

**REGULAR MEETING
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT ADVISORY BOARD**

October 8, 2019 - 3:00 PM

**CITY HALL
8th FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301**

AGENDA

- | | | |
|-------|---|-----------------------------------|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco Foderingham
Chair |
| ii. | Approval of Minutes <ul style="list-style-type: none">• 9.10.2019 Minutes | NPF CRA Board |
| iii. | Project Funding Update | Valessa Martin |
| iv. | Request for Funding – Northwest 6 th Investments, LLC
Sistrunk Station - 616 NW 2 Avenue - \$350,000 | NPF CRA Staff |
| v. | Request for Funding – V & R Family Enterpriser, Corp.
1227 Sistrunk Blvd. - \$350,000 | NPF CRA Staff |
| vi. | Request for Funding – Fat Live Limited Partnership/Evergreen
Partners III LLC/Urban Street Development
Fat Village – NW 5 Street at NW 1 Street - \$5,000,000 | NPF CRA Staff |
| vii. | Communication to CRA Board of Commissioners | NPF CRA Board |
| viii. | Old/New Business | NPF CRA Staff |
| ix. | Public Comments | |
| x. | Adjournment | |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday – November 12, 2019**

Purpose: To review the Plan for the NPF-CRA and recommend any changes to the Plan. 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 Chapter 61-2165, Laws of Florida and Section 163.330 through 163.450, Florida Statutes in the NPF-CRA. To receive input from members of the public interested in redevelopment of the NPF-CRA and to report such information to the City Commission.

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 participating 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: *Advisory Board members should disclose any discussions or site visits to any project that come before the Advisory Board for a recommendation.*

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

**MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
8TH FLOOR CONFERENCE ROOM, CITY HALL
September 10, 2019 – 3:00 P.M.**

Cumulative Attendance

June 2019 – May 2020

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	4	0
Dylan Lagi, Vice Chair	A	3	1
Leann Barber (arrived at 3:08 p.m.)	P	3	1
Sonya Burrows	P	3	1
Kenneth Calhoun	P	4	0
Lisa Crawford	A	3	1
Matt Habibi	P	3	1
John Hooper	A	3	1
Michael Lewin	P	4	0
Steffen Lue	P	3	1
Christopher Murphy	P	3	1
Michelle Nunziata	A	0	4
John Quailey	P	4	0
Tina Teague	P	3	1

Staff

Vanessa Martin, CRA Business Manager
Bob Wojcik, Housing and Economic Development Manager
Clarence Woods, III, NPF CRA Manager
Lizeth DeTorres, Sr. Administrative Assistant
Eleni Ward Jankovic, Housing and Economic Development Manager
Tania Bailey-Watson, Senior. Accounting Clerk
Corey Ritchie, CRA Project Manager
Jamie Opperee, Prototype-Inc.

Guests

Chris Smith, Owner of Smitty's Wings
Pamela Beasley-Pittman, Historical Dorsey Riverbend

Currently there are 14 appointed members to the Board, which means eight would constitute a quorum.

I. Call to Order/Roll Call

**Rhoda Glasco Foderingham
Chair**

Chair Foderingham called the meeting to order at 3:00 p.m. and roll was called. A quorum was not yet present; therefore, Chair Foderingham moved forward to non-voting items.

II. Approval of Minutes

NPF CRA Board

- August 13, 2019

Motion by Mr. Calhoun, seconded by Ms. Teague, to approve the minutes of August 13, 2019. In a voice vote, the **motion** passed. (10-0)

III. Vote Chair/Vice-Chair

NPF CRA Board

Motion by Ms. Teague to nominate Rhoda Glasco Foderingham as Chair, seconded by Mr. Lewin. In a voice vote, the **motion** passed unanimously. (10-0)

Motion by Ms. Teague to nominate Dylan Lagi as Vice Chair, seconded by Mr. Lewin. In a voice vote, the **motion** passed unanimously. (10-0)

IV. Project Funding Update FY2020 Budget Approval

Vanessa Martin,
Business Manager

Ms. Martin mentioned the Fiscal Year 2020 budget and asked if anyone had any questions.

In response to Ms. Burrows, Ms. Martin stated that WAVE refunds have not yet been received. In speaking with Finance, she was told that an update would be provided once they hear something.

Ms. Burrows mentioned the Ambassador Program.

Mr. Woods advised that the Ambassador Program is supposed to provide informational types of services to tourists; it is not a security service. The desire was to have more police; however, there is no real current need. It was decided not to continue with the Ambassador Program until people are visiting the neighborhood.

Ms. Burrows commented that when the Ambassador Program was presented, the impression was that there would be a presence on the street, and it would be more of a crime deterrent. She questioned if all Ambassador Programs are going away.

Mr. Woods clarified that the Ambassador Program in the Northwest was going away until there is a need.

Motion by Mr. Murphy, seconded by Mr. Lewin, to approve the FY2020 proposed budget. In a voice vote, the **motion** passed unanimously. (10-0)

V. Smitty's Wings (Change Order/Increase to the Contract)

NPF CRA BOARD

Ms. Ward advised that a request was received from Smitty's Wings for an additional \$100,000 in the construction budget. The developer was granted \$225,000 under the PBP Program and \$125,000 under the Façade Program in March 2018. Work has begun and during the demolition phase it was discovered that the roof was severely deteriorated and could not hold the HVAC system needed; therefore, it was decided to install a new roof. It was also discovered that gas lines were not anywhere near that location, so the gas had to be switched to tanks, and for that purpose, it is recommended that an extra \$100,000 be awarded to complete this project. So far,

the applicant has paid \$47,355 in architectural fees, \$42,355 for original plans, and an extra \$5,000 for revised plans; their complete contribution is \$91,352.

Mr. Murphy questioned what would happen if there was another cost overage and why they did not know where the gas lines were.

Mr. Ritchie stated that re-drawings were done to make sure everything was complete. The problem was solved, and they have a fully operational set of documents.

Chair Foderingham questioned why no one knew how far away the gas lines were when the initial plans were done.

Mr. Ritchie indicated that it was assumed the gas lines were in the area, but as they kept digging the gas lines stopped about ten blocks to the east.

Chris Smith, owner of Smitty's Wings, advised that they received a \$100,000 line of credit from Wells Fargo in case additional funds are needed.

Mr. Woods commented that everything is exposed on the structure, so anything that needs to be replaced can be seen.

Ms. Barber questioned how much contingency was in the original plan.

Mr. Ritchie stated that there is normally a 3% contingency plan; originally it was 3% of \$400,000, so the amount was about \$12,000.

Ms. Burrows questioned if it was assumed that the roof was okay because the tarp had been on there for a long time.

Mr. Ritchie advised that more weight than anticipated was being put on top of the building and the wooden trusses were deteriorating.

Motion by Ms. Teague, seconded by Mr. Lue, to approve staff recommendations for Smitty's Wings. In a voice vote, the **motion** passed with Ms. Burrows and Ms. Barber opposed. (8-2)

Ayes: Calhoun, Habibi, Lewin, Lue, Murphy, Quailey, Teague, Foderingham

Nays: Barber, Burrows

VI. Communication to CRA Board of Commissioners

NPF CRA BOARD

Mr. Woods mentioned the "Finally Friday" event. There has been talk about continuing the event and creating a positive movement along the Sistrunk corridor. He thanked staff for the event.

In response to Ms. Teague, Mr. Woods stated that staff initially wanted to move the "Finally Friday" event to different locations; however, for compelling reasons, it was decided to keep the event at this location. Traffic control may be needed in the future with MOT because of the number of people attending.

Mr. Calhoun suggested permanent signage.

Mr. Woods advised that there are renderings of some of the future developments that would go along the corridor, so maybe they could be enlarged and put in those locations.

Chair Foderingham questioned if some of the streets could be blocked off at the next event.

Mr. Woods mentioned that perhaps one lane could be blocked to allow the event to spill out in the street and keep the other two lanes open. The idea was to keep traffic coming through to see the event.

In response to Ms. Teague, Mr. Woods indicated that staff said no to additional Police Officers.

Pamela Beasley-Pittman with the Historical Dorsey Riverbend Neighborhood Association thought the event was a great idea.

Chair Foderingham emphasized that the event was fun with an excellent turn out; even people from outside of the area attended. She stated that the event is held on the last Friday of the month and noted that Board members could park in the CRA building parking lot.

VII. Old/New Business – None.

NPF CRA STAFF

VIII. Public Comments - None.

IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:28 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by C. Guifarro, Prototype-Inc.]

MORANDUM

DATE: October 8, 2019

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Request for Funding – North West 6th Investments, LLC
Sistrunk Station – 616 NW 2 Avenue
\$225,000 - Property and Business Improvement Program &
\$125,000 – CRA Façade Program

REQUEST AND SUMMARY

North West 6th Investments, LLC is requesting a forgivable loan from the CRA in the amount of \$225,000 from the Property and Business Improvement Program and a \$125,000 forgivable loan from the Façade Program for interior and exterior renovations of the building and site at 616 NW 2 Avenue for the Sistrunk Station project. (**Exhibit 1**).

Sistrunk Station is directly adjacent to the Sistrunk Market Project at 115 Sistrunk Boulevard that is nearing completion and expected to open in November, 2019 (**Exhibit 2**). The 23,000 square foot Sistrunk Market is a “Food Hall” funded in part by the CRA in the amount of \$1.4 million in December 2017 under its Development Incentive Program (DIP) program and represents a total capital investment of \$5.96 million. It will house a fully functioning micro-brewery with tap room, event space, classroom and meeting space, food, art and craft kiosks and gathering space. The project is nearing completion and is estimated to open in November 2019.

The Developer has since purchased the property next to Sistrunk Market for Sistrunk Station for \$2,000,000, consisting of a 20,891 square foot warehouse on a 51,390 square foot site. He plans to expand the overall development to create a communal workspace and retail hub consisting of co-working space and office suites, event and cultural space, and retail and art stalls with direct access to the Sistrunk Market food hall and brewery. The space will offer a unique business model promoting a communal culture providing space to both work and socialize. The co-working space will include super-fast internet, mail and package handling, card access security, business services, unique common area and flex meeting and event space for professional, networking and social events. The design of the retail space will have an open floor plan with high ceilings, creating a light industrial look and feel. The overall design of Sistrunk Station

for the existing 75 year old warehouse will embrace current trends for reclaimed spaces that are both rustic yet modern. Photos of the existing facility and illustrations of the proposed renovation and reuse project are attached as **Exhibit 3**.

The cost of the project including the land purchase necessary for Sistrunk Station, represents a total capital investment of approximately \$2.75 million with North West 6th Investments, LLC providing over 87% of the total project cost. Interior renovations include air conditioning, electrical, plumbing, framing, drywall, millwork, painting, restrooms, sprinkler system, floor finishing and other upgrades. Exterior improvements include new roof, windows and doors, stucco, parking lot upgrades, landscaping, deck and patio, fencing, ornamental metal work, security cameras and other work items. The Developer is in the process of securing contractor pricing. The total cost of upgrades is estimated at approximately \$750,000. A complete breakdown of interior and exterior improvements line items is provided in their funding application, attached as **Exhibit 4**. An analysis of the Developer's Return On Equity for the project is provided. It shows unless the building is repurposed as proposed, there is no or limited Return on Equity based on the investment. Under a do-nothing scenario the existing warehouse space provides the Developer a Return on Equity of 6.85%. Leasing the existing warehouse space at market rate of \$10/square foot without CRA assistance provides the Developer a Return on Equity of 1.29% and improving the property to create Sistrunk Station with CRA assistance provides the Developer a Return on Equity of 15.9%.

CRA Property and Business Improvement Program and Façade Program funds will be disbursed as a reimbursement to North West 6th Investments, LLC for renovations to the building and site. CRA funding will be a forgivable loan secured by a mortgage on the property, forgiven after 5 years. The purchase of the site and proposed repurposing and renovation of the building and site for Sistrunk Station will almost double the existing building and footprint that currently exist under the Sistrunk Market project. This remarkable project will further the transformation of this portion of Sistrunk Boulevard into a destination and dynamic environment for creativity and connection for the business community.

It is estimated that approximately 20 to 25 jobs will be created at the project primarily by tenants, with an additional 5 jobs for its administration and oversight by the owner. Projected rents will be \$25 per square foot. As a community benefit, the Developer has agreed to provide the following:

- Provide complementary meeting spaces for local NPF CRA organizations;
- Make space available to residents in the CRA District for their business at 20% off their market rents to help local start-ups and small businesses;
- Have a monthly farmers market, outdoor art installations and special events;
- Provide subsidized pricing at 20% off their rents for CRA residents for participation in farmers market, art and special shows and events; and
- Provide monthly complementary meditation/stretch/yoga classes.

Steven Dapuzzo Sr., a commercial real estate investor is managing partner of the North West 6th Investments, LLC. Upon approval of CRA funding, the project will commence immediately for completion within the next six months or less.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

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

Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA 5-Year Program, which is incorporated as part of the Plan, identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area. In addition, it calls for investing in development projects that create job opportunities, promote public private partnerships and investment in the redevelopment area.

RECOMMENDATION

It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board approve a \$225,000 forgivable loan from the Property and Business Improvement Program and \$125,000 forgivable loan from the Façade Program to North West 6th Investments, LLC for the Sistrunk Station project located at 616 NW 2 Avenue.

Attachments

Exhibit 1: Location Map of Sistrunk Station

Exhibit 2: Sistrunk Market Project Proposed to Open in November 2019

Exhibit 3: Photos of the existing warehouse and illustrations of the proposed Sistrunk Station Renovation

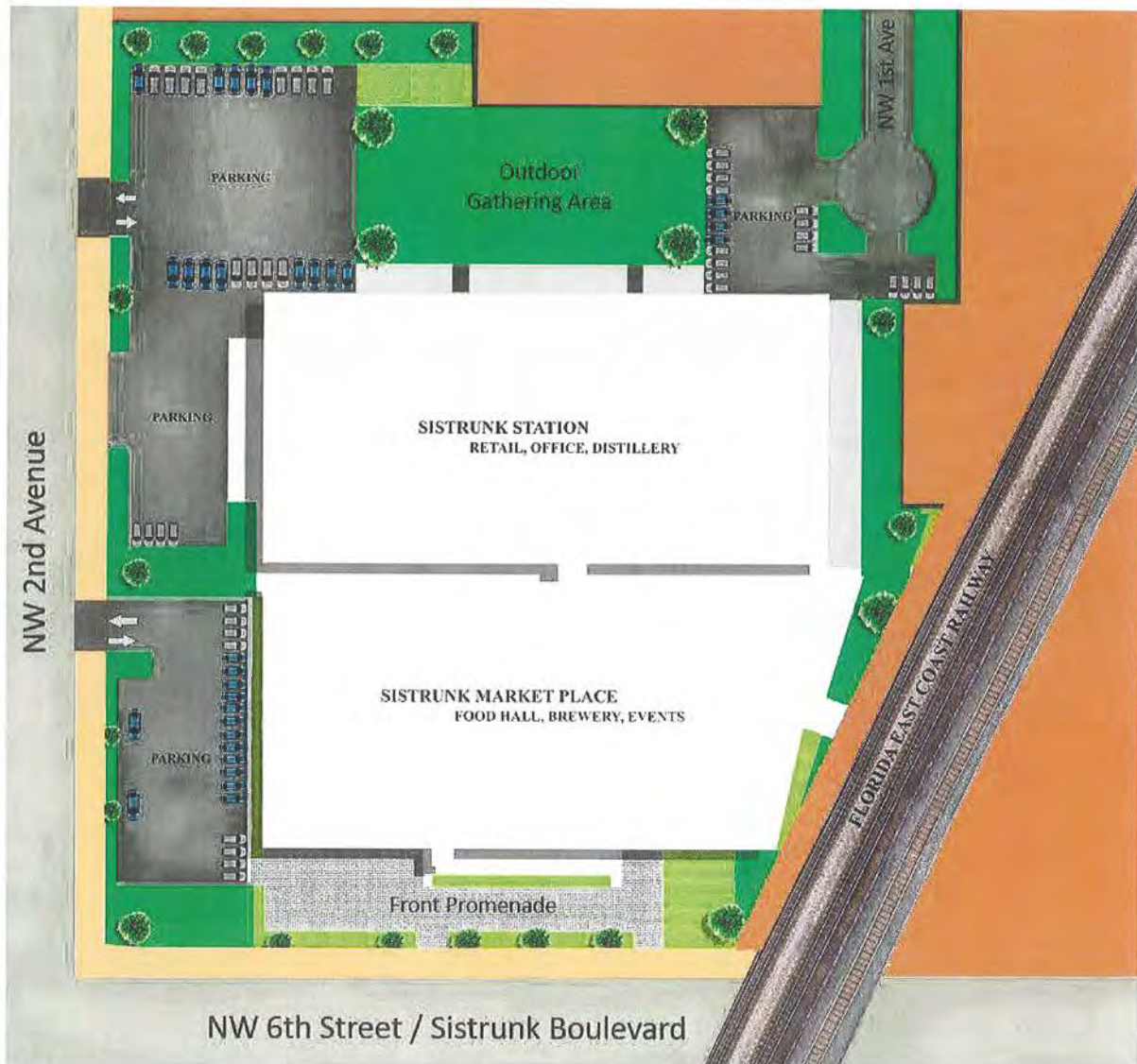
Exhibit 4: CRA Funding Application

Location Map

Exhibit 1



Proposed Sistrunk Station





Site Address	616-620 NW 2 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 17 0010
Property Owner	NORTH WEST 6TH INVESTMENTS LLC	Millage	0312
Mailing Address	2755 E OAKLAND PARK BLVD #304 FORT LAUDERDALE FL 33306	Use	48
Abbr Legal Description	S & R INVESTMENT CO PLAT 76-26 B TR A & VAC ALLEY LYING N & ADJ TO TR A & LYING S & ADJ TO LOT 33 BLK 320 OF PROGRESSO & THAT POR OF W1/2 OF 15' VAC ALLEY IN BLK 320 OF PROGRESSO LYING E & ADJ TO PREVIOUSLY MENTIONED VAC ALLEY PER QCD 39078/1785 & PER ORD C-04-7 (OR 37116/980)		

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

Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2019	\$411,120	\$1,390,820	\$1,801,940	\$1,801,940				
2018	\$411,120	\$718,200	\$1,129,320	\$1,096,070	\$21,333.49			
2017	\$411,120	\$622,420	\$1,033,540	\$996,430	\$19,874.01			
2019 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,801,940	\$1,801,940	\$1,801,940	\$1,801,940				
Portability	0	0	0	0				
Assessed/SOH	\$1,801,940	\$1,801,940	\$1,801,940	\$1,801,940				
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	\$1,801,940	\$1,801,940	\$1,801,940	\$1,801,940				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
4/25/2018	SWD-Q	\$2,000,000	115083831	\$8.00	51,390	SF		
6/30/2010	WD*-D	\$1,500,000	47189 / 1201					
3/31/2005	WD	\$1,400,000	39362 / 644					
2/1/2005	QCD	\$100	39078 / 1785					
12/17/2002	WD	\$700,000	34392 / 1016					
* Denotes Multi-Parcel Sale (See Deed)				Adj. Bldg. S.F. (Card, Sketch)		20891		
				Eff./Act. Year Built: 1950/1945				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
20891								

Exhibit 2



Sistrunk Market nearing completion





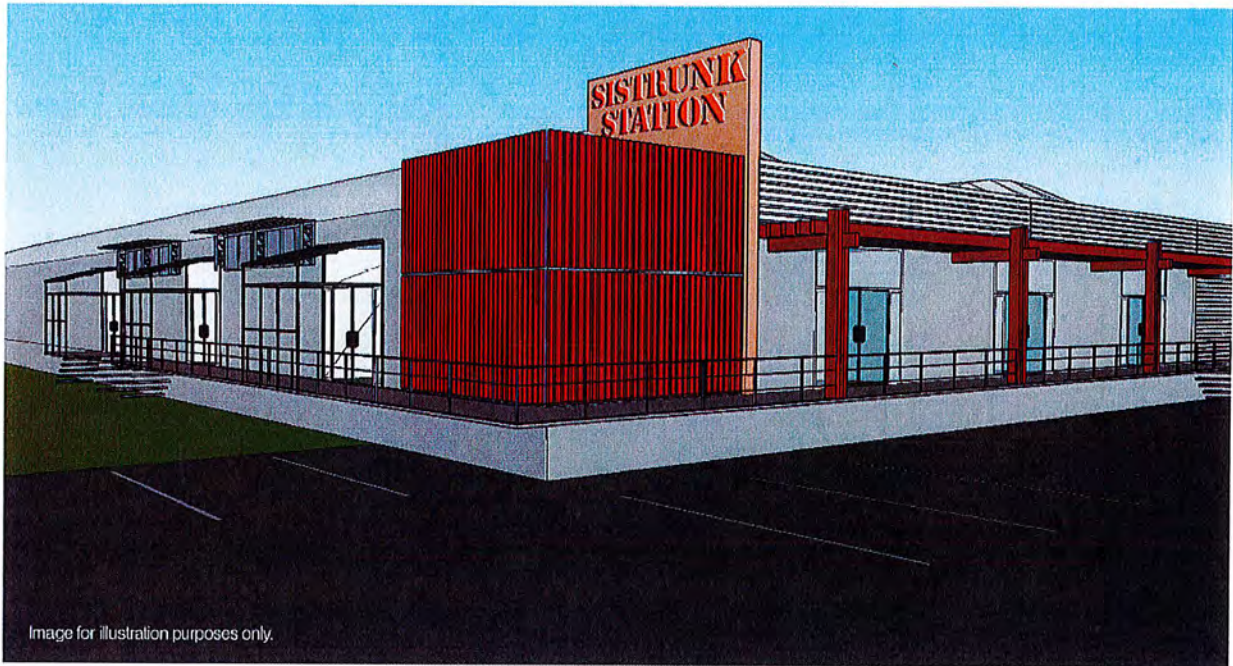
Proposed Sistrunk Station – Existing Conditions



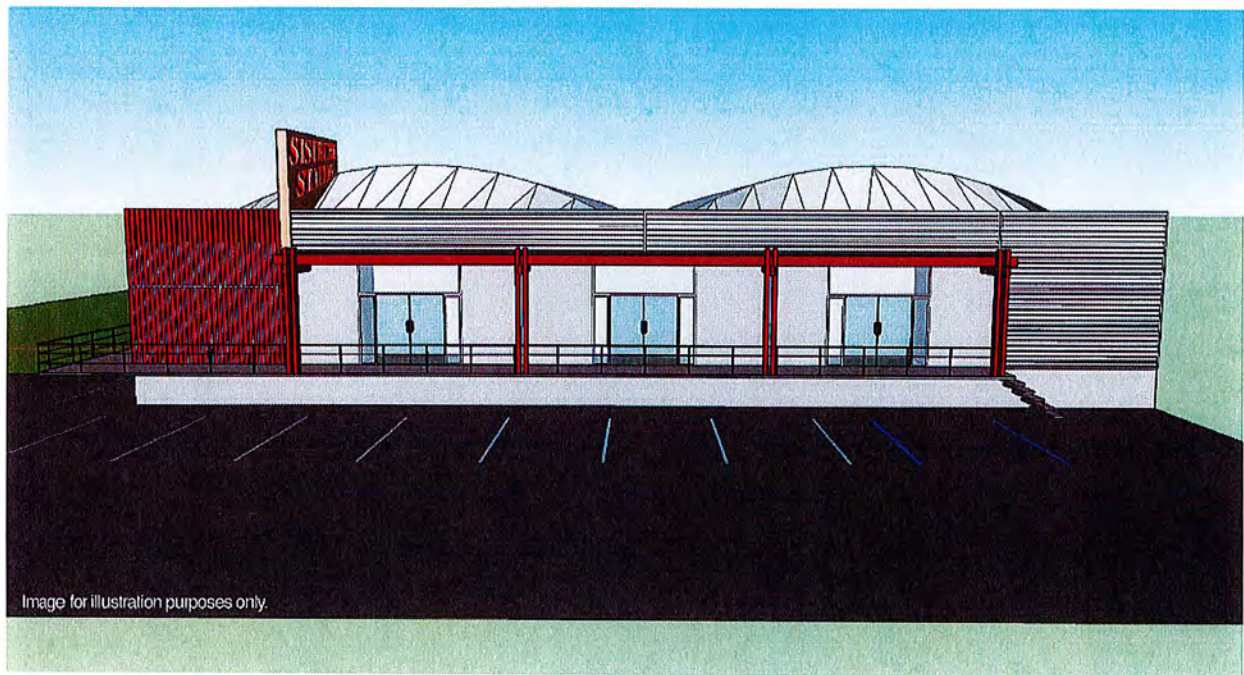


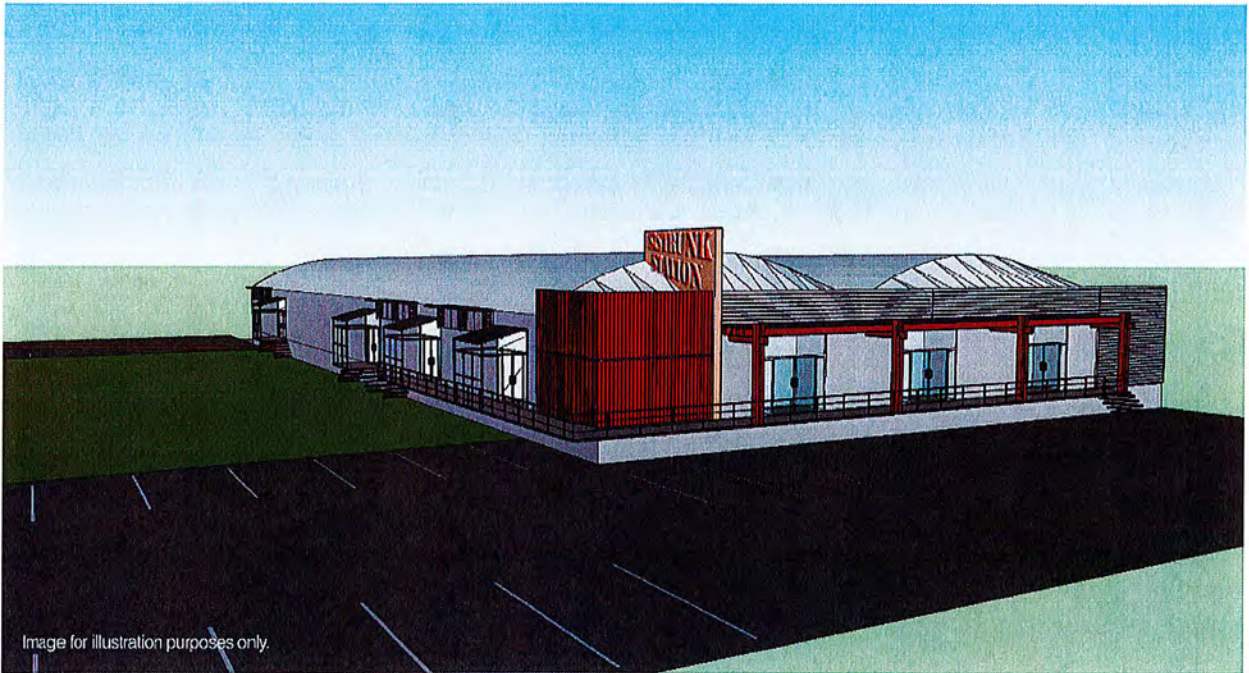
Proposed Sistrunk Station – Existing Conditions



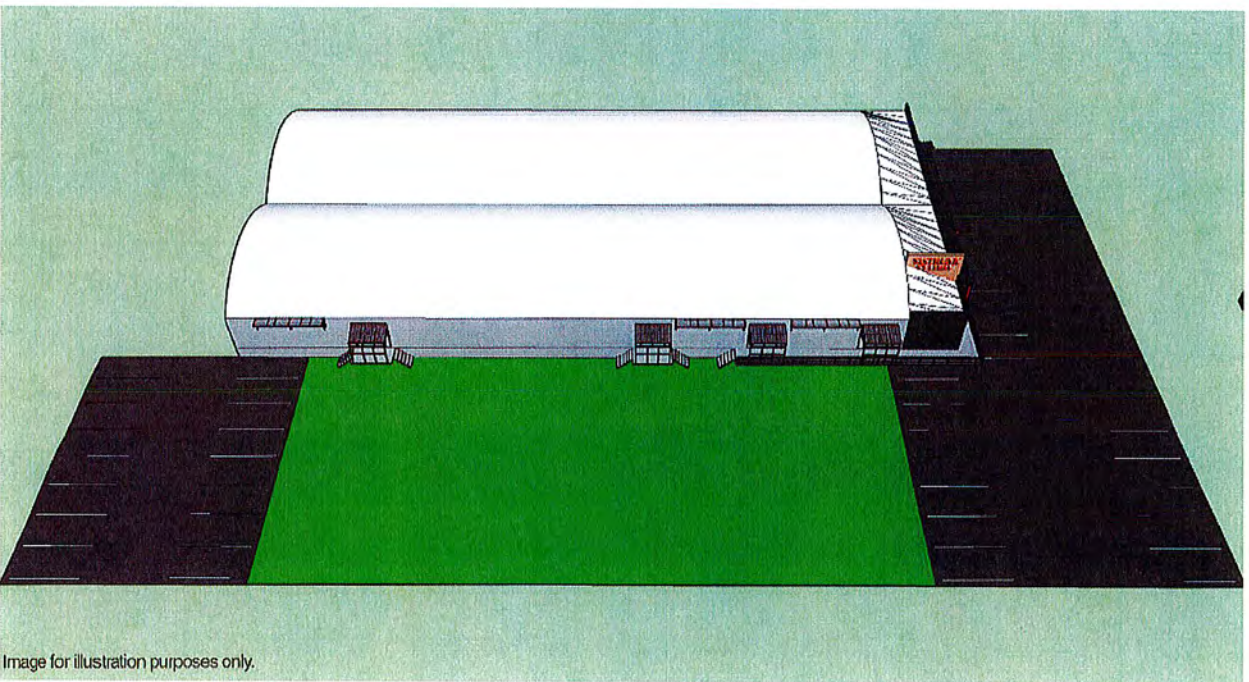


Illustrations of Proposed Project





Illustrations of Proposed Project



City of Fort Lauderdale

Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPF CRA)



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Steven Dapuzzo		Tel. No. 954-270-5953		E-Mail Address 2755east@gmail.com	
Primary Contact for this CRA Request		Tel. No.		E-Mail Address	
Name of Business North West 6th Investments, LLC		Tax I.D. No. 81530162		Company Website	
Business Address		Tel. No.		Fax No.	
City		State		Zip Code	
Commencement Date to Begin Project: <u>ASAP</u>				JOB INFORMATION Full Time Equivalent (FTE) Jobs to be created _____ Existing Jobs _____ Total FTE Jobs _____	
Completion Date for Project: <u>Q4 2019</u>					
Check Appropriate Description ☐ Existing Business ☒ New Business		Project Type ☐ Expansion ☐ Relocation		Facility Description Existing Space <u>20,000</u> sq. ft. New Space _____ sq. ft.	
NAICS Code / Industry Type		Date of Incorporation 2/6/17		State where the business was incorporated FL	
Proposed Project Location/City Fort Lauderdale		Proposed Address 616 NW 2nd Ave			
Property Control Number(s)		Property Owner North West 6th Investments, LLC			
Owner Tel. No. (include Area Code) 954-270-5953		Is there a lien on the property? ☐ Yes ☒ No Yes			
TYPE OF BUSINESS Sole Proprietor _____ Partnership _____ Joint Venture _____ Corporation _____ Cooperative _____ Limited Liability Company ☒ X _____ Non-Profit Org. _____ Other: _____					
Bank(s) Where Business Accounts for Projects Are Held					
1. _____ 2. _____					
Name of Participating Bank/Lender Valley National Bank					
Amount \$		Contact Person		Tel. No. (include Area Code) 954-524-2265	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Project Purpose and Economic Impact					

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

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
Steven D'Apuzzo	2755 E. Dulles Rd. Dulles, VA 22026	75%		
Name	Complete Address	% Owned	From	To
Lands Family Trust	7284 W. Belmonte Rd. Dulles, VA 22026	25%		
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:	\$ 2,750,000
2. Please state the overall project costs related to the CRA's assisted activity?	\$
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	350,000		
Company's current cash assets	400,000		
Owner equity (specify)	2,000,000		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	2,750,000		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition			
Real Property Acquisition		2,000,000	
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings			
Rehabilitation of commercial and industrial buildings		750,000	
Purchase and installation of equipment and fixtures			
Other (specify)			
Other (specify)			
Other (specify)			
Total Uses		2,750,000	

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: <u>Valley Bank</u>	\$ <u>2,500,000</u>	<u>7/14/19</u>	\$ <u>2,500,000</u>	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
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).

The following items are also needed, if your funding request is \$500,000 or more

14. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
15. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
16. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
17. Ten year revenue and expense projection for the project
18. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).

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: North West 6th Investments, LLC

By:

Signature and Title

Manager Partner

Date

6/10/19

Guarantors:

Signature and Title

Date

Signature and Title

Date

Signature and Title

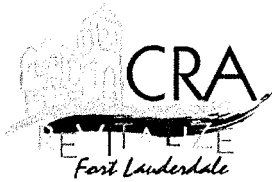
Date

Signature and Title

Date

Signature and Title

Date



Northwest-Progresso-Flagler Heights 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	\$ _____
☐ 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 **Steven Dapuzzo** 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.

_____
Property Owner or Business Owner

Signature of

Steven Dapuzzo

Print Name

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

1. Please describe your project.

Retail, Light Industrial, and mixed office space to act as an annex to Sistrunk Marketplace.

2. What is the address, folio number and legal description of the property.

SEE SECTION 5

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.

NO

5. What is the zoning of the property?

Light Commercial, Retail, Restaurant Mixed Use

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.

SEE SECTION 5

7. Is your project new construction or is it renovation?

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)

Property \$2,000,000.

Construction \$750,000

Equipment \$0.00

Soft Costs \$20,000. (excluding mortgage payments)

TOTAL: \$2,750,000

9. What is the current Broward County Assessed Value of the property?

SEE SECTION 5

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

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.

YES - Valley National Bank & Sellers Note.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.

NONE

12. Are there any code violations on the property? Identify.

NONE

13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.

NOT LISTED FOR SALE

14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.

SEE SECTION 4

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.

ASAP

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.

December 2019

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.

OWNERS EQUITY

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.

YES WILL PROVIDE AS REQUIRED

19. Have you previously received funding from the CRA? Explain.
Yes on an adjacent property 115 NW 6th Street

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.
SEE SECTION 10

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.
SEE SECTION 10

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.
PARTIAL SUBMISSION

23. Do you have detailed, written contractor cost estimates? If so, please provide.
SEE SECTION 7

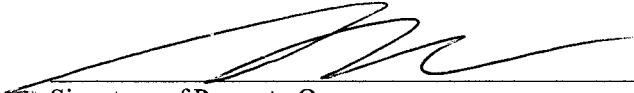
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
SEE SECTION 7 contractor TBD

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.

 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.

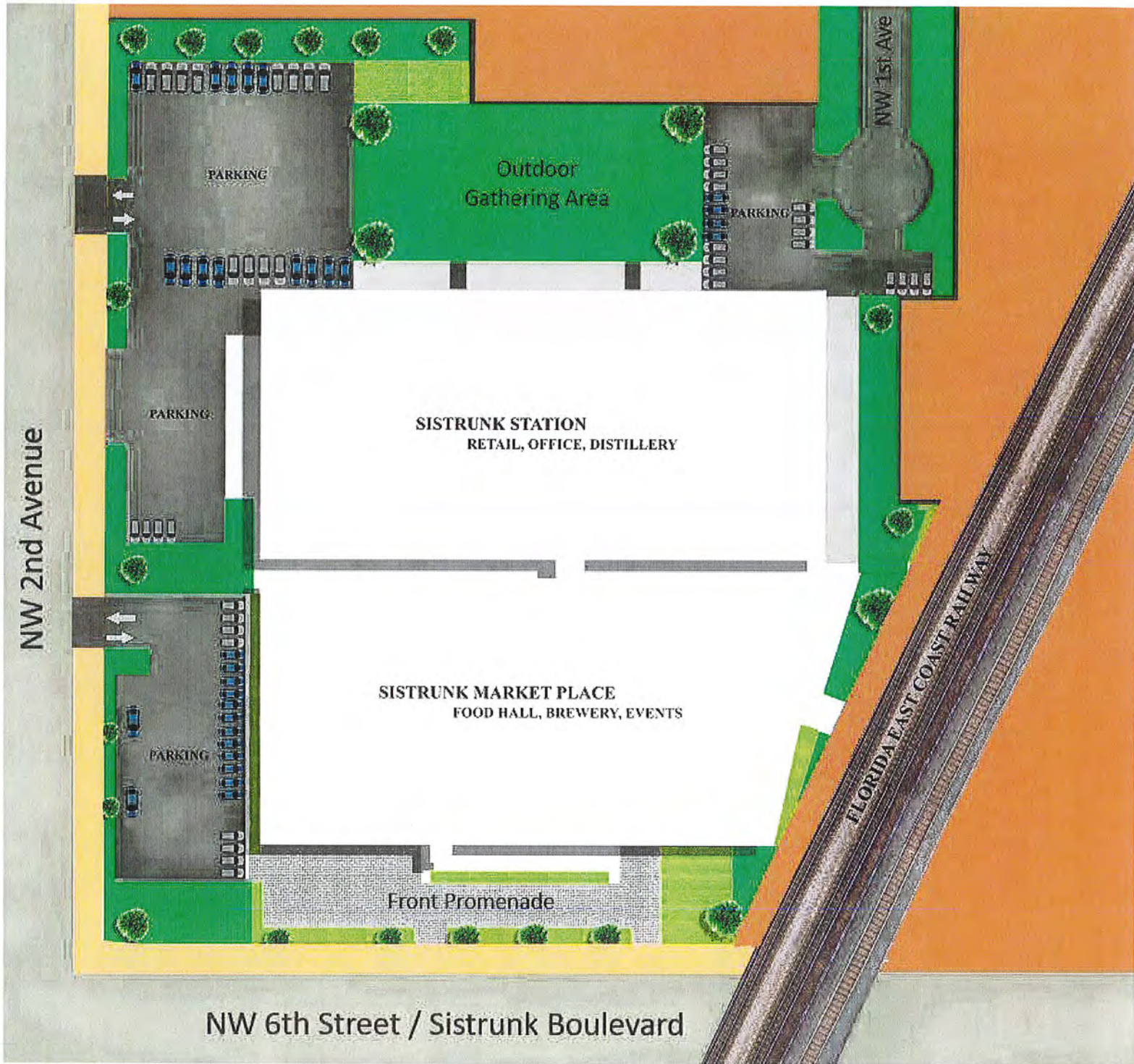


Signature of Property Owner

Steven Dapuzzo

Print Name

06/10/19



NW 2nd Avenue

NW 1st Ave

FLORIDA EAST COAST RAILWAY

NW 6th Street / Sistrunk Boulevard

PARKING

Outdoor
Gathering Area

PARKING

PARKING

SISTRUNK STATION
RETAIL, OFFICE, DISTILLERY

SISTRUNK MARKET PLACE
FOOD HALL, BREWERY, EVENTS

PARKING

Front Promenade



Image for illustration purposes only.

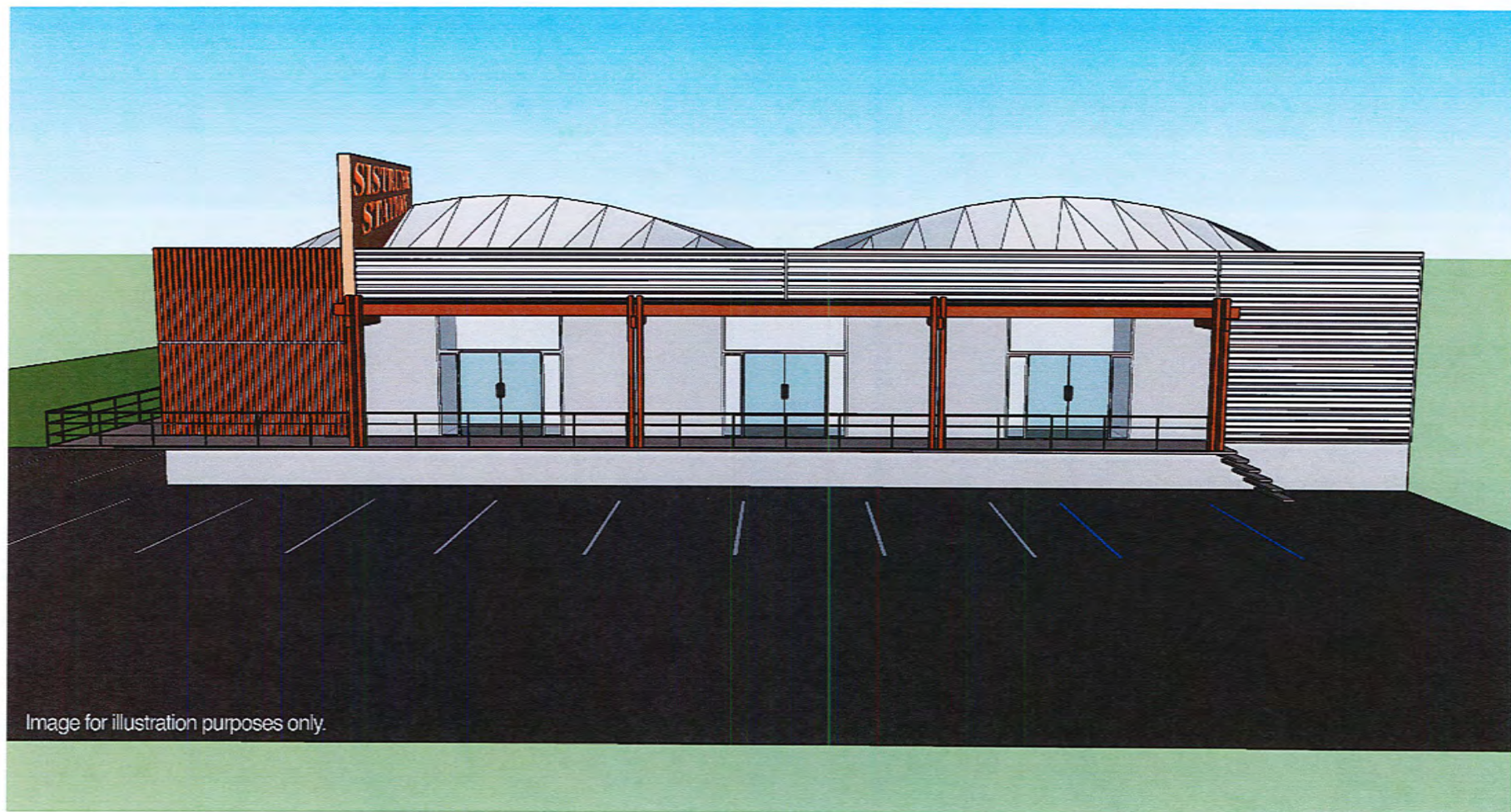


Image for illustration purposes only.

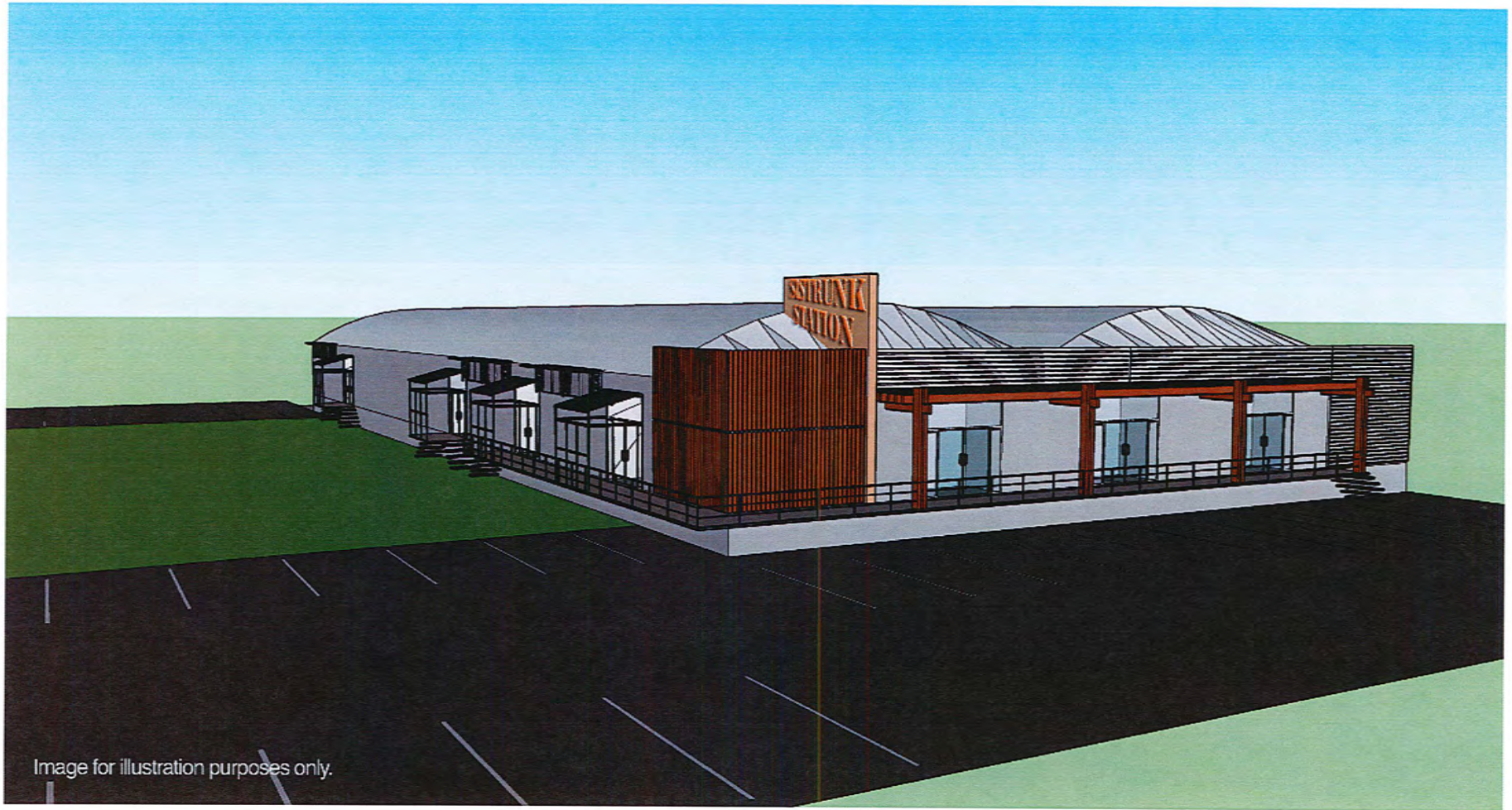


Image for illustration purposes only.

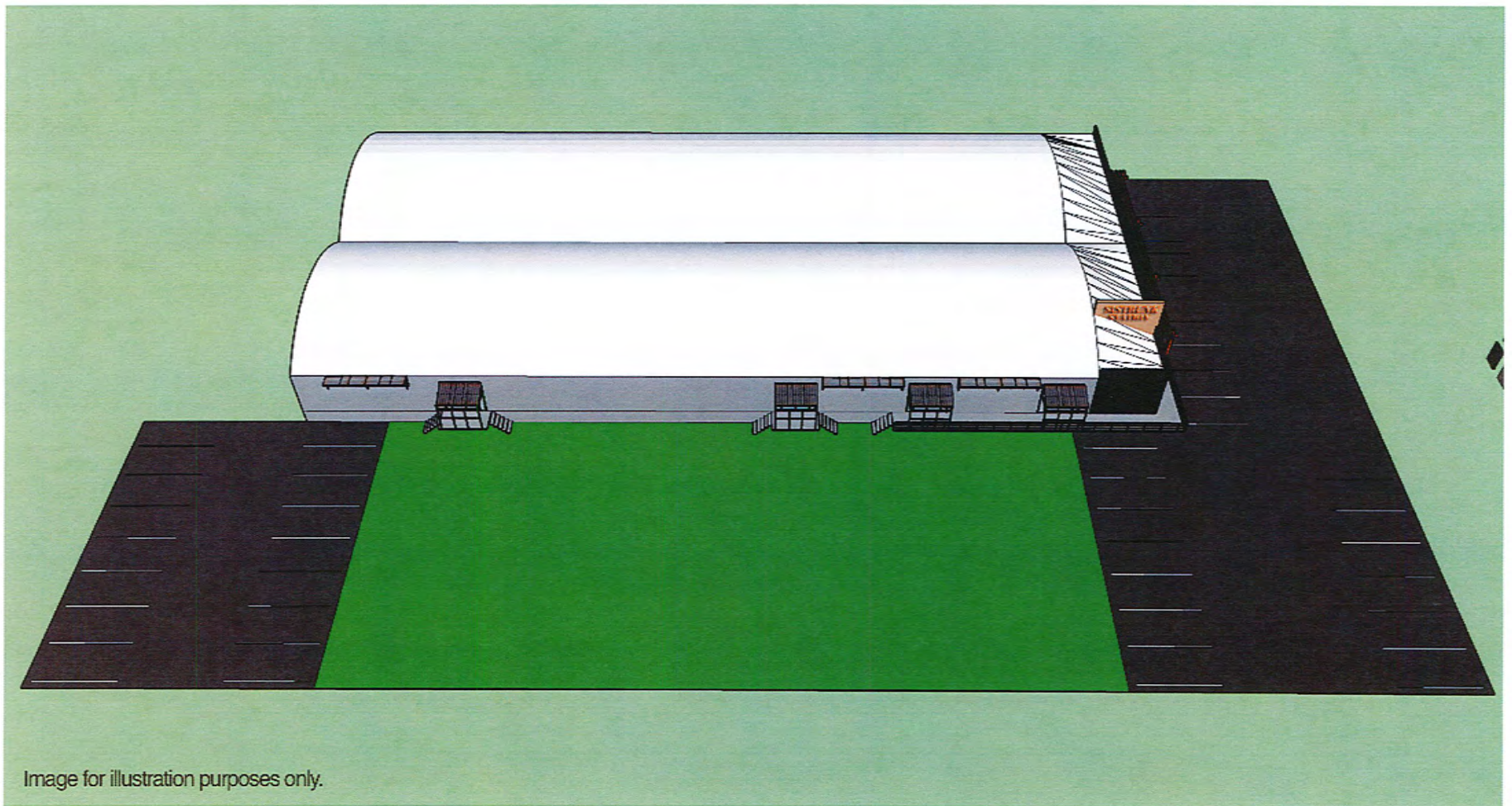


Image for illustration purposes only.

Proposed Community Benefits

Sistrunk Station

616 NW 2nd Avenue, Fort Lauderdale FL 33311

Objective to convert current blighted warehouse property into a renovated mixed use facility to meet the demands of the local residents and business community.

- 1 **Curb Appeal / Visual Improvement to Community**
 - Clean up of frontage to include cohesive landscaping design
 - New entrance and parking lot
 - Additional lighting for community/pedestrian/parking safety
 - Building facade to create updated look to building and curb appeal
- 2 **Community Friendly Building Use**
 - Restructure interior space to allow for less industrial uses
 - Tech office space with communal common area
 - Smaller open air office suites for artist, fitness and retail use
- 3 **Outdoor Courtyard (North Side)**
 - Monthly Farmers Market
 - Outdoor art installation
 - Monthly complimentary meditation / stretch / yoga classes
- 4 **Direct Community Benefits**
 - Complimentary meeting spaces for local NFP organizations
 - Subsidized cost (20% off) for district residents for start up office/retail space
 - Special event subsidized booth pricing
 - Additional off-street parking to ease demand

SISTRUNK STATION

HSD- High School Diploma

Job Title	#	Brief Job Description	Annual Average Salary	Experience/Education/Skills Required
General Manger	1	Oversight of Operation	\$70,000.00	5yrs Manager Exp / HSD
Warehouse Mgr	1	Oversite of warehouse staff	\$40,000.00	1 yr Manager Exp / HSD
Receptions	2	Counter & Service Staff	\$30,000.00	No Exp / HS
Office Positions	20	Various office positions	\$35,000.00	2 yr Experience / Min 2 yr College
Porter	1	General Cleanliness	\$19,000.00	No Exp / No Education
Packaging	2	Pack & Ship	\$19,000.00	No Exp / No Education
Admin	1	General Administration	\$35,000.00	2 yr Experience / Min 2 yr College
Maintenance	1	Building Upkeep	\$25,000.00	1 Yr Exp / HSD

North West 6th Investments, LLC
616 NW 2nd Avenue

Existing Building / Warehouse Use

Projected Income

Name	Use	Rate per foot	Rentable Sq. Ft.	Annual Potential Income
Tenant 1	Industrial	\$4.00	15,000.00	\$ 60,000.00
Tenant 2	Industrial	\$0.00	5,000.00	\$ -
Potential Rental Income				\$ 60,000.00
Less Vacancy @	0			\$ -

Total Income

\$60,000.00

Projected Expenses**

Real Estate Taxes			\$ 31,446.00
Exterior Building Maintenance			\$ 6,000.00
Grounds/Landscaping/Exterior			\$ 3,600.00
Water & Sewer			\$ -
Electric			\$ -
Trash			\$ -
Security / Fire			\$ -
Maintenance Personnel Wages			\$ 4,800.00
General Administrative			\$ -
Insurance			\$ 16,000.00
Other			\$ -

Total Expenses

\$61,846.00

Sellers Note			\$ -
Mortgage Payments			\$ 52,956.00

Total Expenses and Reserves

\$114,802.00

Free Cash Flow

-54,802.00

Investment

Building Purchase	\$ 2,000,000.00
Closing & Carry	\$ 100,000.00
Construction Infrastructure	\$ -

Total Investment

\$2,100,000.00

Mortgage	\$ 1,300,000.00
Sellers Note	\$ -
Owners Equity	\$800,000.00
Return on Owners Equity	-6.85%

North West 6th Investments, LLC
616 NW 2nd Avenue

Market Concept without CRA Assistance

Projected Income

Name	Use	Rate per foot	Rentable Sq. Ft.	Annual Potential Income
Tenant 1	Industrial	\$10.00	15,000.00	\$ 150,000.00
Tenant 2	Industrial	\$10.00	5,000.00	\$ 50,000.00
Potential Rental Income				\$ 200,000.00
Less Vacancy @	5%			\$ 10,000.00

Total Income

\$190,000.00

Projected Expenses**

Real Estate Taxes			\$ 31,446.00
Exterior Building Maintenance			\$ 6,000.00
Grounds/Landscaping/Exterior			\$ 3,600.00
Water & Sewer			\$ 3,800.00
Electric			\$ 4,800.00
Trash			\$ 4,800.00
Security / Fire			\$ 2,400.00
Maintenance Personnel Wages			\$ 25,000.00
General Administrative			\$ 20,000.00
Insurance			\$ 16,000.00
Other			\$ 8,900.00

Total Expenses

\$126,746.00

Sellers Note			\$ -
Mortgagee Payments			\$ 52,956.00

Total Expenses and Reserves

\$179,702.00

Free Cash Flow

10,298.00

Investment

Building Purchase	\$ 2,000,000.00
Closing & Carry	\$ 100,000.00
Construction Infrastructure	\$ -

Total Investment

\$2,100,000.00

Mortgage	\$ 1,300,000.00
Sellers Note	\$ -
Owners Equity	\$800,000.00
Return on Owners Equity	1.29%

Projected Income

Name	Use	Rate per foot	Rentable Sq. Ft.	Annual Potential Income
Tenant Suite A	Office	\$25.00	5,000.00	\$ 125,000.00
Tenant Suite B	Office	\$25.00	5,000.00	\$ 125,000.00
Tenant Suite C	Whse	\$20.00	2,000.00	\$ 40,000.00
Tenant Suite D	Whse	\$25.00	2,000.00	\$ 50,000.00
Tenant Suite E	Whse	\$25.00	2,000.00	\$ 50,000.00
Potential Rental Income				\$ 390,000.00
Less Vacancy @	-5%			\$ (19,500.00)

Total Income**\$370,500.00****Projected Expenses****

Real Estate Taxes			\$ 31,446.00
Exterior Building Maintenance			\$ 6,000.00
Grounds/Landscaping/Exterior			\$ 3,600.00
Water & Sewer			\$ 3,800.00
Electric			\$ 4,800.00
Trash			\$ 4,800.00
Security / Fire / Life Safety			\$ 2,400.00
Maintenance Personnel Wages			\$ 25,000.00
General Administrative			\$ 20,000.00
Insurance			\$ 16,000.00
Other			\$ 8,900.00

Total Expenses**\$126,746.00**

Sellers Note			\$ -
Mortgagee Payments			\$ 52,956.00

Total Expenses and Reserves**\$179,702.00****Free Cash Flow****190,798.00****Investment**

Building Purchase	\$ 2,000,000.00
Closing & Carry	\$ 100,000.00
Improvements	\$ 750,000.00
	\$0.00
Equipment, Furniture & Fixtures	\$0.00

Total Investment**\$2,850,000.00**

Mortgage	\$ (1,300,000.00)
Sellers Note	\$ -
Owners Equity	\$1,550,000.00
	\$ -
Revised Owner Equity	\$1,550,000.00
Return on Owners Equity	12.31%

Projected Income

Name	Use	Rate per foot	Rentable Sq. Ft.	Annual Potential Income
Tenant Suite A	Office	\$25.00	5,000.00	\$ 125,000.00
Tenant Suite B	Office	\$25.00	5,000.00	\$ 125,000.00
Tenant Suite C	Whse	\$20.00	2,000.00	\$ 40,000.00
Tenant Suite D	Whse	\$25.00	2,000.00	\$ 50,000.00
Tenant Suite E	Whse	\$25.00	2,000.00	\$ 50,000.00
Potential Rental Income				\$ 390,000.00
Less Vacancy @	-5%			\$ (19,500.00)

Total Income**\$370,500.00****Projected Expenses****

Real Estate Taxes			\$ 31,446.00
Exterior Building Maintenance			\$ 6,000.00
Grounds/Landscaping/Exterior			\$ 3,600.00
Water & Sewer			\$ 3,800.00
Electric			\$ 4,800.00
Trash			\$ 4,800.00
Security / Fire / Life Safety			\$ 2,400.00
Maintenance Personnel Wages			\$ 25,000.00
General Administrative			\$ 20,000.00
Insurance			\$ 16,000.00
Other			\$ 8,900.00

Total Expenses**\$126,746.00**

Sellers Note			\$ -
Mortgagee Payments			\$ 52,956.00

Total Expenses and Reserves**\$179,702.00****Free Cash Flow****190,798.00****Investment**

Building Purchase	\$ 2,000,000.00
Closing & Carry	\$ 100,000.00
Improvements	\$ 750,000.00
	\$0.00
Equipment, Furniture & Fixtures	\$0.00

Total Investment**\$2,850,000.00**

Mortgage	\$ (1,300,000.00)
Sellers Note	\$ -
Owners Equity	\$1,550,000.00
Requested CRA Investment	\$ (350,000.00)
Revised Owner Equity	\$1,200,000.00
Return on Owners Equity	15.90%

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L17000029291
FILED 8:00 AM
February 06, 2017
Sec. Of State
dlokeefe**

Article I

The name of the Limited Liability Company is:
NORTH WEST 6TH INVESTMENTS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
2755 EAST OAKLAND PARK BLVD
304
FORT LAUDERDALE, FL. US 33306

The mailing address of the Limited Liability Company is:
2755 EAST OAKLAND PARK BLVD
304
FORT LAUDERDALE, FL. US 33306

Article III

Other provisions, if any:
ANY AND ALL LAWFUL BUSINESS

Article IV

The name and Florida street address of the registered agent is:
STEVE J D'APUZZO SR.
2755 EAST OAKLAND PARK BLVD
304
FORT LAUDERDALE, FL. 33306

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: STEVE D'APUZZO

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
STEVE J D'APUZZO SR.
2755 EAST OAKLAND PARK BLVD # 304
FORT LAUDERDALE, FL. 33306

L17000029291
FILED 8:00 AM
February 06, 2017
Sec. Of State
dlokeefe

Article VI

The effective date for this Limited Liability Company shall be:

02/07/2017

Signature of member or an authorized representative

Electronic Signature: STEVE D'APUZZO

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Prepared by:

Stephen V. Hoffman, Esq.
Hackleman, Olive & Judd, P.A.
2426 East Las Olas Boulevard
Fort Lauderdale, FL 33301
954-334-2250

File Number: 18-11980

Return to:

Daniel M. Landis, Esq.
7284 W. Palmetto Park Road
Suite 302
Boca Raton, FL 33433
561-391-5506

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 23rd day of **April, 2018** between **Flagler Property of Broward County LLC, a Florida limited liability company** whose post office address is **3333 Port Royale Drive, Suite 521, Fort Lauderdale, FL 33308**, grantor, and **NORTH WEST 6TH INVESTMENTS LLC, a Florida limited liability company** whose post office address is **2755 East Oakland Park Blvd., Suite 304, Fort Lauderdale, FL 33306**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

Tract "A" and vac alley lying North and adjacent to Tract "A" and lying South and adjacent to Lot 33, Block 320 of PROGRESSO and that portion of W 1/2 of South 15' vac alley in Block 320 of PROGRESSO lying East and adjacent to Previously mentioned vac alley per Quit Claim Deed recorded in O.R. Book 39078, Page 1785 and per per Ordinance No. C-04-7 in O.R. Book 37116, Page 980, of S&R INVESTMENT CO. PLAT, according to the map or plat thereof as recorded in Plat Book 76, Page26, Public Records of Broward County, Florida.

Parcel Identification Number: 5042 03 17 0010

AKA: 616-620 NW 2 Avenue, Fort Lauderdale, FL 33311

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

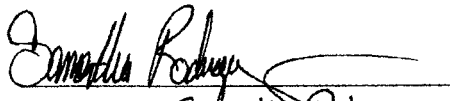
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

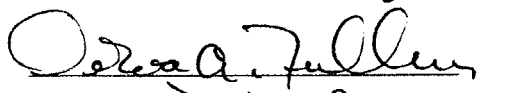
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Flagler Property of Broward County LLC, a Florida limited liability company


Witness Name: Samantha Rodriguez

By: 
Francis R. Margaglione, Manager

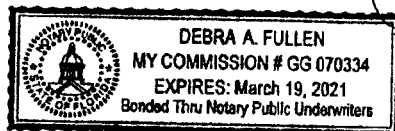

Witness Name: Debra A. Fullen

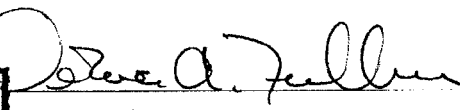
State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 25 day of April, 2018 by Francis R. Margaglione as Manager of Flagler Property of Broward County LLC, a Florida limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____

SKETCH OF SURVEY

LAND DESCRIPTION:

PARCEL 2:

TRACT "A", OF "S & R INVESTMENT CO. PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED LANDS WHICH LIE SOUTH OF THE LANDS DESCRIBED IN PARCEL 3:
THAT PORTION OF THE ALLEY LYING IN BLOCK 320, "PROGRESSO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA AND THAT PORTION OF THE ALLEY LYING NORTH OF TRACT "A", "S & R INVESTMENT CO. PLAT", ACCORDING TO THAT PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

THAT PORTION OF THE ALLEY LYING IN BLOCK 320, "PROGRESSO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA AND THAT PORTION OF THE ALLEY LYING NORTH OF TRACT "A", "S & R INVESTMENT CO. PLAT", ACCORDING TO THAT PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF LOT 33 OF SAID BLOCK 320;
THENCE SOUTH 89°59'30" EAST (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID LOT 33, A DISTANCE OF 127.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33;
THENCE CONTINUE SOUTH 89°59'30" EAST, A DISTANCE OF 7.50 FEET TO THE CENTERLINE OF THAT 15 FOOT ALLEY IN SAID BLOCK 320; THENCE SOUTH 00°00'00" EAST ALONG SAID CENTERLINE, A DISTANCE OF 7.50 FEET; THENCE NORTH 89°59'30" WEST, A DISTANCE OF 135.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.

A/K/A:

TRACT "A" AND VACATED ALLEY LYING NORTH AND ADJACENT TO TRACT "A" AND LYING SOUTH AND ADJACENT TO LOT 33, BLOCK 320 OF PROGRESSO AND THAT PORTION OF W 1/2 OF SOUTH 15' VACATED ALLEY IN BLOCK 320 OF PROGRESSO LYING EAST AND ADJACENT TO PREVIOUSLY MENTIONED VACATED ALLEY PER QUIT CLAIM DEED RECORDED IN O.R. BOOK 38078, PAGE 1785 AND PER ORDINANCE NO. C-04-7 IN O.R. BOOK 37116, PAGE 980, OF S&R INVESTMENT CO. PLAT, ACCORDING TO THAT PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SCHEDULE B-II REVIEW:

ITEM #6 - ALL MATTERS CONTAINED ON THE PLAT OF "S & R INVESTMENT CO. PLAT", RECORDED IN PLAT BOOK 76, PAGE 26, (AFFECTS/PLOTTED)

ITEM #7 - ORDINANCE NO. C-04-7 VACATING, ABANDONING AND CLOSING ALL OF THE ALLEY RECORDED IN ORB 37116, PG. 980, (AFFECTS/PLOTTED)

ITEM #8 - AMENDED EASEMENT DEED BY COURT ORDER RECORDED IN ORB 49510, PG. 562; ORB 48865, PG. 466; ORB 50264, PG. 1803, NOTICE OF SUBSTITUTION OF EASEMENT DEED BY COURT ORDER RECORDED IN ORB 50355, PG. 1901, (AFFECTS/ NOT PLOTTABLE)

ITEM #9 - EASEMENT AGREEMENT FOR PARKING RECORDED IN INSTRUMENT # 114287748, (AFFECTS/PLOTTED)

ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND

BCR	BROWARD COUNTY RECORDS
CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
SQ.FT.	SQUARE FEET
Δ	CENTRAL ANGLE
R	RADIUS
A	ARC DISTANCE
TYP	TYPICAL
SIR	SET IRON ROD & CAP #6448
FND	FOUND NAIL & DISC
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
CB	CATCH BASIN
F.S.P.L.S.	FLORIDA SOCIETY OF PROFESSIONAL LAND SURVEYORS
FLTA	FLORIDA LAND TITLE ASSOCIATION
-X-	WOOD/CHAIN LINK FENCE
WPP	WOOD POWER POLE
CLP	CONCRETE LIGHT POLE
MLP	METAL LIGHT POLE
FH	FIRE HYDRANT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
TSP	TRAFFIC SIGNAL POLE
H	HANDICAP PARKING
CONC	CONCRETE
CO	CLEAN OUT
WM	WATER METER
BFP	BACK FLOW PREVENTER
5.20	ELEVATION
SHC	SET NAIL & CAP # 6448
MLP	METAL LIGHT POLE
EB	ELECTRIC BOX
BFE	BASE FLOOD ELEVATION

FLOOD ZONE INFORMATION			
COMMUNITY NUMBER	125105		
PANEL NUMBER	0369 H		
ZONE	AM / 0.2PCT		
B/E	6 / N/A		
EFFECTIVE DATE	08/19/14		

CERTIFIED TO:

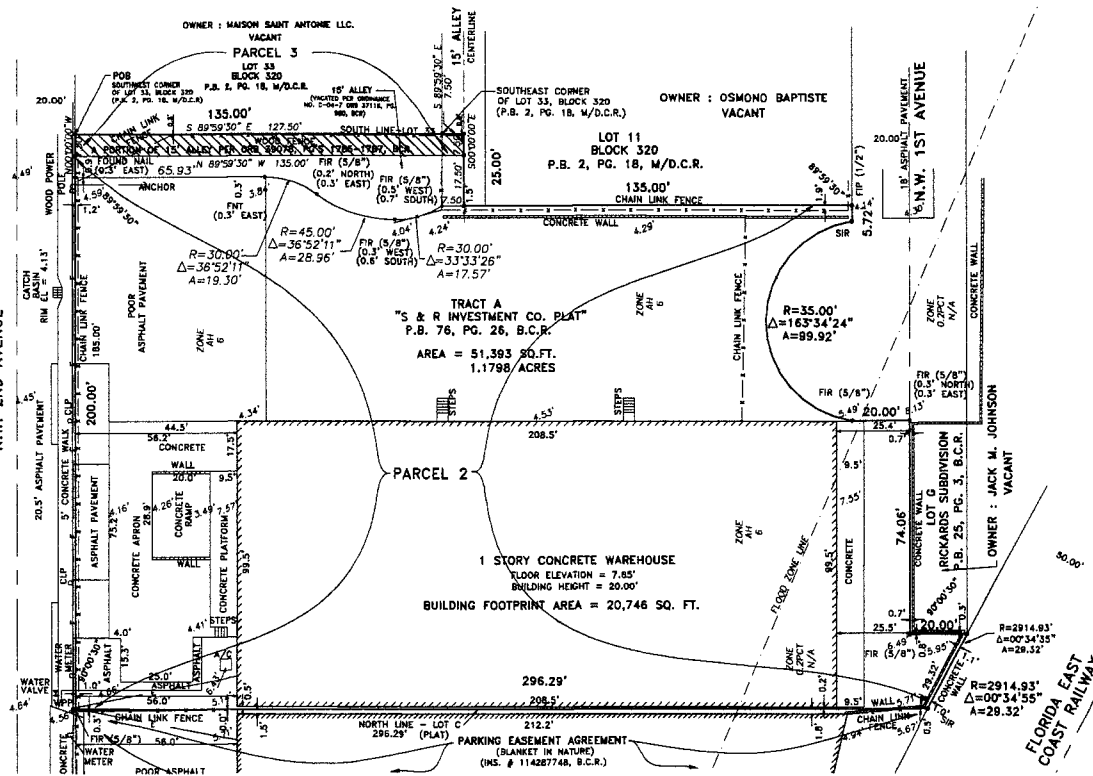
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LANDIS & MALLINGER, P.L.
NORTH WEST 6TH INVESTMENTS, LLC

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL, 2018. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

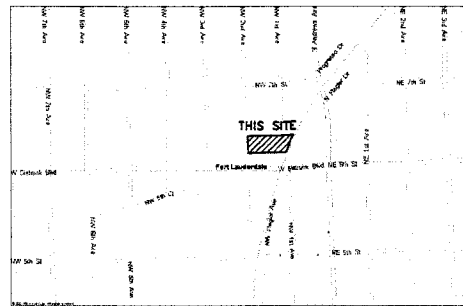
FOR THE FIRM, BY: *Richard E. Cousins*

SURVEY DATE : 04/20/18

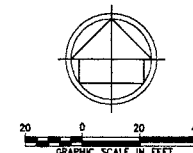
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188



- NOTES :
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE APRIL 3, 2018. (COMMITMENT NUMBER: 572433)
 3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 5. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
 6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
 7. BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 1879; ELEVATION=6.44' (NAV88)



LOCATION MAP (NTS)



COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
LANDIS & MALLINGER, P.L.

616-620 NW 2ND AVENUE
FORT LAUDERDALE, FLORIDA

REVISIONS			
DATE	FB/PG	DWN	CKD
04/20/18	SECTION	JB	REC

REVISIONS			
DATE	FB/PG	DWN	CKD

PROJECT NUMBER : 4945-04

SCALE : 1" = 20'

SHEET
1 OF
1
SHEET



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	616-620 NW 2 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 17 0010
Property Owner	NORTH WEST 6TH INVESTMENTS LLC	Millage	0312
Mailing Address	2755 E OAKLAND PARK BLVD #304 FORT LAUDERDALE FL 33306	Use	48
Abbr Legal Description	S & R INVESTMENT CO PLAT 76-26 B TR A & VAC ALLEY LYING N & ADJ TO TR A & LYING S & ADJ TO LOT 33 BLK 320 OF PROGRESSO & THAT POR OF W1/2 OF 15' VAC ALLEY IN BLK 320 OF PROGRESSO LYING E & ADJ TO PREVIOUSLY MENTIONED VAC ALLEY PER QCD 39078/1785 & PER ORD C-04-7 (OR 37116/980)		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$411,120	\$1,390,820	\$1,801,940	\$1,801,940	
2018	\$411,120	\$718,200	\$1,129,320	\$1,096,070	\$21,333.49
2017	\$411,120	\$622,420	\$1,033,540	\$996,430	\$19,874.01

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,801,940	\$1,801,940	\$1,801,940	\$1,801,940
Portability	0	0	0	0
Assessed/SOH	\$1,801,940	\$1,801,940	\$1,801,940	\$1,801,940
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	\$1,801,940	\$1,801,940	\$1,801,940	\$1,801,940

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/25/2018	SWD-Q	\$2,000,000	115083831	\$8.00	51,390	SF
6/30/2010	WD*-D	\$1,500,000	47189 / 1201			
3/31/2005	WD	\$1,400,000	39362 / 644			
2/1/2005	QCD	\$100	39078 / 1785			
12/17/2002	WD	\$700,000	34392 / 1016			
				Adj. Bldg. S.F. (Card, Sketch)		20891
				Eff./Act. Year Built: 1950/1945		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
20891								



Proposed Sistrunk Station – Existing Conditions





Proposed Sistrunk Station – Existing Conditions



Bottom Line Construction Management, Inc

340 Sunset Drive
Fort Lauderdale, FL 33301
954-2749275
Lic # CBC1250501

Project Estimate

Date	Invoice	Project Name
8/21/2019	Proposal	Sistrunk Station

Customer

Steve Dapuzzo

2755 East Oakland Park
Fort Lauderdale, FL 3330
954-205-2731
2755east@gmail.com

Job Address

Sistrunk Station
616 NW 2nd Avenue
Fort Lauderdale, FL 33306

Area #	Description	Total price
Building	Roofing- Materials & Labor	\$185,000.00
Building	Air Conditioning 4 units @ 10 Tons	\$65,000.00
Building	Air Conditioning Ducts	\$15,000.00
Building	Cleaning/ Rough & Final	\$2,500.00
Building	Concrete/ Floor Joists	\$5,000.00
Building	Concrete Foundation Labor	\$1,200.00
Building	Concrete	\$10,000.00
Building	Demolition	\$1,500.00
Building	Drywall Framing & Finishing	\$23,450.00
Building	Electrical Work	\$25,000.00
Building	Electric Fixture Allowance	\$10,000.00
Building	Equipment Rental	\$3,500.00
Building	Fire Sprinkler Control	\$2,500.00
Building	Fire Sprinkler System head & fitting Update	\$10,000.00
Building	Floor Finishing	\$10,000.00
Building	Furniture - Tables & Chairs	\$0.00

Building	Interior Finishes	\$0.00
Building	Restroom Flooring/Tile	\$6,600.00
Building	Masonry Labor	\$1,200.00
Building	Masonry Materials	\$2,200.00
Building	Millwork Labor	\$6,000.00
Building	Millwork Materials	\$5,500.00
Building	Plumbing Work	\$20,000.00
Building	Plumbing Fixtures/ Sinks	\$9,500.00
Building	Punchout Labor	\$1,500.00
Building	Painting Interior	\$4,500.00
	<i>Building Subtotal</i>	<i>\$426,650.00</i>
Exterior	Deck & Patio	\$30,000.00
Exterior	Parking lot	\$40,000.00
Exterior	Exterior Fence	\$8,600.00
Exterior	Landscape Irrigation	\$5,500.00
Exterior	Landscape Design	\$1,500.00
Exterior	Landscaping & Sod	\$23,500.00
Exterior	Stucco Repair	\$2,500.00
Exterior	Ortamental Metal Work (Railings)	\$5,300.00
Exterior	Planters - Front	\$3,000.00
Exterior	Security Camera System	\$1,500.00
Exterior	Signage	\$8,600.00
Exterior	Site Clean	\$1,500.00
Exterior	Windows & Exterior Doors	\$25,000.00
Exterior	Glass -	\$10,000.00
Exterior	Entry Doors	\$10,138.00
Exterior	Overhead Garage Doors	\$24,000.00
Exterior	Painting Exterior	\$10,000.00
	<i>Exterior Subtotal</i>	<i>\$210,638.00</i>
Site	Architectural Fees	\$5,500.00
Site	Builders Risk Insurance	\$2,000.00
site	Contingencies	\$5,000.00
Site	Engeneering Fees	\$2,000.00
Site	On Site Sanitation- Dumpsters	\$1,600.00
Site	Permit Fees	\$5,500.00
Site	Permit Processing	\$2,000.00

Site	Surveys	\$1,500.00
Site	Temporary Electric	\$500.00
Site	Temporary Water	\$500.00
	<i>Site Subtotal</i>	<i>\$26,100.00</i>

	Subtotal	\$663,388.00
Outlined expenses are based on preliminary plans by customer		\$0.00
and estimates from site visits. current design, and onsite conditions		0
conditions will affect final estimate and invoice.		\$0.00
		\$663,388.00



Florida's Premiere Commercial Roofing Contractor
Committed to Quality

To:

Mr. Steve D'Apuzzo Sr.
North West 6th Investments, LLC
2755 E. Oakland Park Blvd., Ste. 304
Fort Lauderdale, FL 33306
(954) 270-5953

Job Name:

616 - 620 NW 2nd Ave.

Address:

616 - 620 NW 2nd Ave.
Fort Lauderdale, FL 33311

Date:

August 13, 2019

Reference:

Re-Roof Proposal - Carlisle Single Ply Roof System

Page 1 of 4

We are pleased to submit the following proposal for your consideration on the above referenced premises as follows. We agree to provide all labor, material, tools, equipment and proper insurance with excess liability of twenty-six (26) million dollars.

PERMITTING AND TESTING

Permitting and testing that is required to secure a roofing permit is included in our bid proposal. The following test will be completed in order to pull your permit:

- Engineered signed and sealed design wind pressure calculation.
- Miami Dade Product Approval NOA for the proposed system.
- Roof plan with elevations of deck and parapet walls.
- Perform drainage survey to verify capacity of existing primary and overflow drains/scuppers in accordance with 2017 Florida Building Code 6th Edition - Section .1503, 1511.6, 1604.62, Plumbing Section 1105, 1106, 1107, ASCE 7-10, Section 8.0 and HVAC Section 1514.4 & 1616.
- Provide roof attachment and engineered fastening pattern in accordance with ASCE 7-10 and 2017 Florida Building Code 6th Edition Roof Application Standard RAS 117.
- Notice of Commencement filing with the county and fees before the start of the project.

WORK SCOPE

PREPARATORY WORK

1. Cut and remove all existing roofing down to the plywood deck. Existing roofing is approx. 1" thick. Remove only as much roofing in one working day period that can be replaced. Water cut off to be installed at the end of each working day to assure a watertight condition.
2. Remove all base flashing, curb flashing, and cant strip from along the roof to walls. Prepare areas to receive new base and/or curb flashings.
3. Broom clean the entire roof. Remove all dust and dirt and thoroughly clean with a power air blower.
4. Remove roofing debris and cart away to the local dump site or landfill.

RIGID ROOF INSULATION

Furnish and install 1.5" inch Poly-Iso rigid roof insulation with an aged R-Value of 8.6. Each board to be mechanically fastened utilizing coated fasteners and plates.

OVERLAY HARD BOARD INSULATION

Furnish and install ¼" Densdeck roof deck insulation to entire deck. All boards to be mechanically fastened utilizing coated fasteners and plates.

TAPERED CRICKETS AND SADDLES

Furnish and install tapered insulation between scuppers or drains at central troughs only with an ¼" inch per foot slope.

SINGLE PLY ROOF SYSTEM - WOOD DECK (22,038 SF)

1. Renail existing wood deck in accordance with Florida Building Codes.
2. Simultaneously mechanically attach 1.5" insulation and ¼" DensDeck into the wood deck in accordance with manufacturer specifications and local building code utilizing fasteners and plates.
3. Mechanically attach Carlisle 60 mil single ply TPO roof system through the insulation and hard board and into the wood deck.
4. All detail work including vent pipes, roof drains, roof vents, and other miscellaneous roof projections to be done in accordance with Carlisle standard details

Advanced Roofing, Inc. is an approved applicator of Single Ply Roof Systems for Carlisle.

MISCELLANEOUS INSTALLATIONS

1. All base flashings to be Carlisle 60 mil TPO installed in accordance with Carlisle standard details and adhered in Carlisle Cav Grip.
2. Install new retrofit drains.
3. Shop fabricate and install new TPO clad metal drip edge. Set same in sealant and flash per manufacturer's recommendations.
4. Shop fabricate and install new 24-gauge galvanized coping cap metal (Kynar finish). Exterior face to be hemmed and cleated with a continuous clip. Interior face to be mechanically fastened and sealed with rubber grommets or sealant.
5. City or county roofing permit, crane and sales tax are included.
6. Digitized roof drawing and photographs depicting work areas and details for this work scope are attached.

CLARIFICATIONS & EXCLUSIONS

- All decking and rafter repairs will be done at an hourly rate of \$75/Man Hour.
- We are not responsible for replacing the vinyl covered batt insulation.
- Interior protection is excluded.

GUARANTEE

Twenty (20) year No Dollar Limit (N.D.L.) guarantee on materials and labor by Carlisle.

WARRANTY

Two (2) year standard warranty on materials and labor by ARI Insurance, Inc. year

QUOTATION

FOR THE SUM OF:.....\$232,377.00
(Two Hundred Thirty-Two Thousand Three Hundred Seventy-Seven Dollars)

ALTERNATE ADD #1 - TPO ROOF WARRANTY UPGRADE

Provide 25-year Carlisle NDL warranty in lieu of 20-year NDL warranty included in base bid.

**This alternate requires execution of separately provided three (3) year preventative maintenance program contract with Advanced Roofing.*

QUOTATION

FOR THE SUM OF:.....\$1,763.00
(One Thousand Seven Hundred Sixty-Three Dollars)

ALTERNATE ADD #2 - GUTTERS & DOWNSPOUTS

- Shop fabricate and install new 5" x 6" galvanized 24-gauge (Kynar finish) box gutter on flat and standing seam metal roofs. Reinforcing straps to be pre-installed at 3' o.c.
- Shop fabricate and install new 5" x 6" galvanized 24-gauge (Kynar finish) box downspout on flat and standing seam metal roofs. All braces to be mechanically fastened with Zamac nails.

QUOTATION

FOR THE SUM OF:.....\$25,410.00
(Twenty-Five Thousand Four Hundred Ten Dollars)

ALTERNATE ADD #3 - 3" POLY-ISO INSULATION

Furnish and install 3" Poly-Iso rigid roof insulation with an aged R-Value of 17.4 in lieu of the 1.5" Poly-Iso insulation with an aged R-Value of 8.6 in the base bid.

QUOTATION

FOR THE SUM OF:.....\$17,207.00
(Seventeen Thousand Two Hundred Seven Dollars)

UNIT PRICES

Wood Deck & Rafter Repairs	\$75.00 per HR
Replacement of Missing or Deteriorated Wood Nailers	\$3.00 per LF
Furnish & Install TPO Walkway Pads at Owners Desired Location	\$20.00 per LF

OVERFLOW SCUPPERS

Any additional overflow scuppers required to be installed will be provided at a cost of \$1,250.00 each.
Any additional overflow scuppers required to be enlarged will be performed at a cost of \$750.00 each.

We have financing partners that can provide financing for any size job. Please let us know if you are interested and we can provide the information upon request.

Please be advised that the amount quoted in this proposal has been reduced by the amount of any applicable rebates. The contractor shall receive all rebates, in which Owner agrees to execute any documents necessary for the contractor to recover payment for same.

Extended guarantees are available with a maintenance program.

Your Pavement Contractor

Company Info



Atlantic Southern Paving and Sealcoating
6301 W Sunrise Blvd
Sunrise, FL, 33313

P: 954-581-5805

F: 954-581-0465

<http://www.atlanticsouthernpaving.com>

Contact Person

Marcel Archer
Account Manager
marcel@atlanticsouthernpaving.com
Cell: 954-405-2929
Office 954-581-5805 Ext 212

About Us

We Solve Problems and Make Complicated Simple!

We understand that as a manager, owner or investor of properties all over the United States, you need a partner to develop a strategic plan that will preserve your investment for the long term for the least amount of money.

Atlantic Southern Paving & Sealcoating provides pavement design, maintenance & construction services to the residential, commercial, recreational and industrial markets throughout the United States.

Please find the enclosed proposal and do not hesitate to call us with any questions.

Watch a Video About Us: [CLICK HERE](#)

FDOT Certified Contractor



New Parking Lot | Excavation

1. *****CONTRACTORS NOTE***** Please be advised that plans provided do not show proper excavation of asphalt which is needed prior to paving. Plans also dont call for proper rock install and or paving over exsisting dock high loading area. Please be advised that this is just a budget number and may change based on submittle of proper plans calling for what has been actually requested from owner.
2. *****CONTRACTORS NOTE*****This price includes installing limerock and paving the current dock high loading area.
3. The area under consideration for a new asphalt surface comprises approx. 8,567 square feet.
4. Excavate only 2,000 square feet composed of 3 areas to a depth of 2 inches below finished elevation.
5. Our firm will compact the existing sub-base prior to paving using a steel drum vibratory roller.
6. Install inches of stabilized subgrade and compact with a steel drum vibratory roller.
7. **Limerock Base:** Install 2 inches limerock and compact with vibratory roller.
8. Apply DOT approved prime coat to promote adhesion between existing limerock base and new hot mix asphalt.
9. **New Pavement Installation:** Apply S-III hot mix asphalt compacted to an average of 1 inches.
10. **Compaction:** Rolling of entire new asphalt pavement with Rubber Tire Traffic Roller.
11. **Compaction:** Rolling and compaction of asphalt using 3-5 ton Vibratory Roller.
12. **Barricading:** All areas will be barricaded before, during and after the project. It is the owner's responsibility to make sure all barricades remain effective after our crews leave the jobsite.
13. **Mobilization(s):** This project includes 4 mobilization(s).

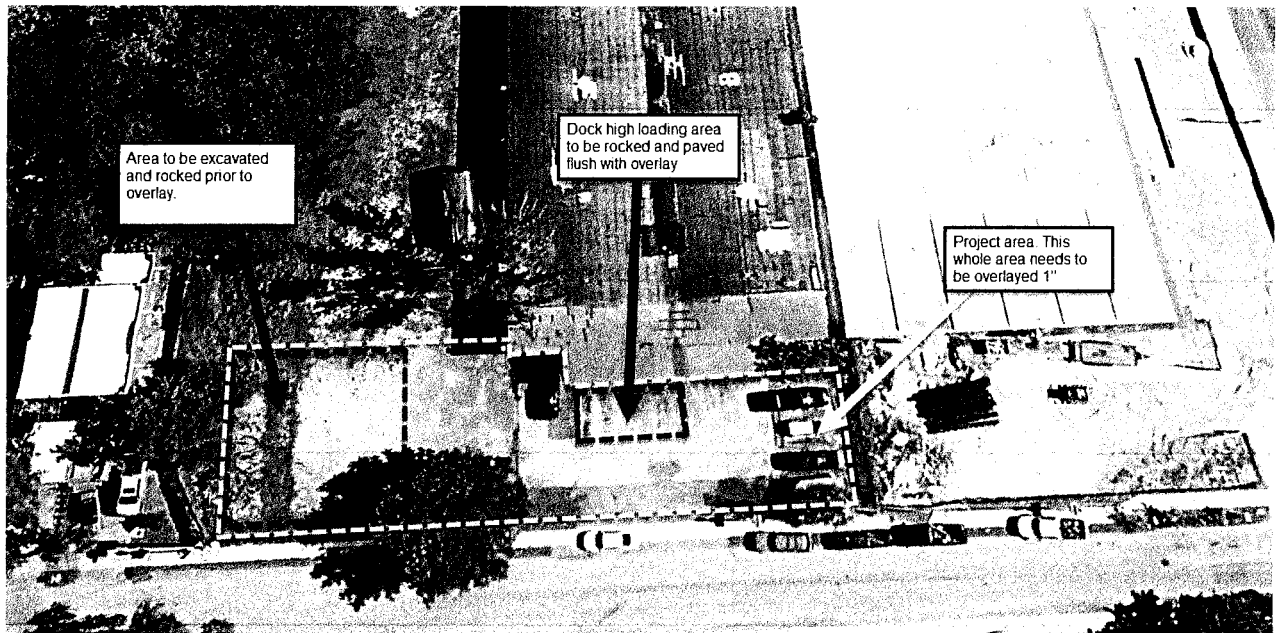
Total Price for this item: \$33,139.00

Line Striping

1. **STRIPING:** Apply DOT approved latex paint, restriping the parking lot area as per the existing layout.
2. All work will be performed so that there is minimal interruption to your facility.
3. If sealcoating, we will stripe the parking area after the sealcoating material has cured.

Total Price for this item: \$1,503.00

Site Plan



Notes:

Price Breakdown: Warehouse

Please find the following breakdown of all services we have provided in this proposal. This proposal originated on August 26, 2019.

Item	Description	Cost
1	New Parking Lot Excavation	\$33,139.00
2	Line Striping	\$1,503.00
Total:		\$34,642.00

Authorization to Proceed & Contract

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined. When signed, this document becomes a contract. E&OE

We understand that if any additional work is required different than what is stated in this proposal/contract, it must be in a new contract or added to this contract.

Please see all attachments for special conditions that may pertain to aspects of this project.

This proposal is good for a period of up to 90 days from the date of the proposal.

Payment Terms

We agree to pay the total sum or balance in full upon completion of this project.

40% deposit upon contract.

(A signed proposal and deposit are required prior to scheduling of the work)

Date: _____

Steven Dapuzzo | Owner
Society 8 Hospitality Group
616 NW 2nd Ave
Fort Lauderdale, FL, 33311
steven@society8.com
C: 9542052731
O: 954-205-2731



Marcel Archer | Account Manager
Atlantic Southern Paving and Sealcoating
6301 W Sunrise Blvd
Sunrise, FL, 33313
E: marcel@atlanticsouthernpaving.com
C: 954-405-2929
P: 954-581-5805 Ext 212
F: 954-581-0465
<http://www.atlanticsouthernpaving.com>

Pavement Maintenance Proposal

Society 8 Hospitality Group

Steven Dapuzzo

Project:

Paving Roundabout

616 NW 2nd Ave
Fort Lauderdale, FL 33311

ATLANTICSOUTHERN
PAVING AND SEALCOATING

Marcel Archer
Account Manager

Your Pavement Contractor

Company Info

ATLANTICSOUTHERN
PAVING AND SEALCOATING

Atlantic Southern Paving and Sealcoating
6301 W Sunrise Blvd
Sunrise, FL, 33313

P: 954-581-5805

F: 954-581-0465

<http://www.atlanticsouthernpaving.com>

Contact Person

Marcel Archer
Account Manager
marcel@atlanticsouthernpaving.com
Cell: 954-405-2929
Office 954-581-5805 Ext 212

About Us

We Solve Problems and Make Complicated Simple!

We understand that as a manager, owner or investor of properties all over the United States, you need a partner to develop a strategic plan that will preserve your investment for the long term for the least amount of money.

Atlantic Southern Paving & Sealcoating provides pavement design, maintenance & construction services to the residential, commercial, recreational and industrial markets throughout the United States.

Please find the enclosed proposal and do not hesitate to call us with any questions.

Watch a Video About Us: [CLICK HERE](#)

FDOT Certified Contractor

New Parking Lot | Excavation

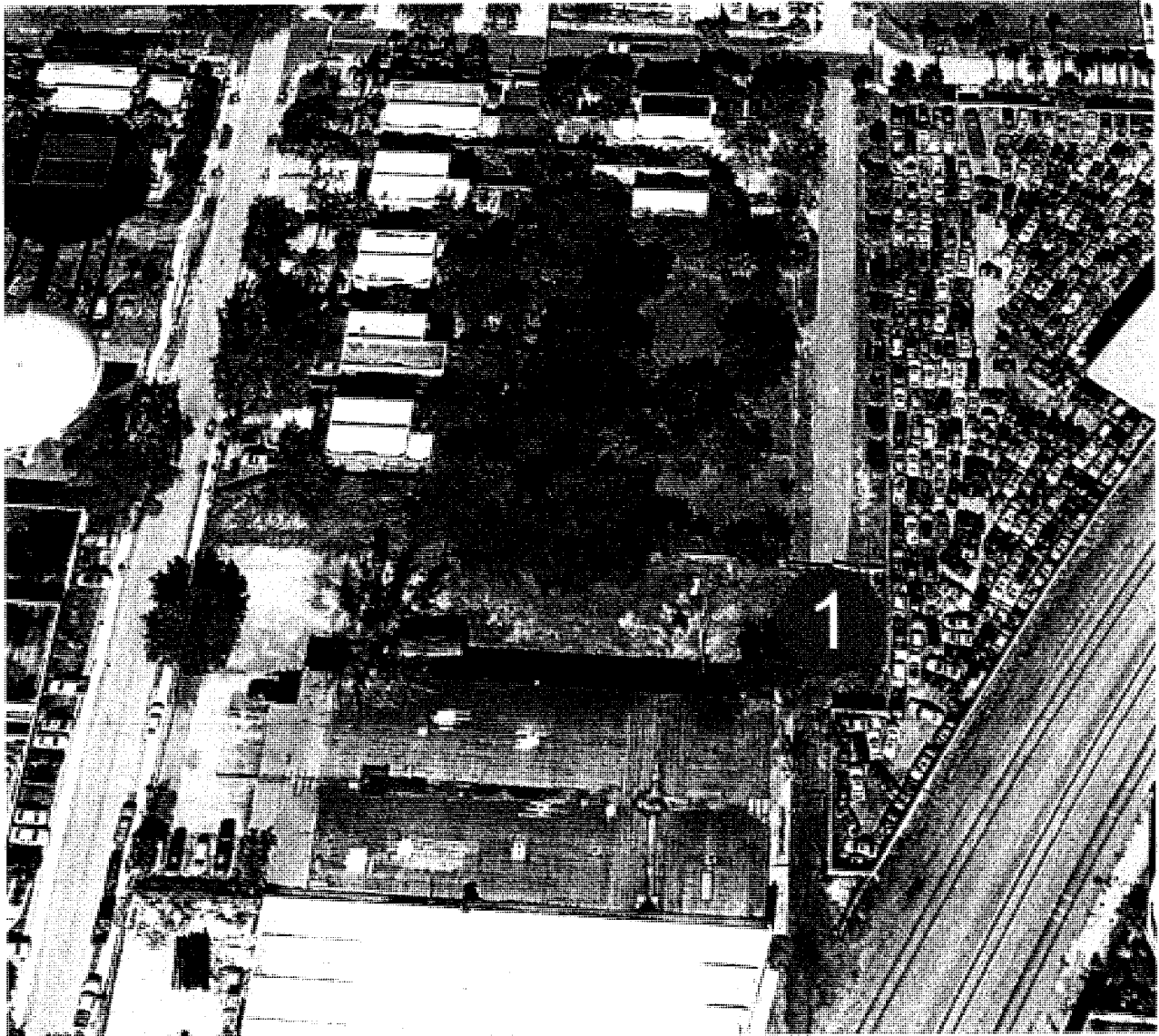
1. *****CONTRACTORS NOTE***** Please be advised that plans provided do not show proper excavation of asphalt which is needed prior to paving. Please be advised that this is just a budget number and price may change based on submittal of proper plans.
2. The area under consideration for a new asphalt surface comprises approx. 4,000 square feet.
3. Excavate 4000 square feet composed of 1 area to a depth of 8 inches below finished elevation.
4. Our firm will compact the existing sub-base prior to paving using a steel drum vibratory roller.
5. Install inches of stabilized subgrade and compact with a steel drum vibratory roller.
6. **Limerock Base:** Install 6 inches limerock and compact with vibratory roller.
7. Apply DOT approved prime coat to promote adhesion between existing limerock base and new hot mix asphalt.
8. **New Pavement Installation:** Apply S-III hot mix asphalt compacted to an average of 1 inches.
9. **Compaction:** Rolling of entire new asphalt pavement with Rubber Tire Traffic Roller.
10. **Compaction:** Rolling and compaction of asphalt using 3-5 ton Vibratory Roller.
11. **Barricading:** All areas will be barricaded before, during and after the project. It is the owner's responsibility to make sure all barricades remain effective after our crews leave the jobsite.
12. **Mobilization(s):** This project includes 3 mobilization(s).

Total Price for this item: \$25,500.00

Proposal: Paving Roundabout

ATLANTICSOUTHERN
PAVING AND SEALCOATING

Site Plan



Notes:

Price Breakdown: Paving Roundabout

ATLANTICSOUTHERN
PAVING AND SEALCOATING

Please find the following breakdown of all services we have provided in this proposal. This proposal originated on August 26, 2019.

Item	Description	Cost
1	New Parking Lot Excavation	\$25,500.00
Total:		\$25,500.00

Authorization to Proceed & Contract

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined. When signed, this document becomes a contract. E&OE

We understand that if any additional work is required different than what is stated in this proposal/contract, it must be in a new contract or added to this contract.

Please see all attachments for special conditions that may pertain to aspects of this project.

This proposal is good for a period of up to 90 days from the date of the proposal.

Payment Terms

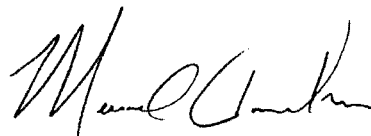
We agree to pay the total sum or balance in full upon completion of this project.

40% deposit upon contract.

(A signed proposal and deposit are required prior to scheduling of the work)

Date: _____

Steven Dapuzzo | Owner
Society 8 Hospitality Group
616 NW 2nd Ave
Fort Lauderdale, FL, 33311
steven@society8.com
C: 9542052731
O: 954-205-2731



Marcel Archer | Account Manager
Atlantic Southern Paving and Sealcoating
6301 W Sunrise Blvd
Sunrise, FL, 33313
E: marcel@atlanticsouthernpaving.com
C: 954-405-2929
P: 954-581-5805 Ext 212
F: 954-581-0465
<http://www.atlanticsouthernpaving.com>

MORANDUM

DATE: October 8, 2019

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Request for Funding – V & R Family Enterprises, Corp
Renovation of 1227 Sistrunk Boulevard
\$225,000 - Property and Business Improvement Program &
\$125,000 – CRA Façade Program

REQUEST AND SUMMARY

V & R Family Enterprises, Corp is requesting a \$225,000 forgivable loan from the CRA Property and Business Improvement (PBIP) Program and a \$125,000 forgivable loan from the CRA Façade Program for renovations of the building and site at 1227 Sistrunk Boulevard (**Exhibit 1**).

This property is owned by the Bolden family and titled to the Virgil Bolden & Rose Bolden Revocable Living Trust. V & R Family Enterprises, Corp is the business that was established to manage their holdings and their son Tommy Bolden, is President of V & R Family Enterprises, Corp. The Boldens own and manage rental property throughout the CRA area. They have resided in the northwest portion of the CRA in the Dorsey Riverbend neighborhood for over 50 years.

In 2017 they received from the City of Fort Lauderdale a Community Development Block Grant Program forgivable loan in the amount of \$298,000 to help renovate their property at 1227 Sistrunk Boulevard which had been vacant since they purchased it from a church organization that had bought it two years earlier in 2005. When it was purchased in 2007 for \$326,000, they were unaware of the extensive improvements required for the building to be put back into service. The prior owner was also unable to move forward with their plans to occupy it and sold it to the Boldens at a loss. The property consists of a 5,246 square foot, two story building constructed in 1959 on a 6,039 square foot site. Parking for the building is in the rear of the property, facing NW 6th Court on a separate 7,000 square foot lot. The original building plans show a large open area on the first floor, accessible from the front entrance and a smaller storage area in the rear. The second floor was designed to accommodate five one bedroom rental units, accessible from an outside staircase with access to the front and rear of the building.

In response to community concerns that the existing remaining buildings along Sistrunk Boulevard would end up being demolished unless the CRA stepped in to assist the property owners with the expense of renovation, the CRA modified its incentive programs in 2017 to make Sistrunk Boulevard a Focus Area for CRA incentive programs and increased the funding limits to assist building owners of properties along Sistrunk to save some of the existing remaining architectural and historic fabric of the community. Tommy Bolden, a former city employee, who retired from the City as a maintenance worker in 2015 had approached the City over the years for incentive funding for the property. The Boldens, in addition to their housing rental business, had a small business managed by Rosa Bolden and their daughter Merdine Mitchell that provided decorating and party planning for weddings and other events. With the intention of expanding this business, they secured at their own expense architectural services and developed the concept of turning the first floor of the building into a reception hall for the community, while providing affordable rental housing on the second floor. More detailed plans have since been developed using the CDBG funds and the construction cost to improve and repurpose the property for this project is estimated at \$620,268 (**Exhibit 2**). The total improvement cost, including permitting, architectural and engineering fees has been estimated at approximately \$725,598. The project will be managed by the CRA and the estimates were generated by the CRA Project Manager.

Sources		Uses	
CRA	\$350,000.00	Construction	620,268.00
City	295,000.00	Architectural Services	105,330.00
Developer	80,958.00	Permitting and Fees	10,000.00
TOTAL	\$725,598.00	TOTAL	\$725,598.00

A copy of the architectural plans for the project are attached as **Exhibit 3** and a copy of the Boldens application for CRA funding is attached as **Exhibit 4**. The renovated building will have approximately 1,449 square feet of assembly area, including new handicap accessible restrooms, a 234 square foot warming kitchen and 616 square feet of storage area on the first floor and five 450 square foot one bedroom apartments on the second floor. This is a total renovation and the units and building will be as if new. The building will have a clean modern look with new impact windows and doors, central air conditioning, tiled floors and an outdoor patio area.

To encourage redevelopment of the CRA Sistrunk Focus Area, Façade Improvement Program funds for Focus Area properties provide for 100% of the first \$75,000 of the total project cost and 95% of the cost between \$75,000 and \$125,000, not to exceed \$125,000. Under the BPIP Program, the CRA can provide for 90% of the total project cost not to exceed \$225,000. CRA funds are provided as a forgivable loan forgiven after 5 years secured by a mortgage on the property. The City will hold a \$298,000 first mortgage for their CDBG forgivable loan and the CRA's mortgage will be in second

position. The Developer has cash from their rental housing business to cover their match and provide a fund reserve for any additional cost and operating expenses. Because the funding for this project includes CDBG funds, in addition to the CRA funds, this federal program requires that at least 51% of the rental units be affordable to households at 80% of the median income. In this project, the Boldens CDGB funding agreement with the City goes beyond the minimum requirement for affordability such that 100% of the residential rental units in the project will be affordable rental units for a period of 10 years, capping four (4) of the rental units at no more than \$980 per month and one (1) of the rental units at \$758 per month. Bolden estimates that the units will rent for an average of \$850 per month and the banquet hall will rent for \$1,000 an event, with most of the income generated by this project from the affordable rental units. The banquet facility will be managed by the Bolden's daughter Merdine Mitchell who has years of experience in providing decorating and party planning from the time she worked with her mother in the family business and they still have a large inventory of event material such as linens, flatware, serving trays, china and other material in storage that can be used. The Boldens have been approaching the churches and funeral parlors in the area that have expressed an interest in using the space for repass and other events. The property is next door to an active Fort Lauderdale Police substation which enhances the safety for such an operation in the area. Property maintenance and apartment leasing will be managed by Tommy Bolder who is very experienced in this area from managing their portfolio of rental properties. They project projects a positive income stream the first year of operations.

The Bolden property at 1227 Sistrunk Boulevard, as other older properties along Sistrunk, suffer from deferred maintenance and many have code liens, some of which accumulate large fines over time. When the Property and Business Improvement Program was modified in 2017 it was recognized that substantial renovation of existing properties may require payment of property taxes, tax liens, City liens and property insurance by the CRA in addition to providing funding for construction, equipment, architectural and permit fees, which are now all eligible costs under the program. While the CRA will not be paying existing liens on this property, City code liens do exist. A summary of outstanding City liens and code cases on this property are attached as **Exhibit 5**. It shows that there are three (3) City of Fort Lauderdale board up liens on the property, which are hard cost, totaling \$5,564 that will need to be paid by the Boldens in addition to their match for construction and related expenses for the project. In addition, there is a demolition order on the property and a running City fine of \$300 per day for the building failing its 40 Year Building Inspection required by law. The fine was imposed under a Special Master hearing and the current amount of the fine is \$490,200 as of September 9, 2019. The Magistrate has the authority to reduce or remove the fine once the building comes into full compliance, which will be accomplished as a result of this improvement project. The CRA has been working with the Community Enhancement and Code Compliance Division who are aware of and are cooperating the City and CRA efforts to bring this building into compliance

CRA Staff over the last year has been presenting you numerous projects where the applicant is new to the CRA area. While these projects are important and represent

new investment and confidence in the area, it is equally important for the CRA to invest in projects where local property owners are struggling to maintain their property, and are willing to make an investment to participate in the redevelopment of their community providing the CRA can assist them in these efforts. The Urban Land Institute Technical Assistant Panel (ULI TAP) Report of 2014 that was recommended for approval by the CRA Advisory Board and accepted by the CRA Board, stated that in putting together incentive packages, that the first focus of the CRA should be on community benefits to existing buildings and people who have already invested in and own business and properties in the community. The CRA has been working with a number of local property owners along Sistrunk Boulevard who want to be a part of the redevelopment such as the Boldens, whose properties face various obstacles for development and the CRA will be bringing to you additional projects with similar issues that provide benefits directly to the stakeholders in the area such as the Bolden family project as these projects are more fully developed and ready for consideration by this advisory board.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The NPF CRA Community Redevelopment Plan is designed, in part to stimulate private development of areas planned for commercial development. The project is consistent with the NPF CRA Community Redevelopment Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life and attract sound business and commercial development that provide employment and job opportunities. The Plan also calls for housing opportunities for very low, low and moderate income households within the Northwest Regional Activity Center.

Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA 5-Year Program, which is incorporated as part of the Plan, identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area. In addition, it calls for investing in development projects that, promote public private partnerships and investment in the redevelopment area.

RECOMMENDATION

It is recommended the CRA Advisory Board approve by Motion recommendation that the CRA Board approve a \$225,000 forgivable loan from the Property and Business Improvement Program and \$125,000 forgivable loan from the Façade Program to V & R Family Enterprises, Corp for renovation of 1227 Sistrunk Boulevard.

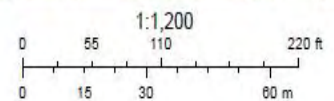
Attachments

- Exhibit 1: Location Map, Broward County Property Appraiser Information and Existing Photos of Property
- Exhibit 2: Construction Cost Breakdown Prepared by CRA
- Exhibit 3: Architectural Plans
- Exhibit 4: CRA Funding Application
- Exhibit 5: List of Open Code Cases on the Property

Location Map



119



1227 Sistrunk and Rear Parking Lot



1227 Sistrunk Blvd – Existing Conditions





1227 Sisrunk Blvd – Existing Conditions



Existing Rear Parking Lot



1227 Sistrunk Blvd – Existing Conditions



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1227 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 04 0090
Property Owner	V BOLDEN & R BOLDEN REV LIV TR	Millage	0312
Mailing Address	401 NW 15 AVE FORT LAUDERDALE FL 33311	Use	12
Abbr Legal Description	HOME BEAUTIFUL PARK 2-47 B LOT 13 LESS RD BLK A		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$66,430	\$138,030	\$204,460	\$204,460	
2018	\$66,430	\$138,030	\$204,460	\$204,460	\$5,817.88
2017	\$66,430	\$138,030	\$204,460	\$204,460	\$5,883.47

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$204,460	\$204,460	\$204,460	\$204,460
Portability	0	0	0	0
Assessed/SOH	\$204,460	\$204,460	\$204,460	\$204,460
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	\$204,460	\$204,460	\$204,460	\$204,460

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/3/2013	WD*-T	\$100	111885492	\$11.00	6,039	SF
6/18/2007	WD*-Q	\$326,000	44296 / 1449			
5/31/2005	SW*	\$350,000	39784 / 328			
1/9/2004	CE*	\$165,000	36766 / 152			
5/14/2002	WD*	\$180,000	33269 / 510			
				Adj. Bldg. S.F. (Card, Sketch)		5246
				Units		5
				Eff./Act. Year Built: 1960/1959		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
S								
5246								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 6 COURT, FORT LAUDERDALE FL 33311	ID #	5042 04 04 0100
Property Owner	V BOLDEN & R BOLDEN REV LIV TR	Millage	0312
Mailing Address	1553 NW 4 ST FORT LAUDERDALE FL 33311	Use	28
Abbr Legal Description	HOME BEAUTIFUL PARK 2-47 B LOT 14 BLK A		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$64,750	\$8,600	\$73,350	\$73,350	
2018	\$77,000	\$8,600	\$85,600	\$85,600	\$1,554.03
2017	\$77,000	\$8,600	\$85,600	\$85,600	\$1,581.47

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$73,350	\$73,350	\$73,350	\$73,350
Portability	0	0	0	0
Assessed/SOH	\$73,350	\$73,350	\$73,350	\$73,350
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	\$73,350	\$73,350	\$73,350	\$73,350

Sales History			
Date	Type	Price	Book/Page or CIN
10/3/2013	WD*-T	\$100	111885492
6/18/2007	WD*-Q	\$326,000	44296 / 1449
5/31/2005	SW*	\$350,000	39784 / 328
1/9/2004	CE*	\$165,000	36766 / 152
5/14/2002	WD*	\$180,000	33269 / 510

Land Calculations		
Price	Factor	Type
\$9.25	7,000	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Exhibit 2

**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

Commercial Rehabilitation Estimate

Property Owner: V. Bolden and R. Bolden Revocable Living Trust

Property Address: 1227 Sistrunk Boulevard, Fort Lauderdale, FL 33311

Demolition	\$25,000.00
Roof	23,500.00
Second Floor Trusses and Flooring	18,000.00
Stucco	30,000.00
Structural Steel	18,000.00
Millwork	25,000.00
Aluminum Rails	12,000.00
Floor and Wall Tile	24,000.00
Steel Canopy	12,000.00
Window and Storefront	27,500.00
Concrete and Masonry	30,000.00
Doors and Hardware	17,000.00
Drywall	21,500.00
Plumbing	15,000.00
Electrical	36,000.00
HVAC	44,000.00
Sitework	65,500.00
Subtotal	444,000.00
General Contractor Fee	119,880.00
Contingency	56,388.00
TOTAL	<u>620,268.00</u>

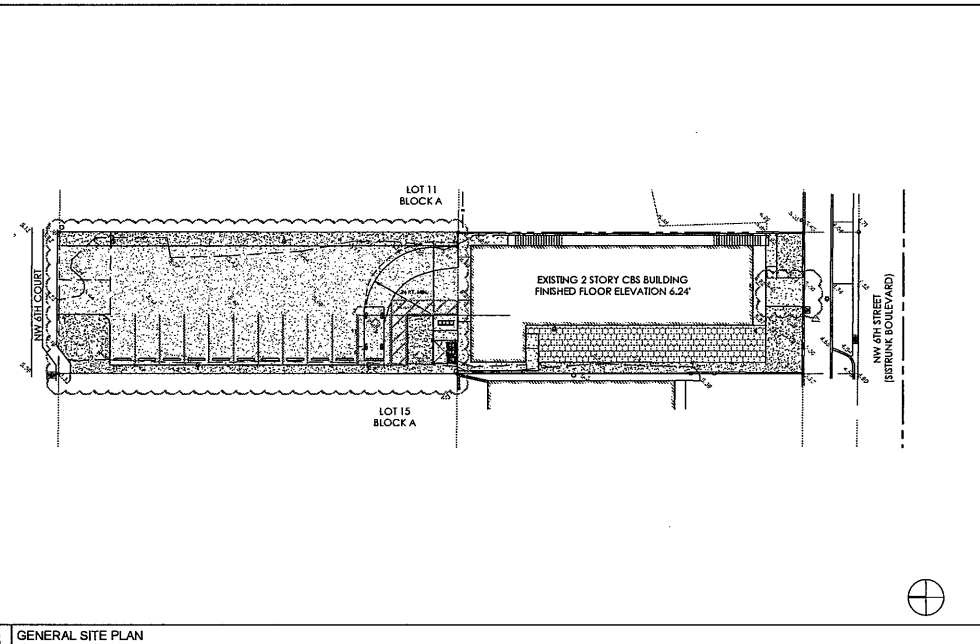
COMMUNITY REDEVELOPMENT AGENCY

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

TELEPHONE (954) 828-6130

WWW.FORTLAUDERDALE.GOV

[illegible][illegible]



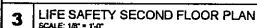
Renovation & Interior Improvements to:

BOLDEN BUILDING

227 NW 6TH ST., FORT LAUDERDALE FL 33311

For: The City of Fort Lauderdale, CRA

 SYNALOVSKI ROMANTSKI KYIV <i>Architecture • Planning • Interior Design</i>																																																																																																																																																										
1800 Star Drive, Suite 500 Fort Lauderdale, FL 33316 1554 Fort Lauderdale 1 954 865 6887 www.srsdesign.com																																																																																																																																																										
Manuel Sternalovich, AIA JAC02176185 SEPA																																																																																																																																																										
LICENSE NO. RA330001863																																																																																																																																																										
EXISTING BUILDING RENOVATION PLANS FOR:  BOLDEN BUILDING 1227 NW 6TH ST. FORT LAUDERDALE, FL 33009	CLIENT: CITY OF FORT LAUDERDALE GA																																																																																																																																																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">REV.</th> <th style="width: 80%;">REVISION</th> </tr> </thead> <tbody> <tr><td>1</td><td>01</td><td>ISSUED FOR PERMITS</td></tr> <tr><td>2</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>3</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>4</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>5</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>6</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>7</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>8</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>9</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>10</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>11</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>12</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>13</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>14</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>15</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>16</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>17</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>18</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>19</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>20</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>21</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>22</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>23</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>24</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>25</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>26</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>27</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>28</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>29</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>30</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>31</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>32</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>33</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>34</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>35</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>36</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>37</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>38</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>39</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>40</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>41</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>42</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>43</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>44</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>45</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>46</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>47</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>48</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>49</td><td>01</td><td>REVISED FOR PERMITS</td></tr> <tr><td>50</td><td>01</td><td>REVISED FOR PERMITS</td></tr> </tbody> </table>		NO.	REV.	REVISION	1	01	ISSUED FOR PERMITS	2	01	REVISED FOR PERMITS	3	01	REVISED FOR PERMITS	4	01	REVISED FOR PERMITS	5	01	REVISED FOR PERMITS	6	01	REVISED FOR PERMITS	7	01	REVISED FOR PERMITS	8	01	REVISED FOR PERMITS	9	01	REVISED FOR PERMITS	10	01	REVISED FOR PERMITS	11	01	REVISED FOR PERMITS	12	01	REVISED FOR PERMITS	13	01	REVISED FOR PERMITS	14	01	REVISED FOR PERMITS	15	01	REVISED FOR PERMITS	16	01	REVISED FOR PERMITS	17	01	REVISED FOR PERMITS	18	01	REVISED FOR PERMITS	19	01	REVISED FOR PERMITS	20	01	REVISED FOR PERMITS	21	01	REVISED FOR PERMITS	22	01	REVISED FOR PERMITS	23	01	REVISED FOR PERMITS	24	01	REVISED FOR PERMITS	25	01	REVISED FOR PERMITS	26	01	REVISED FOR PERMITS	27	01	REVISED FOR PERMITS	28	01	REVISED FOR PERMITS	29	01	REVISED FOR PERMITS	30	01	REVISED FOR PERMITS	31	01	REVISED FOR PERMITS	32	01	REVISED FOR PERMITS	33	01	REVISED FOR PERMITS	34	01	REVISED FOR PERMITS	35	01	REVISED FOR PERMITS	36	01	REVISED FOR PERMITS	37	01	REVISED FOR PERMITS	38	01	REVISED FOR PERMITS	39	01	REVISED FOR PERMITS	40	01	REVISED FOR PERMITS	41	01	REVISED FOR PERMITS	42	01	REVISED FOR PERMITS	43	01	REVISED FOR PERMITS	44	01	REVISED FOR PERMITS	45	01	REVISED FOR PERMITS	46	01	REVISED FOR PERMITS	47	01	REVISED FOR PERMITS	48	01	REVISED FOR PERMITS	49	01	REVISED FOR PERMITS	50	01	REVISED FOR PERMITS
NO.	REV.	REVISION																																																																																																																																																								
1	01	ISSUED FOR PERMITS																																																																																																																																																								
2	01	REVISED FOR PERMITS																																																																																																																																																								
3	01	REVISED FOR PERMITS																																																																																																																																																								
4	01	REVISED FOR PERMITS																																																																																																																																																								
5	01	REVISED FOR PERMITS																																																																																																																																																								
6	01	REVISED FOR PERMITS																																																																																																																																																								
7	01	REVISED FOR PERMITS																																																																																																																																																								
8	01	REVISED FOR PERMITS																																																																																																																																																								
9	01	REVISED FOR PERMITS																																																																																																																																																								
10	01	REVISED FOR PERMITS																																																																																																																																																								
11	01	REVISED FOR PERMITS																																																																																																																																																								
12	01	REVISED FOR PERMITS																																																																																																																																																								
13	01	REVISED FOR PERMITS																																																																																																																																																								
14	01	REVISED FOR PERMITS																																																																																																																																																								
15	01	REVISED FOR PERMITS																																																																																																																																																								
16	01	REVISED FOR PERMITS																																																																																																																																																								
17	01	REVISED FOR PERMITS																																																																																																																																																								
18	01	REVISED FOR PERMITS																																																																																																																																																								
19	01	REVISED FOR PERMITS																																																																																																																																																								
20	01	REVISED FOR PERMITS																																																																																																																																																								
21	01	REVISED FOR PERMITS																																																																																																																																																								
22	01	REVISED FOR PERMITS																																																																																																																																																								
23	01	REVISED FOR PERMITS																																																																																																																																																								
24	01	REVISED FOR PERMITS																																																																																																																																																								
25	01	REVISED FOR PERMITS																																																																																																																																																								
26	01	REVISED FOR PERMITS																																																																																																																																																								
27	01	REVISED FOR PERMITS																																																																																																																																																								
28	01	REVISED FOR PERMITS																																																																																																																																																								
29	01	REVISED FOR PERMITS																																																																																																																																																								
30	01	REVISED FOR PERMITS																																																																																																																																																								
31	01	REVISED FOR PERMITS																																																																																																																																																								
32	01	REVISED FOR PERMITS																																																																																																																																																								
33	01	REVISED FOR PERMITS																																																																																																																																																								
34	01	REVISED FOR PERMITS																																																																																																																																																								
35	01	REVISED FOR PERMITS																																																																																																																																																								
36	01	REVISED FOR PERMITS																																																																																																																																																								
37	01	REVISED FOR PERMITS																																																																																																																																																								
38	01	REVISED FOR PERMITS																																																																																																																																																								
39	01	REVISED FOR PERMITS																																																																																																																																																								
40	01	REVISED FOR PERMITS																																																																																																																																																								
41	01	REVISED FOR PERMITS																																																																																																																																																								
42	01	REVISED FOR PERMITS																																																																																																																																																								
43	01	REVISED FOR PERMITS																																																																																																																																																								
44	01	REVISED FOR PERMITS																																																																																																																																																								
45	01	REVISED FOR PERMITS																																																																																																																																																								
46	01	REVISED FOR PERMITS																																																																																																																																																								
47	01	REVISED FOR PERMITS																																																																																																																																																								
48	01	REVISED FOR PERMITS																																																																																																																																																								
49	01	REVISED FOR PERMITS																																																																																																																																																								
50	01	REVISED FOR PERMITS																																																																																																																																																								
DESIGN RELINQUISH: PERMIT SET REV 1 ISSUE DATE: 11/17/19 PROJECT NUMBER: 1529-180425 DRAWN BY: AG CHECKED BY: MR Copyright © by SYNALOVSKI ROMANTSKI KYIV All Rights Reserved SHEET TITLE COVER SHEET																																																																																																																																																										
SHEET NUMBER: G-001																																																																																																																																																										



APPROACH TO TELEPHONES	(a) ADULT WALL HUNG WATER CLOSETS (b) ADULT FLOOR MOUNTED WATER CLOSET AND CHILDREN'S WATER CLOSET			(a) FRONT APPROACH, FULL SIDE (b) FRONT APPROACH, PUSH SIDE (c) FRONT APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH (d) HINGE APPROACH, FULL SIDE (e) HINGE APPROACH, PUSH SIDE (f) HINGE APPROACH, PUSH SIDE		SRS SYNALOVSKI ROMANIKSAYE Architects & Planners - Interior Design 1900 King Drive, Suite 300 Fort Lauderdale, FL 33315 754.561.4805 754.561.6807 www.srsarchitects.com
29 REF. SECTIONS 703.4.2, 703.6, 703.7 & 704 NOT TO SCALE	28 REF. SECTIONS 604.8 NOT TO SCALE	27 REF. SECTIONS 505.5, 505.6 AND 505.7 NOT TO SCALE	26 REF. SECTIONS 406.2, 406.3 AND 406.4 NOT TO SCALE	25 REF. SECTION 307 NOT TO SCALE	24 REF. SECTIONS 703.2.5, 703.3.2 AND 703.4.1 NOT TO SCALE	23 REF. SECTIONS 604.5 AND 604.7 NOT TO SCALE
22 REF. SECTION 505.4 NOT TO SCALE	21 REF. SECTIONS 405.7 AND 405.9 NOT TO SCALE	20 REF. SECTION 404.2.4.1 NOT TO SCALE	19 REF. SECTIONS 306 NOT TO SCALE	18 REF. SECTIONS 605 AND 609 NOT TO SCALE	17 REF. SECTIONS 604.2 AND 604.3 NOT TO SCALE	16 REF. SECTION 504.5 NOT TO SCALE
15 REF. SECTION 404.2.6 NOT TO SCALE	14 REF. SECTION 404.2.3 NOT TO SCALE	13 REF. SECTIONS 304 AND 305 NOT TO SCALE	12 REF. SECTIONS 604.8.1.6 AND 604.8.2 NOT TO SCALE	11 REF. SECTIONS 602.05 NOT TO SCALE	10 REF. SECTION 406.7 NOT TO SCALE	9 REF. SECTION 404.2.4.3 NOT TO SCALE
8 REF. SECTION 403 NOT TO SCALE	7 REF. SECTIONS 302 AND 303 NOT TO SCALE	6 REF. SECTION 604.8.1.4 NOT TO SCALE	5 REF. SECTION 505.10 NOT TO SCALE	4 REF. SECTION 406.6 NOT TO SCALE	3 REF. SECTION 404.2.4.2 NOT TO SCALE	2 REF. SECTION 308 NOT TO SCALE
1 GRAPHIC CONVECTION FOR FIGURES NOT TO SCALE	1 REF. SECTION 308 NOT TO SCALE	1 REF. SECTION 308 NOT TO SCALE	1 REF. SECTION 308 NOT TO SCALE	1 REF. SECTION 308 NOT TO SCALE	1 REF. SECTION 308 NOT TO SCALE	1 REF. SECTION 308 NOT TO SCALE

SYNALOVSKI ROMANIKSAYE
Architects & Planners - Interior Design
1900 King Drive, Suite 300
Fort Lauderdale, FL 33315
754.561.4805
754.561.6807
www.srsarchitects.com

ABIGAIL SYNALOVSKI, AIA
ARCHITECT
1501

LICENSE NO. A336011863

EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING
1237 NW 6TH ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE CRA

DESIGN DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/17/19

PROJECT NUMBER: 1535-1804-25

DRAWN BY: AG

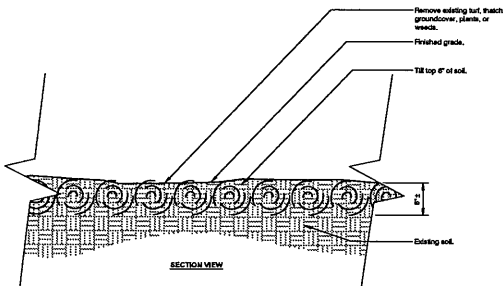
CHECKED BY:

Copyright © by SYNALOVSKI ROMANIKSAYE
All Rights Reserved

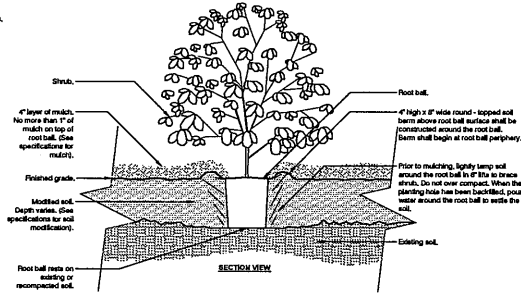
DATE: 1/17/19

PROJECT TITLE:
**ACCESSIBILITY
TYPICAL DETAILS**

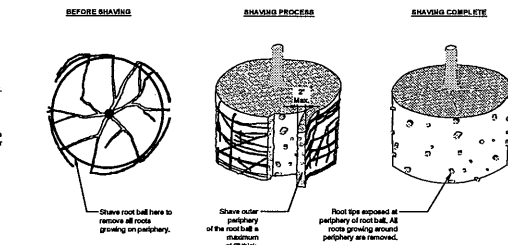
DETAILS:
G-501



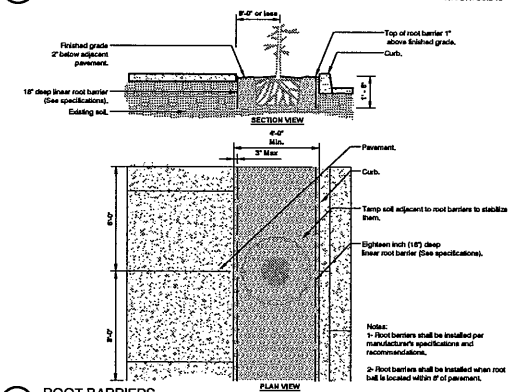
3 EXISTING SOIL - MINOR MODIFICATION
3/4" = 1'-0"



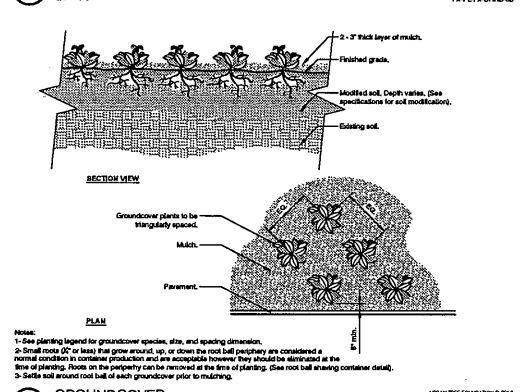
6 SHRUB - MODIFIED SOIL
3/4" = 1'-0"



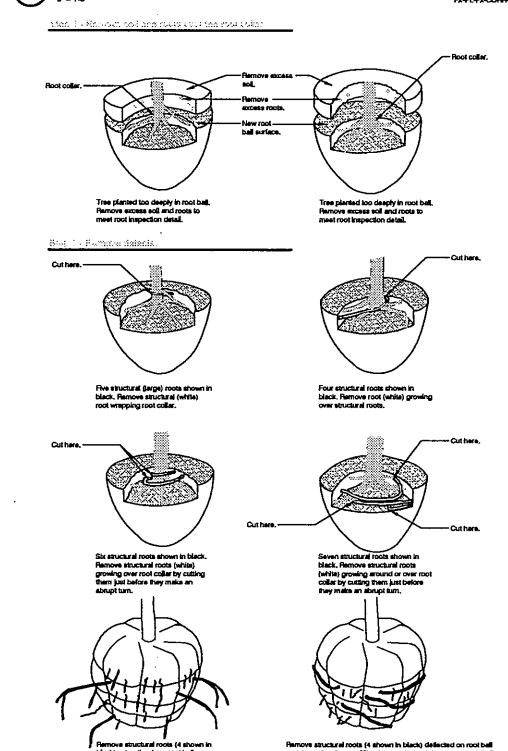
8 ROOT BALL SHAVING CONTAINER DETAIL
3/4" = 1'-0"



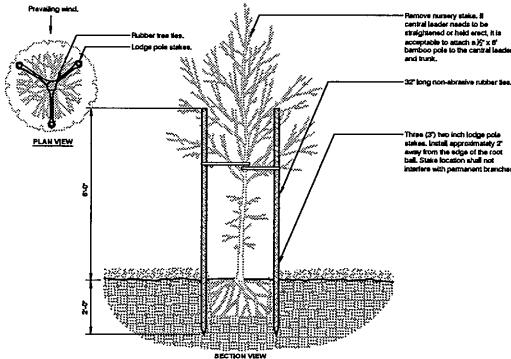
2 ROOT BARRIERS
3/4" = 1'-0"



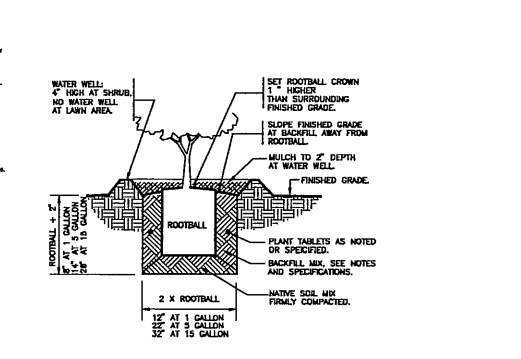
5 GROUND COVER
3/4" = 1'-0"



7 ROOT CORRECTION DETAIL - BALLED AND BURLAPPED
1 1/2" = 1'-0"



1 TREE STAKING - LODGE POLES (3)
1/2" = 1'-0"



4 SHRUB PLANTING
1" = 1'-0"



SYRLOVE ROMANIKS
Landscape Architecture
4000 Silver Spring, Dallas 75209
Fort Lauderdale, FL 33309
754.465.0000
754.465.0000
www.syrlovromaniks.com



BRIA
800 S. Andrews Avenue, Suite 300
Fort Lauderdale, FL 33315
After 5:00 PM
LA 30000

EXISTING BUILDING RENOVATION PLANS FOR
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009
CLIENT: CITY OF FORT LAUDERDALE, FLA

NO.	DATE	DESCRIPTION
1	10/1/2013	PERMIT SET REV 1
2	10/1/2013	PERMIT SET REV 2
3	10/1/2013	PERMIT SET REV 3
4	10/1/2013	PERMIT SET REV 4
5	10/1/2013	PERMIT SET REV 5
6	10/1/2013	PERMIT SET REV 6
7	10/1/2013	PERMIT SET REV 7
8	10/1/2013	PERMIT SET REV 8
9	10/1/2013	PERMIT SET REV 9
10	10/1/2013	PERMIT SET REV 10

LANDSCAPE
DETAILS

L-300

IRRIGATION NOTES

SYSTEM DESCRIPTION

THIS IS A CLOCK START SYSTEM WITH A NEW WATER METER.

WORK

THE IRRIGATION CONTRACTOR SHALL BE CERTIFIED AS A CERTIFIED IRRIGATION CONTRACTOR BY THE IRRIGATION ASSOCIATION. SUBMIT CERTIFICATION TO THE OWNER'S REPRESENTATIVE PRIOR TO PRE-CONSTRUCTION MEETING.

FOLLOW THESE NOTES IN ADDITION TO CITY AND COUNTY REQUIREMENTS AND DESIGN STANDARDS. IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS BETWEEN THE PLANS AND CITY REQUIREMENTS.

VERIFY SITE CONDITIONS BEFORE BIDDING. INSTALLATIONS MAY REQUIRE ADDITIONAL EQUIPMENT FOR SPECIFIC SITE CONDITIONS. INCLUDE ALL COSTS TO COMPLETE THE SCOPE OF WORK IN BID.

INCLUDE ALL REQUIRED PERMIT AND IMPACT FEES IN BID. OBTAIN ALL REQUIRED PERMITS AT NO ADDITIONAL CHARGE.

IMMEDIATELY REPAIR AND/OR REPLACE ANY ITEM DAMAGED BY CONSTRUCTION OF THE IRRIGATION SYSTEM AT NO CHARGE.

GUARANTEE MATERIALS AND WORKMANSHIP FOR ONE-YEAR FROM FINAL ACCEPTANCE. CORRECT DEFICIENCIES AT NO CHARGE.

INSTALLATIONS

PROVIDE MANUFACTURER CUT SHEETS FOR EVERY ITEM TO BE INSTALLED FOR APPROVAL.

PROVIDE ONLY NEW EQUIPMENT AND AS SPECIFIED WITHIN THE PLANS.

ELECTRICAL SERVICE CONNECTIONS AND REQUIREMENTS INDICATED WITHIN THE PLANS ARE PRIOR TO ELECTRICAL PROVIDER'S DESIGN. COORDINATE FINAL ELECTRICAL DESIGN REQUIREMENTS WITH THE ELECTRICAL PROVIDER PRIOR TO BID. PROVIDE ANY ADDITIONAL REQUIRED EQUIPMENT AT NO ADDITIONAL COST.

ELECTRICAL SERVICE CONNECTIONS AND ALL OTHER ELECTRICAL WORK IS TO COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ANY OTHER APPLICABLE ELECTRICAL CODES, LAWS AND REGULATIONS. COORDINATE ELECTRICAL SERVICE CONNECTION WITH THE ELECTRICAL PROVIDER. PERFORM ELECTRICAL SERVICE CONNECTIONS BY A LICENSED ELECTRICIAN.

CONTROLLER GROUNDING: 10 OHMS RESISTANCE MAXIMUM. PROVIDE CERTIFICATION FROM THE ELECTRICIAN SHOWING THE DATE OF TEST, CONTROLLER LOCATION/IDENTIFICATION AND TEST RESULTS.

PLAN ADJUSTMENTS: PLAN LAYOUT IS SCHEMATIC FOR GRAPHIC CLARITY. INSTALL IN PEROUS AREAS, EXCEPT WHERE SLEEVING IS SHOWN.

AS-BUILT PLANS: PREPARE AS-BUILT PLANS AS THE WORK PROGRESSES, INDICATING THE ACTUAL LOCATION OF EQUIPMENT. KEEP THE AS-BUILT PLAN SET ON SITE DURING CONSTRUCTION. SUBMIT FINAL AS-BUILT TO THE OWNER'S REPRESENTATIVE.

TRENCHING AND PIPE INSTALLATION

INSTALL PIPE ON A STABLE FOUNDATION. IF NECESSARY, REMOVE UNSTABLE SOIL OR MUCK FROM THE TRENCH BOTTOM AND INSTALL A 6 INCH FOUNDATION OF COMPACTED CLASS 1 BEDDING MATERIAL. REMOVE WATER FROM THE TRENCH BEFORE BACKFILLING. EXCAVATE 8 INCHES BELOW THE PIPE BOTTOM WHEN TRENCHING THROUGH ROCK AND INSTALL CLASS 1 BEDDING MATERIAL. BACKFILL TRENCHES AND COMPACT TO FINISHED GRADE WITH EXISTING SOILS FREE OF DEBRIS, ROOTS, ROCKS OR OBJECTS THAT COULD DAMAGE THE PIPE, TUNNEL, UNDER TREE ROOTS.

MAKE PVC SOLVENT WELD CONNECTIONS IN ACCORDANCE WITH ASTM D2855. APPLY PURPLE COLORED PVC PRIMER IN ACCORDANCE WITH ASTM F886. APPLY PVC CEMENT IN ACCORDANCE WITH ASTM D2855.

FLUSHING

PRIOR TO INSTALLATION OF THE VALVES, FLUSH MAINLINES FOR A MINIMUM OF 10 MINUTES OR UNTIL LINES ARE CLEAR OF DEBRIS, WHICHEVER IS LONGER.

PRIOR TO INSTALLATION OF THE HEADS, FLUSH LATERAL LINES FOR A MINIMUM OF 10 MINUTES OR UNTIL LINES ARE CLEAR OF DEBRIS, WHICHEVER IS LONGER.

MAKING LEAK TEST

- PERFORM MAINLINE LEAK TEST AT 100 PSI FOR 2 HOURS.
- PROVIDE AND OPERATE TEST EQUIPMENT.
- BEFORE TESTING, THE MAINLINE MUST BE COMPLETE. NO CUTTING OR MODIFICATIONS ALLOWED AFTER SUCCESSFUL COMPLETION OF THE LEAK TEST.
- BEFORE TESTING, ISOLATE THE MAINLINE, FILL WITH WATER, AND PRESSURIZE TO THE TEST PRESSURE FOR 24 HOURS TO REMOVE AIR FROM THE MAINLINE AND CORRECT LEAKS.

DETERMINE THE MAXIMUM ALLOWABLE LEAKAGE FOR GASKETTED PVC BY THE FOLLOWING FORMULA:

$L = \frac{1}{N} \times \frac{P}{D} \times 100$

L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR, THE MAXIMUM QUANTITY OF WATER ALLOWED TO BE PUMPED INTO THE MAINLINE TO MAINTAIN THE TEST PRESSURE.

N = NUMBER OF JOINTS

D = NOMINAL PIPE DIAMETER IN INCHES

P = SQUARE ROOT OF THE TEST PRESSURE IN PSI

THERE IS NO ALLOWABLE LEAKAGE IN SOLVENT WELDED PVC MAINLINE.

IF LEAKAGE EXCEEDS THIS LIMIT, CORRECT THE PROBLEM AND REPEAT LEAK TEST UNTIL SUCCESSFUL COMPLETION.

SUBMIT LEAK TEST RESULTS TO OWNER'S REPRESENTATIVE.

IRRIGATION HEAD PRESSURE TEST

PERFORM PRESSURE TEST ON EACH ZONE AT THE FIRST AND LAST IRRIGATION HEADS.

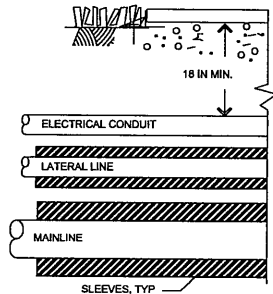
THE MAXIMUM ALLOWABLE PRESSURE DEVIATION IS 10 PERCENT.

FINAL ACCEPTANCE

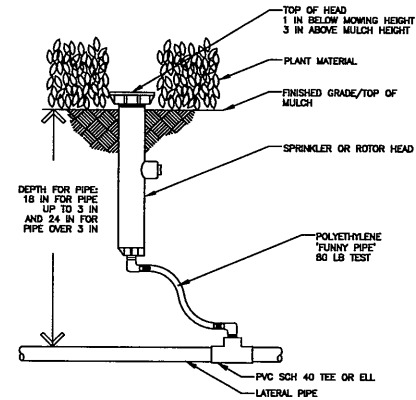
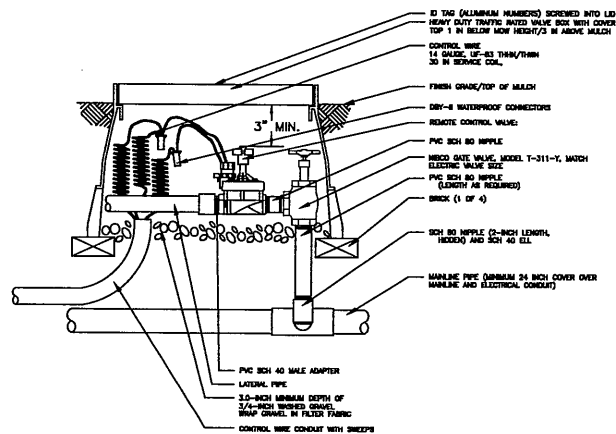
FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM WILL BE GIVEN ONLY AFTER THE FOLLOWING HAS BEEN COMPLETED AND APPROVED:

- SUBMITTAL AND ACCEPTANCE OF THE GROUNDING TEST RESULTS.
- SUBMITTAL AND ACCEPTANCE OF THE MAINLINE TEST.
- COMPLETION AND ACCEPTANCE OF THE AS-BUILT DRAWINGS.
- FINAL WALK THROUGH WITH THE OWNER'S REPRESENTATIVE AND CREATION OF FINAL PUNCH LIST.
- FINAL PUNCH LIST ITEMS HAVE BEEN CORRECTED AND ACCEPTED.

SLEEVING



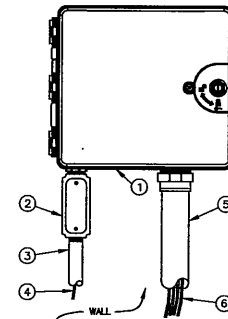
VALVE ASSEMBLY



IRRIGATION HEAD ASSEMBLY

NOTES:

- USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
- PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



- IRRIGATION CONTROLLER: RAIN BIRD ESP-LXW CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
- JUNCTION BOX
- 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
- POWER SUPPLY WIRE
- 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
- WIRES TO REMOTE CONTROL VALVES

CONTROLLER



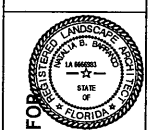
1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com



1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com



1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com

1000 West Shreve, Suite 100
Fort Lauderdale, FL 33315
TYPICAL ADDRESS
P 954.561.6500
www.synalovet.com



SYDALOVSKI ROMANIKS

1601 Old City, Suite 510
Fort Lauderdale, FL 33315
754-961-4806
P 754-961-4807
www.sydalovskiromaniks.com

Harold Sydalovski, AIA
AR 001088
SEAL

LICENSE NO. AA24001843

Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309

CLIENT: CITY OF FORT LAUDERDALE

REV	DATE	DESCRIPTION
1	10/31/2018	ISSUED FOR PERMIT
2	10/31/2018	REVISED FOR PERMIT

DESIGN
DATE: 10/31/2018

PROJECT NUMBER: 1535-180425

DRAWN BY: CAP

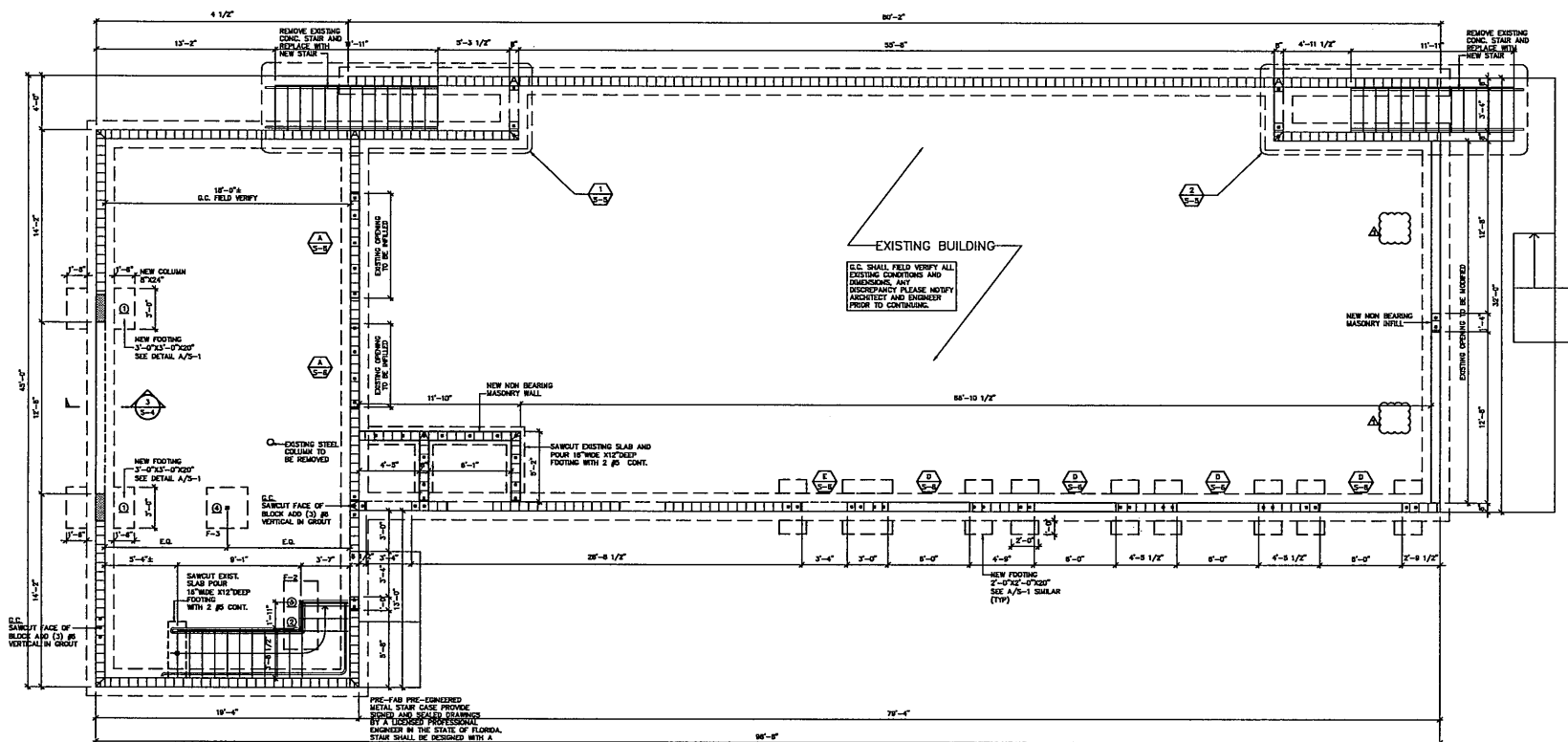
CHECKED BY: SEH

Copyright © by SYDALOVSKI ROMANIKS, INC.
All Rights Reserved.

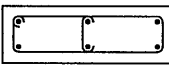
PROJECT NAME:
FIRST FLOOR
AND FOUNDATION

DATE: 10/31/2018

S-1



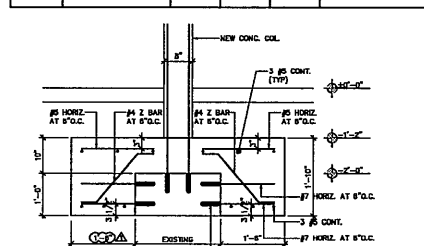
COLUMNS				
WHERE VERTICAL STEEL IS SPACED 8" O.C. OR MORE HAIR PINS SHALL BE REQUIRED				
MARK	SIZE	VERT / GAP PLATE	YES / BOTT. PLATE	REMARKS
①	8" X 3/4"	8 @	8 @ 8" O.C.	
②	18 3/4" X 3" X 1/2"	BY STEIN ENGINEER A.B.	8" X 8" X 3/4" (2) 3/4" A.B.	
③	18 3/4" X 3" X 1/2"	BY STEIN ENGINEER A.B.	8" X 8" X 3/4" (2) 3/4" A.B.	
④	18 3/4" X 3" X 1/2"	FULLY WELDED	8" X 8" X 3/4" (2) 3/4" A.B.	



TYPE B

COLUMN TYPES

REINFORCED CONCRETE FOOTINGS				
CORNER BARS SHALL BE REQUIRED AT ALL FOOTING INTERSECTIONS AT 30 EACH DIRECTION				
MARK	SIZE	CONT	SW	LR
F-1A				SEE A/S-1
F-2	5'-0"LONG X 2'-0" X 16"	AS AT F.T.O.C. TOP & BOTTL	AS AT F.T.O.C. TOP & BOTTL	
F-3	3'-0" X 3'-0" X 12"	4 #5	4 #5	



EXISTING FOOTING REINFORCING

SCALE: 3/4\"/>

NOTE: SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. ANY DISCREPANCY PLEASE NOTIFY ARCHITECT AND ENGINEER PRIOR TO CONTINUING.



PER F.B.C. 2017, 6TH EDITION
SECTION 7-10
WIND SPEED (ULTIMATE)
100 MPH (15.8 MPH)
EXPOSURE - C
RISK CATEGORY - II
ENCLOSURE BUILDING
CORNER
ROOF MEAN HEIGHT
6' - 0\"/>

MODIFICATION TO EXISTING BUILDING

SCALE: 1/4\"/>

- ELEVATION TOP OF EXISTING FOOTINGS TO BE -2'-0\"/>
- PROVIDE 1\"/>
- ALL MASONRY WALLS TO HAVE 1\"/>
- ALL SLOPES, DRAINS AND RECESSES IN FLOOR SLAB COORDINATE W/ ARCH. AND MECHANICAL DRAWINGS PRIOR TO POURING FLOOR SLAB.
- INDICATES 1\"/>
- WHERE TWO FOOTINGS INTERSECT PROVIDE (3) #7 AT 8\"/>

SAAD ELIA EL-HAGE
CONSULTING ENGINEERS, INC.
1001 NW 11TH AVE, SUITE 1000
FORT LAUDERDALE, FL 33304
PHONE: 754-961-4806
FAX: 754-961-4807
WWW.SYDALOVSKIROMANIKS.COM

SAAD EL-HAGE P.E. #42550
CERTIFICATE OF AUTHORIZATION #000000001
JULY 2018-2024



SYNALOVSKI ROMANETS & SATE
Architects & Engineers, Inc.

1800 Silver Spring, Suite 300
Fort Lauderdale, FL 33315

T 954.661.6806
F 954.361.6807

www.srsync.com

Horst Synalovsk, AIA
Architect
SEAL

LICENSE NO. AR20001863

Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309

CLIENT: CITY OF FORT LAUDERDALE

NO.	DATE	DESCRIPTION
1	10/31/2018	EXISTING BUILDING RENOVATION

DESIGN: HENRI
DELIVERABLE:
ISSUE DATE: 10/31/2018

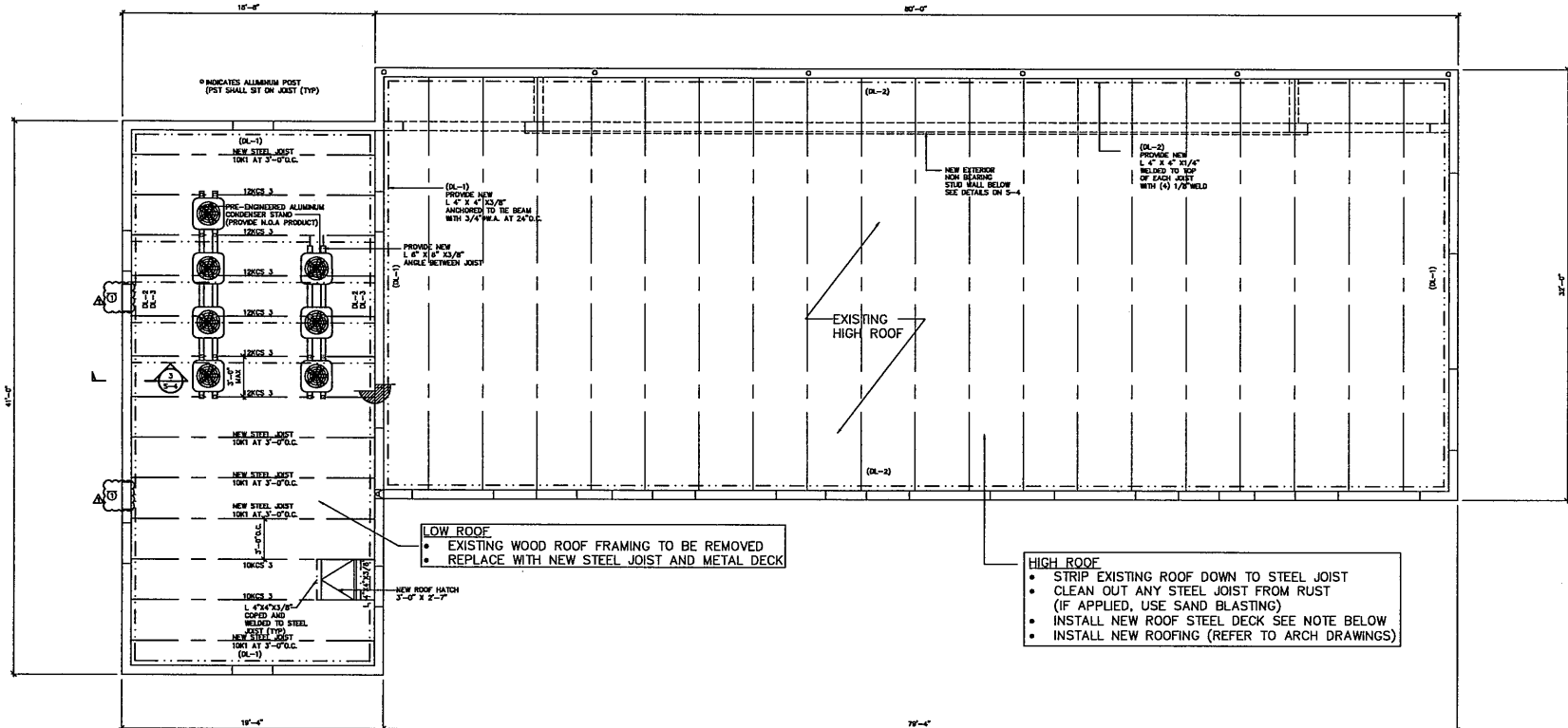
PROJECT NUMBER: 1835-1804-25
DRAWN BY: CAP
CHECKED BY: SHH

Copyright © by SYNALOVSKI ROMANETS & SATE
All Rights Reserved.

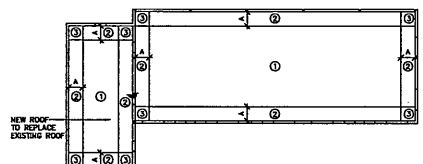
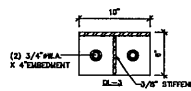
EXISTING
ROOF PLAN

SHEET NUMBER:

S-3



LOW ROOF
ROOF UPLIFT MEMBRANE BASED ON 10 Ps. FT.
ZONE ① PUP = C-100/A
ZONE ② PUP = C-100/A
ZONE ③ PUP = C-100/A
NEW ROOF DECK
① 1 1/2" - 22GA. TYPE B G-90 GALVANIZED
FASTENERS
SUPPORT = 36/7 (5/8" TUBULAR WELD)
SEALAP = 10 #10 TEX SCREWS
PERMITTER = 3/8" TUBULAR WELD AT 8" O.C.
ROOF DESIGN LOADS:
-LIVE LOAD: 30 PSF
-DEAD LOAD: 30 PSF
1) DL-3 INDICATES 18" X 4" X 1/2" L.L.V. STEEL ANGLE PROVIDE NEW (SITS UNDER EACH STEEL JOIST SEAT)
2) DL-2 INDICATES L 4" X 4" X 1/4" X 1/4" WELD TO TOP OF STEEL JOIST WITH 4" X 1/4" LONG WELD (TYP)
3) DL-1 INDICATES L 4" X 4" X 3/8" X CONT. WITH 3/4" WELD AT 24" O.C. X 4" EMBEDEDMENT



HIGH ROOF
ROOF UPLIFT MEMBRANE BASED ON 10 Ps. FT.
ZONE ① PUP = C-100/A
ZONE ② PUP = C-100/A
ZONE ③ PUP = C-100/A
NEW ROOF DECK
① 1 1/2" - 22GA. TYPE B G-90 GALVANIZED
FASTENERS
SUPPORT = 36/7 (5/8" TUBULAR WELD)
SEALAP = 10 #10 TEX SCREWS
PERMITTER = 3/8" TUBULAR WELD AT 8" O.C.
ROOF DESIGN LOADS:
-LIVE LOAD: 30 PSF
-DEAD LOAD: 25 PSF

MODIFICATION TO EXISTING ROOF

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

ICC SHALL FIELD VERIFY ALL
EXISTING CONDITIONS AND
DIMENSIONS. ANY
DISCREPANCY PLEASE NOTIFY
ARCHITECT AND ENGINEER
PRIOR TO CONTINUING.

PER F.E.C. 2017, 6TH EDITION
WIND: 7-10
WIND TO MPH (ULTIMATE)
WIND DESIGN = 132.5 MPH
EXPOSURE: C
RISK CATEGORY: III
DISBURSED SAILING
ROOF PLENUM
ROOF PLENUM HEIGHT
L = 0.00
R = 0.00
G = 0.00
C = 0.00

SAAD ELIA EL-HAGE
CONSULTING ENGINEERS, INC.
1800 Silver Spring, Suite 300
Fort Lauderdale, FL 33315
Tel: 954.661.6806
Fax: 954.361.6807
www.srsync.com

SAAD EL-HAGE P.E. #42550
CERTIFICATE OF AUTHORIZATION #00000001
JAN 518-034

Existing Building Renovation Plans for:
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309

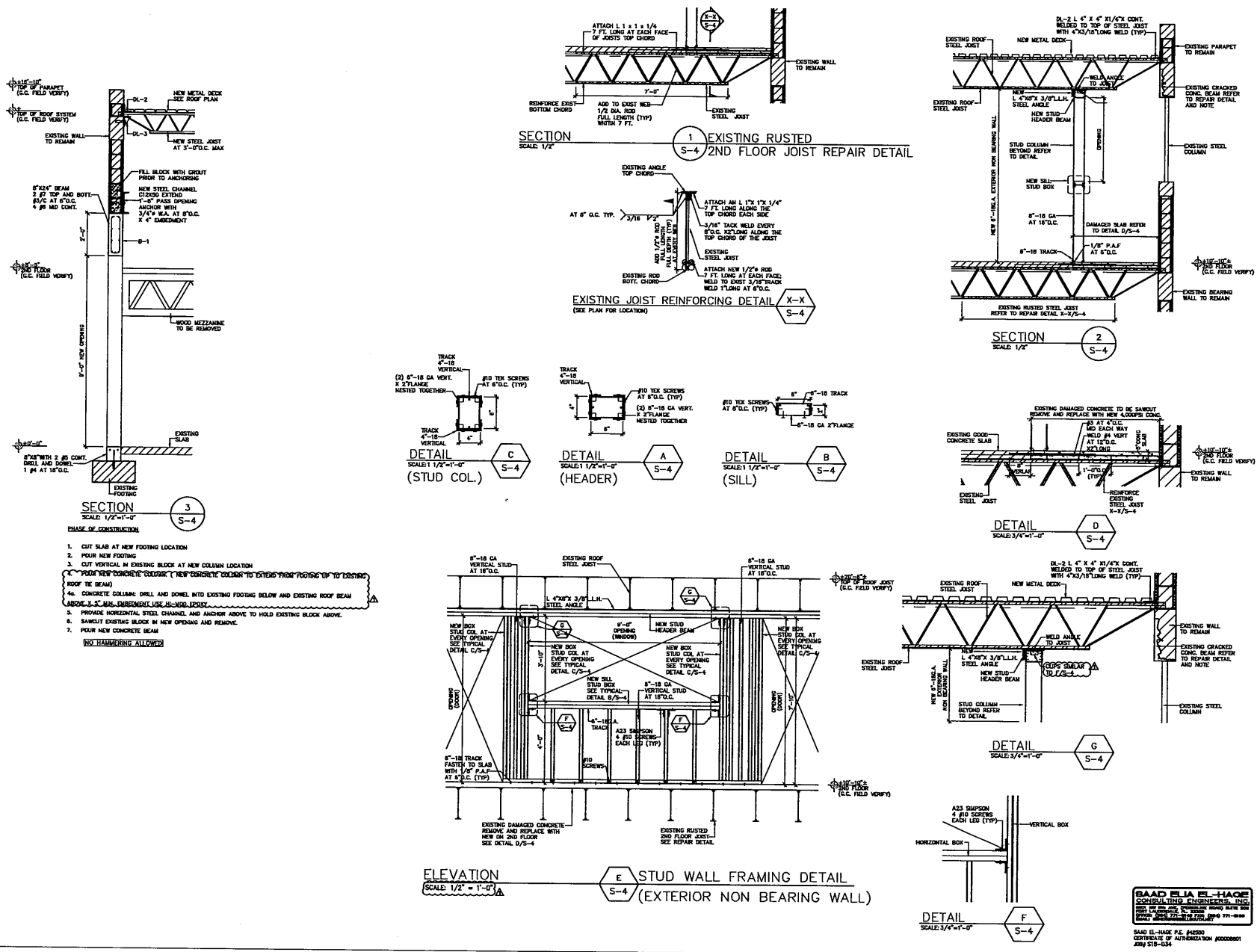
CLIENT: CITY OF FORT LAUDERDALE

DESIGN
DELIVERABLE:
ISSUE DATE: 10/31/2018
PROJECT NUMBER: 1535-180425
DRAWN BY: CAP
CHECKED BY: SEM
Copyright © by Synolowski Romanesky, Inc. All Rights Reserved.
WSP: TSC

DETAILS

WSP: TSC

S-4



SYNALOVSKI ROMANTIC SAYE
Antiques • Pottery • Leather Goods

1800 45th Drive, Suite 300
Fort Lauderdale, FL 33316

7934.96% 480%
8084.96% 480%

POLYMER LETTERS

Manuel Szymanski, AIA
AZ 0017623
SEAL

LICENSE NO. AA2600163

**Existing Building Renovation Plans for:
BOLDEN BUILDING**

1227 NW 61H ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE

[illegible]

DESIGN
DELIVERABLE:
ISSUE DATE: 10/31/2018

PROJECT NUMBER: 1535-1RD-425

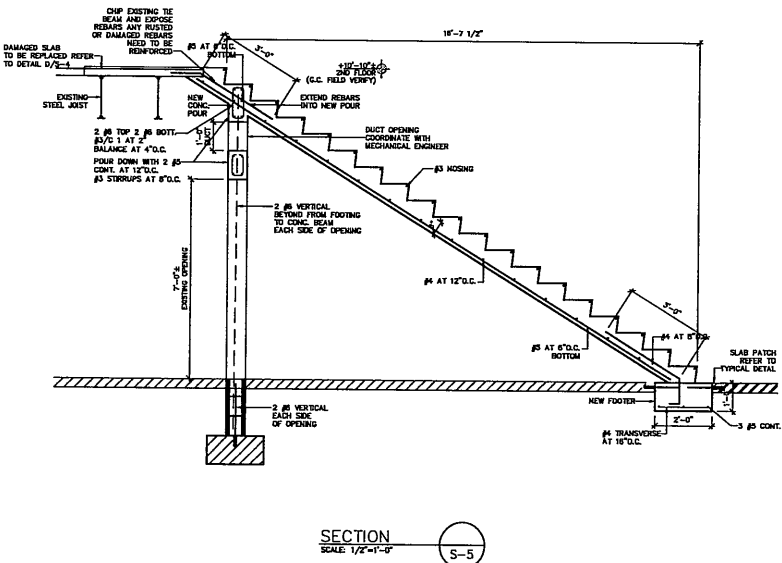
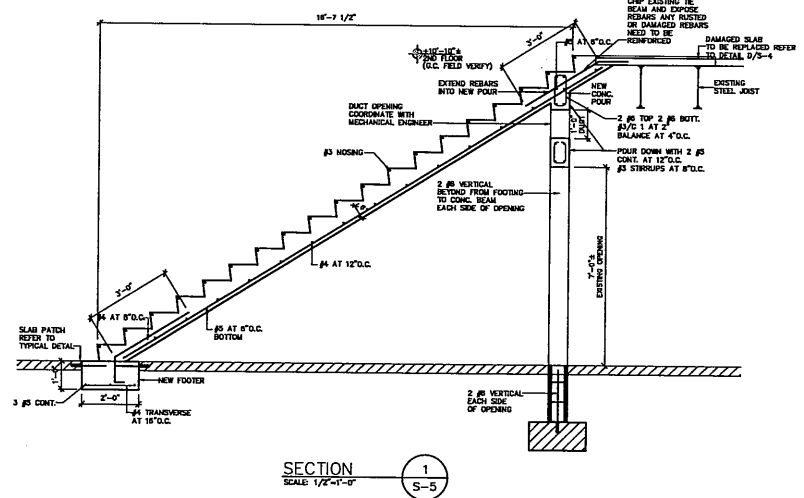
DRAWN BY: CAP

CHECKED BY: SEH

Copyright (c) by STAAHLCON AG. ALL RIGHTS RESERVED.

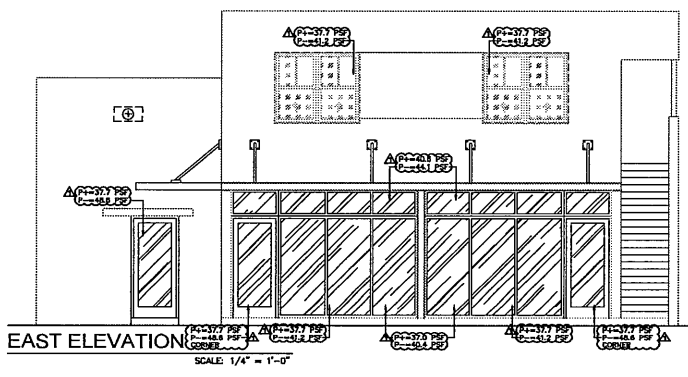
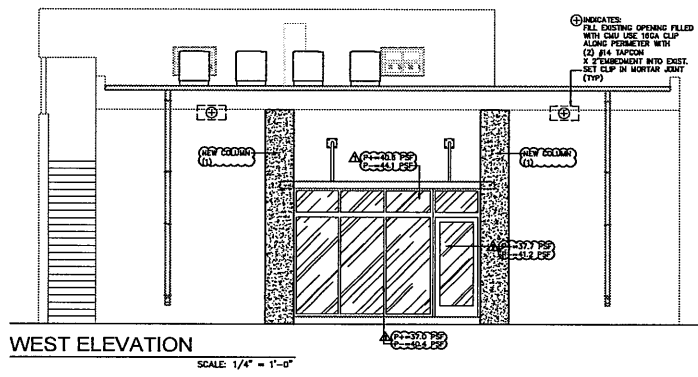
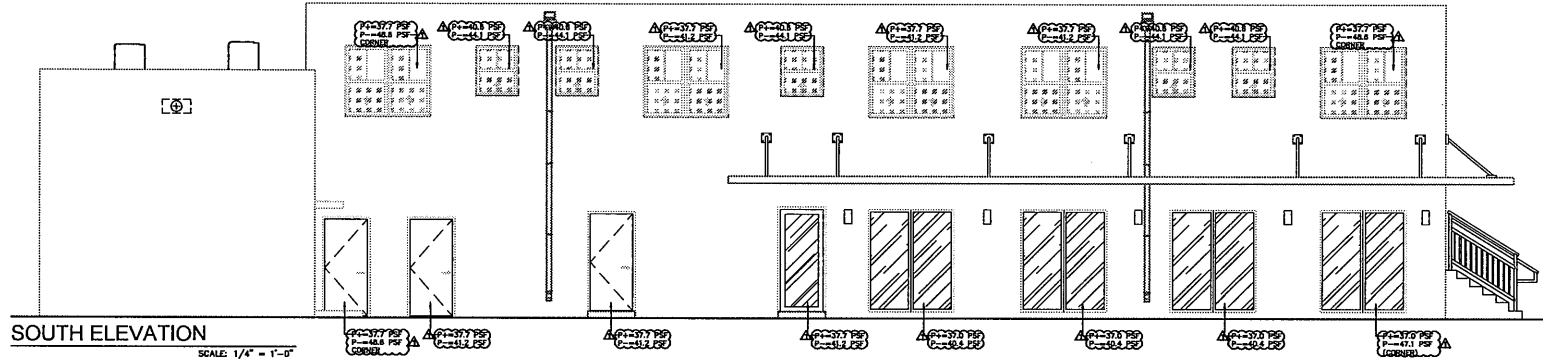
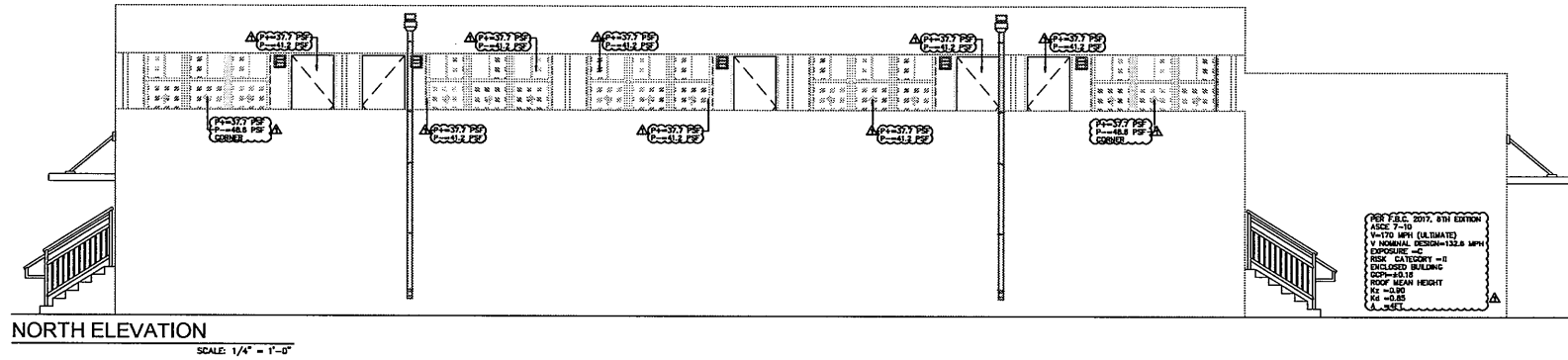
SHEET TITLE:
STAIR SECTIONS

SHEET NUMBER:
S-5



BAAD ELIA EL-HAGE
CONSULTING ENGINEERS, INC.
1000 HWY 90E AVE. (COMMERCIAL ROAD) SUITE 300
PORT LAUDERDALE, FL 33055
OFFICE (954) 771-1100 FAX (954) 771-0800
HOME (954) 771-1101

SAAD EL-HAGE P.E. #42550
 CERTIFICATE OF AUTHORIZATION #000008001
 JOB# 518-034



SAAD ELIA EL-HAGE
CONSULTING ENGINEERS, INC.
1001 W. 10TH AVE., SUITE 1000
FORT LAUDERDALE, FL 33304
TEL: 954.561.1800
FAX: 954.561.1807
WWW.SAAD-ELIA-EL-HAGE.COM

SRS
SYNALOVSKI ROMANIKSAYE
Architects & Planning, Inc.
1800 Silver Dr., Suite 500
Fort Lauderdale, FL 33315
TEL: 954.561.1800
FAX: 954.561.1807
WWW.SAAD-ELIA-EL-HAGE.COM

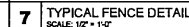
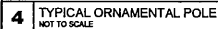
Marked Synalovsk, AIA
AIA 0016083
SEAL
LICENSE NO. AA30001863

Existing Building Renovation Plans for:
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE

NO.	REVISION	DATE
1	ISSUED FOR PERMIT SUBMITTAL	10/31/2018

DESIGN DELINEABLE:
ISSUE DATE: 10/31/2018
PROJECT NUMBER: 1535-180425
DRAWN BY: CAP
CHECKED BY: SEM
Copyright © 2018 by SYNALOVSKI ROMANIKSAYE
All Rights Reserved.
SHEET TITLE:
WIND PRESSURES

SHEET NUMBER:
S-7



AS-501



SYNALOVSE ROMANKSAYE

1800 East Drive, Suite 300
Fort Lauderdale, FL 33316
754.461.1800
754.461.1807
www.srsinc.com

Maxwell Sencovich, P.E.
AR 0011029
SEAL

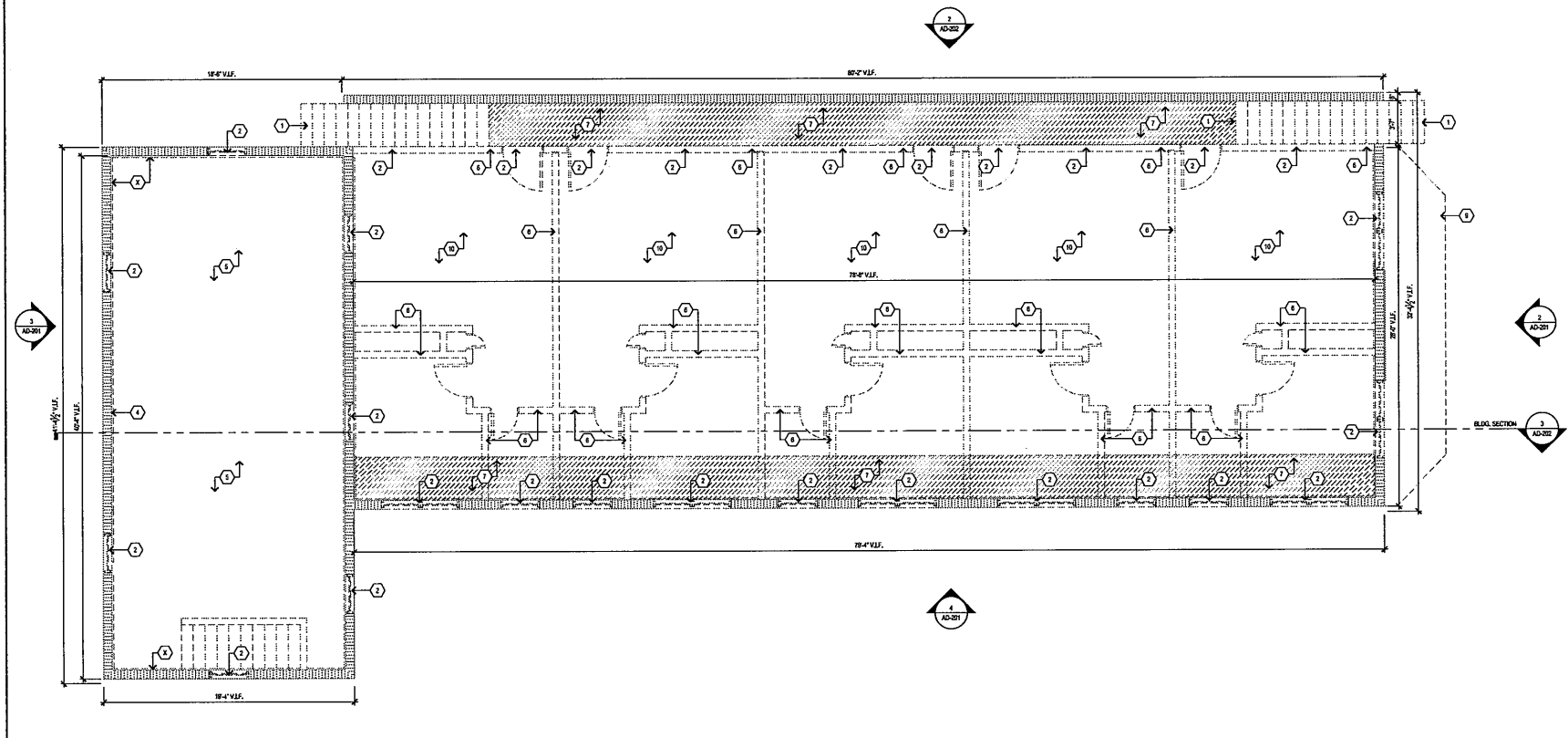
LICENSE NO. AA3601563



EXISTING BUILDING RENOVATION PLANS FOR:

BOLDEN BUILDING
1327 NW 10TH ST.
FORT LAUDERDALE, FL 33309

CLIENT: CITY OF FORT LAUDERDALE, FL



2 EXISTING 2ND LEVEL FLOOR PLAN

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

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING THE SCOPE OF WORK, PERMITS, CONDITIONS, ORDINANCES AND CONSENTS UNDER WHICH HE WILL BE OBLIGED TO OPERATE IN PERFORMING THE CONTRACT. HE WILL CERTIFY THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY ON BEHALF OF CONTRACTOR FOR ANY PRIOR PROVISIONS, ORDINANCES, OR REGULATIONS THAT MAY BE IN EFFECT AT THE TIME OF PROCEEDING.
2. DRAWINGS WILL REFLECT THE GENERAL DIMENSIONS OF THE BUILDING.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY QUESTIONS OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND/OR INTENT. A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES, WHICH WILL REQUIRE TEMPORARY INTERRUPTION OF BUILDING, MECHANICAL OR ELECTRICAL, SERVICES. A WRITTEN METHOD OF PROCEEDURE WILL BE REQUIRED PRIOR TO THE CONTRACTOR PRIOR TO COMMENCING WORK.
5. METALS ALL SHORING AND BRACING IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS OTHERWISE NOTED ON THESE PLANS. CODES AND/OR REGULATIONS HAVE PRECEDENCE.
6. THE CONTRACTOR SHALL MAINTAIN, REPAIR AND PAY FOR ALL NECESSARY PERMITS, INSPECTION, EXAMINATION AND FEES ON CHARGES REQUIRED BY ANY OF THE PUBLIC AUTHORITIES HAVING JURISDICTION. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE UNIFORM STANDARDS AS SET FORTH BY ALL APPLICABLE LOCAL AND FEDERAL CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PERFORMANCE OF THE WORK.
7. ALL WORK (BOTH TEMPORARY AND PERMANENT) SHALL COMPLY WITH ALL APPLICABLE OSHA REQUIREMENTS.
8. ALL ELECTRICAL/TELEPHONE CABLES AND/OR PLUMBING WITHIN THE DEMOLISHED PARTITIONS SHALL BE REMOVED UP TO THE POINT WHERE IT IS NO LONGER EXPOSED AND CLEAR OF NEW WORK, PROPERLY CAP AND TERMINATE AS PER CODE.
9. MAINTAIN THE EXISTING BUILDING IN A SAFE AND WEATHER-TIGHT CONDITION THROUGHOUT THE DEMOLITION PERIOD. MAINTAIN WEATHER-PROOFING TO PROTECT EXISTING INTERIOR WALLS BY SHORING AND BRACING AS REQUIRED AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT MAY OCCUR DURING CONSTRUCTION AT THE COST TO THE OWNER.
10. THE CONTRACTOR SHALL KEEP ALL AREAS FREE FROM THE ACCUMULATION OF CONSTRUCTION DEBRIS. NO STOCK PILES OF DEBRIS WILL BE ALLOWED ON SITE. ALL DEBRIS SHALL BE REMOVED FROM SITE ON A DAILY BASIS AND PLACED IN WASTE CONTAINERS FOR PROPER REMOVAL. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL DISCARDED MATERIALS, AND BE RESPONSIBLE FOR ALL ASSOCIATED TIPPING FEES AT THE LANDFILL. THE CONTRACTOR IS SHALL PROVIDE A PLAN TO THE CITY OF FORT LAUDERDALE FOR THE DISPOSAL OF MATERIALS.
11. THE CONTRACTOR SHALL PERFORM HIGH-QUALITY PROFESSIONAL WORK.
12. STRUCTURAL COMPONENTS OF THIS BUILDING SHALL NOT BE ALTERED IN ANY WAY. PROVIDE ADEQUATE SHORING AND BRACING WHEN REMOVING INTERIOR FLOORS AND WALLS.
13. GENERAL: CONTRACTOR SHALL HAVE NOTED ON DEMOLITION DRAWINGS ANY "AS-BUILT" INFORMATION OF INTEREST TO THE OWNER.
14. ARCHITECT AND OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO SELECT DEMOLITION PROCEDURES PROPOSED BY THE CONTRACTOR.
15. CONTRACTOR SHALL PROTECT FROM DAMAGE EXISTING EXTERIOR ENCLOSURE INCLUDING ROOF AND WINDOWS.
16. CONTRACTOR SHALL TURN THE PROJECT OVER TO THE OWNER FREE FROM ALL CONSTRUCTION DEBRIS, SCRAP, MATERIAL, AND EQUIPMENT.
17. AVOID EXCEEDING ALLOWABLE FLOOR LOADING CAPACITY AT ANY LOCATION BY ANY CONSTRUCTION PROCESS AND SPECIFICALLY BY THE MOVING AND STORAGE OF CONSTRUCTION MATERIALS OR OPERATION OF ANY VEHICLE OR CRANE SERVICE.
18. WHERE CUTTING AND/OR PATCHING IS REQUIRED, THE CONTRACTOR SHALL PROTECT ADJACENT WORK.
19. WHERE APPLICABLE PROVIDE TEMPORARY WEATHER TIGHT CLOSURE OF CRACKS IN EXTERIOR ENCLOSURE SURFACES. SUCH ENCLOSURE SHALL PREVENT ENTRY OF UNAUTHORIZED PERSONS.
20. IF CORROSION IS PRESENT OR SUSPECTED TO BE PRESENT, THE CONTRACTOR MUST FOLLOW EPA, STATE ENVIRONMENTAL AGENCY, AND LOCAL REGULATIONS. IF SUSPECT MATERIAL IS NOT TESTED, THE CONTRACTOR SHALL PROCEED AS IF THE MATERIAL CONTAINS ASBESTOS. FAILURE TO REALIZE THAT A SUBSTANCE CONTAINS ASBESTOS AND REMOVE ADJACENT CONTRACTORS FROM LIABILITY.
21. THE CONTRACTOR SHALL SUBMIT TO THE BROWARD COUNTY - POLLUTION PREVENTION REGULATION AND AIR QUALITY DIVISION A COMPLETE NOTICE OF DEMOLITION OR ASBESTOS REMEDIATION AT LEAST 15 DAYS IN ADVANCE OF THE PROPOSED DEMOLITION.
22. STRUCTURAL BRACING CONSIDERATIONS DURING DEMOLITION
23. PRIOR TO DEMOLITION OF FLOORS, CONTRACTOR SHALL SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION.
24. WALLS SHALL BE BRACED AT EXISTING FLOOR LOCATIONS. THE BRACING SHALL BE CONSTRUCTED SO THAT BRACING MEMBERS CAN WITHSTAND TENSIONAL COMPRESSION FORCES.
25. CONTRACTOR IS RESPONSIBLE FOR CONNECTING BRACING TO MEMBERS DESIGNED TO TRANSFER OR RESIST LATERAL LOADS.
26. CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF THE STRUCTURE DURING DEMOLITION.
27. STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION.
28. CONTRACTOR SHALL ENSURE THAT DEMOLITION WORK DOES NOT INTERFERE WITH OR PROHIBIT THE CONTINUING OCCUPATION OF ADJACENT OPERATIONS AND CITY OPERATIONS WITHIN AND AROUND THE STRUCTURE. THE INCLUDE BUT IS NOT LIMITED TO THE SELECTIVE DEMOLITION OF PARTITIONS, ELECTRICAL, AND MECHANICAL SYSTEMS. THE CONTRACTOR SHALL INFORM THE OWNER OF A MINIMUM OF 15 HOURS OF DEMOLITION ACTIVITIES THAT WILL AFFECT NORMAL OPERATION OF BUILDINGS AND CITY SERVICES.
29. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED BY ADJACENT FACILITIES BY DEMOLITION WORK.
30. THE CONTRACTOR SHALL COORDINATE WITH F.P.U., WATER MANAGEMENT AND ALL CITY AFFECTED DEPARTMENTS ALL DEMOLITION WORK TO PROPERLY PROTECT ALL CITY LINES DURING DEMOLITION WORK. CONTRACTOR WILL BE HELD LIABLE FOR ALL WORK NOT COORDINATED WITH THE CITY PRIOR, DURING, AND AFTER DEMOLITION WORKS BEGIN.

1 DEMOLITION NOTES AND FLOOR PLAN KEYNOTE LEGEND

DEMOLITION NOTES:

1. EXISTING CONCRETE STAIRS TO SECOND FLOOR TO BE DEMOLISHED.
2. REMOVE AND DISPOSE ALL EXISTING INTERIORS, DOORS AND WINDOWS. PROTECT BUILDING FROM INTRUSION AT ALL TIMES.
3. NEW OPENINGS AT EXISTING CHIMNEY WALL. MAINTAIN STRUCTURAL STABILITY OF WALL AT ALL TIMES. FOLLOW STRUCTURAL RECOMMENDATIONS, SEE STRUCTURAL PLANS FOR DETAILS.
4. REMOVE AND DISPOSE INTERIOR WALL FINISHES AND FRAMING. PRESERVE WALL FOR NEW FINISH.
5. REMOVE AND DISPOSE EXISTING MEZZANINE WOOD AND STEEL STRUCTURE AND STAIRS.
6. REMOVE EXISTING WALL PARTITION.
7. PARTIAL FLOOR SLAB TO BE DEMOLISHED.
8. REMOVE AND DISPOSE EXISTING PLUMBING FEATURES.
9. CONCRETE EXTERIOR TO BE DEMOLISHED.
10. REMOVE ALL EXISTING FLOOR FINISHES, INTERIOR PARTITIONS, FURNITURE, CABINETS, CEILING FINISHES, FASCIA, KITCHEN EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT, AND ELECTRICAL WIRES, RIGIDS AND CONDUITS.

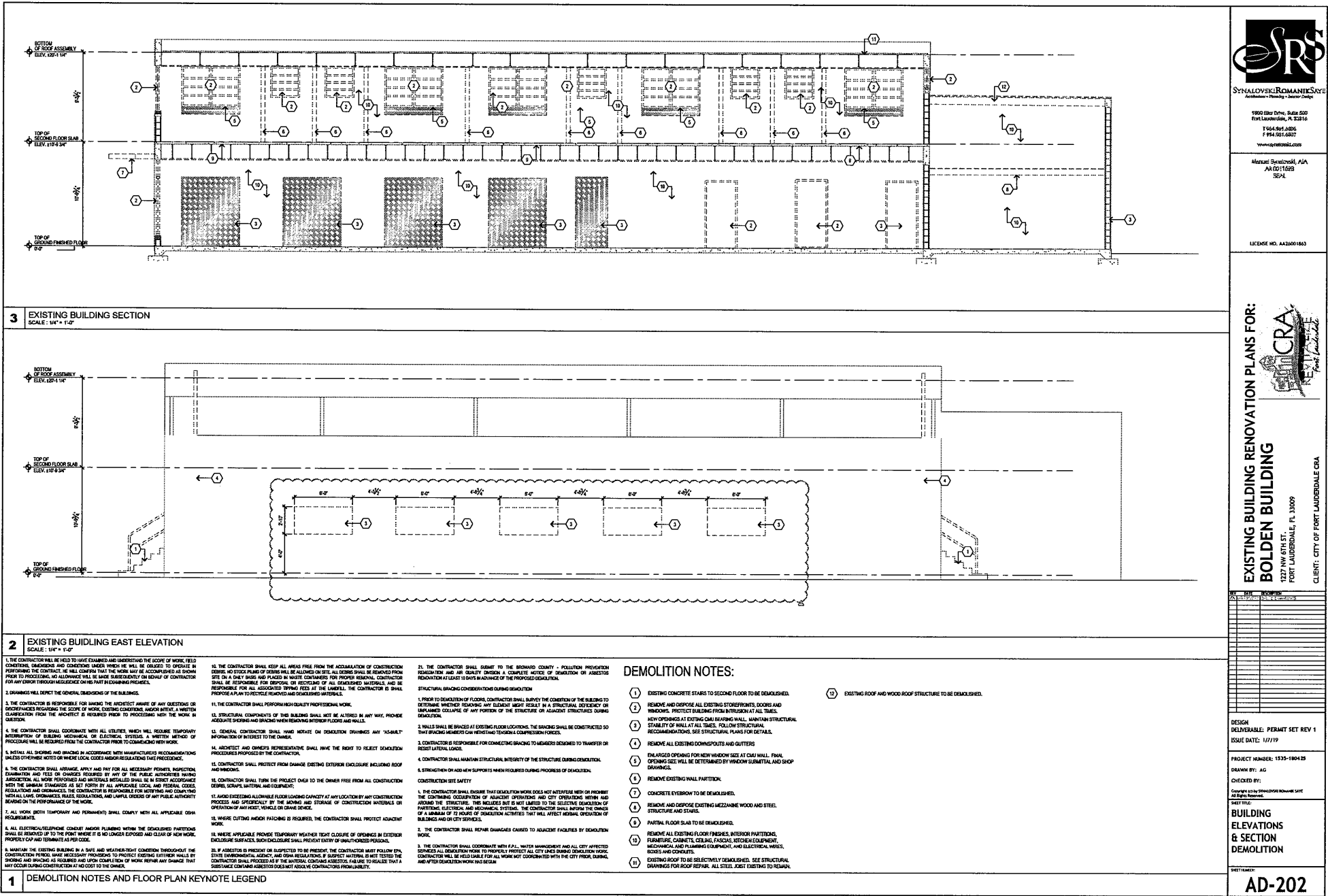
REVISION
DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19

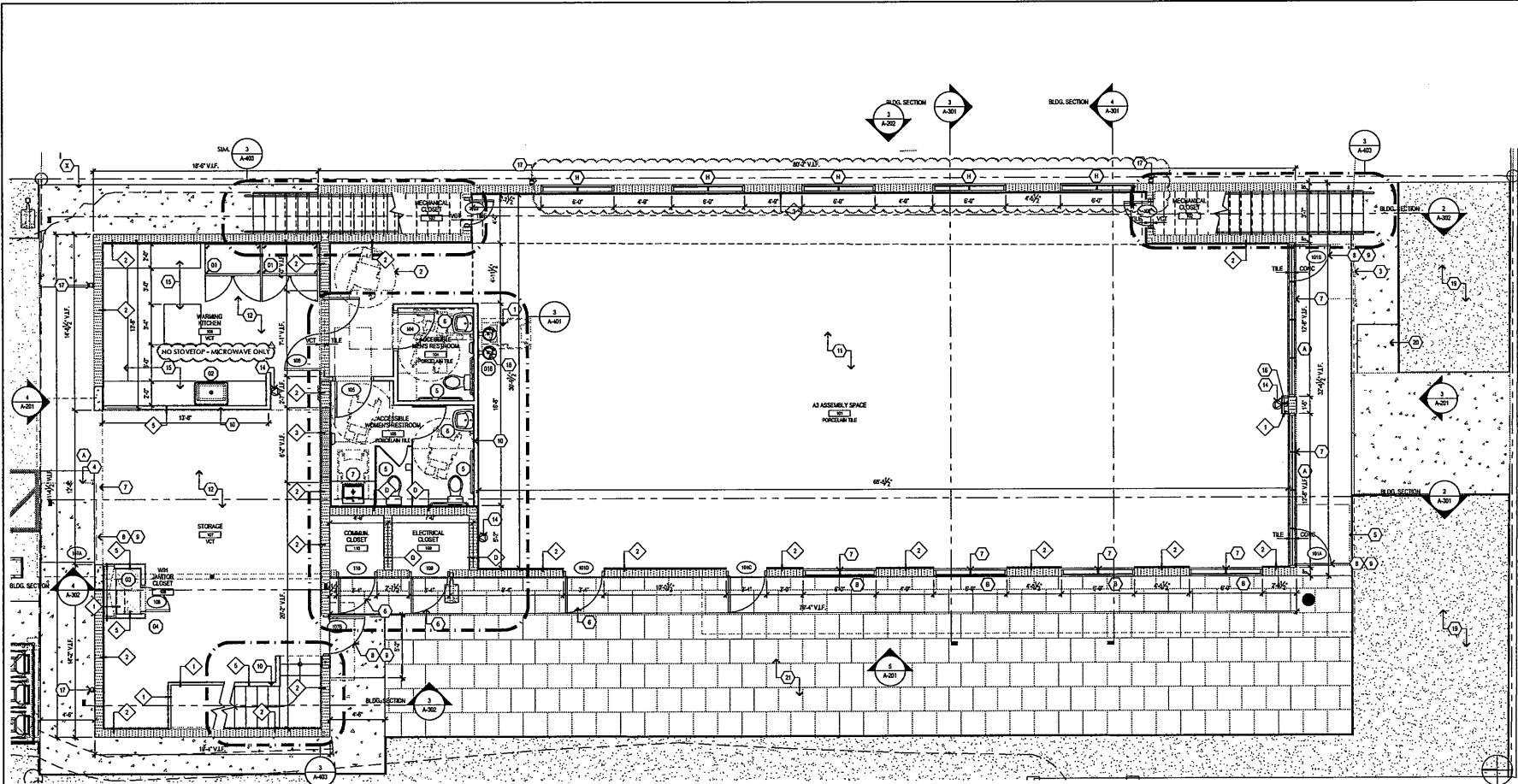
PROJECT NUMBER: 1335-180425
DRAWN BY: AG
CHECKED BY:

Copyright © 2019 by SYNALOVSE ROMANKSAYE
All Rights Reserved.

SHEET TITLE:
SECOND FLOOR
DEMOLITION PLAN

SHEET NUMBER:
AD-102



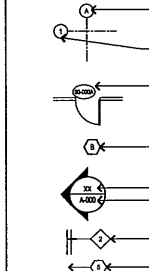


3 1st LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

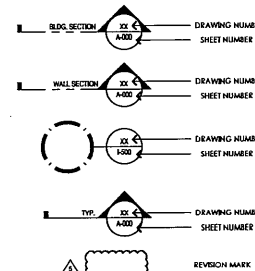
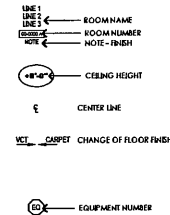
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY CHANGES OR DISCREPANCIES REGARDING THE SCOPE OF WORK, DURING CONSTRUCTION, AND/OR WHEN A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL EXISTING DOORS, WINDOWS, STRUCTURAL COMPONENTS, AND INSTALLED EQUIPMENT OF THE BUILDING. ANY INQUIRY OR QUESTION REGARDING THE SHELL MUST BE ADDRESSED BEFORE COMMENCING THE JOB.
3. EQUIPMENT AND FINISH SCHEDULES FOR ALL EQUIPMENT, AND FLOOR, WALLS AND CEILING FINISHES.
4. PLUMBING FINISHES, DOOR CLEARANCES, TOILET PARTITIONS, BATHROOM ACCESSORIES MUST COMPLY WITH ADA REGULATIONS AND FEDERAL LAW. REFER TO SHEET 0-201 FOR REFERENCE TO ADA REGULATIONS AND FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO COMPLY.
5. PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL PLUMBING FIXTURES AND ACCESSORIES, AS REQUIRED BY CODE AND FOLLOWING MANUFACTURER'S SPECIFICATIONS.
6. ALL MEASUREMENTS ARE IN INCHES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. CONTRACTOR MUST SUBMIT ANY MEASUREMENTS TO THE ARCHITECT FOR CLARIFICATION.
7. COORDINATE WITH ELECTRICAL CONTRACTOR ALL WALL WIRING DEVICES AND FIRE ALARMS PRIOR TO FINISHING WALLS.
8. ALL DRYWALL PARTITIONS AND PARTITIONS ARE TO BE FINISHED TO A LEVEL 4. THE FINISHED SURFACE SHALL BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. FINAL FINISHES SHALL NOT BE APPLIED PRIOR TO ARCHITECT'S APPROVAL.

KEYNOTES

1. 30" X 48" ADA CLEAR FLOOR SPACE REQUIRED.
2. REQUIRED 5/4" (6") CLEAR TURNING DIAMETER.
3. REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL W404 ON SHEET 0-401.
4. REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL W404 ON SHEET 0-401.
5. REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL W404 ON SHEET 0-401.
6. 08 11 13 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-001 FOR DOORS AND FRAMES SCHEDULES ON SHEET A-001.
7. 08 42 13 ALUMINUM FRAMED ENTRANCES - ALUMINUM AND GLASS ENTRANCE DOOR. REFER TO DOORS AND FRAMES SCHEDULE ON SHEET A-001.
8. 08 42 13 ALUMINUM FRAMED STOREFRONTS - SEE DETAILS ON SHEET A-002.
9. 08 71 00 DOOR HARDWARE. REFER TO SHEET A-001 FOR HARDWARE SCHEDULE.
10. 08 21 18 GYPHUM BOARD ASSEMBLIES & 08 22 18 NON-STRUCTURAL METAL FRAMING. SEE DETAILS @ A-001 FOR WALL AND CEILING ASSEMBLIES.
11. 08 21 13 THINSET PORCELAIN TILING. REFER TO SHEET A-001 FOR FLOOR FINISH SCHEDULE.
12. 08 05 18 1/8" VINYL COMPOSITION TILE FLOORING. REFER TO SHEET A-001 FOR FLOOR FINISH SCHEDULE.
13. 08 01 23 INTERIOR PAINTING - REFER TO SHEET A-001 FOR FINISHES SCHEDULE.
14. 15 44 16 PORTABLE FIRE EXTINGUISHERS - PROVIDE PORTABLE 2A FIRE EXTINGUISHER.
15. 12 30 36 COMMERCIAL KITCHEN CASEWORK & 12 30 23 PLASTIC LAMINATE GLAD COUNTERTOPS.
16. 22 13 15 SANITARY WASTE LEADER - SEE PLUMBING PLANS FOR DETAILS.
17. 22 14 15 RAINWATER LEADERS - PROVIDE 7" X 4" RECTANGULAR DOWNSPOUTS ATTACHED TO BUILDING STRUCTURE.
18. 22 47 15 DRINKING FOUNTAIN - YELLOW DRINKING WATER FOUNTAINS. SEE EQUIPMENT SPECS ON A-001.
19. LANDSCAPE AREA.
20. CONCRETE SIDEWALK AND CURB RAMP. SEE SITE PLAN FOR DETAILS.
21. CONCRETE PAVING AREA. PAVING TO BE SELECTED AT A LATER DATE.



1 SYMBOL LEGEND
NO SCALE



1800 Silver Lake, Suite 500
Fort Lauderdale, FL 33318
T 954-561-8806
F 954-561-8807
www.srglobal.com

Manuel Srinivasan, AIA
AIA 0011695
SRA

LICENSE NO. A23807863



**EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING**
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE CRA

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	1/17/19

DESIGN DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/17/19

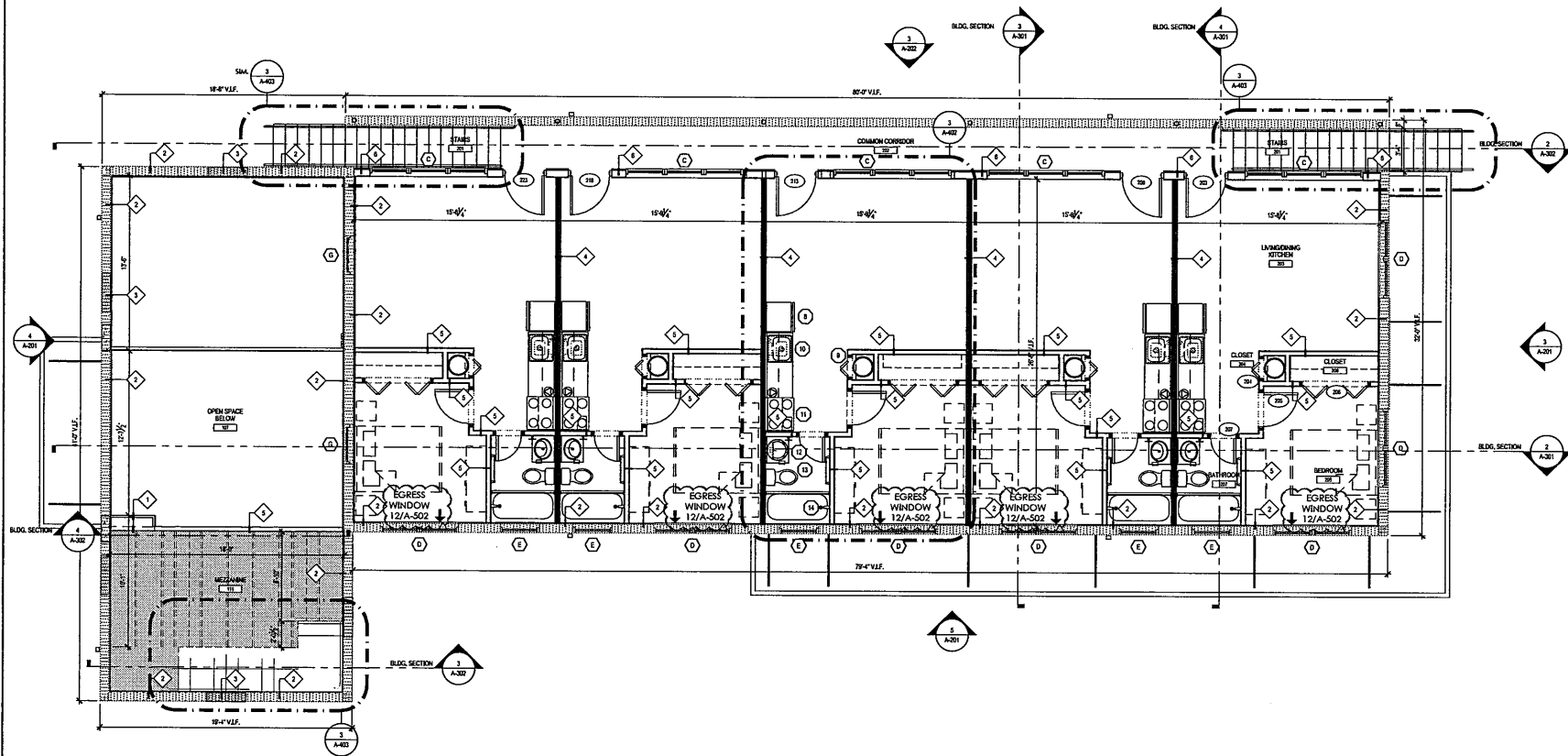
PROJECT NUMBER: 1535-180425
DRAWN BY: AG
CHECKED BY:

Copyright © 2019 by SYNGLOWER REMANESKOTE, LLC. All Rights Reserved.

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:

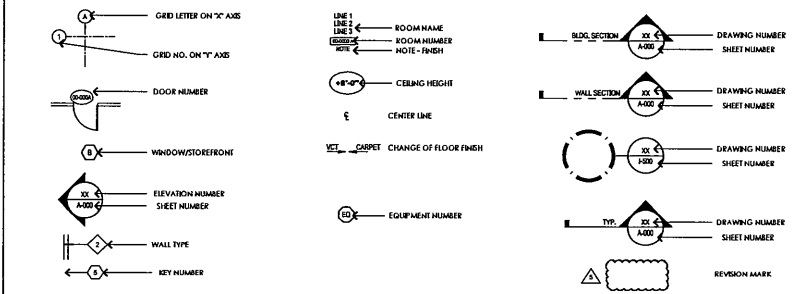
A-101



3 2ND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY QUESTIONS OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND/OR NEEDS. A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK ON A QUESTION.
2. THE CONTRACTOR IS RESPONSIBLE TO REFER TO PROJECT AND MAINTAIN ALL EXISTING DOORS, WINDOWS, STRUCTURAL COMPONENTS AND INSTALLED EQUIPMENT OF THE SHELL. ANY ANOMALY OR SITUATION REGARDING THE SHELL MUST BE ADDRESSED BEFORE COMMENCING THE JOB.
3. EQUIPMENT AND OTHER SCHEDULES FOR ALL EQUIPMENT, AND FLOOR WALLS AND CEILING FINISHES.
4. PLUMBING FIXTURES, DOOR CLEARANCES, TOILET PARTITIONS, BATHROOM ACCESSORIES MUST COMPLY WITH ADA REGULATIONS AND FEDERAL LAW. REFER TO SHEET 12-01 FOR REFERENCES TO ADA REGULATIONS AND FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO COMPLY.
5. PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL PLUMBING FIXTURES AND ACCESSORIES AS REQUIRED BY CODE AND FOLLOWING MANUFACTURER'S SPECIFICATIONS.
6. ALL MEASUREMENTS ARE MINIMUM TO COMPLY WITH CODE. DO NOT SCALE DRAWINGS. CONTRACTOR MUST SUBMIT A WRITTEN CLARIFICATION FROM THE ARCHITECT FOR CLARIFICATION.
7. COORDINATE WITH ELECTRICAL CONTRACTOR ALL WALL WIRING DEVICES AND FIRE ALARMS DEVICES PRIOR TO FINISHING WALLS.
8. ALL DRYPALL TUBING AND PARTITIONS ARE TO BE FINISHED TO A LEVEL 4. THE PREPARED SURFACE SHALL BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. FINAL FINISHES SHALL NOT BE APPLIED PRIOR TO ARCHITECT'S APPROVAL.

2 FLOOR PLAN KEYNOTE LEGEND
NO SCALE



1 SYMBOL LEGEND
NO SCALE

SRS
SYNALOVSKI ROMANIKSAYE
Architects • Planning • Interior Design
1803 Elm Drive, Suite 500
Fort Lauderdale, FL 33316
TEL: 954.461.4400
F: 954.561.6807
www.srsarchitect.com

Hester S. Szymanski, AIA
AA 0071293
SEAL
LICENSE NO. AA36001863

**EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING**
1327 NW 57th ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE, FLA

NO.	DATE	DESCRIPTION
1	1/7/19	PERMIT SET REV 1

DESIGN
DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19
PROJECT NUMBER: 1935-1804-25
DRAWN BY: AG
CHECKED BY:
Copyright © 2019 by SPALLOVER ROMANIKSAYE
All Rights Reserved.

SECOND FLOOR PLAN

SHEET NUMBER:
A-102



SYNALOVSKI ROMANIKS & SONS
Architectural • Planning • Interior Design

1800 Elder Drive, Suite 500
Fort Lauderdale, FL 33316
T 954.961.4886
F 954.961.4887
www.srsinc.com

Manuel S. Sygalovskii, AIA
AIA 0011629
SRA

LICENSE NO. RA2601863

EXISTING BUILDING RENOVATION PLANS FOR:



BOLDEN BUILDING
1037 NW 15th St.
FORT LAUDERDALE, FL 33309

CLIENT: CITY OF FORT LAUDERDALE, FLA

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	07/17/19
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	
21	REVISION	
22	REVISION	
23	REVISION	
24	REVISION	
25	REVISION	
26	REVISION	
27	REVISION	
28	REVISION	
29	REVISION	
30	REVISION	

DESIGN
DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/17/19

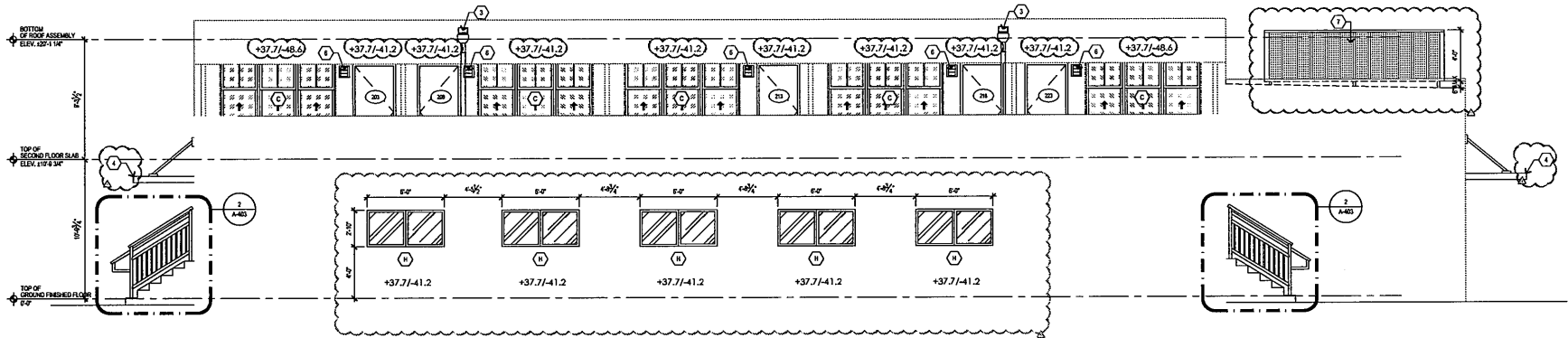
PROJECT NUMBER: 13-35-1804-25
DRAWN BY: AG
CHECKED BY:

Coverage is by SYNALOVSKI ROMANIKS & SONS
all Rights Reserved.

SHEET TITLE:
**BUILDING
ELEVATIONS**

SHEET NAME:

A-202



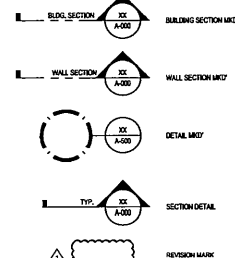
4 BUILDING NORTH ELEVATION SCALE: 1/4" = 1'-0"

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY WORK NECESSARY TO COMPLETE THE PROPER INSTALLATION OF EXTERIOR DOORS AND WINDOWS.
- ALL EXTERIOR WINDOWS AND STOREFRONTS SHALL BE LARGE MESSILE IMPACT RESISTANT, SUBMIT AN AMERICAN COUNCIL PRODUCT (ACCP) APPROVAL.
- ALL EXTERIOR WINDOW FRAMES AND STOREFRONTS MUST BE SEALED WITH AN APPROVED EXTERIOR GRADE SEALANT APPLIED PER MANUFACTURER'S RECOMMENDATION.
- IN THESE DESIGN WIND SPEEDS ARE 130 MPH (SUSTAINED) AND 150 MPH (HURRICANE) HURRICANE WIND SPEEDS AS DETERMINED IN ACCORDANCE WITH SECTION 1601.1.
- RISK CATEGORY FROM TABLE 1601.1 OR TABLE 1601.2 OF ASCE 7.
- WIND EXPOSURE - WHERE MORE THAN ONE WIND EXPOSURE IS UTILIZED, THE WIND EXPOSURE AND APPLICABLE WIND DIRECTION SHALL BE INDICATED.
- THE APPLICABLE ENCLOSURE CLASSIFICATION AND THE INTERNAL PRESSURE COEFFICIENT (IF DESIGNATED WITH ASCE 7).
- COMPONENTS AND CLADDING - THE DESIGN WIND PRESSURE IN TERMS OF PSF (MMF) TO BE USED FOR THE SELECTION OF EXTERIOR COMPONENT CLADDING MATERIALS NOT SPECIFICALLY DESIGNATED BY THE REGISTERED DESIGN PROFESSIONAL.
- WHEN WINDOW BACK (INCLUDES STAGNANT) 1" PRESSURE TREATED BACKLESS THAN 1-1/2 INCH THICK IS USED, WINDOW ATTACHMENT WILL REQUIRE PATTERED PENETRATION THROUGH THE BACK AND INTO THE SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER.
- WHEN WINDOW BACK 1-1/2 INCH THICK OR THICKER IS USED, THE BACK MUST BE ATTACHED IN A MANNER THAT TRANSMITS THE LOAD DIRECTLY TO THE SUBSTRATE. WINDOWS MUST BE ATTACHED TO THE BACK.
- THE WINDOW BACK MUST EXTEND BEYOND THE INTERIOR LIP OF THE WINDOW, UNLESS OTHERWISE TESTED.
- WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED.
- WHEN WINDOW BACKS (STAGNANT) AND/OR WINDOW FRAMES (PRESSURE) WALLS SHALL DEMONSTRATE (ANALYSIS) USING ACCEPTED ENGINEERING PRACTICE (OR TEST REPORTS).

