Drywall Material	29,240.00	29,240.00
1	Finish Finish and install new drywall and other existing walls/ceilings were repairs needs to be done. This doesn't include refinishing of the whole warehouse, only the new areas and repairs. Probably will need whole warehouse smooth finish. Will walk through when ready for finishing.	67,730.00	67,730.00
1	4720 Roof and Ceiling Insulation with Icynene R19 coverage of approximately 11584 sf and batt insulation for walls between store fronts and some internal walls and ceilings below mezzanine.	48,962.00	48,962.00
1	Windows Supply impact windows manufactured in compliance with Miami Dade County Hurricane Codes with its approved NOA's and according to description on plan A9 Installation will be quoted separately	69,870.00	69,870.00
1	Note Pricing on Impact windows and doors are very volatile this year. It is very possible that from the time of this bid to the time of ordering, we will have a noticeable price increase	0.00	0.00
1	Installation Installation of the above described windows and doors.	26,500.00	26,500.00
1	Stucco Apply stucco on whole front of warehouse, on two sides where new windows are located and where we covered previous openings. Can't guarantee perfect match between old and new stucco, will try the best possible match.	12,000.00	12,000.00
1	5920 Interior Painting Labor	0.00	0.00
1	4920 Exterior Painting Labor	0.00	0.00
1	5910 Interior and exterior Painting Material	0.00	0.00
1	4000 ROOFING. Will have to give estimate when mechanical contractor makes the necessary changes for the new HVAC units and parapet is done with new bracing	0.00	0.00
1	6100 LANDSCAPING ALLOWANCE. Landscaping must be discussed after all work is finish, there will be a lot of earth movement around the building and damage to existing (to remain) trees and shrubs.	35,000.00	35,000.00
10	DUMPSTER Drop off and pick up of 20 CuYd Dumpster for debris disposal. ALLOWANCE	750.00	7,500.00
0.20	OVERHD-PROFIT Overhead and Profit from the purchasing, management and coordination of General Contractor 20%	1,170,426.00	234,085.20
1	General:Unforeseen Conditions PLEASE NOTE: that in several projects what is called "Unforeseen Conditions" may happen and it's simply unanticipated or unexpected circumstance(s) or situation(s) that affects the final price and/or completion time of a contract or project. Everything will be discussed with client prior to addressing the issue unless it was determined urgency to solve. Services and materials will be charged accordingly.	0.00	0.00
1	Note There are some inconsistencies for masonry cuts and windows/doors sizing on plans A-5.0, A-6.0 and A-9. We are assuming that the correct dimensions are from Plan A-9	0.00	0.00
1	Note It was noted on the plans that mezzanine will have carpeted floors, carpeted stairs and vinyl flooring on the brake room and most areas will have vinyl baseboard, these materials have no specification of color, height, thickness so these finishes are considered TBD at tiem of contract	0.00	0.00

TOTAL **\$1,404,511.20**

Accepted By

Accepted Date

CITY OF FORT LAUDERDALE
Community Redevelopment Agency



APPLICATION FOR CRA FUNDING ASSISTANCE

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (use separate sheet if necessary).

Name	Complete Address	% Owned	From	To
Ross Parker,	18159 SE Ridgeway Drive, Tequesta,	100%	1997-	current
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ <u>1,456,901</u>
2. Please state the overall project costs related to the CRA’s assisted activity?	\$ <u>1,404,511</u>
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)			
City funds			
CRA funds	\$ 404,562		
Company’s current cash assets	\$ 400,000		
Owner equity (specify)	\$650,998		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$ 1,456,901		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition			
Real Property Acquisition			
Utility and road infrastructure improvements	\$ 60,624		
New construction of commercial and industrial buildings			
Rehabilitation of commercial and industrial buildings	\$ 1,343,887		
Purchase and installation of equipment and fixtures			
Other (specify)	\$ 52,390		
Other (specify)			
Other (specify)			
Total Uses	\$ 1,456,901		

NOTE 3: Other “uses” include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (*use a separate sheet if necessary*).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History* and *Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(*not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests*)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.

27. Existing Leases, Lease commitments and tenant makeup *(if applicable)*.

28. Copy of Environmental Report showing there are no Environmental issues *(if applicable)*.

29. Copy of Appraisal Report *(if applicable)*.

- THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS

30. Evidence that all funds are in-place to fully fund the project.

31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)

32. Scope of work and all project costs

33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization *(regardless of ownership percentage)* are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: Call of Africa Realty Inc.

By: 10/30/2023

Signature and TitleDate

Guarantors:

Signature and TitleDate

Signature and TitleDate

Signature and TitleDate

Signature and TitleDate

Signature and TitleDate

**Central City Area
Community Redevelopment Agency**

**APPLICATION REQUEST
SUPPLEMENTAL INFORMATION**

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

☒ COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ <u>125,000</u>
☒ PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ <u>225,000</u>
☒ STREETSCAPE ENHANCEMENT PROGRAM	\$ <u>54,562</u>
☐ DEVELOPMENT INCENTIVE PROGRAM	\$ _____
☐ PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I _____ attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.

signed 10/31/2023

Signature of Property Owner or Business Owner

Ross Parker

Print Name

List of all Jobs to be Created

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
MANAGER	6	Responsible for operations \$5,000 month	\$60,000	\$30,000- \$100,000	College, 5 years experience
ART CONSULTANT	2	Full time @ \$1,500 mo/commission	\$41,333	\$27,000- \$ 60,000	entry to 5 years experience
RETAIL ASSOCIATE	8	Part time @ \$20 per hour	\$28,800	\$ 29,250	entry to 5 years experience

***USE ADDITIONAL SHEETS IF NECESSARY**

Application Request - Information Sheet – Per Page 4 of Application

1. A Summary Business Plan has been included with the application.
2. Ross Parker is the President and Manager of the corporation. Kirsten Parker is a listed Director of the corporation. Resumes have been included.
3. Corporate income tax returns for 2020-2022 have been included.
4. Detailed new job creation information has been included.
5. Equipment and machinery purchases are not applicable.
6. The business is not a franchise.
7. Bank commitment letter will be provided.
8. The business is not a non-profit entity.
9. This is not applicable as the business is not a non-profit entity.
10. Articles of Incorporation for the business have been included.
11. A copy of the deed has been included.
12. This is not required as business is not a non-profit entity.
13. The Statement Of Personal History and Credit Check have been provided.
14. Three detailed cost estimates have been provided.
15. Detailed plans and a street map have been provided.
16. The preliminary project schedule has been included. And we estimate the construction commencement date will be in the Spring of 2024 with the completion date to be late 2024.

Application Request - Supplemental Information Sheet – Per Pages 8-10 of Application

1. The project is the complete renovation and improvement of 920 NE 13th Street.
2. This property ID 494234030570
3. This is an existing structure. The proposed use will be for consumer retail, restaurants or retail service related businesses.
4. The improvements are not being made on behalf of any particular tenant and the interior buildout will be left open for each tenant once selected.
5. The zoning of the property is B3.
6. Yes, this is correct. Call Of Africa Realty, Inc. is the property owner.
7. The planned project is a commercial renovation.
8. Please refer to project cost estimates attached.
9. The overall property assessed value is \$1,238,860
10. There is no mortgage on the property.
11. There are no other liens.
12. There are no code violations on the property.
13. The property is not listed for sale.
14. We estimate that 6 new permanent jobs will be created. See attached detailed info contained within our application.
15. We estimate the construction commencement date will be in the Spring of 2024.
16. We estimate the completion date to be late 2024.
17. See attached banking info for Call Of Africa Realty. We also will be securing a line of credit through Centennial Bank which has previously been approved.
18. Yes, we carry general liability, fire and casualty insurance on the property.
19. We have previously applied for funding through CRA a few years ago and were approved. Ultimately we determined that the program we had applied for was not the correct one for our needs so initial funds received were returned to the City.
20. The scope of work is clear in the drawings provided. See also comments under #1.
21. Architectural drawings are included within our information.
22. Project plans have not yet been submitted as this application is the first part of the process. All work will of course be fully permitted.
23. Three detailed cost estimates are attached.
24. Three bids have been included. One is from Jimerico Construction. Jimerico is also located on 13th Street and Derrick Caglione, the owner, has been an owner on 13th for over 20 years. Although they are not listed on the approved contractor's list, Jimerico is highly qualified and has a vested interest as they are also on 13th Street.
25. We understand the comments made here.
26. We will comply with any requirements listed.

Ross Parker & Kirsten Parker – Resume and Biography

Our Adventure In Fine Art: From Our Family To Yours

Ross Parker arrived in the United States on June 10th 1980 with two suitcases and just \$1700 to his name. His world turned upside down, Parker, a native African, had just served his country in the legendary Rhodesian Special Forces known as the RLI, a unit nicknamed "The Saints" by their prime minister, Ian Smith.

As a young man who knew the ethic of hard work and picking oneself up by the bootstraps, Parker worked in the diamond business and sold exotic high-end cars for five years before cultivating enough confidence to pursue a dream: selling fine art, having witnessed firsthand in Africa how artists more than anyone else could translate the beauty, mystery and energy of the world's most wildlife-rich continent.

Upon opening his first gallery in 1987 in Boca Raton he established his reputation and then moved his operation to Fort Lauderdale in 1990, where he remained for 24 years and built a global following of avid collectors. Building upon his success, he and wife Kirsten who has worked by his side since 1989, expanded by launching a second gallery in Key West in 1995. That gallery moved to the gulf coast of Florida in Naples in 1999 and several years ago, bolstering his presence on Florida's Pacific shore by moving his Fort Lauderdale venue to Palm Beach Gardens, FL.

