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.*

Board Members	Attendance	Cumulative Attendance June 2023-May 2024 Present	Absent
Rhoda Glasco Foderingham, Chair	P	1	1
Dylan Lagi, Vice Chair	P	2	0
Sonya Burrows	P	1	1
Kenneth Calhoun	P	2	0
Lisa Crawford	P	2	0
Noel Edwards	P	2	0
Michael Lewin	P	2	0
Steffen Lue	P	1	1
Christopher Murphy	P	1	1
Alfredo Olvera	P	2	0
John Quailey	P	2	0

Currently there are 11 appointed members on the Board, which means six (6) would constitute a quorum.

Staff
Clarence Woods, III, NPF CRA Manager
Lizeth DeTorres, Sr. Administrative Assistant
Bob Wojcik, Housing and Economic Development Manager
Eleni Ward Jankovic, Housing and Economic Development Manager
Vanessa Martin, Business Manager
Jonelle Adderley, CRA Project Coordinator
Corey Ritchie, CRA Construction Manager
Jamie Opperlee, Prototype Inc. Recording Secretary

Communication to the CRA Board of Commissioners
None

I. Call to Order/Roll Call — Chair Foderingham

Chair Foderingham called the meeting to order at 3:13 p.m. and roll was called. A quorum was present.

II. Approval of Minutes — NPF CRA Board

- June 13, 2023 Minutes

Motion made by Mr. Lewin, seconded by Mr. Edwards to approve the Board's June 13, 2023 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update — Vanessa Martin

Ms. Martin provided an update in the Board's packet. She stated they had $2.7 million remaining in the incentive balance. Ms. Martin noted they had added the addresses to the report. Ms. Crawford wished to see the purpose for which the funds were awarded. Mr. Lagi suggested adding the type of incentive.

IV. FY2024 Budget Recommendation Vanessa Martin

Ms. Martin requested the Board recommend approval the 2024 budget before it was sent to the CRA Board of Commissioners for approval. She estimated they would have $16.8 million in incentive funds for 2024.

Morion made by Ms. Crawford, seconded by Mr. Lewin to approve the 2024 budget recommendation. In a roll call vote, motion passed 11-0.

V. Communication to CRA Board of Commissioners CRA Staff

None

VI. Old/New Business

Debriefing Workshop with City Commissioners

Vice Chair Lagi said the meeting had gone well. They had discussed: The remaining time of the CRA, the EDC, how residential projects were tracked, and investments the business community was making.

Mr. Woods said Mayor Trantalis had suggested they move forward with the CRA extension and Mr. Woods had contacted consultants for prices of a necessity study and the amended and restated redevelopment plan. He would ask the City Manager how to proceed. Mr. Woods noted there would also be discussions with the County about the extension because their permission was required. He would speak with procurement about piggybacking the contract for the consultant.

Mr. Woods recalled the Board of Commissioners had required them to implement a strategy to track the infill lots. Mr. Wojcik had suggested including an affidavit that would be mailed to the buyer every year for seven years indicating they still occupied the home. If this was not returned, the CRA could demand the price of the land back. Ms. Adderley said the owner must also include a copy of the FPL and water bill in the owner's name to certify they still lived at the property.

Regarding the extension of the CRA Charter, Mr. Woods described the process and estimated it would take six months. He noted that conversations with Broward County were needed as well, but he did not feel this would take a long time.

Mr. Edwards recalled discussion at the workshop about the art being proposed, and the opinion that the artwork did not reflect the true history of the community. Ms. Burrows said Sistrunk was marketed as a historic area, but the marketing materials concentrated on the 1970s and forward and had left out the older information, such as the Fort Lauderdale Negro Chamber of Commerce, as well as her own business. Mr. Woods

stated this involved the Arts and Culture District Plan, whereby Sistrunk would be designated as the Arts and Culture Corridor of the City to create a tourist destination for arts, culture and history. He acknowledged that there had been several significant assets overlooked. He said these other historic assets would be represented as they created the historic trail. He said there would be an exhaustive campaign to identify and include those assets.

Ms. Crawford recalled Commissioner Glassman had asked how they approached historic preservation if it was not based on historic buildings. Mr. Woods said Commissioner Glassman had been discussing buildings eligible for inclusion on the National Registry of Historic Places. There were also buildings that were historically significant due to events and people with whom they were associated. These stories could become part of the narrative to build the historic trail. Mr. Edwards suggested a workshop in this issue and Mr. Woods agreed to work on it. Chair Foderingham said this could also be an agenda item for the Board.

Vice Chair Lagi thought the Arts and Culture Corridor Plan would require some funding and Mr. Woods said they had not allocated funding for that in this budget year. He said Invest Fort Lauderdale would also identify funding opportunities.

Ms. Burrows asked about the property next to the Eula Johnson House. Mr. Wojcik said when they had rezoned the area it was designed to allow building smaller lots but he would be surprised if someone built on this lot. Ms. Ward said a developer had proposed a multi-use building with parking on the roof. Issues had arisen with parking access, and Ms. Ward had not heard back from the developer.

VII. Public Comments

None

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 3:54 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – September 12, 2023.**

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

MEMORANDUM

DATE: September 12, 2023

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Funding Request and Recommendations
Recommended Funding to Sunshine Shipyard, LLC for the Arcadian Project - 640 NW 7 Avenue – Development Incentive Program - $10,000,000.
Recommended Changes to the Previously Approved 909 Sistrunk Project

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FUNDING REQUEST

The Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF CRA) has received a CRA funding application from Sunshine Shipyard, LLC ("Developer") for a $10,000,000 Development Incentive Program Loan for the "Arcadian", a new mixed use development project to be located at 640 NW 7 Avenue. A Location Map is attached as **Exhibit 1**, the Developer's CRA Funding Application is attached as **Exhibits 2,** and Broward County Property Appraiser information is attached as **Exhibit 3.**

BACKGROUND AND SUMMARY

The project will be constructed on the City block bordered by Sistrunk Boulevard to the south, NW 7 Street to the north, Avenue of the Arts (NW 7th Avenue) to the west and NW 6 Avenue to the east. It includes an area of 3.47 acres of land assembled by the Developer between June 6, 2018 and April 10, 2019 at a cost of approximately $9.8 million. The property was previously occupied by industrial and light industrial uses including the Sunshine Auto Salvage Yard which occupied the majority of the site. At the request of the Developer, on September 1, 2020, those portions of the site zoned for Industrial use were rezoned by the City Commission to NWRAC MUe (Northwest Regional Activity Center Mixed Use East) and on July 5, 2022, the City Commission approved the site plan for the project with an affordable housing height bonus and an affordable Housing Development Agreement on August 16, 2022. The site has been cleared of all prior structures and the Final Development Review Committee (DRC) Certificate of Compliance is attached as **Exhibit 4**.

The approved proposed project consists of an 8 story mixed-use, mixed-income, multi-family development containing 480 residential rental units which includes 8 live/work units with 15,235 square feet of ground floor commercial space consisting of 7,735 SF of retail and 7,500 SF of restaurant use, and 606 parking spaces with structured parking. The residential unit mix consists of 90 - approximately 482 square foot studio units, 292 - approximately 653-899 square foot one bedroom/one bath units and 98 - approximately

923-1,062 square foot two bedroom/two bath units. Of the 480 residential units, 10% (48 units) will be permanent affordable units rented to residents with incomes less or equal to 100% of the median family income within Broward County (MFI) adjusted for household size, as determined by HUD on an annual basis, with rent and utility costs not to exceed 30% of the gross annual household income. The residential units set aside as affordable units in perpetuity will include 10 studio units renting for approximately $1,680 / month, 28 one bedroom-one bath units renting for approximately $1,856 / month, and 10 two bedroom-two bath units renting for approximately $2,089 / month. The affordable units will be scattered between all eight floors and appearances, finishes and materials will not vary between affordable units and other units. A copy of the Affordable Housing Agreement with the City of Fort Lauderdale is attached as **Exhibit 5**, including requirements for annual reporting, restrictive covenants and marketing plan to promote the rental of affordable units. The remainder of the residential units in the development will be rented at market rate. The average monthly rent for the market rate units will be approximately $2,016 for a studio apartment, $2,160 for a 1 bedroom-one bath apartment and $2,592 for a two bedroom-2 bath apartment.

Residential unit amenities and features for all apartments will include Energy Star stainless steel appliances including range, refrigerator, washer/dryer and microwave, majestic bathroom mirrors, upscale obsidian floor tile, stone composition countertops and all units will have balconies. The very attractive design includes two mixed-use buildings with a central atrium and two swimming pools. There will be secure access to the parking garage for 606 cars, 24/7 recorded security camera monitoring, bicycle racks, two jumbo screens, one in each courtyard, each with its own swimming pool in addition to a kid's playground and pet park. Other features include a fitness center, club rooms, kid's room, business center, mail/package room, lounge area and pedestrian paseo that provides a 30 foot wide central passage from east to west at midblock with access to building services and features. The paseo creates a unique public space and access to ground floor residential amenities at the base of the parking garage such as the lobby and gym that face the paseo.

First floor retail is located primarily along Sistrunk Boulevard and the Avenue of the Arts. Three corners of the site will provide for plazas that allow for ample pedestrian circulation and outdoor dining opportunities. In addition to affordable housing, as a community benefit, 2,500 square feet of commercial space in the project will be reserved for the CRA (or Invest Fort Lauderdale, it's Economic Development Corporation (EDC)) at $12 per square foot NNN (with standard CPI annual escalations) for a period of 15 years. This will be a great opportunity for the CRA or it's EDC to attract and target small businesses to the area offering an affordable rent.

Proposed building materials consist of limestone, steel mesh, aluminum, stucco, glass and decorated perforated canvas for the garage. The building provides a 15 foot high ground floor, stone finish walls, and decorative aluminum trellises for shading along Sistrunk Boulevard and Avenue of the Arts. Floors two through five are framed providing articulation to the facades. The parking garage is enhanced with artwork and balconies are contained throughout the building, providing depth, articulation and unit activation

along the four facades. Shade trees along with the trellises shade pedestrian space and the sidewalks along all facades. The project's key sustainability features include over 75% green roof area, heat mitigation through choice of material and electric vehicle charging stations. The project is committed to become National Green Building Standard (NGBS) Gold Certified by Home Innovation Research Labs, providing the highest performance levels in energy efficiency, water efficiency, resource efficiency, lot development, operation, maintenance and air quality. Plans for the Project are attached as **Exhibit 6.**

The Developer, Sunshine Shipyard LLC is an affiliated company of Fuse Group Investment Companies, led by founder and CEO Eyal Peretz. Fuse Group has been investing in the CRA and specifically the Sistrunk area for the last six years, with a mission of making the Sistrunk District a vibrant epicenter which is full of life and occupied by businesses, retail, lifestyle and entertainment to serve and empower the community, proving infrastructure and transforming the visual experience of the area. Fuse Group (Fuse 9, LLC) has partnered with Boca Paila, LLC on this project. Boca Paila is led by Mauricio Girault, founder and CEO of Grupo Krea, a leading developer of affordable and workforce housing. Mr Girault has built large scale integrated communities amounting to over 14,000 residential units in eleven large scale projects and is known for innovation in construction using the latest cost and time efficient technologies. Grupo Krea has partnered with South Pointe Construction as a general Contractor to undertake the construction of the Arcadian using the aluminum form construction method. South Pointe Construction has a proven track record spanning over three decades in the construction and development industry of South Florida, including over $1 billion of construction volume, including single family, multi-family, office, medical, restaurant and special purpose structures. A few sample projects include Saphire Condominium in Fort Lauderdale, The Estates of Acqualina in Sunny Isles, The Ritz Carlton Residences in Sunny Isles and Millicento Condominium on Brickell in Miami. Other members of the Arcadian project team include: Behar Font & Partners (Architect), Witkin Hults + Partners, (Landscape Architect), Flynn Engineering Services, PA., (Land Planner and Civil Engineering) and Holland & Knight, LLP (Land Use Attorney).

The total estimated project Development Budget is $153,384,269 including:

Land	$25,000,000
Design & Engineering	$1,998,990
Permits & Licenses	$4,505,979
Other Soft Costs	$7,336,639
Hard Costs	$103,168,054
Financial Costs	$11,374,707

CRA funding for the project represents 6.5% of the total Development Budget. Developer equity ($44,904,269) represents 29.3% of the budget with lender financing of $98,500,000 (64.2%). A comparison of other CRA funded Development Incentive Program projects is provided below.

Project	Estimated Capital Investment (ECI)	CRA Award	CRA Award Percentage of ECI
Food and Friends	$1.3 Million	$1.1 Million	84%
Dales Wheels and Tires	$0.97 Million	$.7 Million	74%
Hoover Awning	$1.5 Million	$1.1 Million	73%
YMCA	$15 million	$10 Million	67%
Victory Complex	$4 Million	$2.4 Million	60%
Aldridge and Larimore	$18.57 Million	$8.0 Million	43%
Jack and Jill School	$7.1 Million	$2.5 Million	35%
Wright Dynasty	$12.8 Million	$3.5 Million	27%
Thrive Development	$15.4 Million	$3.5 Million	26%
Sistrunk Market	$5.9 Million	$1.4 Million	23%
Sistrunk Townhomes	$6.9 Million	$1.5 Million	22%
Six 13 Apartments	$33.5 Million	$7.0 Million	21%
Comfort Suites	$17.4 Million	$3.0 Million	17%
Triangle Services	$7.8 Million	$1.5 Million	19%
The Adderley	$103.7 Million	$12.0 Million	12%

The $10,000,000 Development Incentive Program (DIP) Loan will consists of a $8,000,000 DIP forgivable loan, forgiven once the entire project receives a Certificate of Occupancy (CO), and a $2,000,000 DIP loan at 0% interest, repaid by the Developer at $200,000 per year for 10 years following CO. CRA funding will be secured by a mortgage on the property subordinate to the first mortgage construction and permanent financing. CRA funding will be applied to project construction cost.

As an additional community benefit of the project, the DIP loan payments will be assigned to Invest Fort Lauderdale for reinvestment back into the CRA area. Community benefits from the project also include approximately 1,670 jobs, including 68 permanent jobs for retail employees, 1,460 direct and indirect jobs from construction activity and 142 jobs from resident spending, and an estimated $154 million in economic activity from construction, retail and resident spending. In addition, the project is estimated to generate up to $31 million in real estate taxes over the next 15 years.

A series of factors make CRA funding critical to the project, including an increase in construction cost (up 40% over the past 36 months), insurance premiums (a 33% increase over the last year) and increase in interest rates (significantly impacting the cost of development) since the project was initially planned. In this volatile and changing development market, without CRA funding, acceptable investment measures of risk cannot be met when analyzing the projected return on investment to the cost of the project.

In order to be able to fund this project, the CRA, at the request of Fuse Group (**Exhibit 7**), will take the $4 million approved for the proposed office and retail project awarded to 909 NW 6 St LLC (A Fuse Group subsidiary) under the DIP Program and reallocate the

funds from the 909 Sistrunk project to the Arcadian project. These are not CRA tax increment (TIF) revenues, but are funds that are part of the $22.5 million Truist Bank Loan the CRA took out in 2021 to help jump start larger development projects. An additional $3 million will be allocated to the Arcadian in CRA fiscal year TIF FY 2023-2024 funding, with the last $3 million installment to the Arcadian of CRA funding allocated in TIF FY 2024-2025. The project will be developed in two phases. With CRA funding approval, Phase 1 of this shovel ready project will commence this September 2023 with completion and stabilization at the end of 2025. Phase 2 will commence in April 2025 with completion and stabilization in 2027.

The 909 Sistrunk Project was approved for a $4 million CRA DIP forgivable loan by the CRA Board on December 7, 2021 (**Exhibit 8**). The $16.5 million project as approved includes a contemporary signature four story building at the northwest corner of Sistrunk Blvd and NW 9th Ave, with 3,691 square feet of restaurant, food and beverage use, 7,660 square feet of retail, 18,442 square feet of office, 2,865 square feet of common area and 44,658 square feet of parking garage with more than 80 parking spaces. In addition to creating an estimated 150 jobs, as a community benefit, $200,000 in rental subsidies are set aside to allow entry level start-up neighborhood businesses the ability to afford new retail or other commercial space in the building. This project was unanimously recommended for approval by the CRA Advisory Board at their meeting of January 12, 2021 (**Exhibit 9**).

Although the 909 Sistrunk (NW 6 Steet) Project is near shovel ready, having Development Review approval by the City, Fuse Group has informed us that an opportunity to create a larger and better project has presented itself without the need for additional CRA funding beyond the original $4 million CRA commitment. They propose to partner with Boca Paila, LLC (Same partner as the Arcadian Project) along with 639 NW 9th Avenue, LLC (led by Developers Tal Levinson and Eric Malinasky) (**Exhibit 10**), who purchased the property to the north of them on NW 9th Avenue and will expand the project to add approximately 178 units of workforce housing to the 909 Sistrunk Boulevard office and retail project and modify the proposed parking garage for the 909 Sistrunk project to include a larger parking garage that serves both the proposed housing units and office/retail project providing 246 surface and structured parking spaces, approximately 20,000 SF of office and 13,000 SF of food and beverage uses. The workforce housing units will be affordable to families at or below 120% of the area median income (AMI). The footprint of the project will expand from a 26,265 SF site to a 63,339 SF development site with a total project cost of approximately $58.9 million. (**Exhibit 11**). This change in project scope will result in additional time needed to secure development approvals and increase the start date of the project that was estimated to occur in December 2023. To accommodate the project changes, this project will return to the CRA Board and will be recommended to be funded from CRA TIF FY 2024-2025 tax increment revenues.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The NPF CRA Community Redevelopment Plan promotes programs and projects that will have a positive impact on neighborhood residents and low and moderate income households within the NPF CRA. The Redevelopment Program will assist in providing

incentives as inducements to stimulate development to upgrade and replace incompatible land uses and blighting conditions affecting the area, and the Redevelopment Plan will help preserve and expand the supply of affordable housing and provide improvements to enhance the overall environment, improve the quality of life and attract sound business and commercial development that provide employment and job opportunities.

A major component of the redevelopment strategy for the NPF CRA is the revitalization of the residential neighborhoods. The Redevelopment Program seeks to preserve and expand affordable housing in the entire redevelopment area. Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA Program 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:

1) Approve a $10,000,000 Development Incentive Program loan to Sunshine Shipyard, LLC for the Arcadian project, consisting of a $8,000,000 forgivable loan and a $2,000,000 zero interest loan repaid over 10 years with CRA loan payments assigned to Invest Fort Lauderdale, the CRA's economic development corporation., and
2) Approve changes to the 909 NW 6 St LLC project, including scope, schedule and source of CRA funds.

Attachments

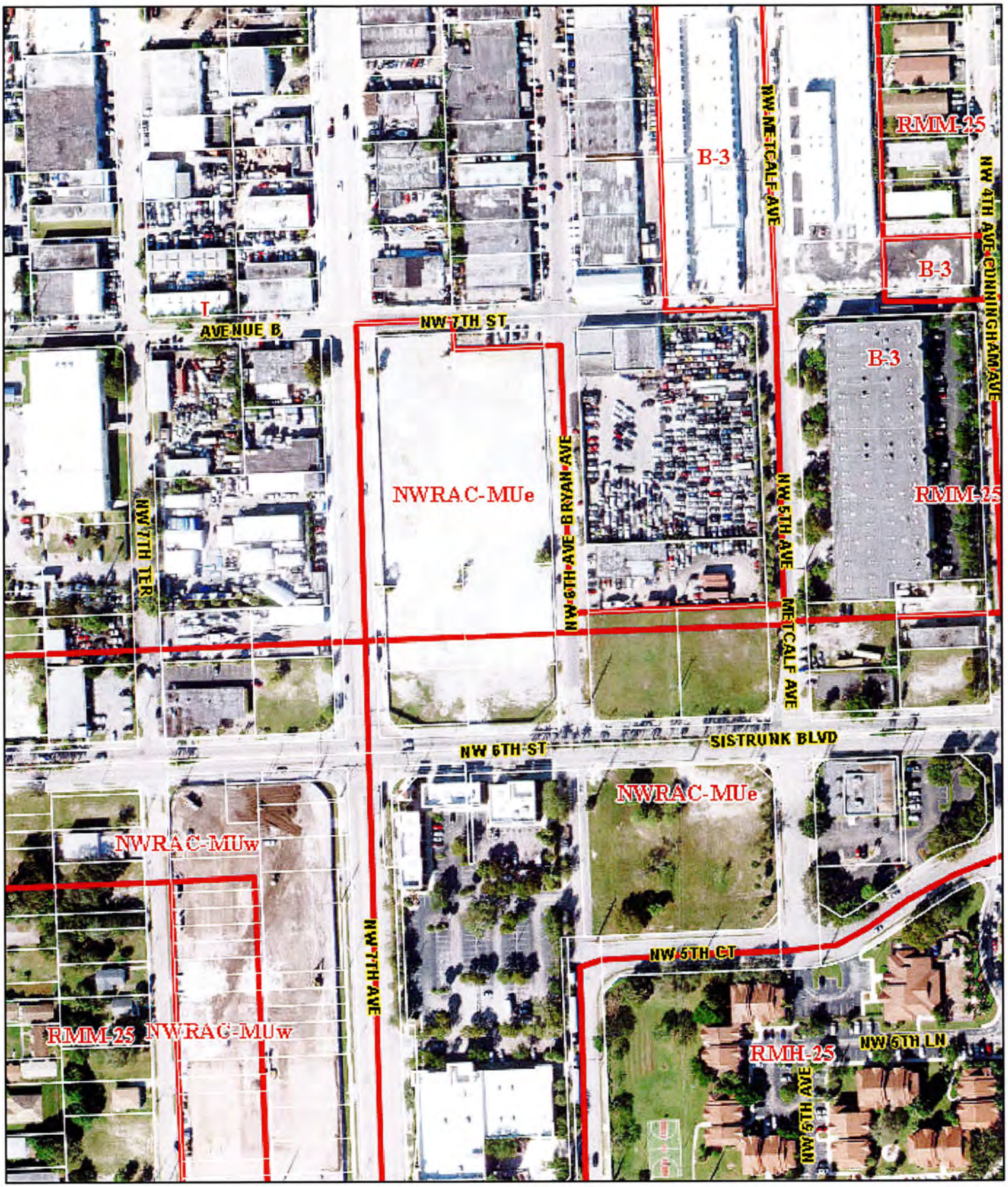
Exhibit 1: Location Map – The Arcadian
Exhibit 2: Developer's CRA Funding Application
Exhibit 3: Broward County Property Appraiser Information
Exhibit 4: Final Development Review Committee (DRC) Certificate of Compliance
Exhibit 5: Affordable Housing Agreement for the Arcadian
Exhibit 6: Arcadian Project Plans
Exhibit 7: Letter from Fuse Group Regarding Changes to the 909 Sistrunk Project
Exhibit 8: CRA Board Approval of 909 Sistrunk Project on December 7, 2021 (CAM 21-1145 with Location Map and Illustrations)
Exhibit 9: January 12, 2021 CRA Advisory Board Minutes Recommending Funding for the 909 Sistrunk Project
Exhibit 10: Florida Division of Corporations Information
Exhibit 11: Location Map- 909 Sistrunk Expanded Project

Exhibit 1

LOCATION MAP



The Arcadian- 640 NW 7 Ave (Avenue of the Arts)



August 30, 2023

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

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	Tel. No.	E-Mail Address
Sunshine Shipyard, LLC	954 926-7500	stylianos@fusegroupco.com
Primary Contact for this CRA Request	**Tel. No.**	**E-Mail Address**
Mauricio Girault	954 926-7500	mgirault@grupokrea.com.mx
Name of Business	**Tax I.D. No.**	**Company Website**
Sunshine Shipyard, LLC.	32-0565264	www.casaskrea.com www.fusegroupco.com
Business Address	**Tel. No.**	**Fax No.**
900 NW 6th St. - Ste 201	954 926-7500	786 513-0825
City	**State**	**Zip Code**
Fort Lauderdale	FL	33311

Commencement Date to Begin Project: September 2023

Completion Date for Project: July 2026

Check Appropriate Description	Project Type	Facility Description
↑Existing Business ☐	↑Expansion ☒	Existing Space _____ sq. ft.
↑New Business ☒	↑Relocation ☐	New Space 678,289 sq. ft.

NAICS Code / Industry Type	Date of Incorporation	State where the business was incorporated
531390 Other Activities Related to Real Estate	09/18/2018	Delaware

Proposed Project Location/City	Proposed Address
Fort Lauderdale	640 NW 7th Ave

Property Control Number(s)	Property Owner

Owner Tel. No. (include Area Code)	Is there a lien on the property?
	↑ Yes (↑ No)

JOB INFORMATION

Full Time Equivalent (FTE) Jobs to be created _____

Existing Jobs _____

Total FTE Jobs _____

TYPE OF BUSINESS

Sole Proprietor _____

Partnership _____

Joint Venture _____

Corporation _____

Cooperative _____

Limited Liability Company _____

Non-Profit Org. _____

Other: _____ _____

Bank(s) Where Business Accounts for Projects Are Held

1. Valley Bank

2.

Name of Participating Bank/Lender

Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
$	Marlon Gutierrez	954 524-2265	954 524-6088

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)
$			

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
Boca Paila, LLC	500 NW 6th St - Ste 201, Fort Lauderdale, FL, 33311	50%.		
Name	Complete Address	% Owned	From	To
Fuse 9, LLC	2100 Ponce de Leon Blvd, Ste 860, Coral Gables, FL, 33134	50%.		
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: $ 153,404,269
2. Please state the overall project costs related to the CRA's assisted activity? $ 153,404,269
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)	$98,500,000		
City funds			
CRA funds	$ 10,000,000		
Company's current cash assets			
Owner equity (specify)	$ 44,904,269		
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		$25,000,000	
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings		$117,029,562	
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify) : Financing Costs		$11,374,707	
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*).

19. 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.
20. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
21. 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.
22. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
23. 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.
24. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).
25. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
26. Preliminary Project Schedule
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: Sunshine Shipyard, LLC.

By: _____ 07/17/2023
Signature and Title as manager — Date

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	$ _____
☐	PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	$ _____
☐	STREETSCAPE ENHANCEMENT PROGRAM	$ _____
☒	DEVELOPMENT INCENTIVE PROGRAM	$ 10,000,000
☐	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 your 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 <u>two</u> 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 Eyal Peretz 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 or Business Owner

Sunshine Shipyard, LLC.
Print Name

List of all Jobs to be Created

EXHIBIT #3

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
Construction Workers	1,460	direct and indirect (1427/23) employment			
Retail Employees	68	store operators and managers			
Various	142	jobs created from resident spending			

***USE ADDITIONAL SHEETS IF NECESSARY**



The Arcadian

August 2023

Fuse Group
INVESTMENT COMPANIES

KREA
CONSTRUCTIONS | USA

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Cover Letter

Dear CRA Advisory Committee Members,

We are excited to present "The Arcadian". This transformative fully entitled and approved project encompasses a 478-unit residential complex with 15,200 square feet of ground retail space, including 48 affordable units. During construction, the Arcadian will create over 1,600 jobs in the area, generate an estimated $154 million economic impact, and expect to significantly increase the City's tax revenue for this property. The (i) inflationary environment causing an increase in construction costs; (ii) insurance premiums; and (iii) unprecedented interest rates, have all put tremendous stress on enabling this project to come to fruition. We kindly request an opportunity to present our detailed proposal and seek your support in securing $10 million from the Development Incentive Program for this project, which is tied to a strong, long-lasting, community benefit program of $2 million dollars in cash plus commercial space, significantly discounted, for a duration of 15 years.