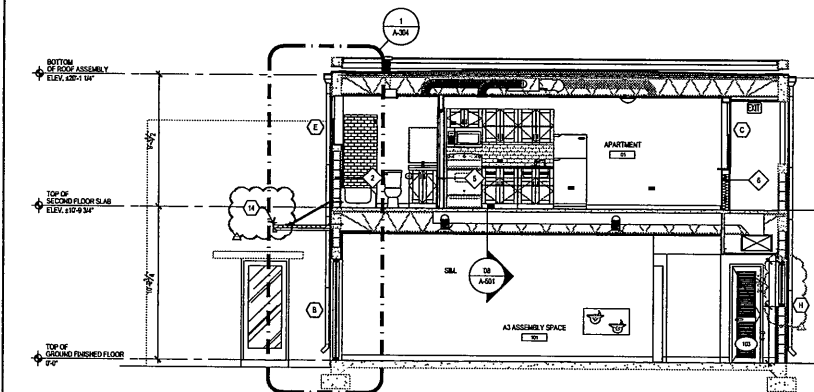
2 RENOVATION PLAN KEYNOTE LEGEND NO SCALE

3 BUILDING SOUTH ELEVATION SCALE: 1/4" = 1'-0"

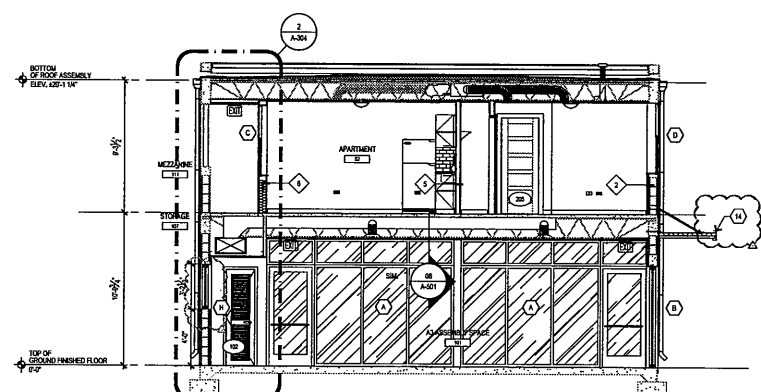
- EXISTING OPENING CLOSED AS PER WALL TYPE
- RUN GUTTER - SEE TYPICAL DETAIL 7A-003
- SCUPPER - SEE TYPICAL DETAIL 3A-003
- STEEL CANOPY - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO EXISTING STRUCTURE AS PER REQUIRED HOA DOCUMENTS. UNDER SEPARATE PERMIT.
- WIND EQUIPMENT - SEE MECH. DRAWINGS FOR DETAILS
- WALL SCOOGE
- GLASS IN FIXED OR OPERABLE PANEL ADJACENT TO OR WITHIN 4" FROM EDGE OF DOOR & WHERE BOTTOM EDGE OF GLASS IS LESS THAN 4" ABOVE FLOOR SHALL BE SAFETY GLASS CAT. II UP TO 15' LESS THAN 5' OR CAT. II IF MORE THAN 5' PER DETAIL 12-1
- GLASS IN FIXED OR OPERABLE PANEL SHALL BE SAFETY GLASS CAT. II PER DETAIL 12-1 WHEN ALL OF THE FOLLOWING CONDITIONS APPLY: GLASS PANEL EXCEEDS 4' BY BOTTOM EDGE LESS THAN 4" ABOVE FLOOR; TOP EDGE GREATER THAN 36" EXCEPT FOR A PROTECTIVE BAR 1/2" UP HEIGHT & CHAIR OF 1/2" WITHIN 4" ABOVE FLOOR; A HOLE, LEAK OF AIR IS BLOCKED IN THE ACCESSIBLE SIDE 34" TO 36" ABOVE FLOOR.
- DOOR OPENING
SEE DOOR SCHEDULE DETAIL A-001
- BUILDING ELEVATION
- CHANGE OF FLOOR FINISH
- WALL TYPE - SEE WALL TYPE DETAILS DETAIL A-001
- KEYNOTE
- FURNITURED



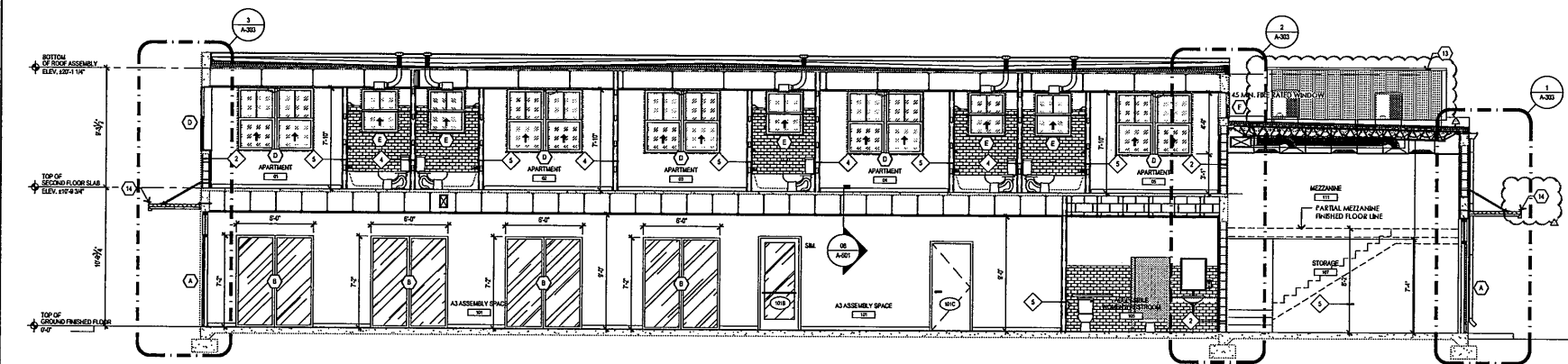
1 SYMBOL LEGEND NO SCALE



4 BUILDING SECTION
SCALE: 1/4\" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4\" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4\" = 1'-0"

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY CHANGES OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND/OR INTER. A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- THE CONTRACTOR IS RESPONSIBLE TO REFER TO PROJECT AND MAINWAY ALL EXISTING DOORS, WINDOWS, STRUCTURAL COMPONENTS AND INSTALLED EQUIPMENT OF THE SHELL. ANY ANOMALY OR DISCREPANCY REGARDING THE SHELL MUST BE ADDRESSED BEFORE COMMENCING THE JOB.
- TO FINISH AND FINISH SCHEDULES FOR ALL EQUIPMENT, AND FLOOR, WALLS AND CEILING FINISHES.
- FINISHING: FINISHES, DOOR, CLEARANCES, TOILET, PARTITION, BATHROOM ACCESSORIES MUST COMPLY WITH ADA, REGULATIONS AND FEDERAL L.A. REFER TO SHEET G-301 FOR REFERENCE TO ADA, REGULATIONS AND FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO COMPLY.
- PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL FINISHING FIXTURES AND ACCESSORIES AS REQUIRED BY CODE AND FOLLOWING MANUFACTURER'S SPECIFICATIONS.

1 SECTION KEYNOTES
NO SCALE

KEYNOTES

- 00 15 13 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-601 FOR DOORS AND FRAMES SCHEDULES. ON SHEET A-601.
- 00 41 26 ALL GLASS ENTRANCES AND STOREFRONTS - SEE SHEET A-602 FOR ELEVATION AND DETAILS.
- 00 42 13 ALUMINUM-FRAMED ENTRANCES - ALUMINUM AND GLASS INTERIOR ENTRANCE DOOR. REFER TO DOORS AND FRAMES SCHEDULE ON SHEET A-601.
- 00 71 00 DOOR HARDWARE. REFER TO SHEET A-601 FOR HARDWARE SCHEDULE.
- 00 21 14 GYPSUM BOARDED ASSEMBLY & 00 22 16 NONSTRUCTURAL METAL FRAMING. SEE DETAILS W-A-602 FOR CEILING ASSEMBLY.
- 00 51 00 ACOUSTICAL CEILING - REFER TO SHEET A-601 FOR CEILING TYPICAL DETAILS AND SHEET A-601 FOR ACOUSTICAL CEILING SPECIFICATIONS.
- 00 53 00 ACOUSTICAL CEILING SUSPENSION ASSEMBLY. ALL HANGERS MUST BE ATTACHED TOP CORD OF STEEL JOIST.

- 00 45 13 13 RESIDENT BASE - REFER TO SHEET A-601 FOR FLOOR AND WALLS FINISH SCHEDULE.
- 00 91 23 INTERIOR PAINTING - REFER TO SHEET A-601 FOR FLOOR, WALLS AND CEILING FINISH SCHEDULE.
- 12 35 30 13 KITCHEN CASEWORK. SEE KITCHEN CABINETS ELEVATIONS AND SECTIONS FOR DETAILS.
- 26 00 00 ELECTRICAL - DUPLEX OUTLET FOR SMALL APPLIANCE. SEE ELECTRICAL DRAWINGS FOR DETAILS.
- 26 51 00 INTERIOR LIGHTING - USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATION. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND VIBING. ALL LIGHT FIXTURES MUST BE AS PER SCHEDULE OR APPROVED EQUAL. SUBMIT SUBSTITUTIONS FOR APPROVAL.
- WAC EQUIPMENT ROOFTOP SCREEN. 2X4 STEEL 3\" DEEP RUN OVER HORIZONTAL STEEL 16x16x4x10 7\" SQUARE STEEL COLUMN. FINISH FACTORY APPLIED RUSTING. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO EXISTING ROOF STRUCTURE AS PER REQUIRED WOA DOCUMENTS.

- STEEL CANOPY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO EXISTING STRUCTURE AS PER REQUIRED WOA DOCUMENTS. UNDER SEPARATE PERMIT.



SYNALOWSKI ROMANICKI
Architects + Planning + Interior Design
1800 Elmer Drive, Suite 500
Fort Lauderdale, FL 33316
TEL: 954.561.6800
F: 954.561.6807
www.srsarchitects.com

MAKING SYNOPSIS, P.C.A.
A-601-1559
SEAL

LICENSE NO. AA20001863



EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING

1227 NW 8TH ST.
FORT LAUDERDALE, FL 33009
CLIENT: CITY OF FORT LAUDERDALE CRA

NO.	REV.	DESCRIPTION
1	1	ISSUED FOR PERMIT
2	1	ISSUED FOR PERMIT
3	1	ISSUED FOR PERMIT
4	1	ISSUED FOR PERMIT
5	1	ISSUED FOR PERMIT
6	1	ISSUED FOR PERMIT
7	1	ISSUED FOR PERMIT
8	1	ISSUED FOR PERMIT
9	1	ISSUED FOR PERMIT
10	1	ISSUED FOR PERMIT
11	1	ISSUED FOR PERMIT
12	1	ISSUED FOR PERMIT
13	1	ISSUED FOR PERMIT
14	1	ISSUED FOR PERMIT
15	1	ISSUED FOR PERMIT
16	1	ISSUED FOR PERMIT
17	1	ISSUED FOR PERMIT
18	1	ISSUED FOR PERMIT
19	1	ISSUED FOR PERMIT
20	1	ISSUED FOR PERMIT

DESIGN DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19

PROJECT NUMBER: 1535-180428

DRAWN BY: AG

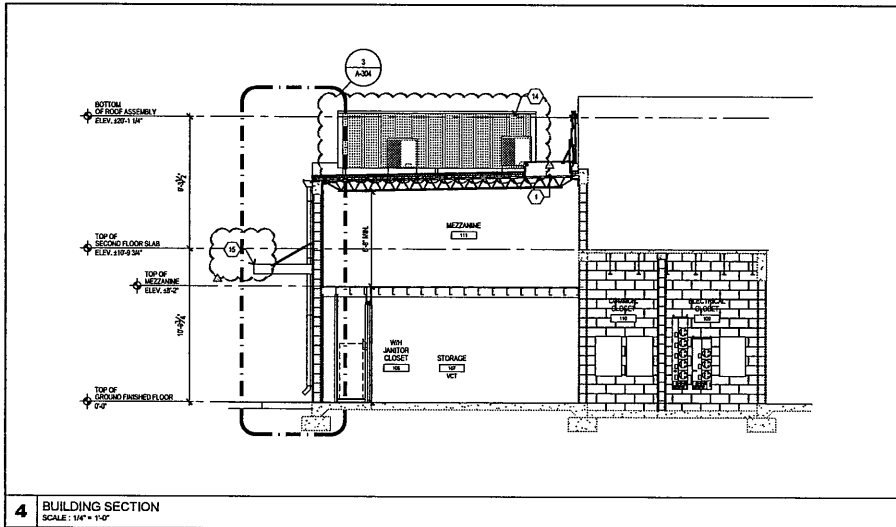
CHECKED BY:

Copyright © 2019 SYNALOWSKI ROMANICKI, LLC All Rights Reserved

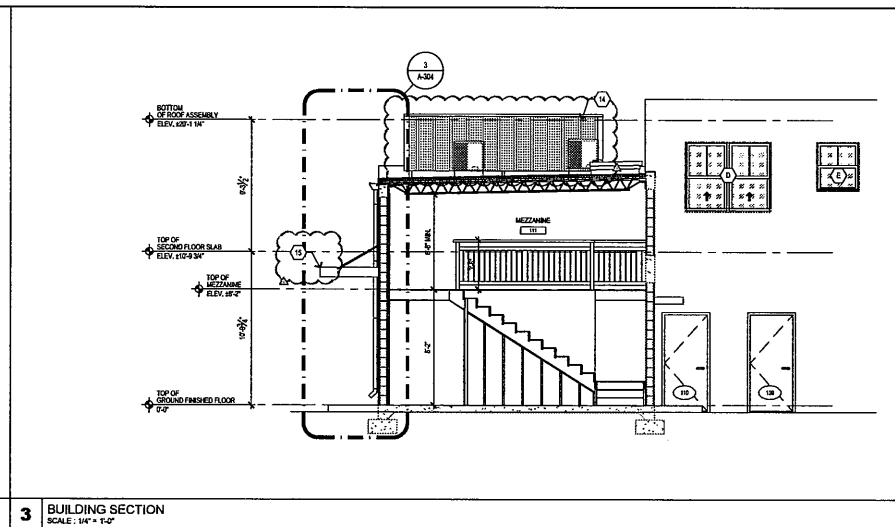
BUILDING SECTIONS

SHEET NUMBER:

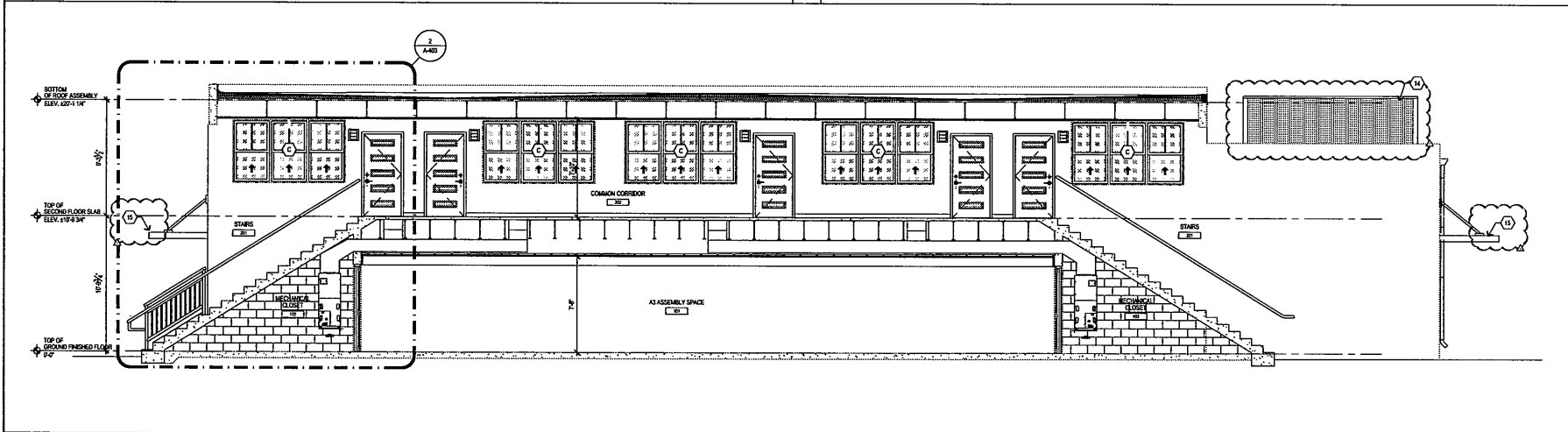
A-301



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



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



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY CONDITIONS OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND/OR INTENT. A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING IN A BIDDING WORK IN QUESTION.
2. THE CONTRACTOR IS RESPONSIBLE TO REPAIR, PROTECT, AND MAINTAIN ALL EXISTING DOORS, WINDOWS, STRUCTURAL COMPONENTS, AND INSTALLED EQUIPMENT OF THE SHELL. ANY AMENDMENT OF SITUATION REGARDING THE SHELL MUST BE ADDRESSED BEFORE COMMENCING THE JOB.
3. EQUIPMENT AND FINISH SCHEDULES FOR ALL EQUIPMENT, AND FLOOR, WALLS AND CEILING FINISHES.
4. PLUMBING FIXTURES, ODOOR CLEANERS, TOILET PARTITIONS, BATHROOM ACCESSORIES MUST COMPLY WITH ADA REGULATIONS AND FEDERAL LAW. REFER TO SHEET G-01 FOR REFERENCE TO ADA REGULATIONS AND FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO COMPLY.
5. PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL PLUMBING FIXTURES AND ACCESSORIES AS REQUIRED BY CODE AND FOLLOWING MANUFACTURER'S SPECIFICATIONS.
6. ALL MEASUREMENTS ARE AS SHOWN TO COMPLY WITH CODE. DO NOT SCALE DRAWINGS. CONTRACTOR MUST SUBMIT AN RFI TO THE ARCHITECT OF RECORD FOR CLARIFICATION.
7. COORDINATE WITH ELECTRICAL CONTRACTOR ALL WALL WIRING DEVICES AND PRE-ALARM DEVICES PRIOR TO FINISHING WALLS.
8. ALL DRYWALL, PLASTER, AND PARTITIONS ARE TO BE FINISHED TO A LEVEL 4. THE PREPARED SURFACE SHALL BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. FINAL FINISHES SHALL NOT BE APPLIED PRIOR TO ARCHITECT'S APPROVAL.

KEYNOTES

1. 07072.33 ROOF HATCH - SEE STRUCTURAL PLANS FOR SUPPORT.
2. 081113 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-601 FOR DOORS AND FRAMES SCHEDULES ON SHEET A-601.
3. 084126 ALL-GLASS ENTRANCES AND STOREFRONTS - SEE SHEET A-302 FOR ELEVATION AND DETAILS.
4. 094313 ALUMINUM-FRAMED ENTRANCES - ALUMINUM AND GLASS INTERIOR ENTRANCE DOOR. REFER TO DOORS AND FRAMES SCHEDULE ON SHEET A-601.
5. 097100 DOOR HARDWARE. REFER TO SHEET A-601 FOR HARDWARE SCHEDULE.
6. 092116 GYPSUM BOARD ASSEMBLIES & 092216 NON-STRUCTURAL METAL FRAMING. SEE DETAILS @ A-502 FOR CEILING ASSEMBLIES.
7. 092500 ACoustICAL CEILING - REFER TO SHEET A-501 FOR CEILING TYPICAL DETAILS AND SHEET A-601 FOR A COUSTICAL CEILING.

8. 095300 ACoustICAL CEILING SUSPENSION ASSEMBLIES. ALL HANGERS MUST BE ATTACHED TO TOP CHORD OF STEEL JOIST.
9. 094513 RESILIENT BASE - REFER TO SHEET A-601 FOR FLOOR AND WALLS FINISH SCHEDULE.
10. 099123 INTERIOR PAINTING - REFER TO SHEET A-601 FOR FLOOR, WALLS & CEILING FINISH SCHEDULE.
11. 123030.13 KITCHEN CASEWORK. SEE KITCHEN CABINETS ELEVATIONS AND SECTIONS FOR DETAILS.
12. 240000 ELECTRICAL - DUPLEX OUTLET FOR SMALL APPLIANCE. SEE ELECTRICAL DRAWINGS FOR DETAILS.
13. 245100 INTERIOR LIGHTING - USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATION. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND WIRING. ALL LIGHT FIXTURES MUST BE AS PER SCHEDULE OR APPROVED EQUAL. SUBMIT SUBSTITUTIONS FOR APPROVAL.
14. HVAC EQUIPMENT ROOFTOP SCHED. 360A STEEL 2" DEEP HILOVER HORIZONTAL STEEL HATCH AND 2" SQUARE STEEL COLUMN. FINISH FACTORY APPLIED FINISH. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO NEW ROOF STRUCTURE AS PER REQUIRED NMA DOCUMENTS.

15. STEEL CANOPY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO EXISTING STRUCTURE AS PER REQUIRED NMA DOCUMENTS. UNDER SEPARATE PERMIT.



SYNALOVSKI ROMANTIKS
Architects • Planning • Interior Design

1800 Lake Park, Suite 500
Fort Lauderdale, FL 33314
T 954.845.4800
F 954.845.6827
www.srnad.com

Marcus Syrnalowski, AIA
AIA 0011625
SEAL

LICENSE NO. AA30001863

EXISTING BUILDING RENOVATION PLANS FOR:



BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

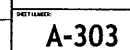
NO.	DATE	REVISIONS
1	07/20/2018	ISSUED FOR PERMIT
2	07/20/2018	ISSUED FOR PERMIT
3	07/20/2018	ISSUED FOR PERMIT
4	07/20/2018	ISSUED FOR PERMIT
5	07/20/2018	ISSUED FOR PERMIT
6	07/20/2018	ISSUED FOR PERMIT
7	07/20/2018	ISSUED FOR PERMIT
8	07/20/2018	ISSUED FOR PERMIT
9	07/20/2018	ISSUED FOR PERMIT
10	07/20/2018	ISSUED FOR PERMIT
11	07/20/2018	ISSUED FOR PERMIT
12	07/20/2018	ISSUED FOR PERMIT
13	07/20/2018	ISSUED FOR PERMIT
14	07/20/2018	ISSUED FOR PERMIT
15	07/20/2018	ISSUED FOR PERMIT
16	07/20/2018	ISSUED FOR PERMIT
17	07/20/2018	ISSUED FOR PERMIT
18	07/20/2018	ISSUED FOR PERMIT
19	07/20/2018	ISSUED FOR PERMIT
20	07/20/2018	ISSUED FOR PERMIT
21	07/20/2018	ISSUED FOR PERMIT
22	07/20/2018	ISSUED FOR PERMIT
23	07/20/2018	ISSUED FOR PERMIT
24	07/20/2018	ISSUED FOR PERMIT
25	07/20/2018	ISSUED FOR PERMIT
26	07/20/2018	ISSUED FOR PERMIT
27	07/20/2018	ISSUED FOR PERMIT
28	07/20/2018	ISSUED FOR PERMIT
29	07/20/2018	ISSUED FOR PERMIT
30	07/20/2018	ISSUED FOR PERMIT
31	07/20/2018	ISSUED FOR PERMIT
32	07/20/2018	ISSUED FOR PERMIT
33	07/20/2018	ISSUED FOR PERMIT
34	07/20/2018	ISSUED FOR PERMIT
35	07/20/2018	ISSUED FOR PERMIT
36	07/20/2018	ISSUED FOR PERMIT
37	07/20/2018	ISSUED FOR PERMIT
38	07/20/2018	ISSUED FOR PERMIT
39	07/20/2018	ISSUED FOR PERMIT
40	07/20/2018	ISSUED FOR PERMIT
41	07/20/2018	ISSUED FOR PERMIT
42	07/20/2018	ISSUED FOR PERMIT
43	07/20/2018	ISSUED FOR PERMIT
44	07/20/2018	ISSUED FOR PERMIT
45	07/20/2018	ISSUED FOR PERMIT
46	07/20/2018	ISSUED FOR PERMIT
47	07/20/2018	ISSUED FOR PERMIT
48	07/20/2018	ISSUED FOR PERMIT
49	07/20/2018	ISSUED FOR PERMIT
50	07/20/2018	ISSUED FOR PERMIT
51	07/20/2018	ISSUED FOR PERMIT
52	07/20/2018	ISSUED FOR PERMIT
53	07/20/2018	ISSUED FOR PERMIT
54	07/20/2018	ISSUED FOR PERMIT
55	07/20/2018	ISSUED FOR PERMIT
56	07/20/2018	ISSUED FOR PERMIT
57	07/20/2018	ISSUED FOR PERMIT
58	07/20/2018	ISSUED FOR PERMIT
59	07/20/2018	ISSUED FOR PERMIT
60	07/20/2018	ISSUED FOR PERMIT
61	07/20/2018	ISSUED FOR PERMIT
62	07/20/2018	ISSUED FOR PERMIT
63	07/20/2018	ISSUED FOR PERMIT
64	07/20/2018	ISSUED FOR PERMIT
65	07/20/2018	ISSUED FOR PERMIT
66	07/20/2018	ISSUED FOR PERMIT
67	07/20/2018	ISSUED FOR PERMIT
68	07/20/2018	ISSUED FOR PERMIT
69	07/20/2018	ISSUED FOR PERMIT
70	07/20/2018	ISSUED FOR PERMIT
71	07/20/2018	ISSUED FOR PERMIT
72	07/20/2018	ISSUED FOR PERMIT
73	07/20/2018	ISSUED FOR PERMIT
74	07/20/2018	ISSUED FOR PERMIT
75	07/20/2018	ISSUED FOR PERMIT
76	07/20/2018	ISSUED FOR PERMIT
77	07/20/2018	ISSUED FOR PERMIT
78	07/20/2018	ISSUED FOR PERMIT
79	07/20/2018	ISSUED FOR PERMIT
80	07/20/2018	ISSUED FOR PERMIT
81	07/20/2018	ISSUED FOR PERMIT
82	07/20/2018	ISSUED FOR PERMIT
83	07/20/2018	ISSUED FOR PERMIT
84	07/20/2018	ISSUED FOR PERMIT
85	07/20/2018	ISSUED FOR PERMIT
86	07/20/2018	ISSUED FOR PERMIT
87	07/20/2018	ISSUED FOR PERMIT
88	07/20/2018	ISSUED FOR PERMIT
89	07/20/2018	ISSUED FOR PERMIT
90	07/20/2018	ISSUED FOR PERMIT
91	07/20/2018	ISSUED FOR PERMIT
92	07/20/2018	ISSUED FOR PERMIT
93	07/20/2018	ISSUED FOR PERMIT
94	07/20/2018	ISSUED FOR PERMIT
95	07/20/2018	ISSUED FOR PERMIT
96	07/20/2018	ISSUED FOR PERMIT
97	07/20/2018	ISSUED FOR PERMIT
98	07/20/2018	ISSUED FOR PERMIT
99	07/20/2018	ISSUED FOR PERMIT
100	07/20/2018	ISSUED FOR PERMIT

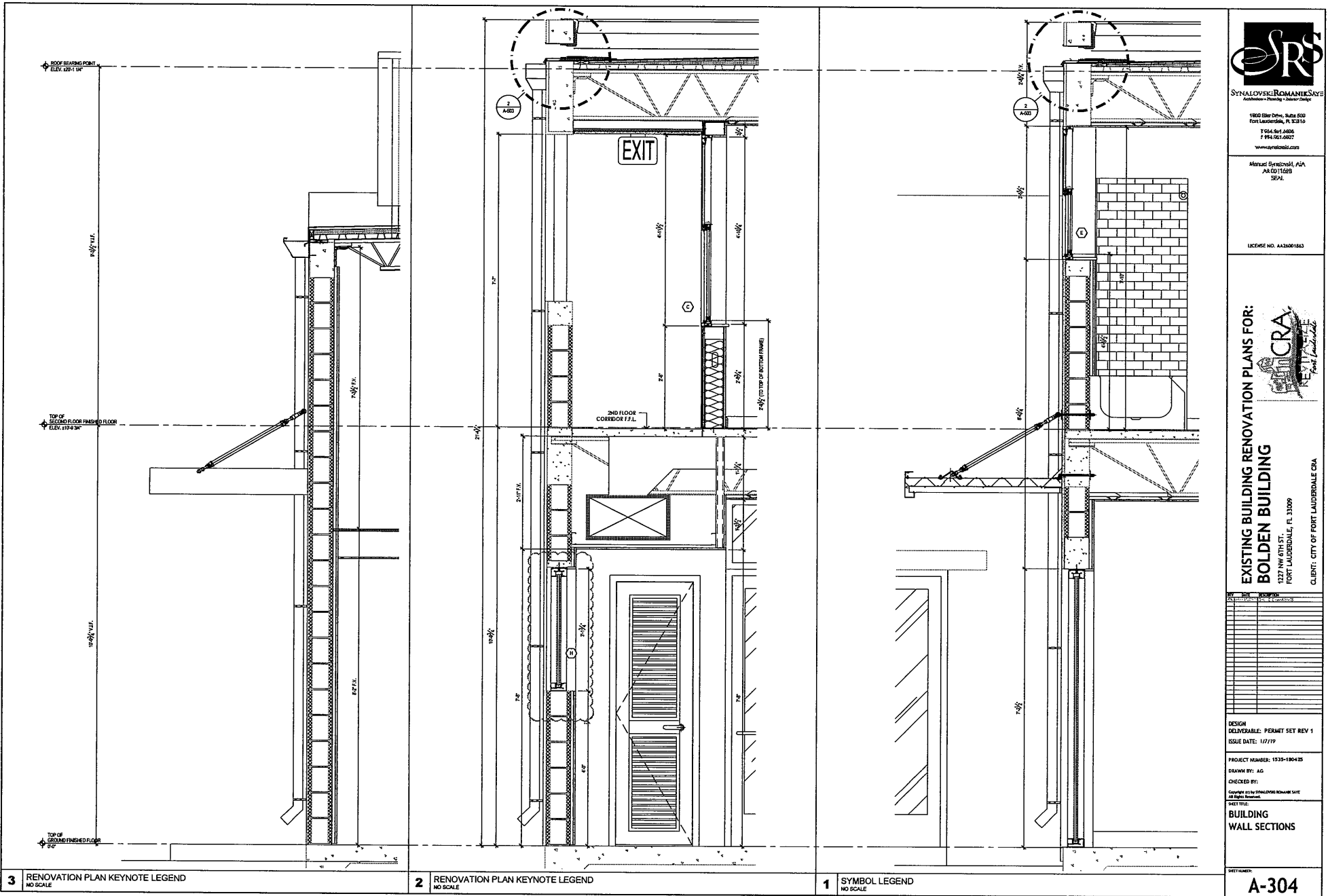
DESIGN DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 10/1/19

PROJECT NUMBER: 1535-180425
DRAWN BY: AG
CHECKED BY:
Copyright © 2019 by SYNALOVSKI ROMANTIKS
All Rights Reserved.

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A-302

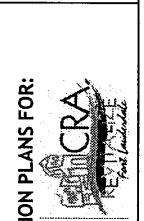




SYNALOVSKI ROMANIE & SONS
 Architects • Planning • Interior Design
 1800 Elm Drive, Suite 200
 Fort Lauderdale, FL 33315
 T 954.841.4804
 F 954.841.4807
 www.srnadecor.com

Marcel Sydalowski, AIA
 AR 0015629
 SEAL

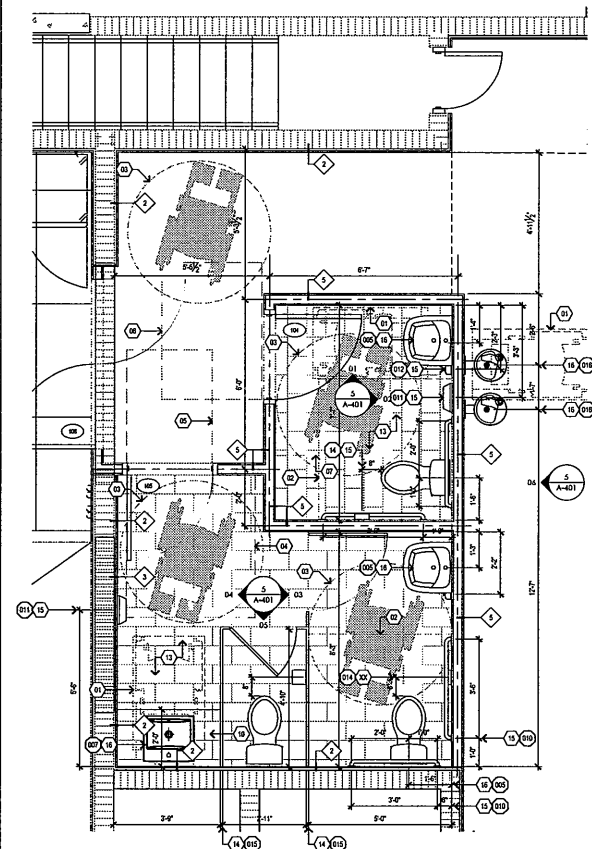
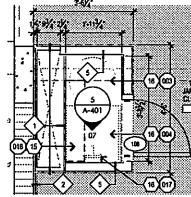
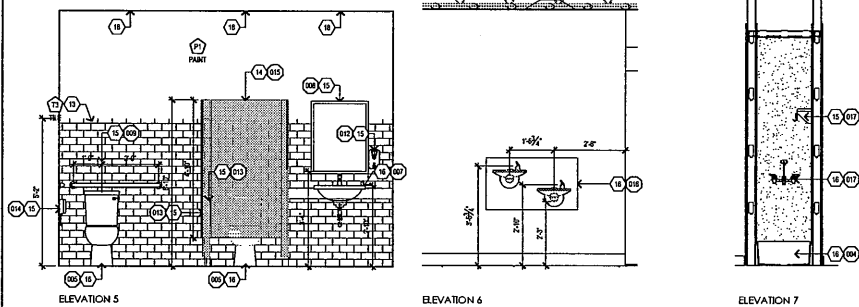
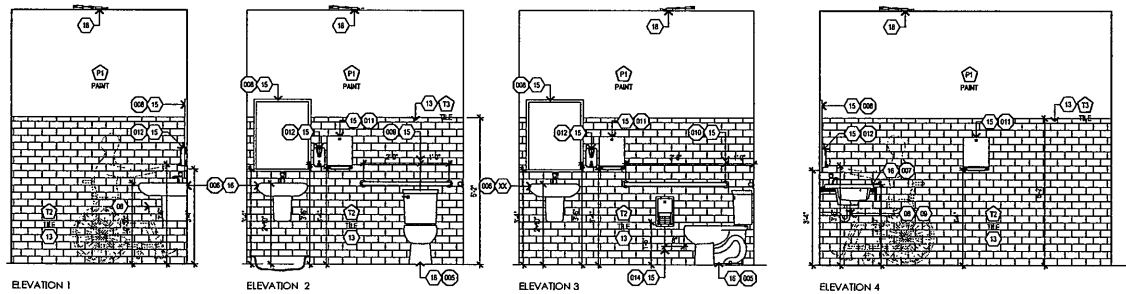
LICENSE NO. AA32001863



**EXISTING BUILDING RENOVATION PLANS FOR:
 BOLDEN BUILDING**
 1227 NW 6TH ST.
 FORT LAUDERDALE, FL 33309
 CLIENT: CITY OF FORT LAUDERDALE, FL

REV	DATE	DESCRIPTION
1	11/17/19	ISSUE DATE
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGN
 DELIVERABLE: PERMIT SET REV 1
 ISSUE DATE: 11/17/19
 PROJECT NUMBER: 1535-180425
 DRAWN BY: AG
 CHECKED BY:
 Copyright © 2019 by SYNALOVSKI ROMANIE & SONS
 All Rights Reserved.
 SHEET TITLE:
**BUILDING
 WALL SECTIONS**
 SHEET NUMBER:
A-304



5 ENLARGED INTERIOR ELEVATIONS

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

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY QUESTIONS OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, MAJOR MATERIALS, A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- REFER TO EQUIPMENT AND FINISH SCHEDULES FOR ALL EQUIPMENT, AND FLOOR, WALLS AND CEILING FINISHES.
- INFORM ARCHITECT OF RECORD OF ANY DISCREPANCIES AND SITUATIONS ENCOUNTERED AT JOB SITE PRIOR TO EXECUTION. ALL PLUMBING FIXTURES TO COMPLY WITH F.A.C. 2017 PLUMBING STANDARD CLEARANCES & HEIGHT REQUIREMENTS.
- PLUMBING FIXTURES, DOOR CLEARANCES, TOILET PARTITIONS, BATHROOM ACCESSORIES MUST COMPLY WITH F.A.C. ACCESSIBILITY 2017 ADA REGULATIONS AND FEDERAL LAW. REFER TO SHEET G-01 FOR REFERENCE TO ADA REGULATIONS AND FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO COMPLY.
- PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL PLUMBING FIXTURES AND ACCESSORIES AS REQUIRED BY CODE AND FOLLOWING MANUFACTURER'S SPECIFICATIONS.
- ALL MEASUREMENTS ARE MINIMUM TO COMPLY WITH CODE. DO NOT SCALE DRAWINGS. CONTRACTOR MUST SUBMIT AN RFI TO THE ARCHITECT IF REQUIRED FOR CLARIFICATION.

- 30" X 48" ADA CLEAR FLOOR SPACE REQUIRED.
- 36" X 60" ADA CLEAR FLOOR SPACE REQUIRED. REFER TO DETAIL B-1 ON PAGE G-01.
- REQUIRED 9'-0" (80") CLEAR TURNING DIAMETER.
- REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL D-04 ON SHEET G-01.
- REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL D-04 ON SHEET G-01.
- REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL D-04 ON SHEET G-01.
- REQUIRED CLEAR FLOOR SPACE, KNEE AND TOE CLEARANCE PER DETAILS G-03 & G-06 ON PAGE G-01.
- PROVIDE INSULATION JACKETS FOR ALL PIPES UNDER COUNTER SINKS, REFER TO PLUMBING DRAWINGS.
- 30-30-90 FINISHED CARPENTRY, PLASTIC LAMINATE COUNTERTOP, FRAME AND SUBSTRATE MUST BE SUPPORTED AND SECURED TO BACK AND SIDE WALLS ONLY. SUBMIT SHOP DRAWINGS FOR APPROVAL.
- 30-11-15 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-01 FOR DOORS AND FRAMES SCHEDULES.

- 30-11-15 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-01 FOR DOORS AND FRAMES SCHEDULES.
- 30-11-15 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-01 FOR DOORS AND FRAMES SCHEDULES.
- 30-11-15 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-01 FOR DOORS AND FRAMES SCHEDULES.
- 30-11-15 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-01 FOR DOORS AND FRAMES SCHEDULES.
- 30-11-15 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-01 FOR DOORS AND FRAMES SCHEDULES.
- 30-11-15 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-01 FOR DOORS AND FRAMES SCHEDULES.
- 30-11-15 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-01 FOR DOORS AND FRAMES SCHEDULES.
- 30-11-15 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-01 FOR DOORS AND FRAMES SCHEDULES.
- 30-11-15 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-01 FOR DOORS AND FRAMES SCHEDULES.
- 30-11-15 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-01 FOR DOORS AND FRAMES SCHEDULES.

4 JANITOR CLOSET ENLARGED PLAN

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

- GRID LETTER ON "X" AXIS
- GRID NO. ON "Y" AXIS
- DOOR NUMBER
- WINDOW/STOREFRONT
- ELEVATION NUMBER
- WALL TYPE
- KEY NUMBER

3 RESTROOMS ENLARGED PLAN

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

- ROOM NAME
- ROOM NUMBER
- NOTE - IN-SHEET
- CEILING HEIGHT
- CENTER LINE
- CHANGE OF FLOOR FINISH
- EQUIPMENT NUMBER
- DRAWING NUMBER
- SHEET NUMBER
- DRAWING NUMBER
- SHEET NUMBER
- DRAWING NUMBER
- SHEET NUMBER
- DRAWING NUMBER
- SHEET NUMBER
- REVISION MARK

2 ENLARGED PLANS & ELEVATIONS KEYNOTE LEGEND

NO SCALE

1 SYMBOL LEGEND

NO SCALE

REV	DATE	DESCRIPTION

DESIGN
DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19

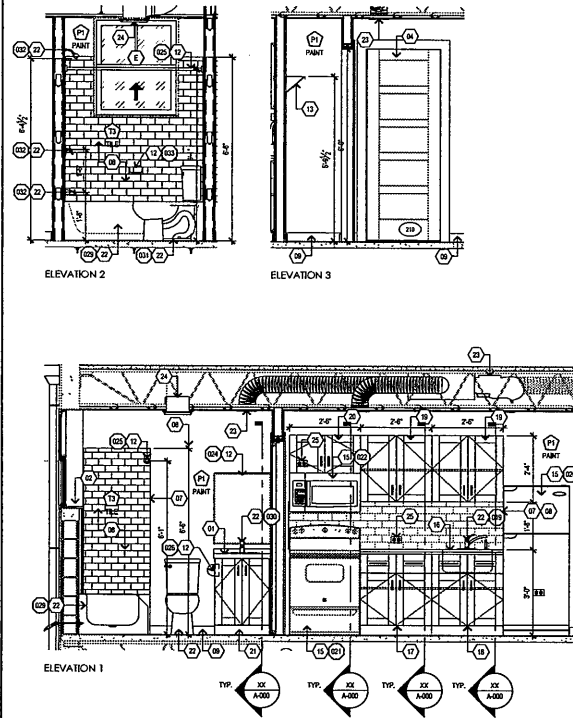
PROJECT NUMBER: 1338-180425
DRAWN BY: AG
CHECKED BY:

Copyright © 1997 by SYNALOVSKI ROMANICKI SAYRE
All Rights Reserved.

SHEET TITLE:
**ENLARGED PLANS
AND ELEVATIONS**

DATE: 1/7/19

A-401

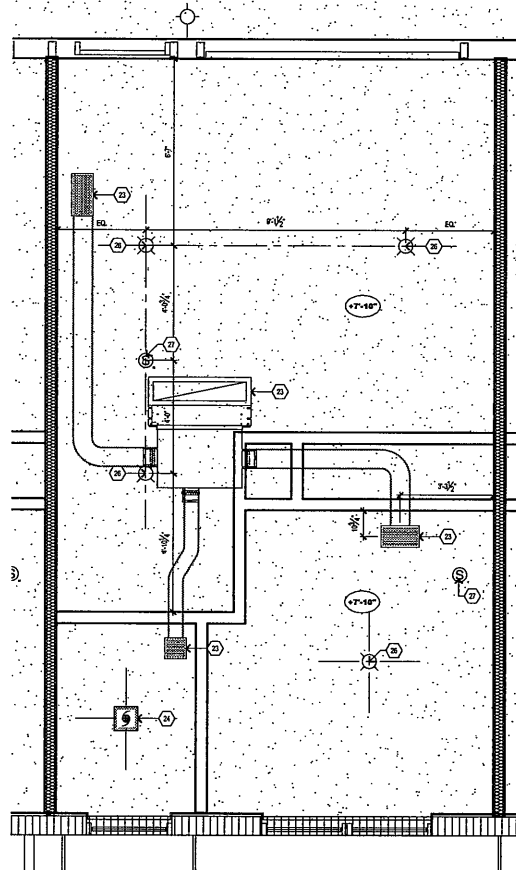


5 APARTMENT ENLARGED ELEVATIONS
SCALE: 1/2" = 1'-0"

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY QUESTIONS OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, MAJOR MATERIALS, A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- REFER TO EQUIPMENT AND FINISH SCHEDULES FOR ALL EQUIPMENT, AND FLOOR, WALLS AND CEILING FINISHES.
- INFORM ARCHITECT OF RECORD OF ANY DISCREPANCIES AND SITUATIONS ENCOUNTERED AT JOB SITE PRIOR TO EXECUTION. ALL PLUMBING FIXTURES TO COMPLY WITH F.G.C. 2015 PLUMBING STANDARDS CLEARANCE HEIGHT REQUIREMENTS.
- PLUMBING FIXTURES, DOOR CLOSERS, TOILET PARTITIONS, BATHROOM ACCESSORIES MUST COMPLY WITH F.G.C. ACCESSIBILITY 2010, ADA REGULATIONS AND FEDERAL LAW. REFER TO SHEET 0401 FOR REFERENCE TO ADA REGULATIONS AND FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO COMPLY.
- PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL PLUMBING FIXTURES AND ACCESSORIES AS REQUIRED BY CODE AND FOLLOWING MANUFACTURER'S SPECIFICATIONS.
- ALL MEASUREMENTS ARE MINIMUM TO COMPLY WITH CODE. DO NOT SCALE DRAWINGS. CONTRACTOR MUST SUMMIT AN RFI TO THE ARCHITECT FOR RECORDING CLARIFICATION.
- FURNITURE SHOWN FOR REFERENCE PURPOSES ONLY K.I.C.

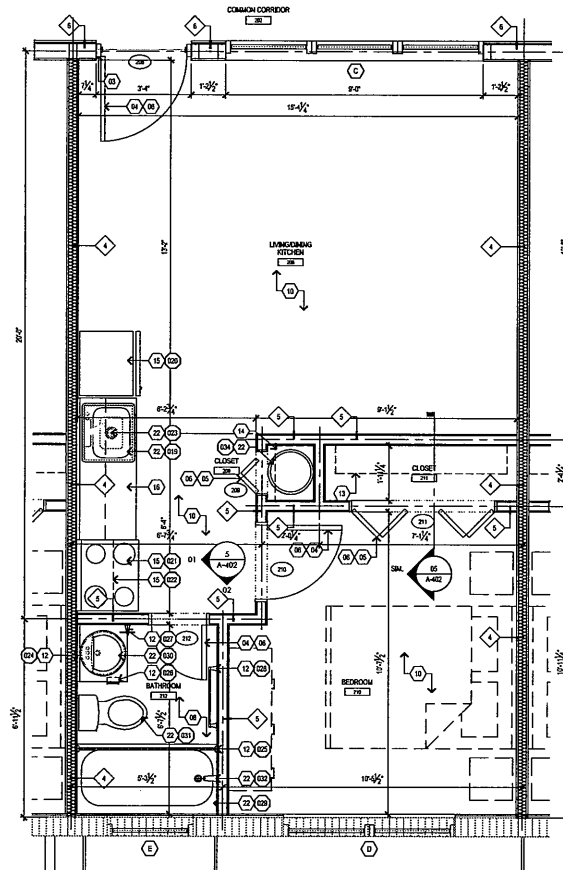
2 ENLARGED PLANS & ELEVATIONS KEYNOTE LEGEND
NO SCALE

- 06 30 00 FINISHED CARPENTRY - PLASTIC LAMINATE COUNTERTOP - SUBMIT SHOP DRAWINGS FOR APPROVAL.
- 06 65 00 PLASTIC TRIM - 1/2" X 7/8" PVC TRIM BOARD
- 06 10 00 METAL FRAMES. REFER TO SHEET A-401 FOR DOORS AND FRAMES SCHEDULES.
- 06 14 13.17 PLASTIC-FACED WOOD DOORS. REFER TO SHEET A-401 FOR DOORS AND FRAMES SCHEDULES.
- 06 15 70 BOPFOLDING PLASTIC DOORS
- 06 71 00 DOOR HARDWARE. REFER TO SHEET A-401 FOR HARDWARE SCHEDULE.
- 06 30 00 TILING. PROVIDE SCHLUTER-FINEC AT ALL WALL TILE CORNERS
- 06 31 13 THIN-SET CERAMIC TILING. REFER TO SHEET A-401 FOR FLOOR AND WALLS FINISH SCHEDULE.
- 06 65 13.13 RESILIENT BASE - 3/4 IN. X 8 FT. PVC COMPOSITE WHITE COLONIAL BASE MOLDINGS
- 06 65 10.03 LUXURY VINYL TILE FLOORING - REFER TO SHEET A-401 FOR FLOOR FINISH SCHEDULE
- 06 91 23 04 INTERIOR PAINTING - REFER TO SHEET A-401 FOR FLOOR AND WALLS FINISH SCHEDULES.



4 APARTMENT ENLARGED RCP
SCALE: 1/2" = 1'-0"

- 12 30 16.13 RESIDENTIAL BATHROOM ACCESSORIES. REFER TO SHEET A-401 FOR BATHROOM EQUIPMENT & ACCESSORIES SCHEDULE.
- 12 30 22 WIRE STORAGE SHELVING - 4 FT. W X 12 IN. D WHITE FIXED MOUNT W/INTERIOR SHELVING WITH SUPPORT BRACKETS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- 12 30 22 WIRE STORAGE SHELVING - 4 FT. W X 12 IN. D WHITE FIXED MOUNT STORAGE SHELVING WITH WALL BRACKETS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- 12 30 12 13 00 RESIDENTIAL KITCHEN APPLIANCES. REFER TO SHEET A-401 FOR BATHROOM EQUIPMENT & ACCESSORIES SCHEDULE.
- 12 32 16 MANUFACTURED PLASTIC LAMINATE-CLAD CASEWORK - PLASTIC LAMINATED ENGINEERED WOOD PRODUCTS KITCHEN COUNTERTOP - 17' DEEP, 30" HIGH, 3/4" TOP CABINET W/ FINISHED EXPOSED SIDE AND TWO FULL HEIGHT DOORS.
- 12 32 16 MANUFACTURED PLASTIC LAMINATE-CLAD CASEWORK - PLASTIC LAMINATED ENGINEERED WOOD PRODUCTS KITCHEN COUNTERTOP - 17' DEEP, 30" HIGH, 3/4" TOP CABINET W/ FINISHED EXPOSED SIDE AND TWO FULL HEIGHT DOORS.
- 12 32 16 MANUFACTURED PLASTIC LAMINATE-CLAD CASEWORK - PLASTIC LAMINATED ENGINEERED WOOD PRODUCTS TOP CABINET - 17' DEEP, 30" HIGH, 3/4" TOP CABINET W/ FINISHED EXPOSED SIDE AND TWO FULL HEIGHT DOORS.
- 12 32 16 MANUFACTURED PLASTIC LAMINATE-CLAD CASEWORK - PLASTIC LAMINATED ENGINEERED WOOD PRODUCTS TOP CABINET - 17' DEEP, 30" HIGH, 3/4" TOP CABINET W/ FINISHED EXPOSED SIDE AND TWO FULL HEIGHT DOORS.
- 12 32 16 MANUFACTURED PLASTIC LAMINATE-CLAD CASEWORK - PLASTIC LAMINATED ENGINEERED WOOD PRODUCTS TOP CABINET - 17' DEEP, 30" HIGH, 3/4" TOP CABINET W/ FINISHED EXPOSED SIDE AND TWO FULL HEIGHT DOORS.
- 12 32 16 MANUFACTURED PLASTIC LAMINATE-CLAD CASEWORK - PLASTIC LAMINATED ENGINEERED WOOD PRODUCTS TOP CABINET - 17' DEEP, 30" HIGH, 3/4" TOP CABINET W/ FINISHED EXPOSED SIDE AND TWO FULL HEIGHT DOORS.



3 APARTMENT ENLARGED PLAN
SCALE: 1/2" = 1'-0"

- 12 32 16 MANUFACTURED PLASTIC LAMINATE-CLAD CASEWORK - PLASTIC LAMINATED ENGINEERED WOOD PRODUCTS BASE CABINET - 21" DEEP, 34" HIGH CABINET W/ FINISHED EXPOSED SIDE AND TWO FULL HEIGHT DOORS.
- 22 41 00 RESIDENTIAL PLUMBING FIXTURES. REFER TO SHEET A-401 FOR BATHROOM EQUIPMENT & ACCESSORIES SCHEDULE.
- 23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC), AND CABLE AND DATAWORK - SEE MECHANICAL DRAWINGS FOR DETAILS.
- 23 00 00 BATHROOM EXHAUST FANS - SEE MECHANICAL DRAWINGS FOR DETAILS.
- 26 00 00 ELECTRICAL - DUPLEX OUTLET FOR SMALL APPLIANCE. SEE ELECTRICAL DRAWINGS FOR DETAILS.
- 26 51 00 INTERIOR LIGHTING - SURFACE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL PLANS FOR DETAILS.
- 28 31 48 SMOKE DETECTION SENSORS

SRS
SYNALOVSKI ROMANESKY
Architect • Planning • Interior Design

1800 Hwy 60W, Suite 500
Fort Lauderdale, FL 33316
T 954.561.4000
F 954.561.6807
www.srsdesign.com

Manuel Sydalovskii, AIA
AIA 001509
SEAL

LICENSE NO. AA32001863

**EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING**

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE, FLA

CR
REVIT
Paul C. Romaniuk
Paul C. Romaniuk

REV	DATE	DESCRIPTION
1	1/1/19	ISSUE FOR PERMIT

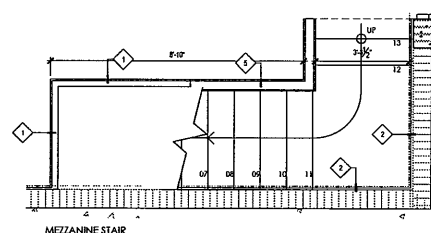
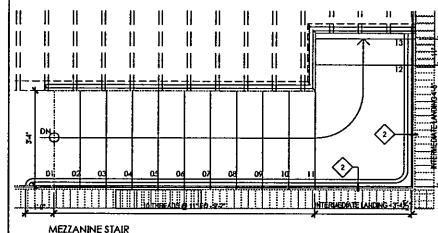
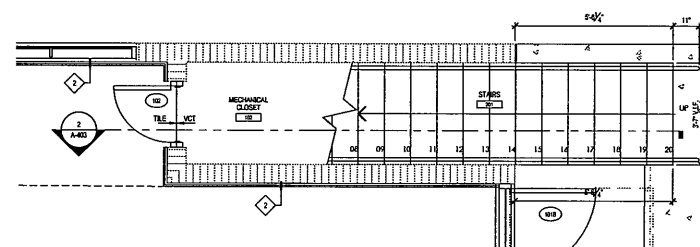
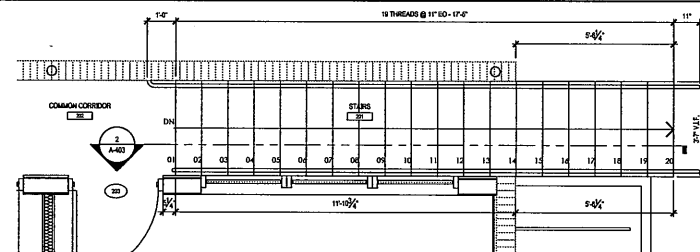
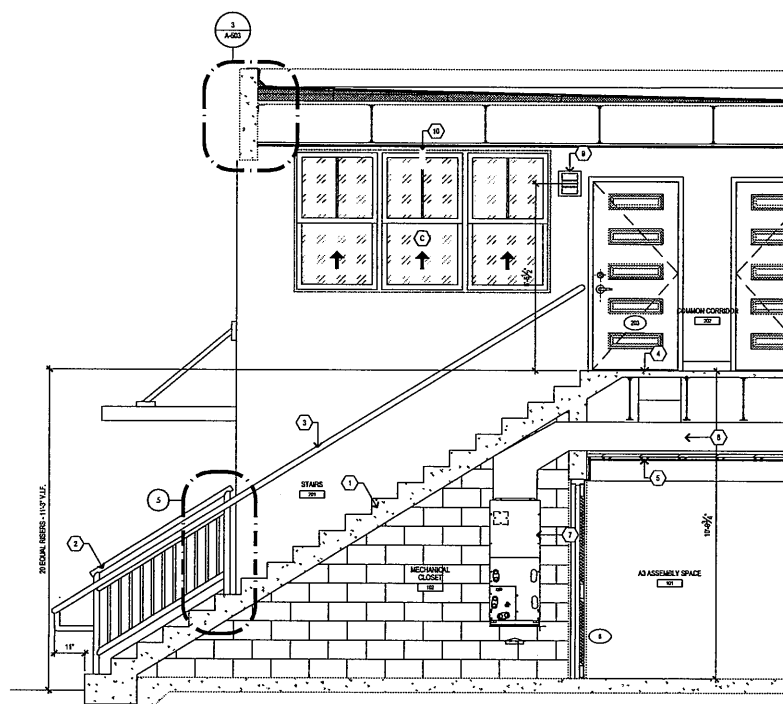
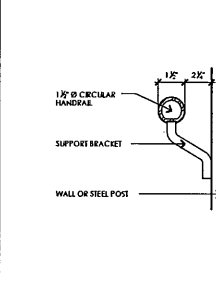
DESIGN DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/1/19

PROJECT NUMBER: 1335-180425
DRAWN BY: AG
CHECKED BY:

Copyright © 2019 by SYNALOVSKI ROMANESKY
All Rights Reserved.

TYPICAL APARTMENT
UNIT
ENLARGED PLAN
AND ELEVATIONS

KEYNOTE LEGEND:
A-402



3	STAIRS ENLARGED PLAN
---	----------------------

- | | | | |
|----|--|----|---|
| 1 | BOTH STAIRS ARE TO BE REINFORCED. SEE STRUCTURAL PLANS FOR DETAILS. | 1 | NEW REINFORCED CONCRETE STAIR. SEE STRUCTURAL PLANS FOR DETAILS. |
| 2 | PROVIDE HANDRAILS ON BOTH SIDES OF EACH STAIRWAY AND STAIR COMPLY WITH SECTION 10-04.00. | 2 | ALUMINUM GUARDRAIL. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. |
| 3 | ALL DOORS TO BE 1 1/2" DO. STEEL W/PAINTED FINISH. PROVIDE 2" CLEARANCE BETWEEN DOORS AND FINISH WALL. | 3 | NEW ALUMINUM HANDRAIL. SEE DETAIL 01 FOR ADDITIONAL SUPPORT. |
| 4 | CONCRETE SLAB SHALL FIELD. VERIFY STAIR LAYOUT PRIOR TO FABRICATION OF GUARDRAIL. | 4 | STAIR TOP LANDING. SEE SHEET A401 FOR CORRIDOR FLOOR FINISH. |
| 5 | STAIR RISER HEIGHT SHALL BE 7 INCHES MAXIMUM AND 6 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE HORIZONS OF ADJACENT TREADS. REACH/GAUGE TREAD DEPTH SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLACES OF THE FORWARD PROJECTIONS OF ADJACENT TREADS. MEASUREMENT OF TREAD DEPTH SHALL BE TAKEN AT THE WIDEST PART OF THE TREAD. | 5 | INTERIOR CEILING ASSEMBLY. SEE RCP AND SHEET A500 FOR DETAILS. |
| 6 | STAIR STRAITS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOUGHEST BOARD FROM THE LARGEST AND SMALLEST RISER SHALL BE THE LARGEST AND SMALLEST TREADS SHALL NOT EXCEED 36 INCH. RISERS HAVE AN OPEN JOINT OF STAIRS. THE GREATEST WIDEST TREAD DEPTH AT THE WIDEST PART OF THE TREAD SHALL NOT EXCEED THE SMALLEST TREAD DEPTH BY MORE THAN 3/8 INCH (3/8"). | 6 | LAM LAMINATED CEDAR. SEE SCHEDULE D401 |
| 7 | ALL HANDRAILS TO BE CONTINUOUSLY GRASPABLE THROUGHOUT ENTIRETY, AND SHALL RETURN TO WALLS AT ALL ENDS. | 7 | NEW HVAC EQUIPMENT. SEE MECHANICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS. |
| 8 | ALL STAIRS FINISHES TO HAVE A SLIP RESISTANT FINISH. | 8 | NEW AIR DUCTWORK. SEE MECHANICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS. |
| 9 | TOP OF ALL HANDRAILS TO BE LOCATED BETWEEN 36" TO 42" ABOVE STAIR TREADS. HOOKS, OR ALL PORTS/STOPS SHALL BE FINISHED SLIP RESISTANT. | 9 | WALL SCOPES. SEE ELECTRICAL DRAWINGS FOR DETAILS. |
| 10 | PROVIDE SHOP DRAWINGS FOR GUARDRAILS AND HANDRAILS INCLUDING THE MEASUREMENTS, DIMENSIONS, COORDINATES WITH SECTION 10-04.00. | 10 | EXIST RACE TRAY. SEE ELECTRICAL DRAWINGS FOR DETAILS. |



1800 Elder Drive, Suite 500
Fort Lauderdale, FL 33316
T 954.961.2606
F 954.961.6807
www.cenitcoid.com

Monroe Systems, AIA
AR00:1629
SFAI

LICENSE NO. AA26001863

EXISTING BUILDING RENOVATION PLANS FOR:

BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

DESIGN
DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19

PROJECT NUMBER: 1525-180425

DRAWN BY: AG

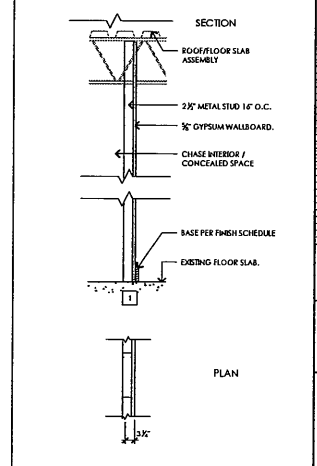
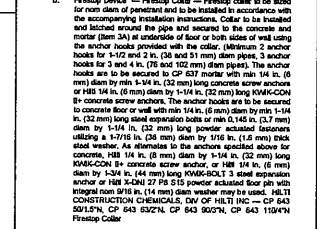
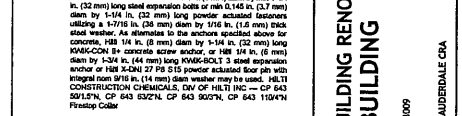
CHECKED BY:

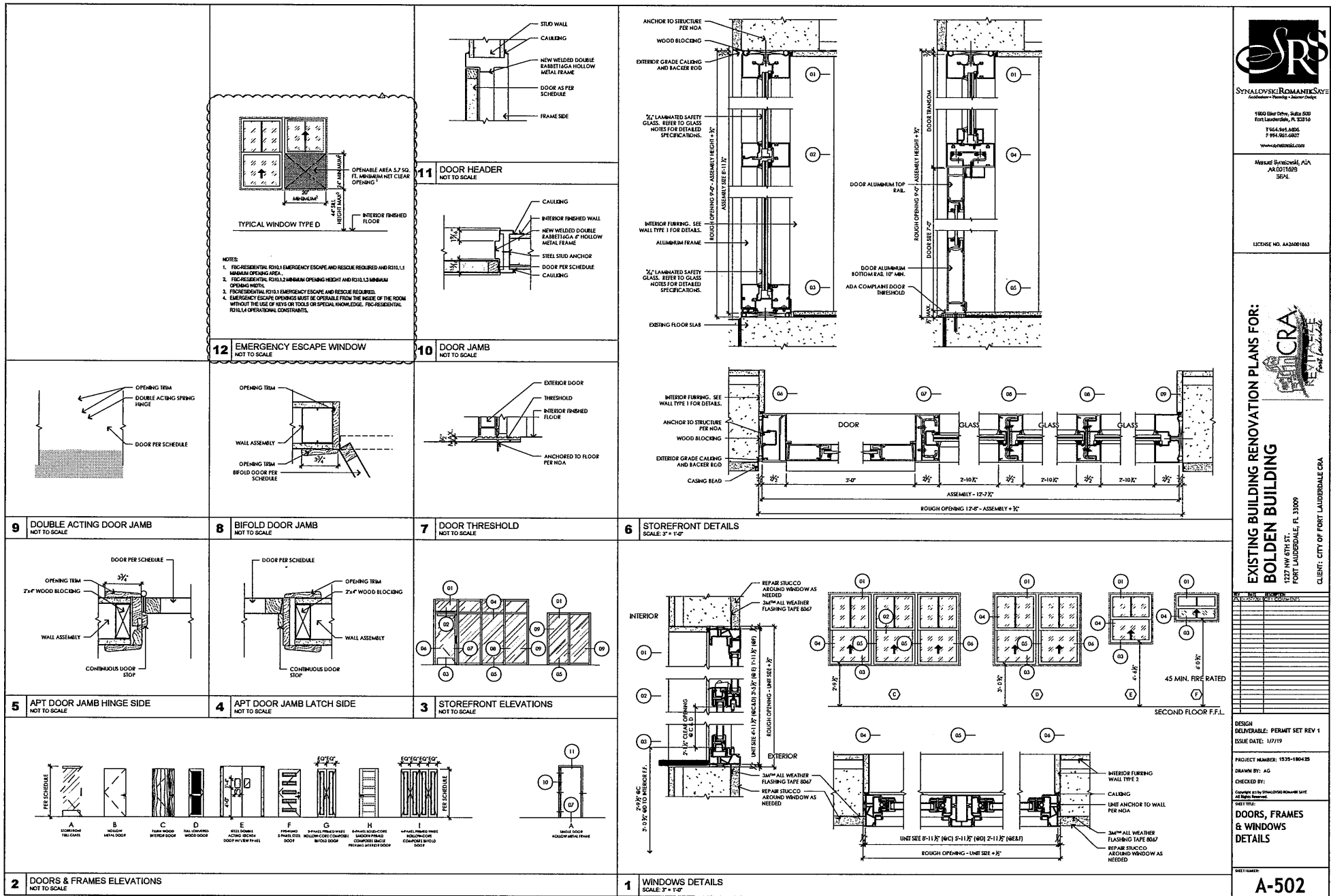
Copyright (C) by SYNALENSIS ROMANIC SAITE
All Rights Reserved.

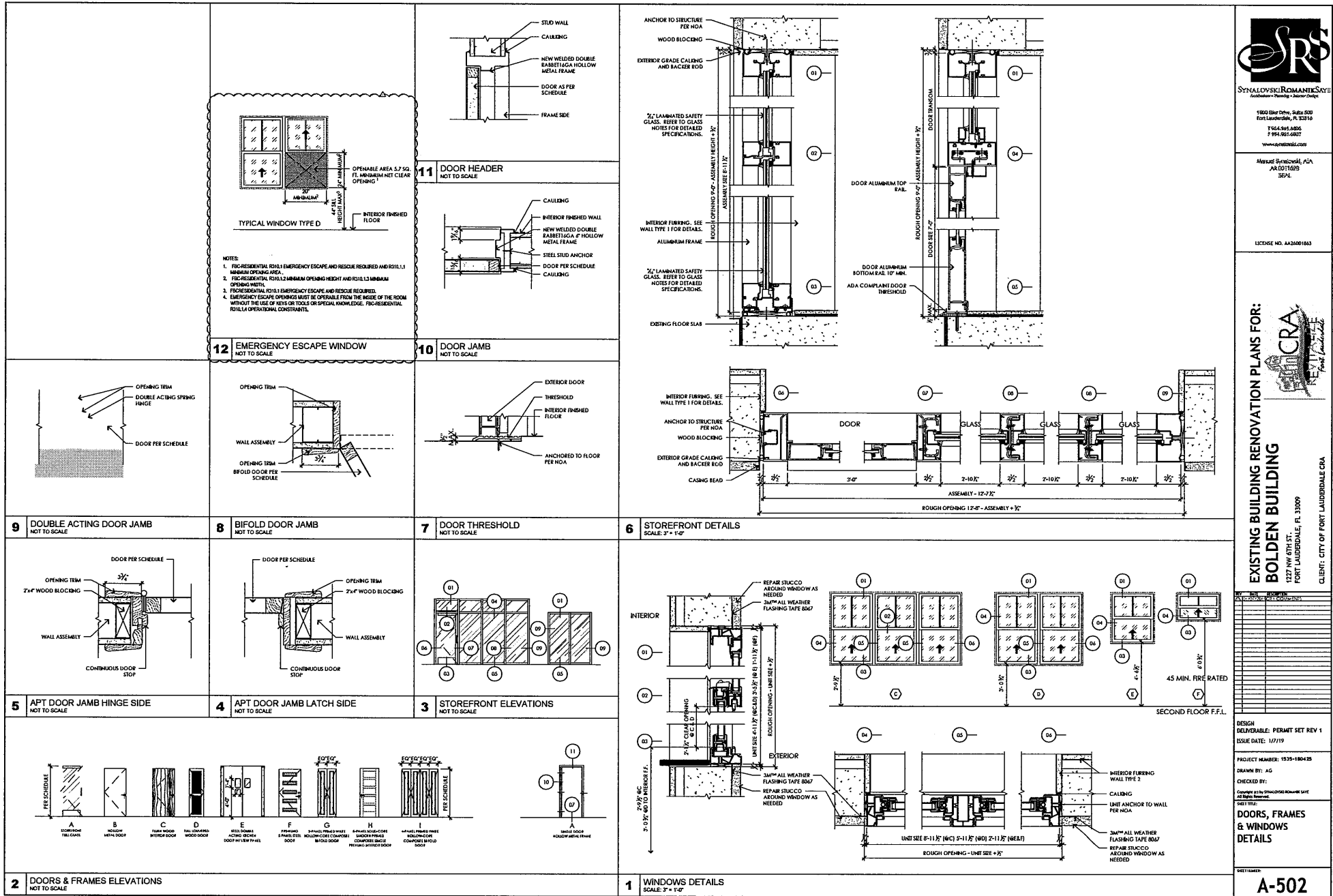
**STAIRS
ENLARGED PLAN
AND SECTION**

9/11/1971

A-403







[illegible]

APARTMENTS

FIRST FLOOR

PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES AND ALL WATER HAMMER ARRESTERS. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING AND MUST MATCH THE FINISH OF THE WALL IN WHICH THEY ARE INSTALLED.

1. ALL FIXTURES SHALL COMPLY WITH TABLE GOALS OF THE FPG.

PULL DESCRIPTION	MAKEUP & MODEL	FEELING LIMIT	CONNECTION
A	SOLO CHW 88-A	1-11	1/8"
B	SOLO CHW 88-B	12-34	3/4"
C	SOLO CHW 88-C	35-50	1"

SOLO CHW STOCK PARTS APPROVED FOR INSTALLATION WITH NO
 OTHER PARTS OR ACCESSORIES

SIZE (inches)	MINIMUM SLOPE (inch per foot)
2-1/2 or less	1/4
3 to 6	1/8
8 or larger	1/16

TABLE 204.1 OF THE FLORIDA BUILDING CODE, 2007



SCALE: NLS.

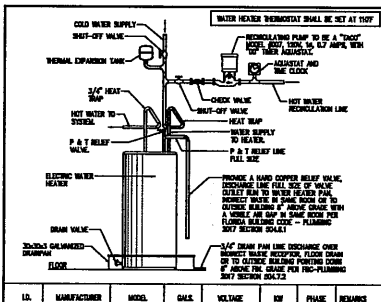
CONTENTS		
1	P-100 PLUMBING SCKE, SYMBOL, LEGEND AND NOTES.	
2	P-100.1 PLUMBING SITE PLAN	
3	P-101 FIRST LEVEL DOMESTIC WATER FLOOR PLAN	
4	P-101.1 FIRST LEVEL SANITARY PLAN	
5	P-102 SECOND LEVEL DOMESTIC WATER FLOOR PLAN	
6	P-102.1 SECOND LEVEL SANITARY PLAN	
7	P-300 DOMESTIC WATER BOMETRICS	
8	P-301 SANITARY AND CONDENSATE BOMETRICS	
9		
10		

[illegible][illegible]

LD	MANUFACTURER	MODEL	GALLS	VOLTAGE	KW	PHASE	REMARKS
EMH-1	AO SMITH	ECS-30	30	120	2.5	1	APARTMENTS

WATER HEATER DETAIL (FLOOR MOUNTED)
ISSUE: 01/18

Figure 1



I.D.	MANUFACTURER	MODEL	GALS.	VOLTAGE	KW	PHASE	REMARKS
ENR-1	AO SMITH	EAT-30	30	120	2.5	1	CLOSET 111
WATER HEATER DETAIL (FLOOR MOUNTED) 8000 KTA							

ENDS



Manuel S. Sison, AIA
 AR 001688
 SEAL

LICENSE NO. AA26001863

**Existing Building Renovation Plans for:
BOLDEN BUILDING**

227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

DESIGN
DELIVERABLE:
ISSUE DATE: 10/22/16

PROJECT NUMBER: 1535-180425

DRAWN BY: MO, RM, RT

CHECKED BY: MKG

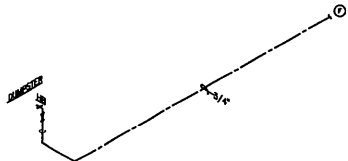
Copyright ©1 by SYMPOLOSIS INNOVATIVE SYSTEMS
All Rights Reserved.

**PLUMBING INDEX,
SYMBOL, LEGEND,
SCHEDULES AND
NOTES PLAN**

REF
TEXT NUMBER:
P-100



P-100

DOMESTIC
WATER
ISOMETRIC

AIR DISTRIBUTION SCHEDULE					
SIGNAL	LINE	TYPE	TIME OF DAY	REMARKS	ACCOMMODATION
01	WATER	OFFSHORE	TIME 20-44	☐ 100% ☐ 100% WALK	0.0.0
02	WATER	ONSHORE	TIME 00	☐ 100% ☐ 100% WALK	0.0.0
03	WATER	ONSHORE	TIME 2000		0.0.0
04	WATER	ONSHORE	TIME 00	IMPACT HEAVY	
05	WATER	ONSHORE	TIME 00-00	IMPACT HEAVY	
06	WATER	ONSHORE	TIME 00-00	IMPACT HEAVY	
07	WATER	ONSHORE	TIME 00		
08	WATER	ONSHORE	TIME 00		
09	WATER	ONSHORE	TIME 00		
10	WATER	ONSHORE	TIME 00		
11	WATER	ONSHORE	TIME 00		
12	WATER	ONSHORE	TIME 00		
13	WATER	ONSHORE	TIME 00		
14	WATER	ONSHORE	TIME 00		
15	WATER	ONSHORE	TIME 00		
16	WATER	ONSHORE	TIME 00		
17	WATER	ONSHORE	TIME 00		
18	WATER	ONSHORE	TIME 00		
19	WATER	ONSHORE	TIME 00		
20	WATER	ONSHORE	TIME 00		
21	WATER	ONSHORE	TIME 00		
22	WATER	ONSHORE	TIME 00		
23	WATER	ONSHORE	TIME 00		
24	WATER	ONSHORE	TIME 00		
25	WATER	ONSHORE	TIME 00		
26	WATER	ONSHORE	TIME 00		
27	WATER	ONSHORE	TIME 00		
28	WATER	ONSHORE	TIME 00		
29	WATER	ONSHORE	TIME 00		
30	WATER	ONSHORE	TIME 00		
31	WATER	ONSHORE	TIME 00		
32	WATER	ONSHORE	TIME 00		
33	WATER	ONSHORE	TIME 00		
34	WATER	ONSHORE	TIME 00		
35	WATER	ONSHORE	TIME 00		
36	WATER	ONSHORE	TIME 00		
37	WATER	ONSHORE	TIME 00		
38	WATER	ONSHORE	TIME 00		
39	WATER	ONSHORE	TIME 00		
40	WATER	ONSHORE	TIME 00		
41	WATER	ONSHORE	TIME 00		
42	WATER	ONSHORE	TIME 00		
43	WATER	ONSHORE	TIME 00		
44	WATER	ONSHORE	TIME 00		
45	WATER	ONSHORE	TIME 00		
46	WATER	ONSHORE	TIME 00		
47	WATER	ONSHORE	TIME 00		
48	WATER	ONSHORE	TIME 00		
49	WATER	ONSHORE	TIME 00		
50	WATER	ONSHORE	TIME 00		
51	WATER	ONSHORE	TIME 00		
52	WATER	ONSHORE	TIME 00		
53	WATER	ONSHORE	TIME 00		
54	WATER	ONSHORE	TIME 00		
55	WATER	ONSHORE	TIME 00		
56	WATER	ONSHORE	TIME 00		
57	WATER	ONSHORE	TIME 00		
58	WATER	ONSHORE	TIME 00		
59	WATER	ONSHORE	TIME 00		
60	WATER	ONSHORE	TIME 00		
61	WATER	ONSHORE	TIME 00		
62	WATER	ONSHORE	TIME 00		
63	WATER	ONSHORE	TIME 00		
64	WATER	ONSHORE	TIME 00		
65	WATER	ONSHORE	TIME 00		
66	WATER	ONSHORE	TIME 00		
67	WATER	ONSHORE	TIME 00		
68	WATER	ONSHORE	TIME 00		
69	WATER	ONSHORE	TIME 00		
70	WATER	ONSHORE	TIME 00		
71	WATER	ONSHORE	TIME 00		
72	WATER	ONSHORE	TIME 00		
73	WATER	ONSHORE	TIME 00		
74	WATER	ONSHORE	TIME 00		
75	WATER	ONSHORE	TIME 00		

1. MECHANICAL EQUIPMENT NOTES
2. ALL VEHICLES MUST BE IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. VEHICLES MUST BE MAINTAINED IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. ALL VEHICLES MUST BE IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. VEHICLES MUST BE MAINTAINED IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. ALL VEHICLES MUST BE IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. VEHICLES MUST BE MAINTAINED IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
5. ALL VEHICLES MUST BE IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. VEHICLES MUST BE MAINTAINED IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
6. ALL VEHICLES MUST BE IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. VEHICLES MUST BE MAINTAINED IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
7. ALL VEHICLES MUST BE IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. VEHICLES MUST BE MAINTAINED IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
8. ALL VEHICLES MUST BE IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. VEHICLES MUST BE MAINTAINED IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
9. ALL VEHICLES MUST BE IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. VEHICLES MUST BE MAINTAINED IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
10. ALL VEHICLES MUST BE IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS. VEHICLES MUST BE MAINTAINED IN A MAINTAINED CONDITION AND BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

STANDARD DUCT SEALING REQUIREMENTS (BASED ON SACHS)		
REAL CLAIM	SEALING REQUIREMENTS	APPLICABLE SEALING PRESSURE (CONSTRUCTION STANDARD)
A	ALL THROUGHOUT JOINTS, LONGITUDINAL SEAMS, AND END JOINT CONNECTIONS	4" W8 AND UP (1000 PSI)
B	ALL THROUGHOUT JOINTS AND LONGITUDINAL SEAMS ONLY	3" W8 (750 PSI)
C	THROUGHOUT JOINTS ONLY	2" W8 (500 PSI)
NOTE: IS SUBJECT TO THE ABOVE, ANY JOINTS ARE WILLING TOVOID FLARE OF 4" FROM EACH END OF 4" W8 AND 2" FROM EACH END OF 3" W8 AND 1" FROM EACH END OF 2" W8.		

NOTE TO CONTRACTOR
CONTRACTOR TO CLEAN HVAC SYSTEM AFTER CONSTRUCTION AND DURING DEMOLITION.

CONCRETE, POLYMER MATERIAL, SHALL BE 40% BRICKLASH MATERIAL, SHALL BE 60% BRICKLASH MATERIAL, POLYMER MATERIAL OR POLYMER MATERIAL.

NEW EXHAUST FA			
MARK	SELECTION BASED ON		TYPE
	MAKE	MODEL NO.	

1. PROVIDE MOTOR STARTERS, DISCONNECTS AND ALL ASSOCIATED
2. PROVIDE BACKGATE DAMPERS FOR EXHAUST FANS.
3. FIELD ADJUSTOR SHALL BE RESPONSIBLE FOR STRUCTURE.
4. COORDINATE WITH ELECTRICAL CONTRACTOR BEFORE BIDDING
5. SEE GENERAL, AIR CONDITIONING, DUCTWORK, AND COORDINATE
6. SUPPLIED ITEMS.
7. PROVIDE FACTORY FAN MOUNTING SUPPORTS - LESS, CURSES
8. PROVIDE ALL EXHAUST FAN MOUNTING WITH APPROVED
9. EF-67A SHALL INCLUDE LIGHT FIXTURE WITH EXHAUST FAN.

SCOPE OF WORK

BRAND NEW BUNGALOW FOR 1ST AND 2ND FLOOR. 2ND FLOOR IS FOR RESIDENTIAL AND MULTI-PURPOSE USE. THE FLOOR SHALL BE MULTI-PURPOSE OCCUPANCY. ALL EXISTING MECHANICAL SYSTEMS HAVE BEEN DISCLOSED PRIOR TO PREPARATION OF THESE CONSTRUCTION DOCUMENTS.

CONTROLS / THERMOSTAT NOTES

1. CONTROLS TO BE COMPATIBLE WITH CHIMNEY CONTROLS.
2. IF APPLICABLE, WIREMOUNT SHALL HAVE CHIMNEY HEARING CAPABILITY, PROMOTE HEATE HEARING NUMBER WHEN HEARING ON FLARE.
3.
 - A. CHIMNEY HEARING NUMBER OF 1-800-888-8888 AND 1-800-888-8888.
 - B. CHIMNEY HEARING NUMBER OF 1-800-888-8888 AND 1-800-888-8888.
 - C. CHIMNEY HEARING NUMBER OF 1-800-888-8888 AND 1-800-888-8888.
 - D. CHIMNEY HEARING NUMBER OF 1-800-888-8888 AND 1-800-888-8888.

ALL WIREMOUNT PROMOTE WHEN HEARING NUMBER HEARING NUMBER SHALL BE SET TO BE CONTROLLABLE BY THE HEARING NUMBER AND HEARING THE HEARING OF THE HEARING, TEMPERATURE HEARING OF APPLICABILITY.

MECHANICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION

[illegible]

SHOP DRAWING REQUIREMENTS

1. CONTRACTOR SHALL SUBMIT 8 COPIES OF COMPLETED SHOP DRAWINGS, TOGETHER WITH A TRUE AND FAITHFUL COPY THEREOF, TO THE ARCHITECT. ALL SUBMITTALS SHALL BE MADE WITHIN 30 DAYS OF NOTICE TO SUBMIT.
2. ALL SUBMITTALS MUST CLEARLY INDICATE EXACTLY WHICH ITEMS ARE BEING PROVIDED FOR BY THE CONTRACTOR, IF NOT, THE SUBMITTAL SHALL BE REJECTED.
3. SUBMITTALS SHALL BE LIMITED TO ONE OF THE ADDENDUMS LISTED IN THE CONSTRUCTION DOCUMENTS. MATERIALS, PRODUCTS, AND/OR METHODS SHALL BE IDENTIFIED AND APPROVED BY THE ENGINEER, ARCHITECT AND OWNER (I/O) 30 DAYS PRIOR TO BID DATE.
4. THE CONTRACTOR ASSUMES ALL DESIGN RESPONSIBILITY AND ALL FINANCIAL RISK FOR ANY OMISSIONS PRIOR TO THE SUBMITTAL REVIEW AND FOR ANY OMISSION OR ERROR MADE IN RESPONSE TO THE CONSTRUCTION DOCUMENTS.

8. CONTINGENCES NECESSITATING A RETURN TO THE FORWARDED DOCUMENTS MUST BE INDICATED BY THE PURCHASER FROM THE DATE OF ACCEPTANCE. IF ACCEPTED, THE PURCHASER MUST BE IDENTIFIABLE AND ACCOMPANIED BY A PURCHASE ORDER FROM THE CONTRACTING OFFICE. THE PURCHASE ORDER MUST BE DATED, SIGNED AND DELIVERED TO HIM ON A COPIA BASIS.

9. THE PURCHASER MUST DESIGN OR INSTRUCT TO THE FORWARDED CONTINGENT DOCUMENTS, WHETHER ISSUED FROM PROCEEDED BIDDING DOCUMENTS OR NOT, THAT RESULT IN REINFORCEMENTS IN LETTERS OF AUTHORIZATION AND/OR PAYMENT CONTINGENT DOCUMENTS. THE PURCHASER MUST BE IDENTIFIABLE AND ACCOMPANIED BY A PURCHASE ORDER FROM THE CONTRACTING OFFICE. THE PURCHASE ORDER MUST BE DATED, SIGNED AND DELIVERED TO HIM ON A COPIA BASIS.

10. THE PURCHASER MUST SUBMIT A COPY OF EQUIPMENT LOCATION OF ALL ELECTRICAL SPACES, INCLUDING BUT NOT LIMITED TO, ELECTRICAL ROOMS, TELEPHONE ROOMS, TELETYPE ROOMS, TELETYPE AND TELETYPE ROOMS, ETC. THE LOCATION SHALL BE COVERED BY PLAN VIEW AS A SCALE OF 1/2" = 1' AND EXTERIOR ELEVATIONS FOR EACH SUCH SPACE ON ROOM, ETC.

COORDINATION NOTES

[illegible]

GENERAL DEMOLITION NOTES

3. BUILDING, FIRE INSURANCE AND EQUIPMENT WARRANTIES SHALL INCLUDE THE FOLLOWING PROVISIONS:
 - a. CONTRACTOR SHALL OBTAIN COPIES OF EXISTING BUILDING CONNECTIONS TO BE ADDED RELAYING TO EXISTING BUILDING CONNECTIONS.
 - b. THE EXISTING PROPOSED SHALL PROVIDE FOR THE PROTECTION OF THE EXISTING BUILDING CONNECTIONS, CABLES, TUBES, AND THE INTEGRITY OF ALL UTILITIES. PROTECTS TO BE MAINTAINED, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING BUILDING CONNECTIONS AND THE INTEGRITY OF ALL UTILITIES.
4. CHANGES SHALL BE MADE ONLY AS PROVIDED FOR IN PROVISIONS, AND THIRTY DISCREPANCY OF BIDDY RESULTS.
5. CHANGES SHALL BE MADE ONLY AS PROVIDED FOR IN PROVISIONS, AND THIRTY DISCREPANCY OF BIDDY RESULTS.
6. CHANGES SHALL BE MADE ONLY AS PROVIDED FOR IN PROVISIONS, AND THIRTY DISCREPANCY OF BIDDY RESULTS.
7. FOR ALL ADDITIONAL INFORMATION REGARDING CONTRACTS, RECOMMENDATIONS, CONTRACTS WITH EACH PLAN.

REQUIREMENTS FOR SUBMITTALS

IT IS THE POLICY OF THE STATE OF ALABAMA TO PROMOTE ECONOMIC DEVELOPMENT AND TO ATTRACT INVESTMENT. THE STATE OF ALABAMA HAS A COMMITMENT TO THE ECONOMIC DEVELOPMENT OF THE STATE AND TO THE ECONOMIC GROWTH OF THE NATION.

THE FOLLOWING SUBMITTALS SHALL ALSO BE CONSIDERED WITH THE FOLLOWING REQUIREMENTS:

- CREDIT
- FINANCIAL
- INVESTMENT
- ECONOMIC DATA
- EMPLOY
- ECONOMIC CONTROL
- ANY SPECIAL NOTE OR ADDENDUM LISTED ON SCHEDULE

[illegible]

**DELTA G CONSULTING
ENGINEERS, INC.**
707 N.E. 2nd AVE., SUITE 200
FORT LAUDERDALE, FL 33304
(904) 587-1118
CA00000181

PHY. MGR.-MARY KAY CONKLE
PROJECT #: 100618

GEORGE SAKTIAN, P.E.
FLORIDA LICENSE #48100

 SYNALOVER ROMANTIC DATE Architecture • Planning • Interior Design	
1000 Hill Top Rd, Suite 100 Fort Lauderdale, FL 33316 754.561.5616 754.561.5622 www.srsarchitect.com	
Harold Remondini, AIA ARCHITECT SEAL	
LICENSE NO. AA32101613	
Existing Building Renovation Plans for: BOLDEN BUILDING 1227 NW 6TH ST. FORT LAUDERDALE, FL 33309 CLIENT: CITY OF FORT LAUDERDALE CHA	
DATE: 01/11/2018 BY: JAC, RAC, RT PROJECT NUMBER: 1535-180425	DESIGN DELIVERABLE: ISSUE DATE: 10/22/18 DRAWN BY: JAC, RA, RT CHECKED BY: AUG Copyright © by SYNALOVER ROMANTIC DATE. All rights reserved. NOTED:
MECHANICAL INDEX, SYMBOL, LEGEND, SCHEDULES AND NOTES PLAN	
#02 Sheet of 4 sheets	
M-100	



SYNALOVER ROMANETS

1800 Silver Lake, Suite 200
Fort Lauderdale, FL 33315
T 954.564.2800
F 954.564.2807
www.srsinc.com

Metal Systems, AIA
AIA 001608
SIA

LICENSE NO. A43001943

Existing Building Renovation Plans for:
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309

CLIENT: CITY OF FORT LAUDERDALE, FLA

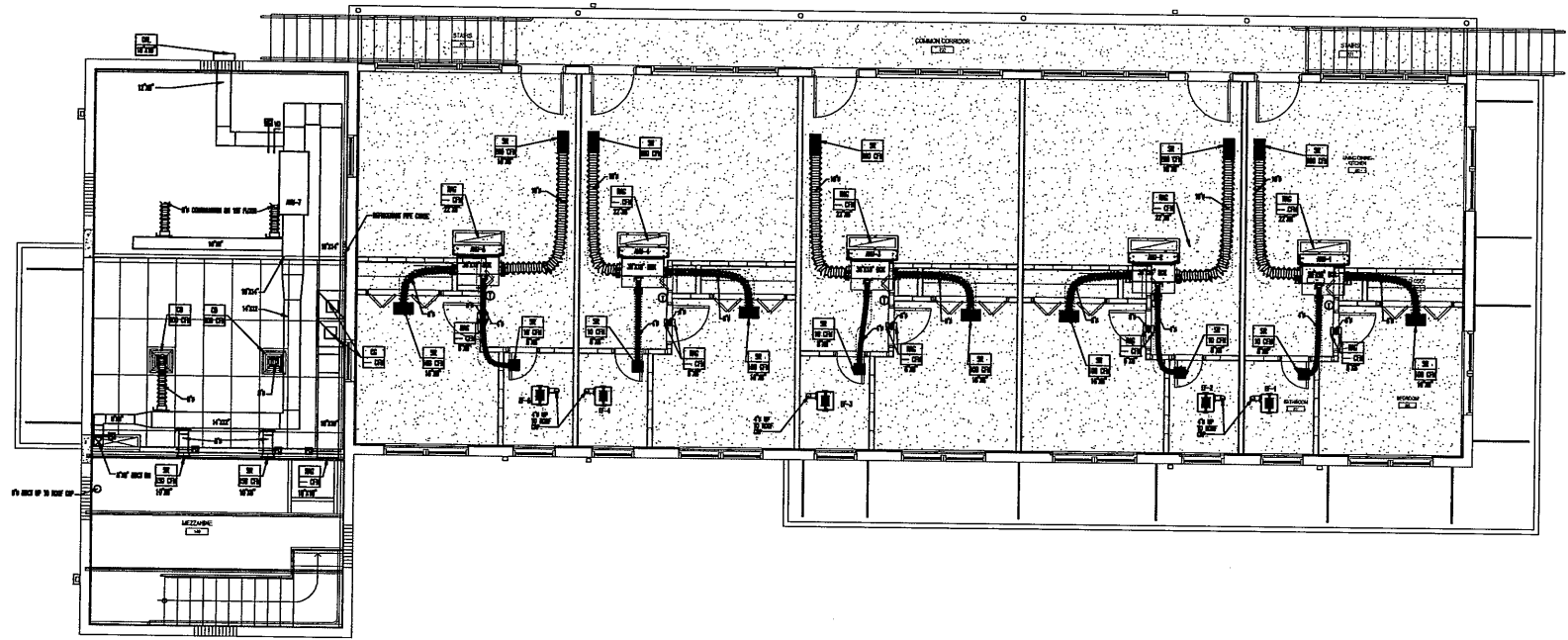
NO.	DATE	REVISION
1	10/22/18	ISSUED FOR PERMIT

DESIGN
DELIVERABLE:
ISSUE DATE: 10/22/18
PROJECT NUMBER: 1535-180423
DRAWN BY: AGS, RAH, RT
CHECKED BY: AGS
Copyright © 2018 by SYNALOVER ROMANETS
All Rights Reserved.

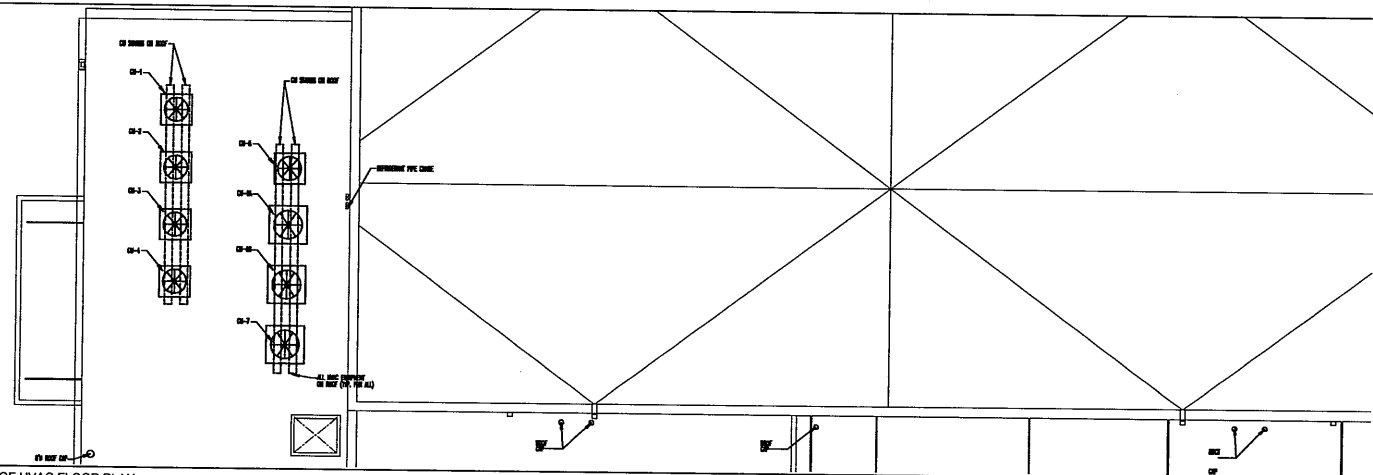
SECOND LEVEL
PARTIAL ROOF LEVEL
MECHANICAL PLAN

SEE

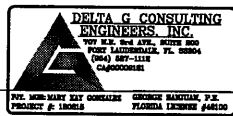
M-102



2 2nd LEVEL HVAC FLOOR PLAN
SCALE: 1/4" = 1'-0"

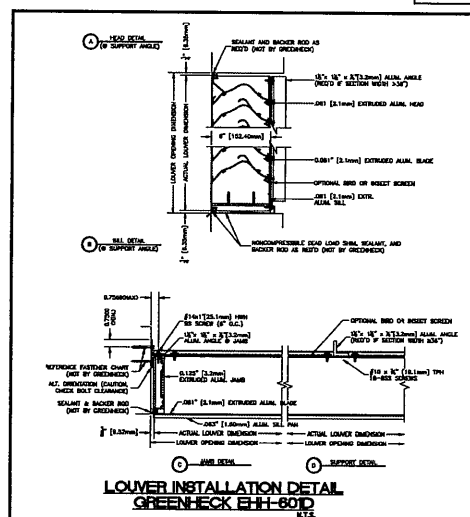
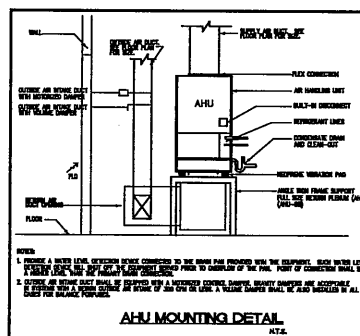
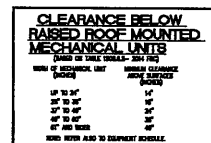
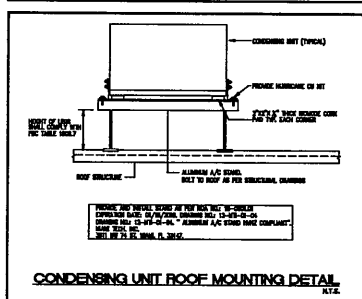
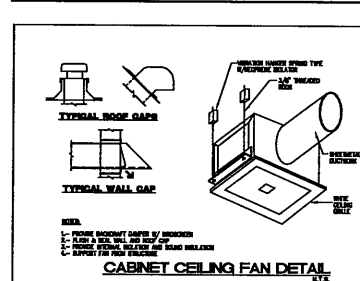
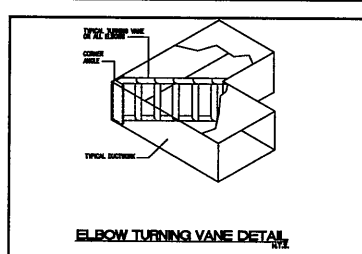
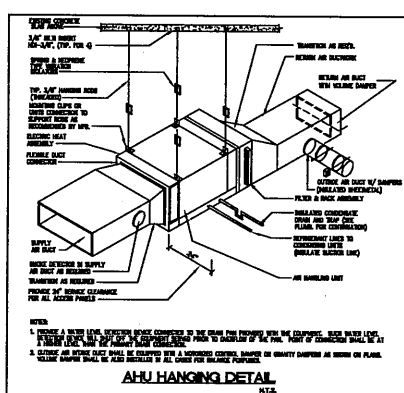
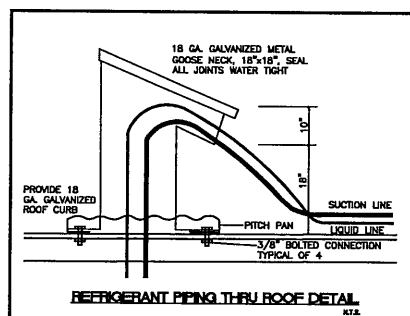
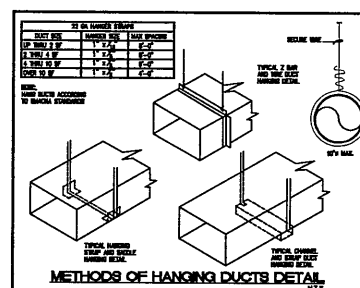
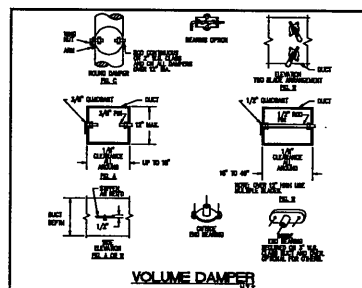
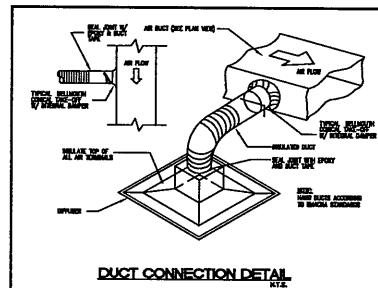
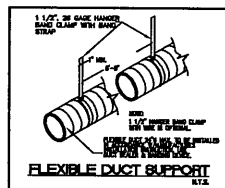


3 PARTIAL ROOF HVAC FLOOR PLAN
SCALE: 1/4" = 1'-0"



DELTA G CONSULTING
ENGINEERS, INC.
100 S.E. 1st Ave., Suite 200
Fort Lauderdale, FL 33304
(954) 567-1111
CA000000181

PROJECT # 1535-180423

Manual Symbols, AIA
AR 001 1088
(SEA)

LICENSE NO. AA26001863

**Existing Building Renovation Plans for:
BOLDEN BUILDING**

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

[illegible]

DESIGN
DELIVERABLE:
ISSUE DATE: 1

PROJECT NUMBER: 1535-180425
DRAWN BY: MO, RM, RT
CHECKED BY: MXG
Copyright (c) by SYNALCON/30 ROMANOK SAYE
All Rights Reserved.

MECHANICAL DETAILS

MECHANICAL DETAILS

257

M-200



DESCRIPTION OF THE EXTENT AND QUALITY EXPECTED

32. ALL SALE 600-3072 FPG AND
REAR ASSEMBLY CODE (TAC) AND
CLASSES.

33. ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMMODATE
PERMIT INCLUDING OVERCURRENT PROTECTION.

- [illegible]

FLS/24 AND CHAPTER 133, FLORIDA STATUTES.

[illegible]

THE SOME EXAMPLES SHOWN ON THE LEADING MAY NOT PERTAIN TO THE PROJECT

ELECTRICAL INDEX

MAIL. SUBMIT A COPIES OF COMPLETED FORMS TO: CHAIRMAN, 300

- _____

SYNOPSIS: A ROMANTIC STORY OF LOVE AND DEATH.

TEL: 001-800-854-8877

REV	DATE	BY/CHK
1	03/27/2018	11:10 AM

ISSUE DATE: 10/22/18

DRAWN BY: MO, RM, RT

PLANT TITLE

SCHEDULES AND

HEET NAME: **F 100**



SYNALOVSKI ROMANIKS & ASSOCIATES
Architects - Planning - Interior Design

1800 Blue Drive, Suite 300
Fort Lauderdale, FL 33316
T 954.561.4806
F 954.561.4807
www.synalovski.com

Marcel Synalowski, AIA
AIA 0011559
SEAL

LICENSE NO. A424001843

Existing Building Renovation Plans for:
BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309

CLIENT: CITY OF FORT LAUDERDALE ORA

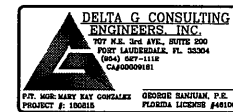
REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/22/18

DESIGN
DELIVERABLE:
ISSUE DATE: 10/22/18

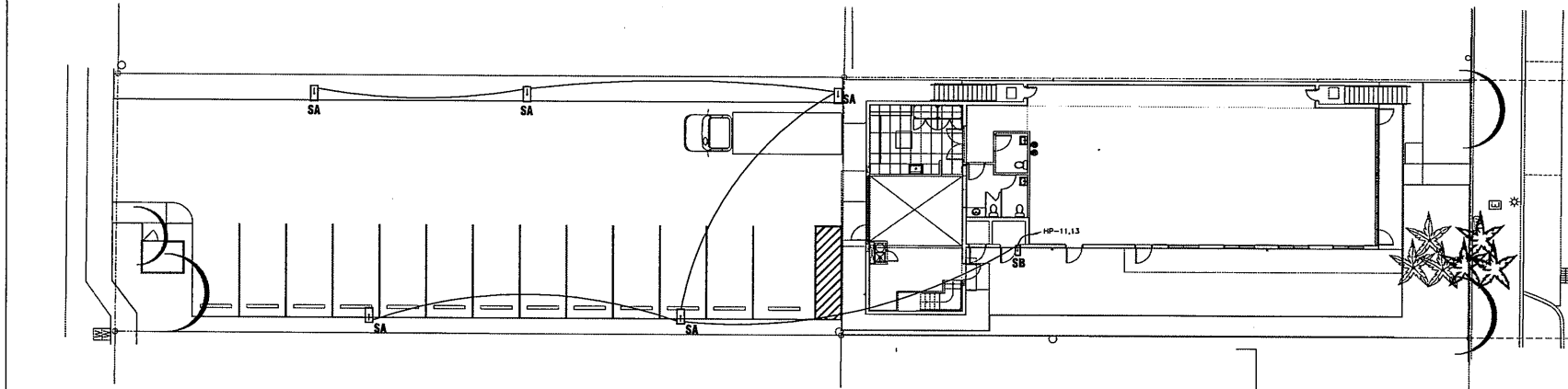
PROJECT NUMBER: 1335-180425
DRAWN BY: MD, BA, RT
CHECKED BY: AMG
Copyright © by SYNALOVSKI ROMANIKS & ASSOCIATES
All Rights Reserved.
SHEET TITLE:

ELECTRICAL
SITE PLAN

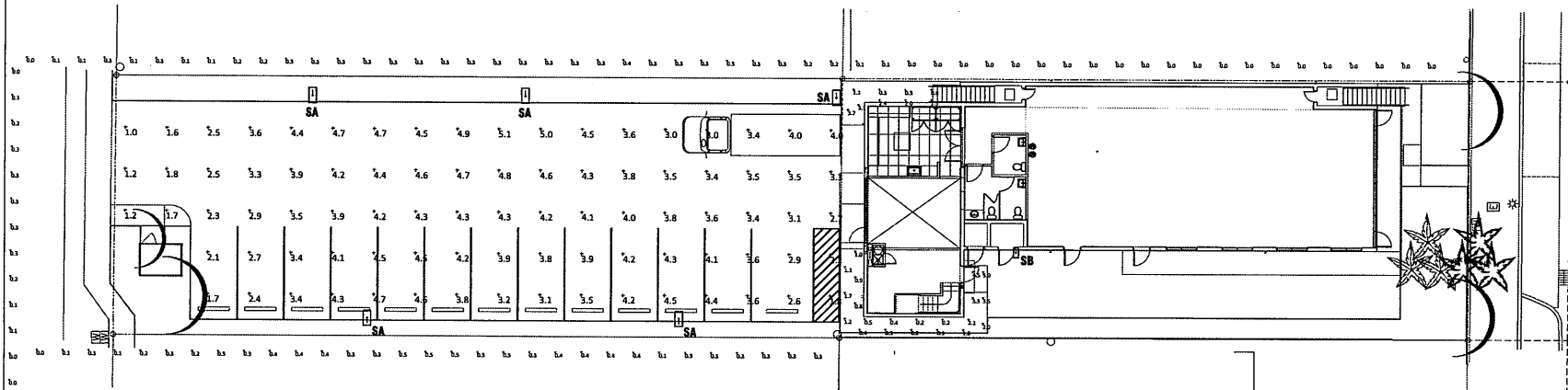
SHEET NUMBER:
E-100.1



P.T. MRS. MARY BAY GONZALEZ
PROJECT # 110016
OFORNE SANDOZ, P.E.
FLORIDA LICENSE #48150



1 ELECTRICAL SITE PLAN
SCALE: 1/4" = 10'-0"

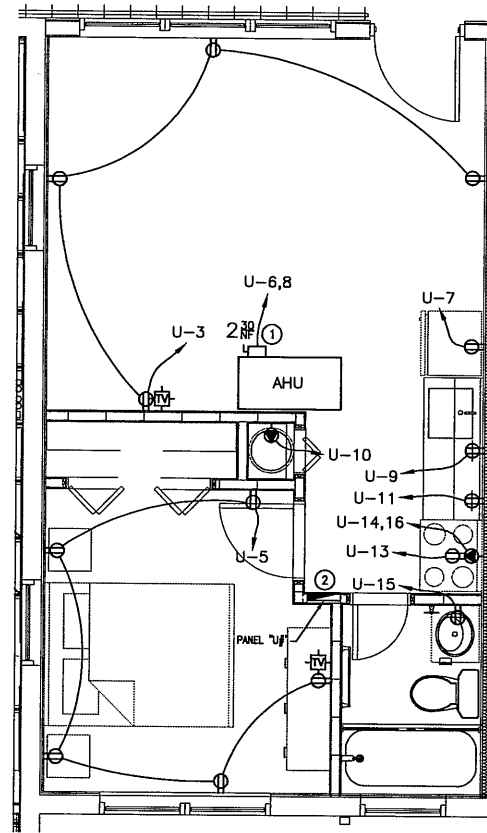


2 PHOTOMETRIC PLAN
SCALE: 1/4" = 10'-0"

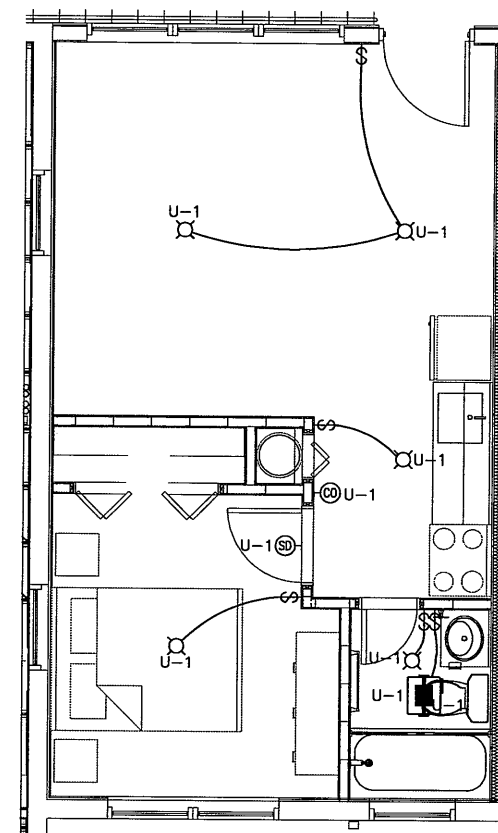
Calculation Summary					
Project: Bolden Building SITE - NOV 7, 2018					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARKING_Planar	3.59	5.1	1.0	3.59	5.10
SPLIT	0.70	0.5	0.0	N.A.	N.A.