"I've been writing about fine art for over 30 years and during that time I've never met a gallery representative who works harder than Ross Parker to bring astounding art to the attention of faithful collectors," says renowned writer and author Todd Wilkinson. "I've also seen firsthand how Parker, in his quest to promote environmental art and wild Africa like no other, has brought his top-flight artists into the bush to give them close encounters with the species they paint and sculpt. His artists don't create from a distance; their works are a result of direct observation and that's what makes them so powerful."

For the Parkers, the joy of bringing great environmental art to enthusiastic collectors has not only been a passion for Ross and Kirsten since 1987, but Call of Africa's Native Visions Galleries has, proudly for its founder, become a multi-generational family enterprise.

Today the couple's oldest son, Ross, is a fine art consultant in the Naples location and their younger son, Cole, is a consultant in the Palm Beach Gardens gallery. "I am very blessed to have been given the opportunities I have had here in America. My family are conservationists, hunters and fisherman, making our business a perfect fit for us all," Ross says. "But you know the art business has taught me to have a wider appreciation for the concept of family. Our galleries are really about bringing together a wider, extended family of people connected by the bond of what art means in their lives. And for me, many of my clients are also my closest friends."

When Call of Africa's Native Visions Galleries was founded over 35 years ago, it was dedicated to promoting and marketing artists of superior talent but whose profile in North America was challenged by geographical distance. The Parkers also wanted to set the standard for delivering services to collectors. "Bringing together customers with remarkable artists creating one-of-a-kind celebrations is really part of our ethic to make 'pride of ownership' our primary goal. In terms of quality and value for the money, you would be hard pressed to find a gallery that offers you better – anywhere", he says.

In its three and a half decades, Call of Africa's Native Visions Galleries has built an international reputation for taking on emerging artists and taking them to international acclaim. Our artists have been written about in hundreds of magazine and newspaper articles. Not to mention the thousands of magazine covers including prestigious auction houses such as Sotheby's and Christies. Today represented international artists come from countries around the globe like Austria, Canada, Spain, South Africa and Zimbabwe to name a few.

In the art world, Parker is known for being "the artist's gallery owner" who, in a day and age, when many galleries operate only to warehouse art, he helps to elevate their profile while bringing their exciting stories into the lives of collectors.

"Being that most of our artists are exclusive to us we wanted to further our commitments to not just offering a place in our galleries, but to help control the marketing and promotional efforts normally given to the artists' agents," he explains. "In this way, we maintain and preserve our artists' names and images within the "fine art" realm of the business as opposed to the commercial side."

Call of Africa Native Visions Galleries has also made fine art collecting affordable to people of all age and price ranges—those who savor the opportunity of owning masterworks and others of more modest means, especially, young people, just getting started. For the latter, Call of Africa's publishing wing developed a line of limited edition prints based on original works which only elevated the value of those pieces.

"We only produce a very limited amount of prints per year and in very small editions. We don't publish every original painting our artists' create. Not allowing the commercialization of our artists' incredible talents is what sets our company apart from others," Parker notes.

Tens of thousands have attended special Call of Africa and Native Visions Galleries exhibitions over the years, many of which have been staged as fundraisers for charities benefitting children, animals and combat veterans. "I am particularly moved by the state of veterans in our country and more needs to be done to help them", Ross says.

As we pass our 36th anniversary year as one of the most respected, premier wildlife, environmental and nature art galleries in the world, I would like to take this opportunity to thank the great team of people who have contributed to our success, including our artists, the marketing, administrative, framing design, warehouse and sales teams we employ, many of whom have been with us for more than two decades! Just as

importantly, and with a special note of thanks, I would like to thank our clients who have helped get us here with their continued loyalty and support.

"In 1987 I set a goal to build the finest environmental or nature art galleries in the world. I'll let you be the judge of that today," Ross says.

With a following of over 30,000 collectors, Call of Africa's Native Visions Galleries has become one of the world's premier galleries in the wildlife and environmental genre. It is an honor to serve you and I trust that our team of experienced fine art consultants has helped you discover the joys of collecting the timeless works our artists' have created. We will continue our passion to celebrate wildlife and its habitats and to help support them through conservation and education. And as always, we will continue our endeavor to provide you with the most prestigious environmental artwork in America today.

You can visit their galleries on Facebook, Instagram or online at www.NativeVisions.com

Project Purpose, Background and Economic Impact

The purpose of this project is to complete the full renovation of 11,584 square feet of warehouse and office space located at 920 NE 13th Street, Fort Lauderdale, Florida. Call Of Africa Realty, Inc. and President Ross Parker, longtime owners of 920 NE 13th Street, Fort Lauderdale, FL have more than 24 years prior experience on 13th Street and have long been committed to joining in the on-going aesthetic, economic and artistic improvements happening all along the 13th Street corridor.

In 1998, Ross Parker, Caldwell Cooper and Tim Smith were the founders of the 13th Street Business Association, now known as the Central City Alliance. In an effort to initiate his early planned vision of 13th Street as an Arts District, Mr. Parker has donated several very large contemporary African sculptures over the past 20 years which currently beautify the median all along 13th Street. He has also donated heavily to the African American Research Library.

This major commercial renovation project will have a very positive economic impact adding to the on-going capital commitments that have been flowing into the area in recent years, evidenced by numerous renovations and new businesses that have opened all along 13th Street. The renovated property will include four new retail bays fronting 13th Street with two additional warehouse/office spaces towards the back of the property.

In addition to the positive impact on local employment, there will be significant tax revenues generated by the building renovations along with tax revenues generated by each of the new tenants that will occupy the building while also adding to the overall quality of life for the area's residents.

As part of the renovations we plan to open a retail art gallery in one of these 4 new bays. Having operated one of our prior fine art galleries on Las Olas Blvd. for over 27 years we have thousands of existing clients that we will attract to the area as well as new clients. Please go to www.NativeVisions.com to learn more.

Summary Business Plan

Mission:

To complete the improvement and renovations of a highly visible marquee commercial property located just west of the train tracks at the entrance to the ever improving Northeast 13th street corridor. The property consists of an existing 11,584 sf commercial warehouse/office building. The proposed full renovations will add 4 new retail bays between 1312-1625sf facing 13th Street with 2 additional warehouse/office spaces of 2407 and 2963 sf at the rear of the building.

To date \$45,000 has been spent in architectural fees towards this new project.

Market Analysis:

The property is located along NE 13th Street the project region referred to as "The 13th Street Corridor" (Central City CRA) within the municipality of Fort Lauderdale, Broward County, Florida. This site is on a key artery in the Central City, between Wilton Manors and Flagler Village with an average vehicle count of approximately 15,000 per day.

Recent and ongoing development and renovations in the area represent a significant increase of cash flow investment to Central City. This revitalization will enhance and foster economic growth and additional jobs to the area while serving as an example among Fort Lauderdale's other emerging art and creative districts. Since this property is actually the gateway to the 13th Street corridor it will have a significant impact on those heading into the district. This is such a prime and central location located between Flagler Village and Wilton Manors along with Federal Highway and it is an ideal area for those looking for employment locally and enjoy the many amenities the area has to offer.

The four new retail spaces, which will likely be rented to specialty retailers or art galleries, will assist in furthering the development of a progressive community of retail, food, design, artisans and professionals in a burgeoning cohesive environment. Prospective tenants will be carefully selected in order to further the blending of cultural, business, art and design talent that is present in the area.

Key anchor properties included for comparison are longtime existing well established businesses such as "Milk Money", "Cooper Properties", "Studio City", "Title Experts" and "Best Rental." These retailers have operated on 13th Street for many years, are very successful and complimentary to the current happening artistic vision being achieved within the 13th Street Corridor. Other newer retailers include "Deck On 13th", "Gulfstream Brewing", "Charlie Street", "Lovelee Bakeshop" and "Buck and Beard" to name a few.

Comparable Districts Rental Pricing:

In comparison with other developments, the 13th Street rental rate target for warehouse, retail, art and design square footage is highly competitive at a \$25.00 - 40/square foot estimate.

Competing Districts Rental Comparisons Include:

- Las Olas District - \$90-100/square foot
- Federal Highway - \$65-75/square foot
- FAT Village District - \$40-50 square foot
- MASS District - \$35/square foot
- Class "C" warehouse market - \$15-\$25/square foot.