Thank you for your consideration, and we are glad to present this landmark project to you.

Sincerely,

Sunshine Shipyard, LLC.



The Arcadian

Location

640 NW 7th Avenue. Fort Lauderdale
Neighborhood: Progresso Village

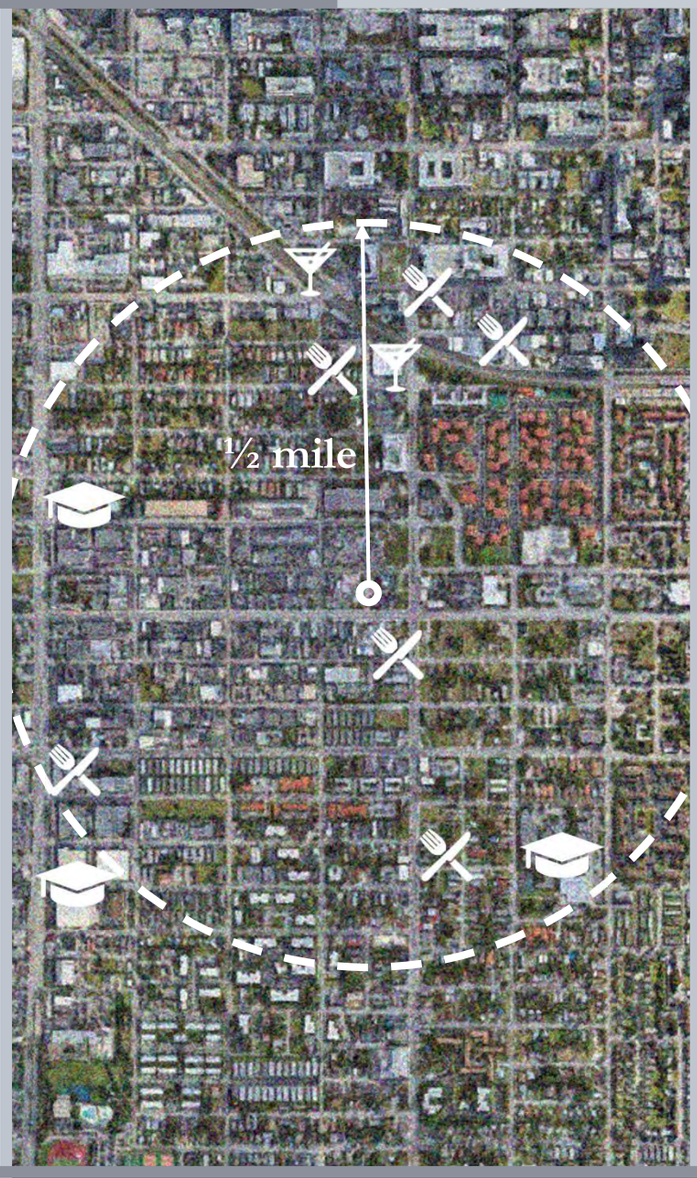
Within **Community Redevelopment Area**

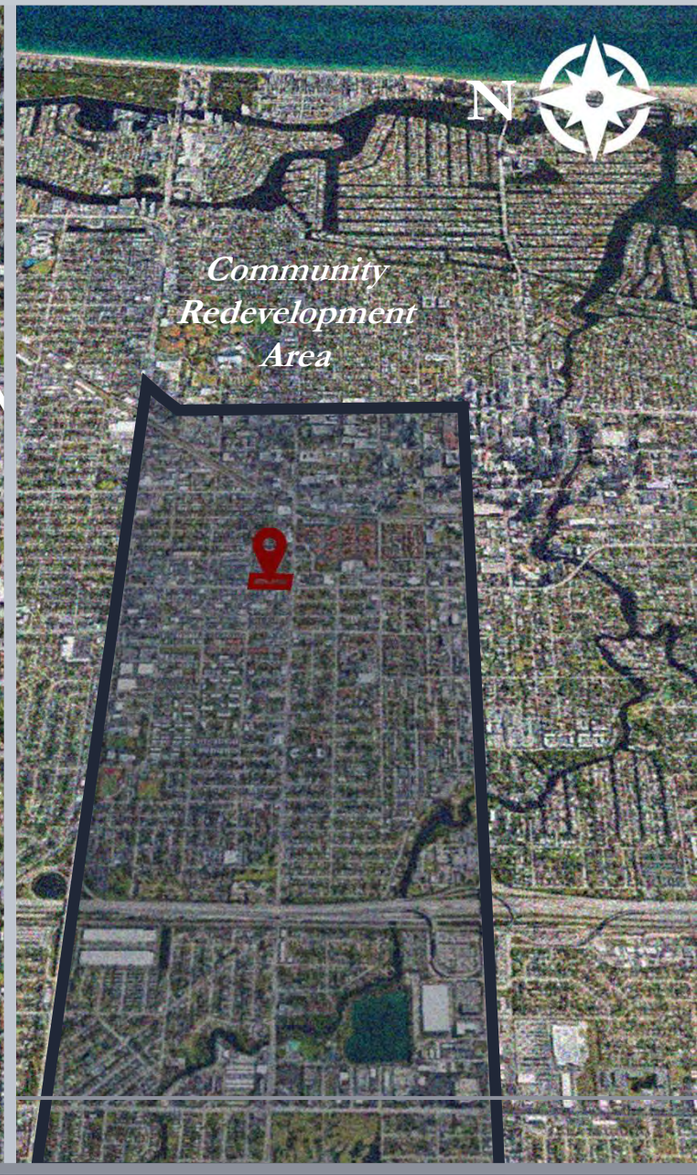
Walking distance from various commercial spots, like Jimmy Johns, Smitty's, Blue Tree Café, Checkmate Barbershop, and Sistrunk Marketplace

Some of Our Tenants in The Area



Schools | Beverage | Food | The Arcadian





Development Proposal

Mission:

contribute to the revitalization of the Sistrunk District as a vibrant epicenter - full of life and occupied by businesses, retail, restaurants, lifestyle and entertainment to serve and empower the community - by providing the infrastructure and transforming the visual experience in the area.

478 residences

48 affordable

15K SF ground retail

606 parking spaces

***$153M** of total project cost

678K SF of construction

**Based on current projections and is subject to change.*





Sustainability

Over **75%** of **green roof** area

Electric Vehicle Charging

Heat Mitigation through choice of materials

Gold Certified by NGBS



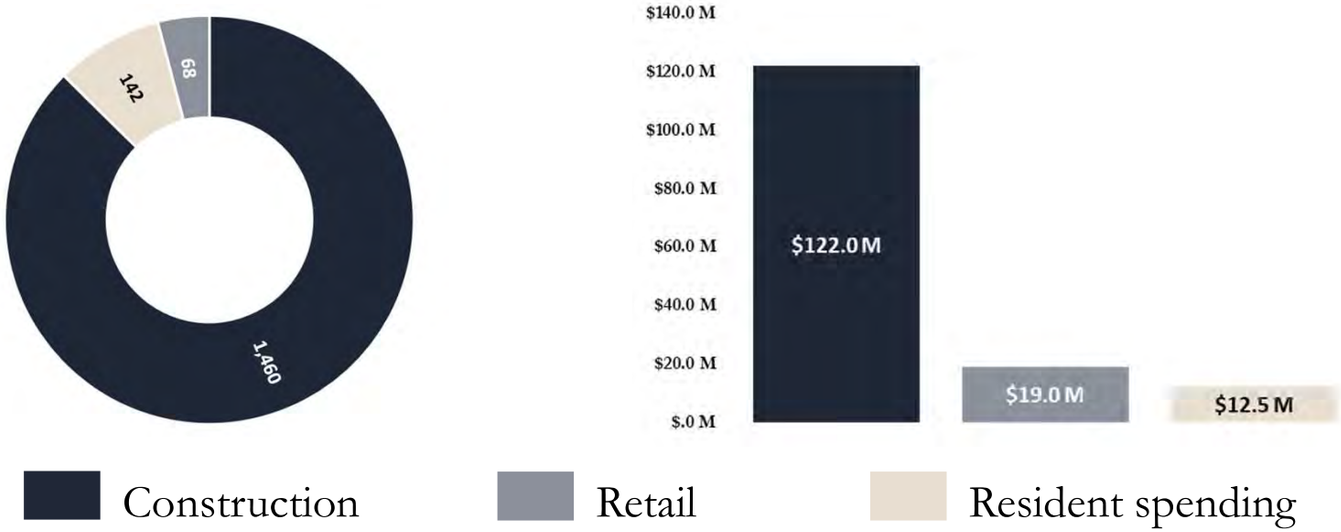
Economic Benefits

1,670

Jobs

$154M

Economic Activity



Taxes

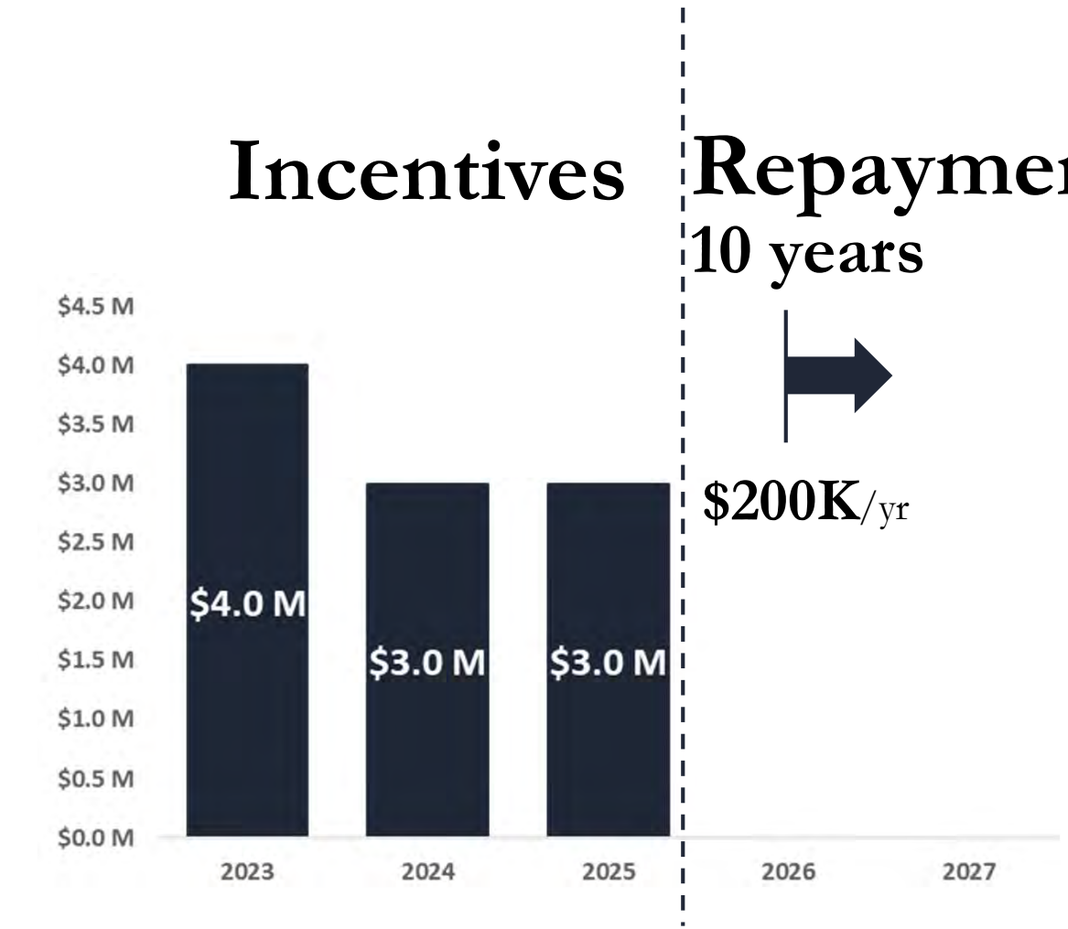
Up to **$31M** in **additional RE taxes** in next 15 years*

**Tax calculation is subject to change and is further explained on slide 14.*

Timeline


Projected
2022
2023
2024
2025
2026
2027
Acquisition
Design
Permits
Construction Loan
Construction P1 | Sep 2023
Stabilization P1
Construction P2 | Apr 2025
Stabilization P2

Required Frontloaded Incentives | Over 3 years





Community Benefits | Local

2,500 SF @ **30% of mkt rate**

$12 PSF + CPI| NNN

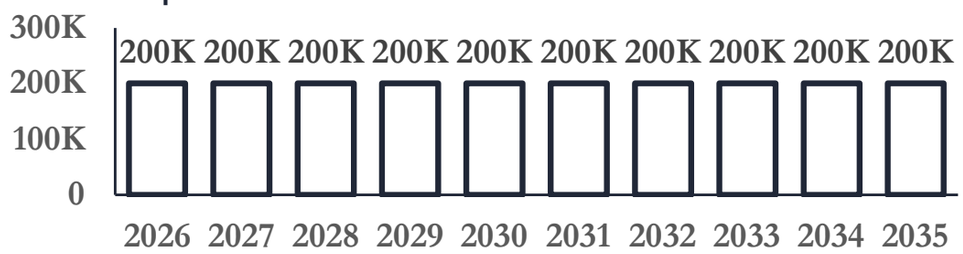
Workspace for CRA

15 years

+$2M Community Benefits

Certificate Occupancy

→ **10 years**





Affordable Housing

48 units

10 Studios

28 One Bedroom

10 Two Bedroom







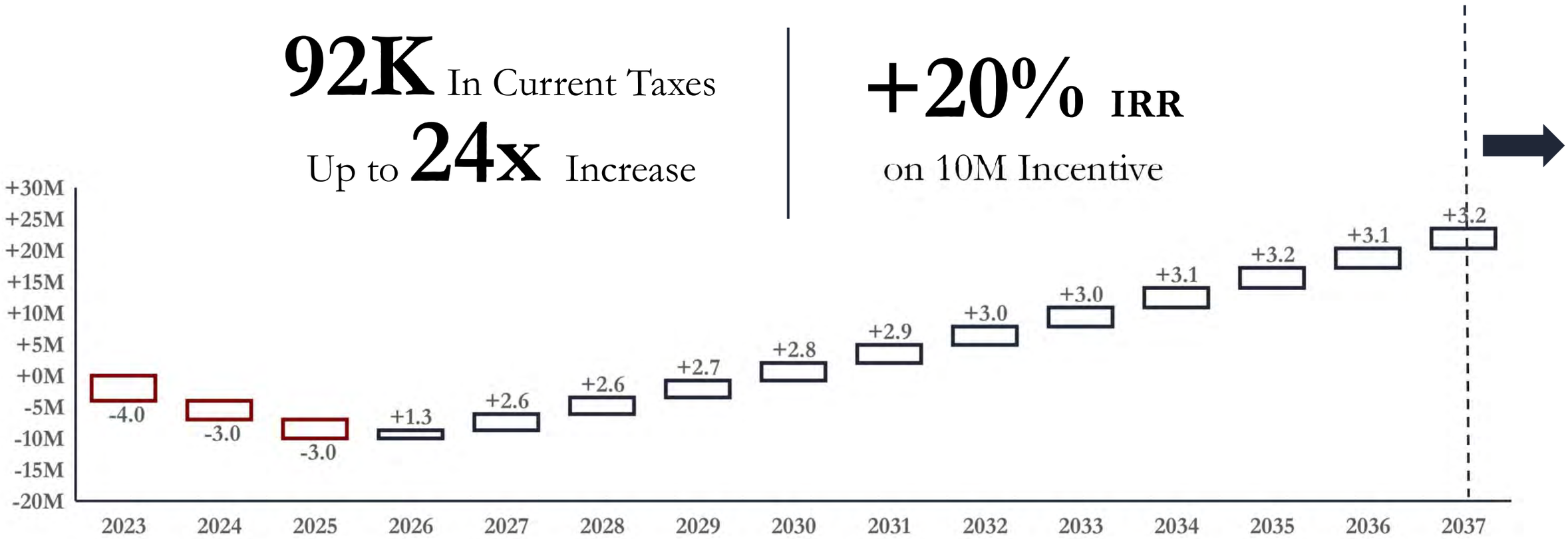
Community Benefits | Projected Tax Increase

92K In Current Taxes

Up to **24x** Increase

+20% **IRR**

on 10M Incentive



**Returns calculated by assuming a mileage rate of 18.52 on our projected value, which may change due to market conditions and unit affordability mix. Returns also include the 200K annual payment for 10 years after C.O (2026-2035).*

Community Benefits | Job Creation & Economic Impact

1,670
Jobs

$154M
Economic Activity

2,500 SF
Space for CRA

$2M
For Community Benefits

Housing
Expansion and Affordability

Commercial
Activity

Sustainable
Development

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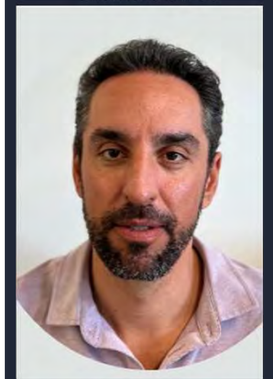
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Appendix I: Development Team

KREA CONSTRUCTIONS | USA

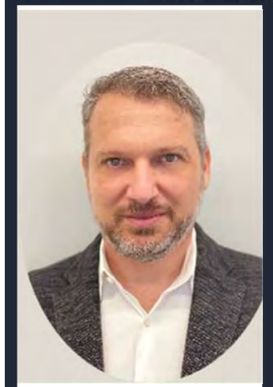
Mauricio Girault, Founder and CEO



Mr. Girault is a co-founder and CEO of Grupo Krea, a leading developer of affordable and workforce housing. With more than 20 years of experience in the real estate development industry, Mr. Girault has built large scale, integrated communities, amounting to over 14,000 residential units. Krea is a group of vertically integrated developer and construction companies over 1,500 employees. Mr. Girault's vision for innovation and team building has created a name for Krea, which has secured loans with top banks for over $300 million.

Fuse Group INVESTMENT COMPANIES

Eyal Peretz, Founder and CEO

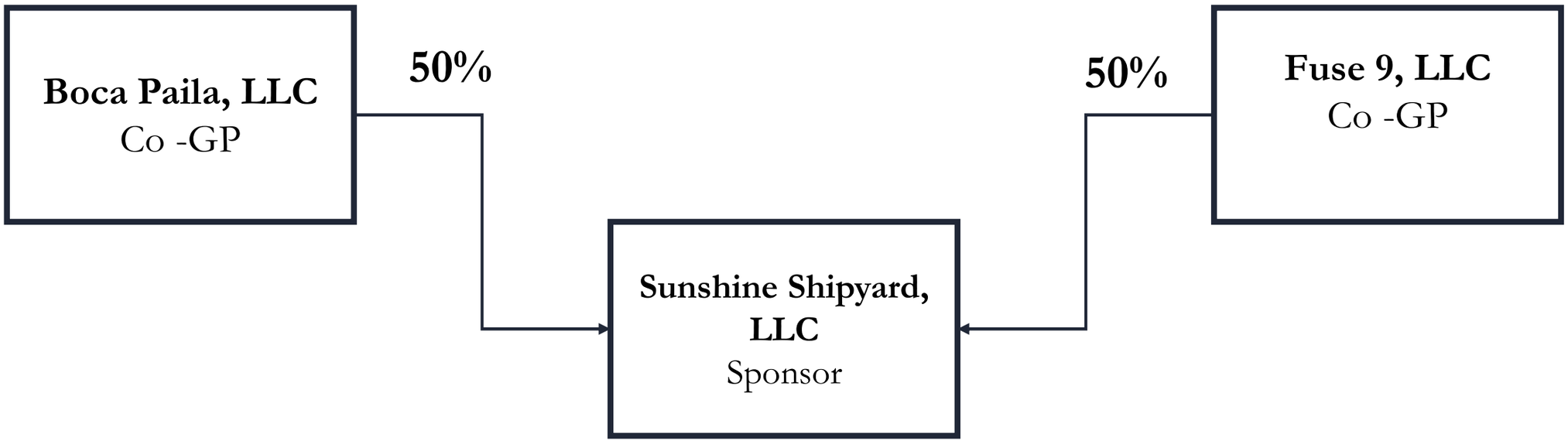


Over 20 years of involvement in the real estate industry. Throughout his career, Mr. Peretz was directly responsible for the acquisition, development, repositioning, and disposition of hundreds of commercial and residential properties and structuring of over $1 billion of real estate debt. Mr. Peretz serves as a Real Estate Advisory Board Member at the FIU Hollo School of Real Estate and is an active member of various industry and community associations and a frequent speaker at real estate events.



Appendix I: Development Team

Ownership Structure



Appendix I: Development Team

Boca Paila

Boca Paila is an affiliate of Grupo Krea, a vertically integrated development and construction company founded in 2009. Since its incorporation, Krea has managed all its developments, self-performed all construction-related tasks, and controlled all its budgeting, purchasing, inventory, labor, and accounting processes; giving them an edge through their expertise and quality control. Krea has consistently proved to plan and execute its projects on time and within budget by using the latest technology in aluminum forms, making its construction method very cost and time-efficient. Up to this date, Krea has developed and built eleven large-scale residential projects consisting of over 14,000 units.







Appendix I: Development Team

Fuse Group

Fuse Group, a South Florida Developer and Private Lender, began as an owner operator of shopping centers and transitioned to managing a large pool of residential properties during the recession. Fuse has always been a champion for community redevelopment from a shared vision standpoint and has been highly involved in the revitalization of the Sistrunk Corridor in Fort Lauderdale for the past 6 years. Since then, the company has been a staunch supporter of the neighborhood's goal to create a socially and economically vibrant Sistrunk Boulevard corridor. Fuse Group's general portfolio includes properties in the residential, industrial, retail, office, hospitality, and commercial sectors.







Appendix II: Budget

Development Budget

Land	$25,000,000
Design & Engineering	$1,998,990
Permits & Licenses	$4,505,979
Other Soft Costs	$7,336,639
Hard Costs	$103,168,054
Financial Costs	$11,374,707

Total Estimated Cost

$153,384,269

Appendix II: Estimated Budget | Soft Costs

Code	Description	Total
1	**DESIGN, ENGINEERING & REPORTS**	
1001	Architect	1,032,500
1002	Structural Engineer	170,000
1003	Mep Engineer	146,000
1004	Civil Engineer	190,000
1005	Landscape Architecht	88,000
1006	Leed Consultant	86,400
1007	Lighting Consultant	36,000
1008	Fire And Life Safety Consultant	18,000
1009	Ada Consultant	7,000
1010	Envelope Consultant	80,000
1011	Pool Consultant	25,000
1012	Low Voltage Consultant	10,500
1013	Signage Consultant	7,500
1014	Hardware Consultant	25,000
1015	Fpl Consultant	25,000
1016	Surveyer	15,000
1017	Geotechnical Engineer	10,890
1018	Trafic Engineer	16,100
1019	Asbestus Report	10,000

Code	Description	Total
2	**PERMITS & LICENSES**	
2001	Water Meter	49,628
2002	Park	907,575
2003	School	292,550
2004	Capital Expansion	1,535,717
2005	Transportation	331,118
2006	Glz Premium	12,111
2007	Pz	2,300
2008	Master Permit Fee	1,288,612
2009	County Environmental Fee	26,290
2010	Fire Hydrant	11,255
2011	City Engineering Fee	3,736
2012	City Fire Fee	45,086
4	**GENERAL & ADMINISTRATIVE**	
4001	General And Administrative	120,000
4002	Construction Period Property Taxes	333,456
5	**LEGAL EXPENSES**	
5001	General Legal Advisory	150,000
6	**MARKETING**	
6001	Marketing Allowance	150,000
6002	Market Studies	150,000
7	**FEES**	
7001	Development Fees	6,623,183

Appendix II: Estimated Budget | Construction

Code	Description	Labor	Material	Subs	Total
DIV. 1	GENERAL CONDITIONS				
01000	General Conditions	0	0	0	0
01050	Field Personnel	1,920,923	-----	-----	1,920,923
01100	Engineering	-----	-----	52,500	52,500
01150	Lab Service & Testing	-----	-----	0	0
01200	Temporary Services	-----	-----	260,000	260,000
01250	Temporary Facilities	-----	-----	120,000	120,000
01300	Saftey	-----	-----	757,100	757,100
01350	Travel Expenses - Gas & Oil	-----	-----	240,000	240,000
01400	Equiptment	-----	-----	1,133,136	1,133,136
01450	Scaffolding	-----	-----	100,000	100,000
01500	Small Tools	-----	-----	90,000	90,000
01550	Cleaning	-----	-----	835,254	835,254
01600	Cutting & Patching	-----	-----	0	0
01650	Permits	-----	-----	0	0
01700	Field Office Expenses	-----	-----	95,950	95,950
01900	Special Items	-----	-----	148,000	148,000

Code	Description	Labor	Material	Subs	Total
DIV. 2	SITE WORK				
02050	Demolition	-----	-----	0	0
02060	Aesbestos Abatement	-----	-----	0	0
02100	Dewatering	-----	-----	0	0
02200	Site Maintenace	-----	-----	0	0
02201	Civil Earthwork	-----	-----	428,691	428,691
02210	Vibroflotation - Dynamic Compaction	-----	-----	800,000	800,000
02220	Pile Foundations	-----	-----	0	0
02230	Shell Excavation - Apartment Buildings	-----	-----	76,800	76,800
02331	Shell Excavation - Garage	-----	-----	38,400	38,400
02340	Soil Treatment	-----	-----	12,975	12,975
02500	Civil Water & Sewer Systems	-----	-----	491,728	491,728
02510	Sewer Lift Stations	-----	-----	0	0
02600	Site Drainage - Civil	-----	-----	744,911	744,911
02610	Disposal Wells	-----	-----	0	0
02700	Paving, Signage, Stipping & Wheel Stops	-----	-----	302,292	302,292
02800	Tennis / Pickelball Courts	-----	-----	0	0
02810	Basketball Courts	-----	-----	0	0
02820	Athletic Fields	-----	-----	0	0
02830	Decorative Fountains	-----	-----	0	0
02840	Site Concrete Sidewalks	-----	-----	139,919	139,919
02850	Pavers	-----	-----	345,325	345,325
02860	Playground Equipment	-----	-----	50,000	50,000
02870	Pool Deck Equipment / Features	-----	-----	120,420	120,420
02880	Pet Park Equipment	-----	-----	25,000	25,000
02890	Site Fences - Chain Link Fence	-----	-----	3,200	3,200
02891	Site Fences - Precast Fence / Cbs	-----	-----	0	0
02892	Site Fences - Aluminum	-----	-----	7,500	7,500
02900	Landscape	-----	-----	500,000	500,000
02950	Irrigation	-----	-----	0	0
02___	Spare	-----	-----	0	0