Luminaire Schedule						
Project: Bolden Building SITE - NOV 7, 2018						
Symbol	Qty	Label	Description	LLD	LDD	LLF
SA	5	SA	PHILIPS GARDCO P25-48L-400-NW-G2-BLC MH: 20FT AFG	0.900	0.900	0.810
SB	1	SB	PHILIPS GARDCO PWS-48L-300-NW-G2-2 MH: 15FT AFG	0.900	0.900	0.810

Lum. Watts	Total Watts
66.07694	330.3847
46.8	46.8



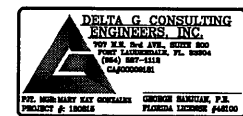
2nd LEVEL TYPICAL UNIT, POWER FLOOR PLAN
SCALE: 1/2" = 1'-0"



2nd LEVEL TYPICAL UNIT, LIGHTING FLOOR PLAN
SCALE: 1/2" = 1'-0"

KEYNOTES

- ① MOUNT DISCONNECTS ON OR ADJACENT TO SERVED EQUIPMENTS. LOCATE, DISCONNECTS TO PROVIDE CLEARANCE AND ACCESS AS REQUIRED BY THE NEC.
- ② INSTALL 3/4" EMPTY CONDUIT W/PULL STRING FROM LOAD CENTER TO CONDENSER UNIT LOCATED ON THE ROOF.



Mervin Sybilovitski, AIA
AIA #511608
SEAL

LICENSE NO. AA26001863

Existing Building Renovation Plans for: BOLDEN BUILDING

1327 NW 4TH ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE CRA

NO.	REV.	DESCRIPTION
1	1	AS SHOWN BY THE ARCHITECT
2	1	AS SHOWN BY THE ARCHITECT
3	1	AS SHOWN BY THE ARCHITECT
4	1	AS SHOWN BY THE ARCHITECT
5	1	AS SHOWN BY THE ARCHITECT
6	1	AS SHOWN BY THE ARCHITECT
7	1	AS SHOWN BY THE ARCHITECT
8	1	AS SHOWN BY THE ARCHITECT
9	1	AS SHOWN BY THE ARCHITECT
10	1	AS SHOWN BY THE ARCHITECT
11	1	AS SHOWN BY THE ARCHITECT
12	1	AS SHOWN BY THE ARCHITECT
13	1	AS SHOWN BY THE ARCHITECT
14	1	AS SHOWN BY THE ARCHITECT
15	1	AS SHOWN BY THE ARCHITECT
16	1	AS SHOWN BY THE ARCHITECT
17	1	AS SHOWN BY THE ARCHITECT
18	1	AS SHOWN BY THE ARCHITECT
19	1	AS SHOWN BY THE ARCHITECT
20	1	AS SHOWN BY THE ARCHITECT
21	1	AS SHOWN BY THE ARCHITECT
22	1	AS SHOWN BY THE ARCHITECT
23	1	AS SHOWN BY THE ARCHITECT
24	1	AS SHOWN BY THE ARCHITECT
25	1	AS SHOWN BY THE ARCHITECT
26	1	AS SHOWN BY THE ARCHITECT
27	1	AS SHOWN BY THE ARCHITECT
28	1	AS SHOWN BY THE ARCHITECT
29	1	AS SHOWN BY THE ARCHITECT
30	1	AS SHOWN BY THE ARCHITECT
31	1	AS SHOWN BY THE ARCHITECT
32	1	AS SHOWN BY THE ARCHITECT
33	1	AS SHOWN BY THE ARCHITECT
34	1	AS SHOWN BY THE ARCHITECT
35	1	AS SHOWN BY THE ARCHITECT
36	1	AS SHOWN BY THE ARCHITECT
37	1	AS SHOWN BY THE ARCHITECT
38	1	AS SHOWN BY THE ARCHITECT
39	1	AS SHOWN BY THE ARCHITECT
40	1	AS SHOWN BY THE ARCHITECT
41	1	AS SHOWN BY THE ARCHITECT
42	1	AS SHOWN BY THE ARCHITECT
43	1	AS SHOWN BY THE ARCHITECT
44	1	AS SHOWN BY THE ARCHITECT
45	1	AS SHOWN BY THE ARCHITECT
46	1	AS SHOWN BY THE ARCHITECT
47	1	AS SHOWN BY THE ARCHITECT
48	1	AS SHOWN BY THE ARCHITECT
49	1	AS SHOWN BY THE ARCHITECT
50	1	AS SHOWN BY THE ARCHITECT
51	1	AS SHOWN BY THE ARCHITECT
52	1	AS SHOWN BY THE ARCHITECT
53	1	AS SHOWN BY THE ARCHITECT
54	1	AS SHOWN BY THE ARCHITECT
55	1	AS SHOWN BY THE ARCHITECT
56	1	AS SHOWN BY THE ARCHITECT
57	1	AS SHOWN BY THE ARCHITECT
58	1	AS SHOWN BY THE ARCHITECT
59	1	AS SHOWN BY THE ARCHITECT
60	1	AS SHOWN BY THE ARCHITECT
61	1	AS SHOWN BY THE ARCHITECT
62	1	AS SHOWN BY THE ARCHITECT
63	1	AS SHOWN BY THE ARCHITECT
64	1	AS SHOWN BY THE ARCHITECT
65	1	AS SHOWN BY THE ARCHITECT
66	1	AS SHOWN BY THE ARCHITECT
67	1	AS SHOWN BY THE ARCHITECT
68	1	AS SHOWN BY THE ARCHITECT
69	1	AS SHOWN BY THE ARCHITECT
70	1	AS SHOWN BY THE ARCHITECT
71	1	AS SHOWN BY THE ARCHITECT
72	1	AS SHOWN BY THE ARCHITECT
73	1	AS SHOWN BY THE ARCHITECT
74	1	AS SHOWN BY THE ARCHITECT
75	1	AS SHOWN BY THE ARCHITECT
76	1	AS SHOWN BY THE ARCHITECT
77	1	AS SHOWN BY THE ARCHITECT
78	1	AS SHOWN BY THE ARCHITECT
79	1	AS SHOWN BY THE ARCHITECT
80	1	AS SHOWN BY THE ARCHITECT
81	1	AS SHOWN BY THE ARCHITECT
82	1	AS SHOWN BY THE ARCHITECT
83	1	AS SHOWN BY THE ARCHITECT
84	1	AS SHOWN BY THE ARCHITECT
85	1	AS SHOWN BY THE ARCHITECT
86	1	AS SHOWN BY THE ARCHITECT
87	1	AS SHOWN BY THE ARCHITECT
88	1	AS SHOWN BY THE ARCHITECT
89	1	AS SHOWN BY THE ARCHITECT
90	1	AS SHOWN BY THE ARCHITECT
91	1	AS SHOWN BY THE ARCHITECT
92	1	AS SHOWN BY THE ARCHITECT
93	1	AS SHOWN BY THE ARCHITECT
94	1	AS SHOWN BY THE ARCHITECT
95	1	AS SHOWN BY THE ARCHITECT
96	1	AS SHOWN BY THE ARCHITECT
97	1	AS SHOWN BY THE ARCHITECT
98	1	AS SHOWN BY THE ARCHITECT
99	1	AS SHOWN BY THE ARCHITECT
100	1	AS SHOWN BY THE ARCHITECT

DESIGN DELIVERABLE:
ISSUE DATE: 10/22/18
PROJECT NUMBER: 1535-180425
DRAWN BY: AIO, RA, RT
CHECKED BY: AHC
Copyright © by SYBILOVITSKI ROMANKOV, AIA
All Rights Reserved.

TYPICAL UNIT ELECTRICAL PLAN

222
E-200

City of Fort Lauderdale

Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPF CRA)



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge TOMMY BOLDEN		Tel. No. 954 394-0989		E-Mail Address OVERVIEW SERVICES	
Primary Contact for this CRA Request TOMMY BOLDEN		Tel. No. " "		E-Mail Address mec@gmail.com	
Name of Business V&R FAMILY ENTERPRISES		Tax I.D. No. 46-3756331		Company Website NA	
Business Address 1553 NW 4 ST		Tel. No. " "		Fax No. NA	
City 33311 FORT LAUDERDALE FL		State FL		Zip Code 33311	
Commencement Date to Begin Project:				JOB INFORMATION	
Completion Date for Project: 2020				Full Time Equivalent (FTE) Jobs to be created 2	
Check Appropriate Description		Project Type		Facility Description	
†Existing Business ☒		†Expansion ☒		Existing Space 1000 sq. ft.	
†New Business ☐		†Relocation ☐		New Space 0 sq. ft.	
NAICS Code / Industry Type		Date of Incorporation 9/2008		State where the business was incorporated FL	
Proposed Project Location/City FORT LAUDERDALE		Proposed Address 1227 NW 6 ST			
Property Control Number(s)		Property Owner ROSA VIRGIL RENO CABAE LIV. TRUST			
Owner Tel. No. (include Area Code) 954 394-0989		Is there a lien on the property? Yes No		TYPE OF BUSINESS	
				Sole Proprietor _____	
				Partnership _____	
				Joint Venture _____	
				Corporation X	
				Cooperative _____	
				Limited Liability Company _____	
				Non-Profit Org. _____	
				Other: _____	
Bank(s) Where Business Accounts for Projects Are Held					
1. _____ 2. _____					
Name of Participating Bank/Lender CITY OF FORT LAUDERDALE (CDRG PROGRAM)					
Amount \$ 295,000		Contact Person HCD FORT LAUDERDALE		Tel. No. (include Area Code) Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code) Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code) Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code) Fax No. (include Area Code)	
Name of Other Financial Source					
Project Purpose and Economic Impact AFFORDABLE HOUSING AND BASKET BALL FOR COMMUNITY.					

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

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
VIRGIL BOLDEN	1553 NW 4 ST	25%	2008	2019
Name	Complete Address	% Owned	From	To
ROSA BOLDEN	" "	25%	2008	2019
Name	Complete Address	% Owned	From	To
MERDINE MITCHELL		25%	2008	2019
Name	Complete Address	% Owned	From	To
TOMMY BOLDEN	401 NW 15 AVE	25%	2008	2019
Name	Complete Address	% Owned	From	To
	33311			

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ 725,598 CONSTRUCTION
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 350,000
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	295,000	FORGIV.	10 YRS
CRA funds	350,000		
Company's current cash assets	80,958		
Owner equity (specify) PROPERTY VALUE	277,810		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	725,598	EXCLD LAND	
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	NA		
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings			
Rehabilitation of commercial and industrial buildings		620,268	
Purchase and installation of equipment and fixtures			
Other (specify) ARCHITECTURAL		105,330	
Other (specify) PERMITTING & FEES		10,000	
Other (specify)			
Total Uses		725,598	

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: <u>CITY OF FOOT LAUD</u>	\$ <u>295,000</u>	<u>2017</u>	\$ <u>295,000</u>	% <u>0</u>	<u>10 yrs</u>	\$ <u>NA</u>
Name: <u>CITY OF FOOT LAUD</u>	\$ <u>5564</u>	<u>BOARDUP</u>	\$ <u>5564</u>	% <u></u>	<u>NA</u>	\$ <u>NA</u>
Name: <u>CODE LIENS</u>	\$ <u>300/day</u>	<u>40 yr 2 inspection</u>		% <u></u>		\$ <u></u>
Name: <u></u>	\$ <u></u>		\$ <u></u>	% <u></u>		\$ <u></u>
Name: <u></u>	\$ <u></u>		\$ <u></u>	% <u></u>		\$ <u></u>

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. **ATTACHED**
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. **PROVIDED**
3. Corporate income tax returns for the last three years (*personal returns may also be requested*). **PROVIDED**
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*). **SEE ATTACHED**
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. **NA**
6. If business is a franchise, include a copy of the franchise agreement; **NA**
7. Bank Commitment Letter detailing the conditions of the loan approval. **NA**
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*). **NA**
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories **PROVIDED**
11. Copy of the Property Deed (*if the applicant is the owner*) **PROVIDED**
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). **PROVIDED**
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. **PROVIDED BY CITY - PROJECT MANAGER**
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule. **PROVIDED**

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. **277,810**
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. **CRA**
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds) **CRA**
32. Scope of work and all project costs **\$750,000**
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: VSR family ENTERPRISE

By: [Signature] Pres. 08/9/2018
Signature and Title Date

Guarantors: [Signature] PRESIDENT 08/9/2018
Signature and Title Date

[Signature] VICE PRESIDENT 08/9/2018
Signature and Title Date

[Signature] PRESIDENT 08/9/2018
Signature and Title Date

[Signature] DIRECTOR 08/9/2018
Signature and Title Date

Signature and Title Date



Northwest-Progresso-Flagler Heights 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	\$ _____
☐ DEVELOPMENT INCENTIVE PROGRAM	\$ _____
☐ PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

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

1. Please describe your project. BANQUET HALL / + 5 AFFORDABLE RENTAL UNITS
2. What is the address, folio number and legal description of the property. PROVIDED
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. VACANT BLDG
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. OWNER IS TENANT / THEIR BUSINESS
5. What is the zoning of the property? NW RAE MUN
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. YES
7. Is your project new construction or is it renovation? 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) 725,598 (SEE ATTACHED) \$620,268 (HARD) 115,330 (SOFT)
9. What is the current Broward County Assessed Value of the property? \$ 277,810
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. **YES SEE**
12. Are there any code violations on the property? Identify. **NO VR INSPECTION REQUIREMENT ATTACHED**
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding. **NO**
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries. **SEE ATTACHED**
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. **ASAP**
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. **2020**
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. **PROVIDED SPACE COAST CREDIT UNION**
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. **NO**

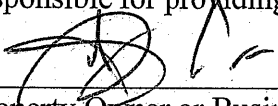
If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval. **SEE ATTACHED**
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. **YES**
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. **YES**
23. Do you have detailed, written contractor cost estimates? If so, please provide. **PROVIDED BY CRA**
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. **TO BE BID BY CRA PROJECT MAN.**
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. ~~USING CRA PROJECT MAN/CONST REVIEW SPECIALIST~~

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

I Tommy Bolden 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.



Property Owner or Business Owner Signature of

Tommy Bolden president

Print Name

List of all Jobs to be Created

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
BANQUET MANAGER	1	LEASING COORDINATING MANAGING	NA		PROF EXPERIENCE
FACILITIES MANAGER	1	MAINTENANCE/CLEANING SERVICES	NA		PROF EXPERIENCE
ADDITIONAL LABOR		PER ASSIGNMENT			
AS NEEDED TO BE AGREED TO CLIENT					
(10 SERVERS, WAIT STAFF, VALET)					

*USE ADDITIONAL SHEETS IF NECESSARY

BANQUET MANAGER & FACILITIES MANAGER POSITIONS TO BE FILLED BY BUS/PROF OWNERS TOMMY BOWEN & MERDINE MITCHELL



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
V & R FAMILY ENTERPRISES, CORP.

Filing Information

Document Number P13000077360
FEI/EIN Number 46-3756331
Date Filed 09/16/2013
State FL
Status ACTIVE

Principal Address

1553 NW 4TH STREET
FORT LAUDERDALE, FL 33311

Mailing Address

1553 NW 4TH STREET
FORT LAUDERDALE, FL 33311

Registered Agent Name & Address

BOLDEN, TOMMY LEE
401 NW 15TH AVENUE
FORT LAUDERDALE, FL 33311

Name Changed: 04/27/2017

Address Changed: 10/29/2014

Officer/Director Detail

Name & Address

Title P

BOLDEN, TOMMY LEE
1553 NW 4TH STREET
FORT LAUDERDALE, FL 33311

Title VP

BOLDEN, ROSA M
1553 NW 4TH STREET
FORT LAUDERDALE, FL 33311

Title D

MITCHELL, MERDINE
2540 NW 16TH STREET
FORT LAUDERDALE, FL 33311

Title D

BOLDEN, VIRGIL
401 NW 15TH AVENUE
FORT LAUDERDALE, FL 33311

Annual Reports

Report Year	Filed Date
2017	04/27/2017
2018	04/30/2018
2019	04/26/2019

Document Images

04/26/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
10/29/2014 -- Reg. Agent Change	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
09/16/2013 -- Domestic Profit	View image in PDF format

**Exhibit 2**

**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

Commercial Rehabilitation Estimate

Property Owner: V. Bolden and R. Bolden Revocable Living Trust

Property Address: 1227 Sistrunk Boulevard, Fort Lauderdale, FL 33311

Demolition	\$25,000.00
Roof	23,500.00
Second Floor Trusses and Flooring	18,000.00
Stucco	30,000.00
Structural Steel	18,000.00
Millwork	25,000.00
Aluminum Rails	12,000.00
Floor and Wall Tile	24,000.00
Steel Canopy	12,000.00
Window and Storefront	27,500.00
Concrete and Masonry	30,000.00
Doors and Hardware	17,000.00
Drywall	21,500.00
Plumbing	15,000.00
Electrical	36,000.00
HVAC	44,000.00
Sitework	65,500.00
Subtotal	444,000.00
General Contractor Fee	119,880.00
Contingency	56,388.00
TOTAL	<u>620,268.00</u>

COMMUNITY REDEVELOPMENT AGENCY

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

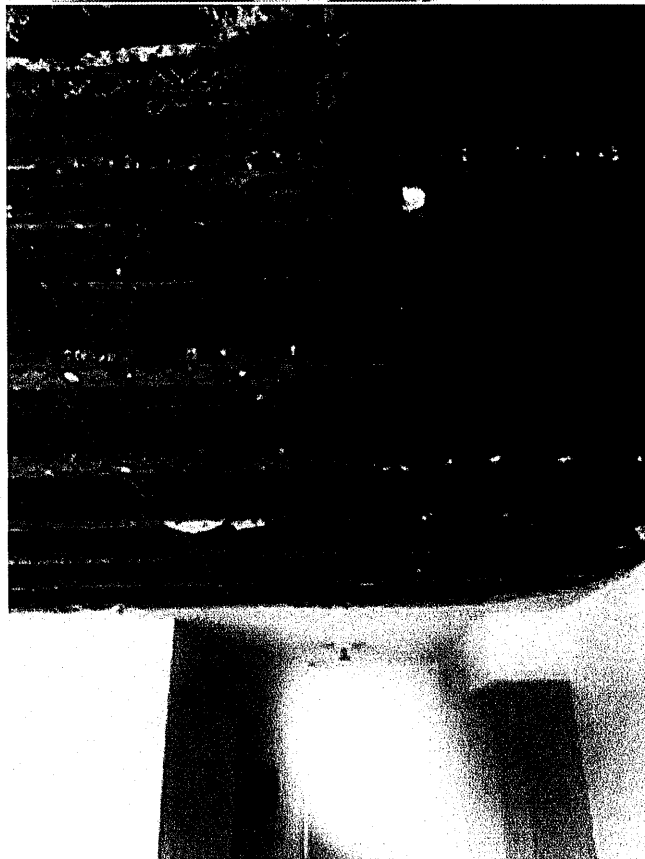
TELEPHONE (954) 828-6130

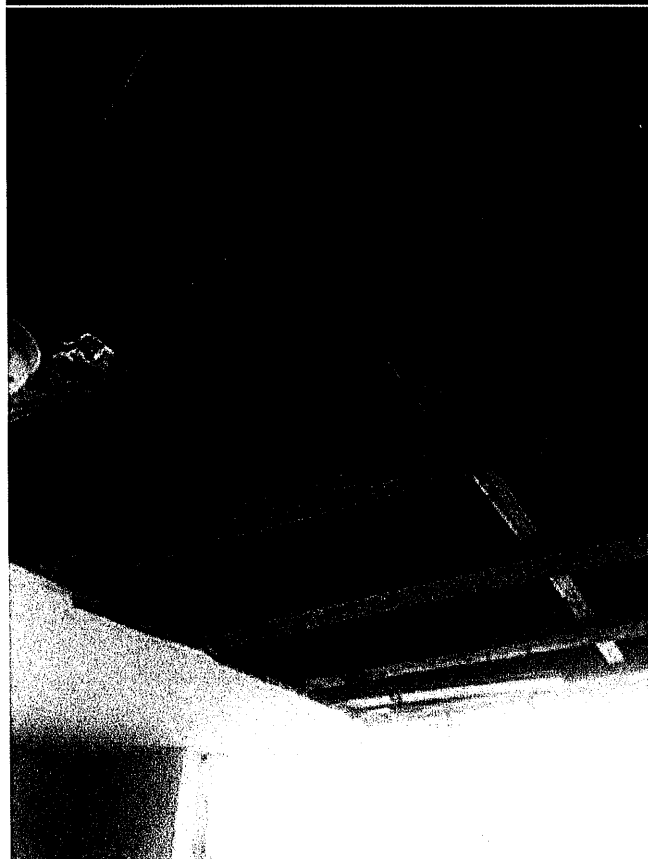
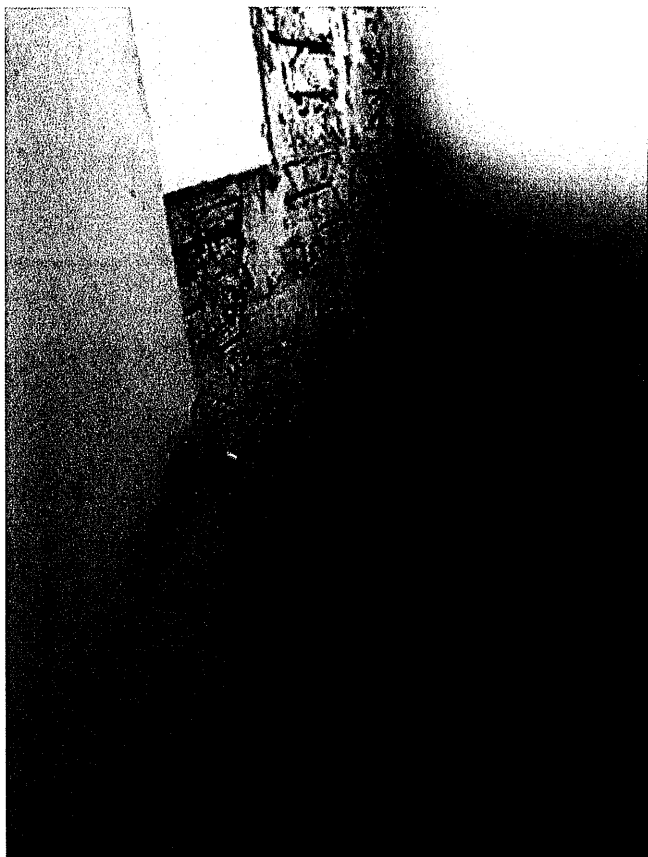
WWW.FORTLAUDERDALE.GOV



1227 Sistrunk Blvd – Existing Conditions









MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1227 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 04 0090
Property Owner	V BOLDEN & R BOLDEN REV LIV TR	Millage	0312
Mailing Address	401 NW 15 AVE FORT LAUDERDALE FL 33311	Use	12
Abbr Legal Description	HOME BEAUTIFUL PARK 2-47 B LOT 13 LESS RD BLK A		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$66,430	\$138,030	\$204,460	\$204,460	
2018	\$66,430	\$138,030	\$204,460	\$204,460	\$5,817.88
2017	\$66,430	\$138,030	\$204,460	\$204,460	\$5,883.47

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$204,460	\$204,460	\$204,460	\$204,460
Portability	0	0	0	0
Assessed/SOH	\$204,460	\$204,460	\$204,460	\$204,460
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	\$204,460	\$204,460	\$204,460	\$204,460

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/3/2013	WD*-T	\$100	111885492	\$11.00	6,039	SF
6/18/2007	WD*-Q	\$326,000	44296 / 1449			
5/31/2005	SW*	\$350,000	39784 / 328			
1/9/2004	CE*	\$165,000	36766 / 152			
5/14/2002	WD*	\$180,000	33269 / 510			
				Adj. Bldg. S.F. (Card, Sketch)		5246
				Units		5
				Eff./Act. Year Built: 1960/1959		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
S								
5246								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 6 COURT, FORT LAUDERDALE FL 33311	ID #	5042 04 04 0100
Property Owner	V BOLDEN & R BOLDEN REV LIV TR	Millage	0312
Mailing Address	1553 NW 4 ST FORT LAUDERDALE FL 33311	Use	28
Abbr Legal Description	HOME BEAUTIFUL PARK 2-47 B LOT 14 BLK A		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$64,750	\$8,600	\$73,350	\$73,350	
2018	\$77,000	\$8,600	\$85,600	\$85,600	\$1,554.03
2017	\$77,000	\$8,600	\$85,600	\$85,600	\$1,581.47

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$73,350	\$73,350	\$73,350	\$73,350
Portability	0	0	0	0
Assessed/SOH	\$73,350	\$73,350	\$73,350	\$73,350
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	\$73,350	\$73,350	\$73,350	\$73,350

Sales History			
Date	Type	Price	Book/Page or CIN
10/3/2013	WD*-T	\$100	111885492
6/18/2007	WD*-Q	\$326,000	44296 / 1449
5/31/2005	SW*	\$350,000	39784 / 328
1/9/2004	CE*	\$165,000	36766 / 152
5/14/2002	WD*	\$180,000	33269 / 510

Land Calculations		
Price	Factor	Type
\$9.25	7,000	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

Banquet Hall Rental Business Plan – 1227 Sistrunk Boulevard Fort Lauderdale, Florida 33311

Industry Overview

Banquet halls are halls that are rented for the purpose of hosting events such as professional seminars, corporate award ceremonies, weddings, family reunions, church benefits, association fund-raisers and any other events. Aside from the fact that the owners of banquet halls rent their halls and make money, most of them are also engaged in other complimentary services such as party rental services and event planning services.

The Banquet Hall Rental / Party Rental Industry is indeed a large and vibrant industry not only in the United States of America, but in most countries of the world. Statistics has it that the Banquet Hall Rental / Party Rental industry in the United States of America, is worth \$5 billion, with an estimated growth rate of 2.3 percent.

There are about 9,645 registered and licensed party rental / banquet hall rental businesses in the United States and they are responsible for employing about 50,470 people. Only Classic Party Rental Company can boast of having a lion market share in the industry. Despite that, the industry is still very much open for competitions from aspiring investors.

In the United States, the regions that have the greatest concentration of banquet hall rental / party supply rental companies are the Southeast, the West, the Great Lakes and the Mid-Atlantic. The distribution of companies is based mainly on the number of households and median income levels by region.

Besides, banquet hall rental / party rental companies tend to locate near major metropolitan areas, which generate a steady stream of demand for corporate and social events. The Southeast is the most populated region of the United States; therefore, given the high proportion of households, there is a greater demand for rental supplies for social events and corporate events.

A banquet hall that is well positioned and equipped will surely attract regular clients and the hall can be well booked all through the year.

Banquet Hall Rental Business Plan – Executive Summary

J & R Family Enterprises Banquet Hall Rentals is a first hall rental and event planning company that will be based in Fort Lauderdale Florida. Aside from running a banquet hall rental business, the company will also handle all aspects of event planning such as wedding planning, children's parties, annual general meetings to corporate events, end of year parties, party rental services, and other services related to rental and event planning.

J & R Family Enterprises Banquet Hall Rentals is a client-focused and result driven banquet hall rentals and event planning outfit that provides broad-based experience at an affordable fee, with a primary focus on serving the needs of the Fort Lauderdale Northwest Community.

We will offer standard and professional event planning services to all our clients. We will ensure that we work hard to meet and surpass our clients' expectations whenever they contract their events to our organization.

J & R Family Enterprises Banquet Hall Rentals has a philosophy that our client's best interest would always come first, and everything we do is guided by our values and professional ethics. We will ensure that we hire professionals who are well experienced in a wide variety of rental services and event planning, et al.

J & R Family Enterprises Banquet Hall Rentals will at all times demonstrate her commitment to sustainability, both individually and as a firm, by actively participating in our communities and integrating sustainable business practices wherever possible.

We will ensure that we hold ourselves accountable to the highest standards by meeting our clients' needs precisely and completely. We will cultivate a working environment that provides a human, sustainable approach to earning a living, and living in our world, for our partners, employees and for our clients.

Our plan is to position the business to become the leading brand in the banquet hall rental and event planning line of business in the area, with a focus on community rentals, church groups, funeral repass and other local needs.

J & R Family Enterprises Banquet Hall Rentals was founded by Rosa Bolden. The organization will be managed by the Bolden family member Merdine Mitchell since she has the experience working at various capacities within the event planning industry.

- **Our Product and Services**

J & R Family Enterprises Banquet Hall Rentals is going to offer a variety of services within the scope of banquet hall rental services and the event planning industry. Our intention of starting our banquet hall rental and event planning outfit is to make profits from the industry and we will do all that is permitted by the law in the US to achieve our aim and ambition.

Our business offering consists of:

- Wedding Planning
- Repass Planning
- Corporate Event Planning
- Outdoor Party Planning
- Annual General Meetings

- Children's Party and Birthdays Party Planning
- Party supply rental
- Wedding supply rental
- Birthday rentals
- Corporate event rentals
- Graduation event Planning
- Community Meeting Planning
- Other event rentals

Our Vision Statement

Our vision is to build a banquet hall rental and event planning brand that will become the number one choice for both individual clients and corporate clients in the area. Our vision reflects our values: integrity, service, excellence and teamwork.

• Our Mission Statement

Our mission is to rent a well – equipped and standard banquet hall, and to provide professional and trusted event planning services that assist individuals, businesses and non-profit organizations in organizing all of their events.

We are to position the business to become the leading brand in the banquet hall rental and event planning line of business in the area.

Our Business Structure

At J & R Family Enterprises Banquet Hall Rentals, LLC, we will ensure that we hire people when necessary that are qualified, hardworking, creative, customer centric and are ready to work to help us build a prosperous business that will benefit all the stake holders (the owners, workforce, and customers). Permanent management staff consist of:

- Merdine Mitchell: Banquet Manager, Business Developer and Event Planner
- Tommy Bolden: Facilities Manager

Roles and Responsibilities

Banquet Manager

- Achieves maximum profitability and over-all success by controlling costs and quality of service.
- Controls of Banquet china, cutlery, glassware, linen and equipment.
- Completion of forecast and actual budget function sheets, Function Summary Sheets and weekly payroll input.
- Ensure adequate and consistent levels of service

- Supervision of Banquet Bar Requisitions. Following of proper purchasing and requisitioning procedures.
- Works with the outside catering Companies to ensure all arrangements and details are dealt with.
- Inspection of Meeting Room prior to guest arrival ensuring that client specifications have been met.

Event Planning

- Responsible for interviewing and hiring vendors, selecting and ordering materials, negotiating rates, coordinating the sequence of events, following up with guests and vendors and producing full-scale events.
- Plans, designs and produces events while managing all project delivery elements within time limits
- Liaises with clients to identify their needs and to ensure customer satisfaction
- Conduct market research, gather information and negotiate contracts prior to closing any deals
- Provides feedback and periodic reports to stakeholders
- Proposes ideas to improve provided services and event quality
- Organizes facilities and manage all event's details such as decor, catering, entertainment, transportation, location, invitee list, special guests, equipment, promotional material etc
- Ensures compliance with insurance, legal, health and safety obligations
- Specifies staff requirements and coordinate their activities
- Cooperates with marketing and PR to promote and publicize event
- Proactively handle any arising issues and troubleshoot any emerging problems on the event day
- Conducts pre- and post – event evaluations and report on outcomes
- Researches market, identify event opportunities and generate interest

Business Development

- Identifies, prioritizes, and reaches out to new partners, and business opportunities et al
- Identifies development opportunities; follows up on development leads and contacts; participates in the structuring and financing of projects; assures the completion of development projects.
- Writes winning proposal documents, negotiate fees and rates in line with company policy
- Responsible for handling business research, marker surveys and feasibility studies for clients
- Client Outreach

- Facilities Manager co-ordinates the general housekeeping of the Ballroom, Lower Lobby, Lower public washrooms, kitchen, storage areas, entrance areas, etc.

Facilities Management

- Provides all services with regard to maintenance of facility
- Assures that facility is clean and ready for next event
- Assures that facility is looking its best both internally and externally at all times to make the maximum positive impression for rental clients.
- Utility coordination.

J & R Family Enterprises Banquet Hall Rentals Banquet Hall Rental Business Plan – SWOT Analysis

- **Strength:**

Aside from the fact that our banquet hall is well positioned and well – equipped to meet the 21st century demand of both high profile corporate and individual clients, our team will go all the way to give our clients value for their money; a team that will pay attention to details. We are well positioned and we know we will attract clients from the first day we open our doors for business.

- **Weakness:**

As a new banquet hall rental and event planning outfit, it might take some time for our organization to break into the market and gain acceptance in the already saturated event planning and party rental industry; that is perhaps our major weakness.

- **Opportunities:**

The opportunities in the event planning and party rental industry is massive considering the number of corporate events, weddings, parties and other events that takes places on a daily basis in the United States. As an all – round banquet hall rental and event planning outfit, we are ready to take advantage of any opportunity that comes our way.

- **Threat:**

Some of the threats that we are likely going to face as a banquet hall rental and event planning outfit operating in the United States are unfavorable government policies, the arrival of a competitor within our location of operations and global economic downturn which usually affects purchasing power. There is hardly anything we can do as regards these threats other than to be optimistic that things will continue to work for our good.

Banquet Hall Rental Business Plan – MARKET ANALYSIS

- **Market Trends**

One thing is certain; it is difficult to find a business that is strictly into just banquet hall rentals. This is so because such business will find it difficult to maintain its overhead and operational cost or generate enough income needed for business expansion.

In recent time, it is common to find banquet hall rental companies engage in other complimentary services such as party rentals and event planning services et al.

The event planning and party rental industry is in a continuous state of evolution and as such, ground breaking strategies and ideas that are once highly successful are no longer as productive as they were in time past. Close observation of the trend in the industry reveals that the past few years have seen the rise and proliferation of social media and new tech tools.

The trend also extends to increased attention paid to engagement and new market segments, adopting eco-friendly measures and sustainability when planning events, and of course increase in demands from event sponsors.

As a matter of fact, social media has now become one of the most important tools event planners leverage on to disseminate information about their events, interact with attendees, solicit feedback, and create year-round engagement with their target audience.

Furthermore, new software apps and emerging technology have made it easier for event and wedding planners to gather all the needed data and information that will help them plan and project for the future.

In recent time, mobile event apps are becoming more popular; event planner can now successfully host events via social media platforms / online platforms. In the United States for example, there several vendors providing mobile apps with more event planners patronizing the apps.

Over and above, with the invention of event apps, it is now compulsory for event planners and venue owners (banquet halls) to offer Wi-Fi throughout the event, in all meeting rooms. The truth is that it will no longer be acceptable to not have Wi-Fi accessible at events; people will hardly rent halls without Wi-Fi facility.

- **Our Target Market**

Although J & R Family Enterprises Banquet Hall Rentals will target community clients:

Below is a list of the people and organizations that we have specifically design our products and services for;

- Potential Couples / Young Adults
- Corporate Organizations
- Religious Organizations
- Funeral Homes
- Political Parties / Politicians
- Households / Families
- The Government (Public Sector)
- Schools (High Schools, Colleges and Universities)
- Sport Organizations
- Entrepreneurs and Start – Ups

Our Competitive Advantage

We are quite aware that to be highly competitive in the event planning and party rental industry means that your banquet hall must be well – positioned and well – equipped with enough parking space and security, you should be able to deliver consistent quality service, your clients should be able to experience remarkable difference and improvement and you should be able to meet the expectations of both participants and organizers of events.

J & R Family Enterprises Banquet Hall Rentals: Our banquet hall must be well – positioned and well – equipped with enough parking space and security. A police substation is right next door to provide added security. A large number of churches and funeral homes are within walking distance and are in desperate need of a meeting facility for their client needs. There is no competition in the NW area. These are part of what will count as a competitive advantage for us.

Banquet Hall Rental Business Plan – SALES AND MARKETING STRATEGY

We will also ensure that our excellent job delivery speaks for us in the market place; we want to build a standard banquet hall rental and event planning business that will leverage on word of mouth advertisement from satisfied clients (*both individuals and corporate organizations*).

Our goal is to grow our banquet hall rental and event planning company by at least 25% annually.

J & R Family Enterprises Banquet Hall Rentals is set to make use of the following marketing and sales strategies to attract clients;

- Introduce our business by sending introductory letters alongside our brochure to corporate organizations, schools, households and key stake holders in the area
- Advertise our business in community newspapers, and radio station.
- List our business in local directories

- Make direct contact to all churches and businesses in the area. Create different packages for different category of clients in order to work with their budgets and still deliver quality event planning services to them
- Leverage on the internet, social media and website to promote our business
- Engage direct marketing approach
- Encourage word of mouth marketing from loyal and satisfied clients

Sources of Income

J & R Family Enterprises Banquet Hall Rentals is established with the aim of maximizing profits in the event planning and party rental industry and we are going to go all the way to ensure that we do all it takes to attract clients on a regular basis

J & R Family Enterprises Banquet Hall Rentals will generate income by offering the following event planning / rental services for individuals and for corporate organizations;

- Wedding Planning
- Repass and Other Funerary Events
- Church Events and Meeting
- Community and Organizational Events
- Graduation Events
- Holiday Events
- Government Events and Meetings
- Corporate and Business Events
- Annual General Meetings
- Children's Party and Birthdays Party Planning
- Party supply rental
- Corporate party and banquet equipment rental
- Wedding supply rental
- Birthday rentals
- Corporate event rentals
- Graduation event rental
- Holiday event rental
- Other event rentals

Sales Forecast

One thing is certain, there would always be parties and events in the United States of America and as such the services of event planning and banquet hall / party rental companies will always be needed.

We are well positioned to take on the available market and we are quite optimistic that we will meet our set target of generating enough income / profits from the first six month of operations and grow the business and our clientele base.

We have been able to critically examine the event planning and party rental market and we have analyzed our chances in the industry and we have been able to come up with the following sales forecast.

Below is our **conservative** sales projection for J & R Family Enterprises Banquet Hall Rentals.

- **First Fiscal Year-:** \$24,000
- **Second Fiscal Year-:** \$30,000
- **Third Fiscal Year-:** \$37,500
- **Fourth Fiscal Year-:** \$46,875
- **Fifth Fiscal Year -:** \$58,593

This projection is done based on the assumption that there won't be any major economic meltdown and natural disasters within the period stated above. There won't be any major competitor offering same additional services as we do within same location. Please note that the above projection might be lower and at the same time it might be higher.

- **Our Pricing Strategy**

Just like in rental and consulting business, hourly billing for event planning / event management and rental services is also a long – time tradition in the industry. However, for some types of event planning / management services, flat fees make more sense because they allow clients to better predict the overall service charges. As a result of this, J & R Family Enterprises Banquet Hall Rentals will charge our clients both flat fee and hourly billing as long as it favors both parties.

At J & R Family Enterprises Banquet Hall Rentals we will keep our fees below the average market rate for all of our clients by keeping our overhead very low and by collecting payment in advance. In addition, we will also offer special discounted rates to start – ups, nonprofits, cooperatives, and small social enterprises and re-occurring clients.

We are aware that there are some clients that would need regular access to event planning consulting and party / banquet hall rental services, we will offer flat rate for such services that will be tailored to take care of such clients' needs.

- **Payment Options**

At J & R Family Enterprises Banquet Hall Rentals, our payment policy will be all inclusive because we are quite aware that different people prefer different payment options as it suits them. Here are the payment options that we will make available to our clients;

- Payment by via bank transfer
- Payment via check

- Payment with cash
- Payment via credit card

Banquet Hall Rental Business Plan – Publicity and Advertising Strategy

Below are the platforms we intend to leverage on to promote and advertise J & R Family Enterprises Banquet Hall Rentals;

- Place adverts on both print (community based newspapers and magazines) and electronic media platforms
- Sponsor relevant community based events / programs
- Leverage on the internet and social media platforms like; Instagram, Facebook, twitter, YouTube, Google + et al to promote our brand
- Exterior signage
- Direct canvassing and personal introduction to potential clients including churches funeral homes and local businesses.
- Distribute our fliers and handbills in target areas
- Ensure that all our workers wear our branded shirts and all our vehicles are well branded with our company's logo et al.

Banquet Hall Rental Business Plan – Financial Projections and Costing

Estimated cost for Banquet Hall/Planning company:

- The budget for basic insurance policy covers, permits and business license – \$2,500
- The Amount needed to renovate the proposed facility – \$620,268/\$80,958.
- The Cost for equipping the office (computers, software applications, printers, fax machines, furniture, telephones, filing cabins, safety gadgets and electronics et al.) – \$2,000
- The Cost of Launching an official Website – \$600
- Budget for paying at least 2 months utility bills – \$1,500
- Additional Expenditure (Business cards, Signage, Adverts and Promotions et al.) – \$2,500
- Miscellaneous: \$1,000

J & R Family Enterprises Banquet Hall Rentals will need about ninety-one thousand dollars (\$91,000) U.S. dollars to successfully set up our event planning business.

Generating Funding for J & R Family Enterprises Banquet Hall Rentals

J & R Family Enterprises Banquet Hall Rentals is a family business that will be owned by the Bolden Family. They are the sole financial backers of the firm, but may likely welcome capital for the business in the future to help grow the business.

These are the areas we intend generating our start – up capital;

- Generate from personal savings
- Source for soft loans from family members and friends
- Apply for loan from my Bank

We have been able to generate over a \$150,000 in equity from our existing residential rental apartment business component available for this business. J & R Family Enterprises Banquet Hall Rentals will be providing \$80,958 for construction, have secured \$295,000 forgivable loan from the City of Fort Lauderdale CDBG Program for construction and are seeking an additional \$350,000 Community Redevelopment Agency forgivable loan for construction.

Other Sources of Revenue

Renovation of the building at 1227 Sistrunk includes placing five affordable rental units in service that will generate an additional \$51,000 annually in gross income at this location.

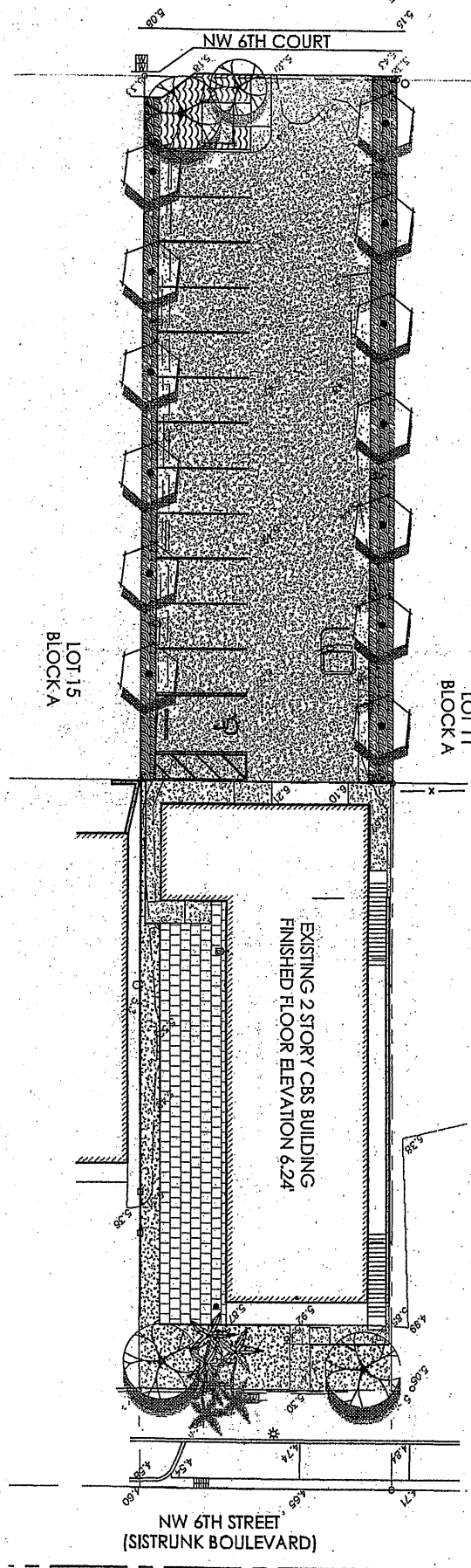
Operating Expenses

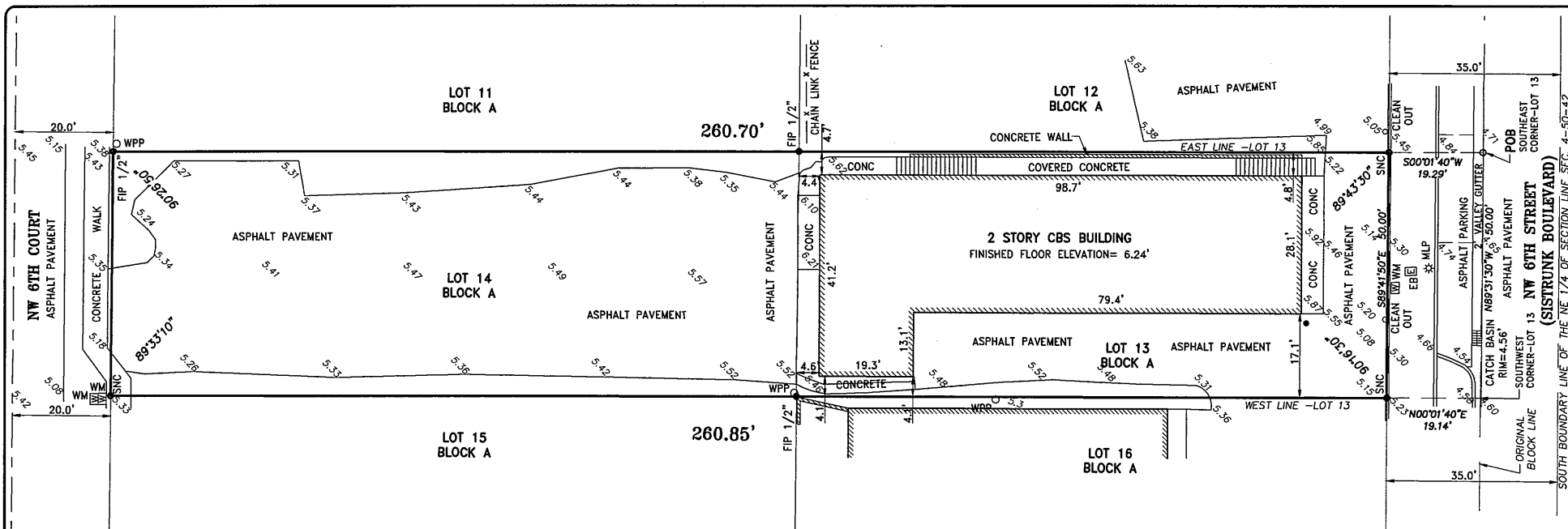
\$15,000 Property Taxes
 \$15,000 All Risk Property Policy and Windstorm Insurance
 \$ 2,500 Liability Insurance, business license/misc.
 \$20,000 Utilities/Maintenance
\$ 5,000 Marketing
 \$57,500

Note: Property is Owner managed and maintained. Special services requiring contracted labor will be charged to client.

5 Year Proforma					
Year	1	2	3	4	5
Operating income					
Residential Rentals	\$51,000	\$51,500	\$53,045	\$54,636	\$56,275
Banquet Hall	\$24,000	\$30,000	\$37,500	\$46,875	\$58,593
Total Operating Income	\$75,000	\$81,500	\$90,545	\$101,511	114,868
Mortgage	0	0	0	0	0
Operating Expenses					
Property Tax	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Property Insurance	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Business Insur/License/misc	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Utilities/Maintenance	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Marketing	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Operating Expenses	\$57,500	\$57,500	\$57,500	\$57,500	\$57,500
Net income	\$17,500	\$24,000	\$33,045	\$44,011	\$57,368

Note: Residential rental income projected to increase by 3% annually.
 Banquet Hall income projected to increase by 25% annually.



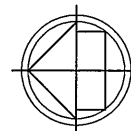


LEGEND:

CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET IRON ROD & CAP #6448
SNC SET NAIL AND CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
FNC FOUND NAIL AND CAP
FND FOUND NAIL & DISC
P.B. PLAT BOOK
B.C.R. BROWARD COUNTY RECORDS
WPP WOOD POWER POLE
-X- CHAIN LINK/ WOOD FENCE
ELEV ELEVATION
CBS CONCRETE BLOCK STRUCTURE
-E- OVERHEAD UTILITY WIRES
A/C AIR CONDITIONER
CO CLEAN OUT
NTS NOT TO SCALE
7.59 ELEVATION

NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
- BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK #3069 ELEVATION = 5.87' (NAV88)
- BEARINGS SHOWN HEREON ARE BASED ON THE DEED.



LAND DESCRIPTION:

LOTS 13 AND 14, BLOCK "A", "HOME BEAUTIFUL PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF LOT 13 DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 89 DEGREES 31'30" WEST ALONG THE SOUTH LINE THEREOF, 50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 00 DEGREES 01'40" EAST ALONG THE WEST LINE THEREOF, 19.14 FEET TO A LINE 35 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF THE NE 1/4 OF SECTION 4, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 89 DEGREES 41'50" EAST ALONG SAID PARALLEL LINE, 50 FEET TO THE EAST LINE OF LOT 13; THENCE SOUTH 00 DEGREES 01'40" WEST ALONG SAID EAST LINE, 19.29 FEET TO THE POINT OF BEGINNING.

SKETCH OF SURVEY

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN AUGUST, 2018. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 08/17/18

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER: 8760-18

CLIENT :

SYNALOVSKI ROMANIK SAYE

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	08/17/18	SKETCH	JD	REC

FLOOD ZONE INFORMATION
COMMUNITY NUMBER 125105
PANEL NUMBER 0368 H
ZONE X
BASE FLOOD ELEVATION N/A
EFFECTIVE DATE 08/18/14

PROPERTY ADDRESS :
1227 NW 6TH STREET

SCALE: 1" = 20'

SHEET 1 OF 1

ISSUE HISTORY:	ISSUE NO.	ISSUE DESCRIPTION	ISSUE STATUS	ISSUE DATE	ISSUE TYPE	ISSUE CATEGORY	ISSUE SUB-CATEGORY	ISSUE PRIORITY	ISSUE SEVERITY	ISSUE IMPACT	ISSUE RESOLUTION	ISSUE COMMENTS
GENERAL	G-001	COVER SHEET	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
G-001	G-001	USE SAFETY PLAN	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
G-001	G-001	FIREWORK ACCESSIBILITY TYPICAL DETAILS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
G-001	G-001	SURVEY	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
LANDSCAPING	L-000	PROPOSED LANDSCAPE PLAN	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
L-000	L-000	LANDSCAPE DETAILS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
L-000	L-000	PROPOSED IRRIGATION PLAN	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
L-001	L-001	IRRIGATION NOTES AND DETAILS DETAILS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
STRUCTURAL	S-0	STRUCTURAL NOTES	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
S-0	S-0	FIRST FLOOR AND FOUNDATION	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
S-1	S-1	EXISTING 2ND FLOOR	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
S-1	S-1	EXISTING ROOF PLAN	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
S-1	S-1	DETAILS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
S-2	S-2	STAIR SECTIONS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
S-2	S-2	DETAILS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
S-2	S-2	WIND PRESSURES	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
ARCHITECTURAL	A-001	ARCHITECTURAL SITE PLAN	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	ARCHITECTURAL SITE PLAN DETAILS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	GROUND FLOOR DEMOLITION PLAN	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	SECOND FLOOR DEMOLITION PLAN	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	BUILDING ELEVATIONS DEMOLITION PLAN	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	FIRST FLOOR PLAN	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	SECOND FLOOR PLAN	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	ROOF PLAN	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	FIRST FLOOR REFLECTED CEILING PLAN	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	SECOND FLOOR REFLECTED CEILING PLAN	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	BUILDING ELEVATIONS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	BUILDING ELEVATIONS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	BUILDING SECTIONS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	BUILDING SECTIONS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	WALL SECTIONS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	WALL SECTIONS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	ENLARGED PLANS AND ELEVATIONS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	TYPICAL APARTMENT UNIT ENLARGED PLANS AND ELEVATIONS	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓
A-001	A-001	PROJECT SHEET INDEX	✓	2023-01-01	✓	✓	✓	✓	✓	✓	✓	✓

5 GENERAL SITE PLAN
SCALE: 1" = 20'

- [illegible]

ARCHITECT
SYNALOVSKI ROMANIK SAYE
1800 ELLER DRIVE, SUITE 500
FT. LAUDERDALE, FLORIDA 33316
T. (954) 961-6806 F. (954) 961-6807 www.synalovsky.com

LEGAL DESCRIPTION:
HOME BEAUTIFUL PARK 2-47 B LOT 13 LESS RD BLK A

ADDRESS:
1227 NW 6TH ST. FORT LAUDERDALE , FL 33311

3 DESIGN PROFESSIONAL TEAM
SCALE: N.T.S.

1	LEGAL DESCRIPTIONS SCALE: N.T.S.
---	-------------------------------------



SYNALOVSKI ROMANTIC SAYE
(Antiques • Pottery • Jewelry Design)

1000 Eber Drive, Suite 500
 Fort Lauderdale, FL 33316

Y 654.941.6406
 F 954.931.6807

www.sylobal.com

[illegible]

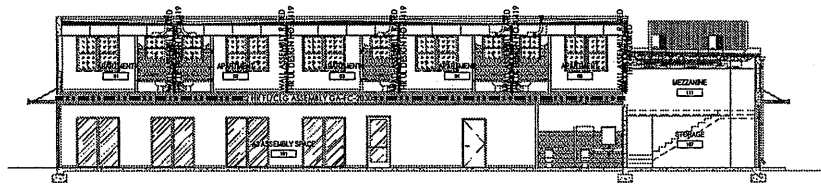
DESIGN
DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19

PROJECT NUMBER: 1535-190425
DRAWN BY: AG
CHECKED BY: MR

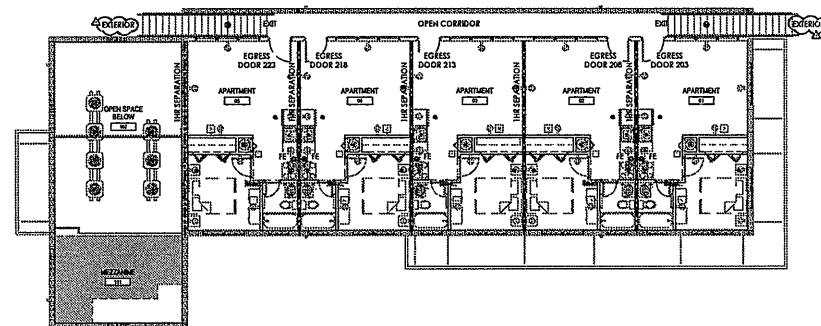
Copyright (c) by STALLARD & NEWMAN SAVE
All Rights Reserved.

SHEET TITLE:
COVER SHEET

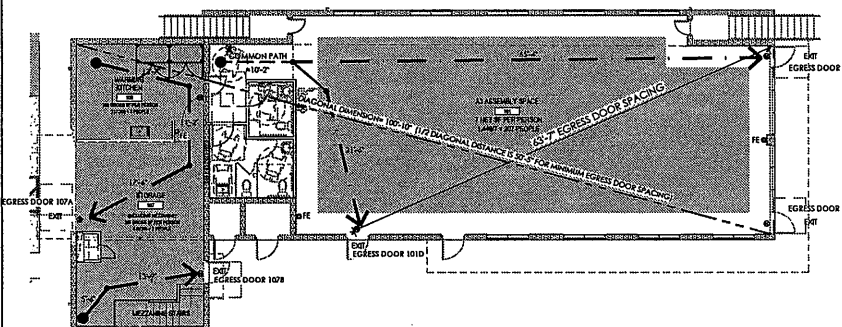
DESTINER: **G-001**



4 LIFE SAFETY SECTION
SCALE: 1/8" = 1'-0"



3 LIFE SAFETY SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 LIFE SAFETY GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING CODE SUMMARY

Name of Project: EXISTING BUILDING RENOVATION PLANS FOR BOLDEN BUILDING
Address: 1272 NW 6TH ST., FORT LAUDERDALE, FL 33309
Proposed Use: MIXED USE
Owner or Authorized Agency: CITY OF FORT LAUDERDALE - CEA
Owned By: CITY COUNTY OF FORT LAUDERDALE
Code Enforcement Jurisdiction: CITY OF FORT LAUDERDALE
Phone # 352-838-2073
E-MAIL: info@cityofftlaud.com

LEAD DESIGN PROFESSIONAL:

DESIGNER: MANUEL SYNALOVSKI
FIRM: SYNALOVSKI
NAME: MANUEL SYNALOVSKI
LICENSE # 554341485
PHONE # 352-838-2073
E-MAIL: manuel@synalovskicons.com

YEAR EDITION OF CODE: 2017 FLORIDA BUILDING CODE - 2017 IFPC 2012 NFPA 101
☐ New Construction ☐ Renovation (Existing Bldg) ☐ Add ☐ Alteration

BUILDING DATA

Construction Type: ☐ IA ☐ IB ☐ IIA ☐ IIB ☐ IIC
☐ IIA ☐ IIB ☐ IIC
Mixed Construction: ☐ No ☐ Yes Type: _____
Sprinklers: ☐ No ☐ Yes NFPA 12 NFPA 13 NFPA 13A NFPA 13B
Standpipes: ☐ No ☐ Yes Type: ☐ 1 ☐ 2 ☐ 3 ☐ 4
Fire District: ☐ No ☐ Yes
Building Height: 21 Feet Number of Stories: 2 Unfinished per: _____
Mechanical: ☐ No ☐ Yes
High Rise: ☐ No ☐ Yes Control Reference sheet # (if provided) _____
Gross Building Area (sq. ft.):
FLOOR EXISTING NEW UPTI FLOOR EXISTING NEW UPTI
Ground Floor 3,317 3,317
Second Floor 2,819 2,819
TOTAL BUILDING 6,136 6,136

NOTES:
1. PROVIDE RPE EXTINGUISHERS IN ACCORDANCE WITH SPECIFICATIONS AND LOCAL JURISDICTION.
2. PORTABLE 2-A FIRE EXTINGUISHERS PROVIDED ON GROUND FLOOR - MAX. DISTANCE 75'.
3. PORTABLE 2-A FIRE EXTINGUISHERS PROVIDED FOR EACH RESIDENTIAL UNIT ON SECOND FLOOR.

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: ☐ No ☐ Yes
Exit Signs: ☐ No ☐ Yes
Fire Alarm: ☐ No ☐ Yes
Smoke Detection System: ☐ No ☐ Yes
Panic Hardware: ☐ No ☐ Yes

CODE DATA

2017 FLORIDA BUILDING CODE - EXISTING BUILDING, 6TH EDITION
EXISTING BUILDING - SHELL RENOVATION AND INTERIOR BUILD-OUT - EXISTING FLORIDA BUILDING CODE
- WOVE AREA COMPLIANCE METHOD - ALTERNATE LEVEL 3 & 4 RESIDENTIAL UNITS 2ND FLOOR, AND CHANGE OF OCCUPANCY 2 GROUND FLOOR, PER 2017 EXISTING BUILDING CODE, SECTIONS 505 & 506.

2017 FLORIDA BUILDING CODE - ACCESSIBILITY, 6TH EDITION

OCCUPANCY COUNT

Primary Occupancy: ☐ Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Education ☐ Factory/Industrial ☐ F-1 ☐ F-2 ☐ F-3
☐ High-Rise ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
☐ Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
☐ Use Condition ☐ U-1 ☐ U-2 ☐ U-3 ☐ U-4 ☐ U-5
☐ Mercantile ☐ M-1 ☐ M-2 ☐ M-3 ☐ M-4
☐ Storage ☐ S-1 ☐ S-2 ☐ S-3
☐ Utility and Maintenance ☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair

Secondary Occupancy: ☐ No ☐ Yes Separation: ☐ 2 Hr. ☐ 1 Hr. ☐ None

Occupancy by TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:

OCCUPANCY CLASSIFICATION	NET GROSS SF PER OCCUPANT	FORMULA	COUNT
ASSEMBLY A-2	NET 7	1,400 ÷ 7	207
KITCHEN 8	GROSS 200	220 ÷ 200	2
STORAGE 5-1	GROSS 300	614 ÷ 300	3
RESIDENTIAL R-2	GROSS 200	(4500) ÷ 200	12
BUILDING TOTAL COUNT			
224			

NOTE: PROVIDE A MAX CAPACITY SIGNAGE FOR THE ASSEMBLY USE AT THE MAIN EXIT (207 PEOPLE)

1 LIFE SAFETY AND CODE DATA



SYNALOVSKI ROMANITSEV
Architects & Planners, Interior Design

1900 Bldg Drive, Suite 300
Fort Lauderdale, FL 33316
TEL: 954.561.6800
F: 954.561.6802
www.synalovskicons.com

Manuel Synalovski, P.A.
P.A. 001558
SEAL

LICENSE NO. AA38001863



EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING
1272 NW 6TH ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE, FLA

NO.	DATE	DESCRIPTION
1	1/7/19	ISSUED FOR PERMIT

DESIGN DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19

PROJECT NUMBER: 1535-180425
DRAWN BY: AG
CHECKED BY:
Copyright © by SYNALOVSKI ROMANITSEV
All Rights Reserved.

LIFE SAFETY
PLAN

REVISIONS:

G-101

29 REF. SECTIONS 703.4.2, 703.6, 703.7 & 704 NOT TO SCALE	28 REF. SECTIONS 604.8 NOT TO SCALE	27 REF. SECTIONS 505.5, 505.6 AND 505.7 NOT TO SCALE	26 REF. SECTIONS 406.2, 406.3 AND 406.4 NOT TO SCALE	25 REF. SECTION 307 NOT TO SCALE	24 REF. SECTIONS 703.2.5, 703.3.2 AND 703.4.1 NOT TO SCALE	23 REF. SECTIONS 604.5 AND 604.7 NOT TO SCALE
24 REF. SECTIONS 703.2.5, 703.3.2 AND 703.4.1 NOT TO SCALE	23 REF. SECTIONS 604.5 AND 604.7 NOT TO SCALE	22 REF. SECTION 505.4 NOT TO SCALE	21 REF. SECTIONS 405.7 AND 405.9 NOT TO SCALE	20 REF. SECTION 404.2.4.1 NOT TO SCALE	19 REF. SECTIONS 306 NOT TO SCALE	18 REF. SECTIONS 605 AND 609 NOT TO SCALE
18 REF. SECTIONS 605 AND 609 NOT TO SCALE	17 REF. SECTIONS 604.2 AND 604.3 NOT TO SCALE	16 REF. SECTION 504.5 NOT TO SCALE	15 REF. SECTION 404.2.6 NOT TO SCALE	14 REF. SECTION 404.2.3 NOT TO SCALE	13 REF. SECTIONS 304 AND 305 NOT TO SCALE	12 REF. SECTIONS 604.8.1.6 AND 604.8.2 NOT TO SCALE
12 REF. SECTIONS 604.8.1.6 AND 604.8.2 NOT TO SCALE	11 REF. SECTIONS 602.05 NOT TO SCALE	10 REF. SECTION 406.7 NOT TO SCALE	9 REF. SECTION 404.2.4.3 NOT TO SCALE	8 REF. SECTION 403 NOT TO SCALE	7 REF. SECTIONS 302 AND 303 NOT TO SCALE	6 REF. SECTION 604.8.1.4 NOT TO SCALE
6 REF. SECTION 604.8.1.4 NOT TO SCALE	5 REF. SECTION 505.10 NOT TO SCALE	4 REF. SECTION 406.6 NOT TO SCALE	3 REF. SECTION 404.2.4.2 NOT TO SCALE	2 REF. SECTION 308 NOT TO SCALE	1 GRAPHIC CONVECTION FOR FIGURES NOT TO SCALE	1 REF. SECTION 308 NOT TO SCALE



SYNALOVSKI ROMANIKS
Architects • Planning • Interior Design
1800 Elm Drive, Suite 270
Fort Lauderdale, FL 33314
754.561.8855
754.561.8857
www.srsarchitects.com

Manual Synalovskii, AIA
AR 001162B
SDA

LICENSE NO. AA32601843

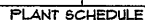


EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING
1373 NW 5TH ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE, FLA.

NO.	REV.	DESCRIPTION
1	1	ISSUED FOR PERMIT

DESIGN
DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/17/19
PROJECT NUMBER: 1535-1804-23
DRAWN BY: AG
CHECKED BY:
Copyright © 2019 by Synalovskii Romanik
All Rights Reserved.
FBC 2017
ACCESSIBILITY
TYPICAL DETAILS

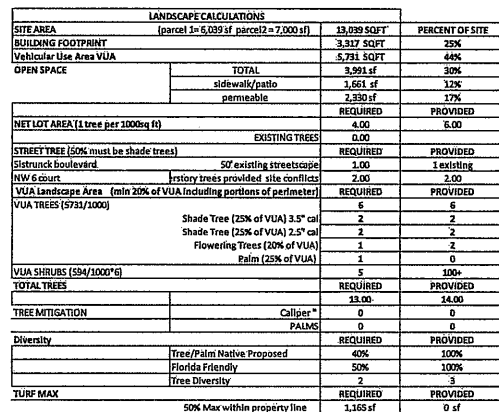
DETAIL NAME:
G-501



EXISTING TREES AND PALMS OFF SITE. NO EXISTING TREES ON SITE. PROTECT NEIGHBORING TREES AS PER CITY DETAIL



NTA



**EXISTING BUILDING RENOVATION PLANS FOR
BOLDEN BUILDING**
1127 NW 6TH ST.
FORT LAUDERDALE, FL 33009
CLIENT: CITY OF FORT LAUDERDALE CRA

[illegible]

EXPIRATION DATE: PERMIT SET REV 1
 EXPIRATION DATE:

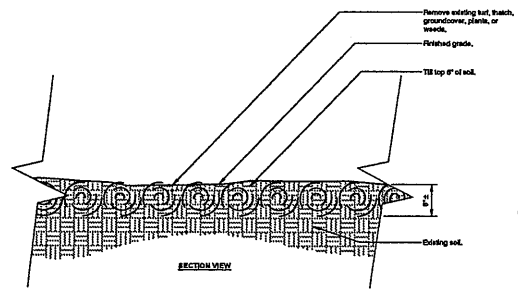
[illegible]

PROPOSED
LANDSCAPE PLAN

△ L-200

NO.	DATE	DESCRIPTION
1	01/15/2025	PERMIT SET REV 1

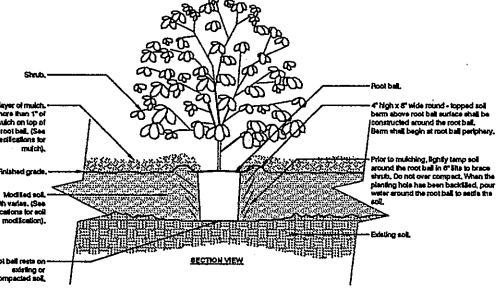
DESIGN
1000 N.W. 10th Ave., Suite 100
Fort Lauderdale, FL 33309
954.561.7111
LA 10000



3 EXISTING SOIL - MINOR MODIFICATION
3/4" = 1'-0"

Notes:
1- See planting soil specifications for additional requirements.

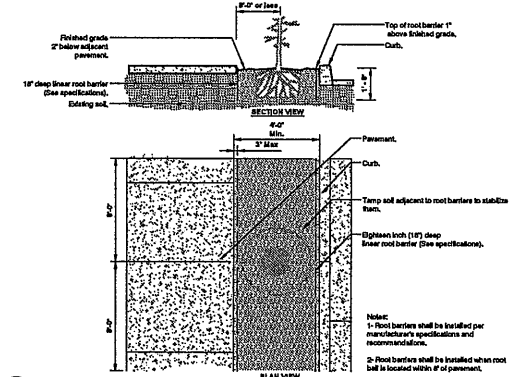
UNLESS NOTED OTHERWISE, OPEN SOURCE FILE TO USE
FX-PL-FX-SOL-13



6 SHRUB - MODIFIED SOIL
3/4" = 1'-0"

Notes:
1- Shrub shall be of quality prescribed in the root observation detail and specifications.
2- See specifications for further requirements related to this detail.

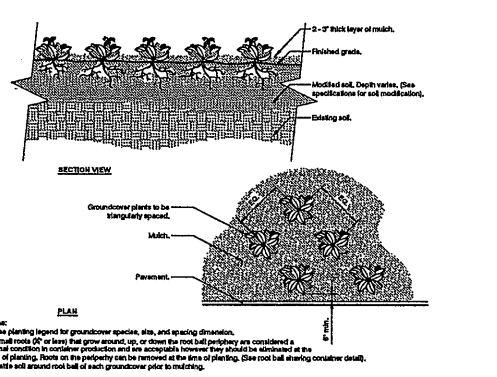
UNLESS NOTED OTHERWISE, OPEN SOURCE FILE TO USE
FX-PL-FX-SHR-03



2 ROOT BARRIERS
3/4" = 1'-0"

Notes:
1- Root barriers shall be installed per manufacturer's specifications and recommendations.
2- Root barriers shall be installed within 12 inches of the finished grade.

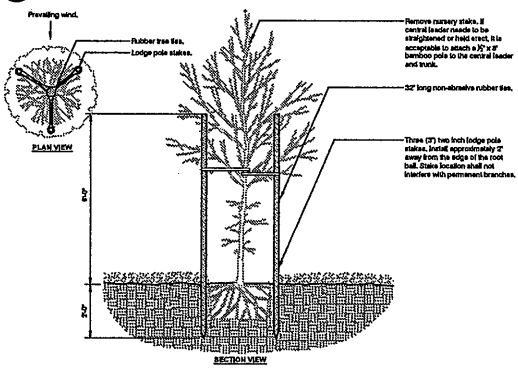
UNLESS NOTED OTHERWISE, OPEN SOURCE FILE TO USE
FX-PL-FX-SOL-08



5 GROUND COVER
3/4" = 1'-0"

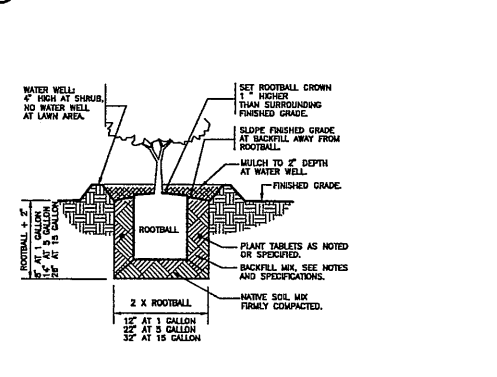
Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (2" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be maintained at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shoring container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

UNLESS NOTED OTHERWISE, OPEN SOURCE FILE TO USE
FX-PL-FX-GRCV-01



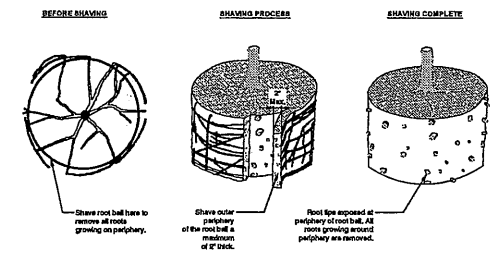
1 TREE STAKING - LODGE POLES (3)
1/2" = 1'-0"

UNLESS NOTED OTHERWISE, OPEN SOURCE FILE TO USE
FX-PL-FX-TRES-06



4 SHRUB PLANTING
1" = 1'-0"

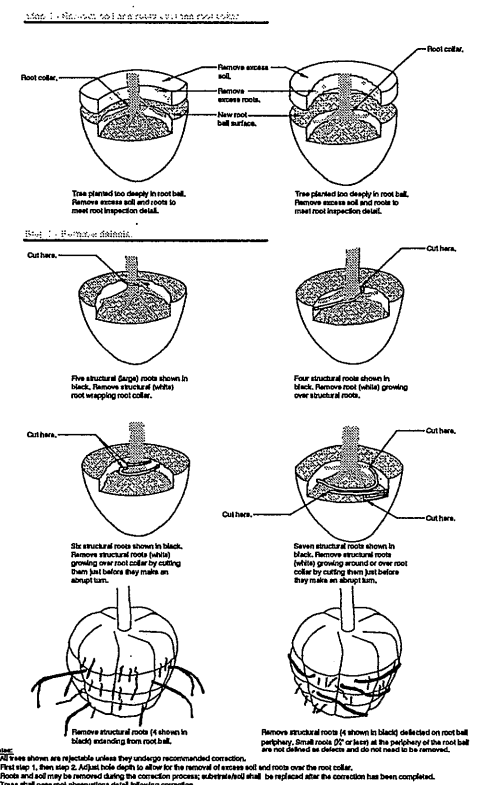
UNLESS NOTED OTHERWISE, OPEN SOURCE FILE TO USE
FX-PL-FX-SHR-07



8 ROOT BALL SHAVING CONTAINER DETAIL
3/4" = 1'-0"

Notes:
1- Shaving to be conducted using a sharp blade or hand saw eliminating no more than needed to remove all roots on the periphery of root ball.
2- Shaving can be performed just prior to planting or after placing in the hole.

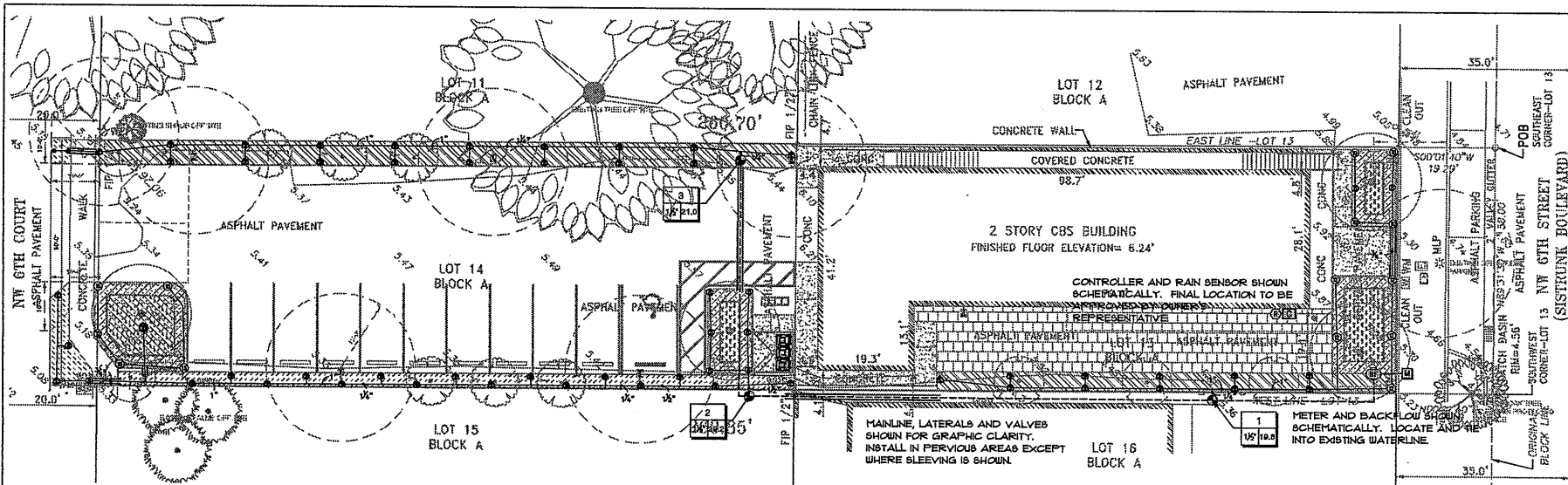
UNLESS NOTED OTHERWISE, OPEN SOURCE FILE TO USE
FX-PL-FX-CORR-01



7 ROOT CORRECTION DETAIL - BALLED AND BURLAPPED
1 1/2" = 1'-0"

Notes:
1- All trees shown are rejectable unless they undergo recommended correction.
2- First step 1, then step 2. Adjust hole depth to allow for the removal of excess soil and roots over the root collar.
3- Roots and soil may be removed during the correction process; substrate shall be replaced after the correction has been completed.
4- Trees shall pass root observation detail following correction.

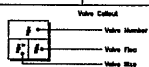
UNLESS NOTED OTHERWISE, OPEN SOURCE FILE TO USE
FX-PL-FX-CORR-02



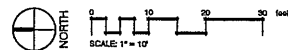
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
● ● ● ● ●	Rain Bird 1812 SG Series	2
● ● ● ● ●	Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet, 1/2" NPT Female Threaded Inlet	47
● ● ● ● ●	Rain Bird 1812 15 Strip Series	1
● ● ● ● ●	Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet, 1/2" NPT Female Threaded Inlet	24
● ● ● ● ●	Rain Bird 1812 10 Series MPR	1
● ● ● ● ●	Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet, 1/2" NPT Female Threaded Inlet	3
● ● ● ● ●	Rain Bird 1812 HE-VAN Series	1
● ● ● ● ●	Shrub Spray 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet, 1/2" NPT Female Threaded Inlet	1
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
●	Rain Bird PEB 1-1/2" Plastic Industrial Valves, Low Flow Operating Capability, Globe Configuration	1
●	Fabco 785 1" Pressure Vacuum Breaker, brass with ball valve SOV, install 12" (3054mm) above highest downstream outlet and the highest point in the downstream piping	1
●	Rain Bird ESPRIMO 8 Station Capable Commercial Controller, Mounted on a Plastic Wall Mount	1
●	Rain Bird RSD-BER Rain Sensor, with metal latching bracket, extension wire	1
●	Water Meter 1"	1
---	Irrigation Lateral Line: PVC Schedule 40, minimum 1/2" in size	700 LL
---	Irrigation Mainline: 2" PVC Schedule 40, run with 1 1/2" grey electrical conduit	180 LL
---	Pipe Sleeves: PVC Schedule 40, size per sleeve chart	50 LL

PIPE SIZE	SLEEVE SIZE
3/4"	2 1/2"
1"	3"
1 1/4"	3"
1 1/2"	4"
2"	4"
2 1/2"	6"
3"	6"
4"	8"
5"	10"
6"	12"



VALVE SCHEDULE	MANUFACTURER	MODEL	SIZE	TYPE	GPM
1	Rain Bird	PEB	1-1/2"	Shrub Spray	18.76
2	Rain Bird	PEB	1-1/2"	Shrub Spray	20.30
3	Rain Bird	PEB	1-1/2"	Shrub Spray	20.69



1500 E. 10th Street, Suite 100
Fort Lauderdale, FL 33315
754-464-1225
FAX: 754-464-1227
www.sinalovaromano.com



EXISTING BUILDING RENOVATION PLANS FOR
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE, FLA

NO.	DATE	DESCRIPTION
1	12/10/10	ISSUED FOR PERMIT

DESIGNED BY: SINALOVA ROMANOS S&P
ISSUED DATE: 12/10/10
PROJECT NO: 10-001-001
DRAWN BY: SINALOVA ROMANOS S&P
CHECKED BY: SINALOVA ROMANOS S&P
SCALE: AS SHOWN

PROPOSED IRRIGATION PLAN

IRRIGATION NOTES

SYSTEM DESCRIPTION

THIS IS A CLOCK START SYSTEM WITH A NEW WATER METER.

WORK

THE IRRIGATION CONTRACTOR SHALL BE CERTIFIED IRRIGATION CONTRACTOR BY THE IRRIGATION ASSOCIATION. SUBMIT CERTIFICATION TO THE OWNER'S REPRESENTATIVE PRIOR TO PRE-CONSTRUCTION MEETING.

FOLLOW THESE NOTES IN ADDITION TO CITY AND COUNTY REQUIREMENTS AND DESIGN STANDARDS. IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS BETWEEN THE PLANS AND CITY REQUIREMENTS.

VERIFY SITE CONDITIONS BEFORE BEGINNING INSTALLATIONS MAY REQUIRE ADDITIONAL EQUIPMENT FOR SPECIFIC SITE CONDITIONS. INCLUDE ALL COSTS TO COMPLETE THE SCOPE OF WORK IN BID.

INCLUDE ALL REQUIRED PERMIT AND IMPACT FEES IN BID. OBTAIN ALL REQUIRED PERMITS AT NO ADDITIONAL CHARGE.

IMMEDIATELY REPAIR AND/OR REPLACE ANY ITEM DAMAGED BY CONSTRUCTION OF THE IRRIGATION SYSTEM AT NO CHARGE.

GUARANTEE MATERIALS AND WORKMANSHIP FOR ONE-YEAR FROM FINAL ACCEPTANCE. CORRECT DEFICIENCIES AT NO CHARGE.

INSTALLATIONS

PROVIDE MANUFACTURER CUT SHEETS FOR EVERY ITEM TO BE INSTALLED FOR APPROVAL.

PROVIDE ONLY NEW EQUIPMENT AND AS SPECIFIED WITHIN THE PLANS.

ELECTRICAL SERVICE CONNECTIONS AND REQUIREMENTS INDICATED WITHIN THE PLANS ARE PRIOR TO ELECTRICAL PROVIDER'S DESIGN. COORDINATE FINAL ELECTRICAL DESIGN REQUIREMENTS WITH THE ELECTRICAL PROVIDER PRIOR TO BID. PROVIDE ANY ADDITIONAL REQUIRED EQUIPMENT AT NO ADDITIONAL COST.

ELECTRICAL SERVICE CONNECTIONS AND ALL OTHER ELECTRICAL WORK IS TO COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ANY OTHER APPLICABLE ELECTRICAL CODES, LAWS AND REGULATIONS. COORDINATE ELECTRICAL SERVICE CONNECTION WITH THE ELECTRICAL PROVIDER. PERFORM ELECTRICAL SERVICE CONNECTIONS BY A LICENSED ELECTRICIAN.

CONTROLLER GROUNDING: 10 OHMS RESISTANCE MAXIMUM. PROVIDE CERTIFICATION FROM THE ELECTRICIAN SHOWING THE DATE OF TEST, CONTROLLER LOCATION IDENTIFICATION AND TEST RESULTS.

PLAN AND ELEVATION

PLAN LAYOUT IS SCHEMATIC FOR GRAPHIC CLARITY. INSTALL IN PERVIOUS AREAS, EXCEPT WHERE SLEEVING IS SHOWN.

AS-BUILT PLANS

PREPARE AS-BUILT PLANS AS THE WORK PROGRESSES, INDICATING THE ACTUAL LOCATION OF EQUIPMENT. KEEP THE AS-BUILT PLAN SET ON SITE DURING CONSTRUCTION. SUBMIT FINAL AS-BUILT TO THE OWNER'S REPRESENTATIVE.

TRENCHING AND PIPE INSTALLATION

INSTALL PIPE ON A STABLE FOUNDATION. IF NECESSARY, REMOVE UNSTABLE SOIL OR MUCK FROM THE TRENCH BOTTOM AND INSTALL A 6 INCH FOUNDATION OF COMPACTED CLASS 1 BEDDING MATERIAL. REMOVE WATER FROM THE TRENCH BEFORE BACKFILLING. EXCAVATE 6 INCHES BELOW THE PIPE BOTTOM WHEN TRENCHING THROUGH ROCK AND INSTALL CLASS 1 BEDDING MATERIAL. BACKFILL TRENCHES AND COMPACT TO FINISHED GRADE WITH EXISTING SOILS FREE OF DEBRIS, ROOTS, ROCKS OR OBJECTS THAT COULD DAMAGE THE PIPE. TUNNEL UNDER TREE ROOTS.

MAKE PVC SOLVENT WELD CONNECTIONS IN ACCORDANCE WITH ASTM D2564. APPLY PURPLE COLORED PVC PRIMER IN ACCORDANCE WITH ASTM F566. APPLY PVC CEMENT IN ACCORDANCE WITH ASTM D2564.

FLUSHING

PRIOR TO INSTALLATION OF THE VALVES, FLUSH MAINLINES FOR A MINIMUM OF 10 MINUTES OR UNTIL LINES ARE CLEAR OF DEBRIS, WHICHEVER IS LONGER.

PRIOR TO INSTALLATION OF THE HEADS, FLUSH LATERAL LINES FOR A MINIMUM OF 10 MINUTES OR UNTIL LINES ARE CLEAR OF DEBRIS, WHICHEVER IS LONGER.

MAINLINE LEAK TEST

- PERFORM MAINLINE LEAK TEST AT 100 PSI FOR 2 HOURS.
- PROVIDE AND OPERATE TEST EQUIPMENT.
- BEFORE TESTING, THE MAINLINE MUST BE COMPLETE. NO CUTTING OR MODIFICATIONS ALLOWED AFTER SUCCESSFUL COMPLETION OF THE LEAK TEST.
- BEFORE TESTING, ISOLATE THE MAINLINE, FILL WITH WATER, AND PRESSURE TO THE TEST PRESSURE FOR 24 HOURS TO REMOVE AIR FROM THE MAINLINE AND CORRECT LEAKS.

DETERMINE THE MAXIMUM ALLOWABLE LEAKAGE FOR GASKETTED PVC BY THE FOLLOWING FORMULA:

$$L = (ND^2/P) \times 100$$

L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR, THE MAXIMUM QUANTITY OF WATER ALLOWED TO BE PUMPED INTO THE MAINLINE TO MAINTAIN THE TEST PRESSURE.
N = NUMBER OF JOINTS
D = NOMINAL PIPE DIAMETER IN INCHES
P = SQUARE ROOT OF THE TEST PRESSURE IN PSI

THERE IS NO ALLOWABLE LEAKAGE IN SOLVENT WELDED PVC MAINLINE.

IF LEAKAGE EXCEEDS THIS LIMIT, CORRECT THE PROBLEM AND REPEAT LEAK TEST UNTIL SUCCESSFUL COMPLETION.

SUBMIT LEAK TEST RESULTS TO OWNER'S REPRESENTATIVE.

IRRIGATION HEAD PRESSURE TEST

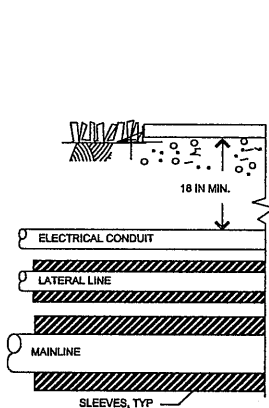
PERFORM PRESSURE TEST ON EACH ZONE AT THE FIRST AND LAST IRRIGATION HEADS.

THE MAXIMUM ALLOWABLE PRESSURE DEVIATION IS 10 PERCENT.

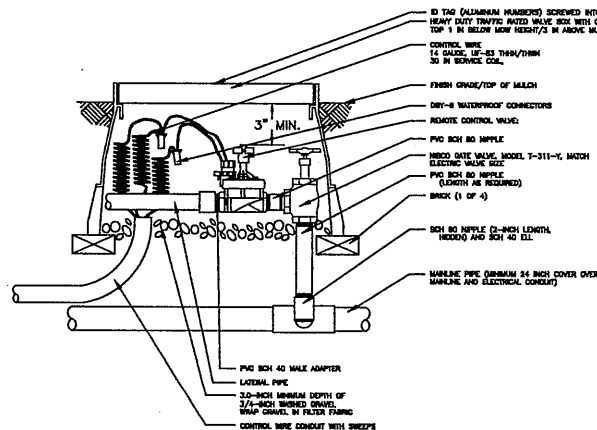
FINAL ACCEPTANCE

FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM WILL BE GIVEN ONLY AFTER THE FOLLOWING HAS BEEN COMPLETED AND APPROVED:

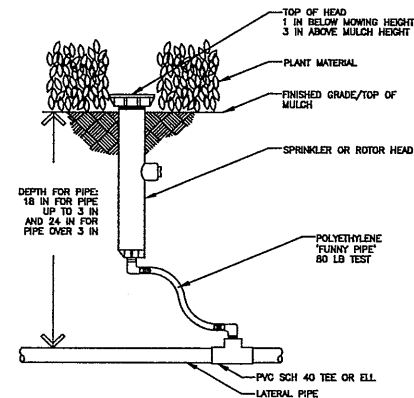
- SUBMITTAL AND ACCEPTANCE OF THE GROUNDING TEST RESULTS.
- SUBMITTAL AND ACCEPTANCE OF THE MAINLINE TEST.
- COMPLETION AND ACCEPTANCE OF THE AS-BUILT DRAWINGS.
- FINAL WALK THROUGH WITH THE OWNER'S REPRESENTATIVE AND CREATION OF FINAL PUNCH LIST.
- FINAL PUNCH LIST ITEMS HAVE BEEN CORRECTED AND ACCEPTED.



SLEEVING

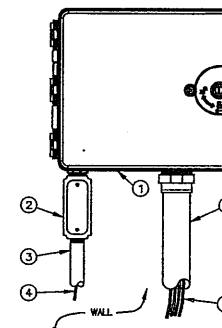


VALVE ASSEMBLY



IRRIGATION HEAD ASSEMBLY

- NOTES:
- USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
 - PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



- IRRIGATION CONTROLLER: RAIN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
- JUNCTION BOX
- 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
- POWER SUPPLY WIRE
- 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
- WIRES TO REMOTE CONTROL VALVES

CONTROLLER



1101 Sinaloia Blvd. Suite 100
Port Lauderdale, FL 33315
754-841-1000
754-841-1001
www.sinaloia.com



1101 Sinaloia Blvd. Suite 100
Port Lauderdale, FL 33315
754-841-1000
754-841-1001

EXISTING BUILDING RENOVATION PLANS FOR
BOLDEN BUILDING
1227 NW 6TH ST.
PORT LAUDERDALE, FL 33009
CLIENT: CITY OF PORT LAUDERDALE, FLA

NO.	DATE	DESCRIPTION
1	8/1/2019	REVISIONS
2	8/1/2019	REVISIONS
3	8/1/2019	REVISIONS
4	8/1/2019	REVISIONS
5	8/1/2019	REVISIONS
6	8/1/2019	REVISIONS
7	8/1/2019	REVISIONS
8	8/1/2019	REVISIONS
9	8/1/2019	REVISIONS
10	8/1/2019	REVISIONS

DESIGN: 8/1/2019
PERMIT SET REV 1
DATE: 8/1/2019

PROJECT NUMBER: 19-01-0101
SHEET NO. 40
OF 40
DATE: 8/1/2019
BY: 8/1/2019
CHECKED: 8/1/2019
APPROVED: 8/1/2019

IRRIGATION NOTES
AND DETAILS

IR-201



SYNALOVSKI ROMANIEVSKI
Architects • Planning • Interior Design

1801 Eber Drive, Suite 500
Fort Lauderdale, FL 33314

754.961.2806
754.961.2807

www.srpdesign.com

Hansel Symonick, AIA
AIA 0015685
BSA

License No. A234001403

Existing Building Renovation Plans for: BOLDEN BUILDING

1222 NW 6TH ST.
FORT LAUDERDALE, FL 33307

CLIENT: CITY OF FORT LAUDERDALE

NO.	DATE	DESCRIPTION
1	10/31/2018	PER F&C, 2017, 6TH EDITION
2	10/31/2018	PER F&C, 2017, 6TH EDITION
3	10/31/2018	PER F&C, 2017, 6TH EDITION
4	10/31/2018	PER F&C, 2017, 6TH EDITION
5	10/31/2018	PER F&C, 2017, 6TH EDITION
6	10/31/2018	PER F&C, 2017, 6TH EDITION
7	10/31/2018	PER F&C, 2017, 6TH EDITION
8	10/31/2018	PER F&C, 2017, 6TH EDITION
9	10/31/2018	PER F&C, 2017, 6TH EDITION
10	10/31/2018	PER F&C, 2017, 6TH EDITION
11	10/31/2018	PER F&C, 2017, 6TH EDITION
12	10/31/2018	PER F&C, 2017, 6TH EDITION
13	10/31/2018	PER F&C, 2017, 6TH EDITION
14	10/31/2018	PER F&C, 2017, 6TH EDITION
15	10/31/2018	PER F&C, 2017, 6TH EDITION
16	10/31/2018	PER F&C, 2017, 6TH EDITION
17	10/31/2018	PER F&C, 2017, 6TH EDITION
18	10/31/2018	PER F&C, 2017, 6TH EDITION
19	10/31/2018	PER F&C, 2017, 6TH EDITION
20	10/31/2018	PER F&C, 2017, 6TH EDITION

DESIGN
DELIVERABLE:
ISSUE DATE: 10/31/2018
PROJECT NUMBER: 1525-180435
DRAWN BY: CAP
CHECKED BY: BEN
Copyright © SYNALOVSKI ROMANIEVSKI
All Rights Reserved
NOTES

NOTE NUMBER:
S-0

SAAD EL-HADE P.E. #48390
CONSULTING ENGINEER, INC.
1222 NW 6TH ST., SUITE 200
FORT LAUDERDALE, FL 33307
PHONE: 754.961.2806
FAX: 754.961.2807
WWW.SRPDESIGN.COM

SAAD EL-HADE P.E. #48390
CERTIFICATE OF AUTHORIZATION #00008801
2018-2019-2024

THRESHOLD INSPECTION PLAN

GENERAL:

- SPECIAL INSPECTOR SHALL BE LICENSED AND REGISTERED IN THE STATE OF FLORIDA, AND SHALL CARRY A MINIMUM ERROR AND OMISSION INSURANCE FOR \$100,000.00.
- SPECIAL INSPECTOR SHALL APPLY AND FILL OUT AN INSPECTION FORM WITH THE CITY OR COUNTY WHICH HAS JURISDICTION OVER THE PROJECT TO GET APPROVAL FROM EACH ENTITY PRIOR TO START INSPECTION.
- SPECIAL INSPECTOR SHALL VISUALLY INSPECT ALL STRUCTURAL COMPONENTS OF THE BUILDING TO ENSURE THAT THE WORK IS IN COMPLIANCE WITH THE APPROVED STRUCTURAL DOCUMENTS, SPECIFICATIONS, APPROVED SHOP DRAWINGS, AND ANY BONDED AND SEALED ADDENDUM LETTERS OR SKETCHES BY THE STRUCTURAL ENGINEER OF RECORD.
- SPECIAL INSPECTOR CANNOT MODIFY DETAILS OR SPECIFICATION TO PLEASE CONTRACTOR UNLESS THE MODIFICATIONS ARE SUBMITTED IN WRITING AND HAS SKETCHES THAN THE CONTRACTOR TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE ACTUAL WORK.
- SPECIAL INSPECTOR SHALL ATTEND THE FIRST JOB SITE CONSTRUCTION MEETING TO COORDINATE WITH THE G.C. THE PHASES OF CONSTRUCTION AND TRAIN FOR THE INSPECTIONS. G.C. SHALL CALL AND E-MAIL THE INSPECTOR AHEAD OF THIS TO SCHEDULE ANY INSPECTION.
- SPECIAL INSPECTOR SHALL SUBMIT BONDED AND SEALED WEEKLY REPORTS WEEKLY TO THE BUILDING DEPARTMENT. COPIES OF THESE REPORTS SHALL BE MAILED TO THE OWNER, ARCHITECT OF RECORD, STRUCTURAL ENGINEER OF RECORD, AND THE CONTRACTOR.
- REPORTS SHALL HAVE THE FOLLOWING ITEMS:
DATE, TIME, WEATHER CONDITION, ITEMS INSPECTED, LOCATION OF ITEMS INSPECTED.
ANY FAILED INSPECTION SHALL HAVE ITS OWN SUB-REPORT AND SHALL BE SIGNED BY THE G.C. OR THE SUPERINTENDENT IN CHARGE ACKNOWLEDGING THE DEFICIENCY.
- ONCE ALL THE INSPECTIONS OF THE STRUCTURAL COMPONENTS OF THE BUILDING ARE COMPLETED, THE SPECIAL INSPECTOR SHALL ISSUE A BONDED AND SEALED FINAL CERTIFICATE OF COMPLETION STATING ALL THE REPORTS NUMBERS, AND THAT ALL THE STRUCTURAL ITEMS WERE INSPECTED AND IN COMPLIANCE WITH THE APPROVED STRUCTURAL DOCUMENTS, SPECIFICATIONS, APPROVED SHOP DRAWINGS, AND ANY BONDED AND SEALED ADDENDUM LETTERS OR SKETCHES BY THE STRUCTURAL ENGINEER OF RECORD.

ITEMS TO HAVE PRIOR TO INSPECTION

SOIL REPORTS: MAKE SURE BONDED AND SEALED GEOTECHNICAL REPORT IS AVAILABLE PRIOR TO STARTING ANY INSPECTION.
STRUCTURAL DOCUMENTS: MAKE SURE YOU HAVE A COPY OF THE LATEST STRUCTURAL DOCUMENTS.
SHOP DRAWINGS: MAKE SURE YOU HAVE THE LATEST APPROVED SHOP DRAWINGS.
CONCRETE PREPARATION: MAKE SURE YOU HAVE COPY OF THE APPROVED MIXES.
SUBSURFACES: MAKE SURE YOU HAVE BONDED AND SEALED REPORTS FROM THE TESTING COMPANY REGARDING PASSING THE SOIL PREPARATION, COMPACTION AND DENSITY.

ITEMS TO BE INSPECTED:

FOUNDATION: SIZE (WIDTH, THICKNESS), REINFORCING (AMOUNT, SIZE, SUPPORT, COVERAGE, EMBEDMENT, LENGTH AND TYPE)
CONCRETE MIX (SPECIFICATION, SLUMP, CYLINDER FILLING, MAKE SURE A TESTING COMPANY REPRESENTATIVE IS DURING THE TESTS)
MONITOR CONCRETE POUR, NO ADDED WATER SHALL BE PERMITTED.

STEEL CHANNEL: SIZE, ANCHORING, WELDS

CONCRETE COLUMNS: SIZE (WIDTH, THICKNESS), REINFORCING (AMOUNT, SIZE, SUPPORT, COVERAGE, EMBEDMENT, LENGTH AND TYPE)
CONCRETE MIX (SPECIFICATION, SLUMP, CYLINDER FILLING, MAKE SURE A TESTING COMPANY REPRESENTATIVE IS DURING THE TESTS)
MONITOR CONCRETE POUR, NO ADDED WATER SHALL BE PERMITTED.

CONCRETE BEAMS: SIZE (WIDTH, THICKNESS), REINFORCING (AMOUNT, SIZE, SUPPORT, COVERAGE, EMBEDMENT, LENGTH AND TYPE)

CONCRETE MIX (SPECIFICATION, SLUMP, CYLINDER FILLING, MAKE SURE A TESTING COMPANY REPRESENTATIVE IS DURING THE TESTS)
MONITOR CONCRETE POUR, NO ADDED WATER SHALL BE PERMITTED.

STRUCTURAL STEEL (2ND FL. AND MEZZANINE)

STEEL COLUMN: SIZE, ANCHORING
STEEL BEAM: (LOCATION, ORIENTATION, SPACING, BEARING LENGTH)
STAR CASE: BEARING SIZE, WELDS
CONNECTIONS:
WELDS: MAKE SURE WELDS IS CERTIFIED, SET A COPY OF THE CERTIFICATION.
BROUING: SIZE, LOCATION, SPACING, WELD
STEEL CHANNEL: SIZE, SPACING, LOCATION, WELD
VERIFY STEEL CORROSION PROTECTION AS PER SPECIFICATIONS.

UNIT MASONRY: REINFORCING (SIZE, SPACING, COVERAGE)

UNIT MASONRY: REINFORCING (SIZE, SPACING, COVERAGE)
GROUT: WALL, LAYOUT, GROUT MORTAR

STRUCTURAL STEEL (ROOF)

STEEL JOISTS (LOCATION, ORIENTATION, SPACING, BEARING LENGTH)
WELDS: MAKE SURE WELDS IS CERTIFIED, SET A COPY OF THE CERTIFICATION.
BROUING: SIZE, LOCATION, SPACING, WELD
VERIFY STEEL CORROSION PROTECTION AS PER SPECIFICATIONS.

METAL DECK (2ND FL. AND ROOF)

DECK: CHECK THE GAUGE AND THICKNESS (VERIFY THE ATTACHED TAG BY THE MFR/SUPPLIER)
CONNECTION: WELD (SIZE AND SPACING), TIE SCREWS (SIDE-LAP AND PERIMETER).

MISCELLANEOUS STEEL (ROOF)

A/O SUPPORT
STEEL ANGLE: CHANNEL, (SIZE, LOCATION, ORIENTATION)
STEEL JOIST: SIZE, ORIENTATION, LOCATION
ANCHORS (BOLT SIZE, LENGTH, WELDS LENGTH)
VERIFY STEEL CORROSION PROTECTION AS PER SPECIFICATIONS

PREFABRICATED STEEL STAR SECTION AND CONNECTIONS

LIGHT WEIGHT METAL GAUGE (EXTERIOR AND STRUCTURAL)
CHOLE: SIZE, LOCATION, SPACING, GAUGE
CONNECTION: SCREWS (AMOUNT, SPACING, SIZE), WELD (SIZE, LENGTH)
ALL EXISTING STEEL JOIST REPAIR, ANGLES AND WELD

STRUCTURAL STEEL

- STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE AISC'S SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL IN BUILDINGS, LATEST EDITION.
- STRUCTURAL STEEL PLACEMENT DRAWINGS AND MATERIAL LISTS SHALL CONFORM TO AISC'S STRUCTURAL STEEL DESIGN, LATEST EDITION, AND SHALL BE PREPARED UNDER THE SUPERVISION OF A FLORIDA LICENSED PROFESSIONAL ENGINEER AND SUBMITTED FOR REVIEW PRIOR TO FABRICATION. (SEE (S) 1.1)
- ALL STRUCTURAL MEMBERS AND WELD: METALS SHALL CONFORM WITH ASTM A-36 UNLESS NOTED.
- SHOP CONNECTIONS SHALL BE WELDED IN ACCORDANCE WITH AWS D1.1, "STRUCTURAL WELDING CODE", USE EXX100 ELECTRODE.
- ALL FIELD BOLTS SHALL BE ASTM A-325M 3/4" BOLTS.
- STEEL TUBING TO BE ASTM A-500 GRADE (M40).
- WELDING: WELDS SHALL BE ASTM A572 AND GRADE 50 TYPICAL.
- ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
- ALL STEEL TO BE TREATED TO REMOVE OILS AND GREASE PRIOR TO CONCRETE ENCASEMENT.
- ALL STEEL CONNECTIONS ARE TO BE USED ON ALL ORDER AND BEAM CONNECTIONS TO COLUMNS. BOLTS TO BE AT 3" o.c. VERT. (M40).
- MINIMUM BEARING OF STEEL BEAMS AND LINTELS, ON MASONRY SHALL BE 4".
- ALL WELDS AND JOINTS SHALL BE EMBEDDED IN CONCRETE, OR EMBEDDED IN GROUTED CELLS (TYP) FOR MINIMUM LENGTH, REFER TO SECTIONS.
- ALL EXPOSED STEEL MEMBERS TO WEATHER SHALL BE HOT DIPPED GALVANIZED (TYP)

FIELD WELDS:

- WELDS SHALL BE DONE BY A CERTIFIED AND WELDER USING THE LATEST APPROVED A.W.S. TECHNIQUES.
- ALL WELDS SHALL CONFORM TO THE LATEST AWS SPECIFICATION USING E-70XX ELECTRODE.
- ALL FIELD WELD SHALL BE MERE-FINISHED CLEAN AND COATED WITH ANTI RUST PAINT.