PROFORMA - 5 YEARS

Project Name:

920 NE 13TH STREET, FORT LAUDERDALE, FL 33304

Units:

6 TOTAL - SEE ATTACHED SHEET

Rent Increase 2.00%
Expense Increase: 3.00%

	Year 1	Year 2	Year 3	Year 4	Year 5
Income					
Rents	320,640	327,053	333,594	340,266	347,071
Tenant OH Charges (Recoup PT/I)	102,014	104,054	106,135	108,258	110,423
Gross Income	422,654	431,107	439,729	448,524	457,494
Less Vacancy (5%)	16,032	16,353	16,680	17,013	17,354
Effective Gross Income	406,622	414,754	423,050	431,511	440,141
Expenses					
Administration	16,000	16,480	16,974	17,484	18,008
Management Fee	36,000	37,080	38,192	39,338	40,518
Utilities	9,648	9,937	10,236	10,543	10,859
Operations & Maintenance	10,000	10,300	10,609	10,927	11,255
Payroll Expenses	36,000	37,080	38,192	39,338	40,518
Property Tax Expense	56,264	57,952	59,690	61,481	63,326
Insurance Expense	45,750	47,123	48,536	49,992	51,492
Debt Service Reserve (6mos pmts)	33,563	34,570	35,607	36,675	37,775
Other _____					
Other _____	-	-	-	-	-
Other _____	-	-	-	-	-
Total Expenses	243,225	250,522	258,037	265,779	273,752
Net Operating Income	163,397	164,233	165,012	165,732	166,389

920 NE 13TH STREET - NEW JOBS CREATED AFTER RENOVATIONS

BAY LOCATION

MONTHLY ESTIMATED PAYROLL GENERATED

BAY ONE

NATIVE VISIONS GALLERY

(COMMISSIONS BASED UPON SALES - APPROX 10%)

Gallery Manager

Base salary \$2,000 per mo + commissions

F/T staff art consultant

Base salary \$1,500 per mo + commissions

F/T staff art consultant

Base salary \$1,500 per mo + commissions

\$5,000 per mo plus commissions

Estimated 1st year sales \$700k/12 = \$5,833 per mo

BAY TWO

Retail/Retaurant Manager
(60k per year)

\$5,000.00

P/T staff person (30hrs @ \$20per hr)

\$2,400.00

P/T staff person (30hrs @ \$20per hr)

\$2,400.00

subtotal

\$9,800.00

BAY THREE

Retail/Retaurant Manager
(60k per year)

\$5,000.00

P/T staff person (30hrs @ \$20per hr)

\$2,400.00

P/T staff person (30hrs @ \$20per hr)

\$2,400.00

subtotal

\$9,800.00

BAY FOUR

Retail/Retaurant Manager
(60k per year)

\$5,000.00

P/T staff person (30hrs @ \$20per hr)

\$2,400.00

P/T staff person (30hrs @ \$20per hr)

\$2,400.00

subtotal

\$9,800.00

BAY FIVE (REAR)

Office professional (60k per year)

\$5,000.00

p/t staff person (30hrs @ \$20per hr)

\$2,400.00

subtotal

\$7,400.00

BAY SIX (REAR)

Office professional (60k per year)

\$5,000.00

P/T staff person (30hrs @ \$20per hr)

\$2,400.00

subtotal

\$7,400.00

Monthly Total

\$49,200.00

Add estimated gallery commissions

\$5,833.00

Annual Total

\$660,396.00

Full time Jobs Created

8

P/T Jobs Created

8

Total Jobs Created

16

BASE YEAR - 920 NE 13th Street

Bay #	SF	% Of Total SF	Annual Rent	Monthly Base Rent	SF Rate	Per Unit Annual Tax/Ins Charges	Annual Total Rent	Monthly Total Rent
1	1625	12.44	\$56,875.00	\$4,739.58	@35	\$12,691.22	\$69,566.22	\$5,797.19
2	1643	12.58	\$57,505.00	\$4,792.08	@35	\$12,831.80	\$70,336.80	\$5,861.40
3	1312	10.04	\$45,920.00	\$3,826.67	@35	\$10,246.70	\$56,166.70	\$4,680.56
4	1294	9.91	\$45,290.00	\$3,774.17	@35	\$10,106.12	\$55,396.12	\$4,616.34
5 wh-storage	2830	21.67	\$42,450.00	\$3,537.50	@15	\$22,102.25	\$64,552.25	\$5,379.35
5 office	133	1.02	\$3,325.00	\$277.08	@25	\$1,038.73	\$4,363.73	\$363.64
6 wh-storage	3635	27.83	\$54,525.00	\$4,543.75	@15	\$28,389.29	\$82,914.29	\$6,909.52
6 office	590	4.52	\$14,750.00	\$1,229.17	@25	\$4,607.89	\$19,357.89	\$1,613.16
Total	13062	100.00	\$320,640.00	\$26,720.00		\$102,014.00	\$422,654.00	\$35,221.17

Possible Max CRA Funding:

Façade	\$112,500.00
Prop/bus improvement	\$202,500.00
Streetscape	\$69,564.00

Cash on hand: \$430,000.00

Estimated Expenses:

	Annual	Monthly
Prop taxes	\$56,264.00	\$4,688.67
Insurance	\$45,750.00	\$3,812.50
Maintenance	\$10,000.00	\$833.33
Utilities (Water, Electric, Refuse)	\$9,648.00	\$804.00
		\$9,334.50

V. Discussion
NE 13 Street Beacon

Joshua Carden
Cultural Affairs
Officer

CITY OF FORT LAUDERDALE

CENTRAL CITY

UNITY

BEACON



UNITY BEACON



Concept Image and final sculpture

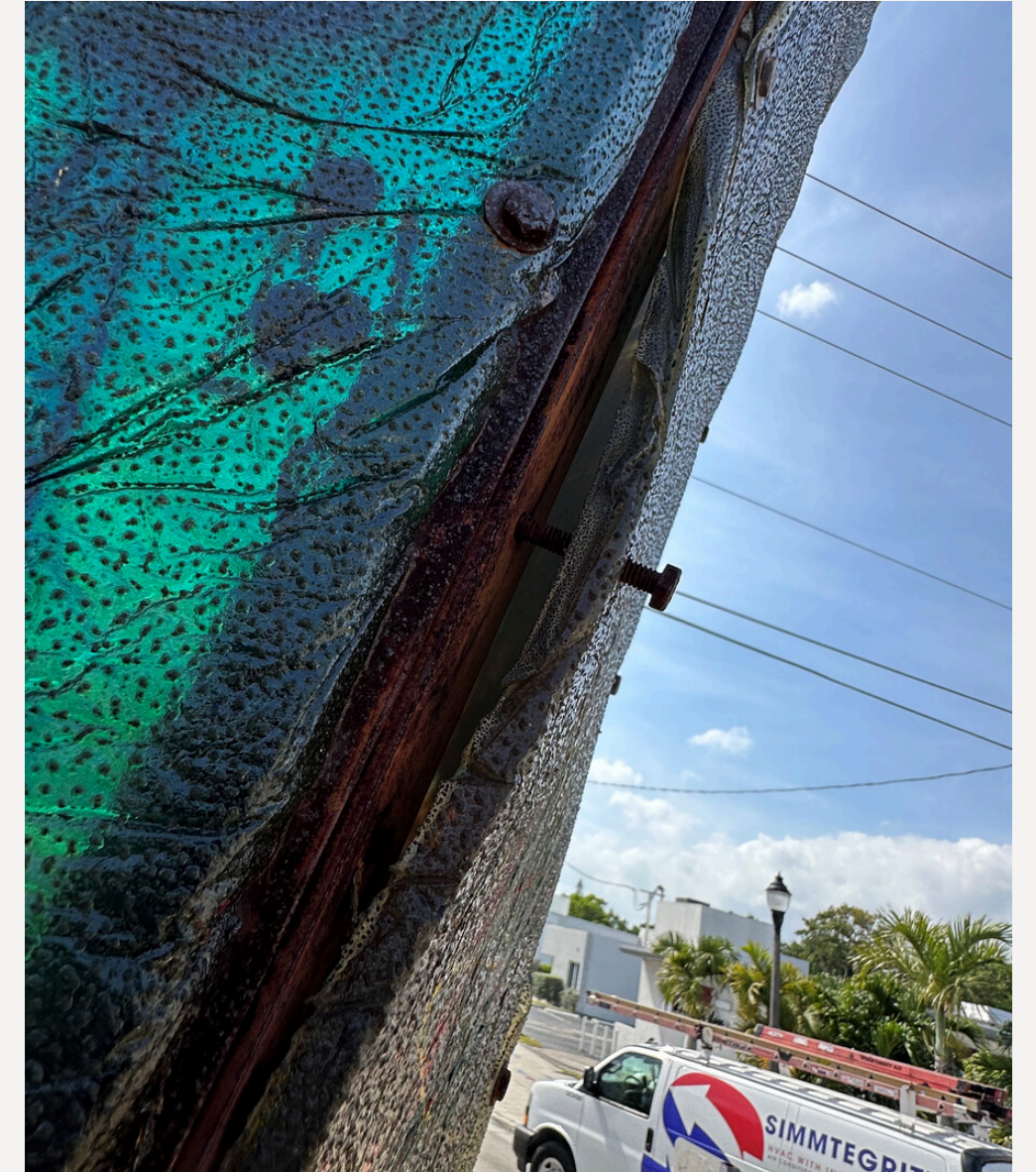
ROTTING WOOD
BASE



CRACKED RESIN
PANELS



UNTREATED
STEEL



FABRICATION ISSUES

OPTION #1: CONSERVATION

THIS IS A SIGNIFICANT CONSERVATION PROJECT

This piece simply was not built to last and does not employ any techniques that would secure its permanence.

- The base façade is wood, which will naturally rot over time in Florida.
- The paint used is a metallic oxidizing paint that is intentionally manufactured to decay.
- Resin is not recommended for public art or outdoor use because it can degrade over time due to exposure to UV rays, temperature fluctuations, and moisture, leading to discoloration, brittleness, and overall reduced durability.
- Each cracked and warped epoxy panel would need to be entirely recast and resecured.
- The metal/steel structure supporting the panels has significant rust meaning the metal was never powder coated and will continue to deteriorate.