Appendix II: Estimated Budget | Construction

Code	Description	Labor	Material	Subs	Total
DIV. 3	**CONCRETE**				
03100	Shell Package - Apartment Buildings	-----	-----	21,207,500	21,207,500
03101	Formwork Labor	0	-----	0	0
03102	Formwork Rental Materials	-----	0	-----	0
03103	Formwork Consumable Materials	-----	0	-----	0
03104	Formwork Equipment	-----	0	-----	0
03200	Concrete Reinforcement	-----	0	-----	0
03201	Reinforcement & Pt Cable Labor	-----	-----	0	0
03300	Concrete Material	-----	0	-----	0
03350	Concrete Finishing	-----	-----	0	0
03351	Concrete Finishing Equipment	-----	0	-----	0
03360	Post Tension Cables	-----	-----	0	0
03400	Structural Precast Concrete	-----	-----	9,253,100	9,253,100
03500	Light Weight Concrete	-----	-----	0	0
03___	Spare	-----	-----	0	0
DIV. 4	**MASONRY**				
04200	Masonry	-----	-----	0	0
04400	Decorative Precast	-----	-----	0	0
DIV. 5	**METALS**				
05100	Structural Steel	-----	-----	60,000	60,000
05500	Miscellanous Metals	-----	-----	114,000	114,000
05501	Pool Deck Cabanas & Bbq Trellis	0	0	216,675	216,675
05502	Garage Screening System	«»	0	288,900	288,900
05503	Unit Balcony Railings	-----	-----	306,130	306,130
05504	Aluminum Site Fences & Gates	-----	-----	107,190	107,190
05505	Garage Barrier Cables	-----	-----	69,300	69,300
05750	Glass Rails	-----	-----	79,900	79,900
05800	Flood Panels	-----	-----	350,000	350,000
05___	Spare	-----	-----	0	0

Code	Description	Labor	Material	Subs	Total
DIV. 6	**WOODS & PLASTICS**				
06100	Exterior Finish Carpentry	0	0	350,000	350,000
06200	Finish Carpentry - Units	-----	478,000	-----	478,000
06201	Finish Carpentry - Common Areas	0	0	382,400	382,400
06400	Millwork - Common Areas	-----	-----	350,000	350,000
06450	Kitchen & Bath Cabinets & Tops - Units	-----	-----	1,673,000	1,673,000
06___	Spare	-----	-----	0	0
DIV. 7	**THERMAL / MOISTURE PROTECTION**				
07100	Waterproofing - Garage	-----	-----	258,600	258,600
07101	Waterproofing - Apartment Buildings	-----	-----	67,060	67,060
07102	Waterproofing - Unit Balcony Floor Coatings	-----	-----	107,550	107,550
07200	Spray Insulation - Garage	-----	-----	58,000	58,000
07250	Fireproofing	-----	-----	0	0
07400	Manufactured Wall Panels	-----	-----	200,000	200,000
07500	Membrane Roofing	-----	-----	1,138,000	1,138,000
07700	Roof Hatches & Specialties	-----	-----	0	0
07800	Skylights	-----	-----	0	0
07900	Sealants & Caulking - Unit Buildings	-----	-----	125,000	125,000
07901	Sealants & Caulking - Garage	-----	-----	150,000	150,000
07___	Spare	-----	-----	0	0

Appendix II: Estimated Budget | Construction

DIV. 8	DOORS & WINDOWS				
08100	Steel Doors & Frames - Common Areas	0	282,480	------	282,480
08200	Wood Doors & Frames - Units	0	1,138,159	------	1,138,159
08250	Door & Hardware Installation - Units	------	------	333,700	333,700
08251	Door & Hardware Installation - Common	------	------	158,400	158,400
08300	Access Doors	------	------	25,000	25,000
08360	Overhead Doors - Trash Rooms	------	------	40,000	40,000
08400	Storefronts & Retail Glazing	------	------	337,770	337,770
08500	Unit Windows	------	------	3,649,896	3,649,896
08700	Finish Hardware - Units	------	298,134	------	298,134
08701	Finish Hardware - Common Areas	------	------	66,000	66,000
08800	Mirrors - Units	------	------	55,530	55,530
08801	Mirrors - Common Areas	------	------	36,000	36,000
08___	Spare	------	------	0	0
DIV. 9	**FINISHES**				
09200	Stucco - Units	------	------	1,115,000	1,115,000
09201	Stucco - Garage	------	------	345,000	345,000
09250	Drywall	------	------	3,665,000	3,665,000
09300	Tile - Units	------	------	799,950	799,950
09301	Tile - Common Areas	------	------	704,715	704,715
09500	Acoustical Treatment	------	------	302,400	302,400
09600	Vinyl Plank Flooring - Units	------	------	1,085,081	1,085,081
09610	Carpeting - Common Areas	------	------	604,800	604,800
09620	Gym & Kids Room Flooring	------	------	0	0
09630	Common Area Specialty Flooring	------	------	0	0
09700	Wall Paper - Common Areas	------	------	150,000	150,000
09701	Corridor Wall Protection	------	------	0	0
09702	Corridor Handrails	------	------	0	0
09900	Interior & Exterior Painting - Units	------	------	1,864,000	1,864,000
09901	Exterior Painting - Garage	------	------	345,000	345,000
09950	Exterior Wall Stone / Tile	------	------	325,320	325,320

Code	Description	Labor	Material	Subs	Total
DIV. 10	**SPECIALTIES**				
10000	Mailboxes	------	------	96,700	96,700
10150	Toilet Compartments - Common Areas	------	------	75,000	75,000
10200	Metal Louvers	------	50,000	------	50,000
10400	Exterior Building Signage	------	50,000	------	50,000
10401	Interior Signage & Directories	0	------	41,200	41,200
10520	Fire Extinguishers	0	23,968	------	23,968
10650	Unit Shelving	------	------	478,000	478,000
10670	Storage Shelving	------	------	90,000	90,000
10800	Toilet & Bath Accessories - Units	0	172,072	------	172,072
10801	Toilet & Bath Accessories - Common Areas	------	------	24,925	24,925
10802	Shower Enclosures	------	------	77,250	77,250
10850	Bike Racks / Site Benches / Site Waste Cans	------	------	25,000	25,000
10___	Spare	------	------	0	0
DIV. 11	**EQUIPMENT**				
11000	Gym Equipment	------	------	150,000	150,000
11175	Trash Chutes & Compactors	------	------	260,000	260,000
11450	Residental Appliances - Units	------	------	1,751,751	1,751,751
11451	Residental Appliances - Common Areas	------	------	25,000	25,000
11452	Pool Deck Kitchen Appliances	------	------	20,000	20,000
11453	Kitchen Equipment	------	------	0	0
11___	Spare	------	------	0	0
DIV. 12	**FURNISHINGS**				
12000	Window Treatments - Units	------	------	418,250	418,250
12001	Window Treatments - Common Areas	------	------	50,000	50,000
12100	Parking Façade Art Canvas Features	------	------	0	0
12300	Common Area Casework & Millwork	------	------	0	0
12___	Spare	------	------	0	0
DIV. 13	**SPECIAL CONSTRUCTION**				
13152	Swimming Pools, Spas	------	------	450,000	450,000
13550	Parking Control Systems	------	------	25,000	25,000
13___	Spare	------	------	0	0

Appendix II: Estimated Budget | Construction

Code	Description	Labor	Material	Subs	Total
DIV. 14	**CONVEYING SYSTEMS**				
14200	Elevators - Units	-----	-----	2,025,000	2,025,000
14201	Elevators - Garage	-----	-----	202,500	202,500
14___	Spare	-----	-----	0	0
DIV. 15	**MECHANICAL**				
15300	Fire Protection - Units & Common Areas	-----	-----	1,075,500	1,075,500
15301	Fire Protection - Garage	-----	-----	370,000	370,000
15400	Plumbing - Units & Common Areas	-----	-----	6,095,000	6,095,000
15401	Plumbing - Garage Levels 2 Thru 9	-----	-----	500,000	500,000
15450	Plumbing Fixtures	-----	-----	717,000	717,000
15500	Hvac	-----	-----	4,745,000	4,745,000
15___	Spare	-----	-----	0	0
DIV. 16	**ELECTRICAL**				
16100	Electrical - Units & Common Areas	-----	-----	8,815,000	8,815,000
16101	Electrical - Garage Level 2 Thru 9	-----	-----	800,000	800,000
16200	Lighting Protection Systems	-----	-----	75,000	75,000
16300	Generator System	-----	-----	0	0
16400	Security System / Cctv / Access Control	-----	-----	150,000	150,000
16500	Building Lighting System	-----	-----	0	0
16550	Site Lighting	-----	-----	100,000	100,000
16700	Bda Communication Systems	-----	-----	300,000	300,000
16800	Sound & Av Systems	-----	-----	150,000	150,000
16900	Electrical Car Charging Stations	-----	-----	84,000	84,000
16___	Spare	-----	-----	0	0
DIV. 17	**SUBCONTRACTOR BOND**				
17500	Subcontractor Bond	-----	-----	632,816	632,816

	Sub Totals-Direct Cost	**1,920,923**	**2,492,813**	**91,734,860**	**96,148,596**
	Labor Burden	**20.00%**			**384,185**
	Ocip & Builders Risk Insurance	**1.55%**			**1,498,671**
	Sub Total				**98,031,452**
	Overhead & Profit	**2.75%**			**2,695,865**
	Sub Total				**100,727,317**
	P. & P. Bond	**fixed value**			500,000
	Sub Total				**101,227,317**
	Contingencies	**fixed value**			**1,940,738**
	TOTAL BUDGET				**103,168,054**

Appendix II: Estimated Budget | Cash Flow

Development Proforma Cash Flow

	Year	2022	2023	2024	2025	2026
		1	2	3	4	5
Development Activity						
Land	25,000,000	25,000,000	-	-	-	-
Hard Costs	103,168,054	-	49,872,171	47,794,241	5,501,642	-
Soft Costs	13,841,507	5,508,926	3,326,486	3,842,287	1,163,809	-
Total Development Costs - Before Financing	**142,009,562**	**30,508,926**	**53,198,657**	**51,636,528**	**6,665,451**	**-**
Financial Costs	11,374,707	-	1,841,890	5,792,096	3,254,843	485,878
Total Development Costs - After Financing	**153,384,269**	**30,508,926**	**55,040,546**	**57,428,624**	**9,920,294**	**485,878**

Assumptions

PROJECT CASHFLOW ASSUMPTIONS	
Minimmun Cash Balance	20,000
PROJECT PHASES	2

TIMING ASSUMPTIONS

TIMING ASSUMPTIONS					
KEY MILESTONES	**START**		**END**		**MONTHS**
Site Plan Approval	Month 1	Jul-22	Month 1	Jul-22	1
Building Permit	Month 5	Nov-22	Month 14	Aug-23	10
Parking Construction	Month 15	Sep-23	Month 28	Oct-24	14
Phase 1 Construction	Month 15	Sep-23	Month 28	Oct-24	14
Phase 2 Construction	Month 26	Aug-24	Month 41	Nov-25	16
Soft costs	Month 1	Jul-22	Month 47	May-26	47
Phase 1 lease period	Month 29	Nov-24	Month 120	Jun-32	92
Phase 1 stabilization	Month 37	Jul-25			1
Phase 2 lease period	Month 42	Dec-25	Month 120	Jun-32	79
Phase 2 stabilization	Month 50	Aug-26			1
Phase 1 refinancing	Month 37	Jul-25			1
Phase 2 refinancing	Month 50	Aug-26			1

DEBT ASSUMPTIONS

CONSTRUCTION LOAN ASSUMPTIONS		
PHASE	**1**	**2**
INTEREST RATE TYPE	Variable	Variable
CONST INTEREST SPREAD RATE (+SOFR)	4.25%	4.25%
CONST LOAN CLOSING COSTS	1.00%	1.00%
LOAN ADVANCE	0.00%	0.00%
LOAN ADVANCE MONTH	Month	Month

CONSTRUCTION LOAN CALCULATION				
PHASE	**1**		**2**	
LAND (PHASE 0)	55.00%	13,750,000	45.00%	11,250,000
COMMON HC (PHASE 0)	100.00%	13,750,000	0.00%	-
COMMON SC (PHASE 0)	70.86%	9,808,084	29.14%	4,033,424
HARD COSTS	100.00%	48,273,293	100.00%	41,144,761
FINANCIAL COSTS	100.00%	6,738,775	100.00%	4,635,932
TOTAL COSTS		**92,320,151**		**61,064,118**
LTC	65.00%	60,008,098	65.00%	39,691,676
CONSTRUCTION LOAN AMMOUNT	*PASTE IN VALUES*	58,500,000		40,000,000
REAL LTC		63.37%		65.50%
TOTAL				
TOTAL CONSTRUCTION LOAN AMMOUNT				98,500,000
TOTAL COSTS				153,384,269
REAL LTC				64.22%

PERMANENT LOAN ASSUMPTIONS		
PHASE	**1**	**2**
LOAN RATE	5.50%	5.50%
LOAN CLOSING COSTS	1.00%	1.00%
LOAN AMORTIZATION PERIOD (YEARS)	30	30
INTEREST ONLY PERIOD (YEARS)	0	0
DEBT YIELD	8.98%	9.13%
LOAN TO VALUE (LTV)	64.00%	63.00%
STABILIZED CAP RATE	5.75%	5.75%
REFINANCING MONTH	Month 37	Month 50
DSCR	1.28	1.29
TOTAL PERMANENT LOAN	55,473,886	46,685,429

Assumptions – Continued, Unit List

OPERATING ASSUMPTIONS		
PHASE	**1**	**2**
UNITS PER PHASE	259	233
RENT START	Month 29	Month 42
OCCUPANCY START	26.0%	26.0%
OCCUPANCY INCREASE (MO)	10.0%	10.0%
OCCUPANCY MAX	95.0%	95.0%
RENEWAL ASSUMPTION	50.0%	50.0%
ANNUAL RENT INCREASE	3.0%	3.0%
ANNUAL RENT INCREASE (AFFORDABLE)	2.0%	2.0%
ADMINISTRATIVE UNITS	0	0
UNITS WITH DISCOUNT	0	0
DISCOUNT FOR UNITS	0.0%	0.0%
LEASING ADMIN FEES	350	350
APPLICATION FEE	125	125
PARKING AND AMENITY REGISTRATION	50	50
PET (MOVE-IN FEE)	500	500
PET RENTAL FEE	30	30
RESIDENTS WITH PETS	20.0%	20.0%
LATE FEE % OF OCCUPIED UNITS	8.0%	8.0%
LATE FEE	200	200
CLEANING & DAMAGE % ON MOVE-OUTS	15.0%	15.0%
CLEANING & DAMAGE FEE	250	250
LEASE CANCELLATIONS PER YEAR	1	1
MONTHS OF RENT PENALTY	2	2
UNITS WITH MORE THAN 1 CAR	20%	20%
PARKING RENT FOR EXTRA CAR	75	75
PEST CONTROL MONTHLY FEE	5	5
INTERNET/CABLE/PHONE % OF OCCUPIED	100.0%	100.0%
INTERNET/CABLE/PHONE REVENUE SHARE	65.0	65.0
MONTHLY TRASH CHARGE PER OCCUPIED UNIT	25.0	25.0
MONTHLY UTILITY REIMBURSEMENTS PER OCCUI	90.6	90.6
MANAGEMENT FEE	2.75%	2.75%
LEASING BONUS	75	75
OPERATING EXPENSES START	Month 28	Month 28
OPEX ANNUAL INCREASE	2.0%	2.0%
CAPEX ANNUAL INCREASE	2.0%	2.0%
MONTHS OF CONCESSION	0.0	0.0
CONCESSION DURING THE FIRST X YEARS	0.0	0.0
PROPERTY TAXES START	Month 37	Month 37
FETCH SERVICE (PROFIT PER UNIT)	3.0	3.0

UNIT LIST									
UNIT	FLOOR	PHASE	TYPE	USE	BR	SQFT	UNIT TYPE	$ / SQFT	RENT $
1	GROUND	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
2	GROUND	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
3	GROUND	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
4	GROUND	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
5	GROUND	2	11	LIVE WORK	STUDIO	482.28	LW STUDIO	$ 4.68	$ 2,254.66
6	GROUND	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
7	GROUND	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
8	GROUND	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
9	GROUND	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
10	GROUND	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
11	GROUND	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
12	GROUND	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
13	GROUND	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
14	GROUND	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
15	GROUND	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
16	GROUND	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
17	GROUND	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
18	GROUND	1	12	LIVE WORK	1BR	758.56	LW 1BR PLUS	$ 3.33	$ 2,528.28
19	GROUND	1	12	LIVE WORK	1BR	758.56	LW 1BR PLUS	$ 3.33	$ 2,528.28
20	GROUND	2	12	LIVE WORK	1BR	758.56	LW 1BR PLUS	$ 3.33	$ 2,528.28
21	GROUND	2	12	LIVE WORK	1BR	758.56	LW 1BR PLUS	$ 3.33	$ 2,528.28
22	GROUND	2	12	LIVE WORK	1BR	758.56	LW 1BR PLUS	$ 3.33	$ 2,528.28
23	GROUND	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
24	GROUND	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
25	GROUND	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
26	GROUND	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
27	GROUND	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
28	GROUND	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
29	GROUND	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
30	GROUND	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
31	GROUND	1	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
32	GROUND	1	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
33	GROUND	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
34	GROUND	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
35	2ND	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
36	2ND	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
37	2ND	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
38	2ND	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83

Unit List - Continued

39	2ND	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
40	2ND	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
41	2ND	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
42	2ND	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
43	2ND	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
44	2ND	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
45	2ND	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
46	2ND	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
47	2ND	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
48	2ND	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
49	2ND	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
50	2ND	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
51	2ND	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
52	2ND	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
53	2ND	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
54	2ND	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
55	2ND	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
56	2ND	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
57	2ND	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
58	2ND	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
59	2ND	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
60	2ND	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
61	2ND	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
62	2ND	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
63	2ND	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
64	2ND	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
65	2ND	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
66	2ND	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
67	2ND	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
68	2ND	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
69	2ND	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
70	2ND	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
71	2ND	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
72	2ND	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
73	2ND	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
74	2ND	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
75	2ND	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
76	2ND	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
77	2ND	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
78	2ND	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
79	2ND	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
80	2ND	1	5	RESIDENTIAL	1BR	894.15	1BR EXTERIOR C	$ 3.00	$ 2,682.45
81	2ND	1	5	RESIDENTIAL	1BR	894.15	1BR EXTERIOR C	$ 3.00	$ 2,682.45
82	2ND	1	5	RESIDENTIAL	1BR	894.15	1BR EXTERIOR C	$ 3.00	$ 2,682.45
83	2ND	1	5	RESIDENTIAL	1BR	894.15	1BR EXTERIOR C	$ 3.00	$ 2,682.45
84	2ND	2	5	RESIDENTIAL	1BR	894.15	1BR EXTERIOR C	$ 3.00	$ 2,682.45
85	2ND	2	5	RESIDENTIAL	1BR	894.15	1BR EXTERIOR C	$ 3.00	$ 2,682.45
86	2ND	1	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.34	$ 2,160.00
87	2ND	1	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
88	2ND	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.34	$ 2,160.00
89	2ND	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
90	2ND	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
91	2ND	1	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
92	2ND	1	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
93	2ND	2	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
94	2ND	2	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
95	3RD	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.48	$ 1,680.00
96	3RD	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
97	3RD	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
98	3RD	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
99	3RD	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
100	3RD	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
101	3RD	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
102	3RD	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
103	3RD	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
104	3RD	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
105	3RD	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
106	3RD	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
107	3RD	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
108	3RD	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
109	3RD	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
110	3RD	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
111	3RD	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
112	3RD	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
113	3RD	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
114	3RD	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
115	3RD	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
116	3RD	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
117	3RD	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
118	3RD	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96

Unit List - Continued

119	3RD	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
120	3RD	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
121	3RD	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
122	3RD	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
123	3RD	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
124	3RD	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
125	3RD	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
126	3RD	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
127	3RD	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
128	3RD	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
129	3RD	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
130	3RD	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
131	3RD	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
132	3RD	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
133	3RD	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 2.37	$ 1,800.00
134	3RD	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
135	3RD	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
136	3RD	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
137	3RD	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
138	3RD	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
139	3RD	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
140	3RD	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
141	3RD	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
142	3RD	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
143	3RD	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
144	3RD	1	6	RESIDENTIAL	1BR	947.00	1BR EXTERIOR C	$ 3.00	$ 2,841.00
145	3RD	1	6	RESIDENTIAL	1BR	947.00	1BR EXTERIOR C	$ 3.00	$ 2,841.00
146	3RD	1	6	RESIDENTIAL	1BR	947.00	1BR EXTERIOR C	$ 3.00	$ 2,841.00
147	3RD	1	6	RESIDENTIAL	1BR	947.00	1BR EXTERIOR C	$ 3.00	$ 2,841.00
148	3RD	2	6	RESIDENTIAL	1BR	947.00	1BR EXTERIOR C	$ 3.00	$ 2,841.00
149	3RD	2	6	RESIDENTIAL	1BR	947.00	1BR EXTERIOR C	$ 3.00	$ 2,841.00
150	3RD	1	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.34	$ 2,160.00
151	3RD	1	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
152	3RD	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.34	$ 2,160.00
153	3RD	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
154	3RD	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
155	3RD	1	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
156	3RD	1	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
157	3RD	2	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
158	3RD	2	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96

159	4TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.48	$ 1,680.00
160	4TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
161	4TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
162	4TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
163	4TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
164	4TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
165	4TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
166	4TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
167	4TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
168	4TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
169	4TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
170	4TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
171	4TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
172	4TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
173	4TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
174	4TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
175	4TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
176	4TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
177	4TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
178	4TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
179	4TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
180	4TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
181	4TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
182	4TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
183	4TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
184	4TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
185	4TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
186	4TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
187	4TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
188	4TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
189	4TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
190	4TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
191	4TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
192	4TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
193	4TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
194	4TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
195	4TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
196	4TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
197	4TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
198	4TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32

Unit List - Continued

199	4TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 2.37	$ 1,800.00
200	4TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
201	4TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
202	4TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
203	4TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
204	4TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
205	4TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
206	4TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
207	4TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
208	4TH	1	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.34	$ 2,160.00
209	4TH	1	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
210	4TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.34	$ 2,160.00
211	4TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
212	4TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
213	4TH	1	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
214	4TH	1	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
215	4TH	2	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
216	4TH	2	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
217	4TH	1	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$ 2.75	$ 3,024.51
218	4TH	1	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$ 2.75	$ 3,024.51
219	4TH	1	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$ 2.75	$ 3,024.51
220	4TH	1	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$ 2.75	$ 3,024.51
221	4TH	2	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$ 2.75	$ 3,024.51
222	4TH	2	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$ 2.75	$ 3,024.51
223	5TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.48	$ 1,680.00
224	5TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
225	5TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
226	5TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
227	5TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
228	5TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
229	5TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.48	$ 1,680.00
230	5TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
231	5TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
232	5TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
233	5TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
234	5TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
235	5TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
236	5TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
237	5TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
238	5TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96

239	5TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
240	5TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
241	5TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
242	5TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
243	5TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
244	5TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
245	5TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
246	5TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
247	5TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
248	5TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
249	5TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
250	5TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
251	5TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
252	5TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
253	5TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
254	5TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
255	5TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
256	5TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
257	5TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
258	5TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
259	5TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
260	5TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
261	5TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
262	5TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
263	5TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
264	5TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
265	5TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
266	5TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
267	5TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
268	5TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
269	5TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
270	5TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
271	5TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
272	5TH	1	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
273	5TH	1	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
274	5TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.34	$ 2,160.00
275	5TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
276	5TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
277	5TH	1	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
278	5TH	1	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96

Unit List - Continued

279	5TH	2	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$	2.75	$ 2,951.96
280	5TH	2	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$	2.75	$ 2,951.96
281	5TH	1	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$	2.75	$ 3,024.51
282	5TH	1	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$	2.75	$ 3,024.51
283	5TH	1	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$	2.75	$ 3,024.51
284	5TH	1	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$	2.75	$ 3,024.51
285	5TH	2	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$	2.75	$ 3,024.51
286	5TH	2	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$	2.75	$ 3,024.51
287	6TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.48	$ 1,680.00
288	6TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
289	6TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
290	6TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
291	6TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
292	6TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
293	6TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.48	$ 1,680.00
294	6TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
295	6TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
296	6TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
297	6TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
298	6TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
299	6TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$	2.76	$ 1,800.00
300	6TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$	2.76	$ 1,800.00
301	6TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$	3.50	$ 2,283.96
302	6TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$	3.50	$ 2,283.96
303	6TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$	3.50	$ 2,283.96
304	6TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$	3.50	$ 2,283.96
305	6TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$	3.50	$ 2,283.96
306	6TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$	3.50	$ 2,283.96
307	6TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$	2.76	$ 1,800.00
308	6TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$	2.76	$ 1,800.00
309	6TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$	3.50	$ 2,283.96
310	6TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$	3.50	$ 2,283.96
311	6TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$	3.50	$ 2,283.96
312	6TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$	2.76	$ 1,800.00
313	6TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32
314	6TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32
315	6TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32
316	6TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32
317	6TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32
318	6TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32

319	6TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32
320	6TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32
321	6TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32
322	6TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32
323	6TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32
324	6TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32
325	6TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32
326	6TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32
327	6TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$	3.25	$ 2,465.32
328	6TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$	3.50	$ 2,328.90
329	6TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$	3.50	$ 2,328.90
330	6TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$	3.50	$ 2,328.90
331	6TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$	3.50	$ 2,328.90
332	6TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$	3.50	$ 2,328.90
333	6TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$	3.50	$ 2,328.90
334	6TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$	3.50	$ 2,328.90
335	6TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$	3.50	$ 2,328.90
336	6TH	1	7	RESIDENTIAL	2BR	923.44	2BR	$	2.93	$ 2,701.99
337	6TH	1	7	RESIDENTIAL	2BR	923.44	2BR	$	2.93	$ 2,701.99
338	6TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$	2.34	$ 2,160.00
339	6TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$	2.93	$ 2,701.99
340	6TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$	2.93	$ 2,701.99
341	6TH	1	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$	2.75	$ 2,951.96
342	6TH	1	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$	2.75	$ 2,951.96
343	6TH	2	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$	2.75	$ 2,951.96
344	6TH	2	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$	2.75	$ 2,951.96
345	6TH	1	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$	2.75	$ 3,024.51
346	6TH	1	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$	2.75	$ 3,024.51
347	6TH	1	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$	2.75	$ 3,024.51
348	6TH	1	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$	2.75	$ 3,024.51
349	6TH	2	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$	2.75	$ 3,024.51
350	6TH	2	9	RESIDENTIAL	2BR	1,099.82	2BR EXTERIOR C	$	2.75	$ 3,024.51
351	7TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.48	$ 1,680.00
352	7TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
353	7TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
354	7TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
355	7TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
356	7TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83
357	7TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.48	$ 1,680.00
358	7TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$	3.96	$ 1,909.83