WELDING REQUIREMENTS:

- STEEL JOIST TO BRIDGE: (H SERIES) 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 3/8" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 1" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 1 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 1 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 1 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 2 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 2 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 2 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 3" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 3 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 3 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 3 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 4 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 4 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 4 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 5" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 5 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 5 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 5 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 6" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 6 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 6 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 6 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 7" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 7 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 7 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 7 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 8" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 8 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 8 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 8 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 9" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 9 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 9 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 9 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 10" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 10 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 10 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 10 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 11" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 11 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 11 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 11 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 12" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 12 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 12 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 12 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 13" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 13 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 13 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 13 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 14" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 14 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 14 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 14 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 15" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 15 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 15 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 15 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 16" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 16 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 16 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 16 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 17" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 17 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 17 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 17 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 18" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 18 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 18 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 18 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 19" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 19 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 19 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 19 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 20" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 20 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 20 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 20 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 21" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 21 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 21 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 21 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 22" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 22 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 22 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 22 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 23" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 23 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 23 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 23 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 24" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 24 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 24 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 24 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 25" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 25 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 25 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 25 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 26" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 26 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 26 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 26 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 27" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 27 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 27 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 27 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 28" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 28 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 28 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 28 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 29" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 29 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 29 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 29 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 30" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 30 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 30 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 30 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 31" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 31 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 31 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 31 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 32" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 32 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 32 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 32 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 33" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 33 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 33 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 33 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 34" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 34 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 34 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 34 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 35" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 35 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 35 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 35 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 36" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 36 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 36 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 36 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 37" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 37 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 37 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 37 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 38" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 38 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 38 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 38 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 39" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 39 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 39 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 39 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 40" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 40 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 40 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 40 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 41" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 41 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 41 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 41 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 42" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 42 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 42 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 42 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 43" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 43 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 43 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 43 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 44" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 44 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 44 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 44 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 45" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 45 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 45 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 45 3/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 46" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 46 1/4" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 46 1/2" WELD X 8" LONG (TYPICAL) (M40).
- STEEL JOIST TO BRIDGE: (H SERIES) 46 3/4" WELD X 8" LONG (TYPICAL) (M40).
<



SYNAROVSKI/ROMANOWSKI
Architects + Planning + Interiors

1801 Elm Drive, Suite 300
Fort Lauderdale, FL 33316
754.461.1800
FAX 754.461.1807
www.srnai.com

Harriet Synarowski, AIA
AR 0051625
SEAL

LICENSE NO. AA3001843

Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309

CLIENT: CITY OF FORT LAUDERDALE

REV	BY	DESCRIPTION
1	SR	ISSUED FOR PERMITTING
2	SR	REVISIONS

DESIGN
DELIVERABLE:
ISSUE DATE: 10/31/2016

PROJECT NUMBER: 1535-180128

DRAWN BY: CAP

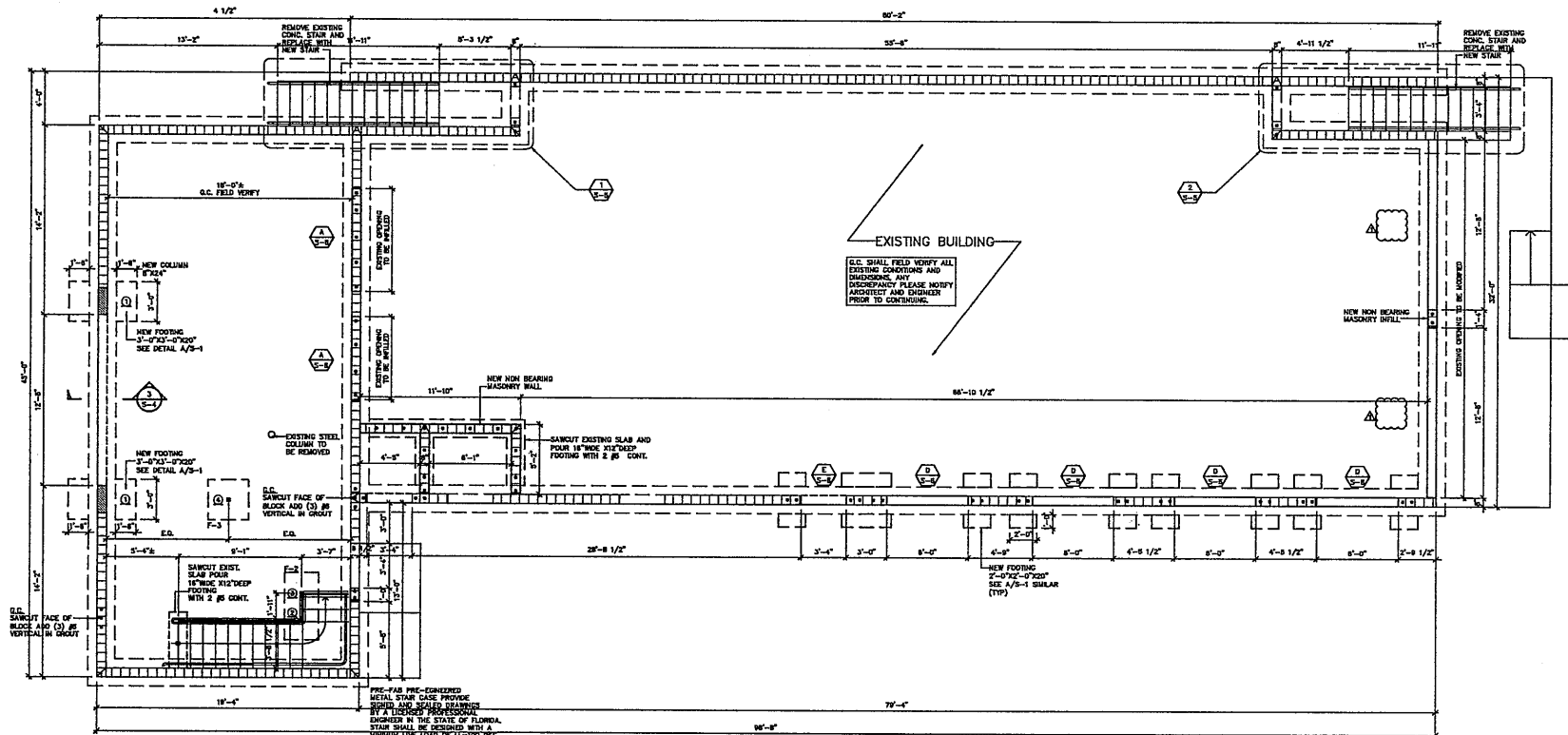
CHECKED BY: SR

Copyright © by SYNAROVSKI/ROMANOWSKI
All Rights Reserved.

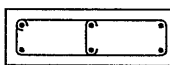
FIRST FLOOR
AND FOUNDATION

SHEET NUMBER

S-1

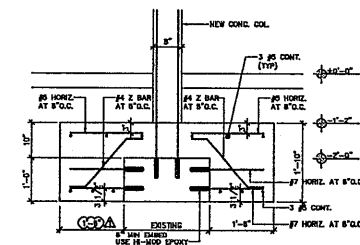


COLUMNS			
WHEN VERTICAL STEEL IS SPACED 8" O.C. OR MORE HAIR PINE SHALL BE REQUIRED			
MARK	SIZE	VERT. / CAP PLATE	REMARKS
1	8" X 8"	8" #4	#4 AT 8" O.C.
2	10" X 10" X 1/2"	BY STAR ENGINEER	8" X 8" X 3/4" (3) 3/4" A.S.
3	10" X 10" X 1/2"	BY STAR ENGINEER	8" X 8" X 3/4" (3) 3/4" A.S.
4	10" X 10" X 1/2"	8" X 8" X 3/4" FULLY WELDED	8" X 8" X 3/4" (3) 3/4" A.S.



COLUMN TYPES

REINFORCED CONCRETE FOOTINGS			
CORNER BARS SHALL BE REQUIRED AT ALL FOOTING INTERSECTIONS AT 30 EACH DIRECTION			
MARK	SIZE	CONT.	REMARKS
F-1A	8" X 8"	8" #4	SEE A/S-1
F-2	8" X 8"	8" #4	SEE A/S-1
F-3	8" X 8"	8" #4	SEE A/S-1



EXISTING FOOTING REINFORCEMENT

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

R.C. SHALL FIELD VERIFY ALL
EXISTING CONDITIONS AND
DIMENSIONS. ANY
DISCREPANCY PLEASE NOTIFY
ARCHITECT AND ENGINEER
PRIOR TO CONTINUING.

PER F.E.C. 2017, 6TH EDITION
PAGE 7-10
V. MINIMUM DESIGN=132.8 MPH
EXPOSURE=C
WIND CATEGORY=II
ENCLOSURE=BUILDING
SDF=10.18
GROUP=II
K1=0.90
K2=0.90
K3=0.90

MODIFICATION TO EXISTING BUILDING

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

- ELEVATION TOP OF EXISTING FOOTINGS TO BE -2'-0" G.C. FIELD VERIFY ASSUMED DATUM 84'-0" IS EQUAL TO FINISHED FLOOR SLAB.
- PROVIDE 1" VERTICAL IN FILLER CELL ADJACENT TO ANY WINDOW AND DOOR OPENINGS WHERE NO COLUMN IS INDICATED. REINFORCING TO EXTEND FROM FOUNDATION TO BEAM ABOVE.
- ALL MASONRY WALLS TO HAVE #6 LADDER TYPE DURO WALL HORIZONTAL J ONLY REINFORCING EVERY 2ND BLOCK COURSE. EXTEND REINFORCING MINIMUM 4" INTO CONC. COLUMNS.
- ALL SLOPES, DRAINS AND RECESSES IN FLOOR SLAB, COORDINATE W/ ARCH. AND MECHANICAL DRAWINGS PRIOR TO POURING FLOOR SLAB.
- # INDICATES 1" VERTICAL REINFORCED CELL AT AS SHOWN (TYP); DRILL AND DOWEL TOP AND BOTT. 8" MINIMUM EMBEDMENT USE 16-MOD EPOXY
- WHERE TWO FOOTINGS INTERSECT PROVIDE (3) #7 AT 8" O.C. TOP AND BOTTOM X 4'-0" LONG CENTER AT INTERSECTION (TYP)

SAID IL-HAGE P.E. #42300
CONSULTING ENGINEER, INC.
1001 N.W. 10TH ST., SUITE 200
FORT LAUDERDALE, FL 33309
TEL: 754.461.1800 FAX: 754.461.1807
WWW.SRNAI.COM

SAID IL-HAGE P.E. #42300
CERTIFICATE OF AUTHORIZATION #00000001
JULY 2016-12/31



SYNALOWSKI ROMANICKI
Architects + Planning + Interior Design

1800 Glenridge, Suite 300
Fort Lauderdale, FL 33316
754.961.6806
754.961.6807
www.synalowski.com

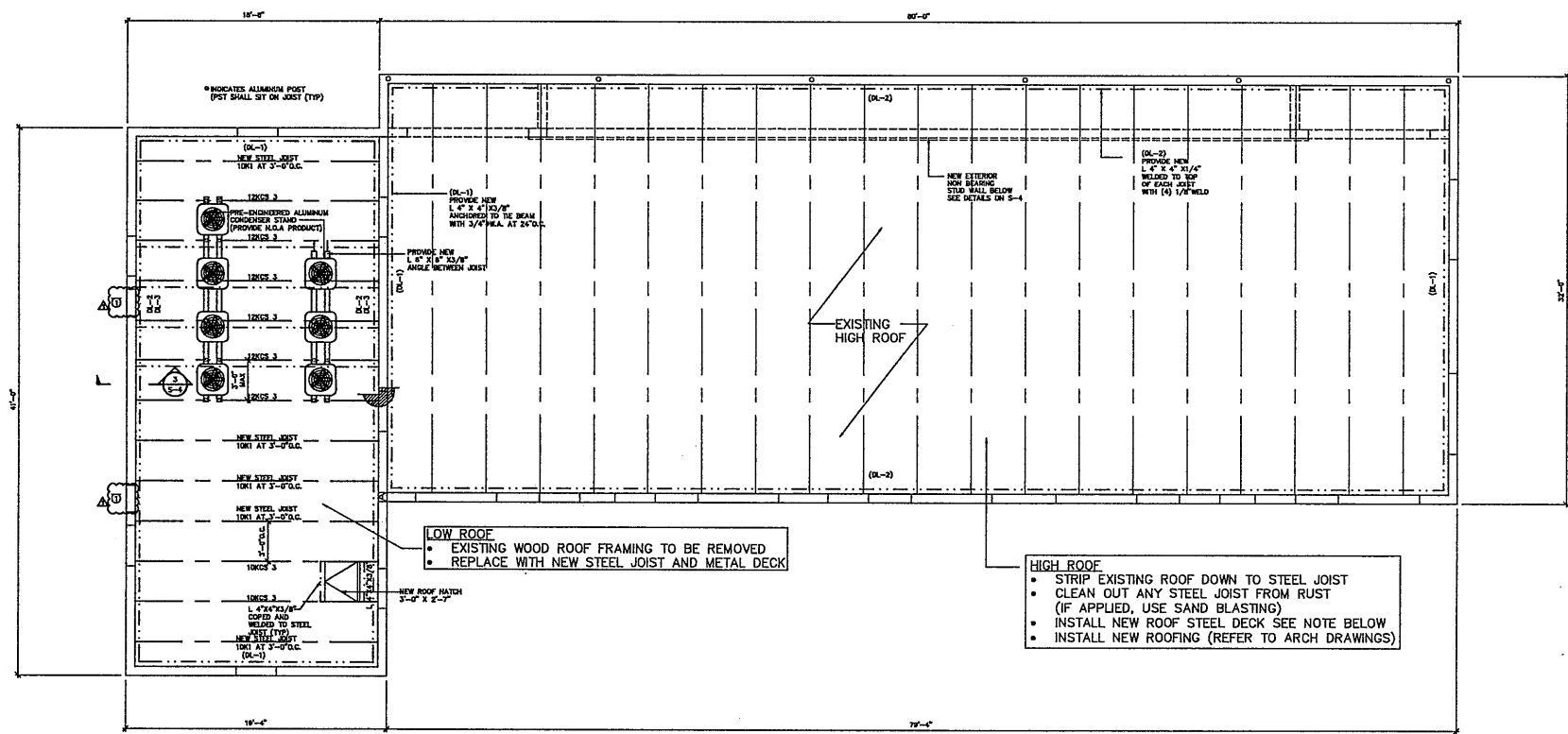
Architect Synalowski, AIA
28 003 1403
SCALE

LICENSE NO. AA32601843

Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309

CLIENT: CITY OF FORT LAUDERDALE

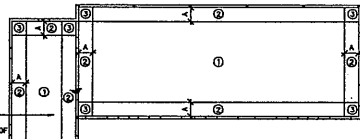
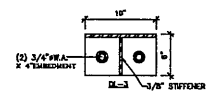


LOW ROOF
• EXISTING WOOD ROOF FRAMING TO BE REMOVED
• REPLACE WITH NEW STEEL JOIST AND METAL DECK

HIGH ROOF
• STRIP EXISTING ROOF DOWN TO STEEL JOIST
• CLEAN OUT ANY STEEL JOIST FROM RUST (IF APPLIED, USE SAND BLASTING)
• INSTALL NEW ROOF STEEL DECK SEE NOTE BELOW
• INSTALL NEW ROOFING (REFER TO ARCH DRAWINGS)

LOW ROOF
ROOF JOIST MEMBRANE BASED ON 10.56 FT.
ZONE ① PUP = **C-100**
ZONE ② PUP = **C-100**
ZONE ③ PUP = **C-100**
NEW ROOF DECK
① 1 1/2" x 22GA, TYPE B G-90 GALVANIZED
FASTENERS
SUPPORT ~36/7 (5/8" PIVOT WELD)
SKELAP ~10 #10 TEX SCREWS
PERIMETER ~5/8" PIVOT WELD AT 8" O.C.
ROOF DESIGN LOADS:
-LIVE LOAD: 30 PSF
-DEAD LOAD: 30 PSF

- DL-3 INDICATES 18" x 4" x 1/2" L.L.V. STEEL ANGLE PROVIDE NEW (SITS UNDER EACH STEEL JOIST SEAT)
- DL-2 INDICATES 1 1/2" x 4" x 1/4" ANGLE WELDED TO TOP OF STEEL JOIST WITH 4" x 4" x 1/4" ANGLE WELD (TYP)
- DL-1 INDICATES 1 1/2" x 4" x 1/4" ANGLE WELDED TO 3/4" P.W.A. AT 24" O.C. X 4" BURNDOM



HIGH ROOF
ROOF JOIST MEMBRANE BASED ON 10.56 FT.
ZONE ① PUP = **C-100**
ZONE ② PUP = **C-100**
ZONE ③ PUP = **C-100**
NEW ROOF DECK
① 1 1/2" x 22GA, TYPE B G-90 GALVANIZED
FASTENERS
SUPPORT ~36/7 (5/8" PIVOT WELD)
SKELAP ~10 #10 TEX SCREWS
PERIMETER ~5/8" PIVOT WELD AT 8" O.C.
ROOF DESIGN LOADS:
-LIVE LOAD: 30 PSF
-DEAD LOAD: 30 PSF

MODIFICATION TO EXISTING ROOF

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

NOTE: SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. ANY DISCREPANCY PLEASE NOTIFY ARCHITECT AND ENGINEER PRIOR TO CONTINUING.

PER F.L.C. 2011, 8TH EDITION
ASCE 7-10
1-10 TO 1-15 (ULTIMATE)
Y NORMAL DESIGN-132.5 MPH
EXPOSURE - C
RISK CATEGORY - II
ENCLOSURE BUILDING
ROOF MEAN HEIGHT
Kz = 0.90
Kd = 0.85
A - C-SET

SAAD EL-HAGE P.E.
CONSULTING ENGINEERS, INC.
2801 NW 11TH AVE, FORT LAUDERDALE, FL 33311
TEL: 754.961.6806 FAX: 754.961.6807
WWW.SYNALOWSKI.COM

SAAD EL-HAGE P.E. #42200
CERTIFICATE OF AUTHORIZATION #00000001
JUNE 21B-104

REV	BY	DESCRIPTION
1	SYN	ISSUED FOR PERMIT REVIEW

DESIGN DELIVERABLE:
ISSUE DATE: 10/31/2018
PROJECT NUMBER: 1935-180435
DRAWN BY: CLP
CHECKED BY: SEN
Copyright © by SYNALOWSKI ROMANICKI
All Rights Reserved

EXISTING ROOF PLAN

SHEET NUMBER:
S-3



SYNAGLOVE ROMANTICISTS

1100 Star Drive, Suite 100
Fort Lauderdale, FL 33315
T 954.661.6808
F 954.661.6827
www.srsinc.com

Harriet Symonds, AIA
AS 051502
SEA

LICENSE NO. A22601943

Existing Building Renovation Plans for:
BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309

CLIENT: CITY OF FORT LAUDERDALE

REV	DATE	DESCRIPTION
1	10/13/2018	ISSUED FOR PERMITTING

DESIGN DELIVERABLE:
ISSUE DATE: 10/13/2018

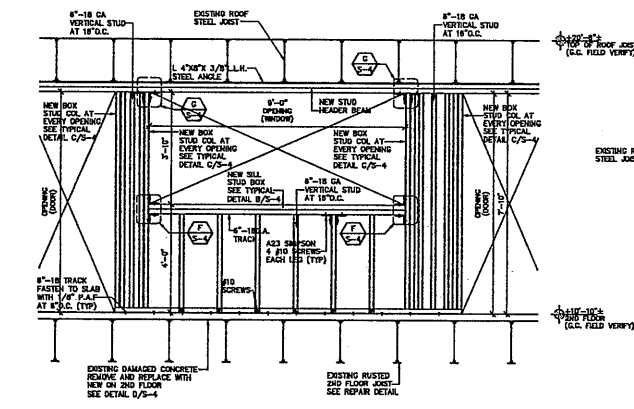
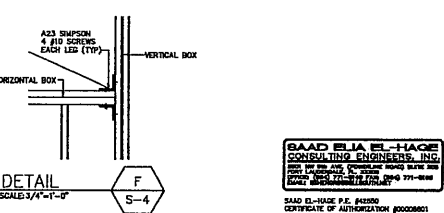
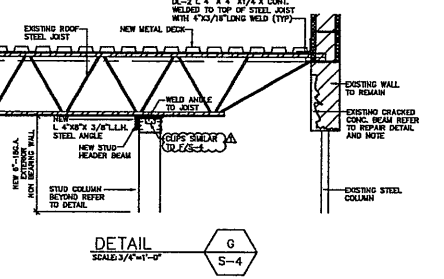
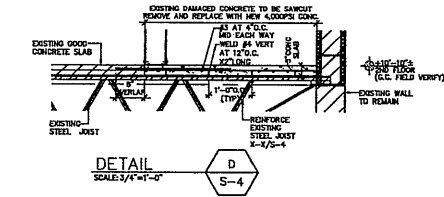
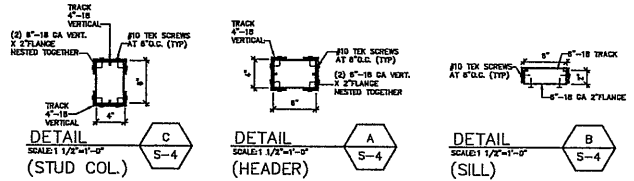
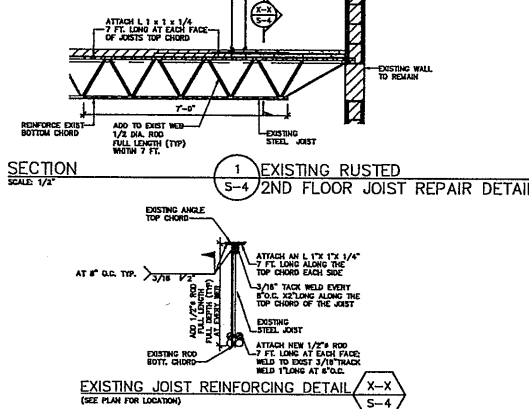
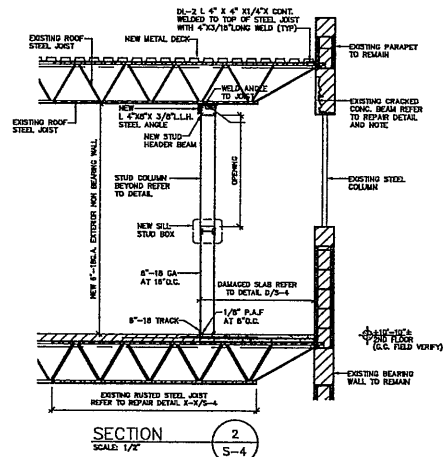
PROJECT NUMBER: 1535-180418
DRAWN BY: CAP
CHECKED BY: IDP
Copyright © 2018 by SYNAGLOVE ROMANTICISTS
All Rights Reserved.

DETAILS

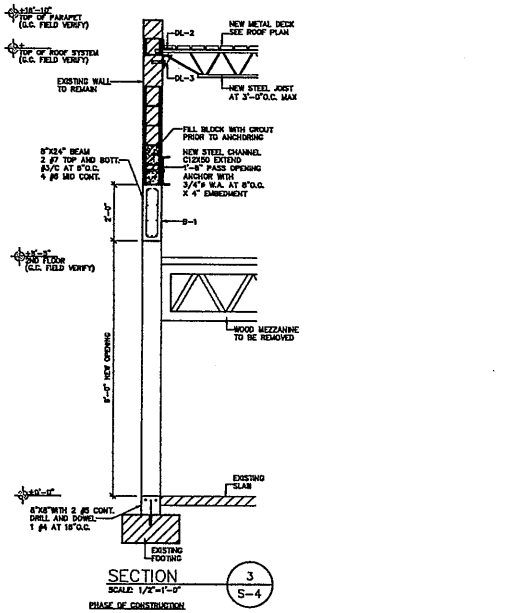
SHEET NUMBER:
S-4

SAAD EL-HAGE
CONSULTING ENGINEERS, INC.
1000 NW 10TH AVE., SUITE 200
FORT LAUDERDALE, FL 33311
TEL: 954.575.1775 FAX: 954.575.1776
WWW.SAAD-EL-HAGE.COM

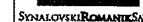
SAAD EL-HAGE P.E. #42800
CERTIFICATE OF AUTHORIZATION #00000001
JUNE 2016-034



ELEVATION E STUD WALL FRAMING DETAIL
(EXTERIOR NON BEARING WALL)
SCALE: 1/2\"-1'-0\" S-4



- PHASE OF CONSTRUCTION
- CUT SLAB AT NEW FOOTING LOCATION
 - POUR NEW FOOTING
 - CUT VERTICAL IN EXISTING BLOCK AT NEW COLUMN LOCATION
 - POUR NEW CONCRETE BLOCKING (NEW CONCRETE EXISTED TO EXTEND FROM FOOTING UP TO EXISTING ROOF OF BEAM)
 - CONCRETE COLUMN DRILL AND DOWEL INTO EXISTING FOOTING BELOW AND EXISTING ROOF BEAM ABOVE 3\"-3\" MAX. CURRENTLY USE AS WAS FORMED
 - PROVIDE HORIZONTAL STEEL CHANNEL AND ANCHOR ABOVE TO HOLD EXISTING BLOCK ABOVE
 - SAWOUT EXISTING BLOCK IN NEW OPENING AND REMOVE
 - POUR NEW CONCRETE BEAM
- NO HAMMERING ALLOWED



Harriet Symonovsk, AIA
AR 0017683
SEAL

LICENSE NO. AA260018A3

**Existing Building Renovation Plans for:
BOLDEN BUILDING**

1227 NW 6TH ST.

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

[illegible]

DESIGN
DELIVERABLE:
ISSUE DATE: 10/31/2018

PROJECT NUMBER: 1525-180423

DRAWN BY: CAP

Copyright (c) by SYRACUSE

Copyright (c) by SYNALOGUE ROMANIK SATE
All Rights Reserved.

STAI

STAIR SECTIONS

1

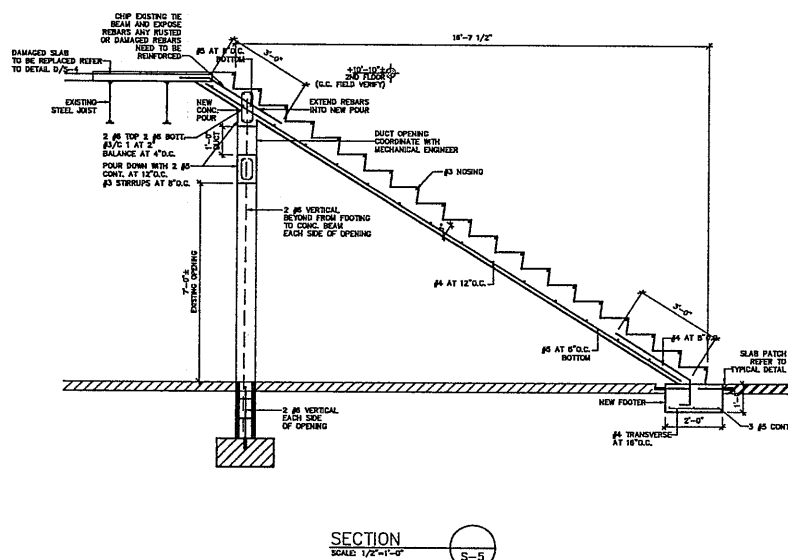
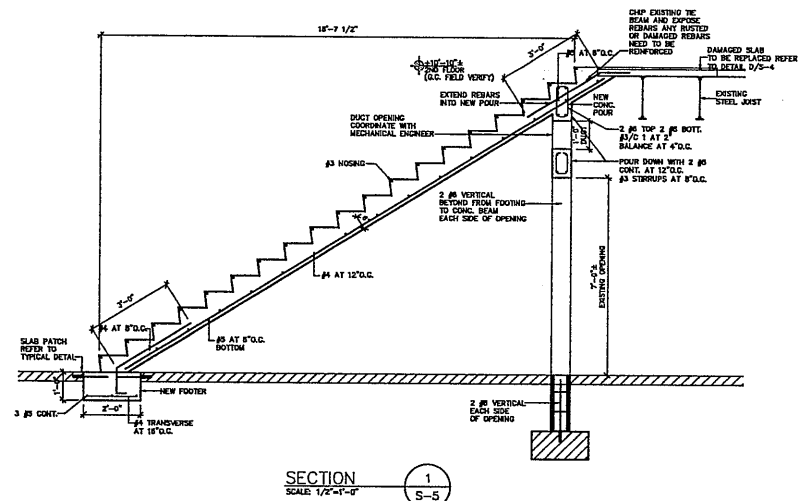
100

100

SECRET NUMBER:

CF

S-3

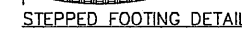
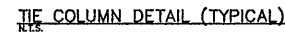
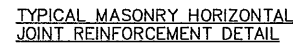
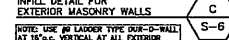
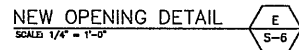
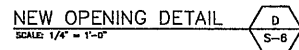


BAAD ELIA EL-HAG
CONSULTING ENGINEERS, INC.
3001 107th Ave. (Powerside Road) Suite 200
Fort Lauderdale, FL 33308
Office: (305) 771-8148 Fax: (305) 771-8148
Cable: BAECONS INC FLA 101

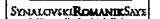
SAAD EL-HAGE P.E. #42580
 CERTIFICATE OF AUTHORIZATION #000000001
 JOHN 518-D34

50

S-5



SAAD EL-HADE P.E. #42599
 CERTIFICATE OF AUTHORIZATION #00006801
 JOB# 518-034



Manuel Synalowski, AIA
A2 0011689
SEAL

LICENSE NO. AA26001863

FORT LAUDERDALE, FL 33009

DESIGN
DELIVERABLE:
ISSUE DATE: 10/31/2018

PROJECT NUMBER: 1535-180435
DRAWN BY: CAP
CHECKED BY: SEM

Copyright © by STANLEY & BOWMAN, INC.
All Rights Reserved.

SHEET 0101

DETAILS

SHEET NUMBER:

S-6



SYNALOVSKI ROMANIK SYRUL

1021 Elder Drive, Suite 200
Fort Lauderdale, FL 33316
754.561.4825
754.561.4827
www.srsynalowski.com

Marek Sygalowski, AIA
ARCHITECT
SEAL

LICENSE NO. A238001843

EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING



1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE CRA

NO.	DATE	DESCRIPTION
1	11/1/19	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

DESIGN
DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 11/1/19

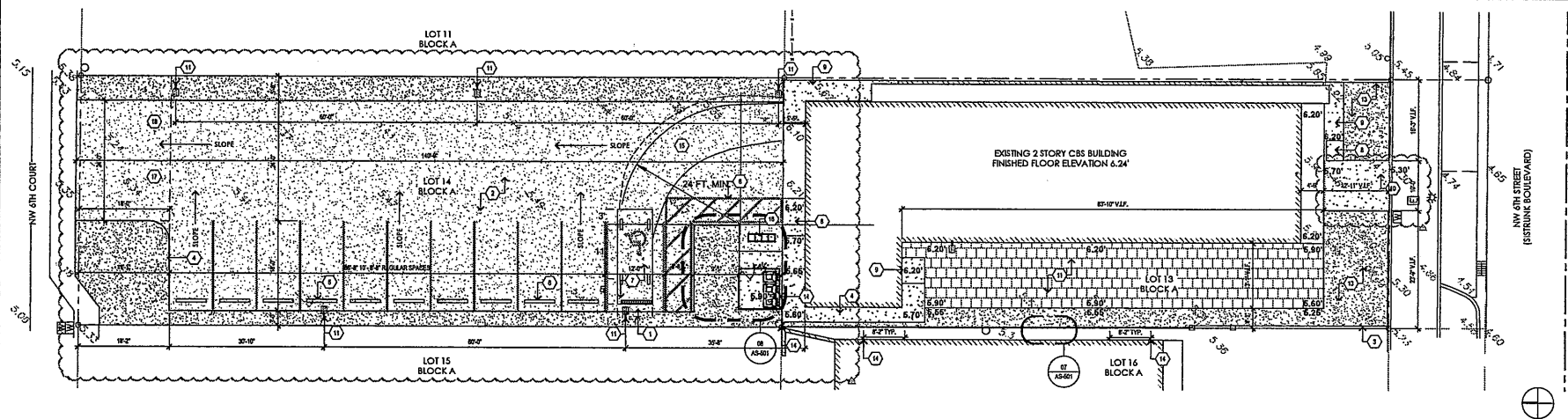
PROJECT NUMBER: 1930-190425

DRAWN BY: AG

CHECKED BY:
Copyright © by SYNALOVSKI ROMANIK SYRUL
All Rights Reserved

ARCHITECTURAL
SITE PLAN

SHEET NUMBER:
AS-101



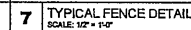
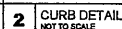
2 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'

1. PROVIDE ACCESSIBLE PARKING SPACE AT EACH ACCESSIBLE PARKING SPACE. SEE DETAIL 01AS-01.
2. MILL AND REPLACE ASPHALT PAVING. PROVIDE NEW STRIPING PER PLAN.
3. NEW 12" CONCRETE CURB - SEE DETAIL 01AS-01.
4. NEW CONCRETE SIDEWALK FLUSH WITH ASPHALT. SEE DETAIL 01AS-01.
5. RUBBER PARKING BUMPERS - NEW 8" RECYCLED RUBBER PARKING BLOCK.
6. PAINTED PARKING MARKINGS - SEE DETAIL 01AS-01.
7. TYPICAL ACCESSIBLE PARKING SPACE WITH ACCESSIBLE PAVEMENT MARKING. SEE DETAIL 01AS-01.
8. NEW ACCESSIBLE CURB RAMP FROM NEW SIDEWALK TO EXISTING RAISED SIDEWALK. SLOPE MAX 1:12.
9. NEW ACCESSIBLE PAVED RAMP LANDSCAPE. SLOPE MAX 1:12.
10. EXISTING TO REMAIN SIDEWALK.
11. NEW CONCRETE ORNAMENTAL POLE WITH LED LIGHT FIXTURE (MAX 11' TALL) TO BE LOCATED BY VESICULAR LIGHTING.
12. NEW CONCRETE PAVEMENT.
13. NEW PLANTING AREA.
14. NEW PVC FENCING - SEE DETAIL 01AS-01.

1. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
2. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
3. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
4. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
5. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
6. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
7. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
8. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
9. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
10. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
11. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
12. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
13. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
14. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
15. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
16. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
17. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
18. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
19. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.
20. FRODO (1) 10' x 14' BROWARD AVENUE. PROVIDE LEGIBLE VANDOSCOPE OF HOAR AND/OR FLORIDA. PROVIDE APPROPRIATE FOR THE HOAR REVIEWED, ACCEPTED, BROWARD AND SIGNED BY THE ARCHITECT ON BEHALF OF RECORDING CHAIRMAN. THAT THE CHAIRMAN MEETS THE RECORD REQUIREMENTS OF THE PLAN, A VANDOSCOPE, LOGS AND DOCUMENTS, ETC. ETC.

1 ARCHITECTURAL SITE PLAN NOTES



-
- Technical drawing of a parking space with dimensions and callouts:
- Dimensions:**
 - Overall width: 18'-0"
 - Overall length: 9'-0"
 - Wheelchair space width: 12'-0"
 - Standard space width: 5'-0"
 - Wheelchair space depth: 18'-0"
 - Wheelchair space depth (alternative): 2'-0"
 - Wheelchair space depth (alternative): 2'-6"
 - Callouts:**
 - RUBBER PARKING BUMPERS - NEW #1 RECYCLED RUBBER PARKING BLOCK
 - SPRINGS - PROVIDE ACCESSIBLE PARKING SPRINGS AT EACH ACCESSIBLE PARKING SPACE. SEE DETAIL D3
 - 4" WHITE STRIP
 - 4" BLUE STRIP
 - 5 FT WIDE ACCESSIBLE AISLE DIAGONALLY STRIPPED AT 45 DEGREES WITH 4" WIDE SOLID WHITE STRIPING AT 4 FT. ON CENTERS AND OUTLINED ON THREE SIDES WITH 4" WIDE SOLID WHITE STRIPING.
 - PAINTED PARKING MARKINGS - ACCESSIBLE PARKING UNIVERSAL SYMBOL. PAINT: WHITE
 - BLUE STRIP IS TO BE PAINTED TO MATCH SHADE 151 80 OF FEDERAL STANDARDS 395
 - Symbol:** A wheelchair symbol is located in the center of the 12'-0" wide wheelchair space.



CLIENT: CITY OF FORT LAUDERDALE CRA

DESIGN
DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19

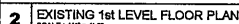
DESIGN
DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19

DRAWN BY: AG
CHECKED BY:

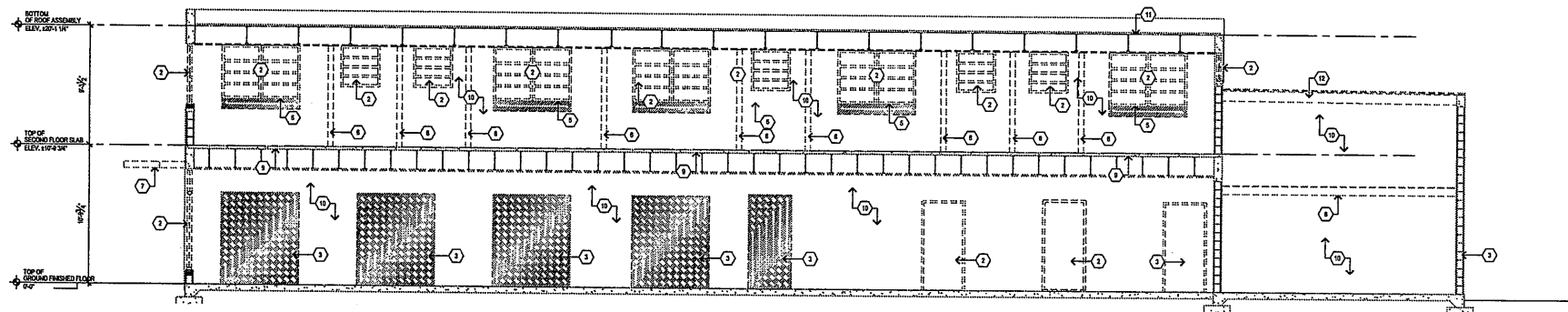
Copyright (c) by SYNGENTA/VEEDER-ROTH
All Rights Reserved.

ARCHITECTURAL
SITE PLAN
MISCELLANEOUS
DETAILS

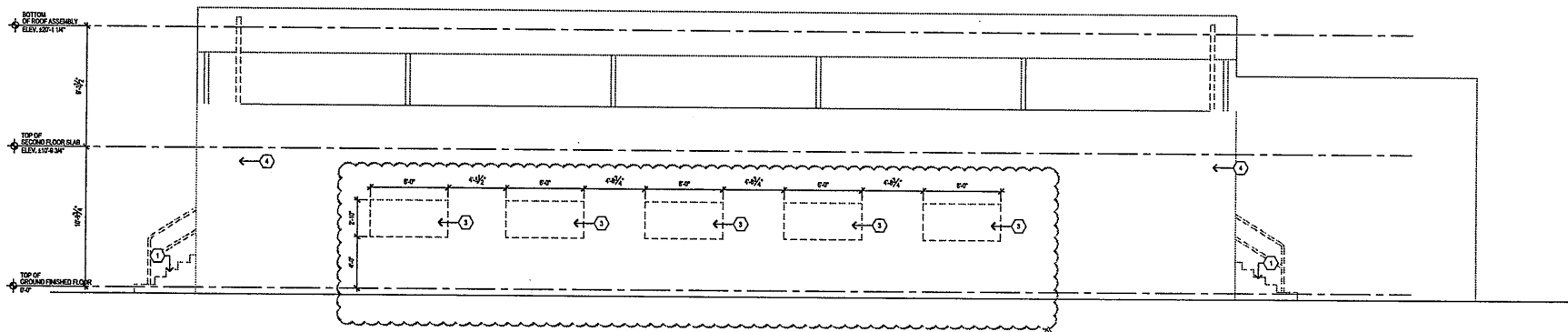
DETAILS:
AS-501



AD-101



3 EXISTING BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 EXISTING BUILDING EAST ELEVATION

1. THE CONTRACTOR WILL BE HELD TO HAVE EXAMINED AND UNDERSTAND THE SCOPE OF WORK, FIELD CONDITIONS, DIMENSIONS AND CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE IN PERFORMING THE CONTRACT. HE WILL CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY ON BEHALF OF CONTRACTOR FOR ANY ERROR THROUGH NEGLIGENCE ON HIS PART IN EXAMINING PRELIMS.

2. DRAWINGS WILL DEPICT THE GENERAL DIMENSIONS OF THE BUILDINGS.

3. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY QUESTIONS OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, MAJOR INTENT, A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION

4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES, WHICH WILL REQUIRE TEMPORARY INTERRUPTION OF BUILDING MECHANICAL OR ELECTRICAL SYSTEMS. A WRITTEN METHOD OF PROCEDURE WILL BE REQUIRED FROM THE CONTRACTOR PRIOR TO COMMENCING WITH WORK.

8. THE CONTRACTOR SHALL ARRANGE, APPLY AND PAY FOR ALL NECESSARY PERMITS, INSPECTION, EXAMINATION AND FEES OR CHARGES REQUIRED BY ANY OF THE PUBLIC AUTHORITIES HAVING JURISDICTION. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE MINIMUM STANDARDS AS SET FORTH BY ALL APPLICABLE LOCAL AND FEDERAL CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND COMPLYING WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LITUAL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

7. ALL WORK (BOTH TEMPORARY AND PERMANENT) SHALL COMPLY WITH ALL APPLICABLE OSHA REQUIREMENTS.

8. ALL ELECTRICAL/TELEPHONE CONDUIT AND/OR PIPING WITHIN THE DEMOLISHED PARTITIONS SHALL BE REMOVED UP TO THE POINT WHERE IT IS NO LONGER EXPOSED AND CLEAR OF NEW WORK. PROPERLY CAP AND TERMINATE AS PER CODE.

8. MAINTAIN THE EXISTING BUILDING IN A SAFE AND WEATHER-TIGHT CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. MAKE NECESSARY PROVISIONS TO PROTECT EXISTING EXTERIOR WALLS BY SHORING AND BRACING AS REQUIRED AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT MAY OCCUR DURING CONSTRUCTION AT NO COST TO THE OWNER.

10. THE CONTRACTOR SHALL KEEP ALL AREAS FREE FROM THE ACCUMULATION OF CONSTRUCTION DEBRIS AND STOCK PILING OF DEBRIS WHICH IS ALLOWED ON SITE. ALL DEBRIS SHALL BE REMOVED FROM SITE ON A DAILY BASIS AND PLACED IN WASTE CONTAINERS FOR REMOVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OR RECYCLING OF ALL DEMOLISHED MATERIALS, AND BE RESPONSIBLE FOR ALL ASSOCIATED TIPPING FEES AT THE LANDFILL. THE CONTRACTOR IS SHALL PROPOSE A PLAN TO RECYCLE REINFORCED AND DEMOLISHED MATERIALS.

11. THE CONTRACTOR SHALL PERFORM HIGH QUALITY PROFESSIONAL WORK.

12. STRUCTURAL COMPONENTS OF THIS BUILDING SHALL NOT BE ALTERED IN ANY WAY. PROVIDE ADEQUATE SHORING AND BRACING WHEN REMOVING INTERIOR FLOORS AND WALLS.

11. GENERAL CONTRACTOR SHALL HAND NOTATE ON DEMOLITION DRAWINGS ANY "AS-BUILT" INFORMATION OF INTEREST TO THE OWNER.

18. CONTRACTOR SHALL TURN THE PROJECT OVER TO THE OWNER FREE FROM ALL CONSTRUCTION DEBTS, SUITORS, LIENS, AND ENCUMBRANCES.

12. AVOID EXCEEDING ALLOWABLE FLOOR LOADINGS CAPACITY AT ANY LOCATION BY ANY CONSTRUCTION PROCESS AND SPECIFICALLY BY THE MOVING AND STORAGE OF CONSTRUCTION MATERIALS OR OPERATION OF ANY HOIST, VEHICLE OR CRANE DEVICE.

18. WHERE CUTTING AND/OR PATCHING IS REQUIRED, THE CONTRACTOR SHALL PROTECT ADJACENT WORK.

19. WHERE APPLICABLE PROVIDE TEMPORARY WEATHER TIGHT CLOSURE OF OPENINGS IN EXTERIOR

20. IF ASBESTOS IS PRESENT OR SUSPECTED TO BE PRESENT, THE CONTRACTOR MUST FOLLOW EPA, STATE ENVIRONMENTAL AGENCY, AND OSHA REGULATIONS. IF SUSPECT MATERIAL IS NOT TESTED THE CONTRACTOR SHALL PROCEED AS IF THE MATERIAL CONTAINS ASBESTOS. FAILURE TO OBTAIN THAT A

21. THE CONTRACTOR SHALL SUBMIT TO THE BROWARD COUNTY - POLLUTION PREVENTION REMEDIATION AND AIR QUALITY DIVISION A COMPLETE NOTICE OF DEMOLITION OR ASBESTOS REMEDIATION AT LEAST 15 DAYS IN ADVANCE OF THE PROPOSED DEMOLITION.

1. PRIOR TO DEMOLITION OF FLOORS, CONTRACTOR SHALL SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEVATOR MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR

2. WALLS SHALL BE BRACED AT EXISTING FLOOR LOCATIONS. THE BRACING SHALL BE CONSTRUCTED SO THAT BRACING MEMBERS CAN WITHSTAND TENSION & COMPRESSION FORCE.

3. CONTRACTOR IS RESPONSIBLE FOR CONNECTING BRACING TO MEMBERS DESIGNED TO TRANSFER OR RESIST LATERAL LOADS.

6. STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION, CONSTRUCTION SITE SAFETY

1. THE CONTRACTOR SHALL ENSURE THAT DEMOLITION WORK DOES NOT INTERFERE WITH OR PROHIBIT THE CONTINUING OCCUPATION OF ADJACENT OPERATIONS AND CITY OPERATIONS WITHIN AND AROUND THE STRUCTURE. THIS INCLUDES BUT IS NOT LIMITED TO THE SELECTIVE DEMOLITION OF PARTITIONS, ELECTRICAL AND MECHANICAL SYSTEMS. THE CONTRACTOR SHALL INFORM THE OWNER

2. THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

3. THE CONTRACTOR SHALL COORDINATE WITH F.P.L., WATER MANAGEMENT AND ALL CITY AFFECTED SERVICES ALL DEMOLITION WORK TO PROPERLY PROTECT ALL CITY LINES DURING DEMOLITION WORK. CONTRACTOR WILL BE HELD LIABLE FOR ALL WORK NOT COORDINATED WITH THE CITY PRIOR, DURING, AND AFTER THE WORK IS COMPLETED.

DEMOLITION NOTES:

- | | | | |
|----|---|----|---|
| 1 | REMOVE CONCRETE STAIRS TO SECOND FLOOR TO BE DEMOLISHED. | 12 | EXISTING ROOF AND WOOD ROOF STRUCTURE TO BE DEMOLISHED. |
| 2 | REMOVE AND DISPOSE ALL EXISTING STOREROOMS, DOORS AND WINDOWS. PROTECT BUILDING FLOOR INTERIORS AT ALL TIMES. | | |
| 3 | NEW OPENINGS AT EXISTING CURB MEASURING WALL. MAINTAIN STRUCTURAL STABILITY OF WALL AT ALL TIMES. FOLLOW STRUCTURAL RECOMMENDATIONS, SEE STRUCTURAL PLANS FOR DETAILS. | | |
| 4 | REMOVE ALL EXISTING CORNERPOUTS AND OUTLETS | | |
| 5 | DILATED OPENING FOR NEW WINDOW SIZE AT CURB WALL. FINAL OPENING SIZE WILL BE DETERMINED BY WINDOW SUBMITTAL AND SHOP DRAWINGS. | | |
| 6 | REMOVE EXISTING WALL PARTITION. | | |
| 7 | CONCRETE EVERYBODY TO BE DEMOLISHED. | | |
| 8 | REMOVE AND DISPOSE EXISTING MEZZANINE WOOD AND STEEL STRUCTURE AND STAIRS. | | |
| 9 | PARTIAL FLOOR SLAB TO BE DEMOLISHED. | | |
| 10 | REMOVE ALL EXISTING FLOOR FINISHES, INTERIOR PARTITIONS, FURNITURE, CABINETS, CEILING, PAINTING, KITCHEN COMPONENT, MECHANICAL AND PLUMBING COMPONENT, AND ELECTRICAL, WIRES, BOIES AND CONCRETE. | | |
| 11 | EXISTING ROOF TO BE SELECTIVELY DEMOLISHED. SEE STRUCTURAL DRAWINGS FOR ROOF DETAILS. ALL STEEL FIRST EXPOSED TO BEGIN | | |



SYNALDYSKI ROMANTIC SA

1500 Eder Drive, Suite 50
Fort Lauderdale, FL 33311
Y 954.981.6005
F 954.061.6007
www.pdcorp.net

Monica Symonelli, AS
AR00:1623
EEN

LICENSE NO. AA2600186

EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING



1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

[illegible]

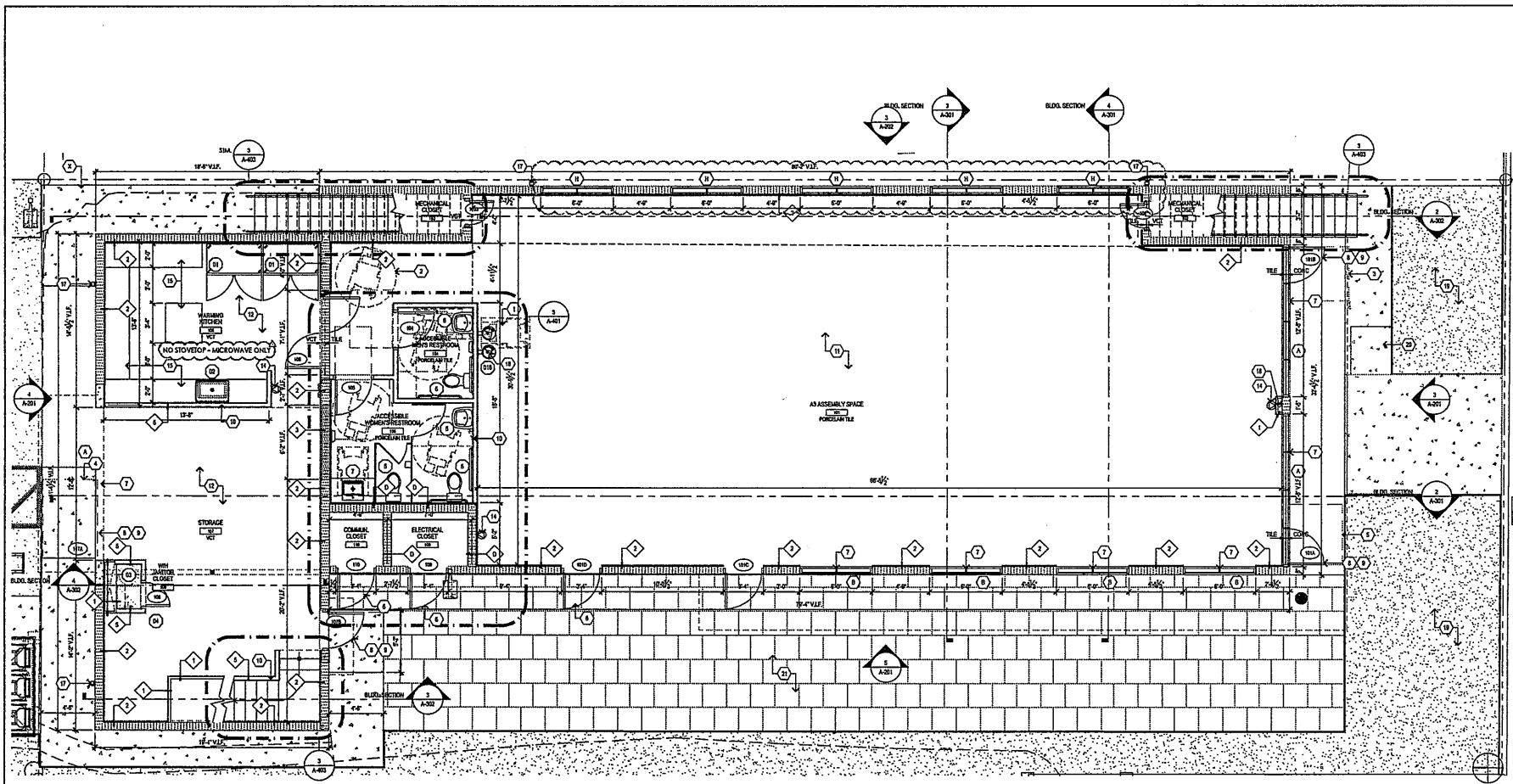
DESIGN
DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19

PROJECT NUMBER: 1535-180425
DRAWN BY: AG
CHECKED BY:
Copyright (c) by SYNALLOY/SAE ROMANIE SAE
All Rights Reserved.

**BUILDING
ELEVATIONS
& SECTION
DEMOLITION**

DECEMBER

AD-202



3 1st LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

- KEYNOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND/OR WITH A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
 2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL EXISTING DOORS, WINDOWS, STRUCTURAL COMPONENTS AND INSTALLED EQUIPMENT OF THE BUILDING. ANY ANCHORAGE OR BRACING REQUIRED TO THE BUILDING MUST BE ADDRESSED BEFORE COMMENCEMENT OF THE WORK.
 3. ROOMS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

2 FLOOR PLAN KEYNOTE LEGEND
NO SCALE

- SYMBOL LEGEND**
NO SCALE
- GRID LETTER ON "X" AXIS
 - GRID NO. ON "Y" AXIS
 - DOOR NUMBER
 - WINDOW/STOREFRONT
 - ELEVATION NUMBER SHEET NUMBER
 - WALL TYPE
 - KEY NUMBER
 - ROOM NAME
 - ROOM NUMBER
 - NOTE - FINISH
 - CERING HEIGHT
 - CENTER LINE
 - CHANGE OF FLOOR FINISH
 - EQUIPMENT NUMBER
 - DRAWING NUMBER SHEET NUMBER
 - DRAWING NUMBER SHEET NUMBER
 - DRAWING NUMBER SHEET NUMBER
 - DRAWING NUMBER SHEET NUMBER
 - REVISION MARK

1 SYMBOL LEGEND
NO SCALE



1803 Silver Cove, Suite 500
Fort Lauderdale, FL 33315
T 954.961.4800
F 954.961.4807
www.srsarchitect.com

MAKES SYNDICAL, AIA
SEAL

LICENSE NO. AA3001863

EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING
1227 NW 10TH ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE, FLA

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/17/19
2	ISSUED FOR PERMIT	10/17/19
3	ISSUED FOR PERMIT	10/17/19
4	ISSUED FOR PERMIT	10/17/19
5	ISSUED FOR PERMIT	10/17/19
6	ISSUED FOR PERMIT	10/17/19
7	ISSUED FOR PERMIT	10/17/19
8	ISSUED FOR PERMIT	10/17/19
9	ISSUED FOR PERMIT	10/17/19
10	ISSUED FOR PERMIT	10/17/19

DESIGN DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 10/17/19

PROJECT NUMBER: 1533-1804-05

DRAWN BY: AG

CHECKED BY:

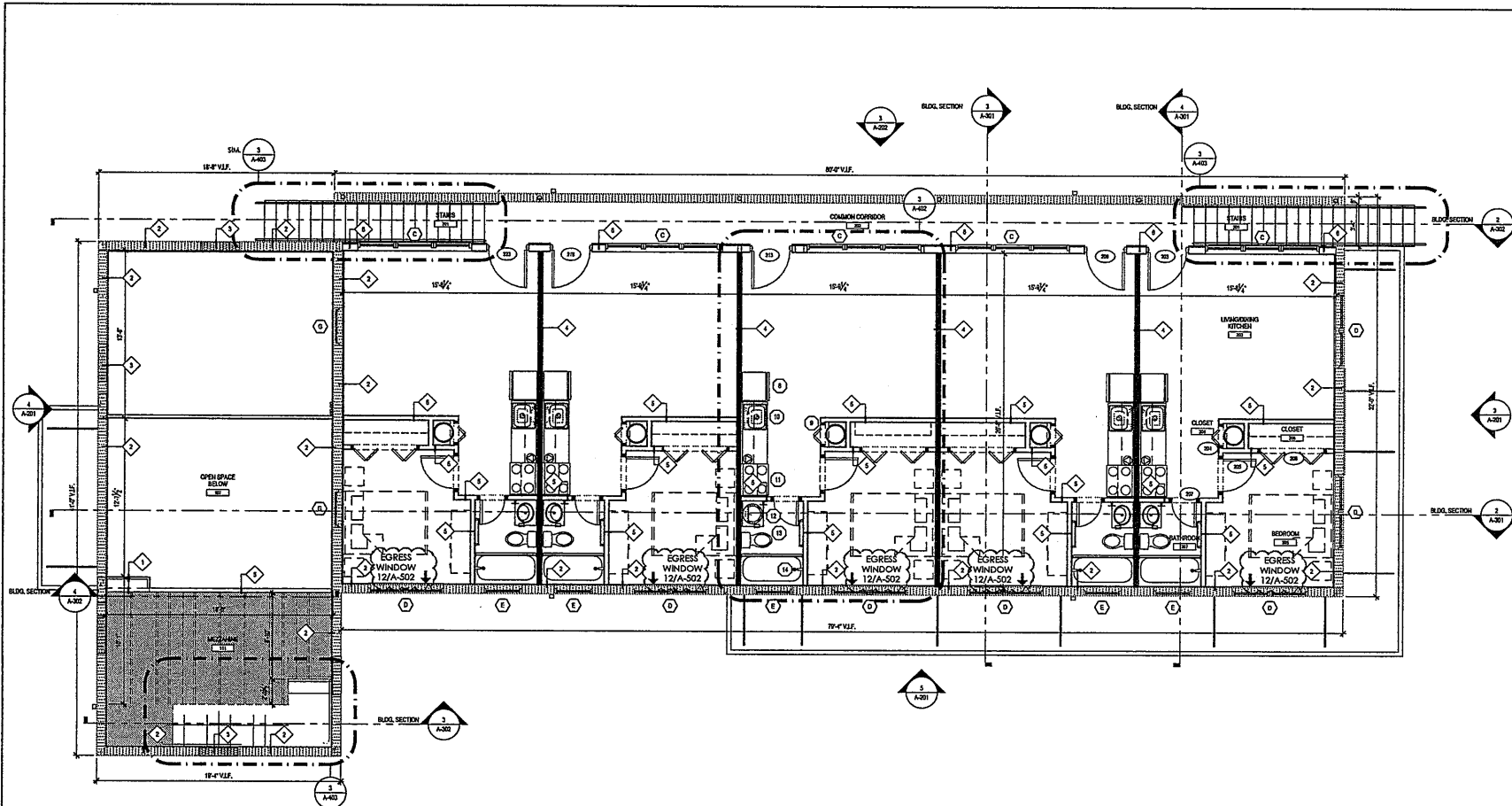
Copyright © 2019 by SYNALOVSKI ROMANIK SYR
All Rights Reserved.

FIRST FLOOR PLAN

DATE: 10/17/19

BY: AG

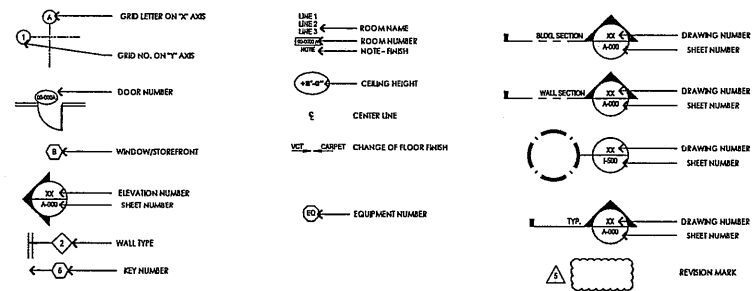
NO. 101



3 2ND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY OUTDOORS OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND/OR HAZARD, A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
2. THE CONTRACTOR IS RESPONSIBLE TO REFER TO PROJECT AND MANAGER ALL EXISTING DOORS, WINDOWS, STRUCTURAL COMPONENTS AND INSTALLED EQUIPMENT OF THE SHELL. ANY ANOMALY OR SITUATION REGARDING THE SHELL MUST BE ADDRESSED BEFORE COMMENCING THE JOB.
3. EQUIPMENT AND FINISH SCHEDULES FOR ALL EQUIPMENT, AND FLOOR, WALLS AND CEILING FINISHES.
4. PLUMBING, FURNISH, COVER CLEARANCES, TOILET PARTITIONS, BATHROOM ACCESSORIES MUST COMPLY WITH ADA REGULATIONS AND FEDERAL LAW. REFER TO SCHED. 0-201 FOR REFERENCE TO ADA REGULATIONS AND FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO COMPLY.
5. PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL PLUMBING FIXTURES AND ACCESSORIES AS REQUIRED BY CODE AND FOLLOWING MANUFACTURER'S SPECIFICATIONS.
6. ALL MEASUREMENTS ARE MINIMUM TO COMPLY WITH CODE. DO NOT SCALE DRAWINGS. CONTRACTOR MUST SIGN AN RFI TO THE ARCHITECT OF RECORD FOR CLARIFICATION.
7. COORDINATE WITH ELECTRICAL CONTRACTOR ALL WALL WIRING DEVICES AND FIRE ALARM DEVICES PRIOR TO FINISHING WALLS.
8. ALL GYPSUM BOARD AND PARTITIONS ARE TO BE FINISHED TO A LEVEL 4. THE FINISHED SURFACE SHALL BE COATED WITH A GYPSUM PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. FINAL FINISHES SHALL NOT BE APPLIED PRIOR TO ARCHITECT'S APPROVAL.

2 FLOOR PLAN KEYNOTE LEGEND
NO SCALE



1 SYMBOL LEGEND
NO SCALE



SYNALOVSKI ROMANIK SR'S
Architectural Planning & Interior Design
1900 Elder Drive, Suite 200
Fort Lauderdale, FL 33316
F 954.561.4325
F 954.561.4807
www.srnyc.com

Marcus Synechuk, AIA
AIA 0011528
SPL

LICENSE NO. AA36001842

EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION
1	1/17/19	ISSUE FOR PERMIT

DESIGN DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/17/19

PROJECT NUMBER: 1935-180425
DRAWN BY: AG
CHECKED BY:

Copyright © 2019 by SYNALOVSKI ROMANIK SR'S
All Rights Reserved.

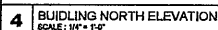
SECOND FLOOR PLAN

SHEET NUMBER:
A-102



Monroe-Symonell, AIA
AR001628
SEA

LICENSE NO. AA26001853

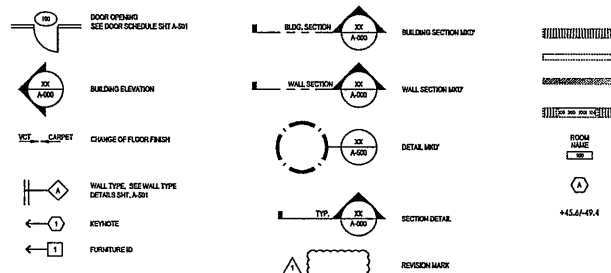


- [illegible]

3	BUILDING SOUTH ELEVATION SCALE: 1/4" = 1'-0"
----------	--

- | | |
|---|---|
| <p>TRANSITS OF THE LOAD TO THE SUBSTRATE, INCLUDING SPEAKING, THE MECHANISMS THAT SHALL BE REQUIRED ACCORDING TO THE SENSITIVITY AT EACH JOINT AND ANY CALCULATIONS OR TEST REPORTS SUBMITTED HEREON.</p> | <p>1 EXISTING OPENINGS CURED AS PER WALL TYPE</p> |
| <p>18. THE SILL HEIGHT OF BUILDING GLASS SHALL BE NOTIFIED ON EACH WINDOW AND THE WINDOW SHALL PROVIDE FLOOR FOR RESIDENTIAL APPLICATIONS AND MAY BE INDEXED FOR COMMERCIAL APPLICATIONS. JOINTS FOR EXISTING DOORS SHOULD BE NOTIFIED. THEREAFTER AN EXISTING WALL SHALL EXCEED THE HEIGHT REQUIRED TO PASS THE WATER RESISTANCE TEST OF ANGLEMANUAL WALLS. THEREAFTER ON 1/2 IN. MINIMUM.</p> | <p>2 MAIN OUTLET - SEE TYPICAL DETAIL 2A-60</p> |
| <p>19. FINISHES AT EXISTING WINDOW AND DOOR OPENINGS SHALL BE NOTIFIED IN ACCORDANCE WITH THE WORK ORDER OR THE FOLLOWING:</p> | <p>3 SCOPER - SEE TYPICAL DETAIL 2A-60</p> |
| <p>20. IN ACCORDANCE WITH THE FOLLOWING: 1. FINISHES, 2. FINISHES, 3. FINISHES, 4. FINISHES, 5. FINISHES, 6. FINISHES, 7. FINISHES, 8. FINISHES, 9. FINISHES, 10. FINISHES, 11. FINISHES, 12. FINISHES, 13. FINISHES, 14. FINISHES, 15. FINISHES, 16. FINISHES, 17. FINISHES, 18. FINISHES, 19. FINISHES, 20. FINISHES, 21. FINISHES, 22. FINISHES, 23. FINISHES, 24. FINISHES, 25. FINISHES, 26. FINISHES, 27. FINISHES, 28. FINISHES, 29. FINISHES, 30. FINISHES, 31. FINISHES, 32. FINISHES, 33. FINISHES, 34. FINISHES, 35. FINISHES, 36. FINISHES, 37. FINISHES, 38. FINISHES, 39. FINISHES, 40. FINISHES, 41. FINISHES, 42. FINISHES, 43. FINISHES, 44. FINISHES, 45. FINISHES, 46. FINISHES, 47. FINISHES, 48. FINISHES, 49. FINISHES, 50. FINISHES, 51. FINISHES, 52. FINISHES, 53. FINISHES, 54. FINISHES, 55. FINISHES, 56. FINISHES, 57. FINISHES, 58. FINISHES, 59. FINISHES, 60. FINISHES, 61. FINISHES, 62. FINISHES, 63. FINISHES, 64. FINISHES, 65. FINISHES, 66. FINISHES, 67. FINISHES, 68. FINISHES, 69. FINISHES, 70. FINISHES, 71. FINISHES, 72. FINISHES, 73. FINISHES, 74. FINISHES, 75. FINISHES, 76. FINISHES, 77. FINISHES, 78. FINISHES, 79. FINISHES, 80. FINISHES, 81. FINISHES, 82. FINISHES, 83. FINISHES, 84. FINISHES, 85. FINISHES, 86. FINISHES, 87. FINISHES, 88. FINISHES, 89. FINISHES, 90. FINISHES, 91. FINISHES, 92. FINISHES, 93. FINISHES, 94. FINISHES, 95. FINISHES, 96. FINISHES, 97. FINISHES, 98. FINISHES, 99. FINISHES, 100. FINISHES, 101. FINISHES, 102. FINISHES, 103. FINISHES, 104. FINISHES, 105. FINISHES, 106. FINISHES, 107. FINISHES, 108. FINISHES, 109. FINISHES, 110. FINISHES, 111. FINISHES, 112. FINISHES, 113. FINISHES, 114. FINISHES, 115. FINISHES, 116. FINISHES, 117. FINISHES, 118. FINISHES, 119. FINISHES, 120. FINISHES, 121. FINISHES, 122. FINISHES, 123. FINISHES, 124. FINISHES, 125. FINISHES, 126. FINISHES, 127. FINISHES, 128. FINISHES, 129. FINISHES, 130. FINISHES, 131. FINISHES, 132. FINISHES, 133. FINISHES, 134. FINISHES, 135. FINISHES, 136. FINISHES, 137. FINISHES, 138. FINISHES, 139. FINISHES, 140. FINISHES, 141. FINISHES, 142. FINISHES, 143. FINISHES, 144. FINISHES, 145. FINISHES, 146. FINISHES, 147. FINISHES, 148. FINISHES, 149. FINISHES, 150. FINISHES, 151. FINISHES, 152. FINISHES, 153. FINISHES, 154. FINISHES, 155. FINISHES, 156. FINISHES, 157. FINISHES, 158. FINISHES, 159. FINISHES, 160. FINISHES, 161. FINISHES, 162. FINISHES, 163. FINISHES, 164. FINISHES, 165. FINISHES, 166. FINISHES, 167. FINISHES, 168. FINISHES, 169. FINISHES, 170. FINISHES, 171. FINISHES, 172. FINISHES, 173. FINISHES, 174. FINISHES, 175. FINISHES, 176. FINISHES, 177. FINISHES, 178. FINISHES, 179. FINISHES, 180. FINISHES, 181. FINISHES, 182. FINISHES, 183. FINISHES, 184. FINISHES, 185. FINISHES, 186. FINISHES, 187. FINISHES, 188. FINISHES, 189. FINISHES, 190. FINISHES, 191. FINISHES, 192. FINISHES, 193. FINISHES, 194. FINISHES, 195. FINISHES, 196. FINISHES, 197. FINISHES, 198. FINISHES, 199. FINISHES, 200. FINISHES, 201. FINISHES, 202. FINISHES, 203. FINISHES, 204. FINISHES, 205. FINISHES, 206. FINISHES, 207. FINISHES, 208. FINISHES, 209. FINISHES, 210. FINISHES, 211. FINISHES, 212. FINISHES, 213. FINISHES, 214. FINISHES, 215. FINISHES, 216. FINISHES, 217. FINISHES, 218. FINISHES, 219. FINISHES, 220. FINISHES, 221. FINISHES, 222. FINISHES, 223. FINISHES, 224. FINISHES, 225. FINISHES, 226. FINISHES, 227. FINISHES, 228. FINISHES, 229. FINISHES, 230. FINISHES, 231. FINISHES, 232. FINISHES, 233. FINISHES, 234. FINISHES, 235. FINISHES, 236. FINISHES, 237. FINISHES, 238. FINISHES, 239. FINISHES, 240. FINISHES, 241. FINISHES, 242. FINISHES, 243. FINISHES, 244. FINISHES, 245. FINISHES, 246. FINISHES, 247. FINISHES, 248. FINISHES, 249. FINISHES, 250. FINISHES, 251. FINISHES, 252. FINISHES, 253. FINISHES, 254. FINISHES, 255. FINISHES, 256. FINISHES, 257. FINISHES, 258. FINISHES, 259. FINISHES, 260. FINISHES, 261. FINISHES, 262. FINISHES, 263. FINISHES, 264. FINISHES, 265. FINISHES, 266. FINISHES, 267. FINISHES, 268. FINISHES, 269. FINISHES, 270. FINISHES, 271. FINISHES, 272. FINISHES, 273. FINISHES, 274. FINISHES, 275. FINISHES, 276. FINISHES, 277. FINISHES, 278. FINISHES, 279. FINISHES, 280. FINISHES, 281. FINISHES, 282. FINISHES, 283. FINISHES, 284. FINISHES, 285. FINISHES, 286. FINISHES, 287. FINISHES, 288. FINISHES, 289. FINISHES, 290. FINISHES, 291. FINISHES, 292. FINISHES, 293. FINISHES, 294. FINISHES, 295. FINISHES, 296. FINISHES, 297. FINISHES, 298. FINISHES, 299. FINISHES, 300. FINISHES, 301. FINISHES, 302. FINISHES, 303. FINISHES, 304. FINISHES, 305. FINISHES, 306. FINISHES, 307. FINISHES, 308. FINISHES, 309. FINISHES, 310. FINISHES, 311. FINISHES, 312. FINISHES, 313. FINISHES, 314. FINISHES, 315. FINISHES, 316. FINISHES, 317. FINISHES, 318. FINISHES, 319. FINISHES, 320. FINISHES, 321. FINISHES, 322. FINISHES, 323. FINISHES, 324. FINISHES, 325. FINISHES, 326. FINISHES, 327. FINISHES, 328. FINISHES, 329. FINISHES, 330. FINISHES, 331. FINISHES, 332. FINISHES, 333. FINISHES, 334. FINISHES, 335. FINISHES, 336. FINISHES, 337. FINISHES, 338. FINISHES, 339. FINISHES, 340. FINISHES, 341. FINISHES, 342. FINISHES, 343. FINISHES, 344. FINISHES, 345. FINISHES, 346. FINISHES, 347. FINISHES, 348. FINISHES, 349. FINISHES, 350. FINISHES, 351. FINISHES, 352. FINISHES, 353. FINISHES, 354. FINISHES, 355. FINISHES, 356. FINISHES, 357. FINISHES, 358. FINISHES, 359. FINISHES, 360. FINISHES, 361. FINISHES, 362. FINISHES, 363. FINISHES, 364. FINISHES, 365. FINISHES, 366. FINISHES, 367. FINISHES, 368. FINISHES, 369. FINISHES, 370. FINISHES, 371. FINISHES, 372. FINISHES, 373. FINISHES, 374. FINISHES, 375. FINISHES, 376. FINISHES, 377. FINISHES, 378. FINISHES, 379. FINISHES, 380. FINISHES, 381. FINISHES, 382. FINISHES, 383. FINISHES, 384. FINISHES, 385. FINISHES, 386. FINISHES, 387. FINISHES, 388. FINISHES, 389. FINISHES, 390. FINISHES, 391. FINISHES, 392. FINISHES, 393. FINISHES, 394. FINISHES, 395. FINISHES, 396. FINISHES, 397. FINISHES, 398. FINISHES, 399. FINISHES, 400. FINISHES, 401. FINISHES, 402. FINISHES, 403. FINISHES, 404. FINISHES, 405. FINISHES, 406. FINISHES, 407. FINISHES, 408. FINISHES, 409. FINISHES, 410. FINISHES, 411. FINISHES, 412. FINISHES, 413. FINISHES,</p> | |

Figure 1



- EXISTING CMU WALL
- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING INTERIOR PARTITION TO BE DEMOLISHED
- EXISTING WINDOW OPENING TO BE REPLACED
- DEMOTES ROOM NAME & NUMBER
- DEMOTES WINDOW TYPE
- DEMOTES DESIGN PRESSURE FOR OPENING

DESIGN
DELIVERABLE: PERMIT SET R
ISSUE DATE: 1/7/19

PROJECT NUMBER: 1535-18042
DRAWN BY: AG
CHECKED BY:

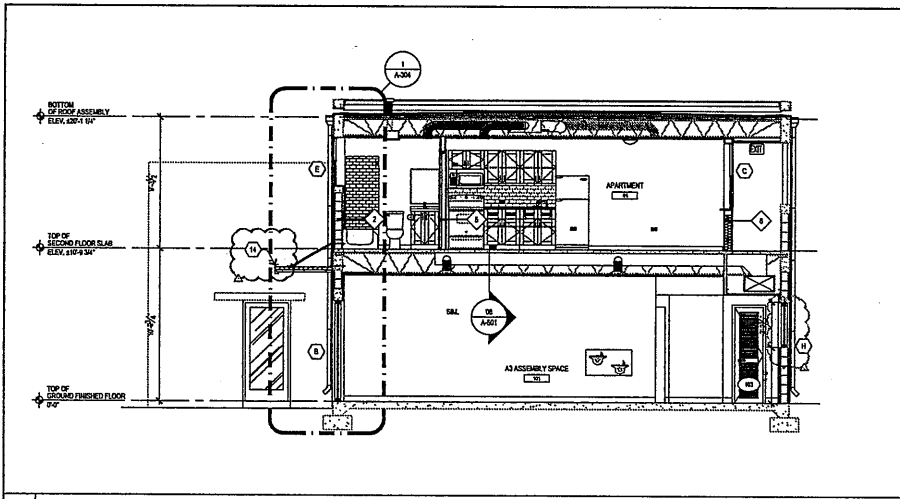
Copyright (c) by SYNALONSKI ROMANUS SAYE
All Rights Reserved.

BUILDING ELEVATIONS

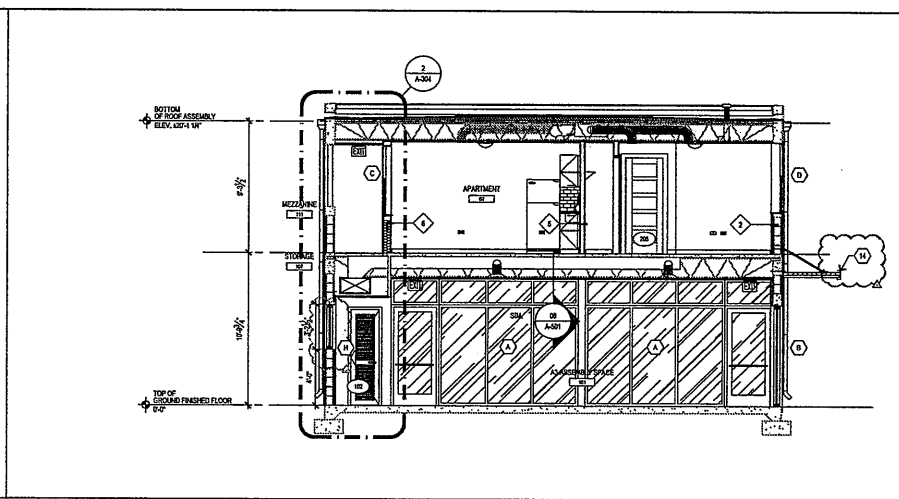
1

DETAINER:

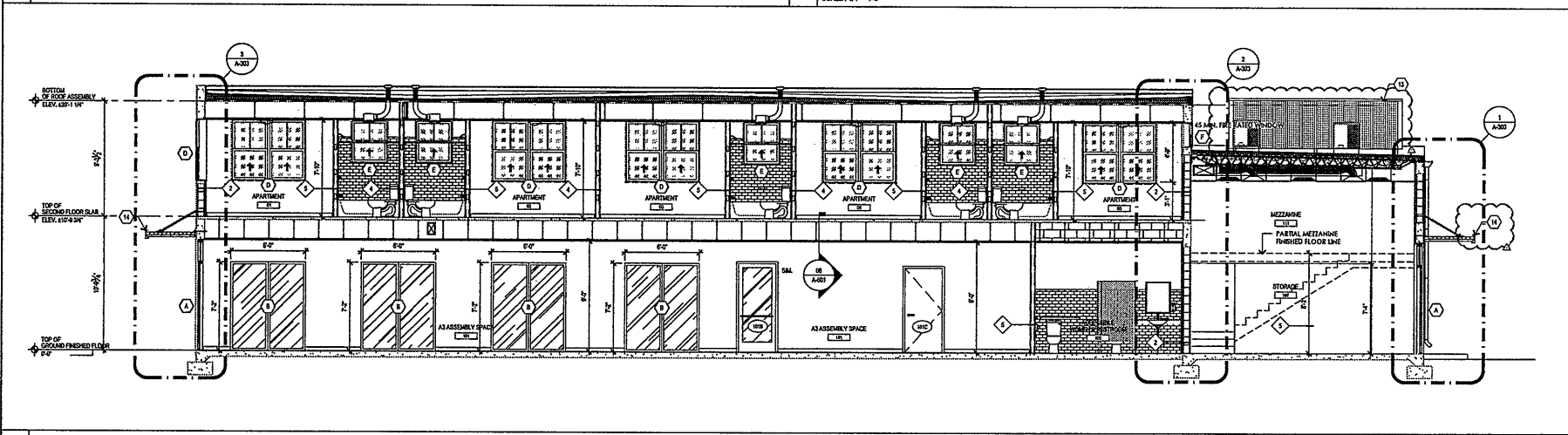
A-202



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



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



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

- THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING THE ARCHITECT AWARE OF ANY CHANGES OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND/OR INTER. A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- THE CONTRACTOR IS RESPONSIBLE TO REFER TO PROJECT AND MANUFACTURER ALL EXISTING DOORS, WINDOWS, STRUCTURAL COMPONENTS AND INSTALLED EQUIPMENT OF THE SHELL. ANY ANCHORAGE OR REINFORCEMENT REGARDING THE SHELL MUST BE ADDRESS BEFORE COMMENCING THE JOB.
- EQUIPMENT AND FINISH SCHEDULES FOR ALL EQUIPMENT, AND FLOOR, WALLS AND CEILING FINISHES.
- FINISHING FINISHES, DOOR CLEARANCES, TOILET PARTITIONS, BATHROOM ACCESSORIES MUST COMPLY WITH ADA REGULATIONS AND FEDERAL L.A.W. REFER TO SHEET 04-01 FOR REFERENCE TO ADA REGULATIONS AND FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO COMPLY.
- PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL FINISHING FINISHES AND ACCESSORIES AS REQUIRED BY CODE AND FOLLOWING MANUFACTURER'S SPECIFICATIONS.
- ALL MEASUREMENTS ARE IN INCHES TO COMPLY WITH CODE. DO NOT SCALE DIMENSIONS. CONTRACTOR MUST SUBMIT ALL INFO TO THE ARCHITECT FOR RECORD FOR CLARIFICATION.
- COORDINATE WITH ELECTRICAL CONTRACTOR ALL WALL WIRING DEVICES AND FIRE ALARM DEVICES PRIOR TO FINISHING WALLS.
- ALL ORIGINAL FINISHES AND PARTITIONS ARE TO BE REFINISHED TO A LEVEL 4. THE PREPARED SURFACE SHALL BE COATED WITH A DRY-ALL FINISH PRIOR TO THE APPLICATION OF FINAL FINISHES. FINAL FINISHES SHALL NOT BE APPLIED PRIOR TO ARCHITECT'S APPROVAL.

KEYNOTES

- 20 11 13 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-301 FOR DOORS AND FRAMES SCHEDULES. ON SHEET A-301.
- 20 41 25 ALL-GLASS ENTRANCES AND STOREFRONTS-SEE SHEET A-302 FOR ELEVATION AND DETAILS.
- 06 42 13 ALUMINUM-FRAMED ENTRANCES-ALUMINUM AND GLASS KITCHEN ENTRANCE DOOR. REFER TO DOORS AND FRAMES SCHEDULE ON SHEET A-301.
- 06 71 00 DOOR HARDWARE. REFER TO SHEET A-301 FOR HARDWARE SCHEDULE.
- 09 21 14 GYPSUM BOARD ASSEMBLIES & 09 25 14 NON-STRUCTURAL METAL FRAMING. SEE DETAILS 8-A-300 FOR CEILING ASSEMBLIES.
- 09 51 00 ACOUSTICAL CEILINGS-REFER TO SHEET A-301 FOR CEILING TYPICAL DETAILS AND SHEET A-301 FOR ACOUSTICAL CEILING SPECIFICATIONS.
- 09 53 00 ACOUSTICAL CEILING SUSPENSION ASSEMBLIES. ALL HANGERS MUST BE ATTACHED TOP CORD OF STEEL JOIST.

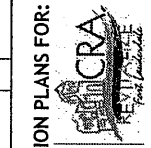
- 09 AS 12.13 RESIDENT BASE-REFER TO SHEET A-301 FOR FLOOR AND WALLS FINISH SCHEDULE.
- 09 91 25 INTERIOR PAINTING-REFER TO SHEET A-301 FOR FLOOR, WALLS & CEILING FINISH SCHEDULE.
- 12 35 30 13 KITCHEN CASEWORK. SEE KITCHEN CABINETS ELEVATIONS AND SECTIONS FOR DETAILS.
- 26 00 00 ELECTRICAL-DUPLEX OUTLET FOR SMALL APPLIANCE. SEE ELECTRICAL DRAWINGS FOR DETAILS.
- 26 51 00 INTERIOR LIGHTING-USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATION. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND WIRING. ALL LIGHT FIXTURES MUST BE AS PER SCHEDULE OR APPROVED EQUAL. SUBMIT SUBSTITUTIONS FOR APPROVAL.
- INAC EQUIPMENT ROOFTOP SCREEN, 1/2" DIA STEEL 2" DEEP RUN OVER HORIZONTAL STEEL RAFTS AND 8" SQUARE STEEL COLUMN. FINISH: FACTORY APPLIED PRIMA. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO NEW ROOF STRUCTURE AS PER REQUIRED HOA DOCUMENTS.

STEEL CANOPY, CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO EXISTING STRUCTURE AS PER REQUIRED HOA DOCUMENTS. UNDER SEPARATE PERMIT.



Marcus Synalovskii, AIA
ARCHITECT
3074

LICENSE NO. A63609163



**EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING**
1227 NW 6TH ST,
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE CRA

NO.	DATE	DESCRIPTION
1	1/17/19	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

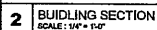
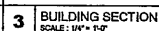
DESIGN
DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/17/19

PROJECT NUMBER: 1535-180425
DRAWN BY: AG
CHECKED BY:

DATE: 1/17/19
Drawing #11 by SYNALOVSKI ROMANIKS INC.
All Rights Reserved

BUILDING SECTIONS

PREPARED BY:
A-301



1. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING THE CONTRACTOR AWARE OF ANY OUTSTANDING OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND THE LOCATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE CONTRACTOR WITH THE WORK IN QUESTION.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL EXISTING GOODS, WAREHOUSES, CRITICAL EQUIPMENT, AND INSTALLED EQUIPMENT. ANY DAMAGE TO EXISTING EQUIPMENT OR STRUCTURES SHALL BE REPAIRED BEFORE COMMENCING THE JOB.
3. EQUIPMENT AND PERSONNEL SCHEDULES FOR ALL EQUIPMENT, AND FLOOD WALLS AND C&B PLUMBING.
4. PLUMBING, FLOOD, C&B, GEARBOXES, JOINTS, PARTS, BATTERIES, ACCESSORIES, AND COMPONENTS ARE AVAILABLE AND FEDERAL LAW, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EQUIPMENT AND THE EQUIPMENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EQUIPMENT.
5. PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL PLUMBING SYSTEMS AND ACCESSORIES AS REQUIRED BY CODE AND FOLLOWING MANUFACTURER'S INSTRUCTIONS.
6. ALL MEASUREMENTS ARE AVAILABLE TO CONTRACT WITH CODE. DO NOT SCALE DRAWINGS. CONTRACTOR MUST SHOW AN INLET TO THE ADJACENT RECORD FOR CLARIFICATION.
7. COORDINATE WITH ELECTRICAL CONTRACTORS FOR ALL WIRE DEVICES AND FIRE ALARM DEVICES PRIOR TO INSTALLATION.
8. ALL DRIVEL FURNISHING AND PARTS ARE TO BE PROVIDED TO A LEVEL 4, THE PROVIDED PARTS SHALL BE COATED WITH A DRIVEL FURNISHING PRIOR TO THE APPLICATION OF PLUMBING. PLUMBING SHALL NOT BE APPLIED PRIOR TO CONTRACTORS APPROVAL.

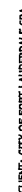
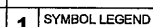
KEYNOTES

- ① 0792.23 ROOF HATCH--SEE STRUCTURAL PLANS FOR SUPPORT.
- ② 08 11.13 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-500 FOR DOORS AND FRAMES SCHEDULES. ON SHEET A-601.
- ③ 08 41.26 ALU-GLASS ENTRANCES AND STOREFRONTS--SEE SHEET A-502 FOR ELEVATION AND DETAILS.
- ④ 08 42.13 ALUMINUM-FRAMED ENTRANCES--ALUMINUM AND GLASS INTERIOR ENTRANCE DOOR. REFER TO DOORS AND FRAMES SCHEDULE ON SHEET A-601.
- ⑤ 07 71.00 SDOOR HARDWARE. REFER TO SHEET A-601 FOR HARDWARE SCHEDULE.
- ⑥ 07 21.16 GYPSUM BOARD DETAILS & 07 22.16 NON-STRUCTURAL METAL FRAMING--SEE DETAILS & A-502 FOR CEILING ASSEMBLY.
- ⑦ 09 51.00 ACOUSTICAL CEBRINGS--REFER TO SHEET A-501 FOR CEILING TYPICAL DETAILS AND SHEET A-501 FOR ACOUSTICAL CEILING SCHEDULE.

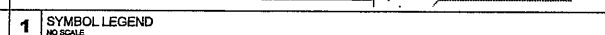
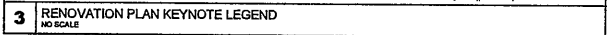
- | | |
|-----|---|
| 98 | 09 33 00 CIRCULAR CREEPING SUSPENSION ASSEMBLIES. ALL HANGERS MUST BE ATTACHED TOP CORD OF STEEL JOIST. |
| 99 | 09 65 13.13 RESILIENT BASE--REFER TO SHEET A401 FOR FLOOR AND WALLS FINISH SCHEDULE. |
| 100 | 09 91 23 INTERIOR PAINTING--REFER TO SHEET A-601 FOR FLOOR, WALLS & CEILING FINISH SCHEDULE. |
| 101 | 12 35 30.13 BETCHEN CASEWORK. SEE HITCHEN CABINETS ELEVATIONS AND SECTION FOR DETAILS. |
| 102 | 12 40 00 ELECTRICAL--DUPLEX OUTLET FOR SMALL APPLIANCE. SEE ELECTRICAL DRAWINGS FOR DETAILS. |
| 103 | 24 61 00 INTERIOR LIGHTING--USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATION. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND WIRING. ALL LIGHT FIXTURES MUST BE AS PER APPROVED MANUFACTURER. SUBMIT SPECIFICATIONS. |

- 15 STEEL CANOPY, CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION, ANCHOR TO EXISTING STRUCTURE AS PER REQUIRED HOA DOCUMENTS, UNDER SEPARATE PERMIT.

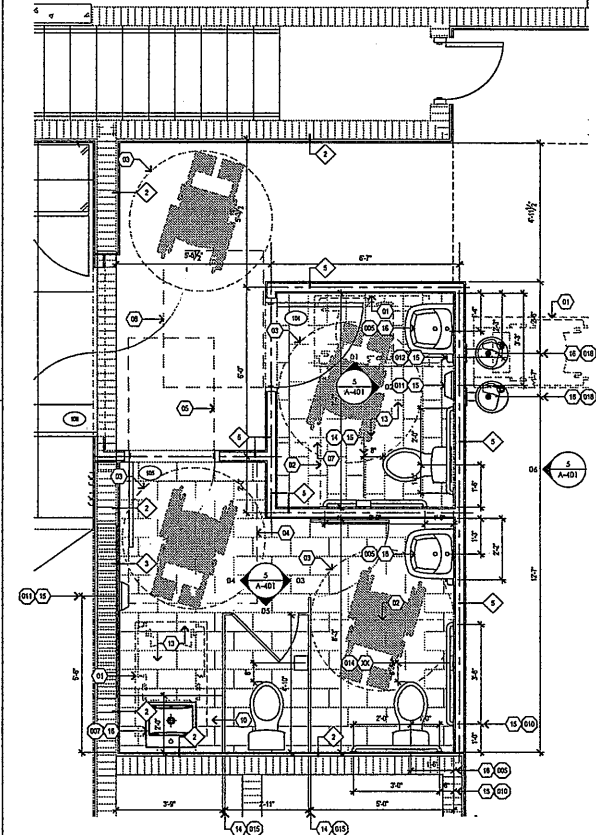
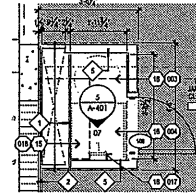
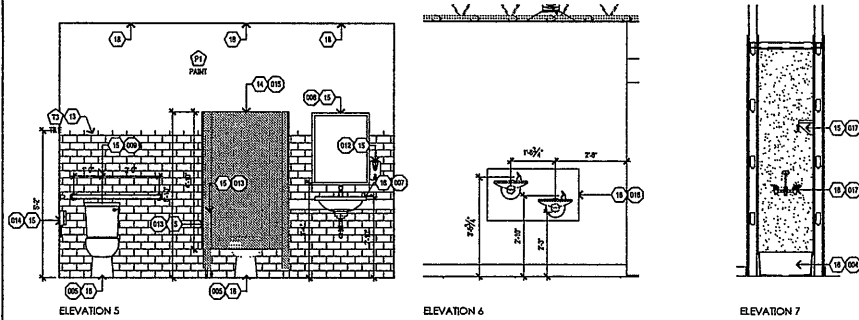
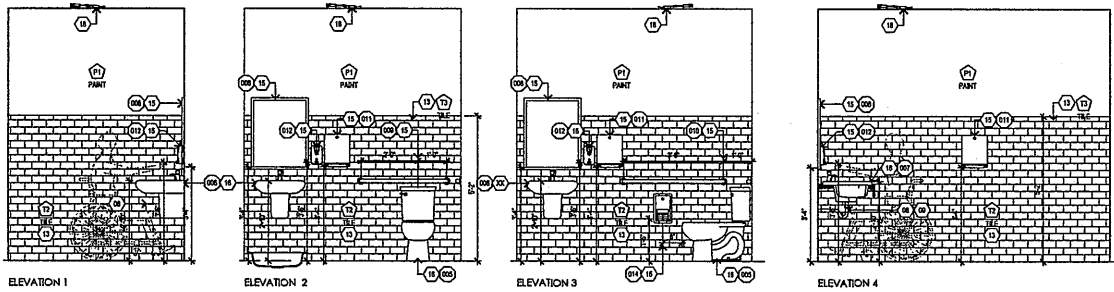
- 14 HVAC EQUIPMENT ROOFTOP SCREEN, 2X6A STEEL 3" DEEP RIB OVER HORIZONTAL STEEL H-HATS AND 2" SQUARE STEEL COLUMNS, FINISH: FACTORY APPLIED KYNAR. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ALLOWING TO MEET GROUND ELEVATION. ALL DECS COVERED UNA. DOWNHILL.



SECRET
A-303



 SYNALOWSKI ROMANICK SATO Foundation • Planning • Interior Design	
1900 Silver Dewey, Suite 500 Fort Lauderdale, FL 33316 T 561-941-1400 F 561-941-6807 www.srsarchitect.com	
Maxine Swenowald, AIA AR-011629 SDA	
LICENSE NO. AA33601863	
EXISTING BUILDING RENOVATION PLANS FOR: BOLDEN BUILDING 1227 NW 6TH ST. FORT LAUDERDALE, FL 33009  CLIENT: CITY OF FORT LAUDERDALE, FL	
DESIGN DELIVERABLE: PERMIT SET REV 1 ISSUE DATE: 11/1/19	JUNE 2020 MAY 2020 APR 2020 MAR 2020 FEB 2020 JAN 2020 DEC 2019 NOV 2019 OCT 2019 SEP 2019 AUG 2019 JUL 2019 JUN 2019 MAY 2019 APR 2019 MAR 2019 FEB 2019 JAN 2019 DEC 2018 NOV 2018 OCT 2018 SEP 2018 AUG 2018 JUL 2018 JUN 2018 MAY 2018 APR 2018 MAR 2018 FEB 2018 JAN 2018 DEC 2017 NOV 2017 OCT 2017 SEP 2017 AUG 2017 JUL 2017 JUN 2017 MAY 2017 APR 2017 MAR 2017 FEB 2017 JAN 2017 DEC 2016 NOV 2016 OCT 2016 SEP 2016 AUG 2016 JUL 2016 JUN 2016 MAY 2016 APR 2016 MAR 2016 FEB 2016 JAN 2016 DEC 2015 NOV 2015 OCT 2015 SEP 2015 AUG 2015 JUL 2015 JUN 2015 MAY 2015 APR 2015 MAR 2015 FEB 2015 JAN 2015 DEC 2014 NOV 2014 OCT 2014 SEP 2014 AUG 2014 JUL 2014 JUN 2014 MAY 2014 APR 2014 MAR 2014 FEB 2014 JAN 2014 DEC 2013 NOV 2013 OCT 2013 SEP 2013 AUG 2013 JUL 2013 JUN 2013 MAY 2013 APR 2013 MAR 2013 FEB 2013 JAN 2013 DEC 2012 NOV 2012 OCT 2012 SEP 2012 AUG 2012 JUL 2012 JUN 2012 MAY 2012 APR 2012 MAR 2012 FEB 2012 JAN 2012 DEC 2011 NOV 2011 OCT 2011 SEP 2011 AUG 2011 JUL 2011 JUN 2011 MAY 2011 APR 2011 MAR 2011 FEB 2011 JAN 2011 DEC 2010 NOV 2010 OCT 2010 SEP 2010 AUG 2010 JUL 2010 JUN 2010 MAY 2010 APR 2010 MAR 2010 FEB 2010 JAN 2010 DEC 2009 NOV 2009 OCT 2009 SEP 2009 AUG 2009 JUL 2009 JUN 2009 MAY 2009 APR 2009 MAR 2009 FEB 2009 JAN 2009 DEC 2008 NOV 2008 OCT 2008 SEP 2008 AUG 2008 JUL 2008 JUN 2008 MAY 2008 APR 2008 MAR 2008 FEB 2008 JAN 2008 DEC 2007 NOV 2007 OCT 2007 SEP 2007 AUG 2007 JUL 2007 JUN 2007 MAY 2007 APR 2007 MAR 2007 FEB 2007 JAN 2007 DEC 2006 NOV 2006 OCT 2006 SEP 2006 AUG 2006 JUL 2006 JUN 2006 MAY 2006 APR 2006 MAR 2006 FEB 2006 JAN 2006 DEC 2005 NOV 2005 OCT 2005 SEP 2005 AUG 2005 JUL 2005 JUN 2005 MAY 2005 APR 2005 MAR 2005 FEB 2005 JAN 2005 DEC 2004 NOV 2004 OCT 2004 SEP 2004 AUG 2004 JUL 2004 JUN 2004 MAY 2004 APR 2004 MAR 2004 FEB 2004 JAN 2004 DEC 2003 NOV 2003 OCT 2003 SEP 2003 AUG 2003 JUL 2003 JUN 2003 MAY 2003 APR 2003 MAR 2003 FEB 2003 JAN 2003 DEC 2002 NOV 2002 OCT 2002 SEP 2002 AUG 2002 JUL 2002 JUN 2002 MAY 2002 APR 2002 MAR 2002 FEB 2002 JAN 2002 DEC 2001 NOV 2001 OCT 2001 SEP 2001 AUG 2001 JUL 2001 JUN 2001 MAY 2001 APR 2001 MAR 2001 FEB 2001 JAN 2001 DEC 2000 NOV 2000 OCT 2000 SEP 2000 AUG 2000 JUL 2000 JUN 2000 MAY 2000 APR 2000 MAR 2000 FEB 2000 JAN 2000 DEC 1999 NOV 1999 OCT 1999 SEP 1999 AUG 1999 JUL 1999 JUN 1999 MAY 1999 APR 1999 MAR 1999 FEB 1999 JAN 1999 DEC 1998 NOV 1998 OCT 1998 SEP 1998 AUG 1998 JUL 1998 JUN 1998 MAY 1998 APR 1998 MAR 1998 FEB 1998 JAN 1998 DEC 1997 NOV 1997 OCT 1997 SEP 1997 AUG 1997 JUL 1997 JUN 1997 MAY 1997 APR 1997 MAR 1997 FEB 1997 JAN 1997 DEC 1996 NOV 1996 OCT 1996 SEP 1996 AUG 1996 JUL 1996 JUN 1996 MAY 1996 APR 1996 MAR 1996 FEB 1996 JAN 1996 DEC 1995 NOV 1995 OCT 1995 SEP 1995 AUG 1995 JUL 1995 JUN 1995 MAY 1995 APR 1995 MAR 1995 FEB 1995 JAN 1995 DEC 1994 NOV 1994 OCT 1994 SEP 1994 AUG 1994 JUL 1994 JUN 1994 MAY 1994 APR 1994 MAR 1994 FEB 1994 JAN 1994 DEC 1993 NOV 1993 OCT 1993 SEP 1993 AUG 1993 JUL 1993 JUN 1993 MAY 1993 APR 1993 MAR 1993 FEB 1993 JAN 1993 DEC 1992 NOV 1992 OCT 1992 SEP 1992 AUG 1992 JUL 1992 JUN 1992 MAY 1992 APR 1992 MAR 1992 FEB 1992 JAN 1992 DEC 1991 NOV 1991 OCT 1991 SEP 1991



5 ENLARGED INTERIOR ELEVATIONS

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

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY QUESTIONS OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND/OR INTENT. A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORKED QUESTION.
- REFER TO EQUIPMENT AND FINISH SCHEDULES FOR ALL EQUIPMENT, AND FLOOR, WALLS AND CEILING FINISHES.
- INFORM ARCHITECT OF RECORD OF ANY DISCREPANCIES AND SITUATIONS ENCOUNTERED AT JOB SITE PRIOR TO EXECUTION. ALL PLUMBING FIXTURES TO COMPLY WITH F.A.C. 2017 PLUMBING STANDARD CLEARANCES & HEIGHT REQUIREMENTS.
- PLUMBING FIXTURES, SINK, CUPBOARD, TOILET, PARTITION, BATHROOM ACCESSORIES MUST COMPLY WITH F.A.C. ACCESSIBILITY 2017 ADA REGULATIONS AND FEDERAL LAW. REFER TO SHEET 040 FOR REFERENCE TO ADA REGULATIONS AND FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO COMPLY.
- PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL PLUMBING FIXTURES AND ACCESSORIES AS REQUIRED BY CODE AND FOLLOWING MANUFACTURER'S SPECIFICATIONS.
- ALL MEASUREMENTS ARE APPROXIMATE TO COMPLY WITH CODE. NO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL TO THE ARCHITECT OF RECORD FOR CLARIFICATION.

- 30" X 48" ADA CLEAR FLOOR SPACE REQUIRED.
- 36" X 48" ADA CLEAR FLOOR SPACE REQUIRED. REFER TO DETAIL S-1 ON PAGE 0-501.
- REQUIRED 5'-0" (60") CLEAR TURNING DIAMETER.
- REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL S-10-6 ON SHEET 0-501.
- REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL S-10-6 ON SHEET 0-501.
- REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL S-10-6 ON SHEET 0-501.
- REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL S-10-6 ON SHEET 0-501.
- REQUIRED CLEAR FLOOR SPACE, KNEE AND TOE CLEARANCE PER DETAILS S-8 & S-9 ON PAGE 0-501.
- PROVIDE PLUMBING JACKETS FOR ALL PIPES UNDER COUNTER SINKS. REFER TO PLUMBING SCHEDULE.
- 30-30-90 FINISHED CARPENTRY, PLASTIC LAQUAITE COUNTERTOP, FRAME AND SUBSTRATE MUST BE SUPPORTED AND SECURED TO BACK AND SIDE WALLS ONLY. SUBMIT SHOP DRAWINGS FOR APPROVAL.
- 18-11 1/2 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-401 FOR DOORS AND FRAMES SCHEDULES.