OPTION #2: COMMISSIONING

CALL TO ARTIST PROCESS

- Issue Community Survey (4 Weeks)
- Draft Call to Artist with Community Survey Results (4 Weeks)
- Issue a Call to Artists (6 Weeks)
- Supply CCA and PAPAB with applicants (4 weeks)
- Selection of artist and commission approval (8 to 12 weeks)
- Fabrication, engineering and permitting (8 to 12 months)
- Site Prep & Installation (3 months)

TOTAL: 21 TO 24 MONTHS

DREAMSWEPT



Location: Kansas City, MO,

Completion date: 2021

Artwork budget: \$150,000

Lead Artist + Fabricator:

Beth Nybeck

Dream Swept, is a sculpture that is composed of three flying birds flying through the roundabout. The birds' form is inspired by maple tree seedling, and the brightly colored feathers are reflective of the hope of the future. All of our experiences, spirit and hopefulness we bring into it.

UP WE GO!



Location: Flower Mound, TX,

Completion date: 2019

Artwork budget: \$150,000

Artist: Gordon Huether

Up We Go! celebrates vitality and life, with the intention to visualize the upward movement of humanity. The sculpture is made of custom extruded aluminum stakes and dichroic glass, and has a diameter of 5' 10". The aluminum stakes starting at a height of 12 feet and peaking at a height of 20 feet comprise the oblique form. The sculpture's positive, skyward gesture has an invigorating effect, as the work seems to embrace sky and sun and encourages viewers to do the same.

RIGHT TURN ONLY



Location: Fort Worth, TX,
Completion date: 2024
Artwork budget: \$185,000
Artist: Mark Reigelman

Constructed from hundreds of brightly painted traffic arrows, RIGHT TURN ONLY's steel and aluminum structure gracefully meets the surface of the Las Vegas Trail roundabout. The sculpture extends 20 feet into the air, acting as a bold and whimsical landmark for this reemerging community.

THE FLAME OF INSPIRATION



Location: Fremont, CA

Completion date: 2021

Artwork budget: \$160,000

Artist: Dierk Van Keppel

“The Flame of Inspiration” stands over 22ft tall and is made of stainless steel and cast glass. It sits in “Inspiration Plaza ” and was designed under the premise that Fremont, as part of the San Francisco bay area, is well known as the present day epicenter of technological innovation. The piece represents the beginning sparks or “flame” of inspiration that innovation begins with.



THANK YOU.

Joshua Carden
Cultural Affairs Officer
City of Fort Lauderdale
JCarden@fortlauderdale.gov
954-828-5044

VI. Supplement Funding Request \$80,000
NE 4th Avenue Complete Street Project

MacKendy Philippi
Project Manager II

NE 4th Avenue Streetscape

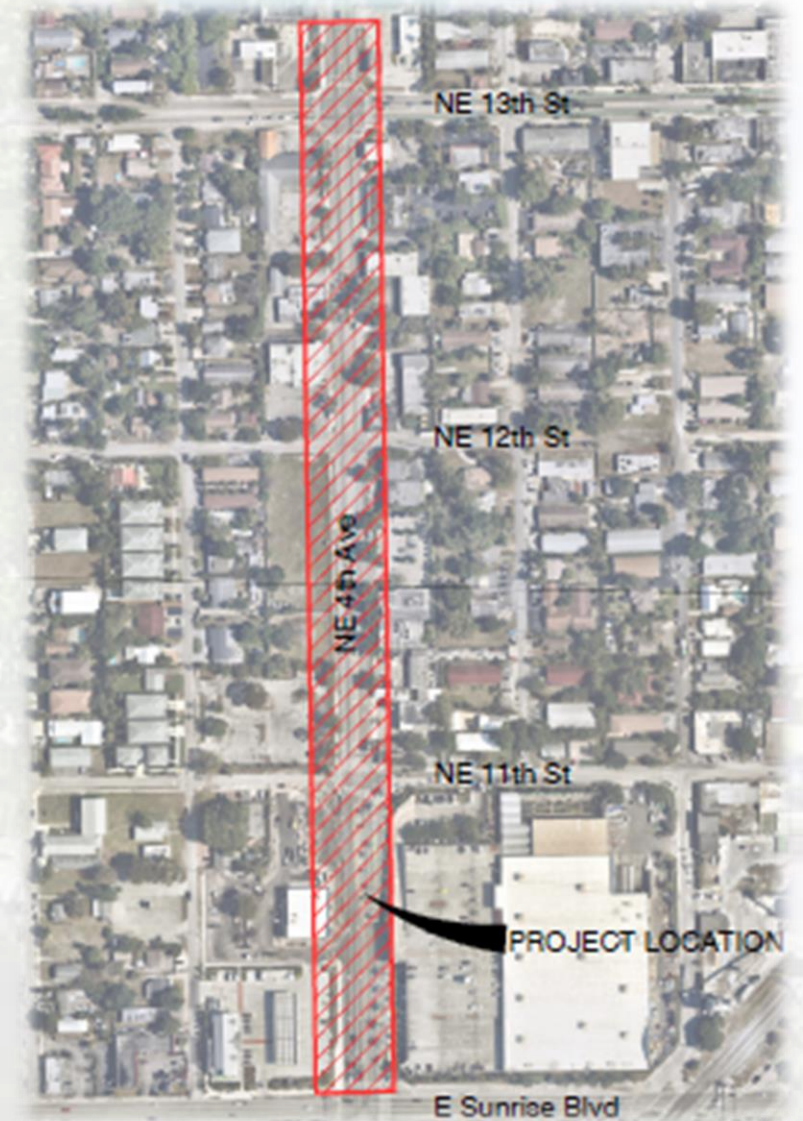
Central City Redevelopment Advisory Board Meeting

July 24, 2024



Project Overview

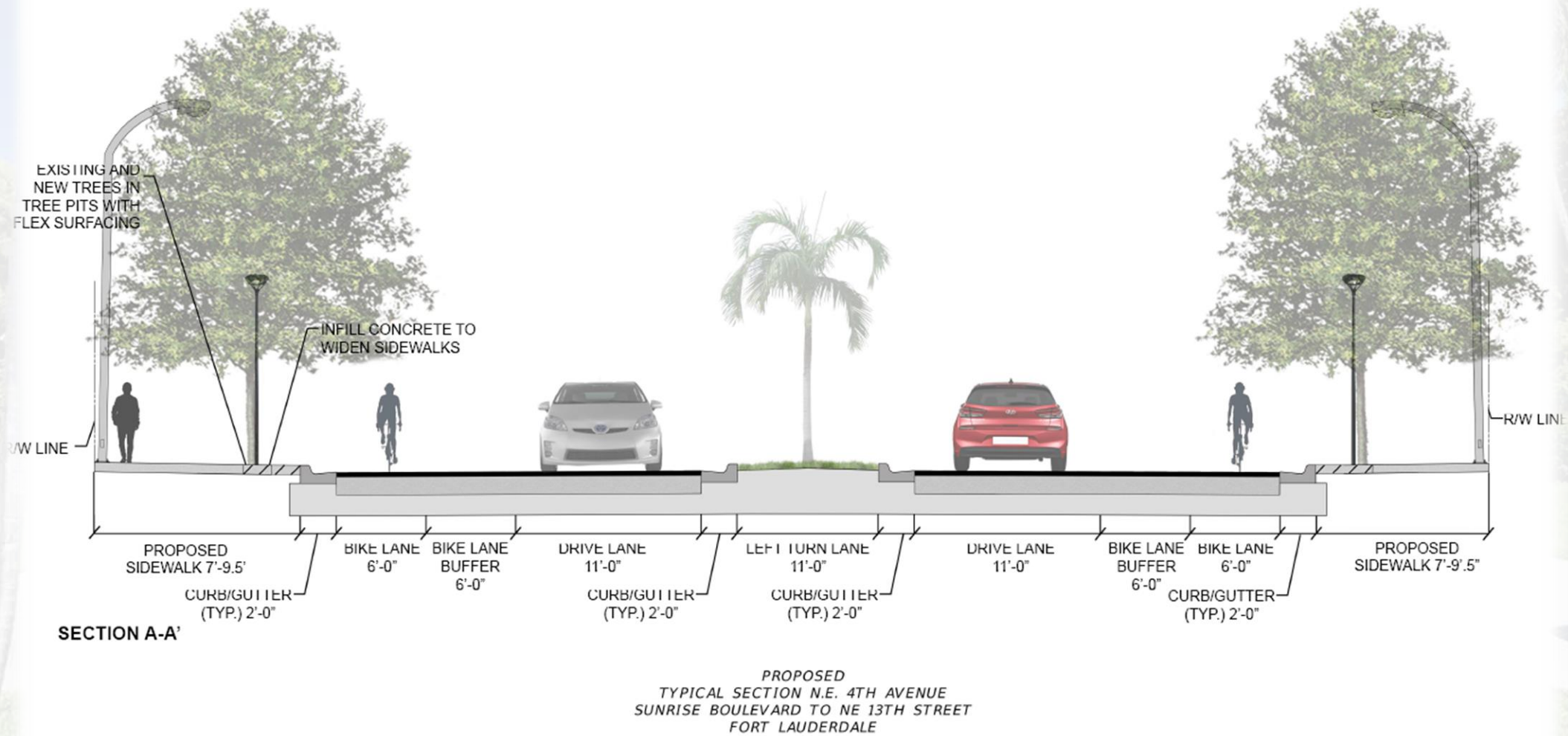
- NE 4th Avenue Streetscape Improvements
 - Northern Boundary: NE 13th Street
 - Southern Boundary: Sunrise Boulevard
- Broward County grant to the CRA
- Scope includes:
 - Sidewalks, Crosswalks, Lighting, Landscaping, Irrigation, Signage
- Project Funding:
 - Design: \$152,000
 - Construction: \$865,000
- Transportation and Mobility serving as the project manager