Unit List - Continued

359	7TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
360	7TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
361	7TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
362	7TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
363	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
364	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
365	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
366	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
367	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
368	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
369	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
370	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
371	7TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
372	7TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
373	7TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
374	7TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
375	7TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
376	7TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
377	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
378	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
379	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
380	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
381	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
382	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
383	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
384	7TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
385	7TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
386	7TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
387	7TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
388	7TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
389	7TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
390	7TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
391	7TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
392	7TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
393	7TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
394	7TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
395	7TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
396	7TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
397	7TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
398	7TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
399	7TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
400	7TH	1	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.34	$ 2,160.00
401	7TH	1	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
402	7TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.34	$ 2,160.00
403	7TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
404	7TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
405	7TH	1	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
406	7TH	1	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
407	7TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
408	7TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
409	7TH	1	10	RESIDENTIAL	2BR	1,064.75	2BR EXTERIOR C	$ 2.75	$ 2,928.06
410	7TH	1	10	RESIDENTIAL	2BR	1,064.75	2BR EXTERIOR C	$ 2.75	$ 2,928.06
411	7TH	1	10	RESIDENTIAL	2BR	1,064.75	2BR EXTERIOR C	$ 2.75	$ 2,928.06
412	7TH	1	10	RESIDENTIAL	2BR	1,064.75	2BR EXTERIOR C	$ 2.75	$ 2,928.06
413	7TH	2	10	RESIDENTIAL	2BR	1,064.75	2BR EXTERIOR C	$ 2.75	$ 2,928.06
414	7TH	2	10	RESIDENTIAL	2BR	1,064.75	2BR EXTERIOR C	$ 2.75	$ 2,928.06
415	8TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.48	$ 1,680.00
416	8TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
417	8TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
418	8TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
419	8TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
420	8TH	1	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
421	8TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.48	$ 1,680.00
422	8TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
423	8TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
424	8TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
425	8TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
426	8TH	2	1	RESIDENTIAL	STUDIO	482.28	STUDIO	$ 3.96	$ 1,909.83
427	8TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
428	8TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
429	8TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
430	8TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
431	8TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
432	8TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
433	8TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
434	8TH	1	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
435	8TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 2.76	$ 1,800.00
436	8TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
437	8TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
438	8TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96

Unit List - Continued

439	8TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
440	8TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
441	8TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
442	8TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
443	8TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
444	8TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
445	8TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
446	8TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
447	8TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
448	8TH	1	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
449	8TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
450	8TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
451	8TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
452	8TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
453	8TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
454	8TH	2	2	RESIDENTIAL	1BR	652.56	1BR	$ 3.50	$ 2,283.96
455	8TH	2	3	RESIDENTIAL	1BR	758.56	1BR PLUS	$ 3.25	$ 2,465.32
456	8TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
457	8TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
458	8TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
459	8TH	1	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
460	8TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
461	8TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
462	8TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
463	8TH	2	4	RESIDENTIAL	1BR	665.40	1BR INTERIOR C	$ 3.50	$ 2,328.90
464	8TH	1	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
465	8TH	1	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
466	8TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
467	8TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
468	8TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
469	8TH	1	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
470	8TH	1	8	RESIDENTIAL	2BR	1,073.44	2BR PLUS	$ 2.75	$ 2,951.96
471	8TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
472	8TH	2	7	RESIDENTIAL	2BR	923.44	2BR	$ 2.93	$ 2,701.99
473	8TH	1	10	RESIDENTIAL	2BR	1,064.75	2BR EXTERIOR C	$ 2.75	$ 2,928.06
474	8TH	1	10	RESIDENTIAL	2BR	1,064.75	2BR EXTERIOR C	$ 2.75	$ 2,928.06
475	8TH	1	10	RESIDENTIAL	2BR	1,064.75	2BR EXTERIOR C	$ 2.75	$ 2,928.06
476	8TH	1	10	RESIDENTIAL	2BR	1,064.75	2BR EXTERIOR C	$ 2.75	$ 2,928.06
477	8TH	2	10	RESIDENTIAL	2BR	1,064.75	2BR EXTERIOR C	$ 2.75	$ 2,928.06
478	8TH	2	10	RESIDENTIAL	2BR	1,064.75	2BR EXTERIOR C	$ 2.75	$ 2,928.06

479	GROUND	1	13	RETAIL	0	1,400.37	L1	$ 4.13	$ 5,776.53
480	GROUND	1	14	RETAIL	0	1,574.30	L2	$ 4.13	$ 6,493.99
481	GROUND	1	15	RETAIL	0	1,574.30	L3	$ 4.13	$ 6,493.99
482	GROUND	1	16	RETAIL	0	1,400.37	L4	$ 4.13	$ 5,776.53
483	GROUND	1	17	RETAIL	0	753.04	L5	$ 4.13	$ 3,106.29
484	GROUND	1	18	RETAIL	0	753.04	L6	$ 4.13	$ 3,106.29
485	GROUND	1	19	RETAIL	0	1,065.63	L7	$ 4.13	$ 4,395.72
486	GROUND	1	20	RETAIL	0	758.96	L8	$ 4.13	$ 3,130.71
487	GROUND	2	21	RETAIL	0	758.96	L9	$ 4.13	$ 3,130.71
488	GROUND	2	22	RETAIL	0	1,065.63	L10	$ 4.13	$ 4,395.72
489	GROUND	2	23	RETAIL	0	753.04	L11	$ 4.13	$ 3,106.29
490	GROUND	2	24	RETAIL	0	753.91	L12	$ 4.13	$ 3,109.88
491	GROUND	2	25	RETAIL	0	1,400.37	L13	$ 4.13	$ 5,776.53
492	GROUND	2	26	RETAIL	0	1,222.28	L14	$ 4.13	$ 5,041.91

Estimated Budget | Cash Flow

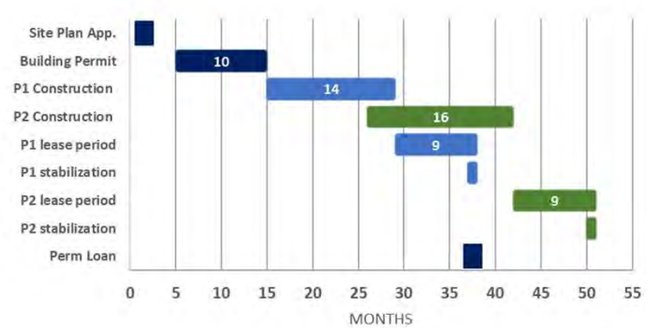
Operating Proforma Cash Flow

	Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		1	2	3	4	5	6	7	8	9	10
Gross Rental Income	111,226,100	-	-	5,042,265	11,564,271	14,654,925	15,083,686	15,525,093	15,979,519	16,447,352	16,928,989
Vacancy & Other	- 8,801,624	-	-	- 1,980,890	- 2,089,140	- 740,731	- 759,249	- 778,230	- 797,686	- 817,628	- 838,069
Net Rental Income	**102,424,475**	**-**	**-**	**3,061,375**	**9,475,131**	**13,914,194**	**14,324,437**	**14,746,862**	**15,181,833**	**15,629,724**	**16,090,920**
Other Income	10,299,881	-	-	449,980	1,080,234	1,442,203	1,464,975	1,465,227	1,465,486	1,465,752	1,466,024
Total Revenue	**112,724,356**	**-**	**-**	**3,511,355**	**10,555,364**	**15,356,397**	**15,789,412**	**16,212,090**	**16,647,319**	**17,095,476**	**17,556,944**
Operating Expenses	44,540,872	-	-	- 1,760,818	- 5,378,277	- 5,953,594	- 6,067,484	- 6,176,090	- 6,287,139	- 6,400,685	- 6,516,786
Net Operating Income	**68,183,484**	**-**	**-**	**1,750,537**	**5,177,088**	**9,402,803**	**9,721,928**	**10,035,999**	**10,360,181**	**10,694,791**	**11,040,158**
CapEx	253,022	-	-	- 22,875	- 30,958	- 31,577	- 32,208	- 32,852	- 33,509	- 34,180	- 34,863
Cash Flow From Operations	**67,930,463**	**-**	**-**	**1,727,662**	**5,146,130**	**9,371,226**	**9,689,720**	**10,003,147**	**10,326,671**	**10,660,611**	**11,005,295**
Debt Service (Interest & Principal)	45,719,718	-	-	- -	4,019,460 -	6,897,297 -	6,960,592 -	6,960,592 -	6,960,592 -	6,960,592 -	6,960,592
Cash Flow After Financing	**22,210,744**	**-**	**-**	**1,727,662**	**1,126,671**	**2,473,929**	**2,729,128**	**3,042,554**	**3,366,079**	**3,700,019**	**4,044,703**

Summary

THE ARCADIAN SNAPSHOT		
ADDRESS		640 North West 7 avenue
CITY, STATE, ZIP		Ft. Lauderdale, FL, 33311
SPONSOR		Sunshine Shipyard LLC
TYPE		Mixed-used
LOT SIZE	3.41 acres	148,336 sf
TOTAL GSF		678,289 sf
TOTAL NSF		360,455 sf
RESIDENTIAL	472 units	340,946 sf
LIVE WORK	6 units	4,275 sf
RETAIL	14 units	15,234 sf
PROJECT DESCRIPTION:	The Arcadian is a mixed used developent with 2 construction phases. The proyect includes residential, live work and Retail units with parking and a Paseo.	

PROJECT TIMING	START	END	MONTHS
MILESTONES			
Site Plan Approval	Jul-22	Jul-22	1
Building Permit	Nov-22	Aug-23	10
Phase 1 Construction	Sep-23	Oct-24	14
Phase 2 Construction	Aug-24	Nov-25	16
Phase 1 Lease-up | Stabilization	Nov-24	Jul-25	9
Phase 2 Lease-up | Stabilization	Dec-25	Aug-26	9
Permanent Loan	Jul-25	Jul-25	1
Total Project Timing	**Jul-22**	**Aug-26**	**120**



TOTAL SOURCES & USES			
SOURCES			/Door
Debt	64%	98,500,000	200,203
Equity	29%	44,904,269	91,269
Gap Financing	7%	10,000,000	20,325
Total Sources	**100%**	**153,404,269**	**311,797**
USES			/Door
Land	16%	25,000,000	50,813
Hard Costs	67%	103,168,054	209,691
Soft Costs	9%	13,841,507	28,133
Financing & Closing Costs	7%	11,374,707	23,119
Total Uses	**100%**	**153,384,269**	311,757
Cost / Door (Residential)			320,888

TOTAL PRO FORMA		REFI	SALE
PROJECT NOI		*month 50*	*year 10*
Effective Gross Revenue		15,383,353	17,992,095
Operating Expenses	38.8%	5,962,270	6,625,549
Net Operating Income	**61.2%**	**9,421,082**	**11,366,545**
PROJECT VALUATION			
Cap Rate		**5.75%**	**5.50%**
Valuation		**163,844,912**	**206,664,459**
Valuation/Unit		333,018	420,050
Valuation/Sqf		455	573
Trended YOC w/o Gap Fin.		6.14%	7.41%
Trended YOC w/Gap Fin.		6.57%	7.93%
Untrended YOC w/o Gap Fin.		5.95%	
Untrended YOC with Gap Fin.		6.36%	

TOTAL DEBT SUMMARY	
CONSTRUCTION LOAN	
Loan Ammount	98,500,000
LTC	64.21%
Interest Spread Rate (+ SOFR)	4.25%
Financing & Closing Costs	11,374,707
PERMANENT LOAN	
Loan Ammount	102,159,315
LTV	62.35%
Period	30 years
Interest Rate	5.50%
Financing & Closing Costs	35,398,045

Appendix III: Financial Complications

Construction Inflation

Inflation in construction has amounted to **40% over the past 36 months**, more than doubling general inflation (18%).

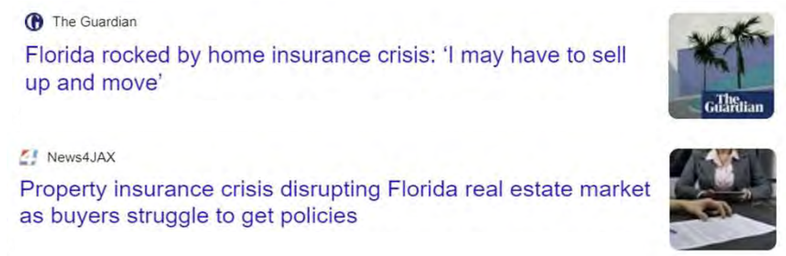
Construction Materials vs. CPI: FRED St. Louis



Insurance Premiums

Florida property **insurance costs are rising faster than any other state**.

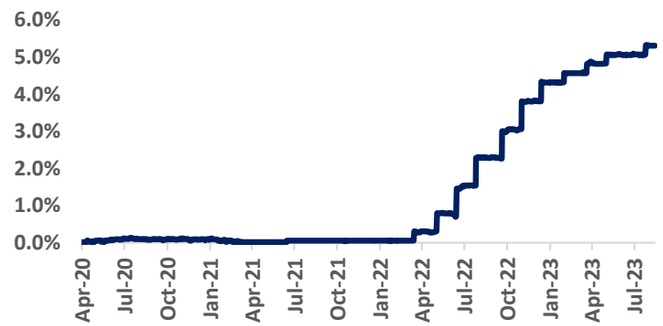
- Last year, analysts at NBC tracked a 33% increase.
- Today, home insurance in Florida costs an estimated $6,000 per year per home, compared to the national average of $1,700.



Interest Rates

The Fed has imposed its most aggressive series of rate hikes in 40 years, **significantly impacting the cost** of development.

SOFR: FRED St. Louis



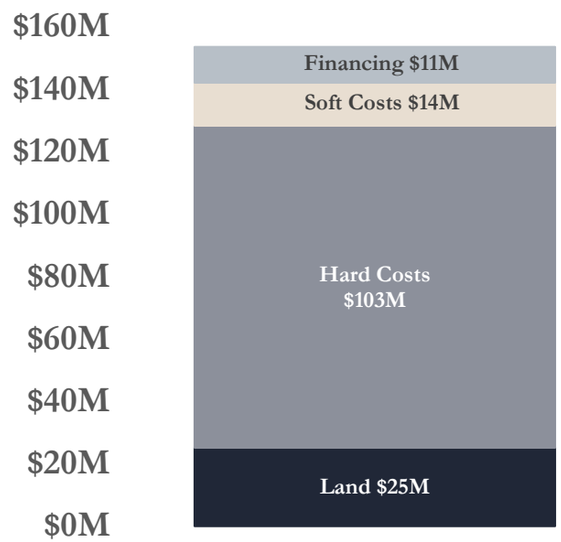
Appendix III: Financial Overview Without Incentives

Main Assumptions

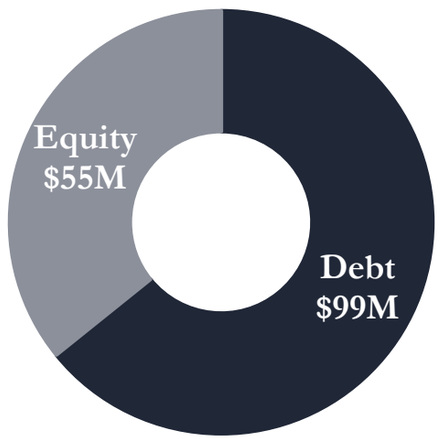
Hard Cost:	$192 PGSF
Cons. Loan Rate:	SOFR + 425 bps
Rent Growth:	3.0%
OpEx Growth:	2.0%
NOI Margin:	**61**%

$153M

Investment



Uses

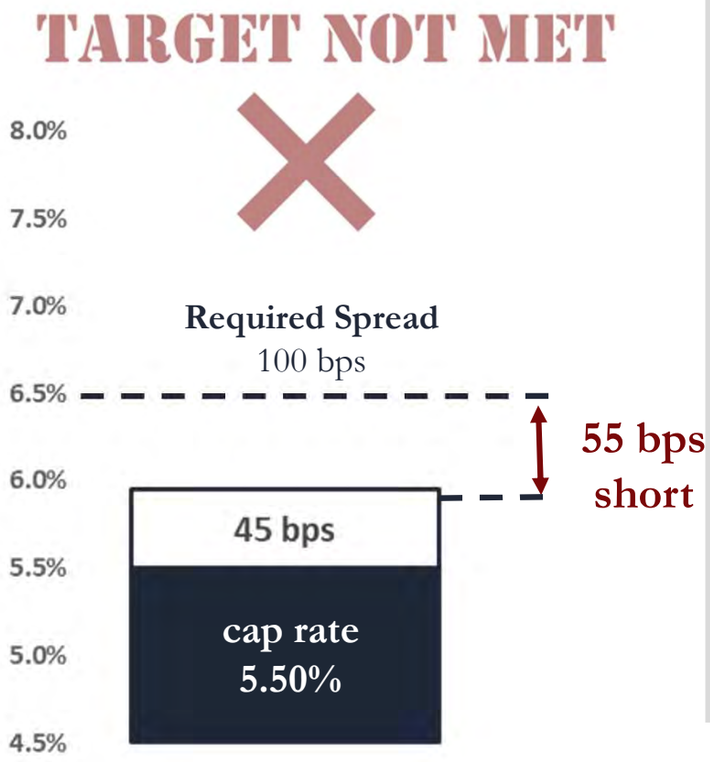


Sources

Appendix III: Financial Targets

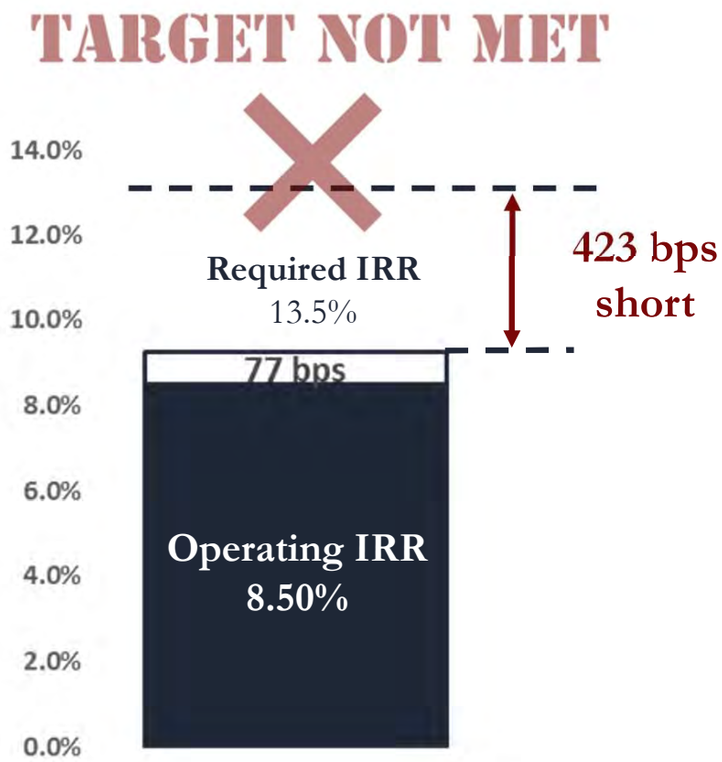
Yield On Cost

Untrended



IRR

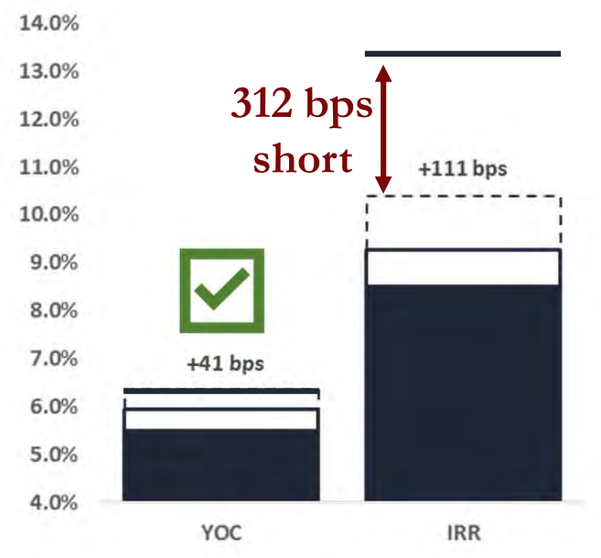
Unlevered



With Incentives

Yield On Cost threshold reached

IRR still short, but less predictable



Appendix IV: Parcels

A) 640 NW 7 Ave | Folio 494234077560 | $5,261,250
B) 639 NW 6 Ave | Folio 494234077410 | $5,045,740: Lots 2 through 14, Block 325 and Lots 34 through 48, Block 325, Less the West 15 feet thereof, of PROGRESSO, according to the Plat thereof recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands lying situate and being in Broward county, Florida.

C) 610 NW 7 Ave | Folio 494234077550 | $1,725,000: Lots 29, 30, 31, 32, and 33, less the West 15 feet thereof, in Block 325, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County; said lands situate, lying and being in Broward County, Florida.

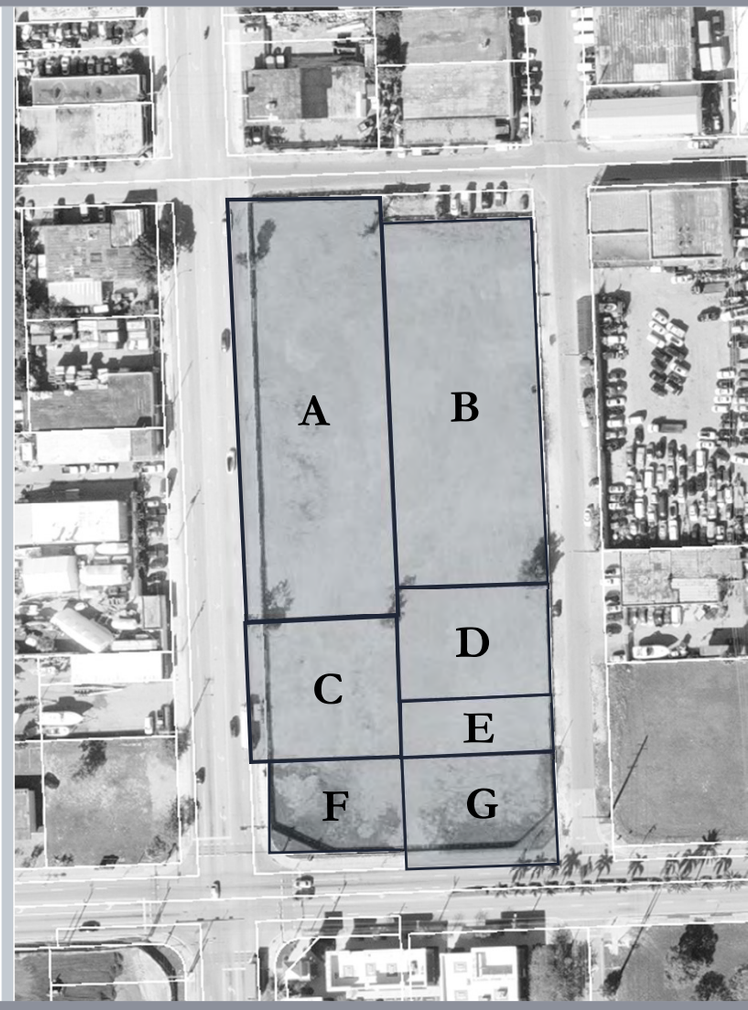
D) 615-621 NW 6 Ave | Folio 494234077490 | $1,552,500: Lots 15, 16, 17, and 18 of Block 325, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, page 18, of the Public Records of Miami-Dade County, Florida. Sold lands situate, lying and being in Broward County, Florida.

E) 611 NW 6 Ave | Folio 494234077510 | $776,250: Lots 19 and 20, in Block 325, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida.

F) 600 NW 7 Ave | Folio 494234077540 | $1,138,040: Lots 25, less the Right of Way, 26, 27, 28, 29, 30, and 31, Block 324, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

G) 601 NW 6 Ave | Folio 494234077520 | $1,552,500: Lots 21, 22, 23, 24, 25, 26, 27, and 28, Block 325, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida, less the Road Right of Way.

**Land values taken from Broward County's Property Appraiser webpage and represent the total assessed value of each parcel.*



Appendix IV: Parcels

Instr# 115123382 , Page 1 of 3, Recorded 06/07/2018 at 07:23 AM
Broward County Commission
Deed Doc Stamps: $27300.00

This Document Prepared By and Return to:
John S. Andrews Esq.
1501 NE 4th Avenue
Fort Lauderdale, FL 33304

Parcel ID Number: 494234-07-7410 and 49234-07-7560

Special Warranty Deed

This Indenture, Made this 6th day of June, 2018 A.D. **Between Sunshine Auto Recyclers, Inc., a corporation existing under the laws of the State of Florida** of the County of **Broward**, State of **Florida, grantor,** and **Sunshine Shipyard, LLC, a Delaware limited liability company** whose address is: **900 NW 6th Street, Suite 201, Fort Lauderdale, FL 33311** of the County of **Broward**, State of **Florida, grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------**TEN DOLLARS ($10)**---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Broward** State of **Florida** to wit:

Lots 2 through 14, Block 325 and Lots 34 through 48, Block 325, Less the West 15 feet thereof, of PROGRESSO, according to the Plat thereof as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands lying situate and being in Broward County, Florida.

Subject to restrictions, reservations and easements of record and those matters appearing on Exhibit A attached hereto.

Together with all 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 covenant with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Sunshine Auto Recyclers, Inc.

Printed Name: Jim's Andrews
Witness

By: X _____ (Seal)
Timothy M. Smith, President
P.O. Address: 640 NW 7 Avenue, Fort Lauderdale, FL 33311

(Corporate Seal)

Printed Name: Shelly Avila
Witness

{A0120935.RTF }SUNSHINE

Instr# 115123382 , Page 2 of 3

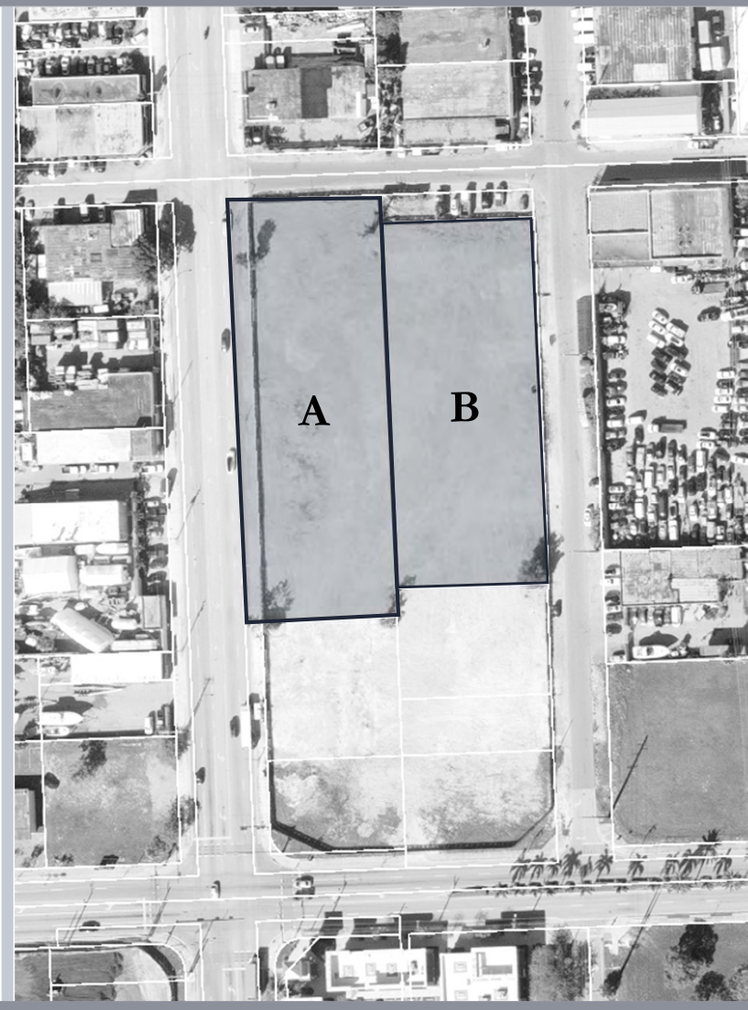
STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 6 day of June, 2018 by Timothy M. Smith, President of Sunshine Auto Recyclers, Inc., a Florida Corporation, on behalf of the corporation who is personally known to me or who has produced his Florida driver's license as identification.