- OR TO 10-000 HARDWARE. REFER TO SHEET A-401 FOR HARDWARE SCHEDULES.
- 10-31 1/2 THINSET CERAMIC TILE. REFER TO SHEET A-401 FOR FLOOR AND WALLS FINISH SCHEDULES.
- 10-21 1/2 PLASTIC LAQUAITE-CLAD TOILET COMPARTMENTS. REFER TO SHEET A-401 FOR BATHROOM EQUIPMENT & ACCESSORIES SCHEDULES.
- 10-28 1/2 1/2 COMMERCIAL TOILET ACCESSORIES. REFER TO SHEET A-401 FOR BATHROOM EQUIPMENT & ACCESSORIES SCHEDULES.
- 22-01 1/2 COMMERCIAL PLUMBING FIXTURES. REFER TO SHEET A-401 FOR BATHROOM EQUIPMENT & ACCESSORIES SCHEDULES.
- 22-01 1/2 1/2 COMMERCIAL PLUMBING FIXTURES. REFER TO SHEET A-401 FOR BATHROOM EQUIPMENT & ACCESSORIES SCHEDULES.
- 20-51 1/2 LED INTERIOR LIGHTING - LITHONIA LIGHTING 4" WAFER LED DOWNLIGHT 10'W LED 40W 18

4 JANITOR CLOSET ENLARGED PLAN

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

- GRID LETTER ON "X" AXIS
- GRID NO. ON "Y" AXIS
- DOOR NUMBER
- WINDOW/STOREFRONT
- ELEVATION NUMBER
- WALL TYPE
- KEY NUMBER

3 RESTROOMS ENLARGED PLAN

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

- LINE 1
- LINE 2
- LINE 3
- ROOM NAME
- ROOM NUMBER
- NOTE - RIGHT
- CEILING HEIGHT
- CENTER LINE
- CHANGE OF FLOOR FINISH
- EQUIPMENT NUMBER
- DRAWING NUMBER
- SHEET NUMBER
- DRAWING NUMBER
- SHEET NUMBER
- DRAWING NUMBER
- SHEET NUMBER
- REVISION MARK

2 ENLARGED PLANS & ELEVATIONS KEYNOTE LEGEND

NO SCALE

1 SYMBOL LEGEND

NO SCALE

SRS
SYNALOVSKI ROMANICKI
Architects - Planning - Interior Design

1800 Erie Drive, Suite 500
Fort Lauderdale, FL 33316
754.461.2805
754.461.2807
www.srsinc.com

Marcus Syntovick, P.A.
AIA 0011625
SEAL

LICENSE NO. AA34001843

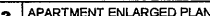
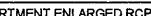
EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE, FLA

REV	DATE	DESCRIPTION
1	12/17/2024	ISSUED FOR PERMIT

DESIGN DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 12/17/24

PROJECT NUMBER: 1535-180425
DRAWN BY: AG
CHECKED BY:
Created by: SYNALOVSKI ROMANICKI
All Rights Reserved

ENLARGED PLANS AND ELEVATIONS
PART NUMBER:
A-401



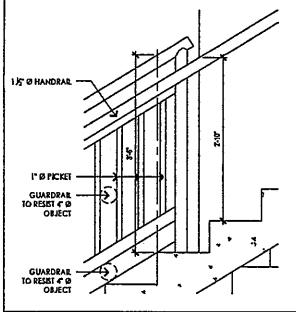
LICENSE NO. AA24001263

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

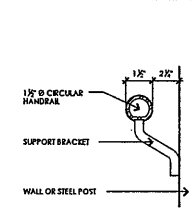
CLIENT: CITY OF FORT LAUDERDALE CRA

DETILAMTH:

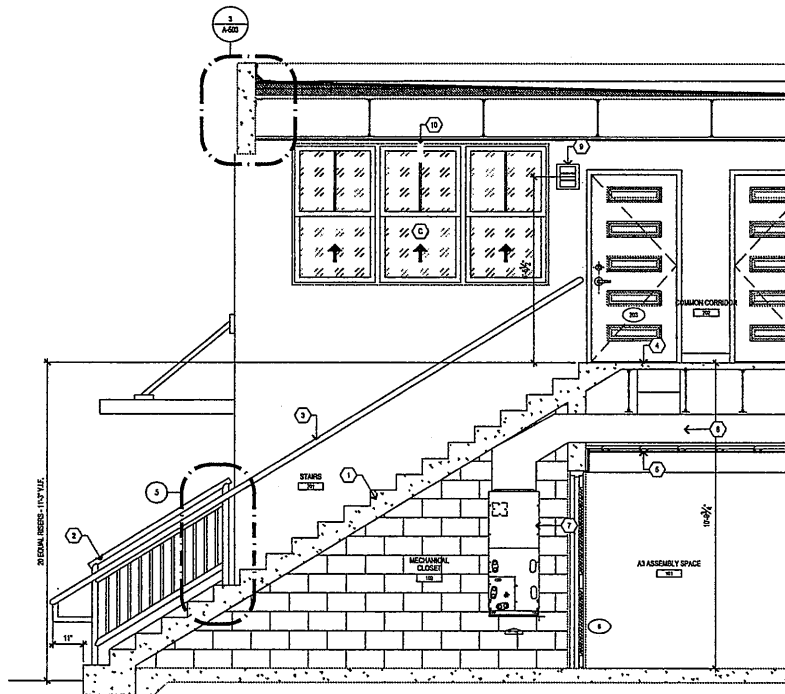
A-402



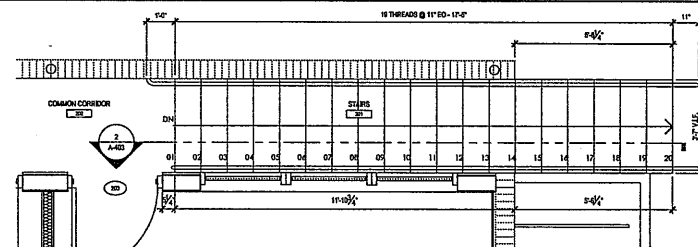
5 GUARDRAIL DETAIL
1" = 1'-0"



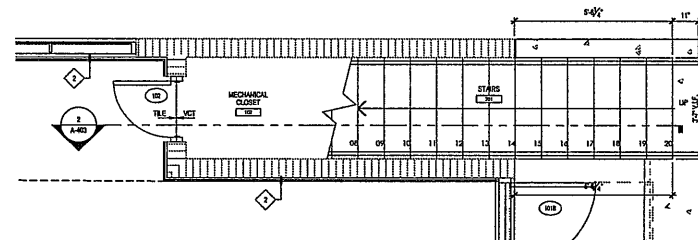
4 HANDRAIL TYP SECTION
NOT TO SCALE



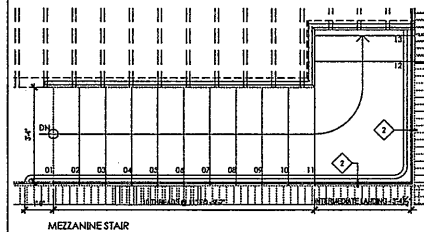
2 ENLARGED STAIR SECTION
SCALE: 1/2" = 1'-0"



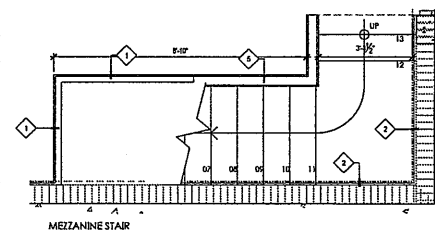
STAIR AT SECOND FLOOR



STAIR AT GROUND FLOOR



MEZZANINE STAIR



MEZZANINE STAIR

3 STAIRS ENLARGED PLAN SCALE: 1/2" = 1'-0"

1. BOTH STAIRS ARE TO BE REINFORCED. SEE STRUCTURAL PLANS FOR DETAILS.
2. PROVIDE HANDRAILS ON BOTH SIDES OF EACH STAIRWAY AND SHALL COMPLY WITH SECTION 1014.
3. ALL DRAWINGS TO BE 1/2" DIA. STEEL W/PAINTED FINISH. PROVIDE 3/4" CLEARANCE BETWEEN HANDRAIL AND FINISH WALL.
4. COORDINATOR SHALL FIELD VERIFY STAIR LAYOUT PRIOR TO FABRICATION OF GUARDRAILS.
5. STAIR RISES SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISE HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOMINAL OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FORWARD PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S HEIGHTS.
6. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISE HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTHS SHALL NOT EXCEED 3/8 INCH PLUS ANY FURTHER FLIGHT OF STAIRS. THE GREATEST WINDER TREAD DEPTH AT THE HALLING WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH PLUS ANY FURTHER FLIGHT OF STAIRS.
7. ALL HANDRAILS TO BE COORDINATELY GRABABLE THROUGH ITS ENTIRETY, AND SHALL RETURN TO WALLS AT ALL ENDS.
8. ALL STEPS IN STAIRS TO HAVE A SLIP RESISTANT FINISH.
9. TOP OF ALL HANDRAILS TO BE LOCATED BETWEEN 34" AND 38" ABOVE STAIR NOSING.
10. PROVIDE SHOP DRAWINGS FOR STAIR RAILS AND GUARDS INCLUDING THE MEZZANINE GUARDRAIL. OBTAIN COMPLIANCE WITH SECTION 1017.
11. NEW REINFORCED CONCRETE STAIR. SEE STRUCTURAL PLANS FOR DETAILS.
12. ALUMINUM GUARDRAIL. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
13. NEW ALUMINUM HANDRAIL. SEE DETAIL 01 FOR ADDITIONAL SUPPORT.
14. STAIR TOP LANDING. SEE SHEET A-401 FOR CORRIDOR FLOOR FINISH.
15. INTERIOR CEILING ASSEMBLY. SEE TOP AND SHEET A-401 FOR DETAILS.
16. FULLY LOUVERED DOOR. SEE DOOR SCHEDULE AT A-401.
17. NEW HVAC EQUIPMENT. SEE MECHANICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS.
18. NEW HVAC DUCTWORK. SEE MECHANICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS.
19. WALL SCHEME. SEE ELECTRICAL DRAWINGS FOR DETAILS.
20. EXIST GRL. SEE ELECTRICAL DRAWINGS FOR DETAILS.

1 STAIRS AND HANDRAILS NOTES AND KEYNOTES
NO SCALE



SYNALOVSKI ROMANESKY
Architects + Planning + Interior Design

1900 West Delta, Suite 100
Fort Lauderdale, FL 33316
754.444.1406
F.M.S.001.0001
www.srnyc.com

Manuel Syrniovski, AIA
AIA 0015628
SEAL

LICENCE NO. A431001843

EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING



1227 NW 4TH ST.
FORT LAUDERDALE, FL 33309

CLIENT: CITY OF FORT LAUDERDALE CRA

NO.	DATE	REVISION
1	1/7/19	ADDITIONAL CHANGES
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

DESIGN
DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19

PROJECT NUMBER: 1335-180435

DRAWN BY: AG

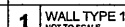
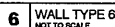
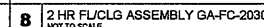
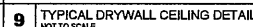
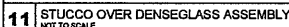
CHECKED BY:

Copyright © by SYNALOVSKI ROMANESKY
All Rights Reserved.
1/7/19

STAIRS
ENLARGED PLAN
AND SECTION

SECTION

A-403



System No. C-AJ-2630
F Rating — 2 Hr
T Rating — 1-1/2 Hr



- [illegible]

1000 Elder Drive, Suite 500
 Westborough, MA 01581

Marucci Syndical, AIA
AR 0011628
SEA

LICENSE NO. AA26001863

EXISTING BUILDING RENOVATION PLANS FOR:

EXISTING BUILDING RENOVATION BOLDEN BUILDING

1227 NW 6TH ST.

CLIENT: CITY OF FORT LAUDERDALE CRA

[illegible]

DESIGN
DELIVERABLE: PERMIT SET RE
ISSUE DATE: 1/7/19

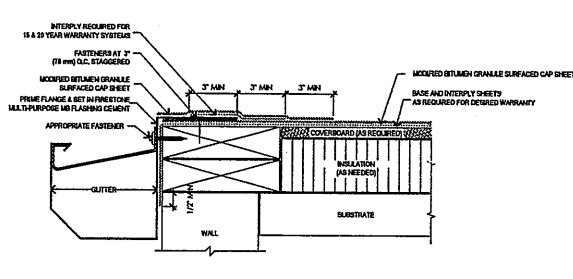
PROJECT NUMBER: 1535-180-425

DRAWN BY: AG

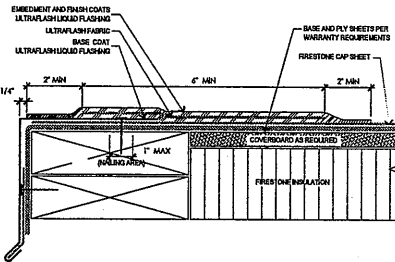
CHECKED BY:

WALL TYPES & DETAILS

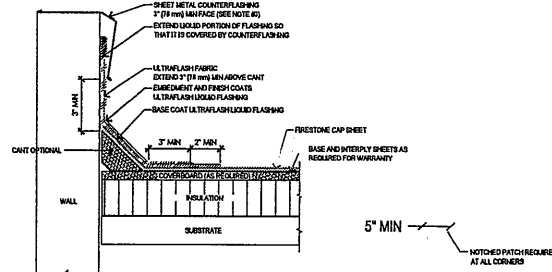
DATE/TIME: A-501



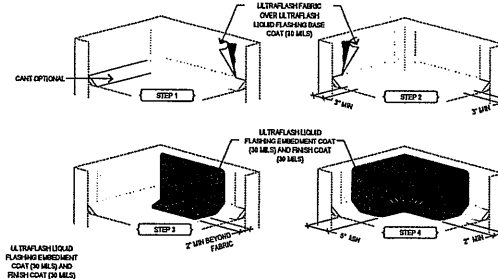
7 GUTTER WITH FLANGE USING STRIP FLASHING
NOT TO SCALE



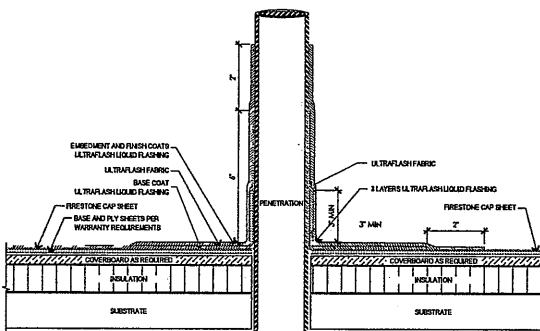
5 ULTRAFASH DRIP EDGE
NOT TO SCALE



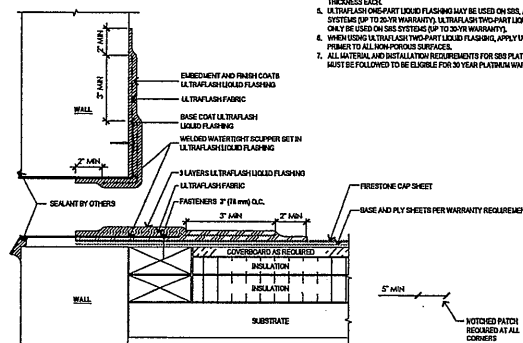
3 ULTRAFASH BASE FLASHING FOR WALL-SUPPORTED DECK
NOT TO SCALE



6 ULTRAFASH INSIDE CORNER
NOT TO SCALE



4 ULTRAFASH PIPE FLASHING
NOT TO SCALE



2 ULTRAFASH SCUPPER
NOT TO SCALE

ROOF SYSTEM:
PRODUCTS: PRESTRESS, 157.5 PSI UNIT PRESSURE RESISTANCE PER DASH COUNTY APPROVAL FOR DESIGN UPON REQUIREMENTS REFER TO STRUCTURAL CALCULATIONS.

SYSTEM DESCRIPTION:
SBS IS APPLIED OVER THE FOLLOWING: 1. A SUBSTRATE MUST BE HEAT WELDED OR INSTALLED IN APPROVED HOT 2. DO NOT USE HOT ASPHALT TO INSTALL OR ADHERE TO ROUGH HD OR 3. A PULL TEST REQUIRED ON DECK IF THE FOLLOWING ARE USED TO ATTACH 4. DECKING PRODUCTS CANNOT BE SCRAPED WITH HOT ASPHALT 5. INSULATION MUST BE PROVIDED WITH AN APPROVED POKER BEFORE BASECOAT 6. FULLY ADHERED 1/4\"/>

SYSTEM SPECIFIED PERFORMANCE:
20-YEAR PERFORMANCE ON ROOFING SYSTEM BASED ON MATERIALS.

INITIATOR: SHEAR INITIATOR REPORT REPAIR GUARANTEE ON THREE ROOF GUARANTEE SYSTEM, GUARANTEE AGAINST ANY ROOF LEAKS, REDUCTION FROM WORKMANSHIP OR MATERIAL, INSULATION TO HAVE MINIMUM 2-YEAR DIFFERENCE IN SWELLER ROOFING PROJECTS, INITIATOR WILL BE CURED BY ROOF SYSTEM MANUFACTURER.

SYSTEM TO BE USED FOR: PER NIA NO. 16022205

ROOFING MATERIALS:

- SBS ULTRA WHITE CAP SHEET
- ONE LAYER COMPOUNDING MIXTURE IS REQUIRED HD
- ONE LAYER ROUGH TAPERED EPS INSULATION OR EQUAL (MIN. AVERAGE 8 POUNDS PER SQ. FT.)

ROOFING SYSTEM REQUIREMENTS:

- ROOFING SYSTEM AND INSULATION TO COMPLY WITH FLORIDA BUILDING CODE (2019)
- APPROXIMATE 24 GAUGE GALVALUME FOR ALL EDGES/FASCIA, METAL FLASHING IN ACCORDANCE WITH 11.1
- FASTENERS - COMPLY WITH ALL APPLICABLE PROTOCOLS FOR UNLIMITED R-11 AND R-19.17 AND PROCEED APPROVAL REQUIREMENTS
- ROOFING SYSTEM TO COMPLY WITH NIA UNIT REQUIREMENTS AS INDICATED ON STRUCTURAL DRAWINGS IN CONFORMANCE WITH NIA USE OF REQUIREMENTS
- ROOFING DETAILS FLASHING

FLASHING: SHEET METAL, COPPER, FLASHING, CONDUCTOR HEADS, SINK/WATER LEAKERS, SHALL BE AS DESCRIBED HEREIN. GALV. GALVALUME METAL FLASHING IN 8-10 IN. GAUGE OF ALL CONDUCTOR HEADS AND SINK/WATER LEAKERS TO BE USED BASED ON SWELLER'S STANDARDS.

NOTE: TERMINATION BARS MAY ONLY BE USED IN CONJUNCTION WITH AN APPROPRIATE COUNTERFLASHING DESIGN AND A MINIMUM OF 3\"/>

THICKNESS OF INSULATION:

A. THICKNESS OF INSULATION PROVIDE A COEFFICIENT OF HEAT TRANSMISSION OF R-VALUE OF 15.

B. USE 8\"/>

C. THE MINIMUM THICKNESS OF INSULATION:

- 1. 3\"/>
- 2. 1\"/>

ALL SHEET METAL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SWELLER'S SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION'S STANDARDS. ALL COMPOUNDING OR SPECIALLY SHEET METAL WORK APPLIED TO THE EXTERIOR OF THE BUILDING SHALL BE DESIGNED BY A SPECIALTY DESIGNER.

SEALANTS AND CAULKING: SEALANTS AND CAULKING TO BE INSTALLED BY A QUALIFIED SEALANT APPLICATOR.

1 ROOF SYSTEM NOTES



Michael Synalopski, AIA
JAN 01/19/2019
SEAL

LICENSE NO. A33001943



EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING
1327 NW 6TH ST.
FORT LAUDERDALE, FL 33009
CLIENT: CITY OF FORT LAUDERDALE, FL

NO.	DATE	DESCRIPTION
1	1/17/19	ISSUE DATE
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

DESIGN DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/17/19

PROJECT NUMBER: 1535-190425
DRAWN BY: AG

CHECKED BY:
Copyright © 2019 SYNALOPSKI ROMANIE SCIB
All Rights Reserved

ROOFING DETAILS

DETAILS
A-503

APARTMENTS

FIRST FLOOR

INLET-PIN	WATER FLOW RATE	NOMINAL DAMPING	MAXIMUM FLOW RATE
1	1.0	0.000	1.0
2	1.0	0.000	1.0
3	1.0	0.000	1.0
4	1.0	0.000	1.0
5	1.0	0.000	1.0
6	1.0	0.000	1.0
7	1.0	0.000	1.0
8	1.0	0.000	1.0
9	1.0	0.000	1.0
10	1.0	0.000	1.0
11	1.0	0.000	1.0
12	1.0	0.000	1.0
13	1.0	0.000	1.0
14	1.0	0.000	1.0
15	1.0	0.000	1.0
16	1.0	0.000	1.0
17	1.0	0.000	1.0
18	1.0	0.000	1.0
19	1.0	0.000	1.0
20	1.0	0.000	1.0
21	1.0	0.000	1.0
22	1.0	0.000	1.0
23	1.0	0.000	1.0
24	1.0	0.000	1.0
25	1.0	0.000	1.0
26	1.0	0.000	1.0
27	1.0	0.000	1.0
28	1.0	0.000	1.0
29	1.0	0.000	1.0
30	1.0	0.000	1.0
31	1.0	0.000	1.0
32	1.0	0.000	1.0
33	1.0	0.000	1.0
34	1.0	0.000	1.0
35	1.0	0.000	1.0
36	1.0	0.000	1.0
37	1.0	0.000	1.0
38	1.0	0.000	1.0
39	1.0	0.000	1.0
40	1.0	0.000	1.0
41	1.0	0.000	1.0
42	1.0	0.000	1.0
43	1.0	0.000	1.0
44	1.0	0.000	1.0
45	1.0	0.000	1.0
46	1.0	0.000	1.0
47	1.0	0.000	1.0
48	1.0	0.000	1.0
49	1.0	0.000	1.0
50	1.0	0.000	1.0
51	1.0	0.000	1.0
52	1.0	0.000	1.0
53	1.0	0.000	1.0
54	1.0	0.000	1.0
55	1.0	0.000	1.0
56	1.0	0.000	1.0
57	1.0	0.000	1.0
58	1.0	0.000	1.0
59	1.0	0.000	1.0
60	1.0	0.000	1.0
61	1.0	0.000	1.0
62	1.0	0.000	1.0
63	1.0	0.000	1.0
64	1.0	0.000	1.0
65	1.0	0.000	1.0
66	1.0	0.000	1.0
67	1.0	0.000	1.0
68	1.0	0.000	1.0
69	1.0	0.000	1.0
70	1.0	0.000	1.0
71	1.0	0.000	1.0
72	1.0	0.000	1.0
73	1.0	0.000	1.0
74	1.0	0.000	1.0
75	1.0	0.000	1.0
76	1.0	0.000	1.0
77	1.0	0.000	1.0
78	1.0	0.000	1.0
79	1.0	0.000	1.0
80	1.0	0.000	1.0
81	1.0	0.000	1.0
82	1.0	0.000	1.0
83	1.0	0.000	1.0
84	1.0	0.000	1.0
85	1.0	0.000	1.0
86	1.0	0.000	1.0
87	1.0	0.000	1.0
88	1.0	0.000	1.0
89	1.0	0.000	1.0
90	1.0	0.000	1.0
91	1.0	0.000	1.0
92	1.0	0.000	1.0

PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES AND ALL WATER HAMMER ARRESTERS. ACCESS PANELS IN RATED WALLS MUST MAINTAIN THE SAME RATING AND MUST MATCH THE FINISH OF THE WALL IN WHICH IT IS INSTALLED.

NOTED

1. ALL FURNITURE SHALL COMPLY WITH
TABLE 504.4 OF THE FRC.

2. ALL WALL HUNG FURNITURE
FURNITURE SHALL COMPLY

SIZE (inches)	MINIMUM SLOPE (inch per foot)
2-1/2" or less	1/4"
3 to 6	1/8"
8 or larger	1/16"

TABLE 704.1 OF THE FLORIDA PLUMBING CODE 2007



SCALE: N.T.S.

- [illegible]

2000

SHOP DRAWING REQUIREMENTS

- ## PLANTING AND MAINTENANCE

Diagram illustrating typical cleanout details. The left side shows a cross-section of a cleanout tube with a cover and a label 'CLEANOUT TUBE'. The right side shows a cross-section of a cleanout tube with a label 'FACE OF WALL' and a label 'CLEANOUT TUBE'.



LICENSE NO. AA26001843

Existing Building Renovation Plans for:

CLIENT: CITY OF FORT LAUDERDALE CRA

DESIGN
DELIVERABLE:
ISSUE DATE: 10/22/18

PROJECT NUMBER: 1535-180425

DRAWN BY: MQ, RM, RT

CHECKED BY: MOK

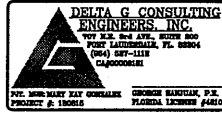
Copyright © by TITHELOWESS HOMEWARES
All Rights Reserved.

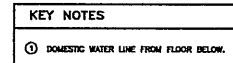
SHEET TOTAL:

**PLUMBING INDEX,
SYMBOL, LEGEND,
SCHEDULES AND
NOTES PLAN**

**PLUMBING INDEX,
SYMBOL, LEGEND,
SCHEDULES AND
NOTES PLAN**

SHEET NUMBER
P-100





2 2nd LEVEL DOMESTIC WATER PLAN
SCALE: 1/4" = 1'-0"

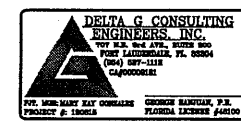
LICENSE NO. AA26001863

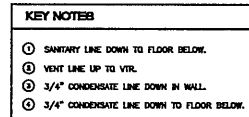
CLIENT: CITY OF FORT LAUDERDALE CRA

**SECOND LEVEL
DOMESTIC WATER
PLAN**

D

P-102

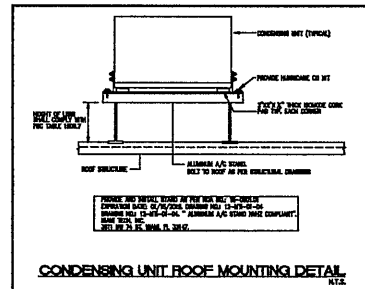
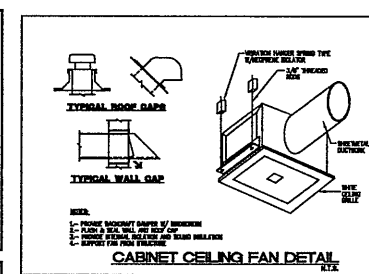
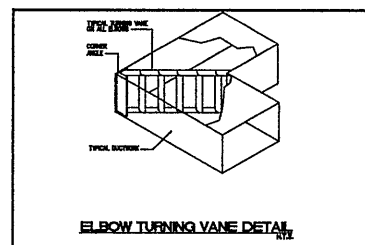
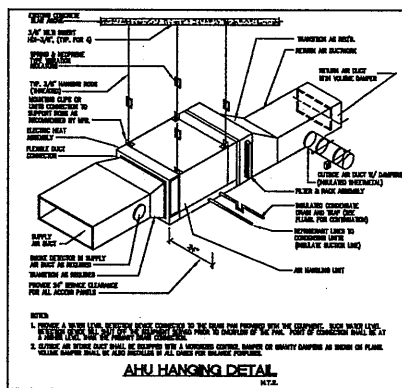
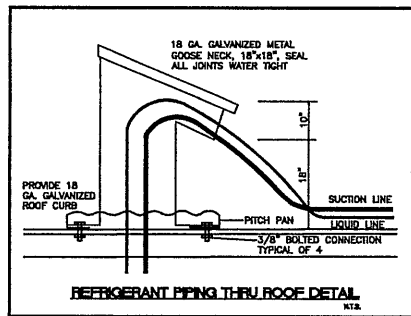
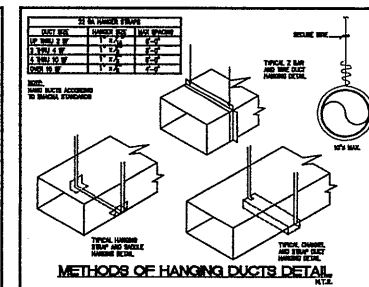
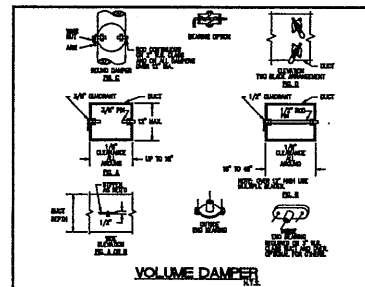
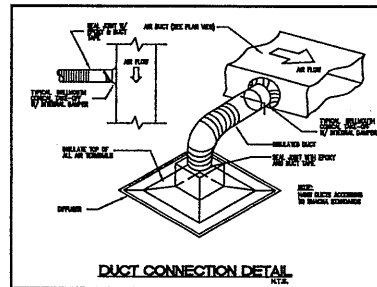
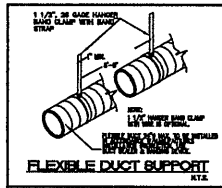




**DELTA G CONSULTING
ENGINEERS, INC.**
707 N.E. 3rd AVE., SUITE 800
FORT LAUDERDALE, FL 33304
(954) 587-1118
c/c60002121

PYE. MCKINNEY & COMPANY
PROJECT #: 120816

GEORGE BARTHA, P.E.
FLORIDA LICENSE #46100

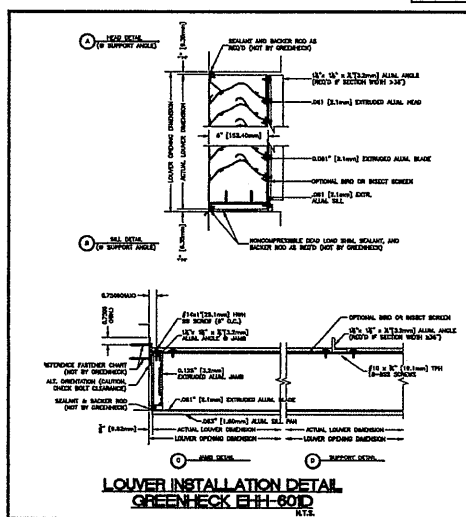
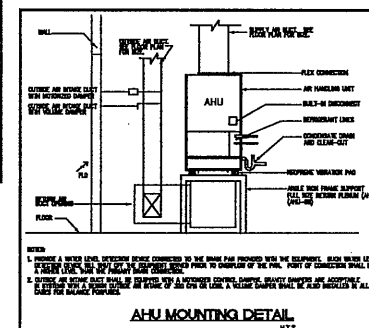


CLEARANCE BELOW RAISED ROOF MOUNTED MECHANICAL UNITS

(BASED ON UNIT HEIGHT - SEE FIG.)

HEIGHT OF MECHANICAL UNIT (FEET)	MINIMUM CLEARANCE ABOVE UNIT (FEET)
UP TO 4'	1'
4' TO 6'	2'
6' TO 8'	3'
8' TO 10'	4'
10' AND OVER	5'

NOTE: NEVER ADD TO TEMPORARY REDUCTIONS.



1900 Mayfield Drive, Suite 100
Fort Lauderdale, FL 33305
754-461-0000
F 754-461-0002
www.srsdesign.com

Normal Personnel, AIA
AIA 201-0000
SEAL

LICENSE NO. AA2001843

Existing Building Renovation Plans for:
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE, FLA

REV	DATE	DESCRIPTION
1	10/27/10	MECHANICAL RFP RESPONSE

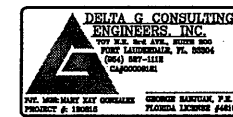
DESIGN
DATE: 10/27/10

PROJECT NUMBER: 1535-180-425
DRAWN BY: AG, RA, RT
CHECKED BY: AGG
Copyright © by SYPALOVSKI ROMANIK SKOTCHDOPOLE
All Rights Reserved.

MECHANICAL
DETAILS

200

M-200



DESCRIPTION OF THE EXTENT AND QUALITY EXPECTED IN THIS PROJECT, IF A COMPLETE DISCREPANCY BETWEEN THESE CONTRACT DOCUMENTS THE SPECIFICATIONS, PLANS AND DETAILS WILL GOVERN.)

- [illegible]

16. PRODUCE A FLAME HOLDER AND FLAME CHURNING MECH AND ENG ON BOARD. IN THE ME...

- | | |
|--|--|
| 1. SUBMITTANT MUST COMPLY WITH 2014 202 SECTION 104.1, MINIMUM OF 75% OF THE PERFORMANCE SPECIFIED MATERIALS MUST BE HIGH-STRENGTH STEEL. | 16. PROVIDE A FINE FILTERED AND FINE CRUSHED IRON AND FINE IRON (SILICA), IN THE PRIMARY SIDE OF EACH UNDERGROUND CONDUIT FOR ALL INSTALLS OF THE END USE OF EACH EXISTING UNDERGROUND CONDUIT. PROVIDE A FINE FILTERED AND FINE CRUSHED IRON AND FINE IRON (SILICA) IN THE PRIMARY SIDE OF EACH UNDERGROUND CONDUIT FOR ALL INSTALLS OF THE END USE OF EACH EXISTING UNDERGROUND CONDUIT. |
| 2. REFER TO PROFESSIONAL, REFLECTING DESIGN PLAN FOR EXACT LOCATION OF LIGHT FIXTURES. | 17. PROVIDER MUST LOUVE LIGHT LOUVE LIGHTS WITH 1/2" MINIMUM SPACING (SEE NOTE 7). EXISTING OR NEW IMPORTANCE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). EXISTING OR NEW IMPORTANCE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). |
| 3. COORDINATE TYPE OF CEILING FOR EACH FLOOR WITH AN ARCHITECTURAL, REFLECTING DESIGN PLAN FOR EXACT LOCATION OF LIGHT FIXTURES. | 18. PROVIDER MUST LOUVE LIGHT LOUVE LIGHTS WITH 1/2" MINIMUM SPACING (SEE NOTE 7). EXISTING OR NEW IMPORTANCE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). EXISTING OR NEW IMPORTANCE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). |
| 4. ALL CONDUIT AND CONDUIT CONNECTIONS SHALL USE LAMP WITH 2000V TENSILE STRENGTH, MINIMUM 1000 PSI TENSILE STRENGTH, AND 1000 PSI TENSILE STRENGTH. | 19. PHOTOGRAPHY AND VIDEO OF MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. |
| 5. PROVIDER APPROVED TYPE NEEDS CONFORMANCE FOR ALL LIGHT FIXTURES LOCATED IN FINE NOISE ZONE. | 20. PHOTOGRAPHY AND VIDEO OF MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. |
| 6. PROVIDER IS ADVISED THAT THERE ARE NO MECHANICAL AND ELECTRICAL NOISES THAT ARE EXISTING OR NEW IMPORTANCE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). EXISTING OR NEW IMPORTANCE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). | 21. PHOTOGRAPHY AND VIDEO OF MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. |
| 7. PROVIDER IS ADVISED THAT THERE ARE NO MECHANICAL AND ELECTRICAL NOISES THAT ARE EXISTING OR NEW IMPORTANCE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). EXISTING OR NEW IMPORTANCE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). | 22. PHOTOGRAPHY AND VIDEO OF MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. |
| 8. HALF SECTION OF LIGHT FIXTURES, PROVIDER SHOULD PROVIDE 1000 PSI TENSILE STRENGTH, MINIMUM 1000 PSI TENSILE STRENGTH, AND 1000 PSI TENSILE STRENGTH. | 23. PHOTOGRAPHY AND VIDEO OF MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. |
| 9. LISTING PROVIDER MUST PROVIDE A PROVISION FOR PERFORMANCE AND IS EXCLUDED TO MEET THE REQUIREMENTS OF THE 2014 202 SECTION 104.1, MINIMUM OF 75% OF THE PERFORMANCE SPECIFIED MATERIALS MUST BE HIGH-STRENGTH STEEL. | 24. PHOTOGRAPHY AND VIDEO OF MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. |
| 10. ALL MATERIALS SHALL HAVE MINIMUM PROTECTIVE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). EXISTING OR NEW IMPORTANCE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). | 25. PHOTOGRAPHY AND VIDEO OF MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. |
| 11. PROVIDER SHALL PROVIDE PROTECTIVE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). EXISTING OR NEW IMPORTANCE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). | 26. PHOTOGRAPHY AND VIDEO OF MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. |
| 12. PROVIDER SHALL PROVIDE PROTECTIVE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). EXISTING OR NEW IMPORTANCE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). | 27. PHOTOGRAPHY AND VIDEO OF MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. |
| 13. PROVIDER SHALL PROVIDE PROTECTIVE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). EXISTING OR NEW IMPORTANCE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). | 28. PHOTOGRAPHY AND VIDEO OF MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. |
| 14. PROVIDER SHALL PROVIDE PROTECTIVE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). EXISTING OR NEW IMPORTANCE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). | 29. PHOTOGRAPHY AND VIDEO OF MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. |
| 15. PROVIDER SHALL PROVIDE PROTECTIVE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). EXISTING OR NEW IMPORTANCE FACTOR OF 1/2" MINIMUM SPACING (SEE NOTE 7). | 30. PHOTOGRAPHY AND VIDEO OF MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. ALTERNATIVE MANUFACTURING MUST PROVIDE THE BEST OF BOTH PHOTOGRAPHY AND VIDEO OF THE MANUFACTURING INFORMATION AND DESIGN INFORMATION. |

[illegible]

SYSTEMS OF WIDGE LEGEND

[illegible]

ELECTRICAL INDEX

DRAWINGS			
1	E-100 ELECTRICAL INDEX, SYMBOL LEGEND AND NOTES		
2	E-100.1 ELECTRICAL SITE PLAN		
3	E-101 FIRST LEVEL POWER PLAN		
4	E-101.1 FIRST LEVEL LIGHTING PLAN		
5	E-102 SECOND LEVEL POWER FLOOR PLAN		
6	E-102.1 SECOND LEVEL LIGHTING PLAN		
7	E-200 LISTS		
8	E-300 RISER DIAGRAM AND PANEL SCHEDULES		
9			
10			

SLIGHT & POWER OF COMPLETED SHIP DOMINANCE TEST

1. CONTRACTOR SHALL SUBMIT 3 COPIES OF COMPLETED BIDDING DOCUMENTS, INCLUDING: (a) ONE COPY AND MUST COMPLY THEREWITH. THE APPLICABLE, ALL SUBMITTALS SHALL BE MADE WITHIN 30 DAYS OF THE DATE OF THE BIDDING DOCUMENTS.
2. ALL SUBMITTALS MUST CLEARLY IDENTIFY EXACTLY WHICH ITEM IS BEING PROPOSED FOR USE. THE SUBMITTALS MUST BE IDENTIFIED BY THE ITEM NUMBER AND DESCRIPTION.
3. SUBSTITUTIONS SHALL BE LIMITED TO THE USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS. PROPOSALS CONSIDERED TO BE EQUAL SHALL BE REJECTED AND ACCEPTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS.
4. THE CONTRACTOR AGREES TO ALL DESIGN REQUIREMENTS AND ALL PROVISIONS HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE ALTERNATE LISTED IN THE BIDDING DOCUMENTS.



1000 Silver Lake, Suite 100
Fort Lauderdale, FL 33304
TEL: 954.400.6
FAX: 954.401.8827
www.qmshold.com

Marcel Dynowski, AIA
AR 001168
CMAA

Marshall Dymally, AIA
AR 0011628
SEAL

LICENCE NO. 1151001813

Existing Building Renovation Plans for:

PORT LAUDERDALE, FL 33009
AGENT: CITY OF FORT LAUDERDALE CRA

[illegible]

PROJECT NUMBER: 1535-180425
DRAWN BY: MD, RM, RT
CHECKED BY: MKG
Copyright (c) by SYLALOYSE BOWMAN SAYE
All Rights Reserved.

**ELECTRICAL INDEX,
SYMBOL, LEGEND,
SCHEDULES AND
NOTES PLAN**

FORM NO. 10-64 (REV. 1-65)
PAGE NO. 1
E-100



**DELTA G CONSULTING
ENGINEERS, INC.**
707 N.E. 2nd AVE., SUITE 800
FORT LAUDERDALE, FL 33304
(904) 587-1118
CA#000081X1

GEORGE HANJIAN, P.E.
FLORIDA LICENSE #46100

PROJECT NUMBER:
E-100



SYNALOVSKI ROMANIK SAYS

Architects • Planning • Interior Design

1305 Silver Drive, Suite 300

Fort Lauderdale, FL 33314

TEL: 954.541.6666

FAX: 954.541.6667

www.srsarchitect.com

Marcel Synalowski, AIA

FL 0011658

SEA

License No. A234001643

Existing Building Renovation Plans for:
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE, FLA

REV	DATE	DESCRIPTION
1	10/22/18	ISSUED FOR PERMITS

DESIGN

DELIVERABLE:

ISSUE DATE: 10/22/18

PROJECT NUMBER: 1335-180425

DRAWN BY: MD, RA, RT

CHECKED BY: AMG

Copyright © 2018 SYNALOVSKI ROMANIK SAYS

All Rights Reserved.

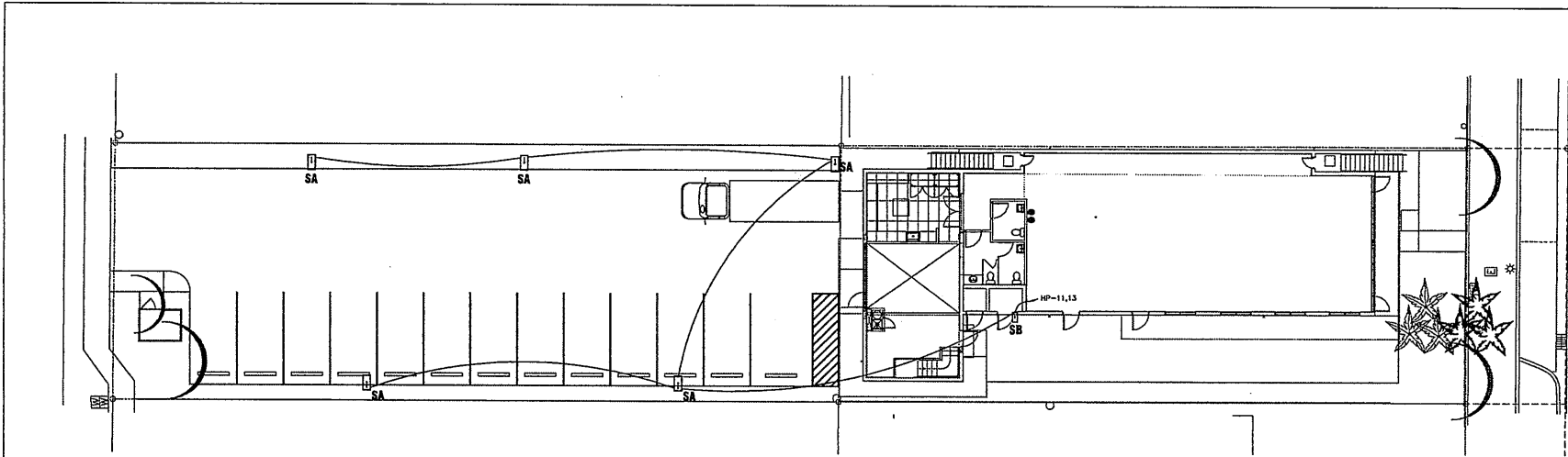
SHEET TITLE:

ELECTRICAL

SITE PLAN

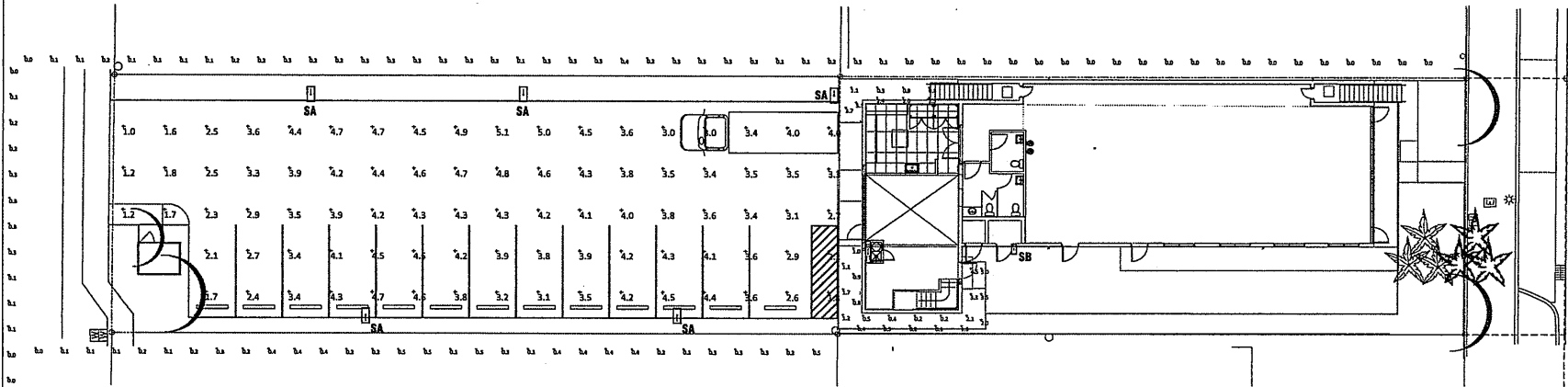
SHEET NUMBER:

E-100.1



1 ELECTRICAL SITE PLAN

SCALE: 1" = 10'-0"

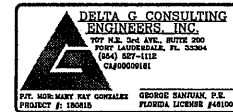


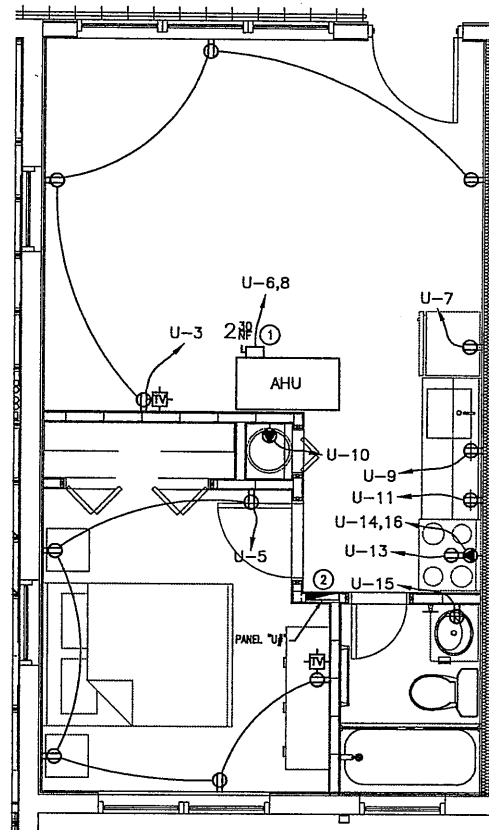
2 PHOTOMETRIC PLAN

SCALE: 1" = 10'-0"

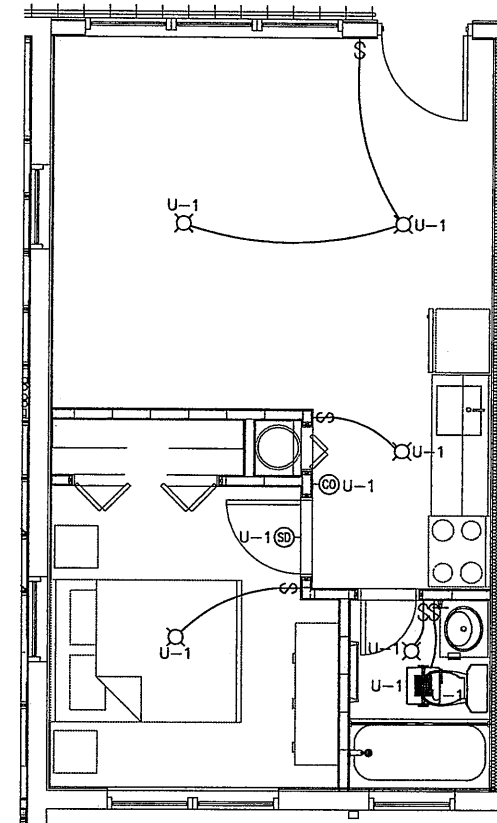
Calculation Summary					
Project: Bolden Building SITE - NOV 7, 2018					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARKING_Planar	3.59	5.1	3.0	3.59	5.10
SPILL	0.20	0.5	0.0	N.A.	N.A.

Luminaire Schedule						
Project: Bolden Building SITE - NOV 7, 2018						
Symbol	Qty	Label	Description	LLD	LDD	LF
5	SA	PHILIPS GARDCO	P26-48L-400-NW-G2-BLC MH: 20FT AFG	0.500	0.500	0.810
1	SB	PHILIPS GARDCO	PWS-48L-300-NW-G2-2 MH: 15FT AFG	0.500	0.500	0.810





2nd LEVEL TYPICAL UNIT. POWER FLOOR PLAN
SCALE: 1/2" = 1'-0"



2nd LEVEL TYPICAL UNIT. LIGHTING FLOOR PLAN
SCALE: 1/2" = 1'-0"

KEYNOTES

- ① MOUNT DISCONNECTS ON OR ADJACENT TO SERVED EQUIPMENTS LOCATE DISCONNECTS TO PROVIDE CLEARANCE AND ACCESS AS REQUIRED BY THE NEC.
- ② INSTALL 3/4" EMPTY CONDUIT W/PULL STRING FROM LOW CENTER TO CONDENSER UNIT LOCATED ON THE ROOF.



1001 S.E. 1st Ave., Suite 800
Fort Lauderdale, FL 33304
(954) 587-1112
CA00000001

Mervin Synalover, P.E.
AZ 0715888
SEAL

LICENSE NO. A23201843

Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309
CLIENT: CITY OF FORT LAUDERDALE CVA

NO.	REV.	DESCRIPTION
1	01/22/10	ISSUED FOR PERMITS

DESIGN
DELIVERABLE:
ISSUE DATE: 10/22/10
PROJECT NUMBER: 1335-180423
DRAWN BY: AG, RA, RT
CHECKED BY: AGG
Copyright © by SYNALOVER ROMANOS SAIT
All Rights Reserved.

TYPICAL UNIT
ELECTRICAL PLAN

SEE
SHEET NUMBER:
E-200

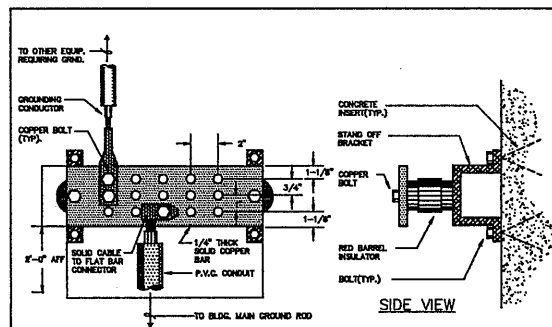
LOAD CALCULATION	
1. DEMAND LOAD FOR ONE UNIT	= 18.8 KVA
2. TOTAL CONNECTED LOAD AT UNITS (8 UNITS)	= 94.0 KVA
3. DEMAND LOAD FOR 8 UNITS BY TABLE 220.84 (45%)	= 42.3 KVA
4. DEMAND LOAD AT HOUSE PANEL "B"	= 7.3 KVA
5. DEMAND LOAD AT PANEL "A"	= 37.8 KVA
6. TOTAL DEMAND LOAD (SUM 3 THRU 5)	= 87.2 KVA
7. TOTAL AMP (BASED ON 120/240V, 1PH SYSTEM)	= 363 A

GENERAL NOTES

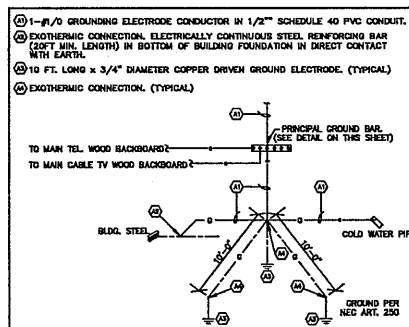
- (A) CONTRACTOR SHALL INSTALL ALL NEW TENANT MARKS ON THE 2ND FLOOR, CLOSE TOGETHER ON ONE END OF THE WALKWAY TO LEAVE AMPLE SPACE FOR FUTURE TENANT MARKS.
- (B) SERVICE EQUIPMENT IN OTHER THAN DWELLING UNITS SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKING(S) SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT.
- (C) PROVIDE INTERSYSTEM BONDING AT SERVICE AS SHOWN AND AS REQUIRED BY THE NEC.

KEY NOTES

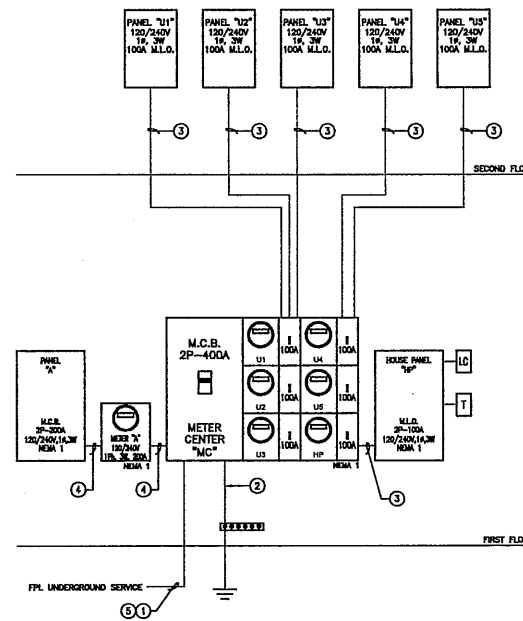
1. TERMINATE CONDUITS IN EXACT MANNER AND LOCATION AS REQUIRED BY UTILITY COMPANY. LEAVE 10 FT. BLACK CONDUCTOR PER CONDUCTOR FOR EXTENSION AND CONNECTION FOR UTILITY COMPANY.
2. BUILDING GROUNDING ELECTRODE SYSTEM. SEE DETAIL ON THIS SHEET.
3. 3- $\frac{3}{8}$ THW CU & 1- $\frac{1}{2}$ GND IN 1-1/4" PVC CONDUIT.
4. 3- $\frac{3}{8}$ THW CU & 1- $\frac{1}{2}$ GND IN 2" PVC CONDUIT.
5. 2 SETS OF 3- $\frac{3}{8}$ THW CU IN 2" PVC CONDUIT.



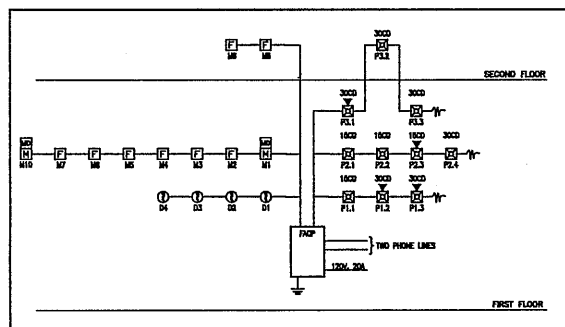
3	MAIN GROUNDING BAR NTS
---	---------------------------



2 GROUNDING ELECTRODE SYSTEM



1	RISER DIAGRAM N.T.S
---	------------------------



5	FIRE ALARM RISER DIAGRAM NLS
---	---------------------------------

[illegible][illegible][illegible]

4 PANEL SCHEDULES

DEMAND LOAD CALCULATION:	
1) LIGHTING LOAD	= 43.75 VA
2) RECEPTACLE LOAD	= 3.3 VA
3) PANEL BOARD LOAD	= 3.0 VA
4) AIR CONDITIONING LOAD	= 4.5 VA
5) TOTAL LOAD @ _____	= 55.0 VA
6) TOTAL WATTAGE @ _____	= 55.0 WATT



From: Porshia Williams <PorshiaW@fortlauderdale.gov>

Exhibit 5

Sent: Monday, September 09, 2019 2:56 PM

To: Bob Wojcik <BWojcik@fortlauderdale.gov>

Cc: Clarence Woods <CWoods@fortlauderdale.gov>; Eleni Ward-Jankovic <EJankovic@fortlauderdale.gov>; Mary Allman <MAllman@fortlauderdale.gov>; Morgan Dunn <MDunn@fortlauderdale.gov>

Subject: RE: 1277 NW 6 Street Code Enforcement Cases and Liens

Good afternoon Bob,

The open cases are outlined below. If the case is not below, it is **closed**.

Case Number	Status	Parcel	Address	Description	Amount Due	Notes
CE18091848	OPENED	204040090	1227 NW 6 ST	BOARD UP BY CITY	\$617.00	This is a Hard Cost directly owed to the City of Fort Lauderdale and are non-negotiable.
CE16070544	OPENED	204040090	1227 NW 6 ST	DEMOLITION	N/A	Notes from Building Inspectors indicate that the CRA and HUD are working to remodel/repair the property. There are no fines associated with this case at present.
CE11111863	OPENED	204040090	1227 NW 6 ST	FAILED 40 YEAR BUILDING INSPECTION	\$490,200.00	This case is not yet in compliance and there is a daily fine of \$300.00/day accruing. This amount is current as of today - 9/9/19.
CE07100941	OPENED	204040090	1227 NW 6 ST	BOARD UP	\$4,650.00	This case is in compliance and the outstanding lien amount is \$4,650.00.
CE05110240	OPENED	204040090	1227 NW 6 ST	BOARD UP BY CITY	\$307.00	This is a Hard Cost directly owed to the City of Fort Lauderdale and are non-negotiable.
TOTAL:					\$495,774.00	

Porshia L. Williams, Code Compliance Manager **I ♥ Fort Lauderdale**
City of Fort Lauderdale | Community Enhancement & Compliance Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-5249 E: PorshiaW@fortlauderdale.gov



From: Porshia Williams <PorshiaW@fortlauderdale.gov>

Sent: Monday, September 16, 2019 8:54 AM

To: Bob Wojcik <BWojcik@fortlauderdale.gov>

Cc: Eleni Ward-Jankovic <EJankovic@fortlauderdale.gov>; Clarence Woods <CWoods@fortlauderdale.gov>

Subject: RE: 1277 NW 6 Street Code Enforcement Cases and Liens

Good morning Bob,

You're welcome. The board up is a hard cost. Yes, the magistrate will need to reduce the amount accrued under case CE11111863, once the case and property are in full compliance.

MORANDUM

DATE: October 8, 2019

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Request for Funding – Fat Village Limited Partners: Evergreen
Partners III, LLC and Urban Street Development
FAT Live – 501 NW 1 Avenue
\$5,000,000 – Development Incentive Program

REQUEST AND SUMMARY

Fat Village Limited Partners is requesting a \$5,000,000 investment from the CRA to fill their funding gap for a new affordable housing project in Fat Village at 501 NW 1 Avenue. **(Exhibit 1)**. Fat Village is a group of warehouses and loft apartments between Sistrunk Boulevard, NW 4th Street, the FEC Railway and Andrews Avenue and home to artist, creative businesses and the monthly Fat Village Art Walk. The Developer's proposed new development master plan for this area **(Exhibit 2)** includes 188,692 square feet of office space, 31,278 square feet of restaurants and bars, 19,659 square feet of retail, 7,302 of art studio, a 12 story 145 room hotel, a 7 story 1,049 car parking garage, 432 housing units including a 13 story 307 units market rate housing project and a 13 story 125 units housing project with 31 market rate units and 94 affordable housing units. The redevelopment project will be in two phases with the first phase including the new proposed 125 unit housing project.

The Developer, Fat Village Limited Partners is made up of co-partners Urban Street Development and Evergreen Partners III, LLC. Alan Hooper, founder of Hooper Construction is co-founder of Urban Street Development and operates as the construction development manager. Alan was a pioneer in Fat Village and developed the numerous loft projects that exist in Fat Village today. Tim Petrillo is the other co-founder of Urban Street Development and also co-founded The Restaurant People who owns and operates some of the most popular restaurant and night life venues in Fort Lauderdale including YOLO, O Lounge, S3, Taste, Township, Rooftop @ 1 WLO, Java and J and The Boatyard.

Evergreen Partners is an affordable housing development company with offices in Maine, Florida, Massachusetts and New Hampshire who focus on both the acquisition of older federally assisted multifamily rental properties and the creation of new affordable housing throughout the United States. In their new construction projects they

specialize in leveraging low income housing tax credits to serve markets with unmet affordable housing needs. The company was co-founded by Brian Poulin and Charles Allen. Since 2001 Brian Poulin has been involved with over 40 affordable housing projects. Both Brian Poulin and Alan Hooper, as principals and co-developers have the capacity to undertake this project.

The proposed financing for The Fat Village affordable housing project will include a \$10.08 million HUD 221 (d)(4) loan serviced by Orix Real Estate Capital, 9% tax credits awarded from the Florida Housing Finance Corporation (FHFC) to be sold to PNC Bank for \$27.3 million (tax credit equity) along with a request for \$5 million from Broward County and \$5 million from the CRA. The developer is applying for the 9% tax credits and the application deadline is November 7, 2019. To help fill the funding gap, they are applying for a \$5 million loan under a Multifamily New Construction RFP issued by Broward County on September 23, 2019 with a deadline of October 8, 2019. The County will select the project under this RFP for funding at their November 5, 2019 meeting. The additional \$5 million in CRA funding will fill the remaining funding gap in the \$50,845,795 development project to make it financially feasible. Without the County and CRA funding, the project is not feasible and cannot move forward. **All GAP financing, both CRA and County needs to be committed by the November 7, 2019 Low Income Housing Tax Credit application date in order to meet the FHFC requirements.** FHFC awards would be announced in Spring, 2020. They have a preliminary commitment from the first mortgage lender and will need to do a formal submission for a binding commitment after the award of the 9% tax credits. The County loan would be a 0% loan with a 30 year term. CRA funds would be used for construction. Construction would commence in January 2021 and be completed by July, 2022. The Developers CRA Funding application is attached as **Exhibit 3**. The FHFC and Broward County RFP Application Schedule is attached as **Exhibit 4**. A detailed source and use of funds for this project is attached as **Exhibit 5**. A conditional commitment letter from Orix Real Estate Capital for HUD 221 (d)(4) financing is attached as **Exhibit 6**. A letter of intent from PNC Real Estate to purchase the forecasted tax credits is attached as **Exhibit 7** and a 20 year proforma for the project is attached as **Exhibit 8**.

In comparison to other recent affordable housing project funded by the CRA, the CRA funding for this project equates to \$53,191 per unit based on the proposed 94 affordable housing units. By comparison, the CRA's contribution to the 613 workforce housing project was \$7 million which equals to \$49,295 per unit and for the Sweeting Estates affordable townhomes was \$1.5 million which equates to \$60,000 per unit.

The 125 units housing project will have 19 units set aside for residents who earn 30% of the Area Median Income (AMI) or less, 50 units set aside for residents who earn 60% of the AMI or less, 25 units set aside for residents who earn 80% of the AMI or less and 31 market rate units (**Exhibit 9**).

The building will include 48 one bedroom 678 square foot units and 77 two bedroom units ranging from 967 square foot units to 1,359 square feet. 125 parking spaces will

be provided on the first floor along with 2,694 square feet of retail and 7,497 square feet of collaborative office and art studios. While the project cannot limit occupancy to artist or those working in Fat Village in need of affordable housing, the Developer will target both artist and workers in Fat Village by making them aware of the upcoming availability of units in advance of the application process.

An Economic Impact Analysis by Walter Duke and Partners demonstrates that during the 18 month construction period, the local impact of the projects construction plus multiplier effects of the construction project will exceed \$58.4 million. Permanent economic impacts include 29 permanent jobs and over \$2.8 million in ongoing local activity including direct, indirect and induced economic impacts. Retail sales are estimated to support 6 to 7 permanent jobs and over \$600,000 in ongoing economic effects. Apartment resident spending was estimated to support 22 to 23 permanent jobs as well as over \$2.2 million in ongoing economic benefits.

South Florida faces an affordable housing crisis and there is an acute shortage of affordable housing in the City of Fort Lauderdale. More than 60% of adults in South Florida are cost burdened spending over 30% of their incomes for housing. In Broward County, of the 147,000 renter housing units, over 77,000 renters are severely cost burdened paying over 50% of their income for housing. With only a few thousand affordable apartments in the City, the gap is huge between the need for affordable rentals and what is available.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

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

Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA 5-Year Program, which is incorporated as part of the Plan, identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area. In addition, it calls for investing in development projects that create job opportunities, promote public private partnerships and investment in the redevelopment area. In addition, per the Future Land Use Plan and CRA Plan, redevelopment and housing opportunities for low, very low and moderate income households within the Northwest RAC should be encouraged.

RECOMMENDATION

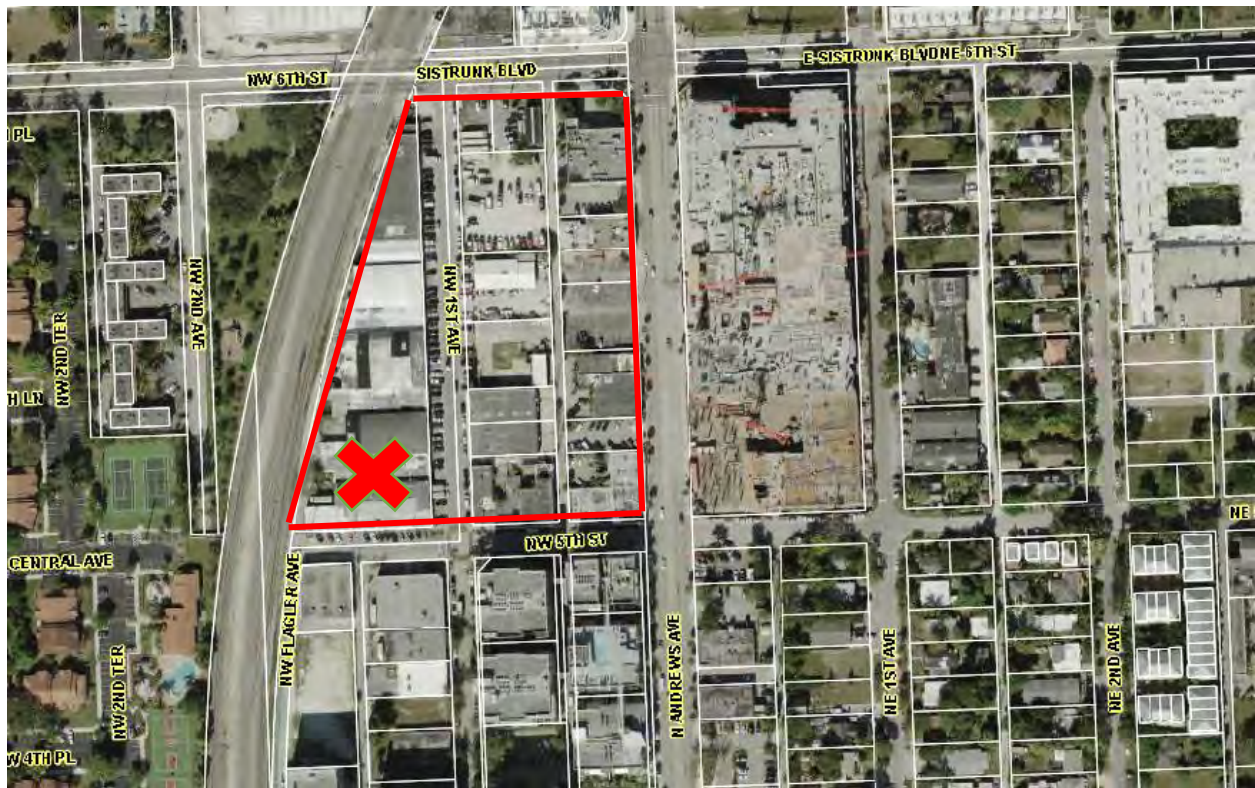
It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board approve a \$5 million Development Incentive Program forgivable loan as gap financing for the FAT Live affordable housing project at 501 NW 1 Avenue contingent on an award of 9% tax credits by the Florida Housing Finance Corporation and an award of a \$5 million loan by Broward County under their Multifamily New Construction RFP.

Attachments

- Exhibit 1: Location Map
- Exhibit 2: Fat Village Master Plan
- Exhibit 3: CRA Funding Application
- Exhibit 4: FHFC and Broward County Application Schedule
- Exhibit 5: Source and Use of Funds
- Exhibit 6: Orix Real Estate Capital Conditional Commitment Letter
- Exhibit 7: Letter of intent from PNC Real Estate
- Exhibit 8: 20 Year Proforma
- Exhibit 9: Rents

Location Map

Exhibit 1



Fat Village



FAT Live Affordable Rental Project
501 NW 1st Avenue




**URBAN
STREET**
 DEVELOPMENT

FATVillage
 FOOD. ARTS. TECHNOLOGY.

Exhibit 2







City of Fort Lauderdale

**Northwest-Progresso-Flagler Heights
Community Redevelopment Agency
(NWPF CRA)**



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Fat Live Limited Partnership		Tel. No. 954-332-1433	E-Mail Address Bpoulin@evergreenpartnershousing.com
Primary Contact for this CRA Request Brian Poulin		Tel. No. 954-332-1433	E-Mail Address Bpoulin@evergreenpartnershousing.com
Name of Business Evergreen Partners III LLC		Tax I.D. No. 81-1486308	Company Website Evergreenpartnershousing.com
Business Address 560 NE 44th Street		Tel. No. 954-332-1433	Fax No.
City Oakland Park		State Florida	Zip Code 33334
Commencement Date to Begin Project: 16-18 months		JOB INFORMATION	
Completion Date for Project: 28-30 months		Full Time Equivalent (FTE) Jobs to be created _____	
Check Appropriate Description ↑ Existing Business ☐ ↑ New Business ☒	Project Type ↑ Expansion ☒ ↑ Relocation ☐	Facility Description Existing Space 22,615 sq. ft. New Space 157,000 sq. ft.	
NAICS Code / Industry Type Housing		Date of Incorporation July 19, 2019	State where the business was incorporated Florida
Proposed Project Location/City Fort Lauderdale		Proposed Address 501-505 NW 1st Avenue	
Property Control Number(s)		Property Owner Flagler Warehouse I, LLC	
Owner Tel. No. (include Area Code) 954-761-8439	Is there a lien on the property? ↑ Yes ↑ No Yes		
JOB INFORMATION Existing Jobs _____ Total FTE Jobs See Tab B TYPE OF BUSINESS Sole Proprietor _____ Partnership XXX Joint Venture _____ Corporation _____ Cooperative _____ Limited Liability Company _____ Non-Profit Org. _____ Other: _____			
Bank(s) Where Business Accounts for Projects Are Held			
1. N/A		2. _____	
Name of Participating Bank/Lender Red Capital-Proposed			
Amount \$ \$10,087,149	Contact Person Tracy Peters	Tel. No. (include Area Code) 614-857-1656	Fax No. (include Area Code)
Name of Other Financial Source PNC Bank-Tax Credit Equity-Proposed			
Amount \$ \$27,376,262	Contact Person Ryan Edwards	Tel. No. (include Area Code) 502-876-1440	Fax No. (include Area Code)
Name of Other Financial Source Broward County-Will Apply for			
Amount \$ \$5,000,000	Contact Person Ralph Stone	Tel. No. (include Area Code) 954-357-4900	Fax No. (include Area Code)
Name of Other Financial Source Owner Equity			
Amount \$ \$3,382,384	Contact Person Brian Poulin	Tel. No. (include Area Code) 954-332-1433	Fax No. (include Area Code)
Project Purpose and Economic Impact See Attached Economic Impact Report to be submitted under separate cover			

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

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
Brian Poulin	560 NE 44th Street, Oakland Park, FL 33334	20%		
Name	Complete Address	% Owned	From	To
Charlie Allen	261 Gorham Road, South Portland, Maine 04106	20%		
Name	Complete Address	% Owned	From	To
William Houlihan	261 Gorham Road, South Portland, Maine 04106	10%		
Name	Complete Address	% Owned	From	To
Alan Hooper	421 N. Andrews Avenue, Fort Lauderdale, FL 33301	12.5%		
Name	Complete Address	% Owned	From	To
Tim Petrillo	221 S. Andrews Avenue, Fort Lauderdale, FL 33301	12.5%		

PROJECT/ACTIVITY COST SUMMARY

- Please state the overall project cost: \$ \$50,845,795
- Please state the overall project costs related to the CRA's assisted activity? \$ \$5,000,000
- 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) HUD 221(d)(4) Loan from Red Capital	\$10,087,149	4.25%	40 years
City funds			
CRA funds	\$5,000,000	0%	40 Years
Company's current cash assets			
Owner equity (specify) Deferred Developer Fee	\$3,382,384	N/A	
Other (specify) Tax Credit Equity	\$27,376,262	N/A	
Other (specify) Broward County	\$5,000,000	0%	40 Years
Other (specify)			
Total Sources			
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	No	\$7,537,813	
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings	Yes	\$31,990,441	
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify) Professional Services	No	\$1,745,588	
Other (specify) Other	No	\$7,424,699	
Other (specify) Reserves	No	\$2,147,254	
Total Uses		\$50,845,795	

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

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
Doug Mcraw	521 NW 1st Avenue, Fort Lauderdale, FL 33301	12.5%		
Name	Complete Address	% Owned	From	To
Lutz Hofbauer	521 NW 1st Avenue, Fort Lauderdale, FL 33301	12.5%		
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: \$ _____
2. Please state the overall project costs related to the CRA's assisted activity? \$ _____
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			
Company's current cash assets			
Owner equity (specify)			
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources			
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			
New construction of commercial and industrial buildings			
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)			
Other (specify)			
Other (specify)			
Total Uses			

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: _____	\$		\$	%		\$
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)

The following items are also needed, if your funding request is \$500,000 or more

14. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
15. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
16. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
17. Ten year revenue and expense projection for the project
18. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).

Project Purpose and Economic Impact

The Applicant proposes to construct a mixed income apartment complex on a parcel of land located at the North West Corner of NW 5th Street and NW 1st Street (FAT Live). The property is located in the FATVillage section of Flagler Village just north of the downtown area. FATVillage is an eclectic group of warehouses and loft apartments bordered between Sistrunk Blvd and NW 4th Street and the FEC railway and Andrews Avenue. The area is best known for the New York Style Avenue Lofts and a warehouse district inhabited by artists and other creative businesses, and also for its' monthly FAT Village Art Walk. The property is currently made up of deteriorated warehouses. The proposed development is part of a broader masterplan of a future mixed-use village that will be home to creative business and residents representing (but not limited to) creators of Food, Art and Technology (hence FAT). FAT Live will be a component of a community where people can come to live, work, create, socialize and elevate within an art centric neighborhood.

The proposed property (Project) will have 19 units set aside for residents who earn 30% of area median income (AMI) or less, 50 units set aside for residents who earn 60% of AMI or less, 25 units set aside for residents who earn 80% of AMI or less and 31 market rate units for a total of 125 units. The unit rent will be set at levels that are affordable to each of the set aside income levels (see attached proposed rent schedule). In addition to the residential units, the building will include commercial store front space on the first floor and a 100-bay parking garage for the benefit of the residents.

The Project, as proposed, will be financed with a HUD 221(d)(4) loan, serviced by Red Capital, as well as utilize 9% tax credits awarded from Florida Housing Finance Corporation (FHFC). Those tax credits will be sold to PNC Bank. The HUD loan and tax credits unfortunately do not provide enough sources to make the deal financially feasible. The Applicant will be applying to Broward County for \$5,000,000 of gap financing and are requesting that the CRA match the County gap financing in order to make the development financially feasible. Without the CRA and County funding the development will not be feasible and will not move forward.

In return for its financial investment, the CRA will leverage its \$5 million investment to bring over \$58.4 million in local economic impact during the construction period and will support over 400 construction jobs and 29 non-construction jobs. In addition, the permanent economic impact of the project includes 29 permanent jobs and over \$2.8 million in permanent ongoing economic activity.

In addition to the financial benefits to the community, there will be a 30-year, recorded, affordability restriction on 94 units adjacent to downtown Fort Lauderdale.

Business Plan & Market Analysis

The development team is a partnership between two groups with strong Fort Lauderdale ties providing a unique opportunity for the City to work with local, long term residents and business people.

Brian Poulin, a resident of Fort Lauderdale, is a founding principal of Evergreen Partners, the lead developer for the proposed development. Evergreen Partners is a real estate development company focused on the acquisition, re-development and long-term ownership of affordable rental housing. The company has offices in Maine, Massachusetts and Florida. Since 2000, we have successfully acquired and preserved over 6,500 affordable apartments across fourteen states. A typical transaction involves bringing in new sources of subsidy including Low Income Housing Tax Credits, Historic Tax Credits, Home Funds and others to comprehensively renovate or construct our properties. While most of our transactions do involve the use of new public subsidy sources, we will occasionally acquire properties in good condition using a more conventional debt and equity approach. We have the financial capacity and wherewithal to structure and implement the optimal transaction plan for a given property.

Collectively, Evergreen's principals have more than sixty years of experience in affordable housing finance and ownership. We have remained singularly focused in terms of property type and execution over the past two decades and have established an exceptionally strong track record within the industry. Our ability to perform - secure debt and equity financing, consummate closings, complete construction, and satisfy all regulatory requirements – has given us a long list of satisfied business partners. From development team members such as architects, engineers and contractors to debt and equity providers and joint venture partners, we tend to work with the same firms and friends time and time again. This speaks to our integrity and serves to enhance our reliability and continued performance. Similarly, we have built strong relationships with public officials and agency staff in the states and municipalities where we have done business. Virtually all of these jurisdictions have become favored places for Evergreen to pursue new transactions.

Urban Street Development will leverage Evergreen's affordable housing experience with local construction and development experience. Urban Street Development was co-founded by two long term Fort Lauderdale residents and successful businessmen. Together Urban Street Development and Evergreen Partners bring the financial capacity and local and national experience to ensure the success of the project.

It is unquestionable that there is a significant need for affordable rental units in and around downtown Fort Lauderdale. FIU recently commissioned a report showing an acute shortage of affordable units with 53.95 of all Broward County residents being cost burdened households. The FIU report indicates that Broward County is one of the most unaffordable places to live in the U.S. The report also concludes that the availability of a range of affordable housing options is one of the most important community and economic development issues facing [the]

community. This pent-up demand, with little new product in the pipeline, will ensure the economic success of the property and will provide a much-needed resource to the community.

Project Schedule

The Applicant expects to apply for 9% tax credits from Florida Housing Finance Corporation (FHFC) in the November 7th, 2019 application round. In order to be successful in our application we will need a contingent commitment from the CRA and Broward County for the requested gap financing. If successful in receiving an award of tax credits we would expect to close on the land and start construction by the end of 2020. Based on a construction schedule of eighteen months we would expect to have the building occupied and placed in service by the end of 2022

Request for Funding

In order to make this development economically feasible, the Applicant is requesting CRA funding assistance in the amount of \$5 million. We would expect that this assistance be contingent on the award of tax credits and the award of \$5 million in gap financing from the County. The CRA funding assistance would be used for the acquisition and construction of the property and would not be used for equipment or other fees and costs of the development.

Conclusion

The proposed Project will provide an economic boost to the community by leveraging the CRA investment to bring a significant investment to the area. In addition, it will bring a much-needed resource of affordable housing to our community and will be the catalyst for future development in the FATVillage area. The Applicant is asking that the funding request be granted in order to make the Project economically feasible.

Additional Attached Information

Exhibit A.....Resumes for Principals and Development Team

Exhibit B.....Economic Impact Study

Exhibit C.....Articles of Incorporation

Exhibit D.....Ten year revenue projection

Exhibit E.....Preliminary plans and elevations

Exhibit F.....Street Map and Site Photos

Exhibit G.....FIU Study showing housing needs in Fort Lauderdale (Summary)

Exhibit H.....Rent Schedule

Exhibit I.....Evergreen real estate owned (REO) schedule

Exhibit A

Please see resumes of the following project development team:

Co-Developer.....Evergreen Partners III, LLC

Co-Developer.....Urban Street Development

Contractor.....Hooper Construction, Inc.

Architect.....SB Architects

Management Agent.....Preservation Management

Attorney.....Honigman



Overview

Evergreen Partners is an affordable housing development company with offices in Maine, Florida, Massachusetts and New Hampshire. We focus on both the acquisition of older federally assisted multifamily rental properties and the creation of new affordable housing throughout the United States.

With the acquisition of older properties, our focus is to physically stabilize and preserve the affordability of housing for low and moderate income residents using a full range of public and private resources. Typical transactions involve both the retention of existing property subsidies (e.g. Section 236 Interest Reduction Payments, project-based Section 8) and investment of new low income housing tax credit equity. Certain properties are better served through a more conventional debt and equity approach. We have the capacity and financial wherewithal to structure and implement the optimal transaction plan for any given property. In our new construction projects we leverage low income housing tax credits to serve markets with a specific unmet affordable housing need where we can create housing that both serves a specific underserved segment of the population and helps communities achieve their affordable housing goals.

In addition to our expertise with housing programs and finance, we have a record of engaging the residents, local officials and other community constituents in discussions of the development plan. This dialogue ensures that we fully understand the needs of our residents, the role that a property plays in the community, and the opportunities to optimize the revitalization and operations of a property. The result is that we create very strong communities and have earned the confidence of partners and stakeholders across the country. This set of attributes and accomplishments makes us a good partner to sellers, existing residents and to local officials and other housing advocates. We leverage resources to pay fair value for properties, and support the properties through comprehensive construction plans and robust operating budgets.

Evergreen Partners was formed by three principals, each with substantial background in the redevelopment and ongoing management of affordable housing. Over the past fifteen years, the principals have participated in the acquisition and recapitalization of more than sixty properties around the country. Several of these were completed as turn key consulting assignments or under the banner of The Wishcamper Group. All three of the Evergreen principals were also a part of The Wishcamper Group and continue to be the active owners of the properties developed under that name.

Evergreen Partners' primary focus is to continue the work we have been committed to for the past twenty years – acquiring, stabilizing and preserving older regulated properties. We have established excellent relationships with debt and equity partners, state agencies and HUD staff by consistently performing and by doing what we say we will do. We have a strong capital base, and the development and management infrastructure to take on a broad array of challenges. The operating performance of

our portfolio properties demonstrates our ability to make the right decisions regarding financial structure, renovation scope and marketing strategy. We look forward to building on our successes and to creating great results for our partners, residents and communities.

For more information please visit our website: www.evergreenpartnershousing.com.

PRINCIPALS

Brian M. Poulin is a Principal of Evergreen Partners, LLC. Brian has a background in tax law and has been a developer and owner of rental real estate for over 20 years. Brian is also a Principal of Preservation Management, Inc., an affiliated property management company and Evergreen Communities, LLC, a real estate development company focused on new construction of affordable housing. Brian's roles include the oversight of all stages of acquisition, financing and rehabilitation of commercial and residential real estate, as well as oversight of ongoing operations of existing properties.

Prior to co-founding Evergreen Partners, Brian was a founding Principal in The Wishcamper Group and held positions with Wishcamper Properties, Inc., Baker Newman & Noyes, and KPMG Peat Marwick.

Brian is a graduate of Tufts University. He received a JD from University of Maine School of Law, and an LLM in taxation from Boston University School of Law. Brian currently serves on the board of the Institute for Responsible Housing Preservation and National Leased Housing Association. Brian serves on numerous not for profit boards, including the FAU Foundation and the Orange Bowl Committee. Brian is also a member of the Broward Workshop.

Charles E. Allen is a Principal and co-founder of Evergreen Partners. Evergreen and its affiliates are actively acquiring and redeveloping rental properties throughout much of the country and have assembled a portfolio of more than 6,000 apartments. Charlie has worked in affordable housing finance for over twenty-five years and has structured and closed more than one hundred and fifty complex transactions over that period. The transactions have included various types of dispositions, acquisitions and refinancings, often in the early pioneering stages of a given government-based based program or market based opportunity. All of these transactions have involved the recapitalization of existing government regulated housing.

Before moving over to the development side in 2003, Charlie was at Recap Advisors, Inc., a Boston based consulting firm. Prior to that, Charlie worked at the Massachusetts Department of Housing and Community Development where he coordinated a rental development program as well as the Agency's early efforts to preserve the federally assisted portfolio. Charlie's first job in housing was at the Gloucester Housing Authority in Massachusetts. One of Charlie's primary roles within Evergreen is to identify acquisition opportunities and to structure transaction plans for properties and portfolios. Charlie is also one of the owners of Preservation Management, Inc, an affiliated property management company.

Charlie is a graduate of Lewis and Clark College in Portland, Oregon and has an MBA and a Certificate in Public Management from Boston University. He serves as the Chair of the Affordable Housing Partnership in Ipswich, MA. Charlie also participates in many other environmental, civic and community activities.

William A. Houlihan is a Principal of Evergreen Partners, LLC. Bill has been engaged in the tax, finance and accounting aspects of real estate development for over 20 years. Bill is also a Principal of Preservation Management, Inc., an affiliated property management company and Evergreen Communities, LLC, a real estate development company focused on new construction of affordable housing.

Prior to co-founding Evergreen Partners, Bill was a founding Principal in The Wishcamper Group and was a Vice President and Controller of Wishcamper Properties, Inc. and Housing Resources Corporation.

Bill is a graduate of the University of Maine. Bill has been the Treasurer, Chair of the Finance Committee and a member of the Board of Trustees for a local non-profit organization for over 15 years and is involved in other civic and community activities.

Nick Bouquet is a Principal of Evergreen Partners. Nick joined Evergreen Partners in 2007 and spent 8 years as a Development Associate working in all aspects of the affordable housing development process. In 2016 he joined Evergreen Partners III LLC as a Principal and remains actively engaged in all aspects of the development process, with a particular focus on the analysis, acquisition and financing of new preservation and other affordable housing opportunities.

Prior to joining Evergreen Partners, Nick spent 3 years working for Brook Venture Partners, a venture capital fund based in Massachusetts. While at Brook Venture, his responsibilities focused around investment due diligence, sourcing investment opportunities and assisting the Principals in structuring transactions.

Nick graduated from Bentley College in 2005 with honors.

OUR AFFILIATES

PRESERVATION MANAGEMENT, INC.

Preservation Management, Inc. (PMI) provides comprehensive residential and commercial management services. PMI has been in operation since 1980, and includes in its range of services detailed financial administration, resident service coordination, maintenance management and consulting for subsidized, tax credit, mobile home, and market rate complexes, along with various commercial properties.

All residential properties are managed with a supportive services element. These services are tailored to the resident group in a given property. PMI receives national recognition for its commitment and expertise in this area.

PMI manages more than 10,000 apartment units, most of which are regulated as affordable housing and involve some combination of subsidies or other governmental involvement. PMI creates and sustains strong residential communities. The company has built a reputation of excellence by being a diligent and responsive partner to owner clients, and to the many regulatory agencies and financial intermediaries that are involved in our properties.

PMI's excellent staff is trained in all areas of property management. Property managers and site staff are CHM, AHM, COS, CMM, and tax credit certified. PMI promotes ongoing training of its staff in all regulatory matters including Fair Housing and ADA, along with all HUD, Rural Development and State Housing Authority programs. PMI is a member of the Institute of Real Estate Management, the National Center for Housing Management and the Council for Affordable and Rural Housing, along with other local and state associations.

You can find out more by visiting www.presmgmt.com.



URBAN STREET DEVELOPMENT **EXECUTIVE SUMMARY**



DEVELOPMENT TEAM: WHO WE ARE



ALAN HOOPER

Alan Hooper is a Co-Founder of Urban Street Development (USD) and operates as the construction development manager. Starting with a tool belt in 1994, he has developed and constructed a multitude of project types ranging from waterfront homes to multifamily high-rises, from restaurants to office buildings to mixed-use neighborhoods.

Alan is a board member of the Downtown Development Authority, the Broward Workshop, recently appointed Chairman of the Broward County Transportation Surtax Oversight Board, and is a Foundation Member of the Broward Center for the Performing Arts. He was also honored as City of Fort Lauderdale Citizen of the Year, Downtowner of the Year, and Sun-Sentinel Excaliber Small Business Leader of the Year.

His participation in business, planning, transportation and cultural organizations give Alan a unique perspective on the trends that impact our ever-changing market.



TIM PETRILLO

Tim Petrillo is the Co-founder of Urban Street Development and The Restaurant People (TRP). Tim is known in the community as an extremely successful restaurateur who owns and operates various full service restaurants from casual to fine dining in multiple states. Tim is heavily involved in his community, serving on various boards and associations. The Restaurant People owns and operates some of the hottest restaurants and nightlife venues in downtown Fort Lauderdale, including YOLO, O Lounge, S3, Taste, Township, Rooftop @1WLO Java & Jam and Boatyard.

Tim is a board member of the Downtown Development Authority, Chair of the Broward Workshop Tourism Committee, Orange Bowl Committee, Marketing Committee of Greater Fort Lauderdale Conventions and Visitors Bureau. He has been honored as the South Florida Business Journal CEO of the Year, Sun-Sentinel Excalibur Business Leader Award and Junior Achievement South Florida Business Hall of Fame.

Highly-skilled partnership
with decades of development
and operational experience



“As a self performing developer, our interests are first and foremost as the owner and our number one priority is to our partners”



Urban Street Development is an owner/developer who specializes in self performing real estate acquisition, design development, construction, property management, concept development, programming, leasing and sales for a variety of neighborhood mixed-use projects.

The team of South Florida contractor and real estate developer, Alan Hooper and restaurateur and developer, Tim Petrillo, make a unique team not commonly found in the development industry. Urban Street has developed and constructed, a multitude of successful real estate projects as well as some of the best known restaurants in South Florida.

“ **Infill mixed-use projects are the standard in Downtowns nationwide. With food and beverage being such a critical component to driving customer traffic to these projects, Urban Street’s combined knowledge of construction and development of both mixed-use projects and hospitality is essential in a successful design that considers ALL details from front to back of house to above shop living.** ”

At a time when urban areas nationwide have seen incredible change, Urban Street Development is very well positioned as a neighborhood re-development business that focuses on areas within downtown markets that possess high potential for growth and renewed lifestyle. Their work is considered by many as a positive force in the redevelopment of Downtown Fort Lauderdale.

ORGANIZATIONAL CHART

DEVELOPMENT/INVESTMENT TEAM

**ALAN
HOOPER**
DEVELOPER

**TIM
PETRILLO**
DEVELOPER

STEVE LUCAS
CFO
INVESTOR
REPORTING

**CHRIS
BELLISSIMO**
CONSTRUCTION
MANAGEMENT

**ADAM
PETERSON**
DEVELOPMENT
MANAGEMENT

**DOUG
MCCRAW**
FATVillage
ART CURATOR

3RD PARTY

**BUCHANAN
INGERSOLL &
ROONEY PC**
OPPORTUNITY ZONE
FUND COUNSEL



REGIONAL EXPERTISE IN GROWING REAL ESTATE MARKET



USD INVESTMENT DNA

- As **natives of South Florida**, the USD principals are well known and maintain a reputation as a part of the community in which it invests.
- Since the 1990's and through several real estate cycles, the principals have gained experience developing and managing **a spectrum of deal types and sizes**.
- **A generation of relationships** with community leaders, government staff and decision makers helps expedite the development entitlement and construction permitting process.
- Invaluable **local knowledge** when anticipating trends and understanding human traffic flows that affect the South Florida real estate marketplace.
- **Working relationships** with top regional brokers, subcontractors, suppliers, and operators.
- The **TRP food and beverage brand** is a key component to attract a variety of retailers to help increase consumer traffic, residents and office tenants.
- Years of in-house design build and real estate expertise has provided invaluable **brick by brick knowledge** that helps reduce the cost of third party margins, while maintaining the quality expected by an owner.

UTILIZING “BRICK BY BRICK” KNOWLEDGE

After his first project, a spec home in 1992, Alan Hooper realized that most of the cost went to the general contractor, along with a myriad of change orders and lack of transparency with associated mark-ups. It was after that experience that he decided to earn a general contractor's license and use it to help offset the costs of future development investments.

The early years were managed from a briefcase in his pick-up truck, while wearing a toolbelt in the field. It was during those years that ingrained “brick by brick” construction knowledge that would significantly affect his career as a successful real estate developer.



Why has being a self performing developer been so important?



Budget - Self performing the construction keeps the budget true.

Pricing - Favorable pricing increases the margins to the project's bottom line.

Change Orders left unmanaged will diminish the contingency. Hooper Construction strictly verifies and confirms, and often denies change orders which translates into lower contingencies and more money to the bottom line.

Quality – When the owner is the General Contractor, the quality of the finished product is evident.

Schedule - Time is money. The schedule must be driven by the party who cares the most.



**URBAN
STREET**
DEVELOPMENT

Asset Management — USD has assembled and managed in-house as well as hired third-party property managers (depending on the complexities of the project and the diversity of the uses). Regular scheduled meetings with the property management team and financial controls & reporting are the key to protecting and maintaining the asset.



UTILIZE SISTER HOSPITALITY BRAND TO GUARANTEE SUCCESS



The Restaurant People (TRP) is positioned to compliment all development opportunities related to hospitality.



Full Operations Team

TRP is a fully functional hospitality group which has the ability to not only develop but operate a variety of restaurant concepts. The business has been operating in Florida and other states, primarily Fort Lauderdale and South Florida, since 1997. The partners in this business overlap heavily with USD which allows for compelling efficiencies.

Marketing

TRP has been developing a marketing department to reach it's customers in an ever-changing South Florida market. The department uses it's social analytics to understand it's customer and consumer trends which benefits the real estate side of the business.

Industry Relationships

Company has strong ties in the hospitality industry. Working side by side with some of the best operators in the business allows TRP to hand select co-tenants in real estate projects that help solidify a vibrant successful mix-use project.

Trends

One of TRP's main focus is staying ahead of current trends both locally and nationally. Being a trendsetter continually drives customers to their restaurants which translates to activating the real estate where TRP's restaurants are housed.

Tourism

TRP is heavily involved with the Greater Fort Lauderdale Conventions and Visitors Bureau. With this involvement, TRP/USD have a unique perspective on local trends that affect the local real estate market.

“We are fortunate to be locals in such a dynamic and fast-paced market. It gives us a huge advantage in terms of site selection and the right mix of uses.”

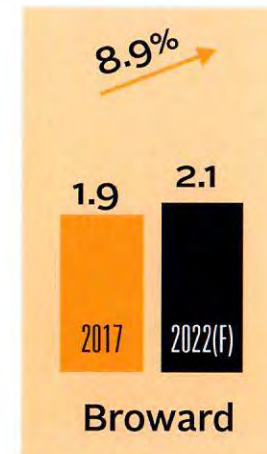
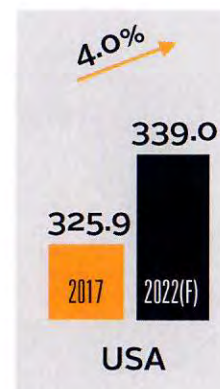
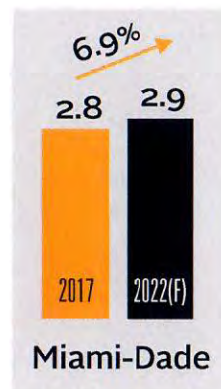
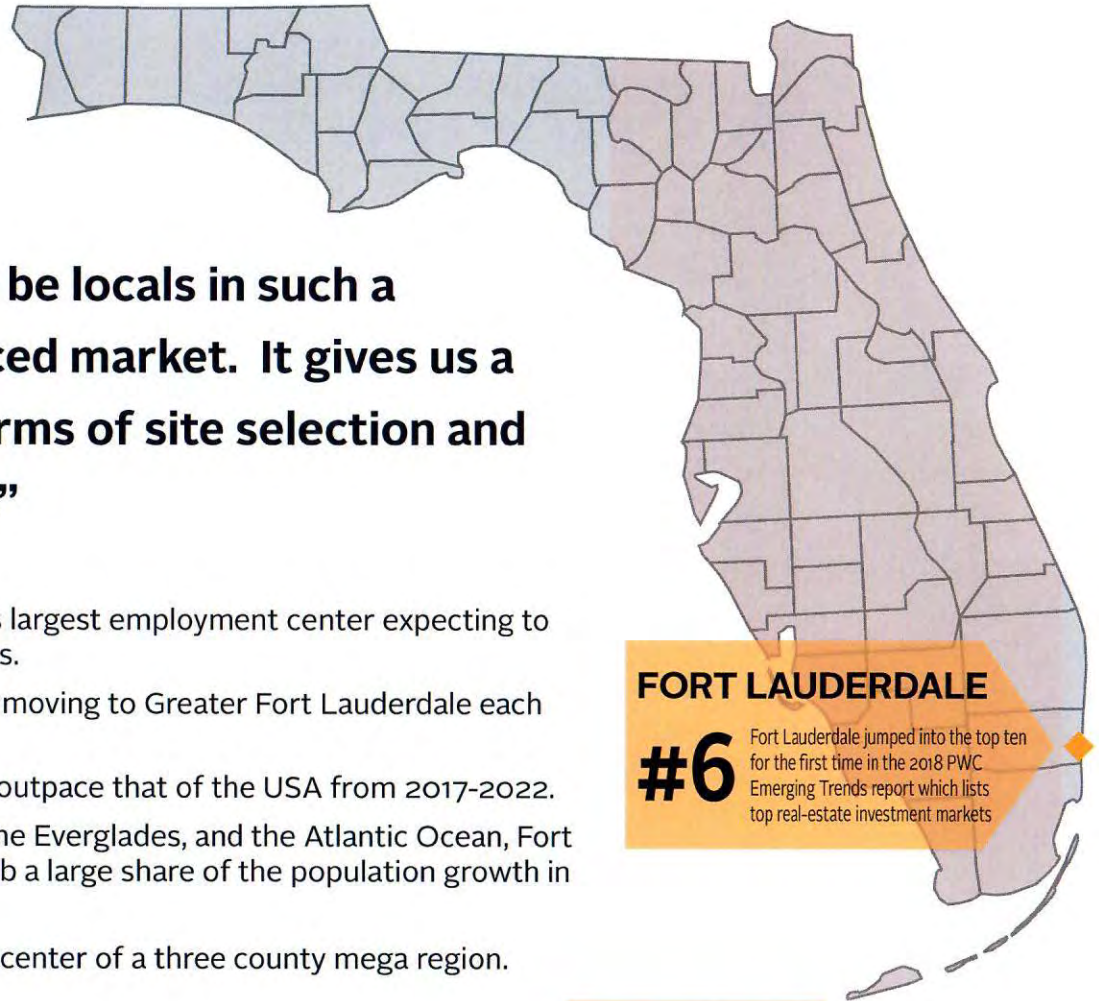
The South Florida MSA is Florida's largest employment center expecting to add 179k jobs over the next 5 years.

Approximately 30,000 people are moving to Greater Fort Lauderdale each year.

Population growth is expected to outpace that of the USA from 2017-2022.

Bordered by Miami, Palm Beach, the Everglades, and the Atlantic Ocean, Fort Lauderdale's urban core will absorb a large share of the population growth in the coming decades.

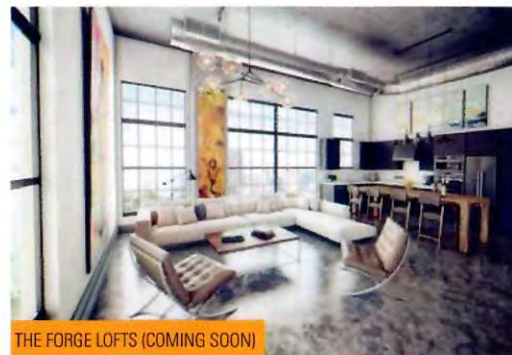
Downtown Fort Lauderdale is the center of a three county mega region.



Since the 1990's
USD has invested
and developed a
broad spectrum of
real estate types
and sizes from
boutique retail to
large scale multi-
phase mixed use
projects.



THE FORGE LOFTS (COMING SOON)



THE FORGE LOFTS (COMING SOON)



FLAGER STORAGE, FAT VILLAGE



THE QUEUE APARTMENTS, FORT LAUDERDALE



THE QUEUE APARTMENTS, FORT LAUDERDALE



AVENUE LOFTS, FAT VILLAGE



COLLEGE TOWN, STREET PHOTO, TALAHASSEE



HOTEL INDIIGO, TALAHASSEE



THE MILL LOFTS, FAT VILLAGE



THE FOUNDRY LOFTS, FAT VILLAGE

The Restaurant People is positioned to compliment development opportunities related to hospitality. Here are some examples of the trendy restaurants in Fort Lauderdale and beyond.



THE TOWNSHIP, FORT LAUDERDALE



HIMMARSHÉE & SIDE BAR, FORT LAUDERDALE



ROOFTOP, FORT LAUDERDALE



BOATYARD, FORT LAUDERDALE



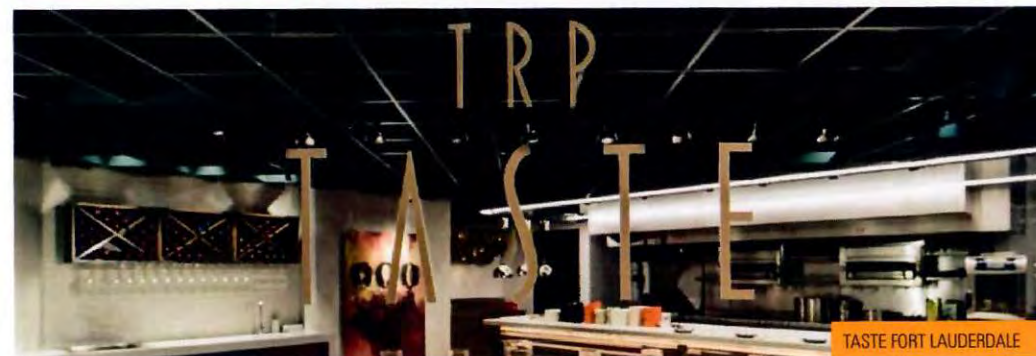
S3, FORT LAUDERDALE BEACH



THE TOWNSHIP, FORT LAUDERDALE



TARPON BEND, FORT LAUDERDALE



TASTE FORT LAUDERDALE



YOLO, FORT LAUDERDALE

Who We Are



Hooper Construction is a full-service general contractor and development company dedicated to the highest level of construction management and service for our clients. We are a company that not only takes pride in what we do, but also in the communities that we help develop.



Since 1994, Hooper Construction has been delivering superior quality at the highest level of professionalism.



The company is a member of the U.S. Green Building Council and has two team members that are LEED accredited professionals.



The company has completed award-winning projects throughout Florida, such as Collegetown in Tallahassee.

What We Do

Hooper Construction redevelops

urban areas and builds commercial, and multi-family residential structures. A rare firm with a truly comprehensive approach, Hooper Construction handles all aspects of a project, from land acquisition, design, and build, to leasing, sales, and property management.

Our team of construction professionals coordinates comprehensive programs of construction planning, value management, and streamlined scheduling to ensure the highest level of client delivery in the field.

Once in the field, our site managers implement stringent work schedules and coordination meetings to clarify expectations, maintain high safety standards, assure quality controls, and maintain the construction schedule.

The team at Hooper Construction is committed to delivering top-quality construction on time and on budget.



Meet Our Leadership Team



Alan Hooper
Founder and President



Chris Bellissimo
Vice President of Project Management



Steve Lucas
Vice President/Controller



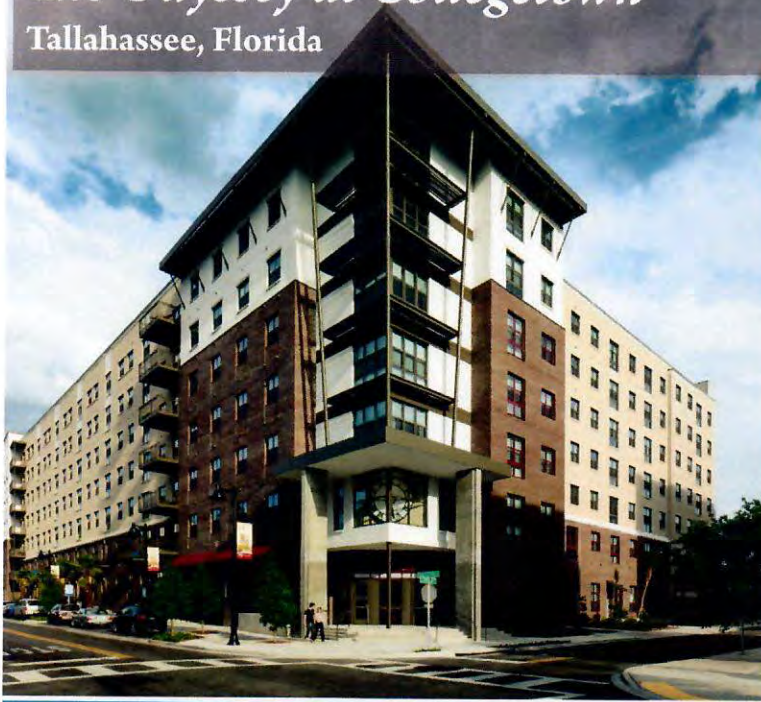
Steven Smith
Vice President/Contracting and Estimating

Overview of Our Work



For our complete portfolio visit hooperconstruction.com.