Project Scope

- Widening sidewalk for hardscape, with decorative patterned textured pavement treatments, and lighting beautification, along the curbed roadside
- Installing colored crosswalks
- Installing new pedestrian lighting along sidewalks
- Installing shade trees along sidewalks with irrigation
- Installing banner poles and signage

Project Design



Lighting Component of Project

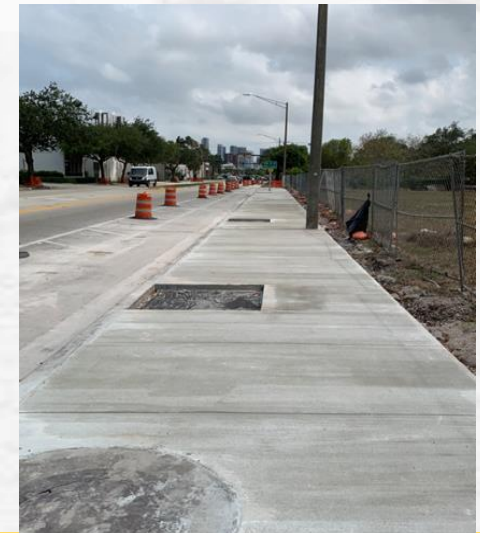
- What we need:
 - Funding for the Lighting component of the project:
 - Overrun between \$80,000 - \$85,000
 - Pull boxes and conduits already installed
- Why do we need it?
 - To make corridor safer
 - Pedestrian friendly
 - Beautification
 - Complete project grant scope
 - Lighting component was to follow current project



Lighting Component of Project

□ Lighting Options:

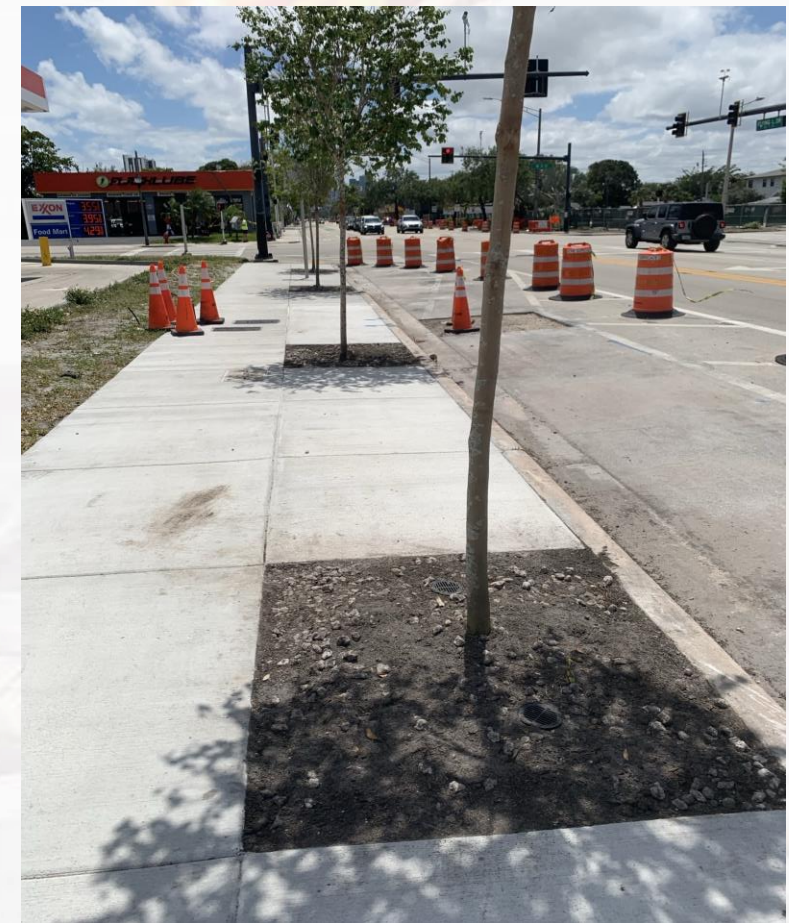
- Cost:
 - Install Poles, fixtures, wiring to junction box, with poles provided by City \$40,000
 - Light Poles and light procured by the City \$45,000
 - Sub-contractor to provide light poles and installation; between \$81,000 – \$83,000
- Time:
 - Between 45 – 60 workdays



Conclusion

❑ Project Completed Milestones:

- Substantial Completion:
 - Major Items of work are now completed
 - Project has a final completion date of September 15, 2024
- Final Completion:
 - Project has a final completion date of September 15, 2024
- Grant Deadline: December 31, 2024