DENISE L. BEN-DAVID
Notary Public - State of Florida
My Comm. Expires Sep 12, 2020
Commission # FF 993866
Bonded through National Notary Assn.

Denise L. Ben-David
Printed Name: Denise L. Ben-David
Notary Public
My Commission Expires: / /

{A0120935.RTF }SUNSHINE



Appendix IV: Parcels

Instr# 115549113 , Page 1 of 2, Recorded 01/11/2019 at 07:10 AM
Broward County Commission
Deed Doc Stamps: $7700.00

Prepared by:
Romney C Rogers, Jr., Esq.
Attorney at Law
Rogers, Morris & Ziegler LLP
1401 East Broward Boulevard Suite 300
Fort Lauderdale, FL 33301-2116
954-462-1431
File Number: **7596.1825256**
Will Call No.:

Parcel Identification No. **4942 34 07 7550**

[Space Above This Line For Recording Data]

Warranty Deed
(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 9th day of **January, 2019** between **Cynthia Lou Coyle a/k/a Cindy Lou Coyle, a single woman and Robert C. Coyle, a single man** whose post office addresses are **5640 NE 21 Drive, Fort Lauderdale, FL 33308 and 1401 N.E. 14 Street, Fort Lauderdale, Florida, 33304, respectively**, of the County of **Broward**, State of **Florida**, grantor*, and **Sunshine Shipyard, LLC, a Delaware limited liability company** whose post office address is **610 N.W. 7 Avenue, Fort Lauderdale, FL 33311** of the County of **Broward**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of 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:

Lots 29, 30, 31, 32 and 33, less the West 15 feet thereof, in Block 325, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County; said lands situate, lying and being in Broward County, Florida.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

DoubleTime®

Instr# 115549113 , Page 2 of 2, End of Document

Signed, sealed and delivered in our presence:

Witness Name: Lisa Aprea
Witness Name: Rodney C. Rogers Jr.

Cynthia Lou Coyle (Seal)
Cynthia Lou Coyle

Witness Name: Lisa Aprea
Witness Name: Romney C. Rogers Jr.

Robert C. Coyle (Seal)
Robert C. Coyle

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 9th day of January, 2019 by Cynthia Lou Coyle and Robert C. Coyle, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

USA APREA
MY COMMISSION # GG 046256
EXPIRES: December 2, 2020
Bonded Thru Budget Notary Services

Notary Public

Printed Name:

My Commission Expires:

Warranty Deed (Statutory Form) - Page 2

DoubleTime®



Appendix IV: Parcels

This Instrument Prepared by and Return to:
Denise L. Bon-David
WNF LAW, P.L.
1111 Brickell Avenue, Suite 2200
Miami, Florida 33131
(305)760-8500

Parcel ID No. 494234-07-7490

WARRANTY DEED

THIS Indenture made this 18th of **July, 2018** between **6 Avenue N.W., L.L.C., a Florida limited liability company** whose post office address is **2045 NE 15th ST, Fort Lauderdale Florida 33304,** of the County of **Broward,** State of **Florida, grantor,** and **615 NW 6th AVE, LLC,** a Delaware limited liability company whose post office address is **900 NW 6th Street, Suite 201, Fort Lauderdale, FL 33311** of the County of **Broward,** State of **Florida, grantee**

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described real property (the "Property") lying and being in Miami-Dade County, Florida:

Lot 15, 16, 17 and 18 of Block 325, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, page 18, of the Public Records of Miami-Dade County, Florida. Said lands situate, lying and being in Broward County, Florida.

TOGETHER with all the improvements associated therewith, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the benefit of the Property.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever; subject to real property taxes subsequent to December 31, 2017; easements, restrictions and limitations of record; however, this provision shall not serve to reimpose easements, restrictions and limitations which have been barred by operation of law; and applicable zoning ordinances.

AND Grantor hereby covenants with Grantee that Grantor has good right and lawful authority to sell and convey the Property; Grantor fully warrants title to the Property and will defend the same against lawful claims of all persons whomsoever; and Grantor covenants that the Property is free from all encumbrances made by Grantor, except as set forth above.

Grantor warrants that at the time of this conveyance, the subject property is not Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or part of Grantor's homestead property nor is it the homestead of any beneficiary or party supported by Grantor.

[40122379.DOC]

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed the day and year first above written.

Witnesses:	**6 Avenue N.W., L.L.C., a Florida limited liability company**
Print Name: Richard W. Weber Jr. Print Name: MARILYN GARI	By: Name: LOIS N. NAGLE, Manager

Witnesses:	**6 Avenue N.W., L.L.C., a Florida limited liability company**
Print Name: Richard W. Weber Jr. Print Name: MARILYN GARI	By: Name: VINCENT J. RUTIGLIANO, Manager

STATE OF FLORIDA)
)
COUNTY OF Broward)

The foregoing instrument was acknowledged before me this 17 day of July, 2018 by LOIS N. NAGLE and VINCENT J. RUTIGLIANO each as Manager and Member of 6 Avenue N.W., L.L.C., a Florida limited liability company who is personally known to me or who has produced Florida Drivers License as identification.

TIFFANY VAN MILL WATERS
Notary Public - State of Florida
Commission # GG 162303
My Comm. Expires Nov 21, 2021
Bonded through National Notary Assn.

Notary Public State of Florida
My Commission Expires: 11/21/2021
Printed Notary Signature: Tiffany Van Mill Waters
Commission No.: 162303

[40122379.DOC]



Appendix IV: Parcels

Instr# 115349648 , Page 1 of 2, Recorded 09/27/2018 at 02:11 PM
Broward County Commission
Deed Doc Stamps: $4961.60

Prepared by and record and return to:
Philippe Symonovicz, Esquire
1995 East Oakland Park Blvd. - Suite 210
Ft. Lauderdale, FL 33306
(954)764-7600

WARRANTY DEED

THIS INDENTURE, made this 24th day of September, 2018, between **Fink & Levy Investments, a Florida general partnership,** whose address is 400 S. Dixie Highway, Hollywood, Florida 33020, hereinafter referred to as "GRANTOR" and **Sunshine Shipyard, LLC a Delaware limited liability company,** whose address is 2035 Sunset Lake Road Suite B-2, Newark, Delaware 19702, hereinafter referred to as "GRANTEE". (Wherever used herein the terms "GRANTOR" and "GRANTEE" shall indicate both singular and plural, as the context requires).

WITNESSETH: That GRANTOR, for and in the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, and confirms unto GRANTEE, its successors and assigns forever, all that certain land, situate, lying and being in the County of Broward, Florida, to wit:

Lots 19 and 20, in Block 325, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida.

(Folio #4942-34-07-7510)

Subject to real estate taxes for the year 2018 and all subsequent years; restrictions, easements, and covenants of record, if any, without imposing same by this document.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining thereto.

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

SHF

Instr# 115349648 , Page 2 of 2, End of Document

AND GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple, that GRANTOR has good right and lawful authority to sell and convey said property, and GRANTOR hereby fully warrants the title to said property and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTORS have hereunto set GRANTORS' hands and seal the date first above written. Signed, sealed and delivered in the presence of:

Signed, sealed and delivered in presence of:

FINK & LEVY INVESTMENTS, a Florida General Partnership

Witness

By: _____
STEPHEN W. FINK, General Partner

PRINT NAME

Witness

PRINT NAME

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 24th day of September, 2018 appeared, STEPHEN W. FINK, General Partner of Fink & Levy Investments, a Florida General Partnership, who, ☒ is personally known to me ☐ or has produced _____ as

DANIELLE HAMILTON
State of Florida-Notary Public
Commission # GG 069003
My Commission Expires
March 06, 2021

My Commission Expires:
March 06, 2021

Notary Public



Appendix IV: Parcels

Instr# 115740340 , Page 1 of 2, Recorded 04/15/2019 at 02:49 PM
Broward County Commission
Deed Doc Stamps: $22400.00

Prepared by:
C. Glenn Leonard, Esq.,
Leonard & Morrison, Attorneys at Law
2817 E. Oakland Park Blvd., Suite 201-A
Fort Lauderdale, Florida 33306

File Number: 220145 LLC

General Warranty Deed

Made this April 10, 2019 A.D. By **220145 LLC, a Florida limited liability company, Successor by Merger to 2245 North Miami Avenue, LLC., a Florida limited liability company,** whose address is: 90 N. Compass Drive, Fort Lauderdale, Florida 33308, hereinafter called the grantor, to **Sunshine Shipyard, LLC, a Delaware limited liability company**, whose post office address is: 900 NW 6th Street, Suite 201, Fort Lauderdale, FL 33311, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of $10.00, (Ten Dollars and no/100ths) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

PARCEL 1

Lots 21, 22, 23, 24, 25, 26, 27 and 28, Block 325, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands now situate, lying and being in Broward County, Florida, Less the Road Right of Way.

and

Lots 25, Less the Road Right of Way, 26, 27, 28, 29, 30 and 31, Block 324, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands now situate, lying and being in Broward County, Florida.

PARCEL 2:

Lots 18 to 23 and Lot 24, less that pa rt described as follows:

Begin at the SW corner of said Lot 24; thence go Easterly 135.00 feet along the South line thereof to the SE corner of said Lot 24; thence Northerly along the East line thereof 12.45 feet; thence Westerly 35 feet North and parallel to the South boundary of the North 1/2 of Section 3, Township 50 South, Range 42 East 135.00 feet to the West line of said Lot 24; thence Southerly 12.41 feet along said West line of the Point of Beginning, in Block 324, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands now situate, lying and being in Broward County, Florida.

Parcel ID Number: **494234077340; 494234077270; 494234077540; 494234077520**

Subject to real estate taxes for the year 2019 and all subsequent years; conditions, restrictions, limitations and easements of record, if any, provided that this shall not serve to reimpose the same; and all applicable building and zoning regulations and ordinances imposed by applicable governmental authorities.

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

Instr# 115740340 , Page 2 of 2, End of Document

File Number: 220145 LLC

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

220145 LLC, a Florida limited liability company, Successor by Merger to 2245 North Miami Avenue, LLC, a Florida limited liability company

(Seal)

Felipe Yalale - Manager

Witness Printed Name C. Glenn Leonard

Address: 90 N. Compass Drive, Fort Lauderdale, Florida 33308

(Seal)

Witness Printed Name Della Joseph

Address

State of FLORIDA
County of BROWARD

The foregoing instrument was acknowledged before me this 10 day of April, 2019, by **Felipe Yalale - Manager** of 220145 LLC, a Florida limited liability company, Successor by Merger to 2245 North Miami Avenue, LLC, a Florida limited liability company, who is/are personally known to me or who has produced FL Drivers Lic as identification.

SEAL

Notary Public
Print Name: Charles Glenn Leonard
My Commission Expires: May 9, 2022

CHARLES GLENN LEONARD
Commission # GG 179901
Expires May 9, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

DEED Individual Warranty Deed - Legal on Face
Closers' Choice



Appendix V: Legal Documents

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:20 PM 04/12/2018
FILED 04:20 PM 04/12/2018
SR 20182652003 - File Number 6842724

STATE *of* DELAWARE
CERTIFICATE *of* FORMATION
A LIMITED LIABILITY COMPANY

ARTICLE I.

The name of this limited liability company is SUNSHINE SHIPYARD LLC.

ARTICLE II.

Its registered office in the State of Delaware is to be located at 2035 SUNSET LAKE RD, SUITE B-2, NEWARK, DE 19702. The registered agent in charge thereof is LEGALINC CORPORATE SERVICES INC..

ARTICLE III.

The period of duration of the limited liability company shall be perpetual.

ARTICLE IV.

The purpose of the limited liability company is to engage in any lawful act or activity for which limited liability companies may be organized under the Delaware Limited Liability Company Act.

I, the undersigned, for the purpose of forming a limited liability company under the laws of the State of Delaware, do make, file and record this Certificate, and do certify that the facts herein stated are true, and I have accordingly hereunto set my hand and executed this Certificate of Formation on the date below.

Dated: April 12th, 2018

Marsha Silva

Marsha Silva, Organizer

Articles of Incorporation

CITY OF FORT LAUDERDALE

FINAL DEVELOPMENT REVIEW COMMITTEE (DRC)
CERTIFICATE OF COMPLIANCE

Site Plan Level II (RAC) - 480 Multifamily Units (48 Affordable Housing Units), 7,350 SF Restaurant, 7,350 SF Retail and parking reduction.

This notification provides confirmation that the development application described below has completed the site plan review process with the City, consistent with the City's Unified Land Development Regulations (ULDR) Section 47-24.2.

Case Number:	**UDP-S21043**
Project Name:	The Arcadian
Project Description:	85-foot, 480 Multifamily Unit (48 Affordable Housing Units) Mixed Use Building
General Location:	640 NW 7th Avenue
Zoning District:	North West Regional Activity Center- Mixed Use East (NWRAC-MUe)
Future Land Use:	Northwest Regional Activity Center
Determination:	The project was reviewed by the Development Review Committee (DRC) on October 21, 2021 and approved by the City Commission on July 5, 2020.
Approval Date:	July 5, 2022
Site Plan Expiration:	February 5, 2024 to submit for building permit August 16, 2024 to obtain issuance of building permit

1. Concurrent with the issuance of building permit, applicant will be required to pay a Park Impact Fee for the proposed residential units in accordance with ULDR Sec. 47-38A.
2. Applicant shall record an Affordable Housing Development Agreement and deed restriction, in a form approved by the City Attorney's Office, in the public records of Broward County prior to building permit issuance.
3. Applicant shall record a parking reduction agreement with Broward County prior to certificate of occupancy.
4. Concurrent with the issuance of a building permit, the applicant will be required pay proportionate fair share mitigation for the traffic impact to the existing eastbound left turn lane onto Broward Boulevard from the NW 7th Avenue intersection for an additional 14 linear feet out of a 103 linear storage length deficiency. The proportionate fair share calculation, totaling $4,241.57, is agreed upon by the City and the applicant as the applicant's proportionate fair share contribution for construction of the transportation improvement.
5. Within 1 year of the project obtaining its final certificate of occupancy for the site plan in its entirety (minimum 90% occupancy), prepare and submit a warrant study to Broward County to

DRC Certificate of Compliance

determine if a dedicated left turn signal phase needs to be added to the existing signal heads on the mast arm for this turning movement pursuant to Broward County signal warrant criteria at the intersection of Sistrunk and NW 7th Avenue. In the event Broward County determines that the dedicated left turn signal phase is warranted, Applicant shall obtain the required permits and install the necessary additional signal. Prior to the issuance of a building permit for the project, post a bond with the City in the estimated amount of $30,000 (bond amount may be revised by the City prior to building permit issuance) to cover the cost of the requisite signal warrant study and the cost of installation if warranted; this bond will be released by the City upon a determination by the County that the additional signal phase is not warranted or if warranted upon completion of the installation of the necessary signal.

6. Within 1 year of obtaining a certificate of occupancy for the site plan in its entirety, prepare and submit a warrant study (including manual turning movement counts at the project driveway connection and queueing analysis) to TAM to determine if a southbound right turn lane on NW 6th Avenue is warranted. In the event TAM determines that the dedicated right turn lane is warranted, applicant shall obtain the required permits and install the necessary turn lane. Prior to the issuance of a building permit for the project, post a bond with the City in the estimated amount of $50,000 (bond amount may be revised by the City prior to building permit issuance) to cover the cost of the requisite right turn lane warrant study and the cost of installation if warranted; this bond will be released by the City upon a determination by TAM that the right turn lane is not warranted or if warranted upon completion of the installation of the right turn lane.
7. In accordance with the Water and Wastewater Capacity Availability letter issued by the City Public Works Department dated September 13, 2021, the existing water distribution system requires improvements to accommodate flow increase from the proposed development. Applicant voluntarily assumes responsibility for the design, permitting and construction of said improvements to meet adequacy requirements per ULDR section 47-25.2, with the understanding that the costs incurred by the Applicant in connection with the design, permitting and construction of said improvements will be credited on a dollar-for-dollar basis towards any Capital Expansion Fees paid by the Applicant pursuant to Section 163.31801, Florida Statutes.
8. Prior to issuance of building permit, applicant shall obtain a general/surface water management license from the Broward County.
9. Prior to issuance of Final Certificate of Occupancy, the applicant shall provide a 10' Right-of-Way dedication along east side of NW 7th Avenue (coordinate with BCHCED) to complete half of 100' Right-of-Way section per the most current Broward County Trafficways Plan.
10. Prior to issuance of Final Certificate of Occupancy, provide permanent Sidewalk Easement along east side of NW 7th Avenue to accommodate portion of pedestrian clear path (coordinate required width with BCHCED and TAM) located beyond public Right-of-Way (per City's Northwest RAC Master Plan guidelines as appropriate).
11. Prior to issuance of Final Certificate of Occupancy, applicant shall record a permanent Sidewalk Easement as appropriate along north side of NW 6th Street/Sistrunk Boulevard, west side of NW 6th Avenue, and south side of NW 7th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate).
12. Prior to issuance of Final Certificate of Occupancy, the applicant shall provide a 10' x 15' (min.) permanent Utility Easement the 4-inch or larger water meters located within the proposed development along NW 6th Avenue. The utility easement shall be clear of any above and below ground obstructions that would conflict with City Maintenance access.

Continued

Appendix V: Legal Documents

13. Prior to issuance of final Certificate of Occupancy, applicant shall provide a Maintenance Declaration with the City for property frontage along NW 6th Street, NW 6th Avenue, and NW 7th Street. Proposed improvements within adjacent City right-of-way include specialty sidewalk, concrete curb & gutter, curb, valley gutters, lighting, landscaping (including structural soil), and irrigation. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

14. Prior to issuance of final Certificate of Occupancy, applicant shall provide a Tri-Party Maintenance Agreement with the City and County for property frontage along NW 7th Avenue. In the event the Agreement has not been fully executed, the applicant may provide documentation showing there is a bond in place with the County and that the improvements in the County right-of-way have been constructed in general conformance with the site plan/master permit, especially with respect to pedestrian access, ADA and any other matter of safety within County right-of-way.

15. Please be advised, construction of the sidewalk used for public access along NE 6th Avenue shall not commence prior to relocation of the private utility poles. The applicant shall coordinate with FPL/AT&T and Engineering staff prior to sidewalk construction to ensure pole conflicts within the sidewalk clear path are removed/relocated. The applicant shall provide an updated timeline from FPL and AT&T for the pole removal/relocation prior to issuance of the building permit.

16. Addapave along Sistrunk boulevard.

If additional information is need or there are questions regarding this certificate, you may contact me at LTappen@fortlauderdale.gov or (954) 828-5018.

Sincerely,

Lorraine Tappen

Lorraine Tappen, AICP, Principal Urban Planner, Case Planner
Urban Design and Planning Division

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 NW 19th AVENUE | FORT LAUDERDALE, FLORIDA 33311
954-828-5207 | www.fortlauderdale.gov

DRC Certificate of Compliance



The Arcadian

August 2023

Fuse Group
INVESTMENT COMPANIES

KREA
CONSTRUCTIONS | USA

Exhibit 3



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	600 NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 07 7540
Property Owner	SUNSHINE SHIPYARD LLC	Millage	0312
Mailing Address	900 NW 6 ST #201 FORT LAUDERDALE FL 33311	Use	10

Abbr Legal Description	PROGRESSO 2-18 D LOT 25 LESS W 15 & S 17 FOR ST, LOT 26 LESS W 15 FOR ST,LOT 27 LESS W 15 FOR ST,LOT 28 LESS W 15 FOR ST & LESS POR DESC IN WD 3411/995,BLK 325

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).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$1,138,040		$1,138,040	$212,090	
2022	$199,200		$199,200	$192,810	$3,740.63
2021	$179,280		$179,280	$175,290	$3,406.67

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,138,040	$1,138,040	$1,138,040	$1,138,040
Portability	0	0	0	0
Assessed/SOH	$212,090	$1,138,040	$212,090	$212,090
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	$212,090	$1,138,040	$212,090	$212,090

Sales History

Date	Type	Price	Book/Page or CIN
4/15/2019	WD*-D	$3,200,000	115740340
11/30/2015	WD*-D	$901,800	113380790
2/9/2007	QC*-T	$100	43603 / 328
3/24/1994	QC*	$100	21984 / 871

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$115.00	9,896	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						9896		

Property Id: 494234077540 **Please see map disclaimer



August 30, 2023

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MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	601 NW 6 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 07 7520
Property Owner	SUNSHINE SHIPYARD LLC	Millage	0312
Mailing Address	900 NW 6 ST #201 FORT LAUDERDALE FL 33311	Use	10
Abbr Legal Description	PROGRESSO 2-18 D LOT 21,22,23,24 LESS RD R/W BLK 325		

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).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$1,552,500		$1,552,500	$287,490	
2022	$270,000		$270,000	$261,360	$5,070.42
2021	$243,000		$243,000	$237,600	$4,617.57

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,552,500	$1,552,500	$1,552,500	$1,552,500
Portability	0	0	0	0
Assessed/SOH	$287,490	$1,552,500	$287,490	$287,490
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	$287,490	$1,552,500	$287,490	$287,490

Sales History

Date	Type	Price	Book/Page or CIN
4/15/2019	WD*-D	$3,200,000	115740340
11/30/2015	WD*-D	$901,800	113380790
2/9/2007	QC*-T	$100	43603 / 328
3/24/1994	QC*	$100	21984 / 871

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$115.00	13,500	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						13500		

Property Id: 494234077520 **Please see map disclaimer



August 30, 2023

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MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	610 NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 07 7550
Property Owner	SUNSHINE SHIPYARD LLC	Millage	0312
Mailing Address	900 NW 6 ST FORT LAUDERDALE FL 33311	Use	10-01

Abbr Legal Description	PROGRESSO 2-18 D LOT 29 TO 33,ALL LESS W 15 FOR ST BLK 325

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).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$1,725,000		$1,725,000	$203,170	
2022	$165,000	$216,740	$381,740	$381,740	$8,000.93
2021	$165,000	$216,740	$381,740	$381,740	$8,037.68

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,725,000	$1,725,000	$1,725,000	$1,725,000
Portability	0	0	0	0
Assessed/SOH	$203,170	$1,725,000	$203,170	$203,170
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	$203,170	$1,725,000	$203,170	$203,170

Sales History

Date	Type	Price	Book/Page or CIN
1/9/2019	WD-D	$1,100,000	115549113
11/8/2013	QCD-T	$35,000	111926896
11/8/2013	DRR-T	$100	111926895
12/23/2008	QCD-T	$100	45882 / 681
3/20/2006	QCD-T	$100	41806 / 924

Land Calculations

Price	Factor	Type
$115.00	15,000	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						15000		

Property Id: 494234077550 **Please see map disclaimer



August 30, 2023

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MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	611 NW 6 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 07 7510
Property Owner	SUNSHINE SHIPYARD LLC	Millage	0312
Mailing Address	900 NW 6 ST STE 201 FORT LAUDERDALE FL 33311	Use	10-01
Abbr Legal Description	PROGRESSO 2-18 D LOT 19,20 BLK 325		

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).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$776,250		$776,250	$138,240	
2022	$67,500	$639,910	$707,410	$707,410	$15,430.53
2021	$67,500	$593,500	$661,000	$661,000	$14,475.94

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$776,250	$776,250	$776,250	$776,250
Portability	0	0	0	0
Assessed/SOH	$138,240	$776,250	$138,240	$138,240
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	$138,240	$776,250	$138,240	$138,240

Sales History

Date	Type	Price	Book/Page or CIN
9/24/2018	WD-Q	$708,800	115349648
6/27/2014	QCD-T	$100	112426432
6/27/2014	QCD-T	$100	112426431
6/27/2014	QCD-T	$100	112426430
6/27/2014	QCD-T	$100	112426429

Land Calculations

Price	Factor	Type
$115.00	6,750	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						6750		

Property Id: 494234077510 **Please see map disclaimer



August 30, 2023

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MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	615-621 NW 6 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 07 7490
Property Owner	SUNSHINE SHIPYARD LLC	Millage	0312
Mailing Address	900 NW 6 ST #201 FORT LAUDERDALE FL 33311	Use	10-01
Abbr Legal Description	PROGRESSO 2-18 D LOT 15 TO 18 BLK 325		

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).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$1,552,500		$1,552,500	$235,530	
2022	$135,000	$877,000	$1,012,000	$1,009,150	$19,808.05
2021	$135,000	$849,900	$984,900	$917,410	$18,618.22

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,552,500	$1,552,500	$1,552,500	$1,552,500
Portability	0	0	0	0
Assessed/SOH	$235,530	$1,552,500	$235,530	$235,530
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	$235,530	$1,552,500	$235,530	$235,530

Sales History

Date	Type	Price	Book/Page or CIN
7/17/2018	WD-Q	$875,000	115209794
4/3/2008	QCD-T	$100	45250 / 1069
5/3/2005	WD	$480,000	39595 / 1481
4/2/2002	QCD	$100	33044 / 1401
9/27/2001	DRR		32172 / 597

Land Calculations

Price	Factor	Type
$115.00	13,500	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						13500		

Property Id: 494234077490 **Please see map disclaimer



August 30, 2023

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MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	640 NW 7 AVENUE, FORT LAUDERDALE FL 33311-7307	ID #	4942 34 07 7560
Property Owner	SUNSHINE SHIPYARD LLC	Millage	0312
Mailing Address	900 NW 6 ST #201 FORT LAUDERDALE FL 33311	Use	10-03
Abbr Legal Description	PROGRESSO 2-18 D LOT 34,35,36 TO 48,LESS W 15 FOR ST BLK 325		

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).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$5,261,250		$5,261,250	$774,280	
2022	$732,000	$200,980	$932,980	$875,300	$21,527.19
2021	$594,750	$200,980	$795,730	$795,730	$19,560.33

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,261,250	$5,261,250	$5,261,250	$5,261,250
Portability	0	0	0	0
Assessed/SOH	$774,280	$5,261,250	$774,280	$774,280
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	$774,280	$5,261,250	$774,280	$774,280

Sales History

Date	Type	Price	Book/Page or CIN
6/6/2018	SW*-D	$3,900,000	115123382
12/21/1998	WD*	$510,000	29093 / 1698
10/1/1984	WD	$70,000	15280 / 344
3/1/1971	WD	$30,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$115.00	45,750	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						45750		

Property Id: 494234077560 **Please see map disclaimer



August 30, 2023

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MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	639 NW 6 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 07 7410
Property Owner	SUNSHINE SHIPYARD LLC	Millage	0312
Mailing Address	900 NW 6 ST #201 FORT LAUDERDALE FL 33311	Use	10-03
Abbr Legal Description	PROGRESSO 2-18 D LOTS 2 THRU 14 BLK 325		

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).