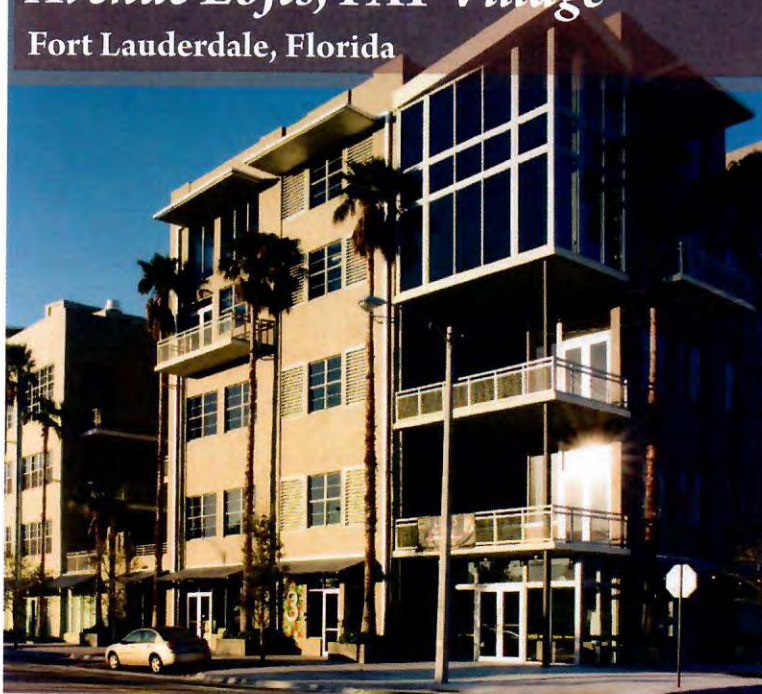
The Odyssey at Collegetown
Tallahassee, Florida



The Flats at Collegetown
Tallahassee, Florida



Avenue Lofts, FAT Village
Fort Lauderdale, Florida



The Queue
Fort Lauderdale, Florida



Overview of Our Work



PROJECT	LOCATION	PROPERTY TYPE	DESCRIPTION	SQUARE FEET	COST
HOTEL INDIGO AT COLLEGETOWN	FSU Tallahassee, FL	HOTEL	143-Key Hotel	112,000	\$24,000,000
THE ODYSSEY AT COLLEGETOWN	FSU Tallahassee, FL	MIXED USE	308 Student Beds + Co-Working Space + 400-car Garage	363,000	\$48,000,000
THE FLATS AT COLLEGETOWN	FSU Tallahassee, FL	MIXED USE	202 Student Beds + Restaurants + Retail Spaces	175,000	\$34,000,000
COLLEGETOWN PARKING GARAGE	FSU Tallahassee, FL	COMMERCIAL PARKING	600-Car Commercial Parking Garage	162,000	\$19,000,000
MADISON AT COLLEGETOWN	FSU Tallahassee, FL	MIXED USE	135 Student Beds + Restaurant + Retail Spaces	122,000	\$28,600,000
COLLEGETOWN RETAIL	FSU Tallahassee, FL	MIXED USE	CollegeTown Urban Outfitters	14,000	\$5,400,000
THE QUEUE	Downtown FTL	APARTMENT	200-Unit Apartment Building	300,000	\$53,000,000
290 E. ATLANTIC	Delray Beach, FL	MIXED USE	Restaurants + Co-Work + Pay Parking	34,000	\$18,000,000
FLAGLER SELF STORAGE	FAT Village, FTL	SELF STORAGE	6-Story Vertical Self Storage	105,000	\$24,600,000
1510 17th ST	Fort Lauderdale	OFFICE	Office Building	36,000	\$9,000,000
NEW RIVER TRADING POST	Downtown FTL	MIXED USE	Restaurant + Office Spaces	40,000	\$14,083,000
RIO AVL RETAIL	FAT Village, FTL	RETAIL	Streetfront Retail Spaces	13,000	\$1,650,000
MILL LOFTS	FAT Village, FTL	APARTMENTS	34 Unit 7-Story Loft Tower	80,000	\$17,000,000
FOUNDRY LOFTS	FAT Village, FTL	APARTMENTS	36- Unit 7-Story Loft Tower	80,000	\$16,400,000
AVENUE LOFTS PHASES 1-5	FAT Village, FTL	MIXED USE	100-Unit - Five 4-7 Story Loft Towers + Retail Spaces	350,000	\$38,500,000
ROOFTOP @ 1WLO	Downtown FTL	FOOD & BEVERAGE	Rooftop Bar	5,000	\$1,750,000
TRP TASTE	Downtown FTL	FOOD & BEVERAGE	Research Kitchen	1,300	\$1,200,000
TOWNSHIP TLH	FSU Tallahassee, FL	FOOD & BEVERAGE	Beer Garden	8,000	\$1,850,000
S3	Fort Lauderdale	FOOD & BEVERAGE	Seafood Restaurant	8,000	\$4,100,000
YOLO RESTAURANT & LOUNGE	Downtown FTL	FOOD & BEVERAGE	American Restaurant & Bar	7,500	\$3,750,000
AVEDA BEAUTY SCHOOL	Davie, FL	COMMERCIAL	Free Standing National Brand Beauty School	19,000	\$4,500,000
FORK & BALLS	Downtown FTL	FOOD & BEVERAGE	Italian Restaurant	3,500	\$1,800,000
JAVA & JAM	Downtown FTL	FOOD & BEVERAGE	Diner	3,000	\$1,750,000
TARPON BEND CORAL GABLES	Coral Gables, FL	FOOD & BEVERAGE	Seafood Restaurant	5,000	\$1,350,000
TARPON BEND FOOD & TACKLE	Downtown FTL	FOOD & BEVERAGE	Seafood Restaurant	6,500	\$1,900,000
TOWNSHIP FTL	Downtown FTL	FOOD & BEVERAGE	Seafood Restaurant	6,500	\$1,750,000
TOTAL				2,059,300	

FLAGLER.ARTS TECHNOLOGY

FORT LAUDERDALE, FLORIDA / FEBRUARY 11, 2019



ARCHITECTS

Experience with a Global Perspective

With four offices around the globe and nearly 60 years of experience, SB Architects has had the honor of working in some of the most unique locations around the world.



Design at Every Scale

We design to make the everyday exceptional. From a wine bottle label to the tallest building in Fort Lauderdale, Florida to a large-scale mixed-use community in China, our work spans a variety of project types, communities, disciplines and decades. Our approach is about integrating design disciplines, recognizing that real client solutions leverage design thinking and rigorous research to redefine possibilities at every scale. SB Architects' portfolio encompasses projects within the hospitality, mixed-use, and residential space.



DESTINATION RESORTS



URBAN RESORTS



MIXED-USE & RETAIL



MULTI-FAMILY



CUSTOM RESIDENTIAL



MASTER PLANNING

VISION WORKSHOP

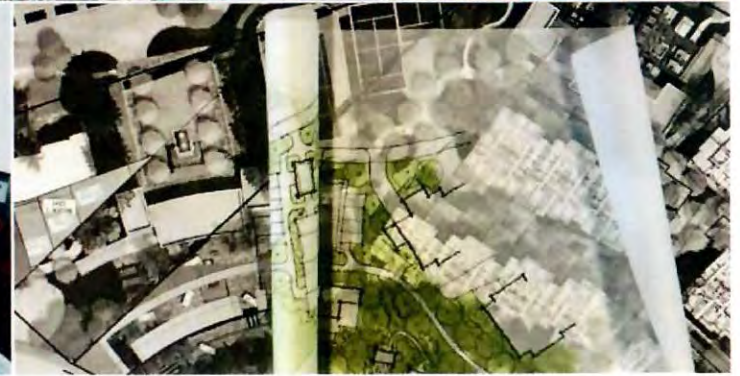
Central to our ethos is an appetite for discovery and understanding. Through an exploratory exercise, we can thoroughly evaluate their relevance and technical performance for individual projects. In the spirit of challenging our assumptions, we hold design workshops. The charrette is a sharing of ideas, a brainstorming session set within the context of the site and team. It is an honest, exhilarating, exhausting, and unbelievably productive way to establish a shared vision for the project.

COMMUNICATING IDEAS

At SB Architects, the design is typically undertaken by a small, close-knit team of individuals, which can draw on a wide range of other disciplines. We embark upon the design process by establishing the vision and communicating the ideas that will be critical to the design process. To help design teams visualise projects, the team produces a wide range of work, from hand-drawn sketches, Enscape and SketchUp 3D modeling, renderings, virtual reality, motion graphics and films

IMPLEMENTATION AND DELIVERABLES

We structure work plans that vary in intensity and activity levels in accordance with the schedule and timeframe of the project from design through occupancy. As stewards of the team's shared vision for the project, we guide that vision through the design process as we address challenges, take advantage of opportunities and meet the needs of the project program. Whether we are providing full architectural services, or teaming with an architect-of-record half-way around the world, the relationships, trust and dialogue we establish within our design and development team allow us to successfully shepherd each project through to completion.



Our Workshops

We believe the best architecture comes from a synthesis of all the elements that separately comprise and inform the character of a building: the structure that holds it up; the services that allow it to function; the quality of natural light; the symbolism of the form; the relationship of the building to the skyline or the streetscape; the way you move through or around it; and last but not least its ability to elevate the experience of its users. SB Architects' workshops and design sessions identify and articulate the unique amenities, programming, products, and experiences that will drive value and guide the long-term planning and success of a project. We follow a simple yet effective process that begins with exploring a company's core values and the laying of a solid brand foundation. We then develop a suite of versatile visual and verbal brand identities, which we can roll out across all brand communications. Clients receive an array of proprietary assets designed to engage trade and consumer audiences.



Dot Polling

Branding Exercises

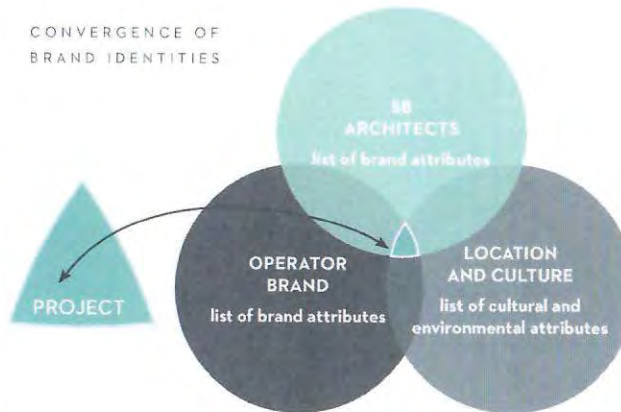
User Profiles

IMMERSIVE	PASSIVE TECHNOLOGY	SENSITIVE
DISCOVERY	UNDERSTATED	TRANQUILITY
LIVING CANIANS	LIFESTYLE	TRANQUILITY
RE-CONNECT	RELAXATION	TRANQUILITY
LOCAL FABRIC	BOLD SIMPLICITY	TIMELESS
MODERN	ART IN ARCHITECTURE	LUSH LANDSCAPES
HIGHEST DESIGN	INSPIRATIONAL	APPROACHABLE
AUTHENTIC	NATURAL BEAUTY	VIVID
VINTAGE	ADVENTURE	BALANCE
COMMUNITY	CLASSIC	MINIMALIST
LUXURY	LEGACY	CAPTIVATING
FUTURISTIC	WANDERLUST	DESIGN DIVERSITY
NEW VIBE	ESTABLISHED	HAND-CRAFTED
ODYSSEY	ESCAPE	WELLNESS
LIVE WORK	GATHERING PLACE	TRIBAL
SUSTAINABILITY	CULTURE	TRADITION
HEALTH & WELLNESS	ICONIC	MID-CENTURY
WALKABLE	EXCLUSIVITY	HAWAIIANA
VIBRANCY	GLOBAL TRAVELER	YOUNGER NEXT YEAR
EXPERIENTIAL	SECOND HOME	CULTURE CONNECTION
SANCTUARY	ACTIVE	AUTHENTIC HAWAIIAN
POSH	VISIONARY	BASE CAMP
		WATERMAN

PROJECT DNA



CONVERGENCE OF BRAND IDENTITIES



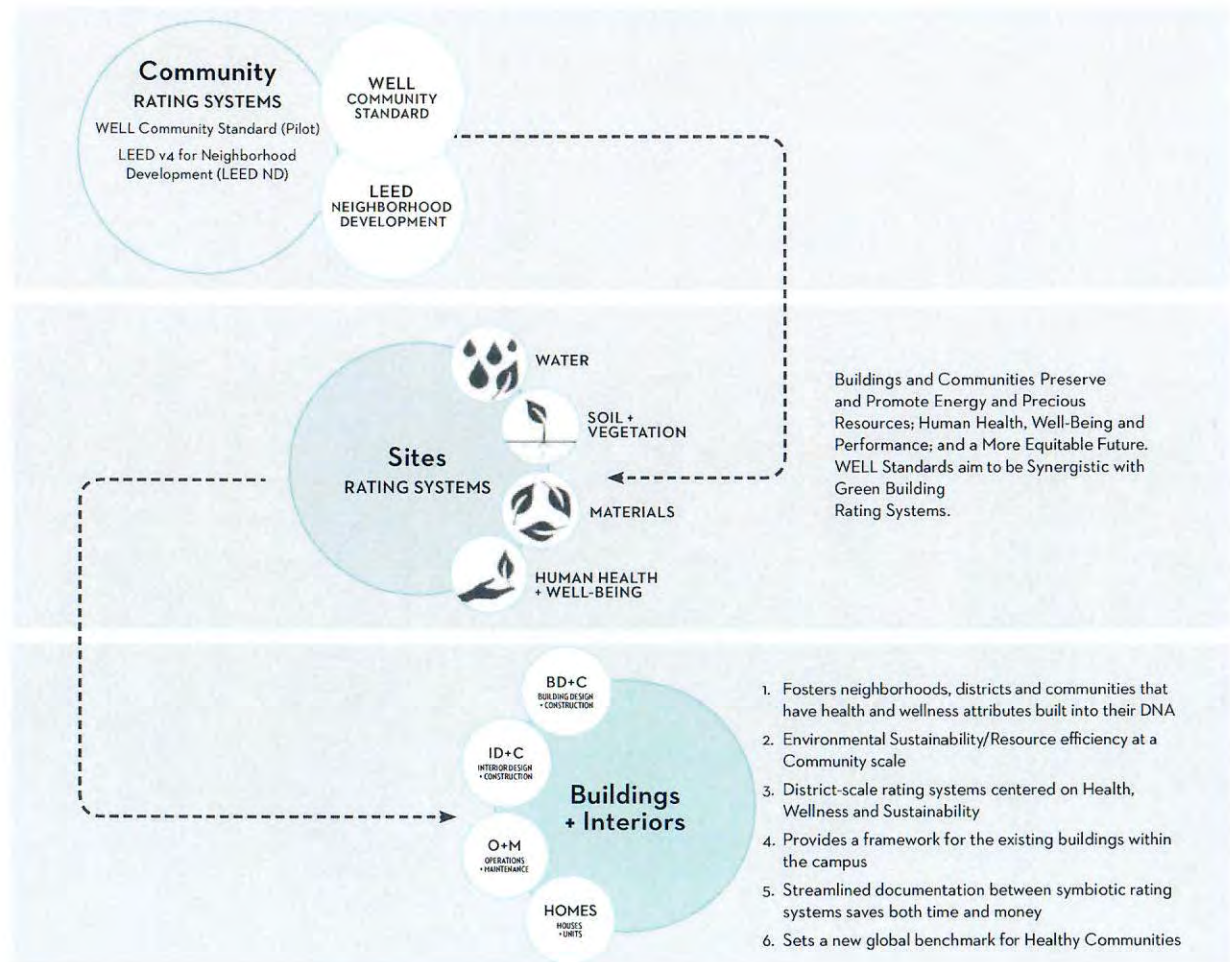
LEED and WELLness

CREDIT CATEGORIES

WELL

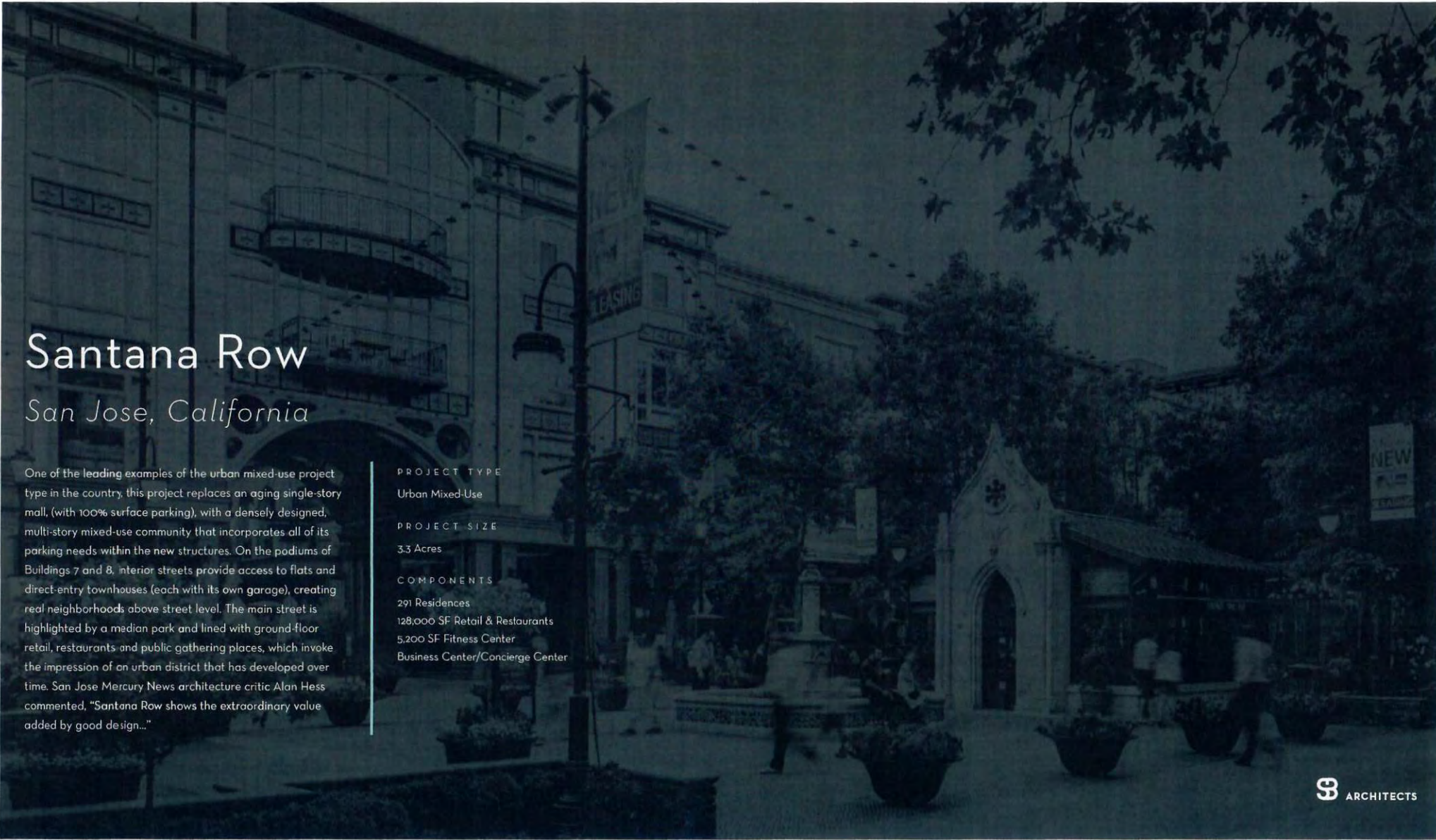


LEED



1. Fosters neighborhoods, districts and communities that have health and wellness attributes built into their DNA
2. Environmental Sustainability/Resource efficiency at a Community scale
3. District-scale rating systems centered on Health, Wellness and Sustainability
4. Provides a framework for the existing buildings within the campus
5. Streamlined documentation between symbiotic rating systems saves both time and money
6. Sets a new global benchmark for Healthy Communities

QUALIFICATIONS



Santana Row

San Jose, California

One of the leading examples of the urban mixed-use project type in the country, this project replaces an aging single-story mall, (with 100% surface parking), with a densely designed, multi-story mixed-use community that incorporates all of its parking needs within the new structures. On the podiums of Buildings 7 and 8, interior streets provide access to flats and direct-entry townhouses (each with its own garage), creating real neighborhoods above street level. The main street is highlighted by a median park and lined with ground-floor retail, restaurants and public gathering places, which invoke the impression of an urban district that has developed over time. San Jose Mercury News architecture critic Alan Hess commented, "Santana Row shows the extraordinary value added by good design..."

PROJECT TYPE

Urban Mixed-Use

PROJECT SIZE

3.3 Acres

COMPONENTS

291 Residences

128,000 SF Retail & Restaurants

5,200 SF Fitness Center

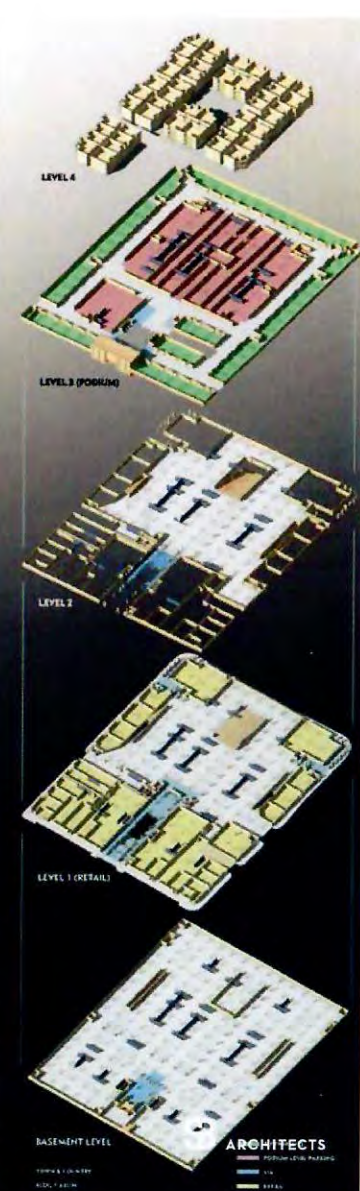
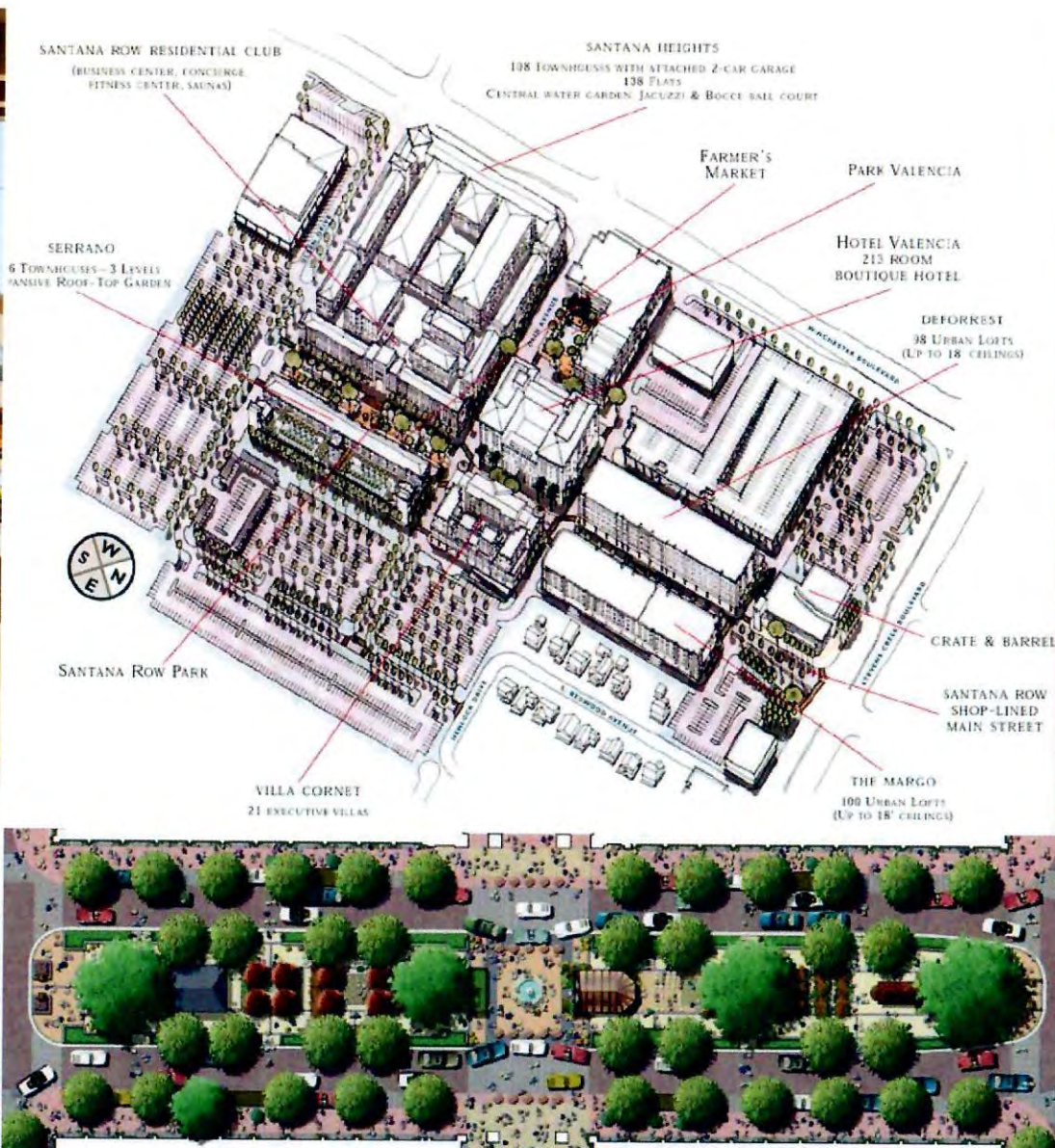
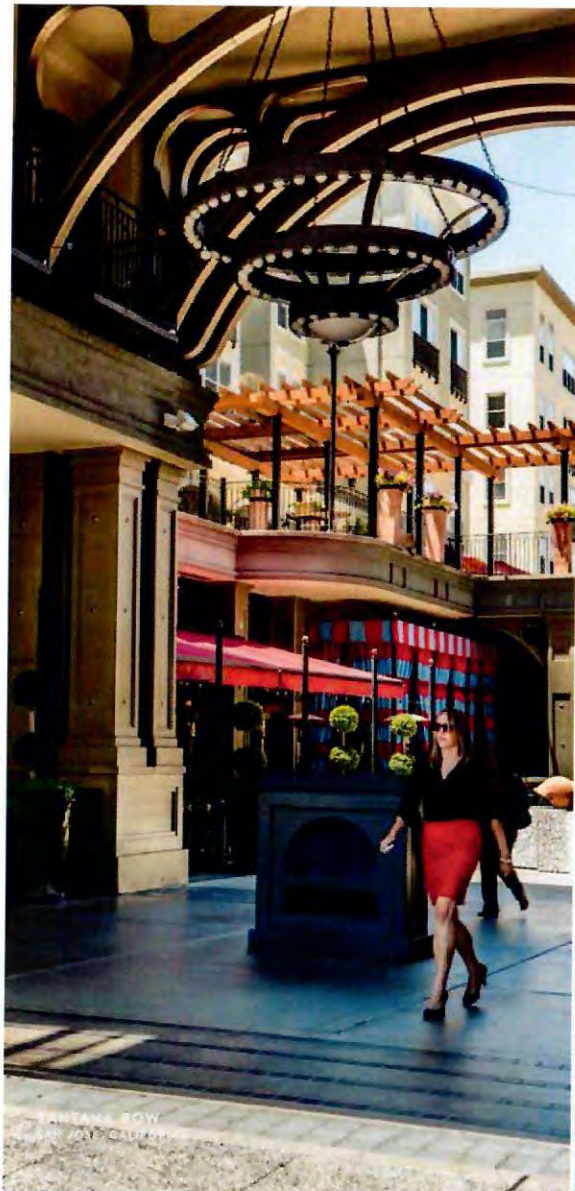
Business Center/Concierge Center



SANTANA ROW
SAN JOSE, CALIFORNIA



SANTANA ROW
SAN JOSE, CALIFORNIA





SANTANA ROW
SAN JOSE, CALIFORNIA



SANTANA ROW
SAN JOSE, CALIFORNIA



West Farm

Omaha, Nebraska

Considered a focal point for the prosperity and continued growth of Omaha, West Farm is poised to become one of the top destinations for residents, businesses and visitors alike. Fostering the growth of multiple scales along a gradient between public and private volumes, WestFarm successfully integrates residential living into a busy commercial setting. This complex project will feature live/work dwellings, a hotel, creative offices, retail, and gathering spaces. SB Architects' design supports a multi-faceted, locally-inspired development that respects and builds on the area's cultural atmosphere. Within a dense urban area, West Farm offers increased public access to nature with park greens, vibrant courtyards and a plaza at the heart of the complex that connects to retail and restaurant pathways.

PROJECT TYPE

Urban Mixed-Use

COMPONENTS

293,920 SF Retail and Restaurants
114,720 SF Office Space
929 Residential Units
300-key Hotel



WEST FARM
OMAHA, NEBRASKA

S ARCHITECTS



WEST FARM
OMAHA, NEBRASKA

S ARCHITECTS



WEST FARM
OMAHA, NEBRASKA

S ARCHITECTS



Miami Design District

Miami, Florida

SB Architects and DACRA partnered to transform the once gritty Miami neighborhood into a glamorous international luxury shopping destination. The site encompasses a four-block pedestrian promenade anchored by two department stores, with rooftop gardens and mature shade trees lining the streets. A boutique hotel, condominium tower, and five parking garages are also planned for the area, which will be dotted with cafes and tree-shaded plazas. Before it is all done, 300 native trees, including Florida Mahogany and Gumbo Limbo, will be planted to enhance the neighborhood, whose centerpiece will be a 30-foot-wide pedestrian mall running north and south from 38th to 42nd Streets. Public art pieces will also be on display, including Buckminster Fuller's 24-foot Fly's Eye Dome, which is installed at the district's Palm Court.

PROJECT TYPE

Urban Mixed-Use

PROJECT SIZE

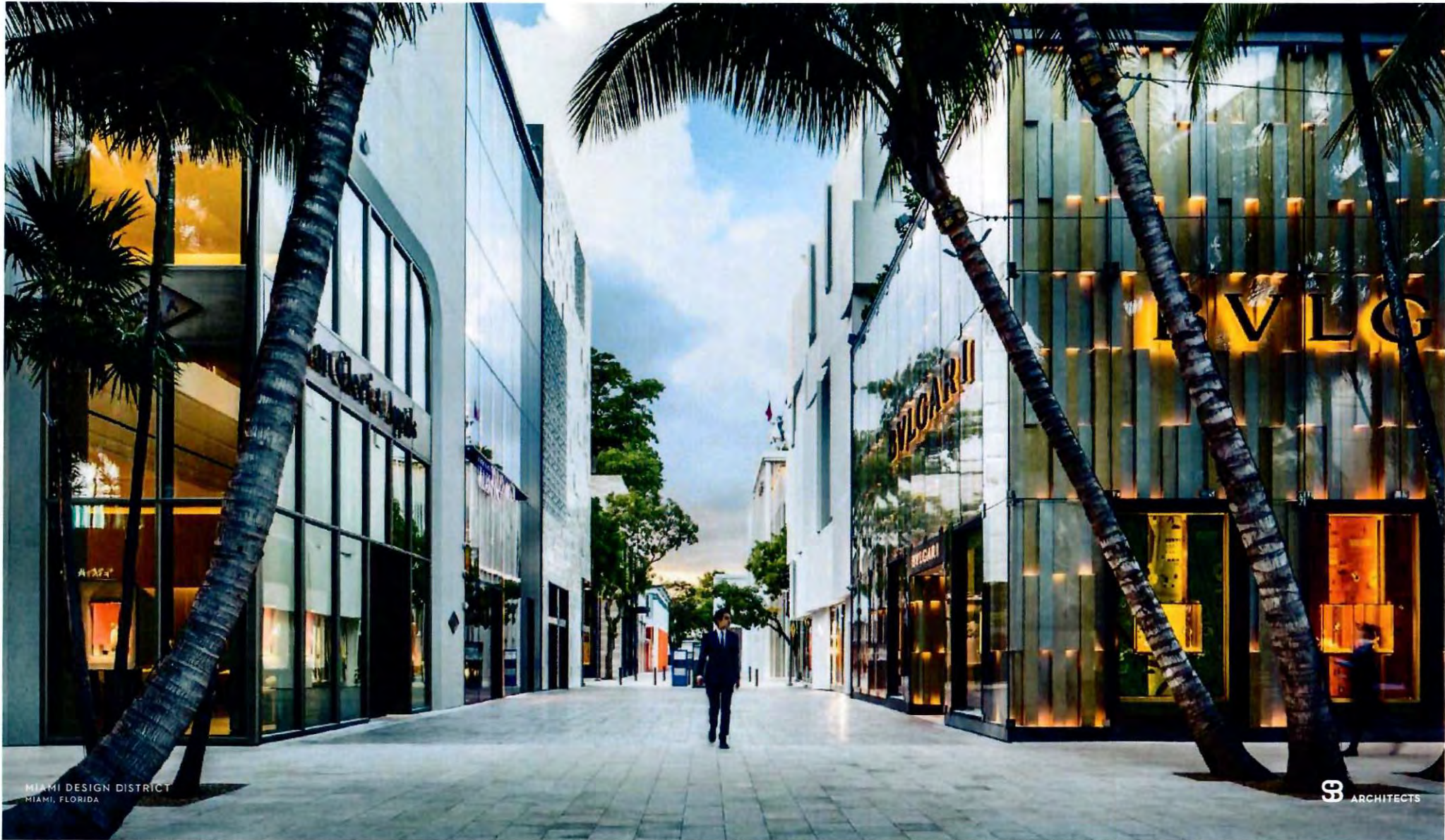
Two City Blocks

COMPONENTS

Boutique Hotel

Retail

Restaurants



MIAMI DESIGN DISTRICT
MIAMI, FLORIDA

S ARCHITECTS



MIAMI DESIGN DISTRICT
MIAMI, FLORIDA

ARCHITECTS



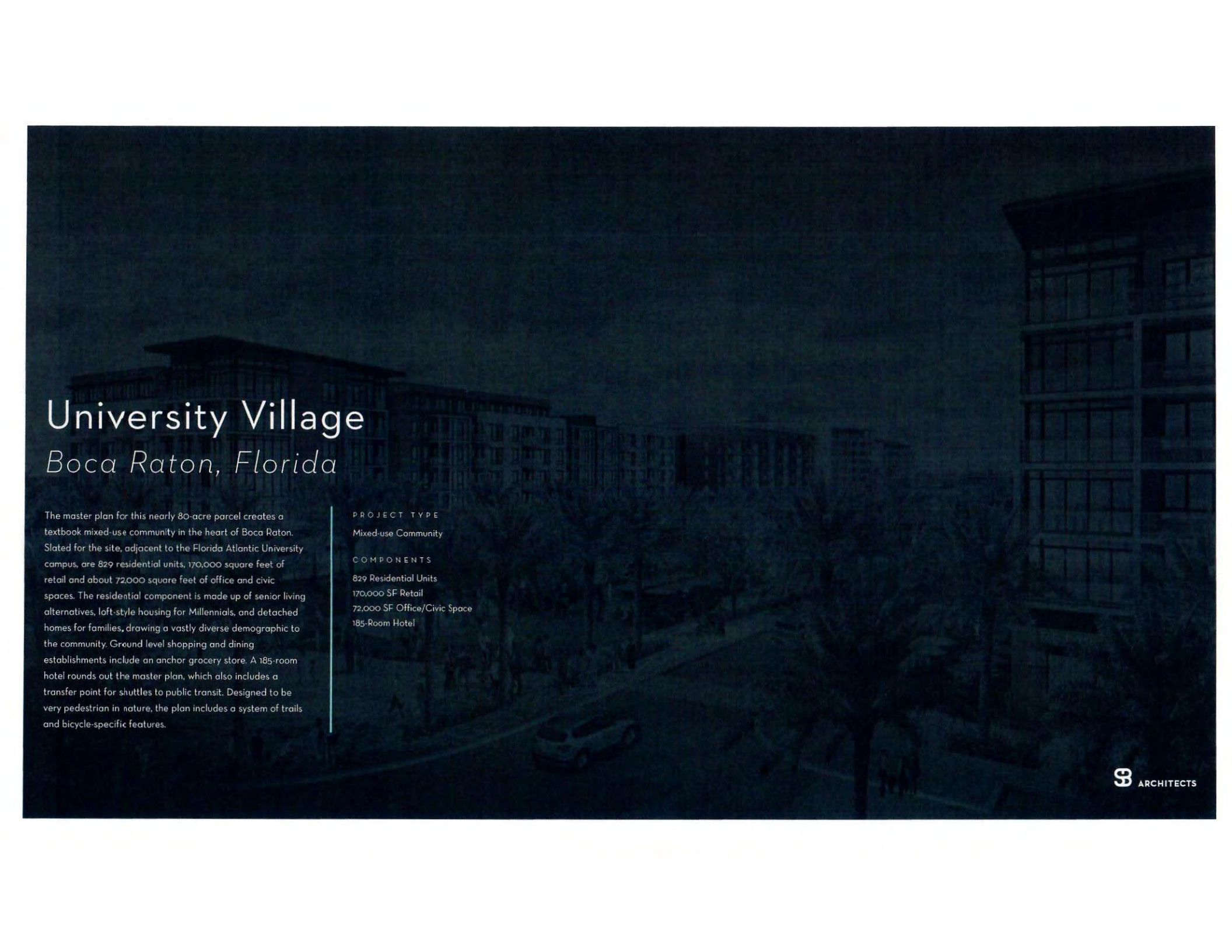
MIAMI DESIGN DISTRICT
MIAMI, FLORIDA

S ARCHITECTS



MIAMI DESIGN DISTRICT
MIAMI, FLORIDA

S ARCHITECTS

An architectural rendering of a large, multi-story residential and commercial complex at night. The building features a mix of modern and traditional architectural styles, with large windows and balconies. The scene is illuminated by warm interior lights and streetlights, creating a vibrant urban atmosphere. The foreground shows a street with a few cars and pedestrians, and trees lining the sidewalks.

University Village

Boca Raton, Florida

The master plan for this nearly 80-acre parcel creates a textbook mixed-use community in the heart of Boca Raton. Slated for the site, adjacent to the Florida Atlantic University campus, are 829 residential units, 170,000 square feet of retail and about 72,000 square feet of office and civic spaces. The residential component is made up of senior living alternatives, loft-style housing for Millennials, and detached homes for families, drawing a vastly diverse demographic to the community. Ground level shopping and dining establishments include an anchor grocery store. A 185-room hotel rounds out the master plan, which also includes a transfer point for shuttles to public transit. Designed to be very pedestrian in nature, the plan includes a system of trails and bicycle-specific features.

PROJECT TYPE

Mixed-use Community

COMPONENTS

829 Residential Units
170,000 SF Retail
72,000 SF Office/Civic Space
185-Room Hotel



UNIVERSITY VILLAGE
BOCA RATON, FLORIDA



UNIVERSITY VILLAGE
BOCA RATON, FLORIDA



UNIVERSITY VILLAGE
BOCA RATON, FLORIDA

S ARCHITECTS



100 Las Olas

Fort Lauderdale, Florida

Soaring above bustling Fort Lauderdale, 100 Las Olas will be the city's tallest building. Designed with a contemporary aesthetic utilizing curved geometric shapes clad in steel and glass, the mixed-use development features ground floor retail/dining and a grand lobby leading to the separate functions of the hotel, residential and parking. The Kolter Group has designed this 46-story exclusive urban haven nestled among the vibrant and growing community of Las Olas, combining contemporary luxury with ultimate connectivity. The project includes luxury residences, a Hyatt branded full-service hotel, retail space, and an outdoor plaza.

PROJECT TYPE
Multi-Family Residential

PROJECT SIZE
499', 46 Levels

PROJECT COMPONENTS
238 Key Hotel
121 Residential Units
8,500 sq.ft. Retail Space
520 Structured Parking Spaces



100 LAS OLAS
FORT LAUDERDALE, FLORIDA

S ARCHITECTS



100 LAS OLAS
FORT LAUDERDALE, FLORIDA

499' A

121 PRIVATE RESIDENCES
Beginning at 160'
(Levels 16-46)

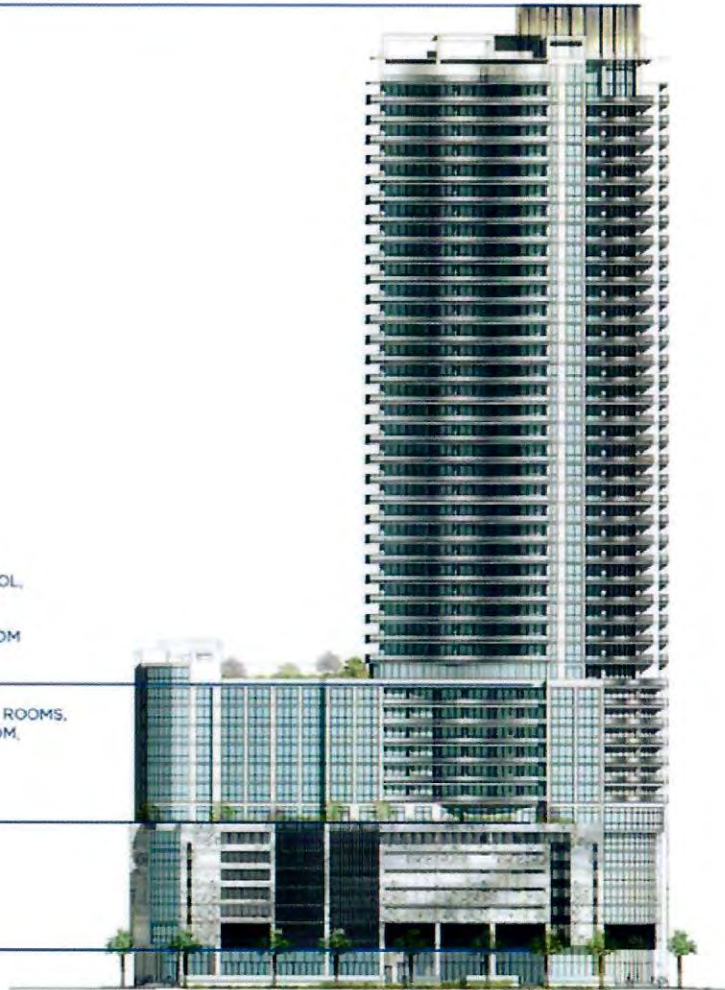
PRIVATE RESIDENTIAL AMENITIES
AND ELEVATED RESORT-STYLE POOL,
DAY CABANAS, CLUB ROOM WITH
EXPANSIVE OUTDOOR PLAZA,
RESIDENT FITNESS AND NEWS ROOM
(Level 16)

160' A

238 HYATT CENTRIC HOTEL GUEST ROOMS,
ELEVATED POOL PLAZA, BALLROOM,
MEETING ROOMS
(Levels 8-15)

GARAGE
(Levels 2-7)

GRAND LOBBY,
HOTEL, RESTAURANT/BAR
(Ground Level)





100 LAS OLAS
FORT LAUDERDALE, FLORIDA



100 LAS OLAS
FORT LAUDERDALE, FLORIDA

S ARCHITECTS



Esplanade at Aventura

Aventura, Florida

This project re-envisioned a property that currently holds a Sears full-line store, Sears Auto Center and adjacent surface parking. The new plan, submitted to the city of Aventura in November 2014, is a contemporary open-air collection of shops and restaurants. The new plan creates a vibrant outdoor shopping and entertainment village that will complement the existing Aventura Mall - one of the most successful in the nation - directly adjacent to the property, yet provide its own unique destination. Esplanade is an example of Sears Holdings' strategy of re-purposing existing real estate assets, transforming one of the largest retail real estate portfolios in the United States.

PROJECT TYPE

Mixed-use Redevelopment

COMPONENTS

250,000 - 350,000 SF Retail and Dining
Structured Parking



ESPLANADE AT AVENTURA
AVENTURA, FLORIDA

SS ARCHITECTS



ESPLANADE AT AVENTURA
AVENTURA, FLORIDA



1 Hotel Silicon Valley

Sunnyvale, California

Located in the heart of Silicon Valley and steps from Google's Mountain View campus, 1 Hotel Sunnyvale is the brand's first West Coast outpost. This project is ideally situated in the innovation capital of America, a destination where the brand's core values of wellness, conscious living, and commitment to sustainability will resonate with locals and travelers. The renovation project will feature 332 guest rooms, more than 10,000 square feet of food and beverage space, 9,000 square foot spa and fitness center and 19,000 square feet of meeting space.

PROJECT TYPE

Urban Hotel

PROJECT SIZE

358 Key Hotel

10,000 sq.ft. Food and Beverage Outlets

19,000 sq.ft. Meeting and Event Space

competition date

On the Boards



THE HOTEL SILICON VALLEY
SUNNYVALE, CALIFORNIA

S ARCHITECTS



1 HOTEL SILICON VALLEY
SUNNYVALE, CALIFORNIA

S ARCHITECTS



1 HOTEL SILICON VALLEY
SUNNYVALE, CALIFORNIA



Union Street

San Francisco, California

This project in San Francisco's Mission District combines flats and two-level townhouses for a total of 76 for-sale residential units. An existing three-story brick warehouse has been transformed into 23 residential units. A new courtyard building adjacent to the warehouse houses 53 units. Five levels of residences overlook a courtyard situated one level below grade, with four levels overlooking street views. Parking is housed in two levels below the courtyard. The design of the new construction is distinctly urban in character. An eclectic vocabulary of architectural references reflects the neighborhood, which includes residential, industrial, commercial and retail enterprises. A mixture of materials, combined with set-back elements, bays and covered balconies, creates a lively facade.

PROJECT TYPE

Mult-Family Residential/Adaptive Re-Use

PROJECT SIZE

76 For-Sale Condominiums

62 Parking Spaces



UNION STREET
SAN FRANCISCO, CALIFORNIA



UNION STREET
SAN FRANCISCO, CALIFORNIA



72 Townsend Street

San Francisco, California

Located in the heart of San Francisco's sought-after South Beach / SoMa district, this new 74-unit building, with luxury condominiums and spacious lofts, positions residents in the middle of a vibrant hub of nightlife, culture and commerce. The design incorporated the original façade into a contemporary nine-story glass-and-steel frame luxury condominium building. The distinctive lobby was inspired by boutique hotels and features both bold and natural materials. With its striking stone floors and walls, historic-salvaged wood beams and custom artwork, the lobby is accented by a unique wood-wall sculpture and reception desk. The Resident's Hospitality Lounge offers a refined space for entertaining or unwinding. Sky Terrace is an expansive 8th floor private rooftop oasis presenting a truly elevated entertainment experience.

PROJECT TYPE
Multi-Family Residential

PROJECT SIZE
28,900 sq.ft.

COMPONENTS
74 Residential units
5,000 sq.ft. commercial space



72 TOWNSEND STREET
SAN FRANCISCO, CALIFORNIA



Palermo Mixed-Use

Medellin, Colombia

Palermo is an open project integrated into the urban fabric, a focal point, integrated with lush and attractive park squares, a green community where its inhabitants, as well as visitors, always have nature present, a great series of spaces meticulously designed to live, work, and play.

PROJECT TYPE

Mixed-Use

COMPONENTS

12,000 sq m commercial

21,000 sq m office

14,600 sq m hotel

12,100 sq m residential



PALERMO MIXED-USE
MEDELLIN, COLOMBIA





PALERMO MIXED-USE
MEDELLIN, COLOMBIA



**HOTEL
PALERMO**

PALERMO MIXED-USE
MEDELLIN, COLOMBIA

S ARCHITECTS



Company Profile

Preservation Management, Inc. (PMI) has been providing comprehensive residential and commercial property management services since 1990. Over the last two decades PMI has grown to manage over 10,000 units in 20 states. We are a full-service multifamily property management firm, specializing in subsidized and Low Income Housing Tax Credit properties.

Our Management Philosophy consists of four core competencies centered on:

1. Leasing our units to qualified residents;
2. Assuring the timely receipt of the revenues for which we are responsible;
3. Providing high quality maintenance for our residential units;
4. Taking care to comply with all legal, regulatory and program regulations at all times.

The PMI Vision is to grow as a competitive company in our industry by providing superior customer service to our residents, maintaining the assets of clients to preserve their value, and applying best practices to operate efficiently. We take great pride in the level of customer service we provide our business partners and residents.

Our Mission is to build better communities by managing quality affordable housing and by helping our residents achieve new successes through industry-leading resident services programs.

Our property managers and site staff are Certified Occupancy Specialist, Tax Credit Specialists and C3P certified. PMI also promotes ongoing training of its staff in all regulatory matters including Fair Housing, HUD, Rural Development and State Housing Authority Programs.

Our experienced staff is also trained in all areas of property management including:

- Market residential rentals in many communities offering competitive rental charges and units.
- Program and compliance requirements for federal housing programs such as the Low Income Housing Tax Credit program
- Section 8 Project and Tenant Based (including Preservation/Enhanced Vouchers) programs
- Section 8 Moderate Rehabilitation and the Project Based Voucher program
- Rural Development 515 and Rental Assistance programs
- Section 236 Interest Reduction and Section 221(d)3 programs
- FHA and Risk Share mortgage insurance programs as well as a number of state funded housing programs.
- Rental Assistance Demonstration (RAD)





Management Services

At PMI we are committed to protecting our business partner's assets and serving as a full-service property management company. We provide expertise in the following areas:

- Tax Credit Compliance
- Resident Services
- 504 Coordinator for reasonable accommodations and fair housing concerns
- Accounting
- Facilities
 - Corporate bed bug remediation protocol
 - REAC Preparation Expertise
- Energy Efficiency/DSM
- Marketing
- Relocation Services
- Training
- Human Resources
- Master Inspection Schedule





Christine R.A. Jenkinson, President and Chief Executive Officer

Christine R.A. Jenkinson became President & Chief Executive Officer of Preservation Management, Inc. in 2016. Christine has dedicated her career to working in affordable housing and joined PMI in October, 2009 managing special assets for the President. In 2010, she was promoted to Chief Operating Officer and, in 2013, she was again promoted to Senior Vice President & COO. In her time at PMI, she has managed the field operations bearing the ultimate responsibility for financial performance, property compliance and maintaining the assets.

Christine has over 21 years of experience in the affordable housing industry. Most recently before joining PMI, Christine was the Vice President of Asset Management for The Wishcamper Companies, Inc. Christine handled all asset management functions for properties in the multifamily portfolio including strategically optimizing the return on investments and managing repositioning situations including refinancing and dispositions. She also acted as the key owner contact for management agents.

Before relocating to Portland in 2006, Christine was an Assistant Vice President at Boston Capital Corporation in Boston, MA where she was responsible for the on-going portfolio management and investor reporting for \$1 billion in gross equity across multi-investor, corporate and direct investment tax credit funds. Other experience includes Asset Management at Deutsche Bank Berkshire Mortgage, one of the largest underwriters of Fannie Mae, Freddie Mac, and mezzanine multi-family loans in the U.S. She managed over \$680 million in multi-family loans, including the company's entire mezzanine portfolio. Christine also worked as an Acquisitions Analyst in the Housing and Community Investing department for Boston Financial Investment Management where she analyzed potential multi-family tax credit acquisitions by reviewing project feasibility, strength of general partners, and financial return opportunities.

Christine earned a Bachelor of Science degree from Babson College in Wellesley, Massachusetts.





Gail D. Berlinger, Vice President of Supportive Services

Gail D. Berlinger, Vice President of Supportive Services, brings over 15 years of community development to Preservation Management, Inc.

Most recently before joining PMI, Gail served as the Director of Strategic Impact Initiatives at Boston Community Capital (BCC) in Boston, Massachusetts. In that role her dual focus was on financial sustainability and quality of life for low income families.

Prior to her role as the Director of Strategic Impact Initiatives, Gail served as Portfolio Manager and Investment Analyst at Boston Capital in Boston, Massachusetts, where she was responsible for ongoing portfolio management, asset management and investor reporting for multi-investor corporate and direct placement Low Income Housing Tax Credit funds. Before joining Boston Capital, Gail worked in property management for Federal Management Company and Boston Union Realty.

Gail earned her Bachelor of Arts degree in Sociology and French from Rutgers in New Brunswick, New Jersey. She also earned a Master of Urban Affairs from Boston University.





Geoffrey W. Green, Vice President, Employee and Resident Services

Geoffrey W. Green, Vice President of Employee and Resident Services at Preservation Management, Inc. has over 25 years of executive administration experience in human services organizations.

Most recently before joining PMI, Geoffrey served as a Deputy Commissioner for Operations and Benefits Administration for the Maine Department of Health and Human Services, providing executive leadership for an integrated health and human services organization that was created by the merger of the former Department of Human Services and the former Department of Behavioral and Development Services. He worked to oversee financial assistance and health care programs such as Temporary Assistance for Needy Families, Supplemental Nutrition Assistance and MaineCare.

Prior to joining state government, Geoffrey worked for the Central Maine Power Company as Manager of Consumer, Regulatory and Competitive Market Services. Other positions at Central Maine Power included Manager of Revenue Operations and Director of Consumer Affairs. Geoff has also served as Executive Director of York County Community Action Corporation.

Geoffrey earned a Bachelor of Science degree in Community Leadership and Development from Springfield College and a Master's Degree in Business Administration from Nasson College.





Kris A. Landry, Vice President of Operations

Kris A. Landry, Vice President of Operations joined PMI in 2009 as a Property Manager and was quickly promoted through the ranks due to her exceptional knowledge of the affordable housing industry. She currently oversees the properties located in New England and the West.

Kris brings 15 years of affordable housing experience to PMI. Most recently, before joining PMI, Kris worked for Portland Housing Authority in the public housing arm of that organization. Prior to working for the local area housing authority, Kris started her career in affordable housing at Tri-County Mental Health services managing their HUD portfolio throughout the State of Maine.

Kris earned a Bachelor of Arts in Psychology from the University of Southern Maine.





Michele F. Folino, Vice President of Operations

Michele F. Folino, Vice President of Operations, joined PMI in 2011 as a Regional Director overseeing the Mid-Atlantic and South portfolio.

Michele brings over 36 years of property management experience to PMI. Most recently before joining PMI, Michele was a Regional Manager for Lane Company, who has a nationwide presence with affordable and conventional communities.

Prior to her role at Lane Company, Michele served as a Regional Manager at Shelter Properties, overseeing a large portfolio consisting of Project Based Section 8, Tax Credit, and Section 236 and BMIR communities. Before joining Shelter Properties, Michele worked for Morgan Properties where she was responsible for overseeing a diverse conventional portfolio.

Michele began working in the property management industry in 1983 while attending college. Within a year she realized that the industry was one that created great opportunities for women and at the same time provided Michele with the creative outlet she seemed to thrive on.



HONIGMAN

CAPABILITIES FOR EVERGREEN PARTNERS
III LLC AND FAT LIVE LIMITED
PARTNERSHIP

JULY 16, 2019

TABLE OF CONTENTS

Executive Summary	2
About Us	3
Real Estate	4
Affordable Housing	5
Our Team for Evergreen Partners III LLC and FAT Live Limited Partnership	
Sheldon P. Winkelman	6
Steven J. Rypma	7
Elizabeth Allen	8
Legal Project Management	9
Accolades	10
Client Service Promise	11

EXECUTIVE SUMMARY

Evergreen Partners III LLC and FAT Live Limited Partnership deserves ready access to a reliable and responsive single point-of-contact, backed by a team of client service-oriented lawyers who can deftly handle both routine and complex matters. You need a flexible and reactive team that can right-size its level of representation to meet any of your needs in a timely manner and with exceptional results.

As a full-service law firm, Honigman can handle these needs, whatever they may be, with efficiency and expediency.

One lawyer would serve as your primary contact to ensure efficient communication and quick response during on- and off-hours. This attorney would call upon the appropriate personnel to ensure your needs are met in a timely and proper fashion, while you would certainly be free to contact any other team member directly, as you may prefer.

We understand that our charge is to protect our client's interests, and we do so aggressively. We also understand that our role is not to stand in the way of your primary objectives but to facilitate those objectives in a way that does not compromise your ultimate interest. Our approach is to give you seasoned advice on which legal issues are the most important, to help prioritize which battles to fight based on your strategic goals and objectives, and, to ensure your business and financial interests remain preeminent throughout the course of our engagement.

Honigman has a nationally ranked, dynamic Real Estate practice. We offer comprehensive corporate legal services, a highly credentialed team of lawyers, and exemplary client service. These qualities would allow us to provide Evergreen Partners III LLC and FAT Live Limited Partnership with a level of service, advice, and attention equal to or better than global law firms based in money-center cities like New York, Los Angeles, and D.C.—all while delivering on our compelling value proposition.

ABOUT US

Honigman is an Am Law 200 full-service general business law firm with more than 300 attorneys. Our lawyers serve clients locally, across the country, and around the world, counseling them on complex issues in more than 60 legal practice areas. We pride ourselves on understanding our clients' businesses and being exceptionally responsive to their business goals and needs.

Throughout our 70 years of existence, Honigman and our attorneys have been consistently recognized as leaders in the law. *Chambers USA: America's Leading Lawyers for Business* has ranked our Corporate/M&A, Real Estate, and Litigation practices Band 1 in Michigan for well over a decade.

Honigman continuously develops and advances new approaches to achieve greater value for our clients. Through our engaged client-service teams, principled approach to legal project management, and tech-friendly administrative tools, our attorneys work proactively with clients to deliver fantastic service and favorable results.

The proficiency and experience of our attorneys—backed by our client-centric model and competitive cost structure—allow Honigman to successfully compete with large, national law firms based in money-center cities.

Clients say they are “very impressed with their responsiveness, constant desire to improve their work product as well as their incredibly collaborative approach to work, which is very well received.”

- *Chambers USA: America's Leading Lawyers for Business*, 2019

REAL ESTATE

Honigman is a leading law firm serving local and national real estate clients with respect to real estate transactions throughout the U.S. and internationally. We are known for our value, sophistication, responsiveness, and unparalleled advice, as well as our legal and business acumen and industry relationships. Since 1948, we have been at the forefront of real estate handling high-profile transactions and helping to shape and develop all sectors and asset classes. We have helped to transform skylines, communities, and economies locally and nationally.

Our Real Estate attorneys handle the full spectrum of real estate matters. We negotiate development agreements and approvals, construction documents, financing arrangements, purchase and sale agreements, and leases for hundreds of millions of square feet of commercial real estate. Our experience includes development, acquisition, disposition, financing, and leasing of some of the country's most vibrant downtown projects, most luxurious shopping centers, and most successful hotels and mixed-use projects. Additionally, we represent numerous clients in connection with office, industrial, manufactured and multifamily home, and self-storage projects across the U.S.

Our clients recognize us for our ability to handle their most complex matters with the most up-to-date technology and to operate under the most accelerated time frames with unmatched efficiency and attention to detail.

\$30 BILLION

Our total deal value in 2017 and 2018 was more than \$30 billion.

1950+ TRANSACTIONS

From 2017 to 2018, the Honigman real estate team handled more than 1,950 transactions.

110 MILLION

Total square footage encompassed by our 2017 and 2018 representations

17 YEARS

Ranked Band 1 since 2003 by *Chambers USA* in Michigan

50 STATES

We have handled transactions in every state.

AFFORDABLE HOUSING

Honigman's Affordable Housing practice attorneys have been involved in nearly every major federal and state affordable housing initiative during the last 50 years. Nationally, in addition to representing developers, we have also assisted Fannie Mae, Freddie Mac, and U.S. Department of Housing and Urban Development lenders in financing affordable housing throughout the country. Locally, in and around Detroit, we have been instrumental in developing financing, equity infrastructure, and legal frameworks for many affordable housing programs.

Our Affordable Housing attorneys work on multifamily affordable housing projects located in major cities and smaller communities throughout the United States. We represent developers, lenders, and others in connection with all aspects of governmental assistance. Our team handles sophisticated transactions that combine various forms of financing with all types of federal and state income tax credits and other forms of governmental incentives.

OUR TEAM FOR EVERGREEN PARTNERS III LLC AND FAT LIVE LIMITED PARTNERSHIP



SHELDON P. WINKELMAN PARTNER

Leader, Affordable Housing Practice Group
Detroit office
T: 313.465.7606
swinkelman@honigman.com

Practices

Real Estate
Affordable Housing
Multifamily and Manufactured
Housing
Lending and Finance

Education

Wayne State University Law
School, J.D.
Wayne State University, B.S.

Bar Admissions

Michigan

Professional Affiliations

American Bar Association

- Forum on Affordable
Housing and Community
Development Law

American College of Real Estate
Lawyers, 1986-present
Institute for Responsible Housing
Preservation
Michigan Housing Council
National Leased Housing
Association
State Bar of Michigan

- Real Property Law
Section Real Estate
Section Council, 1989-
1999

Sheldon Winkelman is a real estate attorney with more than 50 years of experience working on a wide variety of commercial real estate transactions.

- Represents a broad range of clients, including developers, lenders, property owners, property managers, and investors in connection with the acquisition, renovation, construction, financing, syndication, management, operation, and disposition of real estate developments with a particular emphasis on government-assisted financing for both market rate and affordable multifamily housing developments
- Regularly counsels clients in connection with housing developments financed through programs provided by the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture, the Federal National Mortgage Association, the Government National Mortgage Association, State Housing Development Authority, and other governmental, quasi-governmental, and private institutions
- Counsels clients with respect to qualifying for low-income housing and historic tax credits and regulatory compliance matters associated with such tax credits
- Lectures frequently on real estate topics



STEVEN J. RYPMA
PARTNER

Member, Board of Directors
Kalamazoo office
T: 269.337.7842
srypma@honigman.com

Practices

Real Estate
Industrial and Office
Leasing
Retail
Sustainability and Renewable Energy
Zoning and Land Use
Affordable Housing
Multifamily and Manufactured Housing
Government Relations and Regulatory
Construction Planning
Urban Redevelopment

Education

University of Denver Sturm College of Law, J.D.
Hope College, B.A., *cum laude*
Hope College, B.S.

Bar Admissions

Indiana
Michigan

Professional Affiliations

State Bar of Michigan

- Real Property Law Section

Greater Kalamazoo Association of Relators

- Risk Management Committee

International Council of Shopping Centers (ICSC)

Steve Rypma concentrates his practice on real estate transactions. He represents clients in all aspects of real estate acquisition, disposition, development, leasing, and financing. Steve's experience spans a range of sectors and industries, including office, retail, industrial, mixed-use, multifamily, and affordable housing.

- Represents local and national developers from concept to completion of complex real estate developments, often involving joint ventures, urban redevelopment and renewal, environmentally challenged sites, and economic development incentives
- Represents developers of affordable housing projects in connection with the acquisition and syndication of low-income housing tax credits and in loan, grant, and other financing transactions with federal, state, and local housing authorities, including HUD, the Michigan State Housing and Development Authority, and the Indiana Housing and Community Development Authority
- Advises institutional holders of real estate, such as manufacturers, hospital systems, retailers, banking, and educational institutions in connection with their corporate real estate concerns, including office and industrial leasing, purchase, and sale of facilities
- Certified LEED GA (Leadership in Energy and Environmental Design, Green Associate) since 2010



ELIZABETH ALLEN
PARTNER

Detroit office
T: 313.465.7278
eallen@honigman.com

Practices

Real Estate
Retail
Leasing
Economic Development Incentives
Multifamily and Manufactured Housing
Urban Redevelopment

Education

Washington University School of Law, J.D., *magna cum laude*
Rutgers University, B.A.

Bar Admissions

Michigan

Professional Affiliations

State Bar of Michigan

- Real Property Law Section
- Professional Education and Events Committee (2018)

Detroit Metro Bar Association

International Council of Shopping Centers

Urban Land Institute

ULI Michigan Larson Center for Leadership 2018

ICSC Ohio Kentucky Indiana Michigan and Pennsylvania Retail Development and Law Symposium Program Committee

Elizabeth (Betsy) Allen is a real estate attorney focusing her practice on commercial and real estate transactions, including acquisitions, sales, financings, and leasing.

- Drafts and negotiates leases for commercial clients throughout the country
- Represents real estate owners and developers in the acquisition, sale and financing of commercial and multifamily properties throughout the country
- Coordinates portfolio transactions, including drafting and negotiating loan and acquisition documents
- Represents clients with respect to qualifying for tax incentives and tax abatements
- Assists with title objection matters, including reviews of surveys, title commitments, and documents of record
- Researches and assists in the drafting of legal opinions regarding Michigan-specific real estate and tax law

LEGAL PROJECT MANAGEMENT

Our attorneys, legal project managers, and operations team work together to deliver value to our clients, to optimize management of their matters, and to cultivate strong partnerships. We apply legal project management principles with clients throughout our engagements by focusing on the following tasks:

Understanding Goals

We examine each client's unique objectives and goals. Based on our understanding of these, we develop and implement a strategic plan to actively manage the progress of a matter.

Scoping and Budgeting

Using phase- and task-based billing, our legal project managers work with clients and their Honigman attorneys to develop detailed budgets, estimates, and alternative fee arrangements.

Reviewing Historical Data

Initially and throughout the entire process, we review available information and compare it with historical data to identify ways in which we can be even more efficient and effective.

Monitoring and Communication

Using our flexible and fully integrated project management software, we provide clients with transparency via customized matter reports with select performance indicators, timelines, budget-to-actuals comparisons, timekeeper metrics, and more—delivered at a frequency chosen by the client.

Continuous Improvement

We strive always to improve our practices and hone our legal project management skills. Careful data collection and analysis further help us to identify strengths and weaknesses. We encourage post-matter conversations and actively gather lessons learned to incorporate refinements into our processes.

ACCOLADES

Ranked Band 1 for the key practice areas of Corporate/M&A, Intellectual Property, Litigation, and Real Estate in Michigan in *Chambers USA: America's Leading Lawyers for Business* 2018; Also our Banking and Finance practice is recognized as a leader in Michigan, while the same can be said for our Litigation practice in Illinois.

Recognized as part of the BTI Client Service A-Team 2018, which is "limited solely to law firms considered by clients to deliver the absolute best levels of client service".

Received a national ranking for 16 of our key practice areas in *U.S. News - Best Lawyers* "Best Law Firms" for 2018

Chambers USA: America's Leading Lawyers for Business 2018 ranks 25 Honigman lawyers as leading attorneys in their practice areas.

The Best Lawyers in America 2018 names 105 of our lawyers, 13 of whom are also named "Lawyer of the Year."

Michigan Super Lawyers 2017 names 112 Honigman attorneys, including 75 as Super Lawyers and 37 as Rising Stars.

Illinois Super Lawyers 2018 names 10 Honigman attorneys, including seven as Super Lawyers and three as Rising Stars.

Named to the State Bar of Michigan's 2017 Circle of Excellence at the Leadership Level.

Recognized as Intellectual Property Firm to Watch in 2016 by *LMG Life Sciences Awards*.

Received a Turnaround Atlas Award from Global M&A Network for our representation of the Detroit Institute of Arts in the City of Detroit's Chapter 9 Plan of Reorganization.

Ranked among the top 10 law firms in the country for patent work in The BTI Consulting Group's report entitled *BTI Intellectual Property Outlook 2015: Changes, Trends and Opportunities in IP & IP Litigation*. Honigman was also named on the list of Most-Favored IP Departments, in which one of the primary factors is customer service.

BAND

1

Ranked Band 1 firm for Corporate/M&A, IP, Real Estate, and Litigation in Michigan in *Chambers USA: America's Leading Lawyers for Business*

HONIGMAN'S CLIENT SERVICE PROMISE

Honigman is on the forefront of developing new approaches to add value to our client service. With our innovative administrative approaches, project management skills, and client service teams, our attorneys are able to work proactively with our clients to deliver outstanding service and results. The extraordinary proficiency of our attorneys and staff, our client service ethic, and our Midwest cost structure allow Honigman to successfully compete with the nation's largest law firms.



HONIGMAN

Ann Arbor

315 East Eisenhower Parkway
Suite 100
Ann Arbor, MI 48108-3330
T: 734.418.4200

Bloomfield Hills

39400 Woodward Avenue
Suite 101
Bloomfield Hills, MI 48304-5151
T: 248.566.8300

Chicago

155 North Wacker Drive
Suite 3100
Chicago, IL 60606-1734
T: 312.701.9300

Detroit

2290 First National Building
660 Woodward Avenue
Detroit, MI 48226-3506
T: 313.465.7000

Grand Rapids

300 Ottawa Avenue NW
Suite 400
Grand Rapids, MI 49503-2308
T: 616.649.1900

Kalamazoo

650 Trade Centre Way
Suite 200
Kalamazoo, MI 49002-0402
T: 269.337.7700

Lansing

222 N. Washington Square
Suite 400
Lansing, MI 48933-1800
T: 517.484.8282



WALTER DUKE +PARTNERS

COMMERCIAL
REAL ESTATE VALUATION

ECONOMIC IMPACT ANALYSIS
FAT LIVE PHASE I
A PROPOSED AFFORDABLE MULTIFAMILY
DEVELOPMENT WITHIN FLAGLER VILLAGE

TO BE LOCATED AT

501 N.W. 1st Avenue
Fort Lauderdale, Broward County, Florida 33301

FOR

Hooper Construction
421 North Andrews Avenue
Fort Lauderdale, Florida 33301
Attention: Mr. Alan Hooper, President

PREPARED BY

Walter B. Duke, III, MAI, CCIM
Andrew S. Rolf, MAI
2860 W State Road 84, Suite 109
Fort Lauderdale, FL 33312-4804

DATED

July 29, 2019

Table of Contents

Contents

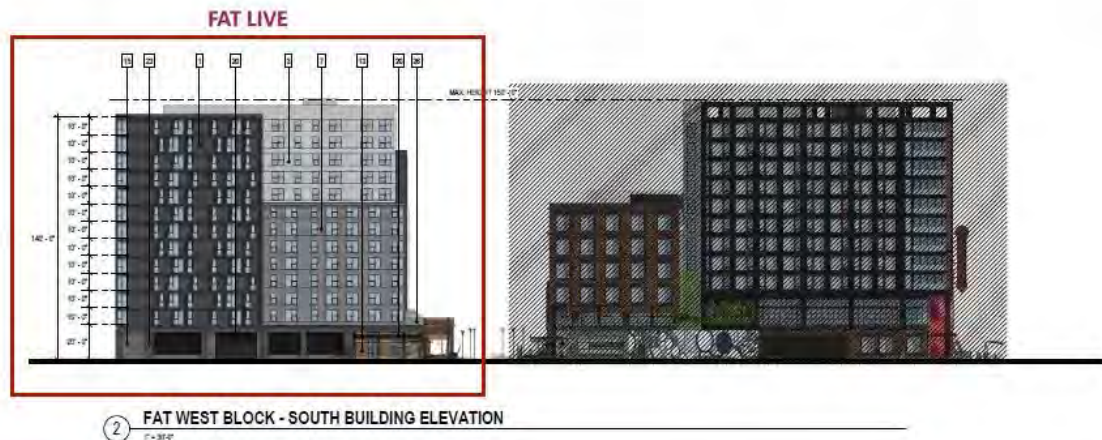
1.0	Introduction.....	5
2.0	Economic Impact Analysis	5
3.0	Construction Impacts.....	7
4.0	Retail Sales Impact.....	8
5.0	Apartment Resident Spending	9
6.0	Summary of Economic Impacts	11
7.0	Flagler Village Overview	12
	ADDENDA	16
	IMPLAN	17
	Economic Impact Methodology - IMPLAN	18
	DEMOGRAPHICS.....	21
	QUALIFICATIONS.....	22

Index of Tables

Table 1.	Total New Construction Benefits Estimates	7
Table 2.	New Construction Impact – Selected Key Sectors	8
Table 3.	Annual Economic Impacts – Ground Floor Commercial Operations	8
Table 4.	Community Economic Impacts – Selected Key Sectors.....	9
Table 5.	Annual Economic Impacts – Apartment Resident Spending	10
Table 6.	Community Economic Impacts – Key Industries.....	10

Executive Summary

Hooper Construction and Evergreen Partners have proposed to construct a 13-story, 125-unit affordable multifamily rental apartment community with 2,440 square feet of ground floor commercial area at 501 N.W. 1st Avenue, Fort Lauderdale, Florida within Flagler Village. The rental apartment units will comprise 19 units set aside for residents who earn 30% of area median income (AMI) or less, 50 units set aside for residents who earn 60% of AMI or less, 25 units set aside for residents who earn 80% of AMI or less and 31 market rate units for a total of 125 units.



In support of the development, Hooper Construction and Evergreen Partners have retained Walter Duke + Partners to model the Economic Benefits of the construction and operations on the surrounding areas, particularly the City of Fort Lauderdale. For purposes of this analysis the Primary Study Area includes the zip codes of 33301, 33304, 33305, 33306, 33311, 33312, 33315 and 33316, which generally includes the areas east of Interstate 95, south of Oakland Park Boulevard, north of Interstate 595 and west of the Atlantic Ocean and it is reflective of the study area.

The direct project construction costs associated within the proposed development is \$33,736,029 and will be spent on hard and soft construction costs that filter into the local economy. The construction period is expected to take ± 18 months. Local economic impacts of the multi-family rental community construction plus multiplier effects of the project construction will exceed \$58.4 million. Construction and related service employment plus induced and indirect employment will support 400 jobs over the construction period, as well as supporting an additional 29 non-construction jobs.

Permanent economic impacts of the project include 29 permanent jobs and over \$2.8 million in ongoing local activity including direct, indirect, and induced economic effects. Retail sales were estimated to support 6 to 7 permanent jobs as well as over \$600,000

in ongoing local activity including direct, indirect, and induced economic effects. Apartment resident spending was estimated to support 22 to 23 permanent jobs, as well as over \$2.2 million in ongoing local activity including direct, indirect, and induced economic effects. The data within this Economic Benefits Study and the Executive Summary reflect the following economic impacts:

Economic Impacts – Construction

Economic Activity - \$58,453,435 during construction

Labor Income - \$18,350,933

Employment – 400 persons employed during construction

Economic Impacts – Retail Operations

Retail Sales - \$500/SF Building Area or \$1,220,000

Total Economic Activity - \$602,358

Total Employee Earnings - \$224,281

Total Employment – 6 to 7 jobs

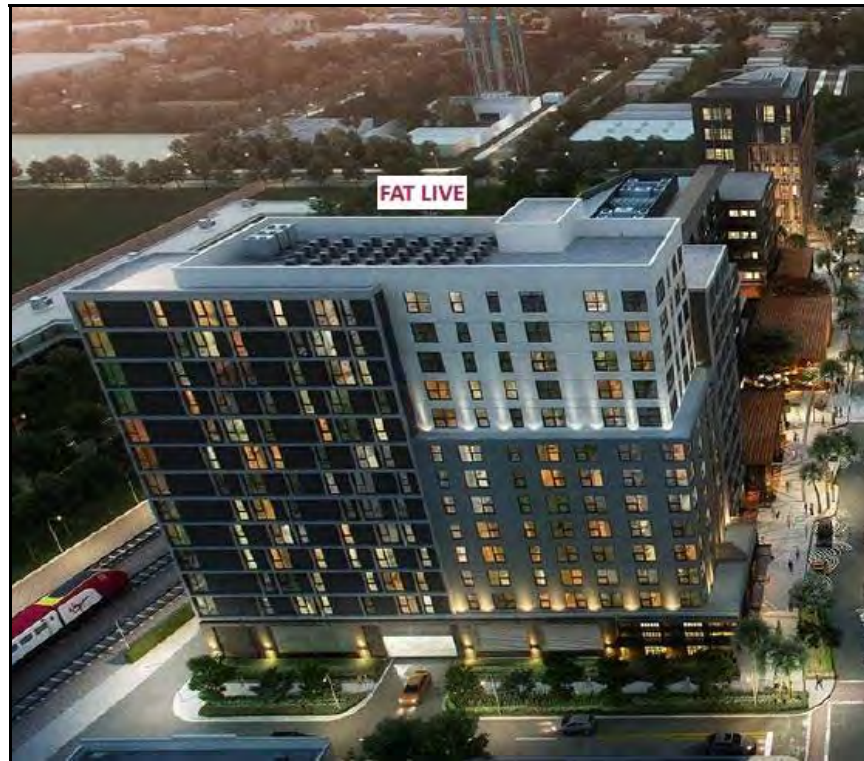
Economic Impacts – Apartment Resident Spending

Total Economic Activity - \$2,203,068

Total Employee Earnings - \$881,510

Total Employment – 22 to 23 jobs

FAT Live Phase I



1.0 **Introduction**

Under the current plan, Hooper Construction and Evergreen Partners have proposed to construct a 13-story, 125-unit affordable multifamily rental apartment community with 2,440 square feet of ground floor commercial area at 501 N.W. 1st Avenue, Fort Lauderdale, Florida. This analysis examines the economic impact of the construction of the apartment project and the ongoing operations of the development. Economic impacts detail the income, employment, and multiplier of these activities.

2.0 **Economic Impact Analysis**

Walter Duke + Partners conducted the necessary analysis to determine the economic impacts of construction and operation of the proposed 125-unit affordable multifamily apartment community with 2,440 square feet of ground floor commercial area. The analysis relies upon data gathered from the following sources:

- Primary data for construction and operation as provided by Mr. Alan Hooper of Hooper Construction and Mr. Brian Poulin of Evergreen Partners
- Economic Impact Modeling using IMPLAN

A systematic analysis of local level economic impacts is essential for effective planning in the public- and private-sectors. Walter Duke + Partners have used IMPLAN multipliers for this analysis for the following Zip Codes that make up the study area: 33301, 33304, 33305, 33306, 33311, 33312, 33315 and 33316.

Consistent with standard practice for these types of economic impact studies, our analysis considers the direct (i.e., onsite) impacts associated with the proposed multifamily rental community development, as well as “multiplier” impacts within the Fort Lauderdale economy (these “indirect” and “induced” impacts are calculated for the zip codes listed above). These multiplier impacts have been projected using the IMPLAN model. The IMPLAN model was originally developed by researchers at the University of Minnesota and is widely used throughout the United States for economic impact analysis. The model estimates impacts at the city and county levels (based on data that are specific to Fort Lauderdale).

The programmatic data used in the IMPLAN analysis were derived from the developer’s pro forma projections developed for the Value Enhancement Analysis (VEA) for the project. Economic benefits were estimated through the following process.

- **Construction Phase** – Based on data from the VEA pro forma, construction value the proposed project was matched to the appropriate IMPLAN construction

sector. Construction costs do not include land acquisition costs, as this is simply an asset swap and does not produce any economic activity.

- Operations Phase – Operations phase impacts are based on the operation of the ground floor retail area. The estimated annual gross sales are used as inputs in the IMPLAN model to estimate ongoing impacts associated with the proposed commercial area.
- Resident Spending – Impacts are based on the estimated annual spending by apartment residents in the local economy. The IMPLAN model is again utilized to estimate ongoing impacts associated with spending by apartment residents.

The multi-family rental community project will generate the following types of economic benefits in the regional economy:

- Direct Benefits – Direct benefits relate to: a) the short-term business activity of general contractors involved in the project construction, and b) the ongoing business activity of retailers and other firms located within the developed project.
- Indirect Benefits – Indirect benefits will result when local firms directly impacted by the project in turn purchase materials, supplies or services from other firms. An example would include increased sales of building materials as a result of construction activity.
- Induced Benefits – Induced benefits relate to the consumption spending of employees of firms that are directly or indirectly affected by the project. These would include all of the goods and services normally associated with household consumption (e.g., housing, retail purchases, local services, etc.).

The analysis quantifies the above benefits in terms of the following measures:

- Total industry output – the increase in gross industry receipts, representing the total economic activity generated by the project;
- Total value added – The difference between an industry's total output and the cost of its intermediate inputs. It is the portion of total output that most accurately reflects local economic activity (i.e., local payrolls and profits, as distinct from gross output which may include the value of raw materials purchased outside the region);

- Employment – Expressed as new full-time equivalent (FTE) jobs; and
- Labor Income – Payroll and benefits associated with the created jobs, along with additional proprietor income (payments received by self-employed individuals and unincorporated business owners).

3.0 Construction Impacts

The construction cost of the proposed apartment building less land acquisition is \$33,736,029 and will be spent on hard and soft construction costs in the local economy. Local economic impacts of the construction plus multiplier effects of the construction will exceed \$58.4 million. There are economic impacts benefiting the community from this local construction activity. The economic impacts of construction take place during the construction period only. These impacts will cease after the construction period estimated to be no more than two years. For purposes of this analysis and in order to estimate the impact as of the analysis date, the construction period was estimated to commence in 2019.

Walter Duke + Partners estimates the average number of construction and related service employment plus induced and indirect employment will support 400 jobs over the construction period as well as supporting an additional 29 non-construction jobs. Walter Duke + Partners estimated the annual number of construction workers that will be required to complete the construction of the apartment project using the IMPLAN modeling system to determine employment and economic impacts. The table below summarizes the total impact of the construction of the proposed apartment community:

Table 1. Total New Construction Benefits Estimates

Impact Type	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
Direct Effect	211.3	\$9,963,372	\$15,090,019	\$33,736,029
Indirect Effect	102.2	\$4,599,943	\$7,234,223	\$12,742,517
Induced Effect	86.7	\$3,787,618	\$6,945,675	\$11,974,888
Total Effect	400.3	\$18,350,933	\$29,269,917	\$58,453,435

Source: Copyright 2016 IMPLAN Group; Walter Duke + Partners

The direct economic output of the construction, combined with the indirect and induced impacts, which ripple throughout the local economy, will result in an estimated \$58.4 million in total economic output. This includes \$18.35 million in wage earnings and total direct, indirect and induced employment of ±400 jobs. The total economic output was calculated using the IMPLAN impact model and includes the output, earnings and employment associated with the construction of the proposed apartment community.

Construction is a major employment sector in South Florida. The new construction impacts can be described among different key construction related industries and areas of business. The table below highlights the most prominent industries, which will benefit from the construction of the proposed apartment community:

Table 2. New Construction Impact – Selected Key Sectors

Sector	Description	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
60	Construction of new multifamil...	211.3	\$9,963,372	\$15,090,019	\$33,736,029
406	Retail - Miscellaneous store r...	11.0	\$237,995	\$270,910	\$432,411
395	Wholesale trade	9.2	\$718,711	\$1,433,136	\$2,172,331
401	Retail - Health and personal c...	8.6	\$351,773	\$510,998	\$809,368
403	Retail - Clothing and clothing...	8.3	\$201,705	\$435,263	\$707,421
399	Retail - Building material and...	8.1	\$326,939	\$523,043	\$830,276
440	Real estate	7.8	\$117,632	\$878,878	\$1,345,254
398	Retail - Electronics and appli...	5.9	\$311,671	\$239,160	\$376,802
407	Retail - Nonstore retailers	5.4	\$127,515	\$437,174	\$732,907
404	Retail - Sporting goods, hobby...	5.0	\$117,170	\$167,293	\$263,353
Total Effect		280.6	\$12,474,483	\$19,985,876	\$41,406,152

Source: Copyright 2016 IMPLAN Group; Walter Duke + Partners

The impact of the construction of the apartment community is felt throughout the local economy, benefitting a variety of industries and supporting economic diversity. Key industries benefitting from the construction of the apartment include construction firms, engineers, architects, real estate services, materials and retail sales, which comprise a large percentage of the current labor force in Fort Lauderdale.

4.0 **Retail Sales Impact**

Gross sales from the retail operation were estimated to total \$500 per square foot of building area or \$1,220,000. Gross sales were estimated to support a \$30.00 per square foot, gross rental rate and were supported by data from *Dollar & Cents of Shopping Centers*. IMPLAN modeling indicates that the retail operation is estimated to support 5 permanent jobs as well as an additional 1 to 2 jobs unrelated to the retail operation. The ongoing total employment income is estimated to be \$224,281 by IMPLAN with total ongoing economic output of more than \$602,358. The table below summarizes the total impact of the retail operation of the larger mixed-use:

Table 3. Annual Economic Impacts – Ground Floor Commercial Operations

Impact Type	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
Direct Effect	4.8	\$136,396	\$213,846	\$331,840
Indirect Effect	0.8	\$41,361	\$70,327	\$123,425
Induced Effect	1.1	\$46,524	\$85,286	\$147,093
Total Effect	6.6	\$224,281	\$369,458	\$602,358

Source: Copyright 2016 IMPLAN Group; Walter Duke + Partners

The direct economic output of the retail operation, combined with the indirect and induced impacts, which ripple throughout the local economy, will result in an estimated \$602,358 in total economic output. This includes \$224,281 in wage earnings and total direct, indirect and induced employment of 6 to 7 jobs. The total economic output was calculated using the IMPLAN impact model and includes the output, earnings and employment associated with the ongoing operation of the proposed 2,440 square feet of ground floor commercial area.

The ongoing impacts of the retail operation can be described among different industries and areas of business. The table below highlights the most prominent industries, which will benefit from the ongoing operation of the proposed retail component:

Table 4. Community Economic Impacts – Selected Key Sectors

Sector	Description	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
405	Retail - General merchandise s...	4.8	\$137,404	\$215,426	\$334,292
440	Real estate	0.2	\$2,593	\$19,377	\$29,659
416	Warehousing and storage	0.1	\$6,813	\$8,234	\$14,254
461	Management of companies and en...	0.1	\$10,807	\$13,664	\$23,862
501	Full-service restaurants	0.1	\$1,514	\$1,667	\$3,064
502	Limited-service restaurants	0.1	\$1,089	\$2,758	\$4,685
482	Hospitals	0.1	\$3,609	\$4,393	\$7,815
411	Truck transportation	0.0	\$2,042	\$2,496	\$6,386
395	Wholesale trade	0.0	\$3,259	\$6,498	\$9,850
464	Employment services	0.0	\$1,680	\$2,593	\$3,402
Total Effect		5.5	\$170,810	\$277,106	\$437,269

Source: Copyright 2016 IMPLAN Group; Walter Duke + Partners

The impact of the retail operation will primarily impact the general merchandise sector where the majority of the employment and labor income will be created. However, retail employees will spend their earnings at a number of places including real estate, warehousing and storage, restaurants, shopping and local services. Thus, the ongoing operation of the retail area will create new employment in Fort Lauderdale and support new and existing employment in other fields within Fort Lauderdale. Therefore, the ongoing operation of the ground floor commercial area is considered to be a positive for the City of Fort Lauderdale in terms of employment and total economic impact.

5.0 **Apartment Resident Spending**

Revenue from apartment resident spending was estimated by IMPLAN to total \$2,203,068. Resident spending was estimated from household expenditures and spending in a three-mile ring surrounding the subject. The data was compiled from the *Site to do Business*. Considering the affordable status of the majority of the proposed apartment units, Walter Duke + Partners has determined resident spending on the lower end of the range of household expenditures within the neighborhood. Resident spending is estimated to support 22 to 23 permanent jobs. The ongoing total

employment income is estimated to be \$881,510 by IMPLAN. The table below summarizes the total impact of resident spending of the proposed apartment community:

Table 5. Annual Economic Impacts – Apartment Resident Spending

Impact Type	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
Direct Effect	15.8	\$571,963	\$752,328	\$1,217,375
Indirect Effect	2.6	\$126,982	\$230,967	\$408,484
Induced Effect	4.2	\$182,565	\$334,708	\$577,209
Total Effect	22.6	\$881,510	\$1,318,003	\$2,203,068

Source: Copyright 2016 IMPLAN Group; Walter Duke + Partners

The direct economic output of resident spending combined with the indirect and induced impacts, which ripple throughout the local economy, will result in an estimated \$2.2 million in total economic output. This includes \$881,510 in wage earnings and total direct, indirect and induced employment of 22 to 23 jobs. The total economic output was calculated using the IMPLAN impact model and includes the output, earnings and employment associated with apartment resident spending.

The ongoing impacts of resident spending can be described among different industries and areas of business. The table below highlights the most prominent industries, which will benefit from the ongoing operation of the proposed multi-family rental community:

Table 6. Community Economic Impacts – Key Industries

Sector	Description	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
501	Full-service restaurants	3.1	\$81,254	\$89,473	\$164,449
400	Retail - Food and beverage sto...	2.8	\$78,762	\$119,983	\$183,126
502	Limited-service restaurants	1.9	\$39,589	\$100,304	\$170,353
475	Offices of physicians	1.7	\$163,073	\$161,961	\$243,925
503	All other food and drinking pl...	1.5	\$41,145	\$41,046	\$68,154
487	Child day care services	1.3	\$27,962	\$33,539	\$52,593
403	Retail - Clothing and clothing...	1.1	\$26,123	\$56,372	\$91,620
496	Other amusement and recreation...	0.9	\$25,567	\$39,248	\$64,468
398	Retail - Electronics and appli...	0.9	\$44,900	\$34,454	\$54,283
402	Retail - Gasoline stores	0.7	\$22,878	\$28,431	\$46,121
Total Effect		15.8	\$551,253	\$704,811	\$1,139,091

Source: Copyright 2016 IMPLAN Group; Walter Duke + Partners

The impact of apartment resident spending will primarily impact food and beverage sales, including restaurants, but will also impact services such as doctors and retail sales. Fort Lauderdale has a number of destination style shopping locations including the Galleria Mall, Las Olas Boulevard and 17th Street that will undoubtedly benefit from resident spending from the proposed apartment. Further, restaurants and bars at the same location, as well as locations along Fort Lauderdale Beach, the Fort Lauderdale CBD, and the Fort Lauderdale CRA, particularly Flagler Village, will also benefit from resident spending from the proposed apartment. Resident spending at the most

prominent industries will support 15 to 16 jobs and labor income of \$551,253. Therefore, the estimated resident spending is considered to be a positive for the City of Fort Lauderdale in terms of employment and total economic impact.

6.0 Summary of Economic Impacts

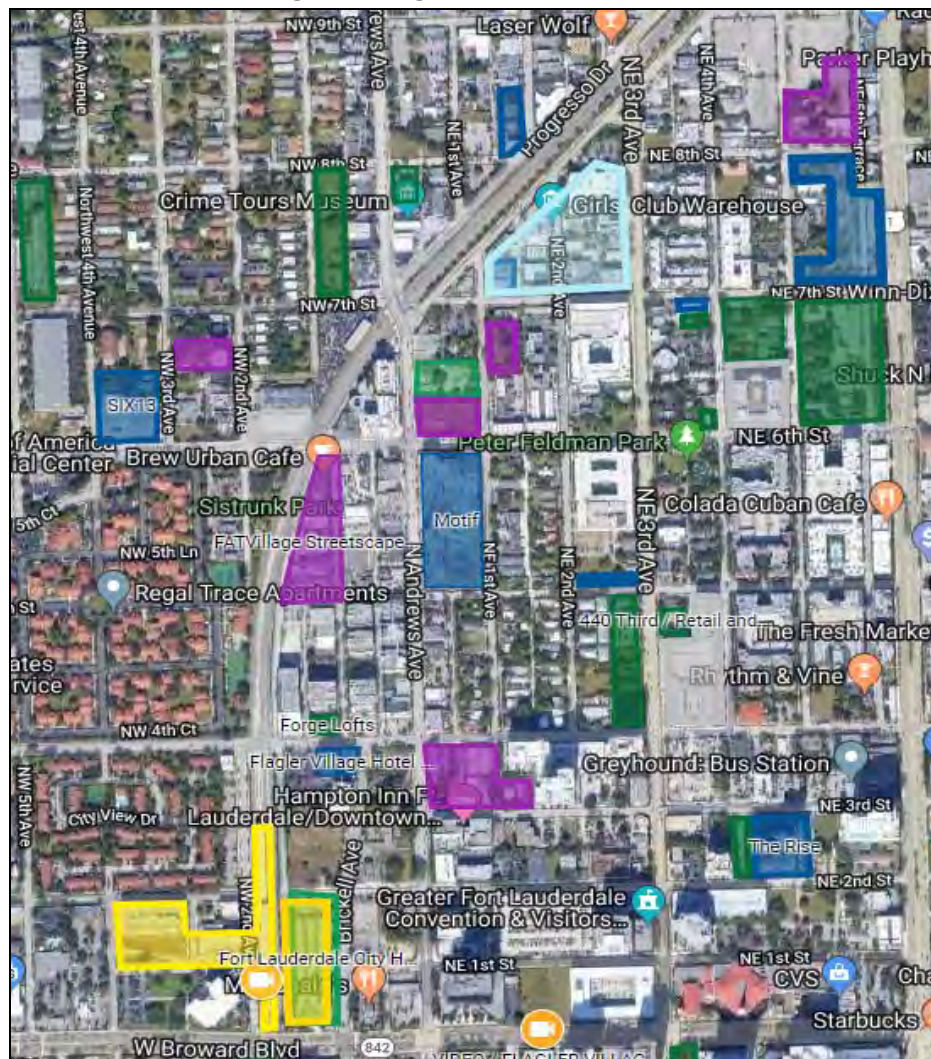
The construction and ongoing operation of the proposed apartment development including ground floor commercial uses provides a significant contribution to the local economy. From the time the construction of the project is started, until the end of the first year of operation, economic impact on the local economy is estimated to be over \$61.2 million by IMPLAN.

Construction impacts will exceed \$58.4 million, but will cease after ± 18 months. The ongoing operation of the apartment community was estimated to create over \$2.8 million in total economic benefits by IMPLAN along with supporting 29 jobs and supporting over \$1.1 million in employee wages. Based on the analysis conducted within this economic benefit study it is Walter Duke + Partners conclusion that the construction and ongoing operation of the proposed apartment community is an economically positive project for the City of Fort Lauderdale, particularly within the study area. Inasmuch as there is a tremendous pent up demand for affordable housing therefore the intangible value of the affordable rental apartment units over the life span of the 30-year agreement with the City of Fort Lauderdale is considered to be a positive as well.

7.0 Flagler Village Overview

This portion of the CBD is located north of Broward Boulevard and south of SE 6th Street (Sistrunk Boulevard), between the FEC railroad and Federal Highway. This rapidly re-gentrifying area, once predominated by a mixture of neglected commercial buildings, warehouses, and old residential units, is emerging as a favored community for millennials, young professionals and others seeking quality housing in a walkable community. There is an emerging arts scene in Flagler Village that appeals to the millennial and young professionals. FAT Village (Flagler Arts and Technology) serves as the hub for this community and has stemmed the serious momentum of development and attraction to this area. The strip of warehouses along 1st Avenue between 5th Street and 6th Street has been converted into galleries, performance spaces and trendy businesses that cater to millennials and host local events.

Flagler Village Development Map



Recently Constructed (not shaded on map):

- Edge at Flagler Village – 331-unit apartment building facing Federal Highway, on the south side of 5th Street
- Manor at Flagler Village – 382-unit apartment building, facing Federal Highway, on the north side of 5th Street
- AMLI Flagler Village – 225 Class “A” apartment units one block west of Federal Highway, on 5th Street
- ORA Apartments Flagler Village – 6-story, 292-unit rental complex located on 7th Street and 3rd Avenue. Property is presently on the market for sale
- Pearl Flagler Village – 350 Class “A” apartment units one block west of Federal Highway, on 4th Street. Leasing is underway
- The Whitney – 386 Class “A” apartment units in two towers topping off at 25-stories is in lease up and located along 4th Street just east of Andrews Avenue.
- ID Flagler Village - 24-unit street-fronting townhouse community located on 6th Street and 2nd Avenue.
- EON at Flagler Village – Phase I of the Alta development comprising 206 units in a 12-story building was completed in 2019 and is in lease-up. Located along 6th Street, one block west of Federal Highway.
- The Dalmar/Element Hotel – Construction of the 323-room, 24-story project on Federal Highway and 3rd Street was recently completed. The dual-branded hotel features contemporary amenities, retail, and restaurant space, in an effort to attract millennials, as well as travelers of all ages.

Under Construction (shaded in blue):

- Six13 – A 7-story, 142-unit apartment complex is underway with planned 5,991 ground floor retail. This site is located at the corner of 6th Street and 4th Avenue.
- Quantum at Flagler Village – Construction has begun on this mixed-use development. The complex will include 328 apartment units within two 15-story towers, ground floor retail space, a 9-story Courtyard by Marriott hotel consisting of 137 guest rooms, and two parking garages. This project is located on the block between 8th Street and 7th Street, facing Federal Highway.
- The Rise – 30-floor building consisting of 398 residential units and 2,200 ground floor retail space, located on 3rd Street between Federal Highway and 3rd Avenue. Construction by Encore is underway.
- ArchCo Metropolitan (Motif) – Located on the entire block on Andrews Avenue between 6th Street and 5th Street, the mixed-use project will comprise 385 residential units, 14,717 square feet of retail space, and 12,039 square feet of restaurant space. Project is under construction as of mid-2019 with completion scheduled for 2020.

- Flagler Village Hotel – Driftwood Development and Merrimac Ventures broke ground on a 19-story, 112- room dual branded Hilton Hotel. Completion is expected by May 2020.

Approved Projects (shaded in purple):

- FATCity – 30-floor mixed-use multi-family residential project consisting of 626 residential units, 96,002 square feet of retail, and 406,958 square feet of office space, located at 4th Street and Andrews Avenue. The developer, Traina Companies recently sold an interest in the project for approximately \$23.1 million.
- The Gallery at FATVillage – 12 floors of 150 residential units and 4,000 square feet of retail space, located at 6th Street and Andrews Avenue.
- Flagler 626 – 12-floors consisting of 99 residential units, located at 7th Street and 1st Avenue.
- Modera 555 – This project would total 598,069 square feet comprising of 24-stories and 305 apartment units located on the west side Federal Highway, north of 8th Street.

The subject property is known as FAT Village, located north of 4th Street along the FEC railroad. The proposed project is a mixed-use development consisting of 280 residential units in addition to 125 workforce housing units, a 136-key hotel, ±42,000 square feet of ground floor retail, along with ±200,000 square feet of office space.

The project is designed to take place in four stages. Phase I (*subject*), located at the southwest corner of the development, will comprise 125-units of workforce housing with 100 ground floor parking stalls along with ±2,440 square feet of retail. Phase II will be the lot adjacent to the north comprising of ±80,000 square feet of Collab office space with ±12,000 ground floor retail. Following that, Phase III will add another ±14,000 square feet of retail, ±41,000 square feet of office space, 280-units of residential apartments including live/work space, and a 1,010-stall central parking garage. The final Phase will fill the remaining office space as well as add the 136-key hotel.

Projects under review (shaded in green):

- Alta Flagler Village Phase II – just to the north of the Alta Flagler Village (Phase I), plans are awaiting approval for a 12-story, 271-unit residential building.
- URBN @ Flagler Village – Proposals to construct a 27 and 19-story, 512-unit micro rental apartment community has been submitted and is awaiting approvals.

The project will also include ground floor retail and would be located along 3rd Avenue between 5th Street and 4th Street.

- Aloft Hotel – Plans for the Aloft Hotel include 12 floors and 199 hotel rooms with 6,208 square feet of retail space, located on 3rd Street between Federal Highway and 3rd Avenue.
- iPIC Theatre – This project will consist of 150,000 square feet of office/retail space along with 180-units of luxury apartments. This will include a 400-seat theatre with a 4,200 square foot terrace with a bar and lounge.

ADDENDA

IMPLAN

Economic Impact Methodology - IMPLAN

On General Input-Output

Economic Impact Analysis (EIA) refers to any number of processes that trace how changes in spending, such as business closures, new industrial or infrastructural developments, natural disasters, and conventions, move through an economy. An impact study measures the cumulative effects of that spending on a defined geographic region.

EIA can also provide information about the effects of policy and employment changes such as reports on job creation estimates related to the American Recovery and Reinvestment Act of 2009, to the effects of a local business' opening or closing, the impacts of job exportation to other countries, or the tax revenue associated to certain policy decisions made by local, state or federal governments.

Typically, whenever the phrase the "estimated impact on the economy/community is that X jobs are created" is used, these are the results of an economic impact analysis report.

Impact Analysis Tells Us About Changes in Jobs, Income and Production

Economic impact studies generate large amounts of information about local industries, employment, wages, profits, labor spending, and taxes that may be useful for a variety of purposes and circumstances.

Economic impact analysis looks backwards rather than forwards through the economy. In other words, to determine the effect of increased production in a local industry, economic analysis looks at the industries, which supply the producing industry with the items and services for its production. Thus, an increase in window production will result in the manufacturer purchasing a variety of supplies including wood, glass, and furnishings for the windows, all of which will be incorporated into the final product.

Increases in labor dollars also have economic effects, because increased labor dollars typically translate into increased income spending. EIA provides a measurement of the impacts of employee spending of all employees of the firm seeing the sales change, and all the employees of subsequent impacted Industries in the supply chain, as long as these employees live within the defined geography of the study.

The accumulation of business-to-business and labor purchases can be tracked until the resultant spending of the original sale is completely removed from the economy by imports, savings, taxes and profits.

Information from economic impact studies may be used to apply for grants to expand businesses, as a marketing tool, or to estimate how an increase in his sales, due to a

county-wide 'buy local' program could the community as a whole. EIA are also often requirements of various legislative acts or permitting requirements.

What is IMPLAN

IMPLAN is an acronym for Impact analysis for PLANning, and our products represent the culmination of 35 years of experience and expertise in economic modeling.

IMPLAN produces several data and analysis products, but the IMPLAN System is our core. The IMPLAN System is a general input-output model that is comprised of software and regional data sets. IMPLAN is designed so that users of varying skill levels and backgrounds in economics can create cost effective, accurate economic reports. We provide two tools to address customer specific needs: IMPLAN Pro for those customers who want to customize and modify the data to do in-depth advanced analyses and the IMPLAN-Online System for those customers looking to do general economic impact analysis and those who want to access IMPLAN online.

One of the most powerful aspects of IMPLAN is that input-output Models for specific regional economies can be created, and the data sources behind them are continually improved and updated. Rather than extrapolating regional data from national averages, IMPLAN® measures economic impacts from data on actual local economies. IMPLAN® data sets are available from the ZIP Code level to the national level, and regional files can be combined to create precise geographic definitions when calculating impacts. The IMPLAN Pro System also allows you to examine impact in Canada and other OECD regions.

IMPLAN Data tracks all the available industry groups in every level of the regional data. This permits detailed impact breakdowns and helps ensure accuracy of inter-industry relationships. If a study involves the introduction of an industry group that does not already exist in the local area, IMPLAN provides tools and methods for examining the potential impacts of that new industry. If the industry exists in IMPLAN, but does not exactly match the sales and employment information for the firm you are working with, the IMPLAN Industry relationships may be updated to match the known values, while still maintaining the local regional sales and employment averages for examining the Indirect and Induced impacts. In addition to analysis, you can also view all the data that lies behind your IMPLAN Model.

IMPLAN® results are recorded in easy to read tables that demonstrate the impact for a variety of economic variables. Reports can provide both detailed and summary information related to job creation, income, production, and taxes. Several options exist so you can specify the level of detail and the type of information that will be most interesting to, or productive for, the intended audience to be easily pulled into a report.

While we do not have visualization tools at this time, all reports export to Excel where they can be easily manipulated into charts and graphs to meet your needs.

Where Does the Data Come From?

IMPLAN data sets are constructed annually by Implan Group LLC. Regional data is derived from many different sources, primarily federal agencies responsible for data collection.

The primary sources for data derivation include:

- the U.S. Bureau of Labor Statistics (BLS) Covered Employment and Wages (CEW) program;
- the U.S. Bureau of Economic Analysis (BEA) Regional Economic Information System (REA) program;
- the U.S. Bureau of Economic Analysis Benchmark I/O Accounts of the U.S.
- the BEA Output estimates;
- the BLS Consumer Expenditure Survey;
- the U.S. Census Bureau County Business Patterns (CBP) program;
- the U.S. Census Bureau Decennial Census and Population Surveys;
- the U.S. Census Bureau Economic Censuses and Surveys; and
- the U.S. Department of Agriculture Census.

When combined, these sources provide all the elements needed to assemble a complete U.S. data set. Assembly of these elements into a cohesive and complete U.S. IMPLAN data set requires about five months. Since the BLS CEW data is not released until July of the following year (i.e. 2015 data was released in July of 2016), IMPLAN data sets are also released one year after the current calendar year, typically in the month of December.

DEMOGRAPHICS



Household Income Profile

501 NW 1st Ave, Fort Lauderdale, Florida, 33301
Ring: 1 mile radius

Prepared by Esri
Latitude: 26.12852
Longitude: -80.14472

Summary	2019	2024	2019-2024 Change	2019-2024 Annual Rate
Population	26,709	33,540	6,831	4.66%
Households	12,512	16,327	3,815	5.47%
Median Age	36.4	36.6	0.2	0.11%
Average Household Size	2.00	1.95	-0.05	-0.51%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
Household	12,512	100%	16,327	100%
<\$15,000	2,233	17.8%	2,155	13.2%
\$15,000-\$24,999	1,202	9.6%	1,244	7.6%
\$25,000-\$34,999	1,250	10.0%	1,341	8.2%
\$35,000-\$49,999	1,415	11.3%	1,682	10.3%
\$50,000-\$74,999	1,806	14.4%	2,674	16.4%
\$75,000-\$99,999	1,340	10.7%	1,881	11.5%
\$100,000-\$149,999	1,511	12.1%	2,322	14.2%
\$150,000-\$199,999	589	4.7%	1,147	7.0%
\$200,000+	1,165	9.3%	1,881	11.5%
Median Household Income	\$51,527		\$64,148	
Average Household Income	\$87,462		\$103,871	
Per Capita Income	\$40,953		\$50,457	

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.