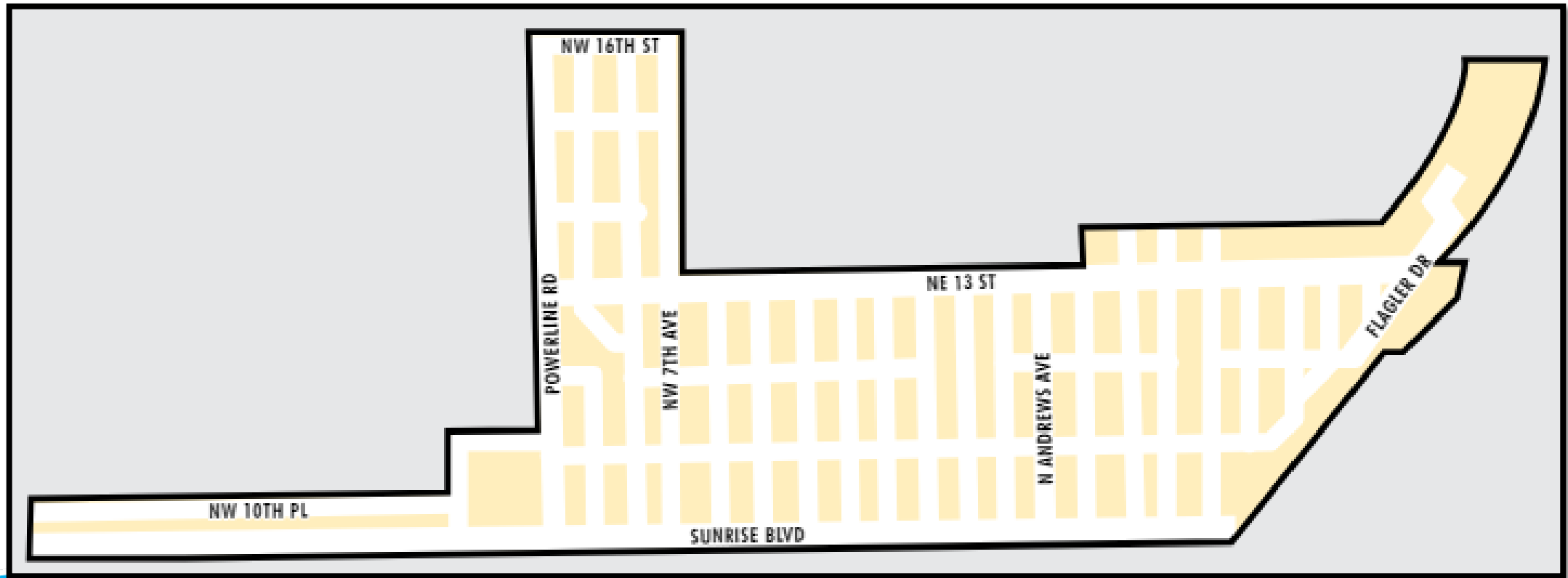


VII. Discussion and Recommendation
Fiscal Year 2025 \$ 1,248,621

Laura Reece
Acting Assistant City
Manager and

Yvette Matthews
Acting Director of
Office of
Management and
Budget

Central City Community Redevelopment Area FY 2025 Operating Budget



WeAreFTL

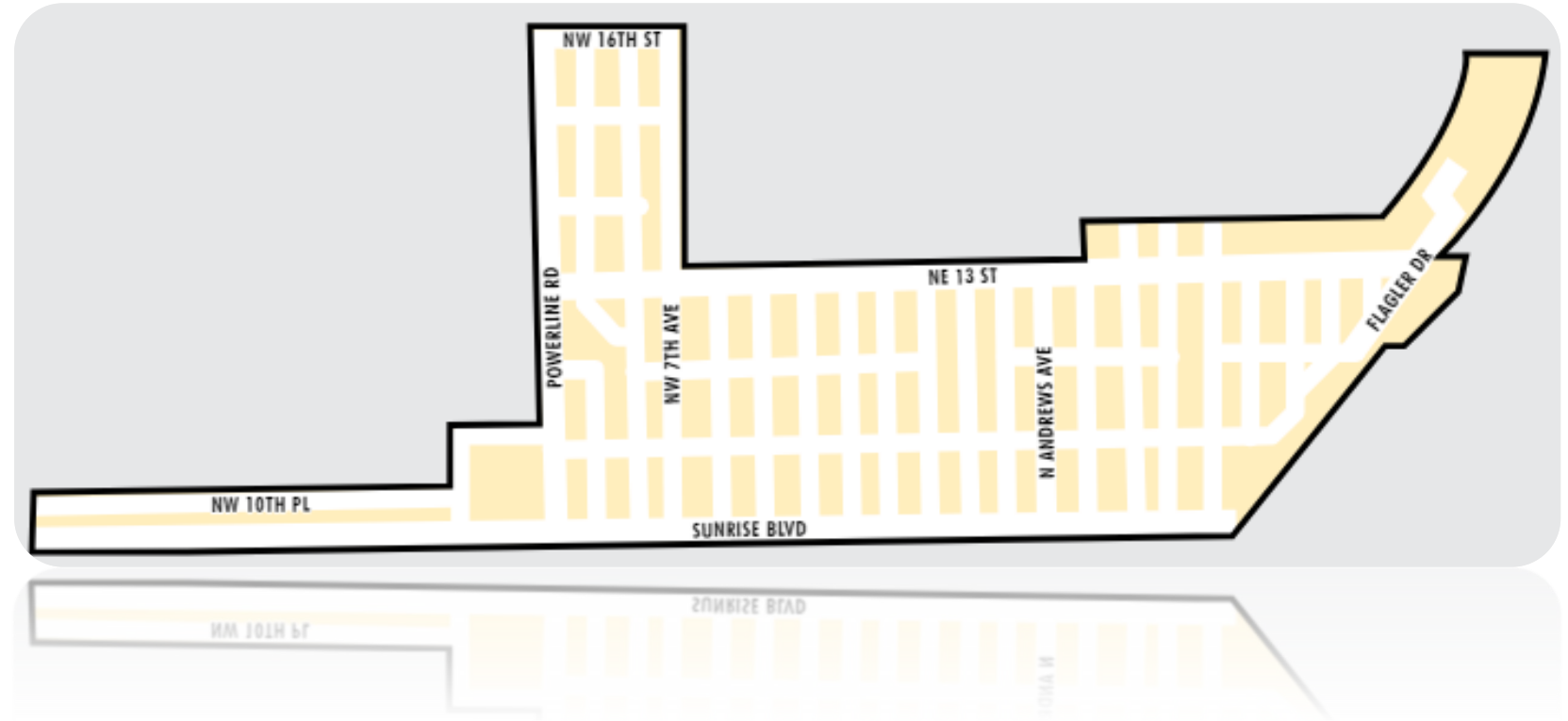
CCRAB 7/24/24
Page 109 of 131

Central City Community Redevelopment Area (CRA)

Boundary:

Generally bounded by NE 13th Street and NE 16th Street on the North, Sunrise Boulevard on the South, Powerline Road and I-95 on the West and the Florida East Coast Railway on the East.

CRA Sunsets January 2042



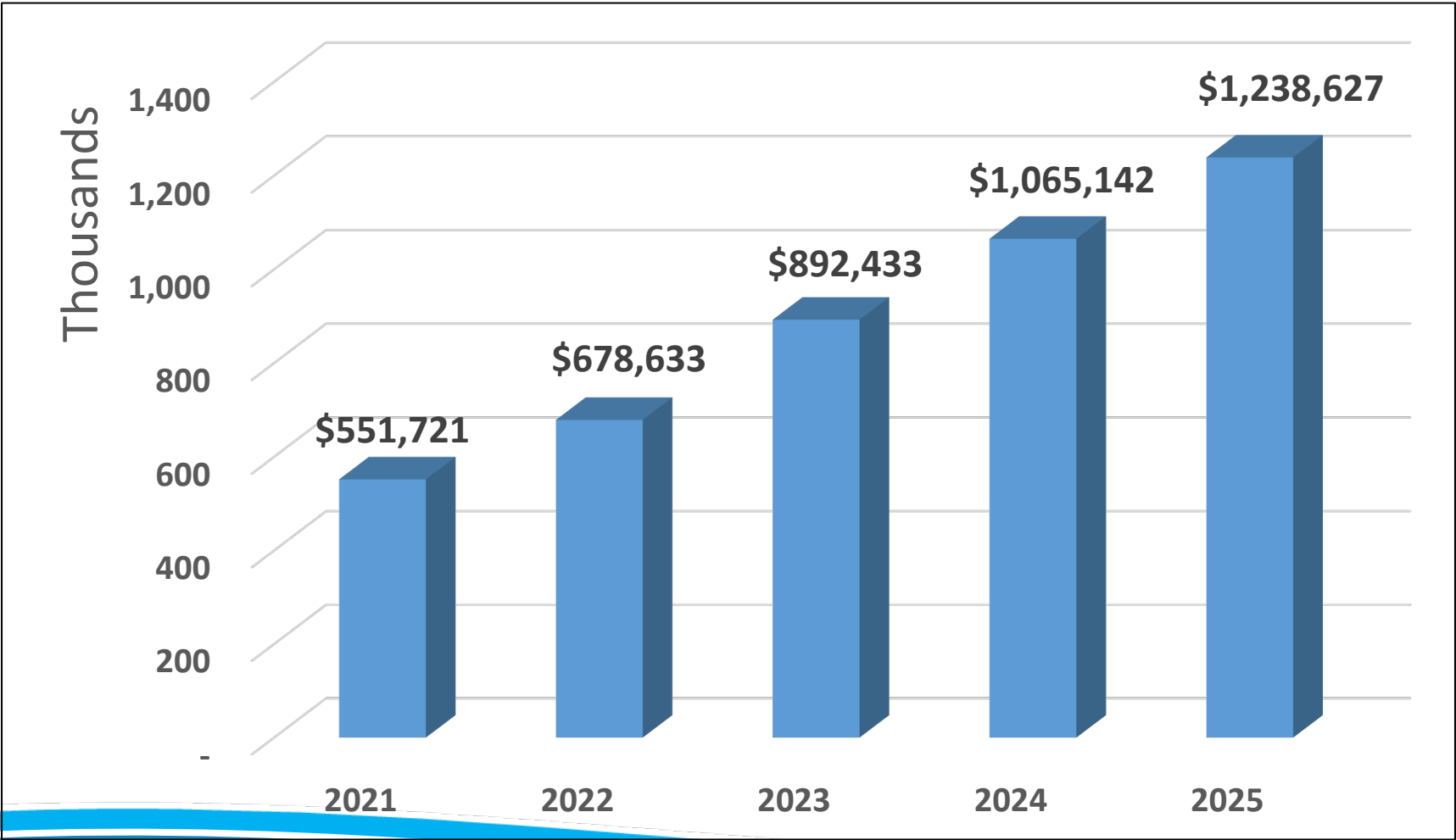
WeAreFTL

CALCULATION OF THE CITY’S TIF CONTRIBUTION

A CRA is a dependent special district in which any future increases in property values are set aside to support economic development projects within that district.

Central City Tax Increment 2025 City Contribution Calculation	
Base Year (2012) Net Taxable Value	\$162,010,550
FY 2025 Final Taxable Value	\$478,524,780
Increase in CRA Tax Value	\$316,514,230
FY 2025 Contribution Based on 4.1193 Millage Rate at 95%	\$1,238,627

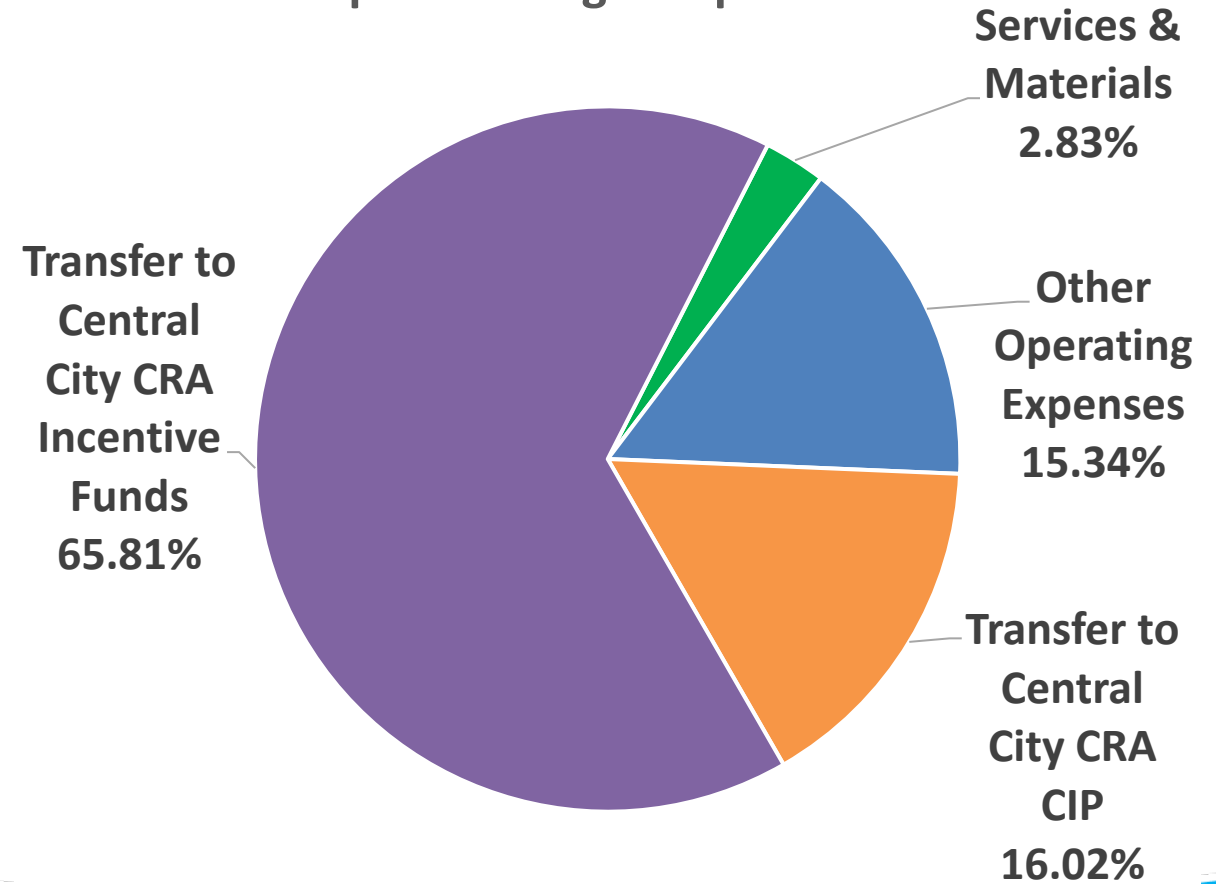
CITY TIF CONTRIBUTION – 5 YEAR SUMMARY



CENTRAL CITY CRA FY 2025 PROPOSED BUDGET

<u>Description</u>	<u>FY 2025 Proposed Budget</u> (\$)
Revenues	
City TIF Contribution	1,248,621
Total Revenues	1,248,621
Expenses	
Services & Materials	35,350
Other Operating Expenses	191,537
Transfer to Central City CRA CIP	200,000
Transfer to Central City CRA Incentive Funds	821,734
Total Expenses	1,248,621