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Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$5,045,740		$5,045,740	$741,660	
2022	$702,020	$189,000	$891,020	$835,320	$19,904.21
2021	$570,390	$189,000	$759,390	$759,390	$18,063.12

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,045,740	$5,045,740	$5,045,740	$5,045,740
Portability	0	0	0	0
Assessed/SOH	$741,660	$5,045,740	$741,660	$741,660
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	$741,660	$5,045,740	$741,660	$741,660

Sales History

Date	Type	Price	Book/Page or CIN
6/6/2018	SW*-D	$3,900,000	115123382
12/21/1998	WD*	$510,000	29093 / 1698
3/2/1988	WD	$600,000	15280 / 344

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$115.00	43,876	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						43876		

Property Id: 494234077410 **Please see map disclaimer



August 30, 2023

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Exhibit 4

CITY OF
FORT LAUDERDALE

FINAL DEVELOPMENT REVIEW COMMITTEE (DRC)
CERTIFICATE OF COMPLIANCE

Site Plan Level II (RAC) - 480 Multifamily Units (48 Affordable Housing Units), 7,350 SF Restaurant, 7,350 SF Retail and parking reduction.

This notification provides confirmation that the development application described below has completed the site plan review process with the City, consistent with the City's Unified Land Development Regulations (ULDR) Section 47-24.2.

Case Number:	**UDP-S21043**
Project Name:	The Arcadian
Project Description:	85-foot, 480 Multifamily Unit (48 Affordable Housing Units) Mixed Use Building
General Location:	640 NW 7th Avenue
Zoning District:	North West Regional Activity Center- Mixed Use East (NWRAC-MUe)
Future Land Use:	Northwest Regional Activity Center
Determination:	The project was reviewed by the Development Review Committee (DRC) on October 21, 2021 and approved by the City Commission on July 5, 2022
Approval Date:	July 5, 2022
Site Plan Expiration:	February 5, 2024 to submit for building permit August 16, 2024 to obtain issuance of building permit

1. Concurrent with the issuance of building permit, applicant will be required to pay a Park Impact Fee for the proposed residential units in accordance with ULDR Sec. 47-38A.

2. Applicant shall record an Affordable Housing Development Agreement and deed restriction, in a form approved by the City Attorney's Office, in the public records of Broward County prior to building permit issuance.

3. Applicant shall record a parking reduction agreement with Broward County prior to certificate of occupancy.

4. Concurrent with the issuance of a building permit, the applicant will be required pay proportionate fair share mitigation for the traffic impact to the existing eastbound left turn lane onto Broward Boulevard from the NW 7th Avenue intersection for an additional 14 linear feet out of a 103 linear storage length deficiency. The proportionate fair share calculation, totaling $4,241.57, is agreed upon by the City and the applicant as the applicant's proportionate fair share contribution for construction of the transportation improvement.

5. Within 1 year of the project obtaining its final certificate of occupancy for the site plan in its entirety (minimum 90% occupancy), prepare and submit a warrant study to Broward County to

DRC Certificate of Compliance

determine if a dedicated left turn signal phase needs to be added to the existing signal heads on the mast arm for this turning movement pursuant to Broward County signal warrant criteria at the intersection of Sistrunk and NW 7th Avenue. In the event Broward County determines that the dedicated left turn signal phase is warranted, Applicant shall obtain the required permits and install the necessary additional signal. Prior to the issuance of a building permit for the project, post a bond with the City in the estimated amount of $30,000 (bond amount may be revised by the City prior to building permit issuance) to cover the cost of the requisite signal warrant study and the cost of installation if warranted; this bond will be released by the City upon a determination by the County that the additional signal phase is not warranted or if warranted upon completion of the installation of the necessary signal.

6. Within 1 year of obtaining a certificate of occupancy for the site plan in its entirety, prepare and submit a warrant study (including manual turning movement counts at the project driveway connection and queueing analysis) to TAM to determine if a southbound right turn lane on NW 6th Avenue is warranted. In the event TAM determines that the dedicated right turn lane is warranted, applicant shall obtain the required permits and install the necessary turn lane. Prior to the issuance of a building permit for the project, post a bond with the City in the estimated amount of $50,000 (bond amount may be revised by the City prior to building permit issuance) to cover the cost of the requisite right turn lane warrant study and the cost of installation if warranted; this bond will be released by the City upon a determination by TAM that the right turn lane is not warranted or if warranted upon completion of the installation of the right turn lane.

7. In accordance with the Water and Wastewater Capacity Availability letter issued by the City Public Works Department dated September 13, 2021, the existing water distribution system requires improvements to accommodate flow increase from the proposed development. Applicant voluntarily assumes responsibility for the design, permitting and construction of said improvements to meet adequacy requirements per ULDR section 47-25.2, with the understanding that the costs incurred by the Applicant in connection with the design, permitting and construction of said improvements will be credited on a dollar-for-dollar basis towards any Capital Expansion Fees paid by the Applicant pursuant to Section 163.31801, Florida Statutes.

8. Prior to issuance of building permit, applicant shall obtain a general/surface water management license from the Broward County.

9. Prior to issuance of Final Certificate of Occupancy, the applicant shall provide a 10' Right-of-Way dedication along east side of NW 7th Avenue (coordinate with BCHCED) to complete half of 100' Right-of-Way section per the most current Broward County Trafficways Plan.

10. Prior to issuance of Final Certificate of Occupancy, provide permanent Sidewalk Easement along east side of NW 7th Avenue to accommodate portion of pedestrian clear path (coordinate required width with BCHCED and TAM) located beyond public Right-of-Way (per City's Northwest RAC Master Plan guidelines as appropriate).

11. Prior to issuance of Final Certificate of Occupancy, applicant shall record a permanent Sidewalk Easement as appropriate along north side of NW 6th Street/Sistrunk Boulevard, west side of NW 6th Avenue, and south side of NW 7th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate).

12. Prior to issuance of Final Certificate of Occupancy, the applicant shall provide a 10' x 15' (min.) permanent Utility Easement the 4-inch or larger water meters located within the proposed development along NW 6th Avenue. The utility easement shall be clear of any above and below ground obstructions that would conflict with City Maintenance access.

13. Prior to issuance of final Certificate of Occupancy, applicant shall provide a Maintenance Declaration with the City for property frontage along NW 6th Street, NW 6th Avenue, and NW 7th Street. Proposed improvements within adjacent City right-of-way include specialty sidewalk, concrete curb & gutter, curb, valley gutters, lighting, landscaping (including structural soil), and irrigation. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc., within adjacent City Right-of-Way will typically revert to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

14. Prior to issuance of final Certificate of Occupancy, applicant shall provide a Tri-Party Maintenance Agreement with the City and County for property frontage along NW 7th Avenue. In the event the Agreement has not been fully executed, the applicant may provide documentation showing there is a bond in place with the County and that the improvements in the County right-of-way have been constructed in general conformance with the site plan/master permit, especially with respect to pedestrian access, ADA and any other matter of safety within County right-of-way.

15. Please be advised, construction of the sidewalk used for public access along NE 6th Avenue shall not commence prior to relocation of the private utility poles. The applicant shall coordinate with FPL/AT&T and Engineering staff prior to sidewalk construction to ensure pole conflicts within the sidewalk clear path are removed/relocated. The applicant shall provide an updated timeline from FPL and AT&T for the pole removal/relocation prior to issuance of the building permit.

16. Addapave along Sistrunk boulevard.

If additional information is need or there are questions regarding this certificate, you may contact me at LTappen@fortlauderdale.gov or (954) 828-5018.

Sincerely,

Lorraine Tappen

Lorraine Tappen, AICP, Principal Urban Planner, Case Planner
Urban Design and Planning Division

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 NW 19TH AVENUE | FORT LAUDERDALE, FLORIDA 33311
954-828-5207 | www.fortlauderdale.gov

DRC Certificate of Compliance

Exhibit 5

RECORDING REQUESTED BY AND)
WHEN RECORDED MAIL TO:)
)
City of Fort Lauderdale)
City Attorney's Office)
100 North Andrew Ave.)
Fort Lauderdale, FL 33301-1016)
Attn: D'Wayne Spence)

APN:

AFFORDABLE HOUSING AGREEMENT

This Affordable Housing Agreement (the "Agreement"), pursuant to Section 47-13.52 of the Fort Lauderdale Unified Land Development Regulations ("ULDR") is entered into this 26th day of August, 2022, by and between the CITY OF FORT LAUDERDALE, a Florida municipality ("City"), and Sunshine Shipyard, LLC, a Delaware Limited Liability Company authorized to transact business in the State of Florida (referred to in this Agreement sometimes as "Developer" and sometimes as "Owner"), as follows:

RECITALS

A. Developer/Owner is the owner of certain real property located in the City of Fort Lauderdale, in Broward County, Florida, more particularly described on Exhibit "A" attached and incorporated into this Agreement by this reference (the "Property") on which Developer obtained approval from the City Commission of the City of Fort Lauderdale to develop up to a 542,089 square foot high mixed-use building, consisting of 480 residential units (48 of the 480 housing units are to be set-aside as affordable, in perpetuity, per Section 4 of this Agreement) 15,235 square feet of commercial use and 587 space parking garage, serving residents, commercial users and public (the "Project") via Resolution No. 22-151 adopted on July 5, 2022. The Property will be owned by Owner and the Project improvements will be owned by Owner.

B. The Northwest Regional Activity Center-Mixed Use ("NWRAC-MU") Special Regulations codified in Section 47-13.52 of the Fort Lauderdale Unified Land Development Regulation ("Special Regulations") set forth performance standards and criteria for additional

height bonus for projects in the NWRAC-MU east zoning district ("NWRAC-MUe") of up to one-hundred ten (110) feet.

C. The purpose of Affordable Housing height incentive is to maintain a balanced community that provides housing for people of all income levels and to ensure the opportunity of affordable housing for employees of businesses that are located or will be located in the community.

D. The Property and the Project are located within the NWRAC-MUe zoning district.

E. Pursuant to the Special Regulations at Section 47-13.52.B.2, any development requesting additional height pursuant to Section 47-13.52.B shall include at least ten percent (10%) of all units in a development as affordable housing, as defined in the Special Regulations.

F. Developer has created an affordable housing development plan for the Project, in accordance with the requirements of Section 47-13.52.B.3.b. of the Special Regulations (the "Plan") which Plan is attached and incorporated into this Agreement as Exhibit "B", also in accordance with Section 47-13.52.B.3.b. of the Special Regulations.

G. Developer and City desire to enter this Agreement to further set forth Developer's responsibilities in connection with the Property and the Project, consistent with the provisions of the Special Regulations.

NOW, THEREFORE, in consideration of the mutual covenants and provisions contained in this Agreement, the parties hereby agree as follows:

AGREEMENT

1. Recitals. The Recitals set forth above are true and accurate, and incorporated into this Agreement by reference.

2. Definitions. All defined terms, as indicated by initial capitalization, shall have the meanings set forth in the Special Regulations, except as expressly indicated otherwise. For purposes of this Agreement, the terms listed below shall have the meanings specified.

(a) "Affordable Housing" as set forth in the Special Regulations, means Housing with a sales price or rental amount within the means of a household that may occupy moderate and low-income housing. In the case of dwelling units for sale, affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than thirty percent (30%) of such gross annual household income for a household of the size that may occupy the unit in question. In the case of dwelling units for rent, affordable means housing for which the rent and utilities constitute no more than thirty percent (30%) of a household's applicable gross household income for a household of the size that may occupy the unit in question.

(b) "Affordable Housing Development Plan" means the Plan attached and incorporated into this Agreement as Exhibit "B", which Plan was prepared by Developer for this Affordable Housing Development Project pursuant to Section 47-13.52 of the ULDR (2022) and

which Plan outlines and specifies the Project's compliance with the applicable requirements in the Special Regulations.

(c) "Affordable Housing Dwelling Unit" means a dwelling unit subject to covenants or restrictions requiring those dwelling units to be sold or rented at prices or rates preserving them as Affordable Housing by deed restriction in perpetuity.

(d) "Affordable Housing Unit" means a dwelling unit subsidized by the federal or state government or an Affordable Housing Dwelling Unit.

(e) Conversion: A change of a residential rental development or a mixed-use development that includes rental dwelling units to a development that contains only owner occupied individual dwelling units, or a change of a development that contains owner-occupied individual units to a residential rental development or mixed-use development.

(f) "Developer" means the person or entity defined as such in the introductory paragraph of this Agreement and includes all successors and assigns of that person or entity.

(g) "Director" means the director of the City' Development Services Department or his or her designee.

(h) "Eligible Household" shall mean a Low-Income Household or Moderate-Income Household as the terms are defined in Section 47-13.52, ULDR (2022).

(i) "Household" consists of all the people who occupy a housing unit and includes related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.

(j) "Household Size" means for a household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of two-bedroom unit, four persons in the case of a three-bedroom unit and five persons in the case of a four-bedroom unit.

(k) "Low Income Housing" means, according to the U.S. Department of Housing and Urban Development, housing that is affordable, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that does not exceed fifty percent (50%) of the Median Gross Household Income for households of the same size within an area in Broward County in which the housing is located.

(l) "Median Gross Household Income" means the applicable area median gross income level for the Broward County, as established and defined in the annual schedule published by the secretary of the U.S. Department of Housing and Urban Development, adjusted for household size.

(m) "Moderate Income Housing" means, according to the U.S. Department of Housing and Urban Development, housing that is affordable, for either home ownership or rental,

and that is occupied, reserved, or marketed for occupancy by households ("Moderate Income Households") with a gross household income that is greater than fifty percent (50%) of Median Gross Household Income and that does not exceed one-hundred percent (100%) of the Median Gross Household Income for households of the same size within an area in Broward County in which the housing is located.

(n) "Owner" means the person or entity defined as such in the introductory paragraph of this Agreement and includes all successors and assigns of Owner.

3. Notices. All notices required in this Agreement shall be sent by certified mail, return receipt requested or express delivery service with a delivery receipt and shall be deemed to be effective as date received or the date delivery was refused as indicated on the return receipt, as follows:

To Owner:

Sunshine Shipyard, LLC
900 NW 6th Street, Suite 201
Fort Lauderdale Florida 33311
Attn: Eyal Peretz

With copies to:

Sunshine Shipyard, LLC
900 NW 6th Street, Suite 201
Fort Lauderdale Florida 33311
Attn: Stylianos Vayanos

To City:

City Manager
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

The parties may subsequently change addresses by providing written notice of the change in address to the other parties in accordance with this Section 3.

4. Incorporation of Affordable Housing Dwelling Units in the Project. Owner/Developer shall designate and set-aside at least ten percent (10%) of all dwelling units in the final Project as Affordable Housing Dwelling Units constituting Moderate Income Housing. 48 of the 480 housing units are to be set-aside as affordable, in perpetuity, to be rented to households with a gross household income that is up to one hundred percent (100%) of the median

gross household income within Broward County, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD) on an annual basis.

5. Criteria for Location, Integration, Character of Affordable Housing Units. The Project shall comply with the following criteria:

(a) The Affordable Housing Units shall be mixed with, and not clustered together or segregated or separated in any way from market-rate units.

(b) The Affordable Housing Units shall be developed concurrently with the market-rate units. No phasing plan shall provide that the affordable housing units built are the last units in an affordable housing development.

(c) The exterior appearance of the Affordable Housing Units in the Project shall be similar to the market-rate units in the Project by the provision of exterior building materials and finishes substantially the same in type and quality.

6. Declaration of Restrictive Covenants Running with the Land

(a) The City and the Developer agree that the Property shall be held, maintained, transferred, sold, conveyed, used, demised, occupied, possessed and owned subject to the covenants, restrictions, regulations and burdens set forth in this Agreement and Developer shall execute a declaration of restrictive covenants that bind the Developer, its successors and assigns, and every successor in interest to the Property or any part thereof, and such Declaration of the Restrictive Covenants shall include the provisions of this agreement and shall make reference to the whole agreement.

(b) In exchange for the height bonus (up to 110 feet in height) granted Owner shall ensure that the units referenced in Section 4 above shall be rented to persons meeting the applicable income limitations set forth herein.

(c) The Applicant shall execute any and all documents deemed necessary by the City in a form to be established by the City Attorney's Office, including, without limitation, restrictive covenants, deed restrictions, and related instruments (including requirements for income qualification for tenants of for-rent units) to ensure the continued affordability of the Affordable Housing Units in accordance with this Agreement.

(d) Restrictive covenants or deed restrictions required for affordable units shall specify that the title to the subject property shall be transferred only with prior written approval by the City.

7. Annual Reports. Developer or its agent shall manage and operate affordable units and shall submit an annual report to the City identifying the following: (i) which units are affordable units in an affordable housing development; (ii) the monthly rent for each unit; (iii) vacancy information for each year for the prior year; (iv) annual income for tenants of each affordable unit; and (v) other information as required by the City, while ensuring the privacy of the applicable tenants. The annual report shall contain information sufficient to determine whether

tenants of the Affordable Housing Units referenced in Section 4 qualified, at the time of initial lease, as Eligible Households.

8. Miscellaneous Provisions Pursuant to the Special Regulations.

(a) The Affordable Housing Units shall be occupied by eligible households in perpetuity by deed restriction from the date of the initial certificate of occupancy for the Project.

(b) The affordable housing units shall be rented to eligible households in perpetuity by deed restriction from the date of the initial certificate of occupancy for the Project. The Project shall be leased subject to restrictions that shall maintain the affordability of the Affordable Housing Units referenced in Section 4 hereof as Moderate-Income Households.

(c) Subleasing of the affordable housing units referenced in Section 4 shall not be permitted without the express written consent of the City's Director of Department of Sustainable Development or the Director's designee.

9. Maintenance of Units. Owner shall provide the Affordable Housing Units referenced in Section 4 with the same levels of services and maintenance as is provided to the other dwelling units on the Property.

10. Federal and State Laws. Notwithstanding the above provisions, nothing contained in this Agreement shall require Owner or City to do anything contrary to or refrain from doing anything required by Federal and State laws and regulations promulgated thereunder applicable to the construction, and management of Affordable Housing Dwelling Units in the City of Fort Lauderdale.

11. Prohibition Against Discrimination. Owner shall not discriminate against any potential tenant on the basis of sex, color, race, religion, ancestry, national origin, age, pregnancy, marital status, family composition, sexual orientation, or the potential or actual occupancy of minor children. Owner further agrees to take affirmative action to ensure that no such person is discriminated against for any of the above-mentioned reasons.

12. Indemnification. Owner shall defend, indemnify and hold harmless the City and its officers, agents, employees, representatives, and volunteers (collectively, "Indemnitees") from and against any actual out of pocket loss, liability, claim or judgment relating in any manner to the Project or this Agreement. Owner shall not be required to indemnify and hold harmless Indemnitees for liability attributable to the active negligence or willful misconduct of Indemnitees.

13. City's Right to Inspect Units and Documents. The City may inspect the Affordable Housing Units and any documents or records relating to those units to determine Owner's compliance with this Agreement. All inspections contemplated in this Section 13 may be conducted only with reasonable notice to both Owner and any tenant whose unit is being inspected, in compliance with all lease documents governing the units so inspected, and in compliance with applicable state and federal laws and regulations, including but not limited to Part II, Chapter 83, Florida Statutes governing residential tenancies.

14. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of City and Owner, and their respective successors, owners and assigns. City reserves the right to designate another public agency to perform City obligations or to exercise City rights and options under this Agreement.

15. Burden to Run with Property. The covenants and conditions contained in this Agreement shall run with and burden the Property for so long as either: (i) the rights to develop the Project remain in effect; or (ii) the Project authorized by the Permit or any successor development constructed pursuant to the Permit remains in existence; or both. Owner shall expressly make the conditions and covenants in this Agreement a part of any deed or other instrument conveying an interest in the Property.

16. Default. Failure or delay by either party to perform any term or provision of this Agreement which is not cured within thirty (30) days after receipt of notice from the other party constitutes a default under this Agreement. The party who so fails or delays must immediately commence to cure, correct or remedy such failure or delay, and shall complete such cure, correction or remedy with due diligence. The injured party shall give written notice of default to the party in default specifying the default complained of by the injured party. Except as required to protect against further damages, the injured party may not initiate proceedings against the party in default until thirty (30) days after giving its notice. Failure or delay in giving the notice shall not constitute a waiver of any default, nor shall it change the time of default. For purposes hereof, the City shall accept a timely cure by the Owner's Investor of a default hereunder.

17. Remedies.

(a) If the Owner rents (including subleasing) or sells an Affordable Housing Unit referenced in Section 4 in violation of the provisions of section 47-13.52.B of the ULDR or the provisions of this Agreement, Owner shall be required to forfeit to City all monetary amounts so obtained .

(b) City may institute any appropriate legal actions or proceedings necessary to ensure compliance with this Agreement, including but not limited to actions for injunctive relief or damages.

18. Governing Law. The laws of the State of Florida shall govern this Agreement. Any legal action brought under this Agreement must be instituted in the Circuit Court for Broward County, State of Florida.

19. Attorneys' Fees. In any action brought to declare the rights granted in this Agreement or to enforce or to interpret any of the terms of this Agreement, the prevailing party shall be entitled to an award of reasonable attorney(s) fees in an amount determined by the court.

20. Entire Agreement. This Agreement constitutes the entire agreement between the parties and integrates all the terms and conditions mentioned in this Agreement or incidental to this Agreement and supersedes all negotiations or previous agreements between the parties regarding all or any part of the subject matter thereof. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied in this Agreement,

and that any other agreement, statement or promise not contained in this Agreement shall not be valid or binding. This Agreement may be amended only by written instrument signed by both City and Owner.

21. Non-Waiver. Failure to exercise any right City may have or be entitled to, in the event of default hereunder shall not constitute a waiver of such right or any other right in the event of a subsequent default.

22. Further Assurances and Recordation. Owner shall execute any further documents consistent with the terms of this Agreement, including documents in recordable form and do such further acts as may be necessary, desirable or proper as City shall from time to time find necessary or appropriate to effectuate its purpose in entering this Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement on or as of the date first written above.

"CITY"

CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida

By:_____
GREG CHAVARRIA
City Manager
Date: August 26, 2022

ATTEST:

_____
DAVID R. SOLOMAN
City Clerk

(SEAL)

Approved as to form:

_____
D'WAYNE M. SPENCE
Assistant City Attorney

"OWNER"

By:_____

Print Name: Eyal Peretz as manager

Date: August 19, 2022

FLORIDA NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 19th (numeric date) day of August (month), 2022 (year), by Eyal Peretz (name of person acknowledging).

(Seal)



S Morales

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: yes

OR Produced Identification: _____

Type of Identification Produced: _____

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL 1

LOTS 2 THROUGH 24, BLOCK 325, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCEL 1, THE FOLLOWING PROPERTY CONVEYED BY C. W. HENDRIX ET. AL. TO THE CITY OF FORT LAUDERDALE, A MUNICIPAL CORPORATION BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3411, PAGE 994:

THAT PART OF LOTS 23 AND 24 IN BLOCK 325 OF "PROGRESSO," AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 24; THENCE GO EASTERLY 135.0 FEET ALONG THE SOUTH LINE THEREOF TO THE SOUTHEAST CORNER OF SAID LOT 24, THENCE NORTHERLY ALONG THE EAST LINE THEREOF 37.36 FEET TO THE TANGENT POINT OF A CIRCULAR ARC HAVING A RADIUS OF 25 FEET AND BEING CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY TO WESTERLY ALONG SAID ARC, 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00' TO THE END OF SAID ARC; THENCE WESTERLY AND TANGENT TO SAID ARC ALONG A LINE BEING 35 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF THE N1/2 OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST, 110.0 FEET TO THE WEST LINE OF SAID LOT 24; THENCE SOUTHERLY 12.32 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL 2

LOTS 25 THROUGH 48, LESS THE WEST 15 FEET FOR RIGHT OF WAY OF SAID LOTS, IN BLOCK 325, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCEL 2, THE FOLLOWING PROPERTY CONVEYED BY C. W. HENDRIX ET. AL. TO THE CITY OF FORT LAUDERDALE, A MUNICIPAL CORPORATION BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3411, PAGE 995:

THAT PART OF LOTS 25 AND 26 IN BLOCK 325 OF "PROGRESSO," AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THE WEST 15 FEET AND THE NORTH LINE OF THE SOUTH 17 FEET OF SAID LOT 25; THENCE GO NORTHERLY ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE WEST 15 FEET OF LOT 26, 20.27 FEET TO THE TANGENT POINT OF A CIRCULAR ARC CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID ARC, HAVING A RADIUS OF 25 FEET AND ARC DISTANCE OF 23.64 FEET THROUGH A CENTRAL ANGLE OF 54°10'43" TO THE NORTH LINE OF THE SOUTH 17 FEET OF LOT 25; THENCE WESTERLY ALONG SAID NORTH LINE 10.37 FEET TO THE POINT OF BEGINNING.

AND LESS THE SOUTH 17 FEET OF THE AFORESAID LOT 25 FOR RIGHT OF WAY.

EXHIBIT "B"

AFFORDABLE HOUSING PLAN

i. A general description of the development, including whether the development will contain units for rent or for sale;

ii. The total number of affordable housing units;

The development contains 480 residential units. Ten percent (10%) of the units (48 units) will be set aside as affordable housing units, in perpetuity. The affordable housing units will be rented to households with incomes of less than or equal to one hundred percent (100%) of the median gross household income within Broward County, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD) on an annual basis. Rent and utilities costs will not exceed thirty percent (30%) of the gross annual household incomes of unit's set-aside as affordable.

iii. The number of bedrooms in each unit (all units);

iv. The square footage of each unit (all units) measured from the interior walls of the unit and including air-conditioned and non-air-conditioned areas;

The following are approximate square footages for each unit type. The affordable housing units will be randomly distributed between the various unit sizes.

Studios (10 proposed): 478 square feet

One Bedroom / One Bath (28 proposed): 647 square feet

Two Bedroom / Two Bath (10 proposed): 915 square feet

~~*Three bedroom/ Two Bath: _____ square feet*~~

v. The location in the development of each affordable housing unit;

The affordable housing units within the building will be scattered between floors to avoid a concentration of affordable units in a single floor as follows:

2nd Floor: 6

3rd Floor: 8

4th Floor: 8

5th Floor: 8

6th Floor: 8

7th Floor: 6

8th Floor: 4

vi. If construction of dwelling units is to be phased, a phasing plan stating the number of affordable housing units in each phase;

Construction will not be phased

vii. The estimated sale price or monthly rent of each unit;

The 48 affordable housing units will be rented to households with incomes of less than or equal to one hundred percent (100%) of the median gross household income within Broward County, adjusted for household size, as determined by HUD on an annual basis. Such units will be offered for rent based on the applicable HUD Rent Limits published by the Florida Housing Finance Corporation each year.

viii. Documentation and plans regarding the exterior appearances, materials, and finishes of the affordable housing development and each of its individual units; and

The proposed exterior appearance, materials and finishes are detailed within the architectural plans and will not vary between affordable and other units. All units will have similar interior finishes.

ix. A proposed marketing plan to promote the sale or rental of the affordable units within the development to eligible households."