July 26, 2019



Household Income Profile

501 NW 1st Ave, Fort Lauderdale, Florida, 33301
Ring: 1 mile radius

Prepared by Esri
Latitude: 26.12852
Longitude: -80.14472

2019 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	726	3,016	2,452	2,069	2,116	1,393	740
<\$15,000	200	400	299	320	436	330	249
\$15,000-\$24,999	99	204	159	163	221	231	126
\$25,000-\$34,999	96	314	239	211	202	121	67
\$35,000-\$49,999	94	396	290	244	215	114	62
\$50,000-\$74,999	98	517	361	274	294	174	88
\$75,000-\$99,999	65	433	316	193	200	94	39
\$100,000-\$149,999	51	455	298	253	220	157	77
\$150,000-\$199,999	9	147	194	108	62	56	12
\$200,000+	13	150	297	302	266	115	20
Median HH Income	\$30,925	\$57,257	\$64,577	\$56,920	\$48,572	\$36,450	\$24,421
Average HH Income	\$48,390	\$79,152	\$105,361	\$105,769	\$93,607	\$77,614	\$50,141
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	27.5%	13.3%	12.2%	15.5%	20.6%	23.7%	33.6%
\$15,000-\$24,999	13.6%	6.8%	6.5%	7.9%	10.4%	16.6%	17.0%
\$25,000-\$34,999	13.2%	10.4%	9.7%	10.2%	9.5%	8.7%	9.1%
\$35,000-\$49,999	12.9%	13.1%	11.8%	11.8%	10.2%	8.2%	8.4%
\$50,000-\$74,999	13.5%	17.1%	14.7%	13.2%	13.9%	12.5%	11.9%
\$75,000-\$99,999	9.0%	14.4%	12.9%	9.3%	9.5%	6.7%	5.3%
\$100,000-\$149,999	7.0%	15.1%	12.2%	12.2%	10.4%	11.3%	10.4%
\$150,000-\$199,999	1.2%	4.9%	7.9%	5.2%	2.9%	4.0%	1.6%
\$200,000+	1.8%	5.0%	12.1%	14.6%	12.6%	8.3%	2.7%

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



Household Income Profile

501 NW 1st Ave, Fort Lauderdale, Florida, 33301
Ring: 1 mile radius

Prepared by Esri
Latitude: 26.12852
Longitude: -80.14472

2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,009	4,020	3,267	2,431	2,461	1,925	1,214
<\$15,000	214	360	264	264	366	351	336
\$15,000-\$24,999	100	200	148	141	200	276	179
\$25,000-\$34,999	110	320	249	196	199	156	111
\$35,000-\$49,999	132	476	331	251	228	159	106
\$50,000-\$74,999	185	773	551	340	383	277	165
\$75,000-\$99,999	117	591	435	238	269	147	83
\$100,000-\$149,999	101	704	436	350	308	261	163
\$150,000-\$199,999	22	307	374	185	117	109	32
\$200,000+	30	287	480	466	391	189	38
Median HH Income	\$43,149	\$69,734	\$79,134	\$76,962	\$63,352	\$51,308	\$32,847
Average HH Income	\$61,470	\$93,718	\$123,559	\$131,618	\$114,867	\$92,177	\$60,440
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	21.2%	9.0%	8.1%	10.9%	14.9%	18.2%	27.7%
\$15,000-\$24,999	9.9%	5.0%	4.5%	5.8%	8.1%	14.3%	14.7%
\$25,000-\$34,999	10.9%	8.0%	7.6%	8.1%	8.1%	8.1%	9.1%
\$35,000-\$49,999	13.1%	11.8%	10.1%	10.3%	9.3%	8.3%	8.7%
\$50,000-\$74,999	18.3%	19.2%	16.9%	14.0%	15.6%	14.4%	13.6%
\$75,000-\$99,999	11.6%	14.7%	13.3%	9.8%	10.9%	7.6%	6.8%
\$100,000-\$149,999	10.0%	17.5%	13.3%	14.4%	12.5%	13.6%	13.4%
\$150,000-\$199,999	2.2%	7.6%	11.4%	7.6%	4.8%	5.7%	2.6%
\$200,000+	3.0%	7.1%	14.7%	19.2%	15.9%	9.8%	3.1%

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



Household Income Profile

501 NW 1st Ave, Fort Lauderdale, Florida, 33301
Ring: 3 mile radius

Prepared by Esri
Latitude: 26.12852
Longitude: -80.14472

Summary	2019	2024	2019-2024 Change	2019-2024 Annual Rate
Population	150,807	163,847	13,040	1.67%
Households	66,628	72,960	6,332	1.83%
Median Age	41.9	42.0	0.1	0.05%
Average Household Size	2.21	2.20	-0.01	-0.09%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
Household	66,628	100%	72,960	100%
<\$15,000	9,615	14.4%	8,307	11.4%
\$15,000-\$24,999	6,152	9.2%	5,531	7.6%
\$25,000-\$34,999	6,731	10.1%	6,358	8.7%
\$35,000-\$49,999	8,724	13.1%	8,905	12.2%
\$50,000-\$74,999	10,831	16.3%	12,141	16.6%
\$75,000-\$99,999	7,337	11.0%	8,682	11.9%
\$100,000-\$149,999	7,209	10.8%	9,426	12.9%
\$150,000-\$199,999	3,612	5.4%	5,475	7.5%
\$200,000+	6,417	9.6%	8,134	11.1%
Median Household Income	\$53,498		\$62,958	
Average Household Income	\$88,458		\$102,707	
Per Capita Income	\$39,212		\$45,865	

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



Household Income Profile

501 NW 1st Ave, Fort Lauderdale, Florida, 33301
Ring: 3 mile radius

Prepared by Esri
Latitude: 26.12852
Longitude: -80.14472

2019 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	2,343	10,526	10,980	12,370	13,625	10,284	6,501
<\$15,000	510	1,359	1,290	1,401	2,066	1,615	1,373
\$15,000-\$24,999	313	779	759	733	1,151	1,296	1,121
\$25,000-\$34,999	314	1,219	1,098	1,079	1,142	1,053	825
\$35,000-\$49,999	355	1,525	1,632	1,508	1,589	1,300	816
\$50,000-\$74,999	398	1,976	1,628	1,993	2,276	1,678	882
\$75,000-\$99,999	201	1,390	1,370	1,270	1,473	1,022	611
\$100,000-\$149,999	149	1,302	1,237	1,583	1,445	1,030	464
\$150,000-\$199,999	49	531	805	877	687	452	212
\$200,000+	56	445	1,162	1,926	1,795	839	196
Median HH Income	\$36,087	\$53,398	\$58,809	\$66,512	\$57,380	\$48,182	\$33,921
Average HH Income	\$52,892	\$73,849	\$96,002	\$112,158	\$99,547	\$80,530	\$56,382
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	21.8%	12.9%	11.7%	11.3%	15.2%	15.7%	21.1%
\$15,000-\$24,999	13.4%	7.4%	6.9%	5.9%	8.4%	12.6%	17.2%
\$25,000-\$34,999	13.4%	11.6%	10.0%	8.7%	8.4%	10.2%	12.7%
\$35,000-\$49,999	15.2%	14.5%	14.9%	12.2%	11.7%	12.6%	12.6%
\$50,000-\$74,999	17.0%	18.8%	14.8%	16.1%	16.7%	16.3%	13.6%
\$75,000-\$99,999	8.6%	13.2%	12.5%	10.3%	10.8%	9.9%	9.4%
\$100,000-\$149,999	6.4%	12.4%	11.3%	12.8%	10.6%	10.0%	7.1%
\$150,000-\$199,999	2.1%	5.0%	7.3%	7.1%	5.0%	4.4%	3.3%
\$200,000+	2.4%	4.2%	10.6%	15.6%	13.2%	8.2%	3.0%

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



Household Income Profile

501 NW 1st Ave, Fort Lauderdale, Florida, 33301
Ring: 3 mile radius

Prepared by Esri
Latitude: 26.12852
Longitude: -80.14472

2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	2,727	11,718	12,191	11,906	13,894	12,174	8,351
<\$15,000	514	1,111	1,042	1,015	1,579	1,522	1,525
\$15,000-\$24,999	292	655	615	537	920	1,292	1,221
\$25,000-\$34,999	306	1,109	997	848	985	1,110	1,003
\$35,000-\$49,999	416	1,567	1,614	1,309	1,487	1,459	1,053
\$50,000-\$74,999	517	2,266	1,869	1,842	2,340	2,093	1,215
\$75,000-\$99,999	279	1,672	1,622	1,306	1,630	1,303	870
\$100,000-\$149,999	234	1,776	1,621	1,795	1,788	1,444	767
\$150,000-\$199,999	84	890	1,267	1,115	998	734	386
\$200,000+	85	671	1,544	2,139	2,166	1,216	312
Median HH Income	\$42,865	\$63,262	\$74,232	\$81,386	\$69,801	\$56,394	\$40,006
Average HH Income	\$62,782	\$88,184	\$113,639	\$130,314	\$117,739	\$95,287	\$66,599
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	18.8%	9.5%	8.5%	8.5%	11.4%	12.5%	18.3%
\$15,000-\$24,999	10.7%	5.6%	5.0%	4.5%	6.6%	10.6%	14.6%
\$25,000-\$34,999	11.2%	9.5%	8.2%	7.1%	7.1%	9.1%	12.0%
\$35,000-\$49,999	15.3%	13.4%	13.2%	11.0%	10.7%	12.0%	12.6%
\$50,000-\$74,999	19.0%	19.3%	15.3%	15.5%	16.8%	17.2%	14.5%
\$75,000-\$99,999	10.2%	14.3%	13.3%	11.0%	11.7%	10.7%	10.4%
\$100,000-\$149,999	8.6%	15.2%	13.3%	15.1%	12.9%	11.9%	9.2%
\$150,000-\$199,999	3.1%	7.6%	10.4%	9.4%	7.2%	6.0%	4.6%
\$200,000+	3.1%	5.7%	12.7%	18.0%	15.6%	10.0%	3.7%

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



Household Income Profile

501 NW 1st Ave, Fort Lauderdale, Florida, 33301
Ring: 5 mile radius

Prepared by Esri
Latitude: 26.12852
Longitude: -80.14472

Summary	2019	2024	2019-2024 Change	2019-2024 Annual Rate
Population	315,075	334,079	19,004	1.18%
Households	131,880	140,154	8,274	1.22%
Median Age	41.6	41.8	0.2	0.10%
Average Household Size	2.35	2.35	0.00	0.00%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
Household	131,880	100%	140,154	100%
<\$15,000	17,711	13.4%	15,063	10.7%
\$15,000-\$24,999	13,131	10.0%	11,500	8.2%
\$25,000-\$34,999	14,290	10.8%	13,150	9.4%
\$35,000-\$49,999	18,582	14.1%	18,546	13.2%
\$50,000-\$74,999	22,553	17.1%	24,405	17.4%
\$75,000-\$99,999	14,728	11.2%	17,066	12.2%
\$100,000-\$149,999	14,124	10.7%	17,966	12.8%
\$150,000-\$199,999	6,681	5.1%	9,873	7.0%
\$200,000+	10,080	7.6%	12,585	9.0%
Median Household Income	\$51,704		\$59,776	
Average Household Income	\$81,656		\$95,006	
Per Capita Income	\$34,194		\$39,870	

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



Household Income Profile

501 NW 1st Ave, Fort Lauderdale, Florida, 33301
Ring: 5 mile radius

Prepared by Esri
Latitude: 26.12852
Longitude: -80.14472

2019 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	4,291	19,409	20,937	24,206	27,526	20,993	14,519
<\$15,000	823	2,414	2,393	2,465	3,847	2,944	2,825
\$15,000-\$24,999	584	1,604	1,598	1,506	2,450	2,599	2,788
\$25,000-\$34,999	685	2,466	2,244	2,151	2,394	2,348	2,003
\$35,000-\$49,999	691	3,021	3,313	3,164	3,406	2,993	1,994
\$50,000-\$74,999	787	3,689	3,231	4,308	5,085	3,600	1,854
\$75,000-\$99,999	337	2,520	2,603	2,759	3,104	2,146	1,259
\$100,000-\$149,999	236	2,207	2,489	3,159	3,004	2,040	990
\$150,000-\$199,999	71	825	1,331	1,720	1,420	875	438
\$200,000+	77	662	1,734	2,973	2,818	1,448	368
Median HH Income	\$35,825	\$50,891	\$55,389	\$64,135	\$56,147	\$47,479	\$32,748
Average HH Income	\$50,370	\$69,151	\$87,392	\$102,722	\$91,012	\$76,604	\$53,790
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	19.2%	12.4%	11.4%	10.2%	14.0%	14.0%	19.5%
\$15,000-\$24,999	13.6%	8.3%	7.6%	6.2%	8.9%	12.4%	19.2%
\$25,000-\$34,999	16.0%	12.7%	10.7%	8.9%	8.7%	11.2%	13.8%
\$35,000-\$49,999	16.1%	15.6%	15.8%	13.1%	12.4%	14.3%	13.7%
\$50,000-\$74,999	18.3%	19.0%	15.4%	17.8%	18.5%	17.1%	12.8%
\$75,000-\$99,999	7.9%	13.0%	12.4%	11.4%	11.3%	10.2%	8.7%
\$100,000-\$149,999	5.5%	11.4%	11.9%	13.1%	10.9%	9.7%	6.8%
\$150,000-\$199,999	1.7%	4.3%	6.4%	7.1%	5.2%	4.2%	3.0%
\$200,000+	1.8%	3.4%	8.3%	12.3%	10.2%	6.9%	2.5%

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.



Household Income Profile

501 NW 1st Ave, Fort Lauderdale, Florida, 33301
Ring: 5 mile radius

Prepared by Esri
Latitude: 26.12852
Longitude: -80.14472

2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	4,767	20,531	22,929	22,837	27,280	24,131	17,679
<\$15,000	815	1,917	1,981	1,769	2,889	2,705	2,988
\$15,000-\$24,999	531	1,301	1,316	1,079	1,892	2,479	2,903
\$25,000-\$34,999	651	2,154	2,044	1,637	2,004	2,369	2,291
\$35,000-\$49,999	777	2,988	3,290	2,706	3,089	3,260	2,435
\$50,000-\$74,999	961	4,033	3,624	3,920	5,113	4,324	2,430
\$75,000-\$99,999	446	2,942	3,089	2,795	3,342	2,707	1,744
\$100,000-\$149,999	349	2,926	3,255	3,493	3,595	2,801	1,547
\$150,000-\$199,999	122	1,325	2,058	2,167	2,015	1,418	769
\$200,000+	114	947	2,271	3,270	3,342	2,067	573
Median HH Income	\$41,179	\$59,361	\$67,920	\$77,132	\$66,441	\$55,367	\$38,160
Average HH Income	\$59,070	\$82,501	\$102,861	\$119,350	\$107,683	\$90,807	\$63,748
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	17.1%	9.3%	8.6%	7.7%	10.6%	11.2%	16.9%
\$15,000-\$24,999	11.1%	6.3%	5.7%	4.7%	6.9%	10.3%	16.4%
\$25,000-\$34,999	13.7%	10.5%	8.9%	7.2%	7.3%	9.8%	13.0%
\$35,000-\$49,999	16.3%	14.6%	14.3%	11.8%	11.3%	13.5%	13.8%
\$50,000-\$74,999	20.2%	19.6%	15.8%	17.2%	18.7%	17.9%	13.7%
\$75,000-\$99,999	9.4%	14.3%	13.5%	12.2%	12.3%	11.2%	9.9%
\$100,000-\$149,999	7.3%	14.3%	14.2%	15.3%	13.2%	11.6%	8.8%
\$150,000-\$199,999	2.6%	6.5%	9.0%	9.5%	7.4%	5.9%	4.3%
\$200,000+	2.4%	4.6%	9.9%	14.3%	12.3%	8.6%	3.2%

Data Note: Income is reported for households as of July 1, 2019 and represents annual income for the preceding year, expressed in 2017 dollars. Income is reported for households as of July 1, 2024 and represents annual income for the preceding year, expressed in 2022 dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2019 and 2024.

QUALIFICATIONS

WALTER DUKE + PARTNERS

COMMERCIAL REAL ESTATE VALUATION

Walter B. Duke, III, MAI, CCIM
State Certified General Appraiser 375

QUALIFICATIONS OF WALTER B. DUKE, III, MAI, CCIM

EDUCATION

University of Florida, Gainesville, Florida
Major in Real Estate
B.S. Degree in Business Administration



Walter B. Duke, III, MAI, CCIM

Appraisal Institute, American Institute of Real Estate Appraisers and Society of Real Estate Appraisers core course, electives, seminars and comprehensive examination.

APPRAISAL/REAL ESTATE EXPERIENCE

1992 – Present	President & CEO, Walter Duke + Partners, Inc.
1988 – 1992	Senior Appraiser, Clobus Valuation Co., Inc.
1985 – 1987	Staff Appraiser, Clobus Valuation Co., Inc.
1983 – 1984	Broker-Salesperson, Carmel Bay Realty

Appraisal assignments include the valuation and/or evaluation of a wide variety of commercial, residential and industrial properties in Florida prepared for banks, savings and loans, savings bank, insurance companies, estates, governmental agencies, REIT's, mortgage bankers, attorneys and individual investors. Property types include, but are not limited to, proposed and existing office buildings, commercial condominiums, warehouse and industrial properties, shopping centers and retail development, market and tax credit apartments, acreage tracts, commercial/industrial land and special purpose properties including marinas, boatyards, religious and/or educational facilities, fixed base operations (FBO).

Qualified Real Estate Valuation Expert Witness:
U.S. Bankruptcy Court, Southern District of Florida
17th Judicial Circuit Court, Broward County

PROFESSIONAL AND BUSINESS AFFILIATIONS

MAI – Member, Appraisal Institute, No. 8584
CCIM – Certified Commercial Investment Member No. 7130
Registered Real Estate Broker-Salesperson – State of Florida, No. 0398146
Certified General Appraiser – State of Florida, No. RZ375
Former Member – Review and Counseling Division – Region X South
Florida-Caribbean Chapter of Appraisal Institute:
President 2000, 2nd Vice President 1999, Secretary 1998, Treasurer 1997
Regional Representative: Region X Leadership Fort
Lauderdale – Class IV, 1998
Appraisal Institute-Leadership Advisory Council, 1997
Institute Affiliate Member – Realtor Association of Greater Fort Lauderdale Member –
Society of Commercial Realtors of Greater Fort Lauderdale Member – Executives'
Association of Fort Lauderdale
Former Member – Appraisal Journal Editorial Review Board
Member – Marine Industries Association of South Florida (MIASF)

WALTER DUKE + PARTNERS

COMMERCIAL REAL ESTATE VALUATION

CIVIC AND CHARITABLE ACTIVITIES

Walter B. Duke, III, MAI, CCIM
State Certified General Appraiser 375

Mayor, City of Dania Beach, 2012 - 2014
City Commissioner – City of Dania Beach, 2009 – 2011, 2015-2016
Chairman - Dania Beach Community Redevelopment Agency 2012 - 2014
Member – Broward Metropolitan Planning Organization 2012 - 2016
Director, Marine Industries Association of South Florida
Trustee Member – Riverwalk Trust
Leadership Fort Lauderdale – Class IV, 1998

RECENT AWARDS AND RECOGNITION

Appraisal Institute – Recipient of the Volunteer of Distinction Award
Jubilee Center of South Broward – Recipient of the Compassion Award
Golden Anchor Award Recipient - Highest honor bestowed by the Marine Industries of South Florida, (MIASF)
Dania Lions Club - Recipient of the Nicholas James Costello Award for service to the community
Gold Coast Magazine Fort Lauderdale - named as a 2016 Power Couple along with wife Lisa
Symphony of the Americas, honored along with wife Lisa as a couple of "Style and Substance"
South Florida Business Journal - One of five notable figures who are "Making Waves in the Marine Industry"

RECENT SPEAKING ENGAGEMENTS

Keynote - Commercial Real Estate Trends" - Berger Commercial Realty Lunch N Learn Series
Keynote - Florida Commercial Real Estate Market" - South Florida Loan Committee
Keynote - Market Update – South Florida Commercial Real Estate" South Florida Chapter of the American Society of Appraisers (ASA)
Keynote - Commercial Real Estate and Dania Beach Development Overview" - Broward Council of the Miami Association of Realtors
Panelist - Market Perspectives on Valuation, National Association of Office and Industrial Properties (NAIOP)
Speaker - South Florida Commercial Real Estate Financing and Valuation" South Florida CCIM Chapter
Panelist - MIA SF Better Business Series" – Marine Industries of South Florida (MIASF)
Speaker - 2040 Regional Transportation Plan Rollout - Southeast Florida Transportation Council
Keynote Global Real Estate Trends Applicable to Fort Lauderdale – Fort Lauderdale Historical Society

RECENT PUBLISHED ARTICLES AND INDUSTRY CONTENT

Author - Top 5 Misconceptions About Commercial Real Estate Appraisals Author –
Dredging of the Dania Cut Off Canal Spurs Economic Growth Author – What Type of
Commercial Lease is Best for You?
Author – How Walkable Communities Increase Property Values
Author – Selling Your Marina? 5 Key Factors to Consider
Author – Millennials Finally Leaving the Nest – Fort Lauderdale Rental Market Booming
Author – The Importance of LIHTC Market Feasibility Studies
Author – When is the right time to sell a marina?" – Boating Industry Magazine – August 13, 2015
Author – Business is Booming at Walter Duke + Partners
Author – Top 10 Takeaways from this year's ICSC Conference
Co-Author – Big Profits/Low Risk: 7 Bank Lease Deal Trends
Author – Top 5 Misperceptions About Commercial Real Estate Appraisals
Author – All you need to know about Florida Charter Schools
Author – Top 4 Reasons Why Baby Boomers Still Own the Share of US Small Businesses
Author – Three Reasons to be Happy in Your Upside Down Condo!

WALTER DUKE + PARTNERS

COMMERCIAL REAL ESTATE VALUATION

Walter B. Duke, III, MAI, CCIM
State Certified General Appraiser 375

Author – Three Troubling Trends in the South Florida Condo Market”
Author – Free Beer Included in Your Office Space?
Guest Columnist/South Florida Business Journal – Ask these questions before running for office, 2015
Author – Low Income Housing Tax Credit: A Government Program That Works
Contributor - Time to sell that Marina? – Trade Only Today Magazine – December, 2015 Issue
Author – Boom Interrupted: Six Signs Commercial Real Estate Could Be Peaking
Author – Thinking Outside the Box to Create Value in Church Property
Author – From the Desk of Duke: SHIP and SAIL Big Winners!
Guest Columnist/MIASF Soundings – Fort Lauderdale must be vigilant to maintain its title as Yachting Capital of the World
Author - Is the Condo Market Keeping You Up at Night?
Author - Top Three Reasons For An Improved Housing Market?
Author - Sea Level Rise: Does the Business Community Care?
Author – Nine Noteworthy Trends You Should Know

RECERTIFICATION AND CONTINUING EDUCATION

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAIs and SRAs who meet the minimum standards of this program are awarded periodic education certification. I am currently certified under this program.

WALTER DUKE + PARTNERS

COMMERCIAL REAL ESTATE VALUATION

Walter B. Duke, III, MAI, CCIM
State Certified General Appraiser 375

QUALIFICATIONS OF ANDREW S. ROLF, MAI

EDUCATION

Florida Atlantic University, Boca Raton, Florida
Master of Business Administration (MBA) – 2010

Florida State University, Tallahassee, Florida
Bachelor of Science Degree – 2003
Major – Real Estate and Finance

REAL ESTATE APPRAISAL EDUCATION

Appraisal Institute: Basic Income Capitalization – October 2004
 Course 510 Advanced Income Capitalization – September 2008
 Course 520 Market Analysis & Highest and Best Use – December 2009
 Course 530 Advanced Sales Comparison & Coast Approaches – July 2010
 Course 550 Advanced Applications – October 2009
 General Appraiser Report Writing & Case Studies – October 2010
 Separating Real Property, Personal Property & Intangible Assets – June 2012

APPRAISAL/REAL ESTATE EXPERIENCE

2007 – Present	Senior Appraiser, Walter Duke + Partners, Inc., f/k/a, Clobus, McLemore & Duke, Inc.
2003 – 2007	Trainee Appraiser, Clobus, McLemore & Duke, Inc.

Appraisal assignments include the valuation and/or evaluation of a wide variety of commercial properties in Florida prepared for banks, savings and loans, insurance companies, estates, governmental agencies, REITs, mortgage bankers and individual investors. Property types include, but are not limited to, proposed and existing shopping centers, office buildings, warehouses and industrial properties, rental apartment projects, acreage tracts, commercial/industrial land, mixed-use properties, self-storage facilities and senior housing facilities.

PROFESSIONAL AFFILIATIONS

MAI – Member, Appraisal Institute, No. 456819
State-Certified General Appraiser – State of Florida No. RZ3092
Real Estate Salesperson – State of Florida No. SL-3210795

RECERTIFICATION AND CONTINUING EDUCATION

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAIs who meet the minimum standards of this program are awarded periodic education certification. I am currently certified under this program.

PARTIAL CLIENT LIST

BANKS / LENDERS

American National Bank
Amerinational
Amarillo National Bank
Bank Leumi
Bank of America, N.A.
Bank of Florida
Bank Midwest
Bank United, F.S.B.
Banesto USA
BB&T
BBCN Bank
BBVA / Compass Bank
Capital Bank
Capital One Bank
Capital Source Bank
Catholic Order of Foresters
Centerstate Bank
CIBC World Markets
Citibank, F.S.B.
Citizens Bank
City National Bank
CLI Capital
CNL Bank
Coconut Grove Bank
Comerica
Commerce Bank, N.A.
Credit Suisse
Eastern Savings Bank
ECCU
EverBank
Fidelity Bank of Florida
Fifth Third Bank
Finemark Bank
First American Bank
First Green Bank
First Republic Bank
Florida Shores Bank
First United Bank
Flagler Bank
Floridian Community Bank
GE Capital
Gibraltar Private Bank & Trust
Grand Bank and Trust of Florida
Heartland Bank
HSBC Bank USA
Hudson Valley Bank
Iberia Bank
International Finance Bank
Ironstone Bank
J.P. Morgan Chase Bank, N.A.
Key Bank, N.A.
Landmark Bank
Legacy Bank of Florida
Mack RE Strategies
Marquis Bank
Mercantile Bank
Mutual of Omaha Bank
Northern Trust Bank of Florida
Oak Grove Capital
Ocean Bank
OptimumBank
Pacific National Bank
PNC Bank
Popular Bank
Popular Community Bank
Professional Bank
RBC Bank
Regions Bank
Sabadell United Bank

Safra National Bank of New York
Seacoast Bank
Seacoast National Bank
Seltzer Management Group
Stonegate Bank
Sun State Bank
SunTrust Bank
Surety Bank
Synovus
Textron Financial
TD Bank
The Private Bank
Total Bank
U.S. Bank
U.S. Century Bank
United National Bank
Valley Bank
Wells Fargo Bank
Zeigler Capital Markets

DEVELOPERS / INVESTORS

Allen Morris Commercial Real Estate
Alta Development
Altman Development
American Land Company
Atlantic Pacific Companies
Bergeron Development
Blue Water Developers
Brandon Companies
Bridge Development
Centerline Homes
Charter Schools USA
Colliers International S Florida
Cornerstone Group
Drury Development Corporation
Easton & Associates
Eden Multifamily
El Ad National Properties
Flagler/Codina Development
Florida Crystals
Florida East Coast Industries
Gatlin Development Company
Genting Group
Graham Companies
Groupe Pacific
IBI
Ireland Companies
Jeff Greene Partners
Lincoln Property Company
McCourt Development
Mill Creek Residential Trust
Milton & Associates
M.R. McTigue & Co
Netz Real Estate Fund
New Urban Development
Olen Properties
Pebb Capital
Pillar Multifamily
Premier Developers
RAM Real Estate Development
Raza Development
Red Apple Development
Related Companies
Rilea Group
Ross Realty Investments
Segbro Companies
Stiles Corporation
Taplin Companies
Trinsic Residential Group
Turnberry Associates

Woolbright Development
ZOM Companies

CORPORATE / COMPANIES

Aelion Enterprises
Art Institute
AutoNation
Avison Young
BBX Capital
Bradford Marine
Budget Rent-A-Car Corporation
Holman Automotive
Huizenga Holdings
Lowes Home Centers
Miami Dolphins
Pantropic Power
Seminole Indian Tribe of Florida
Tampa Electric (TECO)
The Las Olas Company
Uniform Advantage
Westrec Marinas
Wintrust Financial
Yacht Management Group

GOVERNMENT / MUNICIPAL

Broward County Housing Authority
Broward County Property Appraiser
Broward County, Florida
City of Boca Raton
City of Coral Springs
City of Deerfield Beach
City of Fort Lauderdale
City of Hallandale Beach
City of Hollywood
City of Homestead
City of Lake Park
City of Oakland Park
City of Margate
City of Miramar
City of Oakland Park
City of Sunny Isles Beach
City of Sunrise
City of Wilton Manors
Fort Lauderdale DDA
Florida Housing Finance Corp.
Housing Authority City of Ft. Laud.
Miami Parking Authority
Miami-Dade Housing Authority
Palm Beach Housing Authority
School Board of Broward County
Town of Southwest Ranches
United Companies Lending Co.
United States Department of Justice

INSTITUTIONAL / NON-PROFIT

AHF
American Maritime Officers (AMO)
Archdioceses of Miami
Boca Raton Community Hospital
Bonnet House Museum & Gardens
Children's Services Council of Broward County
Dan Marino Foundation
First Housing Corporation
Florida Inland Navigation District
Habitat for Humanity
Holy Cross Hospital
Memorial Healthcare Systems
Nova Southeastern University
Salvation Army

South Broward Hospital District
Urban League
Volunteers of America

LIFE COMPANIES

AEGON USA Realty Advisors
Aetna Life Insurance
Allstate Life Insurance Company
Berkshire Life Insurance Co.
Genworth Financial
Great American Life Insurance Co.
Guardian Life Insurance
ING Life Insurance
John Hancock Mutual Life
Life of Georgia Insurance Co.
Lincoln National Life Ins. Co.
Met Life Mortgage
Mutual Life Insurance Co.
Nationwide Life Insurance
New York Life
New England Mutual Life
Northwestern Mutual Life
Principal Real Estate Investors
Provident Mutual
Prudential Insurance Corporation
State Farm Life Insurance
Thrivent Financial for Lutherans
TransAmerica Life

LAW FIRMS

Akerman LLP
Berger Singerman LLP
Buchanan Ingersoll & Rooney PC
Cooney Trybus Kwavnick Peets
Dunay, Miskel & Backman
Frank Weinberg & Black, PL
Greenberg Traurig
Hackelman, Olive & Judd
Kirschbaum, Birnbaum, et al
Mastriana & Christiansen, PA
Moskowitz, Mandell, Salim & Simowitz
Nexterra Law
Rice, Pugatch, et al
Saavedra Goodwin
Saul Ewing Arstein & Lehr
Shutts, LLP
Tripp Scott
White & Case, LLP

MORTGAGE / WALL STREET

Ackman Ziff
AGM Financial
ASB Capital Management, Inc.
Aztec Group
Berkadia
Berkshire Mortgage Finance
Chrysler Credit Corporation
Dockerty Romer & Company
Florida Bond & Mortgage
Gross Mortgage Finance
Guggenheim Pillar Multifamily
Holliday Fenoglio Fowler, L.P.
InterBay Funding
Mercury Capital Corporation
Merrill Lynch Capital
Midland Funding
Morgan Stanley Mortgage Capital
Northmarq Capital
Thomas D. Wood & Company
Walker & Dunlop

FILE 1st

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 851977 4306747

AUTHORIZATION :

COST LIMIT : \$ 125.00



ORDER DATE : July 19, 2019

ORDER TIME : 9:01 AM

ORDER NO. : 851977-005

CUSTOMER NO: 4306747

DOMESTIC FILING

NAME: FAT LIVE LLC

EFFECTIVE DATE:

☐ ARTICLES OF INCORPORATION
☐ CERTIFICATE OF LIMITED PARTNERSHIP
☒ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☐ CERTIFIED COPY
☒ PLAIN STAMPED COPY
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Roxanne Turner - EXT.

EXAMINER'S INITIALS: _____

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

FAT Live LLC

(Must contain the words "Limited Liability Company," "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

560 NE 44th Street

Oakland Park, Florida 33334

Mailing Address:

560 NE 44th Street

Oakland Park, Florida 33334

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Brian M. Poulin

Name

560 NE 44th Street

Florida street address (P.O. Box **NOT** acceptable)

Oakland Park

Florida

33334

City

State

Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S..

Brian M. Poulin

Registered Agent's Signature (REQUIRED)

(CONTINUED)

FILED

19 JUL 19 PM 12:01

CLERK OF CIRCUIT COURT
IN AND FOR THE COUNTY OF DADE, FLORIDA

ARTICLE IV-

The name and address of each person authorized to manage and control the Limited Liability Company:

Title:

"AMBR" = Authorized Member

"MGR" = Manager

MGR

Name and Address:

Evergreen Partners III LLC

261 Gorham Road

South Portland, Maine 04106

(Use attachment if necessary)

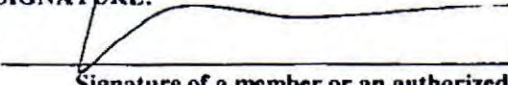
ARTICLE V: Effective date, if other than the date of filing: _____ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

REQUIRED SIGNATURE:



Signature of a member or an authorized representative of a member.

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes.
I am aware that any false information submitted in a document to the Department of State
constitutes a third degree felony as provided for in s.817.155, F.S.

Brian M. Poulin

Typed or printed name of signee

Filing Fees:

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

FILED
19 JUL 19 PM 12:01
CLERK OF STATE
TALLAHASSEE, FLORIDA

A19000000294

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

File 2nd

Office Use Only



600332179486

2019 JUL 19 PM 4:42

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

19 JUL 19 AM 10:59

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED

JUL 22 2019
M. SOLOMON

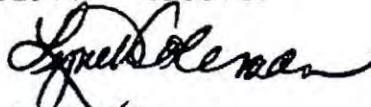
FILE 2nd

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 851977 4306747

AUTHORIZATION :



COST LIMIT : \$ 1000.00

ORDER DATE : July 19, 2019

ORDER TIME : 9:02 AM

ORDER NO. : 851977-010

CUSTOMER NO: 4306747

DOMESTIC FILING

NAME: FAT LIVE LIMITED PARTNERSHIP

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP
ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Roxanne Turner - EXT.

EXAMINER'S INITIALS: _____

FAT Live LLC
560 NE 44th Street
Oakland Park, Florida 33334

July 18, 2019

Florida Delaware Secretary of State
Division of Corporations
2661 Executive Center Circle
Tallahassee, Florida 32301

Re: Consent to Use of Name

To Whom It May Concern:

The undersigned, on behalf of FAT Live LLC, hereby consents to the use of the name, FAT Live Limited Partnership, in the State of Florida.

FAT Live LLC

By: Evergreen Partners III LLC
Its: Manager

By: _____

Brian M. Poulin, Member

**CERTIFICATE OF LIMITED PARTNERSHIP
FOR
FLORIDA LIMITED PARTNERSHIP
OR
LIMITED LIABILITY LIMITED PARTNERSHIP**

1. FAT Live Limited Partnership
(Name of Limited Partnership or Limited Liability Limited Partnership, which must include suffix) Acceptable Limited Partnership suffixes: Limited Partnership, Limited, L.P., LP, or Ltd. Acceptable Limited Liability Limited Partnership suffixes: Limited Liability Limited Partnership, L.L.L.P. or L.L.L.P.

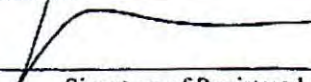
2. 560 NE 44th Street
(Street address of initial designated office)
Oakland Park, Florida 33334

3. Brian M. Poulin
(Name of Registered Agent for Service of Process)

4. 560 NE 44th Street
(Florida street address for Registered Agent)
Oakland Park, Florida 33334

5. I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Brian M. Poulin



Signature of Registered Agent

6. 560 NE 44th Street
(Mailing address of initial designated office)
Oakland Park, Florida 33334

7. If limited partnership elects to be a limited liability limited partnership, check box ☐.

STATE OF FLORIDA
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
AND BUSINESSES

2019 JUL 19 PM 4:43

FILED

8. Name and business address of each general partner:

Name:

Business Address:

FAT Live LLC

560 NE 44th Street

Oakland Park, Florida 33334

DEPARTMENT OF STATE
FACILITY SECURITY

2019 JUL 19 PM 4:43

FILED

9. Effective date, if other than the date of filing: _____

(Effective date cannot be prior to nor more than 90 days after the date the document is filed by the Florida Department of State.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Signed this 18th day of July, 2019

Signature of each general partner: I/~~we~~ submit this document and affirm that the facts stated herein are true. I/~~we~~ am/~~are~~ aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Evergreen Partners III LLC

By: _____

Brian M. Poulin, Member

Filing Fees:

\$1,000.00 (\$965 Filing Fee and \$35 Registered Agent Fee)

Certified Copy (optional):

\$52.50

Certificate of Status (optional):

\$8.75

FAT LIVE LLC

CONSENT OF MEMBERS

July 25, 2019

EVERGREEN PARTNERS III LLC, a Maine limited liability company, and **FVL, LLC**, a Delaware limited liability company (collectively, "**Members**"), being the sole members of FAT Live LLC, a Florida limited liability company (the "**Company**"), hereby consent to and authorize the actions as set forth herein:

WHEREAS, the Company is the sole general partner of FAT Live Limited Partnership, a Florida limited partnership (the "**Partnership**"), and in such capacity, has the power and authority to bind the Partnership;

WHEREAS the Partnership intends to acquire a parcel of real property and construct thereon a mixed income apartment complex to be located at the northwest corner of NW 4th Street and NW 1st Street in Fort Lauderdale, Florida (the "**Project**");

WHEREAS, the Partnership intends to finance the development of the Project with loans to be made to the Partnership from various funding sources, including a loan (the "**CRA Loan**") from the City of Fort Lauderdale Northwest-Progresso-Flagler Heights Community Redevelopment Agency (the "**CRA Lender**");

WHEREAS, initial terms of the CRA Loan (collectively, the "**Initial CRA Loan Terms**") are as follows: the CRA Loan shall be in the maximum principal amount of FIVE MILLION DOLLARS (\$5,000,000) and (ii) the interest rate of the CRA Loan shall be zero percent (0%);

WHEREAS, other than the Initial CRA Loan Terms, no terms of the CRA Loan have been disclosed to Members as of the date hereof;

WHEREAS, Members constitute a Majority in Interests of the Voting Members of the Company pursuant to Section 1.01 of the Operating Agreement of the Company, dated as of July 19, 2019 (the "**Operating Agreement**"); and

WHEREAS, in accordance with Exhibit D – Major Decisions of the Operating Agreement, the consent of a Majority in Interests of the Voting Members is required for the Company to cause the Partnership to enter into the CRA Loan.

Members hereby take the following actions and adopt the following resolutions:

NOW THEREFORE, IT IS RESOLVED that Members consent to and authorize Brian M. Poulin ("**Authorized Signer**"), acting in the name and on behalf of the Company and the Partnership, to submit an application to the CRA Lender for the CRA Loan contemplating the Initial CRA Terms, including any and all agreements, documents and instruments to be executed or delivered by the Company and the Partnership, or any of their affiliates or subsidiaries, in such

form and containing such terms as Authorized Signer and the CRA Lender shall determine to complete such application.

FURTHER RESOLVED, that upon the determination of the final terms and conditions of the CRA Loan (the "**Final CRA Loan Terms**"), and prior to any actions taken by Authorized Signer to cause the Partnership to consummate the CRA Loan or in furtherance thereof, Authorized Signer shall submit the Final CRA Loan Terms for review and approval by the then Majority in Interests of the Members of the Company;

FURTHER RESOLVED, that, only upon approval by the then Majority in Interests of the Members of the Final CRA Loan Terms, Authorized Signer shall be authorized and directed, in the name and on behalf of the Company and the Partnership, to (i) enter into and consummate the CRA Loan, (ii) execute and deliver any and all agreements, documents and instruments required by the CRA Lender to be executed by the Company and the Partnership, or any of their affiliates or subsidiaries, in such form and containing such terms as Authorized Signer shall determine, and such determination shall be conclusively evidenced by his execution and delivery of such agreements, documents and instruments, and (iii) take any and all steps necessary, proper and advisable to consummate the CRA Loan.

FURTHER RESOLVED, that any and all actions taken in connection with and in furtherance of the matters referred to in any of the foregoing resolutions are hereby ratified, confirmed, approved, and adopted in all respects.

FURTHER RESOLVED, this Consent may be executed in any number of counterparts, including counterparts delivered by facsimile or electronically by email as PDF copies, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

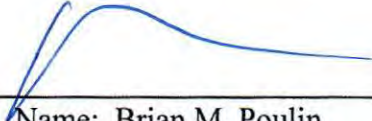
[signature page follows]

IN WITNESS WHEREOF, the undersigned have caused the foregoing Consent to be executed as of the date first written above.

MEMBERS:

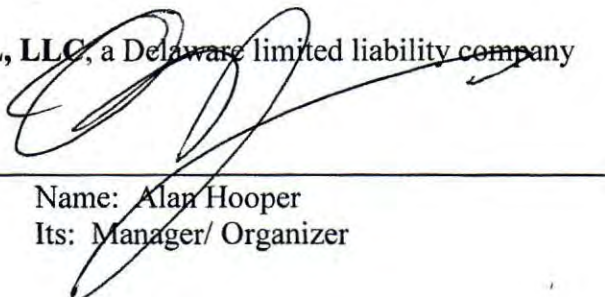
EVERGREEN PARTNERS III LLC, a Maine limited liability company

By: _____


Name: Brian M. Poulin
Its: Member

FVL, LLC, a Delaware limited liability company

By: _____


Name: Alan Hooper
Its: Manager/ Organizer

FAT LIVE LIMITED PARTNERSHIP

CONSENT OF GENERAL PARTNER

July 25, 2019

FAT LIVE LLC, a Florida limited liability company, ("**General Partner**"), being the sole general partner of FAT Live Limited Partnership, a Florida limited partnership (the "**Partnership**"), hereby consents to and authorizes the actions as set forth herein:

WHEREAS the Partnership intends to acquire a parcel of real property and construct thereon a mixed income apartment complex to be located at the northwest corner of NW 4th Street and NW 1st Street in Fort Lauderdale, Florida (the "**Project**");

WHEREAS, the Partnership intends to finance the development of the Project with loans to be made to the Partnership from various funding sources, including a loan (the "**CRA Loan**") from the City of Fort Lauderdale Northwest-Progresso-Flagler Heights Community Redevelopment Agency (the "**CRA Lender**") in the maximum principal amount of FIVE MILLION DOLLARS (\$5,000,000) at an interest rate of zero percent (0%); and

WHEREAS, General Partner has been presented with and has reviewed the documents relating to the CRA Loan and has determined that the execution, delivery, performance of such documents, and the consummation of the transactions contemplated thereby, are in the best interests of the Partnership.

General Partner hereby takes the following actions and adopts the following resolutions:

NOW THEREFORE, IT IS RESOLVED that General Partner consents to and authorizes Brian M. Poulin ("**Authorized Signer**"), acting alone in the name and on behalf of General Partner and/or the Partnership, to (i) submit an application to the CRA Lender for the CRA Loan, including any and all agreements, documents and instruments to be executed or delivered by General Partner and/or the Partnership, or any of their affiliates or subsidiaries, in such form and containing such terms as Authorized Signer and the CRA Lender shall determine to complete such application and (ii) negotiate the terms and conditions of the CRA Loan with the CRA Lender.

FURTHER RESOLVED, that any and all actions taken in connection with and in furtherance of the matters referred to in any of the foregoing resolutions are hereby ratified, confirmed, approved, and adopted in all respects.

FURTHER RESOLVED, this Consent may be executed electronically and delivered by email as a PDF copy, which shall be deemed an original.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has caused the foregoing Consent to be executed as of the date first written above.

GENERAL PARTNER:

FAT LIVE LLC, a Florida limited liability company

By: 
Name: Brian M. Poulin
Its: Authorized Signer

CONFIDENTIAL DRAFT
For Discussion Purposes Only

FL - (Fort Lauderdale)
10 Year Proforma

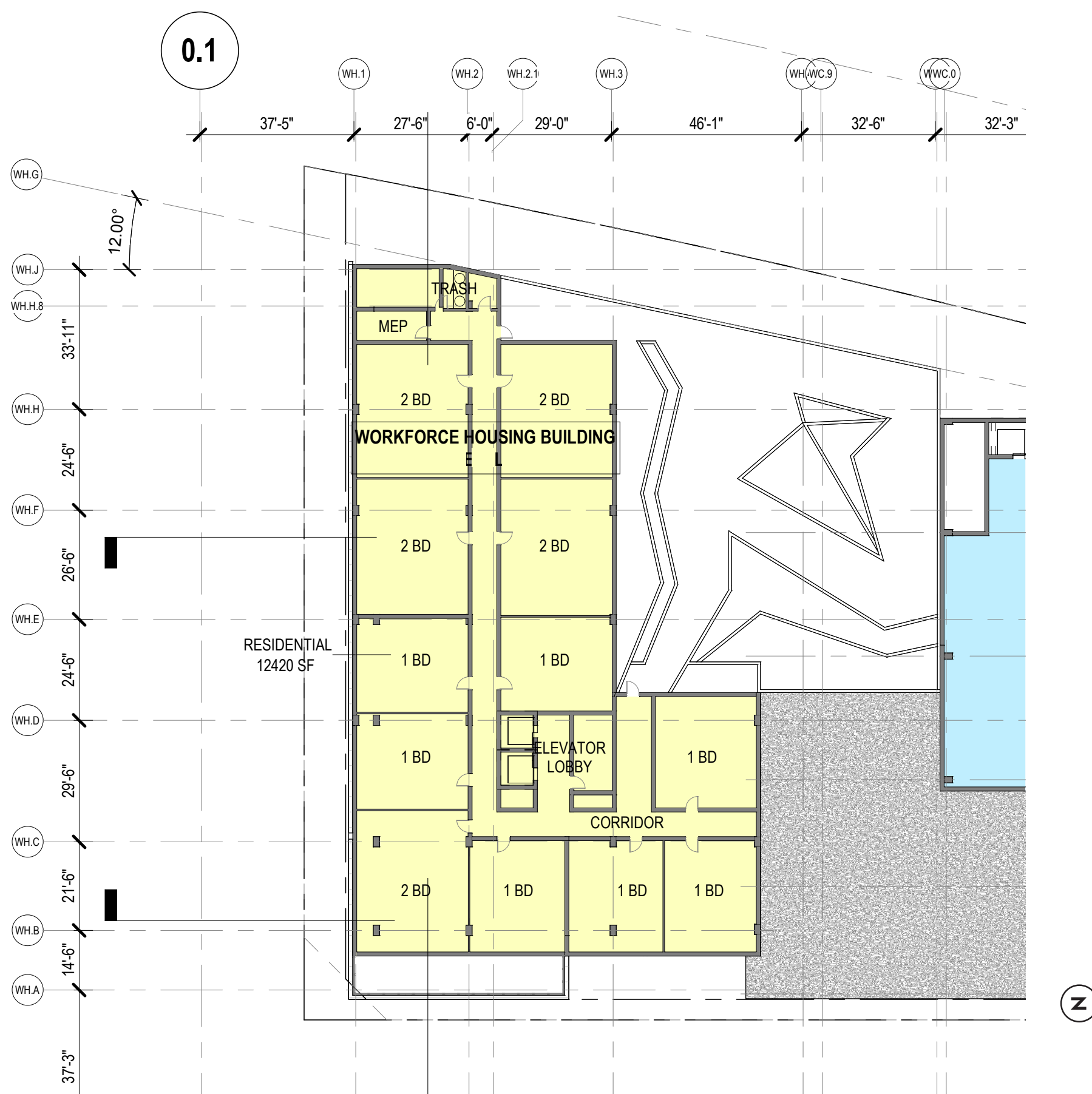
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue (Trend)		2%	2%	2%	2%	2%	2%	2%	2%	2%
Rental Revenue	\$1,876,848	\$1,914,385	\$1,952,672	\$1,991,726	\$2,031,560	\$2,072,192	\$2,113,635	\$2,155,908	\$2,199,026	\$2,243,007
Other Revenue	\$122,500	\$124,950	\$127,449	\$129,998	\$132,598	\$135,250	\$137,955	\$140,714	\$143,528	\$146,399
less Vacancy @ 7%	(\$139,954)	(\$142,753)	(\$145,608)	(\$148,521)	(\$151,491)	(\$154,521)	(\$157,611)	(\$160,764)	(\$163,979)	(\$167,258)
Net Revenue	\$1,859,393	\$1,896,581	\$1,934,513	\$1,973,203	\$2,012,667	\$2,052,921	\$2,093,979	\$2,135,859	\$2,178,576	\$2,222,147
Expenses (Trend)		3%	3%	3%	3%	3%	3%	3%	3%	3%
Administrative	\$153,990	\$158,610	\$163,368	\$168,269	\$173,317	\$178,517	\$183,872	\$189,388	\$195,070	\$200,922
Management Fee	\$92,898	\$94,756	\$96,652	\$98,585	\$100,556	\$102,567	\$104,619	\$106,711	\$108,845	\$111,022
Utilities	\$225,000	\$231,750	\$238,703	\$245,864	\$253,239	\$260,837	\$268,662	\$276,722	\$285,023	\$293,574
Maintenance	\$153,750	\$158,363	\$163,113	\$168,007	\$173,047	\$178,238	\$183,586	\$189,093	\$194,766	\$200,609
Taxes & Insurance	\$494,600	\$509,438	\$524,721	\$540,463	\$556,677	\$573,377	\$590,578	\$608,296	\$626,544	\$645,341
Replacement Reserve	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500
Total Expenses	\$1,157,738	\$1,190,417	\$1,224,057	\$1,258,687	\$1,294,336	\$1,331,036	\$1,368,816	\$1,407,710	\$1,447,749	\$1,488,968
Net Operating Income	\$701,655	\$706,165	\$710,456	\$714,516	\$718,331	\$721,885	\$725,163	\$728,149	\$730,827	\$733,179
less Debt Service	\$560,184	\$560,184	\$560,184	\$560,184	\$560,184	\$560,184	\$560,184	\$560,184	\$560,184	\$560,184
Projected Cashflow	\$141,471	\$145,981	\$150,272	\$154,332	\$158,147	\$161,701	\$164,979	\$167,965	\$170,643	\$172,995
DSCR	1.25	1.26	1.27	1.28	1.28	1.29	1.29	1.30	1.30	1.31

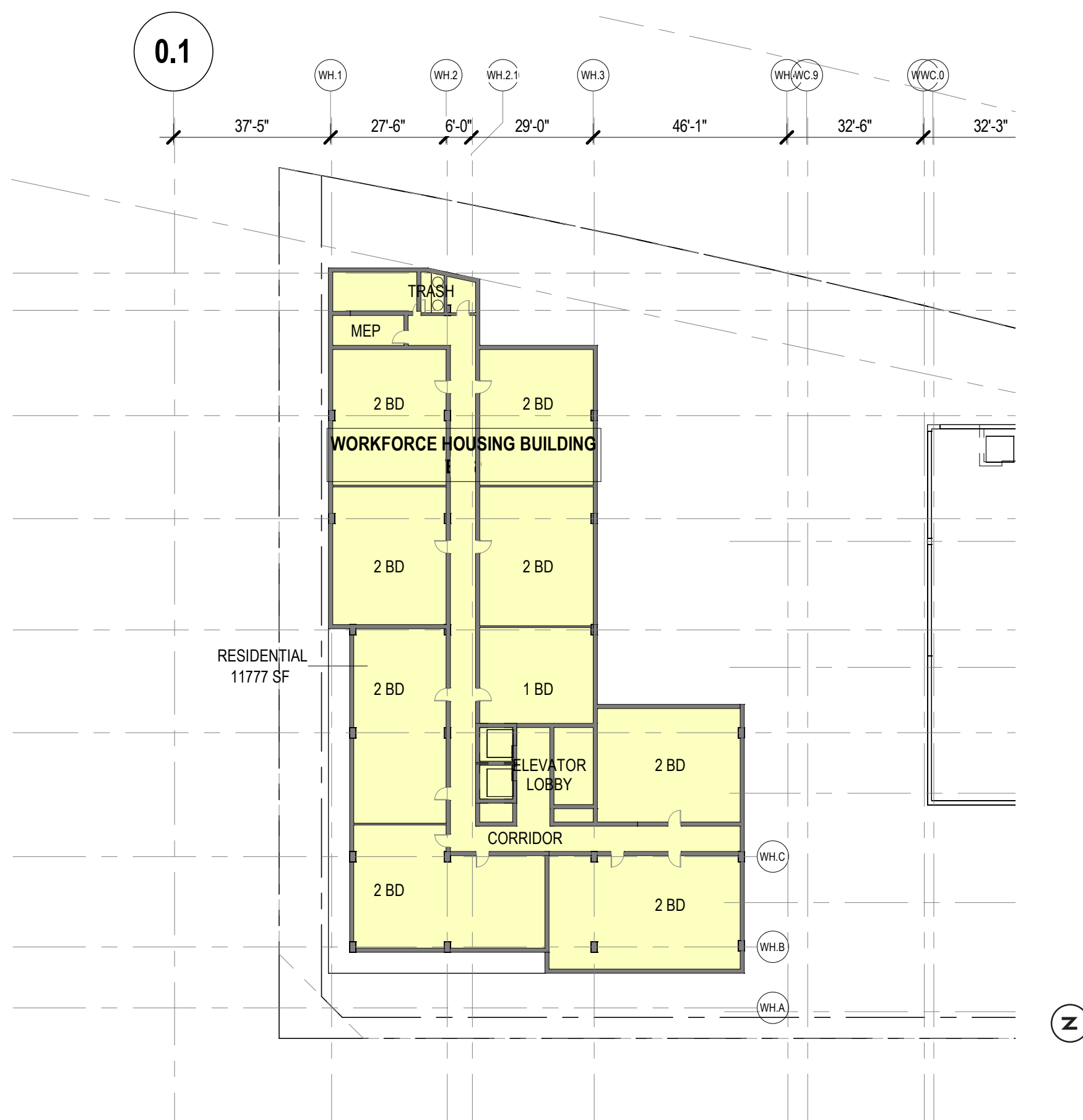
FAT VILLAGE

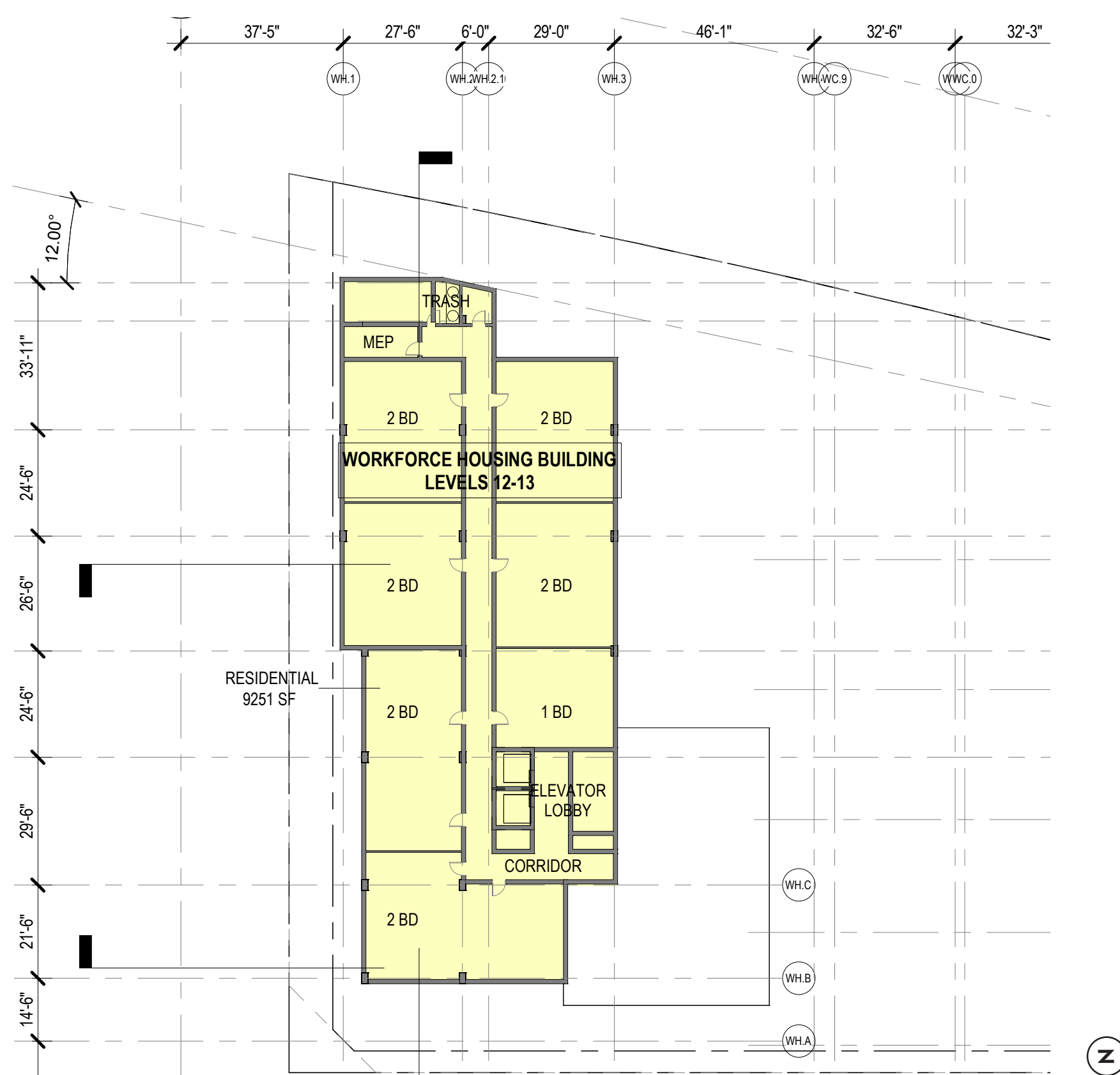
DRAFT - WORKFORCE HOUSING

JULY 26, 2019



















Overall Building Information	
Workforce Housing Building	Units
Building Footprint Proposed	19,282 SF
Total Gross Floor Area (Includes Parking)	160,055 SF
Gross Floor Area (Residential w/o Parking)	144,160 SF
Parking Structure Area	13,283 SF
Gross Floor Area (Retail)*	2,574 SF
Building Height	140 SF
Proposed Number of Stories	13
Building Width & Length	
Dwelling Units	125

Building Information per Level													
Level 01	Level 02	Level 03	Level 04	Level 05	Level 06	Level 07	Level 08	Level 09	Level 10	Level 11	Level 12	Level 13	Total
19282	12420	12420	12420	12420	12420	12420	12420	11777	11777	11777	9251	9251	160055
3387	12420	12420	12420	12420	12420	12420	12420	11777	11777	11777	9251	9251	144160
13283													13283
2574													2574

Workforce Housing Building					
Unit	Description	Unit Area (GSF)	Units	Total Unit Area (GSF)	%
1BD-1	1BD/1BA	678	48	32,544	38.4%
2BD-1	2BD/2BA	967	48	46,416	61.6%
2BD-2	2BD/2BA	1,004	7	7,028	
2BD-3	2BD/2BA	1,026	9	9,234	
2BD-4	2BD/2BA	1,124	5	5	
2BD-5	2BD/2BA	1,280	5	6,400	
2BD-6	2BD/2BA	1,359	3	4,077	
TOTAL			125	105,704	

Gross unit areas (GSF) are measured to the exterior face of exterior wall, the centerline of the party wall, and the corridor face of the corridor wall

Unit Count per Level													
Level 01	Level 02	Level 03	Level 04	Level 05	Level 06	Level 07	Level 08	Level 09	Level 10	Level 11	Level 12	Level 13	TOTAL
	7	6	6	6	6	6	6	1	1	1	1	1	48
	4	4	4	4	4	4	4	4	4	4	4	4	48
	1	1	1	1	1	1	1					0	7
		1	1	1	1	1	1	1	1	1			9
								1	1	1	1	1	5
								1	1	1	1	1	5
								1	1	1			3
	12	12	12	12	12	12	12	9	9	9	7	7	125

Parking				Puzzle Stalls	Accessible Stalls
				124	3



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

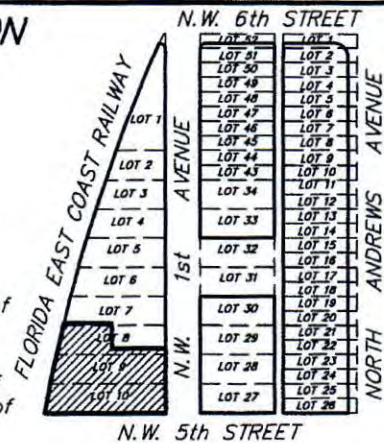
SCALE 1" = 100' SKETCH AND DESCRIPTION
FAT VILLAGE
WFH PARCEL

LEGAL DESCRIPTION:

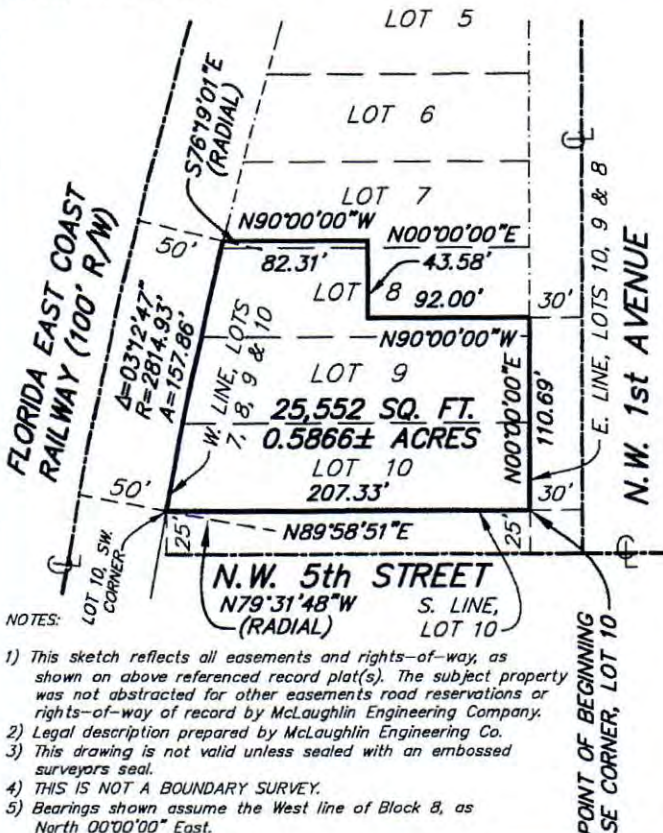
A portion of Lots 7 and 8; And all of Lots 9, and 10, of a REPLAT PORTION OF BLOCK 8 OF NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 21, Page 5 of the Public Records of Broward County, Florida, more fully described as follows:

Beginning at the Southeast corner of said Lot 10; thence North 00°00'00" East, on the East line of said Lots 10, 9 and 8, a distance of 110.69 feet; thence North 90°00'00" West, a distance of 92.00 feet; thence North 00°00'00" East, a distance of 43.58 feet; thence North 90°00'00" West, a distance of 82.31 feet to a point on the West line of said Lot 7 and a point on a curve; thence Southerly on the West line of Lots 7, 8, 9 and 10 and on said curve to the left, whose radius point bears South 76°19'01" East, with a radius of 2814.93 feet, a central angle of 03°12'47", an arc distance of 157.86 feet to the Southwest corner of said Lot 10; thence North 89°58'51" East, on the South line of said Lot 10, a distance of 207.33 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 25,552 square feet or 0.5866 acres, more or less.



SITE LAYOUT
NOT TO SCALE



NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West line of Block 8, as North 00°00'00" East.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 2nd day of August, 2019.
Revised this 13th day of August, 2019.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-4496

CHECKED BY: _____

REF. DWG.: 19-3-022

C: \JMMjr\2019\V4496 (SPLIT)



Subject



Subject



Subject



Subject rear



NW 1st Avenue facing north from subject



NW 1st Avenue facing south from subject



Broward County Affordable Housing Needs Assessment

The Metropolitan Center
Florida International University
2018

The **Metropolitan Center at Florida International University** (FIU) is the leading urban “think tank” in South Florida established in 1997 as an applied research unit under the School of International and Public Affairs (SIPA). The Center has a solid record of providing technical services to communities in the areas of economic development, housing, transportation and land use planning. The Center’s approach to providing technical services is to take into account the unique needs of individual communities, while adhering to recognized methodologies for data analysis and reporting. The Center houses the ongoing South Florida Regional Database Project, which includes asset mapping, best practice research, and full in-house Remote Sensing and Geographic Information Systems (GIS) capabilities. Moreover, the Metropolitan Center is a Census Information Center (CIS), which allows for early access to release data and data with restricted use.



Metropolitan Center at FIU at I-75
1930 SW 145th Avenue - 3rd Floor
Miramar, FL 33027
(P) 954.438.8603 (F) 954.438.860
Website: <http://metropolitan.fiu.edu>

The Assessment was prepared by:

[Principal Investigator](#)

Edward Murray, Ph.D., AICP

Associate Director, FIU Metropolitan Center

Maria Ilcheva, Ph.D.

Assistant Director of Planning & Operations

[Metropolitan Center Contributing Researchers](#)

Nika Langevin, M.S.

Research Specialist, FIU Metropolitan Center

Kaila Williams, Ph.D. Candidate

Research Assistant, FIU Metropolitan Center

Executive Summary

The 2018 *Broward County Affordable Housing Needs Assessment* provides a current market perspective on the key demand and supply factors impacting the production and availability of affordable housing in Broward County. In the post-recession economic recovery period since 2012, significant changes have occurred in Broward County's housing market that have impacted rental housing supply and demand and overall affordability. The contributing factors and conditions include a trend toward high-end, multi-family housing development, a lack of affordable housing production, low vacancy rates and depressed household incomes. In particular, affordable rental housing production has not kept pace with increasing affordable rental housing demand. Further, escalating rent prices fueled by a rental housing shortage are significantly impacting Broward County's working families and households. The vast preponderance of County workers earn wages in service sector occupations, including retail trade, leisure and hospitality, and educational and health services. The household incomes of these service sector workers limit housing choices to affordable rental housing opportunities, where available.

Shifts in Housing Demand and Supply

The availability of a range of affordable housing options is one of the most important community and economic development issues facing communities. The high rate of resident turnover, the loss of professionals, skilled workers, and key wage earners at or below the median income will have damaging local economic effects. Providing housing for a mix of income groups will help to retain and attract workers from various backgrounds and skills. This is key to building a resilient and self-sustaining economy less susceptible to regional and national cyclical market swings. A spectrum of housing choice and opportunity also helps maintain a steady stream of new small businesses, entrepreneurs and jobs required to sustain a healthy local economy.

An understanding of the shifting demands for housing is critical for the creation of effective housing policies and strategies. The increasing demand for worker housing has magnified the importance of providing a wide spectrum of owner and renter choice and opportunity with respect to affordability, location and access to jobs.

Creating new opportunities for better paying jobs and higher household incomes is also the key to solving a community's long-term affordable housing issues. Implementing an affordable housing program should, therefore, be an opportunity to accomplish the multiple goals of affordable housing delivery and new job creation. Affordable housing, when paired with traditional economic development and business development incentives, becomes an especially potent new business creation incentive package.

Growing Housing Affordability Gaps

The housing affordability demands in Broward County and its municipalities have not improved despite impressive post-recession job growth numbers and low unemployment. With 53.9 percent cost-burdened households, Broward County is one of the most unaffordable places to live in the US.

The most critical housing problem in Broward County is the estimated 147,313 renter households who are cost-burdened and the 77,677 renter households who are "severely" cost-burdened. The significant growth of severely cost-burdened renters is most pressing problem due to three market

conditions: 1) the increasing demand for renter housing throughout the County resulting in low vacancy rates and a spiraling increase in rent prices, 2) the lack of affordable rental housing production, and 3) rent prices are increasing faster than wages.

Forecasting a significant decline in the County's cost-burden rate without aggressive intervention is probably unrealistic, for two reasons. First, the dynamics driving housing affordability in Broward County have been moving in the wrong direction — housing prices and rents increasing faster than wages, slow higher-wage job creation, tightening vacancy rates, and increasing speculative investment that permanently removes more units each year units from the local market. Secondly, upward housing price trends typically move much faster than wages and income. Historically, housing prices and rents in the County have demonstrated considerable rates of increase over short time periods. Conversely, the County would need to undergo a monumental change in its industrial and occupation structure that creates higher wages and income to significantly impact its affordability indicators (affordable housing cost and income gaps). Historically, Broward County's economy has shown they can shed high-wage jobs very quickly, but have shown resistance to adding new high-skill, high-paying jobs.

Worker Resident Impacts

The competitiveness of a community's housing market is an important economic development objective. To build and maintain competitiveness, a community must offer a range of housing options in keeping with current and future demand. A competitive housing market will yield a quantifiable economic output including job creation, increased tax revenues and secondary (or ripple) benefits to related businesses. In addition, a clear relationship can be demonstrated between the production of housing and stimulating the workforce, attracting new businesses and employees, revitalizing neighborhoods and support for smart growth. Workforce housing, when paired with traditional economic development and business development incentives, becomes an especially potent new business creation incentive package.

Escalating housing prices are significantly impacting Broward County's working families and households. Most working families and households earn salaries and wages in service sector occupations, including retail trade, leisure and hospitality, and educational and health services. The majority (54 percent) of Broward County's workers are employed in low-wage service sector occupations with hourly wages that translate to workers earning 40-60 percent of the County's median household income. The study found over 65 percent of owners and 90 percent of renters in these income categories are cost-burdened. This limits the choices of most service sector working households and families to affordable rental housing opportunities, where available.

Housing and Transportation Costs

The study further examined the critical link between affordable housing, transportation and economic development. According to the H+T Affordability Index, Broward County's median monthly housing costs as a percentage of household monthly income is 39 percent. However, when transportation costs are combined with housing costs, the percentage of household income soars to an average of 64 percent, far above the 45 percent H+T Affordability Index threshold. Of the 29 out of 31 Broward County municipalities with an H&T Affordability Index, all had an Affordability Index far above the 45 percent threshold.

Municipal Profiles

The *2018 Broward County Affordable Housing Needs Assessment* includes a “Municipal Profile” and “Affordable Housing Supply and Demand Analysis” of all 31 Broward County municipalities (see Appendix A and B). The purpose of the Municipal Profiles and Affordable Housing Supply and Demand Analyses is to quantify the level of affordable housing need within each municipality. The Municipal Profiles provide basic demographic, economic, employment and housing data for each municipality. The Affordable Housing Supply and Demand Analyses quantify the supply and demand of affordable housing in each municipality by household income category and serves as a baseline analysis for monitoring change in affordable housing supply and demand on an annual basis. The Municipal Profiles reveal certain economic and housing trends that provide some understanding of the extent of Broward County’s affordable housing supply and demand issues.

Key Findings

The following are the key findings of the *2018 Broward County Housing Needs Assessment*:

- From 2012-2017, households in Broward County increased by 1.4 percent (9,915 households), while family households with children decreased by 2.3 percent (4,531 family households);
- From 2012-2017, renter-occupied units in Broward County have increased by 16.6 percent (36,363 units), while owner-occupied units have decreased by 5.9 percent (26,448 units);
- The \$40,863 median household income of renters in Broward County is only 60.7 percent of the County’s median household income of owners (\$67,225);
- From 2012-2017, Broward County’s total vacant housing units have decreased by 1.2 percent (1,753 units). The largest decreases occurred in “all other vacant” units (19.0 percent decrease) and “for sale” units (9.3 percent decrease);
- However, “seasonal” vacancies increased by 14.0 percent (9,537 units) from 2012–2015 and an additional 3.4 percent (2,643 units) from 2015-2017;
- According to the 2018 MIAMI Association of Realtors report, the slowing trend in “distressed” market sales activity has continued in Broward County;
- As of November 2018 the overall average rent in Broward County was \$1,843, which represented an 8.0 percent year-over-year increase;
- The November 2018 year-over-year rental vacancy rate in Broward County was 4.7 percent down from 5.4 percent;
- The \$350,000 median sale price is only affordable to households earning 210 percent and above the County’s median household income (12.6 percent of all Broward County households);
- The median sales price of 3- and 4-bedroom existing single-family homes has increased in most of Broward County’s largest municipalities;

- The average monthly rent for a two-bedroom apartment in Broward County is \$1,902;
- The majority (54 percent) of Broward County workers are employed in lower wage service sector occupations with hourly wages that translate to workers earning 40-60 percent of the median household income;
- There are 147,313 cost-burdened renter households in Broward County, of which, 52.7 percent (77,677 renter households) are "severely" cost-burdened (pay in excess of 50 percent of their incomes on housing costs);
- Severely cost-burdened renter households in Broward County have increased by 16.4 percent (10,982 renter households) since 2012;
- The study found growing and substantial affordability gaps for all households income categories under 50 percent of the area median household income;
- Broward County's employment is projected to increase by 89,969 jobs during the next eight years;
- According to Florida DEO employment projections, the occupations projected to gain the "most new jobs" include Retail Salespersons, Food Preparation & Serving Workers and Customer Service Representatives, all of which are low-wage service sector jobs;
- Based on current and projected population and employment estimates, Broward County's existing and future housing demand will continue to be substantially weighted towards renter households in the "Very Low" to "Moderate" household income categories.

2017 DEMOGRAPHICS

Population

% Change 2012-2017 **180,071**
5.5%

Race & Ethnicity

White 60.4%
Black 33.3%
Other 6.4%
Hispanic 21.6%

Total Households

Family Households **69,899**
47.2%
Nonfamily Households 52.8%

% Working Family Households

2012 85.0%
2017 86.6%

Median Household Income

% Change 2012-2017 **\$56,309**
10.4%

AGE & EMPLOYMENT

Age	Total	Employment Rate	Unemployment Rate
16 to 24 years	15,608	45.2%	20.8%
25 to 34 years	28,111	80.4%	7.7%
35 to 54 years	49,117	77.4%	6.6%
16 and over	148,811	60.3%	8.1%
55 and over	55,975	39.5%	6.2%
65 and over	29,543	19.5%	5.6%

ECONOMIC & EMPLOYMENT BASE

Leading Industries (# of Employees)

1. Professional, scientific, and management (17,681)
2. Educational services, and health care and social assistance (13,647)
3. Arts, entertainment, and recreation (11,967)

Leading Occupations (# of Employees)

1. Management, business, science and arts (35,540)
2. Sales (22,828)
3. Service (16,709)

HOUSING FACTS

Total Housing Units

% of County Total **393,917**
11.4%
Single-Family (1 unit attached/detached) 42.0%
Multi-Family (5+ units) 45.4%
% Occupied 74.4%
% Owner-Occupied 38.6%
% Renter-Occupied 35.9%

Median Value

\$329,500

Median Gross Rent

\$1,217

Vacancy Rate

Homeowner 3.1
Rental 9.4

Total Cost Burdened Households

% of Owner-Occupied Units **30,030**
33.1%
% of Renter-Occupied Units 57.8%

H+T Affordability Index

62%

FORT LAUDERDALE

Fat Live

Proposed Rent Schedule

2019 rates increased 2%

30% AMI		
	Unit Count	Monthly Rent
1 Bedroom	7	\$463
2 Bedroom	12	\$557

60% AMI		
	Unit Count	Monthly Rent
1 Bedroom	18	\$927
2 Bedroom	32	\$1,114

80% AMI		
	Unit Count	Monthly Rent
1 Bedroom	9	\$1,237
2 Bedroom	16	\$1,485

Market		
	Unit Count	Monthly Rent
1 Bedroom	11	\$1,750
2 Bedroom	20	\$2,000

Total	125
-------	-----

PRINCIPAL: ALL PRINCIPALS
EVERGREEN PARTNERS MASTER REAL ESTATE SCHEDULE (2018 AUDIT NUMBERS)
DATE: (3/13/2019 - Update)

	Property Name	Address	City	ST	Zip	Property Type	# of LIHTC Units	Total Units	Actual NOI (Year End -12/31/2018)	Estimated Value (Based on Total Development Costs)	Total Debt
1	Redden Gardens Apartments	2A Adelle Drive	Dover	NH	3820	Family	150	150	\$808,409	\$12,309,858	\$8,901,302
2	Waters Tower Apartments	1400 E. Madison	Baltimore	MD	21205	Elderly/Disabled	203	203	\$1,759,829	\$17,758,107	\$12,006,777
3	Aboussie Pavilion	4633 Ridgewood Avenue	St. Louis	MO	63116	Elderly/Disabled	273	273	\$1,462,456	\$18,942,744	\$14,496,688
4	Northgate Apartments	4400 Warm Springs Road	Columbus	GA	31909	Family	150	150	\$345,895	\$9,971,106	\$5,790,480
5	Parkledge Apartments	220 Yonkers Ave.	Yonkers	NY	10701	Family	310	310	\$3,372,212	\$62,852,937	\$24,099,946
6	Pineview Apartments	854 North Pine Road	Essexville	MI	48732	Elderly/Disabled	139	139	\$439,607	\$7,932,250	\$3,895,900
7	Carpenter Apartments	3400 Carpenter Road	Ypsilanti	MI	48197	Elderly/Disabled	151	151	\$813,261	\$13,506,047	\$6,415,000
8	Jamestown Village	300 Lackawanna Street	Reading	PA	19601	Family	275	275	\$1,364,321	\$19,107,581	\$8,525,791
9	Warren Plaza	430 East Warren Avenue	Detroit	MI	48201	Elderly/Disabled	198	198	\$940,405	\$15,462,911	\$8,439,300
10	Pinebrook Apartments	3818 W. Miller Road	Lansing	MI	48911	Family	136	136	\$646,852	\$9,597,936	\$5,358,427
11	Mount Clare Apartments	833 W. Pratt St.	Baltimore	MD	21201	Elderly/Disabled	110	110	\$971,107	\$10,300,291	\$6,608,967
12	Ruscombe Apartments	4800 Yellowwood Avenue	Baltimore	MD	21209	Elderly/Disabled	151	151	\$928,185	\$16,127,190	\$9,116,845
13	Village Green Apartments	1 South Delaware Avenue	Glens Falls	NY	12801	Family	136	136	\$672,464	\$28,401,514	\$6,602,612
14	James A. Dobson Apartments	150 Van Auker Street	Rochester	NY	14608	Family	254	254	\$1,262,621	\$19,531,761	\$11,445,937
15	Bethlehem Square	1900 West 12th Street	Pueblo	CO	81003	Family	130	130	\$554,534	\$10,202,459	\$5,036,385
16	Skyview Apartments	50 Crown Circle Drive	Scranton	PA	18505	Family	188	188	\$506,075	\$16,815,978	\$5,356,780
17	261 Gorham Road	261 Gorham Road	South Portland	ME	4106	Office	0	N/A	\$139,024	\$1,450,000	\$936,952
18	Garden Court Apartments	100 South Marshall Street	Lancaster	PA	17602	Family	264	264	\$1,470,381	\$20,030,934	\$9,431,682
19	Sharp Leadenhall Apartments	911 Leadenhall Street	Baltimore	MD	21230	Family	192	192	\$1,625,472	\$26,672,998	\$12,603,626.00
20	Nu Elm Apartments	440 South New Avenue	Springfield	MO	65806	Family	72	72	\$146,075	\$6,047,784	\$766,110
21	Johnston Square	501 E. Preston Street	Baltimore	MD	21202	Elderly/Disabled	218	218	\$1,093,520	\$21,387,465	\$9,866,745
22	Hudson Terrace Apartments	15 N. Front Street	Hudson	NY	12534	Family	168	168	\$790,097	\$18,086,294	\$5,946,559
23	Rutherford Park Townhouses	7939 Humboldt Drive	Hummelstown	PA	17036	Family	85	85	\$309,910	\$9,535,574	\$3,577,716
24	Sentinel Plaza	700 W. Congress Street	Tucson	AZ	85745	Elderly/Disabled	143	143	\$696,824	\$27,242,149	\$2,706,172
25	Hamilton Place Apartments	956 Hamilton Avenue	St. Louis	MO	63112	Family	98	98	\$500,473	\$12,586,031	\$5,412,411

26	The Sands Apartments	6405 Auburn Drive	Virginia Beach	VA	23464	Elderly/Disabled	120	120	\$579,648	\$11,066,239	\$6,873,819
27	Cumberland Court Apartments	500 Cumberland Court	Harrisburg	PA	17102	Family	108	108	\$325,722	\$10,633,950	\$2,323,340
28	Cushing Senior Residence	1 Elmwood Farm Drive	Hanover	MA	02339	Elderly/Disabled	0	150	\$1,009,966	\$9,841,150	\$6,372,270
29	Minerva Place Apartments	1342 Montclair Avenue	St. Louis	MO	63112	Family	56	56	\$230,083	\$8,280,837	\$2,739,270
30	Briardliff Summit Apartments	1050 Ponce de Leon Avenue	Atlanta	GA	30306	Elderly/Disabled	201	201	\$1,326,092	\$30,347,000	\$7,933,267
31	Clear Pond Estates	811 Crestview Drive	Cocoa	FL	32922	Family	100	100	See Note 5	\$14,235,916	\$ 15,061,396
32	Archway Commons	2707 Rauschenbach Avenue	St. Louis	MO	63106	Family	38	38	\$38,872	\$6,917,014	\$ 2,037,800
33	Orange Village	200 Orange Drive	Hermilage	PA	16148	Family	82	82	\$220,225	\$10,988,219	\$ 1,905,061
34	Normandy	24320 Michigan Avenue	Dearborn	MI	48124	Elderly/Disabled	96	96	\$348,312	\$3,010,581	\$ 2,441,889
35	Maple Court	540 Kieff Drive	Watertown	NY	13601	Family	87	92	\$430,036	\$13,756,864	\$ 7,903,580
36	Craven Terrace LP	601 Roundtree Street	New Bern	NC	28560	Family	131	131	\$313,983	\$13,744,278	\$ 6,650,641
37	Craven Terrace Phase II LP	601 Roundtree Street	New Bern	NC	28560	Family	182	182	\$472,536	\$18,995,832	\$ 9,328,036
38	Evergreen Village at Bloomington	3607 South Heirloom Drive	Bloomington	IN	47401	Elderly/Disabled	115	115	See Note 5	\$22,589,569	\$ 17,267,000
39	Heritage House LIHTC	660 North Spring Street	Independence	MO	64050	Elderly/Disabled	156	166	See Note 5	\$18,354,361	\$ 8,822,587
40	Black River	309 Mill Street	Watertown	NY	13601	Family	115	115	See Note 5	\$22,714,800	\$ 4,554,712
41	Evergreen Village at Fort Wayne	12523 Auburn Road	Fort Wayne	IN	46845	Elderly/Disabled	94	125	See Note 4	\$29,083,806	\$ 20,485,457
								6071	\$28,955,484	\$676,420,315	\$316,045,234

FAT Live Limited Partnership
Key Dates-FHFC/Closing & Broward County RFP

FHFC Application and Closing/Construction

November 7, 2019	Applications due to FHFC (all gap financing needs to be committed by this date)
December 18, 2019	Conditional Use Permit/Site Plan Review
December 31, 2019	Environmental Review of Site Complete
Spring 2020	FHFC Announces Awards
June 2020	Grading and Building Permit
July 15, 2020	Submit Application to HUD for 221(d)(4) financing
November 15, 2020	HUD Financing Commitment
January 15, 2021	Closing on land and Construction commencement
July 15, 2022	Construction Completion
December 31, 2022	Stabilization and 100% occupancy

Broward County Application

October 8, 2019	Application Deadline (Submitted)
October 9-11, 2019	Evaluation Committee Review
October 14, 2019	Scoring of Proposals and Recommendations
October 14-18, 2019	Appeals Process
November 5, 2019	BOCC meeting to select project(s)
May 2020	Agreement Contract to be Complete

Appendix B

SOURCES OF FUNDS

As an attachment, provide the following for each financial source currently in place to complete this project.

- Name, address, telephone number, contact person of lender or proposed lender
- Dollars amount requested including interest rate, terms, annual debt service
- Type of financing (e.g., conventional/subsidized loan, federal or private grant, deferred payment loan, equity, sweat equity, other-specify)
- Date funded, requested and expected and enforceable financing commitments (attach copy of commitment letters)

SOURCES OF FUNDS

FUNDS AMOUNT	SOURCE	TERMS AND CONDITIONS
A. \$10,500,150	Red Capital-HUD 221(d)(4) loan	2 year interest only, 40 year term and amortization, 4% interest and .25 MIP
B. \$5,000,000	Northwest-Progresso-Flagler Heights Community Redevelopment Agency (CRA)	TBD-Applied For
C. 26,799,920	PNC Real Estate	Sale of 9% tax credits at \$.93 per credit
D. \$1,294,497	Deferred Developer Fee	0% interest paid from cash flow

\$5,000,000

Broward County

0% Interest
loan-Applied For

\$48,594,567

Total

PROJECT COSTS

Itemized Cost	Total Cost	AHF	Source A	Source B	Source C
A. Acquisition Cost 1. Land 2. Existing Structures 3. Other	\$7,500,000	\$5,000,000	\$2,500,000		
B. Site Work 1. Site Work (not included in construction contract costs) 2. Other					
C. Construction (construction contract costs) 1. Site Work 2. New Building Includes contingency and FF&E	\$1,320,000 \$29,720,441		\$7,431,945	\$5,000,000	\$1,320,000 \$17,288,496

PROJECT COSTS cont.					
Itemized Cost	Total Cost	AHF	Source A	Source B	Source C
D Architectural & Engineering Fees					
1. Architect Fee-Design	\$620,000				\$620,000
2. Architect Fee-Supervision	\$155,000				\$155,000
3. Consultant or Processing Agent					
4. Engineering Fees And Testing	\$350,000				\$350,000
5. Other					
E. Other Owner Costs					
1. Appraisal & Market Studies	\$28,500				\$28,500
2. Building Permits	\$147,574				\$147,574
3. Tap Fees & Impact Fees	\$802,426				\$802,426
4. Soil Borings/Environmental Survey	\$15,000				\$15,000
5. Real Estate Attorney All legal	\$240,000				\$240,000
6. Construction Loan Legal					
7. Title and Recording	\$321,111				\$321,111
8. Other Accounting & Survey	\$20,000				\$20,000
F. Interim Costs					
1. Construction Insurance & Taxes	\$300,000				\$300,000
2. Construction Interest	\$513,341				\$513,341
3. Construction Loan Origination Fee					
G Permanent Financing Fees & Expenses					
1. Credit Report					
2. Permanent Loan Origination Fee	\$78,751				\$78,751
3. Title and Recording					
4. Counselor's Fee HUD Fees	\$226,002				\$226,002
H. Developer's Fee	\$5,668,216				\$4,373,719
I. Project Reserves					
1. Rent-Up Reserve					
2. Operating Reserve					
J. Tenant Relocation					
K. Project Administration/ Management					
1. Marketing/Management					
2. Operating Expenses					
3. Taxes					
4. Insurance FHFC Costs	\$568,205		\$568,205		
L. Total uses	\$48,594,567				
M. Total Financial Sources	\$48,594,567				
N. Difference	\$0				

ORIX Real Estate Capital, LLC

10 West Broad Street, 8th Floor
Columbus, OH 43215
Tel: 614-857-1400 800-837-5100

Exhibit 6

September 26, 2019

Mr. Brian Poulin
Evergreen Partners
560 NE 44th St.
Oakland Park, FL 33334

Re: Construction and Permanent Loan Financing for FAT Live (the "Project"), a proposed 125-unit Low Income Housing Tax Credit Project located in Fort Lauderdale, FL.

Dear Mr. Poulin:

ORIX Real Estate Capital, LLC ("OREC") is pleased to provide you with this conditional commitment letter to provide construction and permanent financing through FHA's 221(d)(4) program on the above-referenced project.

The proposed terms shown below are based off of OREC's review and underwriting of representations and information provided by you with regard to estimates of project costs, project income and expense figures, the limited market area data currently available to us, and the interest rate environment prevailing as of this date:

Construction & Permanent Loan Financing

Lender:	Orix Real Estate Capital, LLC
Borrower:	A To-Be-Formed Single Asset Entity
Loan Amount:	\$10,500,150 (estimated)
Loan Term:	40 years plus construction period
Loan Amortization:	40 years
Interest Rate:	4.00% (not inclusive of Mortgage Insurance Premium of 0.25%)

Based on rates in effect on September 26, 2019. Rates are subject to daily fluctuations.

The Interest Rates shall be fixed and locked prior to the closing of the mortgage.

Debt Service Coverage:	1.15x Minimum Allowable
Annual Debt Service:	\$552,860 (estimated)
Loan to Cost:	87% Maximum Allowable

Security:	A first mortgage lien on the property and the Project; a first assignment of rents and leases on the property or the Project; a senior security interest in Borrower's furnishings, fixtures, and equipment and Borrower's other tangible and intangible personal property acquired from, used in connection with or arising from the development, construction, use or operating of the property or the Project; an assignment of all construction contracts and contracts for other professional services engaged in or for the project; an assignment to
-----------	---

OREC of any distribution rights of the Borrower and the General Partner(s) by way of their respective general partnership interests in the property and the Project.

Prepayment:

Mortgages are typically subject to a two (2) year lockout with an 8% prepayment premium in year 3 declining 1% annually thereafter. Alternative structures available.

Standard Conditions:

The Borrower shall pay all costs incident to the processing and closing of the permanent financing including (without limitation) title insurance premiums; recording and settlement costs; costs of survey; fees and expenses of environmental, engineering, architectural, accounting, legal, and other professionals providing services to the Borrower; hazard insurance premiums, and payment of any amounts due to deliver interest rate. The Borrower shall pay such costs regardless of whether or not the permanent financing is closed and funded.

Prior to a loan closing, Borrower and/or Guarantors will be required to comply with and meet OREC's standard pre-closing conditions. Said pre-closing conditions would be contained in a final OREC Commitment letter issued to Borrower at a future date, and would contain, but not be limited to, OREC's review and acceptance of items including the final underwriting, conditions of Borrower, and any other conditions which OREC or its legal counsel shall require.

You understand that the loan amounts and the other terms are only estimates based upon our preliminary analysis of the Project and the borrower, that such loan amounts may increase or decrease, and that such terms may change, depending upon the final underwriting of the property. Issuance of a final commitment subject to internal Credit Committee, and FHA's review and issuance of a Firm Commitment.

The terms and conditions of this letter will expire on September 26, 2020. We appreciate the opportunity to submit our proposal for the construction and permanent financing of your affordable development and look forward to working with you on this transaction.

Very truly yours,

Orix Real Estate Capital, LLC



Tracy W. Peters
Senior Managing Director



September 25, 2019

Via Email

Brian Poulin
 Evergreen Partners
 560 NE 44th Street
 Oakland Park, FL 33334

**Re: FAT Village, LP (the "Partnership")
 FAT Live, Fort Lauderdale, FL (the "Property")**

Dear Mr. Poulin:

Thank you for the opportunity to present this letter of intent to make an equity investment in your Partnership, subject to preliminary and final investor approval. This letter of intent, which is being provided on a "Best Efforts" basis, outlines certain terms and conditions that would be the basis of a partnership agreement (the "Partnership Agreement"), to be entered into among the general partner(s) listed below, an equity fund sponsored by PNC Bank, National Association ("PNC"), as the limited partner (the "Limited Partner") and a corporation affiliated with PNC as the special limited partner (the "Special Limited Partner").

Based on the information you provided to us, we have prepared this letter of intent under the following terms and assumptions:

1. PARTNERSHIP TAX CREDITS

Annual Forecasted Tax Credit: \$2,882,000

2. CAPITAL CONTRIBUTIONS TO THE GENERAL PARTNER

- A. The Investment Limited Partner and will purchase 99.99% of the forecasted tax credits at a rate of \$.93 per allocated tax credit dollar credit (the "Investment Limited Partner's Capital Contribution"), assuming the foregoing material assumptions are accurate and subject to the terms set forth in this letter and the Partnership Agreement to be entered into prior to payment of any installment below. The total Capital Contribution will be rounded to the nearest dollar and is expected to be \$26,799,920 payable in installments. Each installment is due within five (5) business days of the Investment Limited Partner's receipt and approval of documentation evidencing the satisfaction of the installment's and all previous installments' conditions as follows:
- 1) \$5,359,984 or 20.00% (the "First Installment") paid prior to or simultaneously with the closing of construction financing;
 - 2) \$9,379,972 or 35.00% ("the Second Installment") upon 25% construction completion;

- 3) \$8,186,144 or 30.55% ("the Third Installment") upon 75% construction completion;
- 4) \$2,664,483 or 9.94% (the "Fourth Installment") upon 95% physical occupancy, 100% initial tax credit occupancy, cost certification, permanent loan commencement or conversion, or property stabilization;
- 5) \$1,209,337 or 4.51% (the "Final Installment") upon the latest of receipt of IRS Forms 8609.

Funds from installments one, two and three will be paid prior to construction completion for a total of \$22,926,100.

- B. The Capital Contribution shall be applied by the Partnership first to direct development costs, then to the payment of the development fee (the "Development Fee"). To the extent the Capital Contribution or net cash flow is not sufficient to pay the full Development Fee within ten years of the construction completion date, the General Partner shall be obligated to contribute capital to the Partnership to enable it to pay the remaining balance.

3. DISTRIBUTION OF NET CASH FLOW

- A. Net cash flow, generated by the Property after payment of operating expenses, debt service and replacement reserve deposits, shall be distributed within 45 days of the end of the fiscal year, prior to the first full year of operations, 100% to the General Partner, and beginning in the first full year of operations, as follows:
 - i) To the Investment Limited Partner \$75 per unit as a cumulative annual investor services fee, increasing 3% annually;
 - ii) To the Investment Limited Partner as reimbursement for any debts or liabilities owed to the Investment Limited Partner;
 - iii) To the developer as payment of the Development Fee until payment in full of the Development Fee;
 - iv) To the General Partner \$150 per unit, as a cumulative annual partnership management fee, increasing 3% annually;
 - v) To the Investment Limited Partner, to the extent that any Partnership taxable income is allocated to the Investment Limited Partner in any year, cash flow equal to 40% of the taxable income;
 - vi) To the General Partner as reimbursement for operating deficit loans made to the Partnership and owed to the General Partner;
 - vii) Finally, any remaining net cash flow shall be distributed 90% to the General Partner and 10% to the Investment Limited Partner.

4. DISTRIBUTION OF NET CASH PROCEEDS UPON SALE OR REFINANCING

- A. The net cash proceeds upon sale or refinancing shall be distributed in the following order:
 - i) To the payment of all debts and liabilities of the Partnership, excluding those owed to Partners, and to the establishment of any required reserves;

- ii) To the payment of any debts and liabilities owed to the Investment Limited Partner;
 - iii) To the payment of any fees, debts, and liabilities owed to the General Partner and any unpaid partnership management fees for such year;
 - iv) The balance, 90% to the General Partner, and 10% to the Investment Limited Partner.
- B. For a period of one year after the expiration of the initial compliance period, the General Partner may commence marketing the Property or may have the option to purchase the Investment Limited Partner's interest for a purchase price equal the fair market value of the Investment Limited Partner's interest. Fair market value shall be determined in accordance with the Partnership Agreement.

At any time after the year following the initial compliance period, PNC and the General Partner may commence marketing the Property. If PNC receives a bona fide offer to purchase the Property, PNC will forward a copy of the offer to the General Partner. If the General Partner chooses to refuse the offer, the General Partner will purchase the Investment Limited Partner's interest for a purchase price equal to the net proceeds pursuant to Section 5 if the offer had been accepted.

5. DISTRIBUTION OF BENEFITS

Profits, losses and tax credits will be allocated 99.99% to the Investment Limited Partner based on the percentage of limited partner interest to be acquired. In the first year of operations when the net cash flow is allocated 100% to the General Partner, any taxable income will be allocated to the General Partner in the same proportion as the net cash flow distribution.

6. GENERAL PARTNER OBLIGATIONS

A. Construction Completion Obligations

The General Partner and the Developer shall guarantee lien-free construction completion of all improvements substantially in accordance with the approved plans and specifications. The General Partner and the Developer shall fund any development cost overruns through permanent loan(s) commencement/conversion and such overruns will not be reimbursed by the Partnership.

The General Partner shall provide copies of each draw request, change orders and all supporting documentation to the Investment Limited Partner simultaneously with submission to the construction lender. The Investment Limited Partner shall have the right to approve change orders in excess of \$25,000. If the general contractor is not an affiliate of the General Partner, the construction contract shall be a fixed price contract and the general contractor shall be bonded in a manner satisfactory to the Investment Limited Partner.

B. Operating Deficit Guaranty and Operating Reserve Account

The General Partner shall guarantee the funding of any operating deficits for operating or fixed costs for 60 months following the later of the break-even operations or permanent mortgage loan commencement or conversion in a maximum amount to subject to the Investment Limited Partner's due diligence review. The partnership may also establish an operating reserve if the projections change.

C. Replacement Reserve Account

The Partnership shall deposit monthly into a replacement reserve account no less than \$250 per unit occupied at conversion (the "Replacement Reserve Account"). The Replacement Reserve Account shall be used to fund the replacement of major capital improvements, and disbursements shall require annual notification of anticipated expenditures and prior written approval of unanticipated expenditures.

D. Tax Credit Adjustments

- i) If the annual actual tax credits allocated on the Carryover Allocation or Form(s) 8609 is less than the forecasted tax credits stated in Section 1, then the Capital Contribution shall be reduced in an amount equal to the total tax credit shortfall to the Investment Limited Partner multiplied by the price paid for the tax credits.
- ii) If the annual actual tax credits allocated on Form(s) 8609 is greater than the forecasted tax credits stated in Section 1 (the "Additional Credit"), then the Capital Contribution shall be increased in an amount equal to the Additional Tax Credit multiplied by the price paid for the tax credits, and paid pro rata over the remaining Installments. This adjustment combined with all other upward adjustments shall be limited to 10% of the Capital Contribution.
- iii) For each additional \$1.00 of tax credit delivered in the first years beyond the amount projected in this letter, the ILP shall pay an additional equity amount per tax credit dollar to be determined by Investment Limited Partner during due diligence. The additional capital shall be paid pro rata over the remaining Installments.
- iv) If the amount of actual tax credit in any year after construction completion is less than the amount of forecasted tax credit in Section 2 (except for reasons stated in item 6(D)(i) above), the Capital Contribution shall be reduced by an amount equal to the tax credit shortfall amount multiplied by the price paid for the tax credits, plus the amount of any recapture, interest or penalty (a "Reduction Amount").
- v) If any Reduction Amount cannot be paid from the Capital Contribution, the General Partner shall pay the Reduction Amount. Reduction Amounts not paid upon demand shall accrue interest at the prime rate as published in the Wall Street Journal plus 2%.

E. Net Worth and Guarantee Requirements

All obligations of the General Partner shall be guaranteed by person(s) or entities ("Guarantor(s)") acceptable to the Investment Limited Partner and with sufficient net worth and liquidity.

7. **CONDITIONS**

A. Property

The Property will be a new construction development located in Fort Lauderdale, Broward County, Florida.

B. Tax Credit Allocation

The Partnership may elect to defer the use of tax credits for any individual building which is not 100% tax credit qualified by December 31 of the year in which it is placed in service, at the

Investment Limited Partner's discretion. It is assumed that IRS form 8609 will be issued subsequent to the anticipated placed-in-service deadline.

C. Tax Credit Occupancy

The Partnership must comply with the 40/60 minimum set-aside test (a minimum of 40% of the units must be rented to tenants with incomes less than 60% of area median, adjusted for family size).

D. Construction and Permanent Financing

The General Partner shall provide to PNC for its review and approval, copies of the loan commitments and loan documents for all financing sources, which are assumed to be from qualified commercial lenders and qualify for the 9% tax credit applicable percentage.

E. Property Management Agent

- i) The General Partner shall provide or cause the Property management agent to provide management reports to the Investment Limited Partner in a timely manner concerning operations, occupancy and other information essential to the management of the Property.
- ii) Upon the occurrence of certain events, including any material violations, negligence or misconduct or inadequate reporting, the Special Limited Partner will have the option to replace the Property management agent. All Property management agreements will include a termination clause allowing either the General Partner or the Property management agent to terminate the agreement by giving a 30-day advance written notice to the other party.

F. Repurchase Obligations

The Investment Limited Partner shall not be required to advance any unpaid Installments and the General Partner may be required to repurchase the Investment Limited Partner's interest for the invested amount. Conditions for repurchase shall include: construction completion, break-even operations or permanent loan closing(s)/conversion(s) are not achieved or other tax credit compliance conditions are not met in a reasonable time period.

G. Insurance Obligations

The Partnership will provide the following insurance policies: i) an extended ALTA owner's title insurance policy in an amount not less than the permanent mortgage(s), the General Partner's and Investment Limited Partner's capital contributions, with all standard exceptions deleted or approved and with Fairways, non-imputation and other requested endorsements; ii) commercial general liability insurance in the minimum amount of \$5,000,000 naming the Investment Limited Partner as named insured party of which not more than \$2,000,000 is through an umbrella policy; (iii) builder's risk insurance through construction completion, and all risk or fire and extended coverage and, if necessary, earthquake, hurricane and flood insurance, all policies in a minimum amount equal to full replacement value; (iv) workers' compensation as required under state law; (v) business interruption insurance coverage equal to one full year's gross rental income or as acceptable to the Investment Limited Partner; and (vi) any other insurance as may be necessary or customary.

H. Accountant's Obligations

The General Partner shall provide or cause the Partnership's accountant to provide the following annual reports: i) federal and state tax returns for the previous year (including all supporting documentation necessary to verify the calculation of the tax credit) by February 28th and ii)

annual audited Partnership financial statements (including all supporting documentation) by March 1st. Any delays beyond the designated due date may result in a \$100 per day penalty to the Partnership. The Partnership Accountant shall review and approve the basis and benefits calculations prior to the payment of the First Installment.

I. General Partner Removal

The Partnership Agreement shall contain provisions for the removal of the General Partner with cause.

8. DUE DILIGENCE PERIOD

The General Partner grants the Investment Limited Partner the exclusive right to acquire the Partnership interest commencing on the date of the initial execution of this letter of intent and terminating 60 days after receipt of the documents necessary to complete the due diligence review.

Our agreement to make the investment described in this letter of intent is subject to the accuracy of the information you have provided to us and our mutual agreement on the terms of the closing documents and review of customary due diligence which shall include those items specifically referenced in the PNC commitment for construction and term financing sent under separate cover.

This letter of intent does not expire before June 30, 2020.

This letter of intent is not a commitment and is subject to PNC's underwriting, due diligence review, and market conditions at the time a letter of intent is issued following the tax credit award. During the due diligence period, PNC will conduct a due diligence review and negotiate with the General Partner, in good faith, any open terms of this letter of intent. The due diligence period will commence upon receipt by PNC of all Property and Partnership documents identified in the syndication binder. The due diligence review will include, without limitation, the verification of factual representations made by the General Partner, a review of the Property and Partnership documents, a site visit and an evaluation of the following: the experience and expertise of the General Partner, general contractor, architect and Property management agent; Property area market; an appraisal of the Property; the construction schedule; the total development budget; the residual potential of the Property and capital account analysis; Phase I environmental assessment and all subsequent reports and other relevant factors. PNC may also commission consultants to perform market analysis, construction, insurance and environmental reviews. The General Partner and PNC acknowledge that no legally enforceable relationship shall exist between General Partner and PNC unless and until the Acquisition Review Committee of PNC shall have approved the proposed transaction, and the parties shall have executed the Partnership Agreement and the other transaction and financing documents contemplated herein. . The foregoing pricing assumptions for this application letter of intent are based on current market conditions, which are subject to change in the event of a change in the federal income tax laws or regulations which would have an effect on the benefits PNC expects to receive from the transaction.

Should you have any questions, please do not hesitate to call (502) 581-2640. We look forward to working with you on this and future transactions.

Sincerely,

PNC BANK, N.A.

Agreed and Accepted:

FAT VILLAGE, LP



Ryan Edwards
Vice President

cc: Tricia Hurley, File

By: 

Name: Brian Paul

Title: Authorized Signatory

Date: 9-25-19

CONFIDENTIAL DRAFT
For Discussion Purposes Only

FL - (Fort Lauderdale)
10 Year Proforma

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue (Trend)		2%	2%	2%	2%	2%	2%	2%	2%	2%
Rental Revenue	\$1,876,848	\$1,914,385	\$1,952,672	\$1,991,726	\$2,031,560	\$2,072,192	\$2,113,635	\$2,155,908	\$2,199,026	\$2,243,007
Other Revenue	\$122,500	\$124,950	\$127,449	\$129,998	\$132,598	\$135,250	\$137,955	\$140,714	\$143,528	\$146,399
less Vacancy @ 7%	(\$139,954)	(\$142,753)	(\$145,608)	(\$148,521)	(\$151,491)	(\$154,521)	(\$157,611)	(\$160,764)	(\$163,979)	(\$167,258)
Net Revenue	\$1,859,393	\$1,896,581	\$1,934,513	\$1,973,203	\$2,012,667	\$2,052,921	\$2,093,979	\$2,135,859	\$2,178,576	\$2,222,147
Expenses (Trend)		3%	3%	3%	3%	3%	3%	3%	3%	3%
Administrative	\$153,990	\$158,610	\$163,368	\$168,269	\$173,317	\$178,517	\$183,872	\$189,388	\$195,070	\$200,922
Management Fee	\$92,898	\$94,756	\$96,652	\$98,585	\$100,556	\$102,567	\$104,619	\$106,711	\$108,845	\$111,022
Utilities	\$225,000	\$231,750	\$238,703	\$245,864	\$253,239	\$260,837	\$268,662	\$276,722	\$285,023	\$293,574
Maintenance	\$153,750	\$158,363	\$163,113	\$168,007	\$173,047	\$178,238	\$183,586	\$189,093	\$194,766	\$200,609
Taxes & Insurance	\$494,600	\$509,438	\$524,721	\$540,463	\$556,677	\$573,377	\$590,578	\$608,296	\$626,544	\$645,341
Replacement Reserve	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500
Total Expenses	\$1,157,738	\$1,190,417	\$1,224,057	\$1,258,687	\$1,294,336	\$1,331,036	\$1,368,816	\$1,407,710	\$1,447,749	\$1,488,968
Net Operating Income	\$701,655	\$706,165	\$710,456	\$714,516	\$718,331	\$721,885	\$725,163	\$728,149	\$730,827	\$733,179
less Debt Service	\$560,184	\$560,184	\$560,184	\$560,184	\$560,184	\$560,184	\$560,184	\$560,184	\$560,184	\$560,184
Projected Cashflow	\$141,471	\$145,981	\$150,272	\$154,332	\$158,147	\$161,701	\$164,979	\$167,965	\$170,643	\$172,995
DSCR	1.25	1.26	1.27	1.28	1.28	1.29	1.29	1.30	1.30	1.31

Exhibit 8

Appendix C

Unit Type	Unit Size (BR)	Total Unit Count	Unit SF**	Rent	Utility Allowance	Proposed Rent (Net)
30% AMI	1	7	675	\$463	\$0	\$463
30% AMI	2	12	950	\$557	\$0	\$557
60% AMI	1	18	675	\$927	\$0	\$927
60% AMI	2	32	950	\$1,114	\$0	\$1,114
80% AMI	1	9	675	\$1,237	\$0	\$1,237
80% AMI	2	16	950	\$1,485	\$0	\$1,485
Market	1	11	675	\$1,750	\$0	\$1,750
Market	2	20	950	\$2,000	\$0	\$2,000
TOTALS		125				

*Rents are current at current affordable multifamily housing rents increased by 2%

**Approximate Average S.F.