FY 2025 Proposed Budget Expenditures



CENTRAL CITY CRA FY 2025 – 2029 COMMUNITY INVESTMENT PLAN



CENTRAL CITY STREETScape IMPROVEMENT PROJECT

PROJECT #: P12855

Project Mgr: Corey Ritchie

Department: Community
Redevelopment
Agency (CRA)

Address NE 13th Street and NE 16th Street
City Fort Lauderdale
State FL
Zip 33311

District: ☒ I ☐ II ☐ III ☐ IV

Description: The Central City Streetscape Improvement Project will provide, where none presently exist; sidewalks, drainage, curb and gutters, fiber optic cable for wireless connectivity, an increase in water and sewer capacity, upgraded lighting, new street furniture to include bus benches, trash receptacles, ADA compliant side walks and signage.

Justification: The request is aligned with the strategic objectives to provide upgrades and improvements to infrastructure to induce private investment and support development.

Source of the Justification: 2035 Vision Plan: Fast Forward Fort
Lauderdale

Project Type: Road and Street Facilities

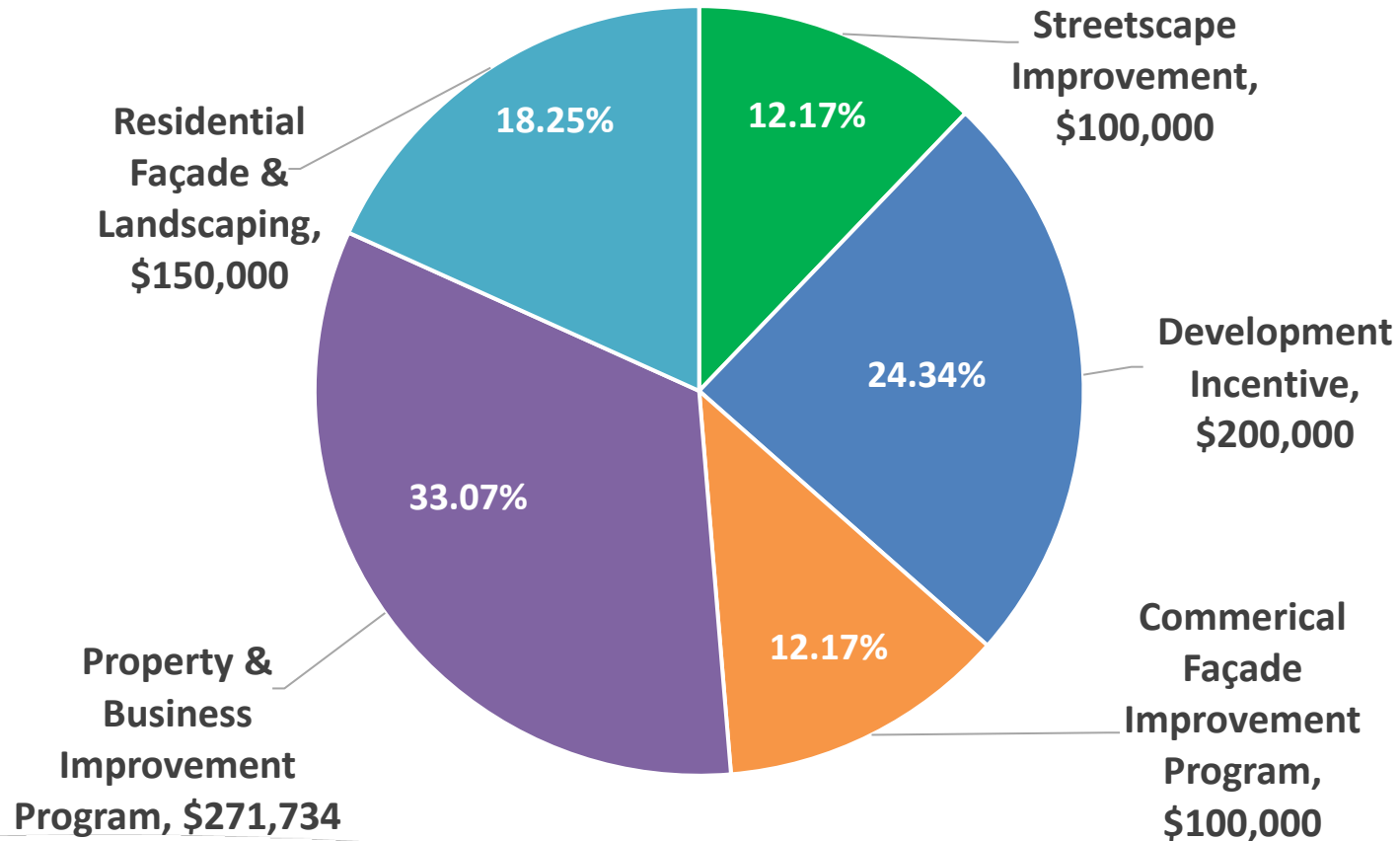
Project Funding Summary:

Source	Usage	Available \$	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	TOTAL FUNDING
CENTRAL CITY CRA CIP Construction								
Fund 348	60-6599	\$1,300,000	\$200,000	\$0	\$0	\$0	\$0	\$1,500,000
Total Fund 348:		\$1,300,000	\$200,000	\$0	\$0	\$0	\$0	\$1,500,000
Grand Total:		\$1,300,000	\$200,000	\$0	\$0	\$0	\$0	\$1,500,000



WeAreFTL

CENTRAL CITY CRA FY 2025 PROPOSED INCENTIVES - \$821,734



CENTRAL CITY CRA

FY 2024 INCENTIVES

Incentive Account	Description	Amended Budget (\$)	Expenses (\$)	Balance (\$)
CRA092408	Commercial Façade Improvement Program CC FY 2024	258,109	-	258,109
CRA092409	Property & Business Improvement Program CC FY 2024*	1,174,506	-	1,174,506
CRA092414	Residential Façade Improvement Program CC FY 2024	150,000	19,985	130,015
TOTAL		1,582,615	19,985	1,562,630

**FY 2024
Unexpended
Incentive Funding:
\$1,562,630**

*Includes reappropriated incentives from prior fiscal years - \$924,506

CENTRAL CITY CRA

FY 2024 OPERATING BUDGET

Expenses	Amended Budget* (\$)	Projected Expenditure (\$)	Encumbrance (\$)	Available Balance (\$)
Services & Materials	382,861	16,567	28,881	337,413
Other Operating Expenses	171,933	171,633	-	300
Total Expenses	554,794	188,200	28,881	337,713

Projected Expenditure amount includes expected administrative service charges, as well as the rent charges that will be allocated to the Central City CRA.

CENTRAL CITY CRA STAFF ALLOCATIONS + CITY SUPPORT

Salary Allocations + City Support Charges	FY 2024		FY 2025	
	Allocation (%)	Amount (\$)	Allocation (%)	Amount (\$)
CRA Planner	50.0%	66,192	50.0%	70,354
CRA Senior Administrative Assistant	6%	5,860	6%	6,215
CRA Business Manager	14%	23,103	20%	34,847
Indirect Administrative Services		62,945		64,708
Information Technology (IT) Services		13,533		15,113
Service Charge - Print Shop		300		300
Total		171,933		191,537



Questions?