The following accommodations and policies will be followed to minimize obstacles for prospective tenants during the application and screening process:

1. All application and leasing materials will be made available in at least three languages (English, Spanish, and Haitian Creole).

2. All application and leasing materials will be written in plain language where possible.

3. All application and leasing materials will be available to prospective tenants in writing (hard copy and/or electronic form), and will be completely read to prospective tenants upon request.

4. Leasing staff will make themselves available with appointments outside normal working/business hours to guide applicants through the required forms and explain the required verification documents.

5. Upon request, leasing staff will assist applicants with obtaining the required verification documentation from third parties, including employers, Social Security and/or banking institutions.

The marketing plan may change from time to time based on the good faith belief that such changes will better identify and serve the applicable households.

Exhibit 6

THE ARCADIAN

MIXED USE RENTAL DEVELOPMENT

640 NW 7TH AVENUE. FT. LAUDERDALE, FLORIDA 33311

BEHAR·FONT

PARTNERS, P.A.

ARCHITECTURE • PLANNING • INTERIORS

CORAL GABLES • ATLANTA



OWNER'S INFORMATION

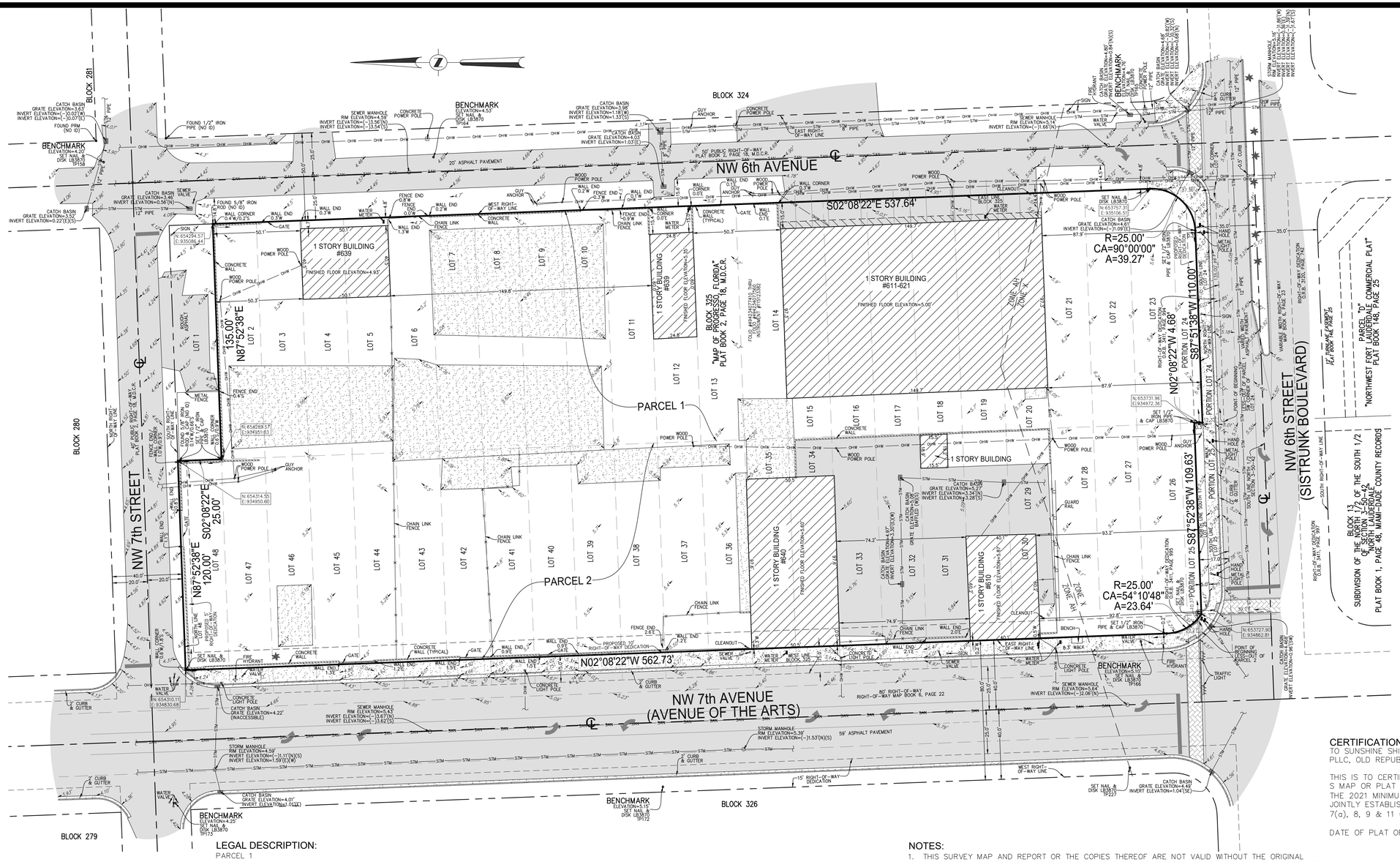
Sunshine Shipyard, LLC

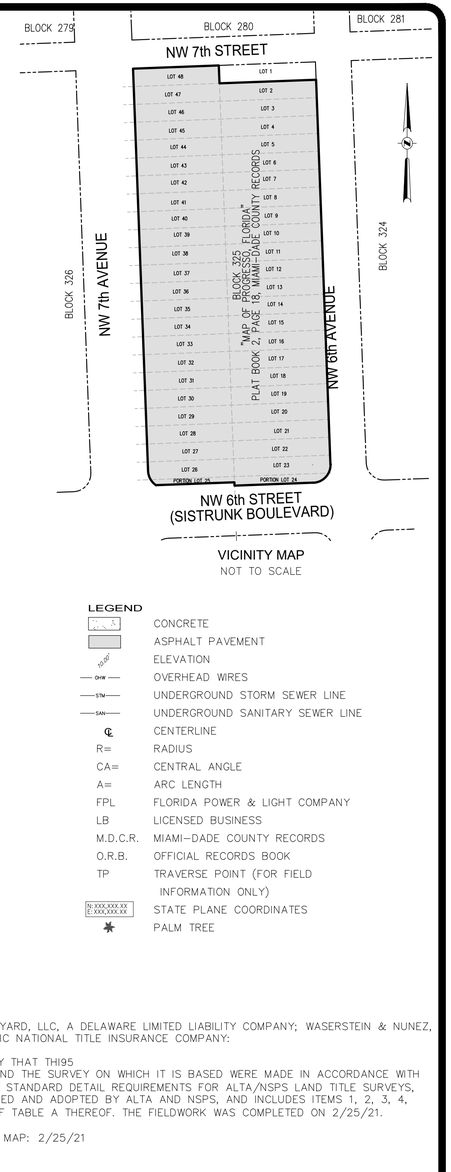
900 NW 6TH STREET, SUITE 201
Ft. Lauderdale, FL 33311

Owner´s Representative:
Stylianos Vayanos
954.926.7500 / M. 305.962.1962

GOVERNING AGENCY

City of Ft. Lauderdale
Development Service Department
Building Division
700 NW 19th Avenue,
Ft Lauderdale, FL 33311
(954) - 828-6520
plan@fortlauderdale.gov.





VICINITY MAP
NOT TO SCALE

LEGEND

	CONCRETE
	ASPHALT PAVEMENT
10.00'	ELEVATION
OHW	OVERHEAD WIRES
STM	UNDERGROUND STORM SEWER LINE
SAN	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
R=	RADIUS
CA=	CENTRAL ANGLE
A=	ARC LENGTH
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
N: XXX,XXX.XX E: XXX,XXX.XX	STATE PLANE COORDINATES
	PALM TREE

0' 30' 60' 90'

GRAPHIC SCALE
1"=30'

COPYRIGHT 2021 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

LEGAL DESCRIPTION:

PARCEL 1

LOTS 2 THROUGH 24, BLOCK 325, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCEL 1, THE FOLLOWING PROPERTY CONVEYED BY C. W. HENDRIX ET. AL. TO THE CITY OF FORT LAUDERDALE, A MUNICIPAL CORPORATION BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3411, PAGE 994:

THAT PART OF LOTS 23 AND 24 IN BLOCK 325 OF "PROGRESSO," AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 24; THENCE GO EASTERLY 135.0 FEET ALONG THE SOUTH LINE THEREOF TO THE SOUTHEAST CORNER OF SAID LOT 24; THENCE NORTHERLY ALONG THE EAST LINE THEREOF 37.36 FEET TO THE TANGENT POINT OF A CIRCULAR ARC HAVING A RADIUS OF 25 FEET AND BEING CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY TO WESTERLY ALONG SAID ARC, 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00' TO THE END OF SAID ARC; THENCE WESTERLY AND TANGENT TO SAID ARC ALONG A LINE BEING 35 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF THE N1/2 OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST, 110.0 FEET TO THE WEST LINE OF SAID LOT 24; THENCE SOUTHERLY 12.32 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL 2

LOTS 25 THROUGH 48, LESS THE WEST 15 FEET FOR RIGHT OF WAY OF SAID LOTS, IN BLOCK 325, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCEL 2, THE FOLLOWING PROPERTY CONVEYED BY C. W. HENDRIX ET. AL. TO THE CITY OF FORT LAUDERDALE, A MUNICIPAL CORPORATION BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3411, PAGE 995:

THAT PART OF LOTS 25 AND 26 IN BLOCK 325 OF "PROGRESSO," AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THE WEST 15 FEET AND THE NORTH LINE OF THE SOUTH 17 FEET OF SAID LOT 25: THENCE GO NORTHERLY ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE WEST 15 FEET OF LOT 26, 20.27 FEET TO THE TANGENT POINT OF A CIRCULAR ARC CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID ARC, HAVING A RADIUS OF 25 FEET AND ARC DISTANCE OF 23.64 FEET THROUGH A CENTRAL ANGLE OF 54°10'48" TO THE NORTH LINE OF THE SOUTH 17 FEET OF LOT 25; THENCE WESTERLY ALONG SAID NORTH LINE 10.37 FEET TO THE POINT OF BEGINNING.

AND LESS THE SOUTH 17 FEET OF THE AFORESAID LOT 25 FOR RIGHT OF WAY.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SITE CONTAINS 145,722 SQUARE FEET (3.3453 ACRES) MORE OR LESS. NET AREA (AFTER PROPOSED RIGHT-OF-WAY DEDICATIONS) IS 138,846 SQUARE FEET (3.1875 ACRES).
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CITY OF FORT LAUDERDALE BENCHMARK #NW519; ELEVATION: 4.976 FEET.
4. FLOOD ZONE: AH & X; BASE FLOOD ELEVATION: 6 FEET & NONE; PANEL #12011C0369H; COMMUNITY #125105; MAP DATE: 8/18/14.
5. THIS SITE LIES IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
6. STATE PLANE COORDINATES ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE. BEARINGS ARE GRID WITH THE EAST LINE OF BLOCK 325 BEING S02°08'22"E.
7. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
9. THIS SITE CONTAINS 9 PARKING SPACES (9 REGULAR & 0 DISABLED).
10. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, FILE NO. 20182558, PREPARED BY AMERICAN LAND TITLE ASSOCIATION ISSUED THROUGH WASERSTEIN & NUNUZ PLLC, DATED DECEMBER 11, 2020 AT 8:00 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT:
    - ITEMS 1, 2, 3, 4, 5, & 6: STANDARD EXCEPTIONS, NOT ADDRESSED
    - ITEM 7: INTENTIONALLY DELETED.
    - ITEM 8: RESERVATIONS FOR OIL, GAS AND MINERAL RIGHTS IN DEED BOOK 464, PAGE 322 AND DEED BOOK 464, PAGE 326 WITH RIGHT OF ENTRY AND EXPLORATION RELEASED PURSUANT TO 270.11 F.S. APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 9: RESERVATIONS FOR OIL, GAS AND MINERAL RIGHTS IN DEED BOOK 469, PAGE 130; DEED BOOK 469, PAGE 195, AND DEED BOOK 469, PAGE 198 WITH RIGHT OF ENTRY AND EXPLORATION RELEASED PURSUANT TO 270.11 F.S. APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
11. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.

CERTIFICATION:

TO SUNSHINE SHIPYARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY; WASERSTEIN & NUNEZ, PLLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THI95
S MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9 & 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 2/25/21.

DATE OF PLAT OR MAP: 2/25/21

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- ☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- ☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290

STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

SUNSHINE SHIPYARD SITE
NW 6th STREET & NW 7th AVENUE
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA 33311

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

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SUNRISE, FLORIDA 33351
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FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.S.	SCALE: 1" = 30'	FILE: FUSE GROUP
CHECKED BY: J.F.P.	SURVEY DATE: 2/25/21	ORDER NO.: 68139

FILE LOCATION:
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PROPERTY ADRESS: 640 NW 7TH AVENUE, FORTLAUDERDALE, FLORIDA.

LOCATION MAP

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DATE:
24-APR-2023

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CHECKED BY: JF

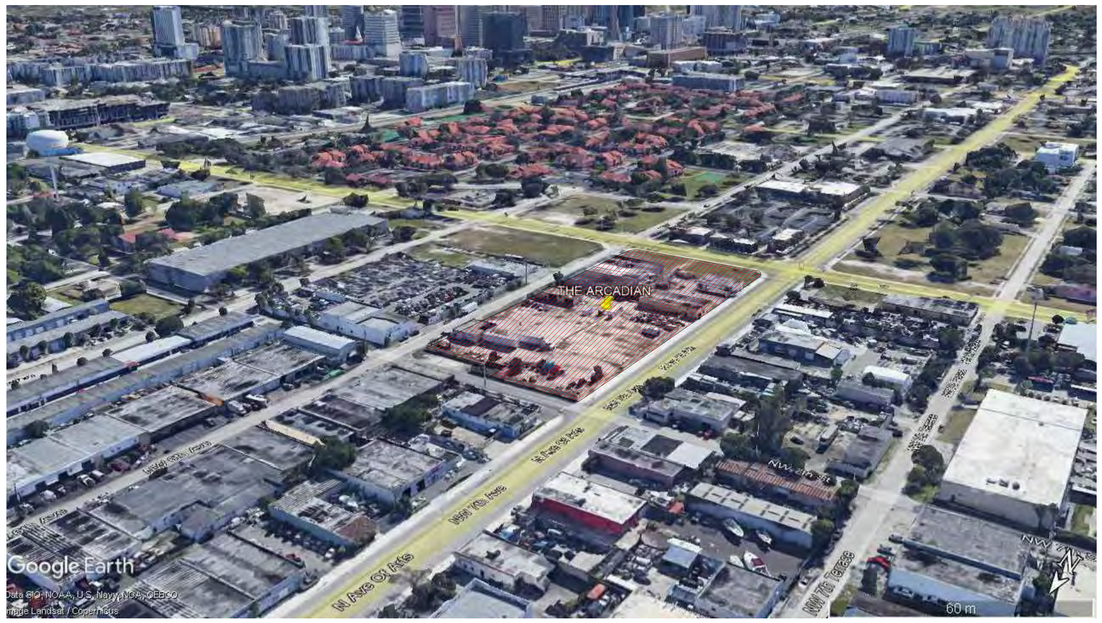
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MAP-02

G002

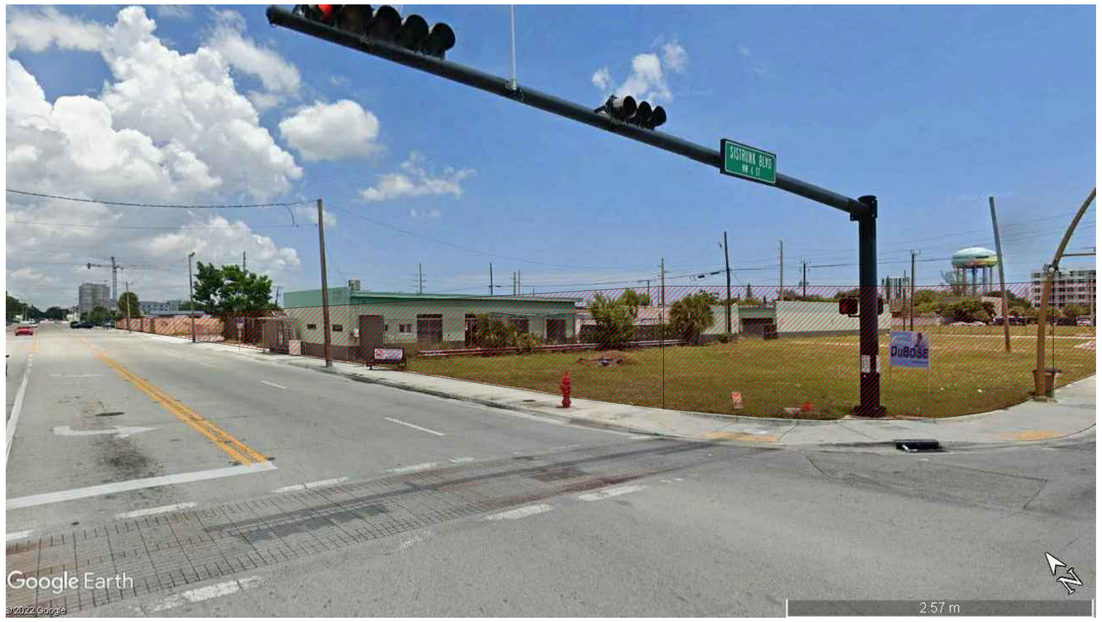
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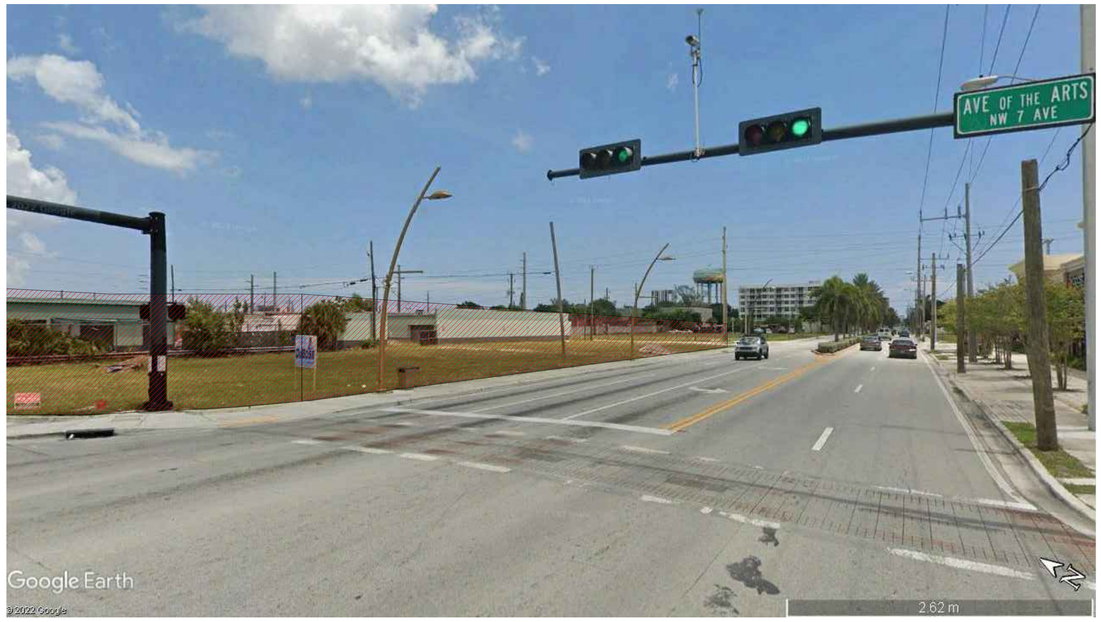
AERIAL VIEW: NORTHWEST



AERIAL VIEW: SOUTHEAST



STREET VIEW: LOOKING NORTHWEST 7TH AVE.



STREET VIEW: LOOKING NORTHWEST 6TH STREET.

STREET CONTEXT VIEWS

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FRONT VIEW NORTHWEST 7TH AVENUE



SIDE VIEW NORTHWEST 7TH AVENUE & NORTHWEST 6TH AVENUE



CORNER VIEW NORTHWEST 6TH AVENUE



CORNER FRONT VIEW NORTHWEST 7TH AVENUE & NORTHWEST 6TH AVENUE

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STREET VIEW NORTHWEST 7TH AVENUE



STREET VIEW NORTHWEST 6TH AVENUE



AERIAL VIEW

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ACCESSIBILITY NOTES

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ACCESSIBLE PARKING REQUIREMENTS:

1. POST A PERMANENT 17"x22" SIGN IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES. THE FOLLOWING STATEMENT SHALL BE PRINTED IN ONE INCH HIGH LETTERS "UNAUTHORIZEDVEHICLES NOT DISPLAYING DISTINGHISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY HANDICAPPED PERSONS MAY BE TOWED. VEHICLES MAY BE RECLAIMED BY TELEPHONING (BUILDING OWNER'S RUN. NUMBER)".

2. EACH PARKING SPACE RESERVED FOR A DISABLED SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL, WITH BEADED TEXT, OR EQUAL, DISPLAYING OF INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 70 SQ. IN. IN AREA AND SHALL BE CENTERED EITHER ON A POST OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE FINISH PARKING SURFACE. PROVIDE AT PARKING STALL A 3'-0" FOOT 72 INCHES. SQUARE INTERNATIONAL SYMBOL OF ACCESSIBILITY STENCILED IN BLUE ON THE PARKING SURFACE.

3. THE MINIMUM LENGTH OF EACH PARKING SPACE SHALL BE 18'-0" FEET.

4. SURFACE SLOPES OF PARKING SPACES FOR THE PHYSICALLY DISABLED SHALL NOT EXCEED 1/4" PER FOOT 2 % GRADIENT) IN ANY DIRECTION. (2.083

5. A DISABLED PARKING SPACE SHALL BE LOCATED SO AS NOT TO REQUIRE ITS USER TO WHEEL OR WALK BEHIND ANY OTHER DISABLED OR NON-DISABLED PARKING SPACE.

6. PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO THE PHISICALLY DISABLED SHALL BE PROVIDED FROM EACH DISABLED PARKING SPACE TO RELATED FACILITIES, INCLUDING CURB CUTS OR RAMPS OR CROSSWALKS AS NEEDED.

7. IN ADDITION TO THE ABOVE SIGNAGE REQUIREMENTS, THE SURFACE OF EACH PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE SYMBOL OF ACCESSIBILITY CONSISTING OF A WHITE FIGURE ON A BLUE BACKGROUND, AT LEAST 3'-0" SQUARE FEET.

ACCESSIBLE WALK AND SIDEWALK REQUIREMENTS:

1. WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CINTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.

2. SURFACE WITH A SLOPE OF 6 PERCENT GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.

3. SURFACES WITH A SLOPE OF 6 PERCENT GRADIENT OR GREATER SHALL BE SLIP-RESISTANT.

4. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY, WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL 5% GRADIENT (5 IT SHALL COMPLY WITH THE PREVISIONS FOR PEDESTRIAN RAMPS.

5. SURFACES ACROSS SLOPES SHALL NOT EXCEED 1 : 50 SLOPE 2% GRADIENT.

6. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2" INCH IN THE DIRECTION OF TRAFFIC FLOW.

7. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" INCH WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAT 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" INCH MAY BE VERTICAL.

8. WHEN CHANGES IN LEVEL GREATER THAN 1/2" INCH ARE NECCESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS OR SLOPING WALKS.

9. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60 IMCHES x 60 INCHES AT A DOOR OR GATE THAT SWINGS TOWARDS THE WALK, AND NOT LESS THAN 48 INCHES WIDE BY 44 INCHES DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARDS THE WALK.

ACCESSIBLE FLOOR AND LEVEL REQUIREMENTS:

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, OR PASSANGER ELEVATORS.

2. FLOOR SURFACES SHALL BE SLIP-RESISTANT.

ADDITIONAL ACCESSIBLE REQUIREMENTS:

1. THE CENTER OF BOTTOM OUTLETS OF DUPLEX RECEPTACLES SHALL BE NOT LESS THAN 15 INCHES ABOVE THE FLOOR OR WORKING PLATFORM.

2. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING OR ECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE NOT LESS THAN 3 FEET NOR MORE THAN 4 FEET ABOVE THE FLOOR OR WORKING PLATFORM.

3. THE CENTER OF THE FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.

4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE STANDARD USE TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THIS BUILDING STANDARDS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR No. 15090 IN FEDERAL STANDARDS 595a.

5. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED, THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED (WHERE REQUIRED BY CODE). FLASHING VISUAL WARNINGS SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.

ACCESSIBLE RAMP REQUIREMENTS:

1. ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE ITS GREATER THAN 1 FOOT RISE IN 20 FEET OF HORIZONTAL RUN.

2. THE MAXIMUM SLOPE OF A RAMP THAT SERVES ANY EXIT WAY, PROVIDES HANDICAP ACCESS OR IS IN THE PATH OF TRAVEL SHALL BE 1 FOOT RISE IN 12 FEET OF HORIZONTAL RUN.

3. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES AND SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3-1/2 INCH WHEN FULLY OPENED.

4. INTERMEDIATE LANDINGS AT A CHANGE OF DIRECTION IN EXCESS OF 30 DEGREES AND BOTTOM LANDINGS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60 INCHES.

5. OTHER INTERMEDIATE LANDINGS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60 INCHES. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

6. THE CROSS SLOPE ON A RAMP OR THE SLOPE ACROSS A RAMP LANDING IN ANY DIRECTION SHALL NOT EXCEED 1/4 INCH RISE IN ONE FOOT OF HORIZONTAL RUN 1:50.

7. HANDRAILS ARE REQUIRED ON BOTH SIDES OF RAMPS THAT PROVIDE HANDICAP ACCESS IF THE SLOPE EXCEEDS 6 INCHES OF RISE OR 6 FEET OF RUN. SEE 4.8.5.

8. HANDRAILS SHALL BE PLACED ON EACH SIDE OF EACH RAMP & SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP & SHALL BE THIRTY INCHES TO THIRTY FOUR INCHES ABOVE THE RAMP SURFACE & SHALL EXCEED A MINIMUM OF ONE FOOT BEYOND THE TOP AND BOTTOM OF THE RAMP AND THE ENDS SHALL BE RETURNED.

9. HANDRAILS PROJECTIONS FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

10. THE GRIP PORTION OF THE HANDRAIL SHALL BE NOT LESS THAN 1-1/4 INCH NOR MORE THAN TWO INCHES IN CROSS SECTIONAL DIMENSIONS AND THE SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS.

11. THE SURFACE OF RAMPS SHALL BE STABLE, FIRM & SLIP RESISTANT.

12. WHERE THE RAMP SURFACE IS NOT BOUNDED BY A WALL OR FENCE AND THE RAMP EXCEEDS THE FEET IN LENGTH, THE RAMP SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

A. A GUIDE CURB A MINIMUM OF TWO INCHES IN HEIGHT SHALL BE PROVIDED AT EACH SIDE OF THE RAMP, OR

B. A WHEEL GUIDE RAIL SHALL BE PROVIDED, CENTERED THREE INCHES, PLUS A MINUS ONE INCH

ABOVE THE SURFACE OF THE RAMP.