WeAreFTL

Community Redevelopment Agency (CRA)

Central City CRA - Community Redevelopment Agency Central City Area

Division - Fund Budget by Account

Account Name	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Amended Budget	FY 2024 Estimate	FY 2025 Department Requested	FY 2025 Proposed Budget	FY 2024 Adopted vs FY 2025 Proposed Budget	% Dif	Justification
30-3101 - Acct & Auditing	22	-	-	34	-	-	-	0.00%	
30-3114 - Bank Analysis Fees	1,775	-	-	1,754	-	-	-	0.00%	
30-3199 - Other Prof Serv	9,264	184,500	335,227	335,227	180,000	-	(184,500)	(100.00%)	Land use amendment budget was requested in FY24, but not used. Requesting again in FY25 as CC staff works to issue a purchase order. Or Use of remaining funds if not encumbered.
30-3201 - Ad/Marketing	3,882	20,000	20,000	18,203	20,000	20,000	-	0.00%	Estimated funding to advertise CRA incentive programs, sun sentinel Bids/ RFP's and notices for intent for disposal of properties.
30-3210 - Clerical Services	1,733	2,000	2,375	2,375	2,500	2,500	500	25.00%	Estimated Prototype Services (Advisory Board). The Central City CRA anticipates additional meetings in FY2025.
30-3216 - Costs/Fees/Permits	-	-	-	10	-	-	-	0.00%	
30-3222 - Custodial Services	-	1,750	1,750	1,750	1,750	1,750	-	0.00%	Estimated custodial services. Funds will be charged by External Transfer Voucher (ETV).
30-3299 - Other Services	10	12,408	12,408	12,408	500	-	(12,408)	(100.00%)	Estimated costs for other services.
30-3319 - Office Space Rent	-	10,000	10,000	10,000	10,000	10,000	-	0.00%	Central City Rent portion.
30-3516 - Printing Serv - Ext	-	300	300	300	300	300	-	0.00%	Proposed costs for CRA annual report and consulting services.
30-3616 - Postage	-	500	500	500	500	500	-	0.00%	Estimated postage printing costs.
30-3907 - Data Proc Supplies	-	50	50	50	50	50	-	0.00%	
30-3928 - Office Supplies	-	200	200	200	200	200	-	0.00%	
30-3999 - Other Supplies	268	50	50	50	50	50	-	0.00%	
40-4304 - Indirect Admin Serv	27,405	62,795	62,795	62,795	58,002	58,002	(4,793)	(7.63%)	
40-4328 - Servchg-Comm Dev	79,300	95,305	95,305	95,305	-	118,122	22,817	23.94%	Salary Allocations (GEN06)
40-4343 - Servchg-Info Sys	6,653	13,533	13,533	13,533	15,113	15,113	1,580	11.68%	
40-4355 - Servchg-Print Shop	2,159	300	300	300	300	300	-	0.00%	
Operating Expenses	132,470	403,691	554,794	554,794	289,265	226,887	(176,804)	(43.80%)	

Community Redevelopment Agency (CRA)

Central City CRA - Community Redevelopment Agency Central City Area

Division - Fund Budget by Account

Account Name	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Amended Budget	FY 2024 Estimate	FY 2025 Department Requested	FY 2025 Proposed Budget	FY 2024 Adopted vs FY 2025 Proposed Budget	% Dif	Justification
Central City CRA - Community Redevelopment Agency Central City Area Total	132,470	403,691	554,794	554,794	289,265	226,887	(176,804)	(43.80%)	

Community Redevelopment Agency (CRA)

Central City CRA - Central City CRA Business Incentives

Division - Fund Budget by Account

Account Name	FY 2023 Actuals	FY 2024 Adopted Budget	FY 2024 Amended Budget	FY 2024 Estimate	FY 2025 Department Requested	FY 2025 Proposed Budget	FY 2024 Adopted vs FY 2025 Proposed Budget	% Dif	Justification
40-4203 - Redevelopment Projects	-	658,109	1,582,615	1,534,337	650,000	821,734	163,625	24.86%	
Operating Expenses	-	658,109	1,582,615	1,534,337	650,000	821,734	163,625	24.86%	
Central City CRA - Central City CRA Business Incentives Total	-	658,109	1,582,615	1,534,337	650,000	821,734	163,625	24.86%	

VIII. Discussion
Streetscape Improvements and Infrastructure

Cija Omengebar
CRA Planner

SUPPORTING DOCUMENTATION FOR CCRAB DISCUSSION:

1. March 2024
 - Memorandum No: 24-001 Central City Redevelopment Improvement Project Status Update
 - Exhibit 1, 2, 3
2. April 3, 2024
 - April 2024 CCRAB Agenda Items 6 and 7
 - April 2024 CCRAB backup pages 14-41

IX. Discussion
Work Plan Schedule

Cija Omengebar
CRA Planner



Central City Redevelopment Advisory Board FY 2024 – 2025 Work Plan

Community Redevelopment Agency
914 Sistrunk Blvd, Fort Lauderdale, FL 33311

Date	Topic of Discussion	Department/ Vendor
Wednesday August 7, 2024 6:00 pm	1. Nomination and Selection Positions 2. Discussion with Deputy City Attorney 3. Property Owners Informative Presentation 4. Façade & Landscape Program Discussion • Rebuilding Together	1. CRA 2. CAO 3. PRESENTER 4. PRESENTER
Wednesday, September 4, 2024 6:00 pm	1. Programs Outreach Discussion 2. Incentive Program Presentation - Eligibility 3. Project & Program Updates Update: <i>Rezoning P/I Update/ Design Task Order Update/ NE 4th Ave Lighting Installation Update</i>	1. CRA 2. CRA 3. CRA
Wednesday October 2, 2024 6:00 pm	1. LUPA Scope Presentation & Process Timeline 2. Project & Program Updates Update: <i>NE 4th Ave/ Incentives / Rezoning / Road closure lights installation</i>	1. DSD-PLANNING 2. CRA
Wednesday November 6, 2024 6:00 pm	1. Code Enforcement Presentation 2. Design Firm Introduction Presentation 3. Branding & Business Targeting Discussion 4. Project & Program Updates Update: Rezoning	1. DSD-CODE 2. SELECTED FIRM 3. CRA 4. CRA
Wednesday December 4, 2024 6:00 pm	1. Project & Program Updates	1. CRA
Wednesday January 1, 2025 6:00 pm	1. Project & Program Updates	1. CRA
Wednesday February 5, 2025 6:00 pm	1. Project & Program Updates Update: 2. FY2025 Budget Prioritization Discussion	1. CRA



CITY OF FORT LAUDERDALE

Central City Redevelopment Advisory Board FY 2024 – 2025 Work Plan

Community Redevelopment Agency
914 Sistrunk Blvd, Fort Lauderdale, FL 33311

Date	Topic of Discussion	Department/ Vendor
Wednesday March 05, 2025 6:00 pm	1. Project & Program Updates Update: a. Copy of CRA Annual Report	1. CRA
Wednesday April 02, 2025 6:00 pm	1. Project & Program Updates Update:	1. CRA
Wednesday May 07, 2025 6:00 pm	1. Project & Program Updates Update:	1. CRA
Wednesday June 04, 2025 6:00 pm	1. Project & Program Updates Update:	1. CRA
Wednesday July 02, 2025 6:00 pm	1. Project & Program Updates Update:	1. CRA
Wednesday August 06, 2025 6:00 pm	1. Project & Program Updates Update:	1. CRA
Wednesday September 03, 2025 6:00 pm	1. Project & Program Updates Update:	1. CRA

Purpose: To review the Plan for the Central City CRA and recommend changes; make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City Redevelopment CRA; receive input from members of the public interested in redevelopment of the Central City Redevelopment CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

X. Old/New Business

- Miscellaneous
- August Agenda Recommended Items
 1. Nomination and Selection Positions
 2. Discussion with Deputy City Attorney
 3. Property Owners Informative Presentation
 4. Façade & Landscape Program Discussion
 - Rebuilding Together

**Cija Omengebar
CRA Planner**

FAÇADE AND LANDSCAPE PROGRAM STATUS UPDATE

F&L Applications							\$ 150,000.00
	ADDRESS	TYPE		WORK	STATUS		
1	1118 NW 4 AVE	SF-HMSTD	Alan H. beck & Nicolas J. Starr	Paint & Landscape	In Progress	pending contractor quotes	\$ 5,000.00
2	1200 NW 4 AVE	SF-HMSTD	Robert Baker	Landscape	Completed	paid	\$ 5,000.00
3	1206 NW 4 AVE	SF-HMSTD	Charles Baity & Alfonso Vargas	Landscape	Completed	paid	\$ 5,000.00
4	1217 NW 4 AVE	SF-HMSTD	Patricia Joseph	Paint & Landscape	Completed	paid	\$ 4,985.00
5	1218 NW 4 AVE	SF-HMSTD	Gary James	Paint & Landscape	In Progress	pending contractor quotes	\$ 5,000.00
6	1115 NW 3 AVE	SF-HMSTD	Olga Maria Zamora	Landscape	Completed	paid	\$ 5,000.00
7	1112 NE 5 TERR	SF-HMSTD	Wilbert Small	Landscape	In Progress	pending final inspection	\$ 5,000.00
8	1008 NW 2 AVE	SF-HMSTD	Dolly Robinson	Paint & Landscape	In Progress	pending contractor quotes	\$ 5,000.00
9	1207 NE 1 AVE	SF-HMSTD	Nicholas Morrison	Paint & Landscape	In Progress	pending final inspection	\$ 5,000.00
10	1119 N Andrews Ave	SF-HMSTD	Donna Thompson	Paint & Landscape	In Progress	pending contractor quotes	\$ 5,000.00
*rev. 6/24/24					Total Paid Out		\$ 19,985.00 4 Completed
					Encumbered		\$ 30,000.00 6 In Progress
					Balance		\$ 100,015.00

*1207 FINAL INSPECTION SCHEDULED JULY 25, 2024

XI. Communication to City Commission

**Troy Liggett
Chair**

XII. Adjournment

**Troy Liggett
Chair**

THE NEXT CCRAB REGULAR MEETING WILL BE HELD ON EITHER – August 7, 2024
Ordinance No. C-13-08 purpose and duties of the board: (a) to review the Plan for the Central City CRA and recommend any changes to the plan; (b) to make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Community redevelopment Act in the Central City CRA; (c) to receive input from members of the public interested in redevelopment of the Central City CRA and to report such information to the City Commission sitting as the Community Redevelopment Agency.

Note: Two or more Fort Lauderdale City Commissioners or Members of City of Fort Lauderdale Advisory Board may be in attendance at this meeting.

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 proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participation at the meeting should contact the City Clerk at (954) 828-5002, two days prior to the meeting.

Note: Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.

Note: If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas or minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services.