13. RAMPS WHERE THE DIFFERENCE IN ELEVATION IS 6 INCHES OR LESS MUST BE EQUIPPED WITH EITHER HANDRAILS OR FLOOR FINISH MATERIALS THAT CONTRAST WITH ADJACENT FLOOR FINISH MATERIALS .

ACCESSIBLE ENTRANCE REQUIREMENTS:

1. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS. SIGNAGE SHALL BE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SYMBOL SHALL BE A WHITE FIGURE ON A BLUE BACKGROUND.

2. LATCHING AND LOCKING DOORS ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE DESIGN TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

3. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 INCHES AND 48 INCHES ABOVE THE FINISH FLOOR.

4. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES AND THE LENGTH OPPOSITE DIRECTION OF DOOR SWING OF 44 INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR ON ITS CLOSED POSITION.

5. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.

6. THE FLOOR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

7. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHEN NORROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL SHALL BE INSTALL TO THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

8. ALL INTERIOR DOORS SHALL BE OPERABLE WITH A SINGLE EFFORT (NO GRASPING OR WRIST MOVEMENT) MOUNTED BETWEEN 34 INCHES AND 48 INCHES ABOVE THE FINISH FLOOR. ALLOWABLE CLOSURE PRESSURE: INTERIOR HINGED DOORS - 5 POUNDS EXTERIOR HINGED DOORS - 8.5 POUNDS FIRE DOORS - 15 POUNDS

URINALS:

A. URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM AT A MAXIMUM OF 17" A.F.F.

B. A CLEAR FLOOR SPACE OF 30" x 48" SHALL BE PROVIDED IN FRONT OF URINALS TO ALLOW FRONT APPROACH. THIS CLEAR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL ACCOMOMODATE A SINGLE STATIONARY WHEELCHAIR AND OCCUPANT.

C. URINAL SHIELDS THAT DO NOT EXTEND BEYOND THE FRONT EDGE OF THE URINAL RIM MAY BE PROVIDED WITH 29" CLEARANCE BT. THEM (14" MIN. PROJECTION FROM WALL).

D. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS AND MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 LBF. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED NOT MORE THAN 48 INCHES ABOVE THE FINISHED FLOOR.

TOILET ROOM ACCESSORIES:

A. ALL ACCESSIBLE MIRRORS SHALL BE MOUNTED 40" MAX. FROM BOTTOM EDGE OF REFLECTIVE SUR FACE TO FINISHED FLOOR.

B. ALL ACCESSIBLE TOILET TISSUE DISPENSERS SHALL BE MOUNTED 19" MIN. FROM CENTER LINE OF UNIT A.F.F. AND WITHIN 12" FROM THE FRONT EDGE OF TOILET SEAT. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

C. OPERATING PARTS OF DISPENSERS AND DISPOSAL FIXTURES (TOWELS, WASTE, COIN SLOTS, ETC.) SHALL BE WITHIN 40" A.F.F.

SIGNAGE AND IDENTIFICATION:

A. ON DOORWAYS LEADING TO SANITARY FACILITIES, THE SYMBOLS TO BE PROVIDED ARE 12" EQUILATERAL TRIANGLE FOR MEN, 12" DIAMETER CIRCLE W/EQUILATERAL UOMEN AND 12" DIAMETER CIRCLE W/EQUILATERAL TRIANGLE SUPERIMPOSED ON THE CIRCLE FOR UNISEX. ALL DOOR SIGNS SHALL BE 1/4" THICK, CENTERED ON DOOR 60" HIGH, AND THE SIGNAGE COLOR AND CONTRAST SHALL BE DISTINTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. IN ADDITION, THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE INSTALLED ON THE WALL BESIDE THE DOOR. THIS SIGN SHALL BE A MINIMUM OF 6" HIGH. THE VERBAL DESCRIPTION TO RESTROOM USAGE SHALL BE FLOOR. PLACED DIRECTLY BELOW THE SYMBOL AND ACCOMPANIED BY GRADE 2 BRAILLE AS DESCRIBED IN NOTE C. SIGNS TO BE MOUNTED 60" A.F.F. TO < OF SIGN.

B. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, PROVIDE BRAILLE SIGN. SIGN SHALL BE ADJACENT TO THE LATCH OUTSIDE OF THE DOOR, INSTALLED BE 1 1/2". 60" A.F.F. TO < OF SIGN.

C. BRAILLE SIGNS: USE CONTRACTED GRADE 2 BRAILLE. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL W/ 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM 1/40" ABOVE THE BACKGROUND. LETTERS AND NUMBERS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:15 AND 1:10. LETTERS & NUMBERS SON SIGNS SHALL BE RAISED OR RECESSED 1/32" MIN. & SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE A MIN. OF 5/8" HIGH.

D. ALL BLDG ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTENATIONAL SYMBOL OF ACCESSIBILITY.

E. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL EQUAL THE COLOR NO. 15090 IN FEDERAL STANDARD 599B.

F. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED INMEDIATEDLY ADJACENT TO, AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND (AS PER FEDERAL STANDARD 599B). THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 84" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE.

G. THE SURFACE OF EACH ACCESSIBLE PARKING OR STALL SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES:

1. BY OUTLINING EACH STALL OR SPACE IN BLUE PAINT (4" WIDE) AND OUTLINING ON THE GROUND IN A CENTRAL LOCATION WITHIN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR, THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (60" HIGH).

2. BY OUTLINING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN IS PROPERLY PARKED IN THE SPACE OR STALL THIS SYMBOL OF ACCESSIBILITY SHALL BE 36" HIGH x36" WIDE.

DRINKING FOUNTAINS & WATER COOLERS:

A. DRINKING FOUNTAINS OR WATER COOLERS REQUIRED TO BE ACCESSIBLE BY THE FHA GUIDELINES, SHALL COMPLY WITH ANSI A117.1-SECTION 4.15

B. SPOUTS SHALL BE NO HIGHER THAN 36", MEASURED FROM THE FLOOR OR GROUND SURFACES TO THE SPOUT OUTLET.
DRINKING FOUNTAINS IN AREAS OPEN TO PUBLIC OR COMMERCIAL SPACES MUST COMPLY WITH FAC.

C. THE SPOUTS OF DRINKING FOUNTAINS AND WATER COOLERS SHALL BE AT THE FRONT OF THE UNIT AND SHALL DIRECT THE WATER FLOW IN A TRAJECTORY THAT IS PARALLEL OR NEAR PARALLEL TO THE FLOW OF THE UNIT. THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4" HIGH, SO AS TO ALLOW THE INSERTION OF A CUP UNDER THE FLOW OF WATER ON AN ACCESSIBLE DRINKING FOUNTAIN WITH A ROUND OR OVAL BOWL. THE SPOUT MUST BE POSITIONED SO THE FLOW OF WATER IS 3" OF THE FRONT EDGE OF THE FOUNTAIN.

SANITARY FACILITIES:

A. ACCESSIBLE TOILET ROOMS AND STALLS SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL MEET THE REQUIREMENTS OF ANSI A117.1 OR FAC.

B. WATER CLOSETS IN ACCESSIBLE TOILET ROOMS AND STALLS SHALL COMPLY WITH ANSI A117.1 OR FAC.

C. THE SIZE AND ARRANGEMENT OF THE STANDARD TOILET STALL SHALL COMPLY WITH F.B.C. FRONT ENTRY STANDARD STALL. STANDARD TOILET STALLS WITH A MINIMUM DEPTH OF 56" SHALL HAVE WALL MOUNTED WATER CLOSETS. IF THE DEPTH OF A STANDARD TOILET STALL IS INCREASED AT LEAST 3", THEN A FLOOR MOUNTED WATER CLOSET MAY BE USED. ARRANGEMENTS SHOWN FOR STANDARD TOILET STALL MAY BE REVERSED TO ALLOW EITHER A LEFT- OR RIGHT-HAND APPROACH. ADDITIONAL STALLS SHALL BE PROVIDED IN CONFORMANCE WITH ANSI A117.1 OR FAC.

D. DOORWAYS LEADING TO SANITARY FACILITIES SHALL BE IDENTIFIED AS NOTED UNDER NOTE #13 (THIS SHEET).

E. PROVIDE A CLEAR SPACE 60" IN DIAMETER WITHIN THE TOILET ROOM.

WATER CLOSETS:

A. THE HEIGHT OF WATER CLOSETS SHALL BE 17" TO 19" ABOVE FLOOR, MEASURED TO THE TOP OF THE TOILET SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

B. PROVIDE 18" FROM THE CENTER LINE OF THE WATER CLOSET TO THE ADJACENT WALL.

C. TOILET FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS AND MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 LBF. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NOT MORE THAN 44" ABOVE THE FINISHED FLOORS.

GRAB BARS:

A. GRAB BARS AT WATER CLOSETS SHALL BE ONE AT SIDE WALL 42" LONG MINIMUM, EXTENDING 54" MINIMUM IN FRONT OF BACK WALL, AND ONE GRAB BAR AT BACK WALL 36" LONG MINIMUM. BOTH SHALL BE MOUNTED AT 33" TO 36" ABOVE

B. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2".

C. GRAB BAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND A 250 LB. POINT LOAD IN BENDING, SHEAR AND TENSION.

D. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

LAVATORIES:

A. PROVIDE 30"x 48" CLEAR FLOOR SPACE FOR FORWARD APPROACH. SAID CLEAR FLOOR SPACE MAY INCLUDE KNEE AND TOE SPACE UNDER LAVATORY.

B. ALL ACCESSIBLE LAVATORY RIMS SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE FINISHED FLOOR.

C. PROVIDE A CLEAR SPACE BENEATH LAVATORIES 27" MIN. HIGH x 30" WIDE BY 8" DEEP (KNEE SPACE) AND 9" HIGH FROM THE FLOOR BY 30" WIDE BY 17" DEEP FROM FRONT OF LAVATORY (TOE SPACE).

D. ALL HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.

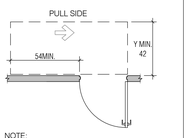
E. THE AREA BELOW ALL ACCESSIBLE LAVATORIES SHALL BE FREE OF SHARP OR ABBRASIVE SURFACES.

F. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE FAUCET DESIGNS. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 LBF.

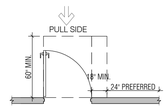
G. IF SELF-CLOSING VALVES ARE SPECIFIED, THE FAUCET SHALL BE REMAIN OPEN FOR AT LEAST 10 SECONDS. ALL ACCESSIBILITY NOTES MAY NOT BE APPLICABLE.

WHEELCHAIR MANEUVERING SPACE

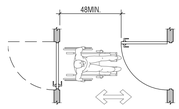
NOT TO SCALE



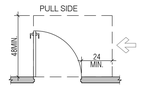
NOTE:
HINGE SIDE APPROACH SWINGING DOOR
Y= 42" MIN.
Y= 48" MIN. IF DOOR HAS BOTH A LATCH AND CLOSER



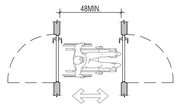
FRONT APPROACH SWINGING DOOR-PULL SIDE



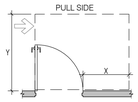
TWO HINGED DOORS IN SERIES



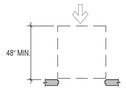
LATCH SIDE APPROACH SWINGING DOOR
NOTE: Y = 54" MIN. IF DOOR HAS CLOSER



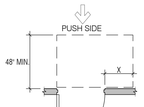
TWO HINGED DOORS IN SERIES



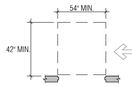
NOTE:
X=36" MIN IF Y=60" MIN.
OR
X=42" MIN IF Y=52" MIN.



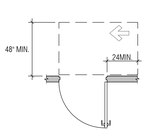
FRONT APPROACH SLIDING OR FOLDING DOORS



FRONT APPROACH SWINGING DOOR - PUSH SIDE
NOTE:
X=12" MIN. IF DOOR HAS BOTH A CLOSER AND A LATCH



SLIDE SIDE APPROACH - SLIDING OF FOLDING DOORS

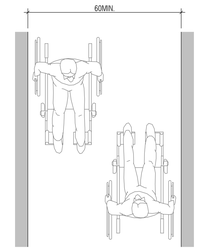


LATCH APPROACH SWINGING DOOR-PUSH SIDE

ADA DETAIL MAY NOT BE APPLICABLE

MIN. CLR WIDTH-DOUBLE

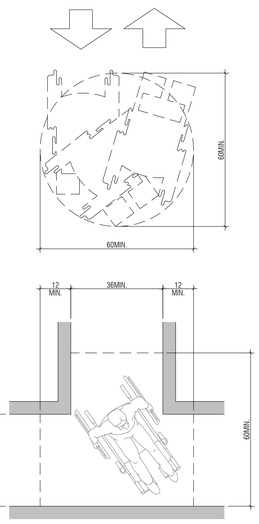
1/2" = 1'-0"



PASSING SPACE MUST BE AT INTERVALS NOT TO EXCEED 200-FT OR TRAVEL

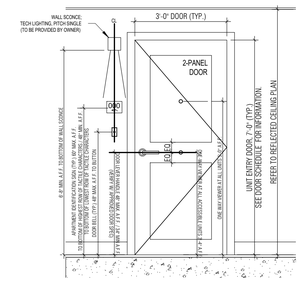
WHEELCHAIR TURNING SPACE

1/2" = 1'-0"



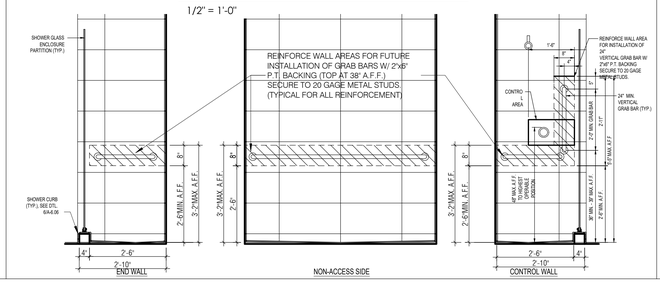
TYPICAL UNIT ENTRY DOOR ELEVATION

1/2" = 1'-0"



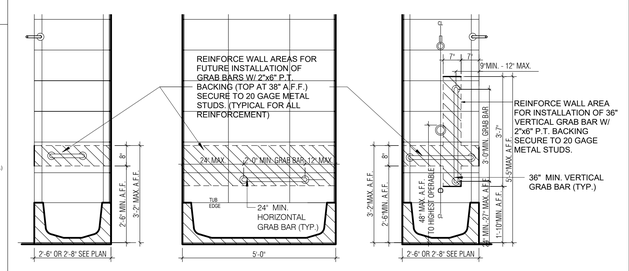
TYPICAL UNIT SHOWER GRAB BAR DETAIL

1/2" = 1'-0"



TYPICAL UNIT GRAB BATHTUB BAR DETAIL

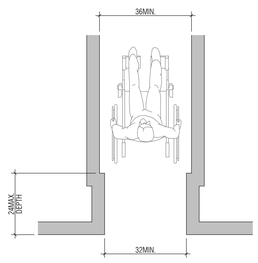
1/2" = 1'-0"



END WALL — NON-ACCESS SIDE — CONTROL WALL

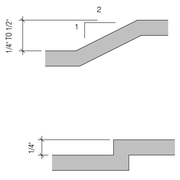
MIN. CLR WIDTH-SINGLE

1/2" = 1'-0"



CHANGES IN LEVEL

12" = 1'-0"



ADA DETAIL MAY NOT BE APPLICABLE

ARCHITECTURE
PLANNING
INTERIORS

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CONSULTANT:

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DATE:
24-APR-2023 REVISION 1

PROJECT No. 20-059
DRAWN BY: ARQUIFLEXIA
CHECKED BY: JF

FL-ARCD-ACCESSIBILITY NOTES-02

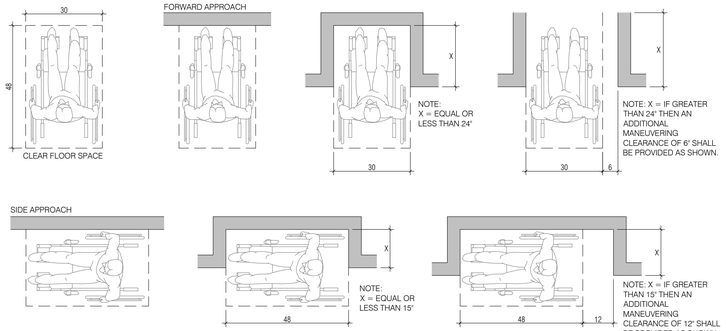
A003

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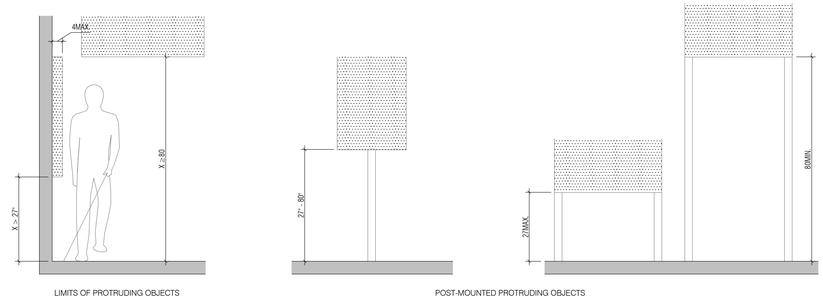
ADA MINIMUM CLEAR FLOOR SPACE

1/2" = 1'-0"



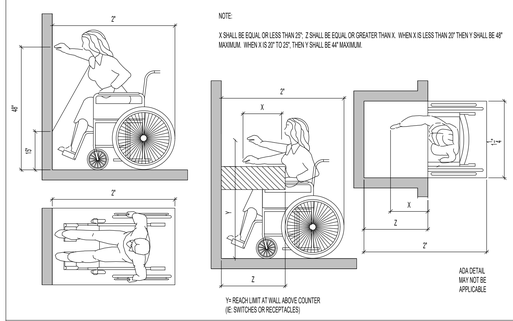
ADA POST MOUNTED OBJECTS

1/2" = 1'-0"



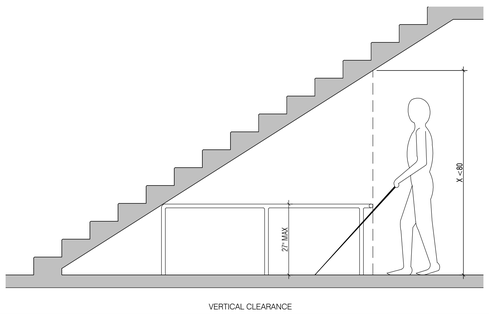
ADA FORWARD REACH REQUIREMENTS

1/2" = 1'-0"



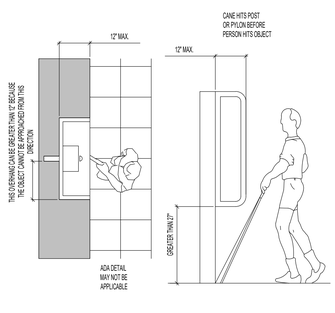
ADA PROTRUDING OBJECTS.

1/2" = 1'-0"



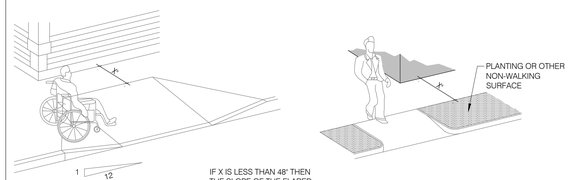
ADA PROTRUDING OBJECTS

12" = 1'-0"



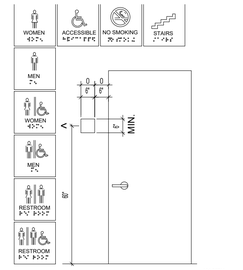
ADA CURB CUT DETAILS

1 1/2" = 1'-0"



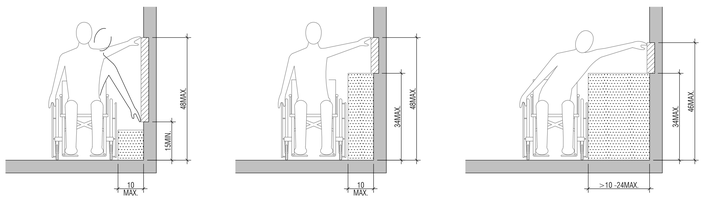
ADA SIGNAGE

12" = 1'-0"



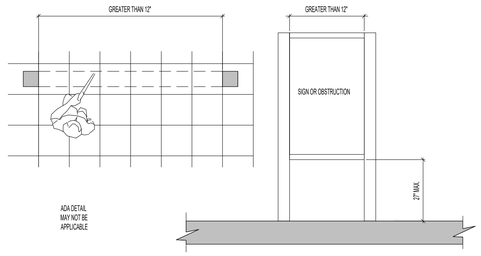
ADA SIDE REACH REQUIREMENT

1/2" = 1'-0"



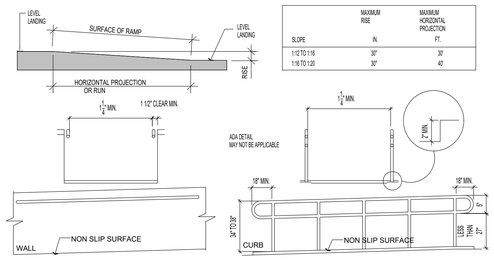
ADA PROTRUDING OBJECTS

12" = 1'-0"



ADA RAMP DIMS

12" = 1'-0"

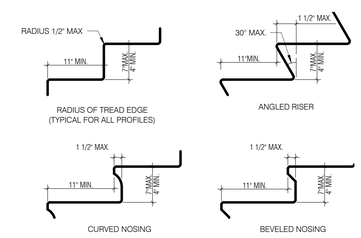


SLOPE	MAXIMUM RISE IN.	MAXIMUM HORIZONTAL PROJECTION FT.
1:12 TO 1:16	30"	30'
1:16 TO 1:20	30"	40'

NOTE: RAMPS IN AREAS OR PORTIONS OF BUILDING OPEN TO GENERAL PUBLIC OR PART OF A COMMERCIAL FACILITY OR SPACE SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE (FAC)-NOT ANSI A117.1

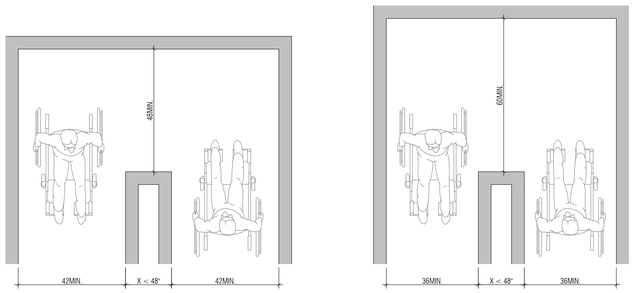
ADA STAIR NOISING

1" = 1'-0"



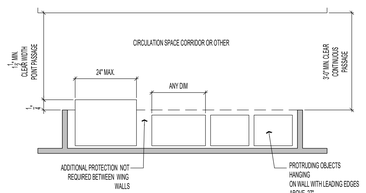
ADA ACCESSIBILITY ROUTES

1/2" = 1'-0"



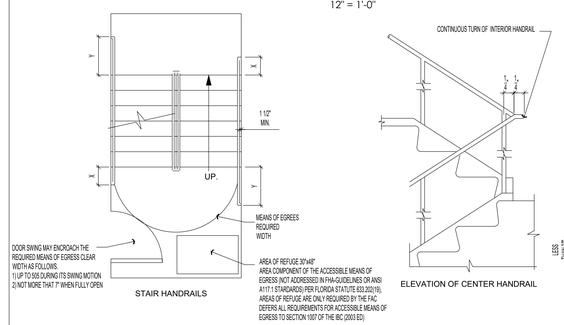
ADA PROTRUDING OBJECTS C

12" = 1'-0"



ADA PROTRUDING OBJECTS

12" = 1'-0"



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24-APR-2023 REVISION 1

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CHECKED BY: JF

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A004

FILE LOCATION:
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PRINTED ON 24.04.2023

FHA GENERAL REQUIREMENTS:

- THE CONTRACTOR SHALL PROVIDE CONSTRUCTION PROVISIONS IN ACCORDANCE WITH HUD's, F.H.A. ACCESSIBILITY GUIDELINES, IN CONJUNCTION WITH ANSI A117.1.

- THE OWNER/CONTRACTOR SHOULD PERMANENTLY MOUNT DIRECTIONS FOR THE FUTURE INSTALLATION OF GRAB BARS IN EVERY DWELLING UNIT BATHROOM WITH TYPE OF CONSTRUCTION SHOULD BE DESCRIBED, WHERE REINFORCING IS LOCATED, AND SUGGESTIONS FOR THE MOST EFFECTIVE METHOD FOR INSTALLING GRAB BARS. THESE NOTICES SHALL BE LAMINATED AND POSTED TO THE INSIDE OF A CABINETE DOOR.

DESIGN REQUIREMENTS OF THE GUIDELINES:

CHAPTER ONE: REQUIREMENT 1

ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE

1A EACH COVERED BUILDING ON A SITE MUST HAVE AT LEAST ONE ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE.

1B THE ACCESSIBLE ROUTE IS A PATH THAT IS AT LEAST 36 INCHES WIDE, SMOOTH, AS LEVEL AS POSSIBLE, AND WITHOUT HAZARDS OR OBSTRUCTIONS.

1C BRICK AND CONCRETE PAVERS ALONG THE ACCESSIBLE ROUTE MUST HAVE GROOVES BETWEEN THE PAVERS NOT EXCEEDING 1/4 INCH IN DEPTH.

1D WALKS THAT ARE PART OF AN ACCESSIBLE ROUTE BECOME RAMPS WHEN THEIR SLOPE EXCEEDS 5% (1 IN 20). HANDRAILS ARE NOT REQUIRED ON WALKS WITH SLOPES BETWEEN 0% AND 5%, BUT THEY ARE REQUIRED ON THOSE STEEPER THAN 5% AND UP TO 8.33% (1 IN12). WALKS WITH SLOPES STEEPER THAN 8.33% CANNOT BE CONSIDERED AS PART OF AN ACCESSIBLE ROUTE.

CHAPTER TWO: REQUIREMENT 2

ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS

2A WHEN PARKING IS PROVIDED ON A RESIDENTIAL SITE, ACCESSIBLE PARKING SPACES ON AN ACCESSIBLE ROUTE MUST BE PROVIDED FOR RESIDENTS AND VISITORS. ACCESSIBLE PARKING SPACES MUST MEET THE REQUIREMENTS FOR PARKING IN ANSI 4.6 AND BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE.

2B ACCESSIBLE PARKING SPACES MUST BE AT LEAST 144 INCHES WIDE AND HAVE AN ADJACENT ACCESS AISLE THAT IS 60 INCHES WIDE.

2C CURB RAMPS MEETING ANSI 4.7 AND HAVING A TEXTURED SURFACE MUST BE PROVIDED AT ALL ACCESSIBLE PARKING SPACES.

2D A MINIMUM OF TWO PERCENT OF THE PARKING SPACES SERVING COVERED DWELLING UNITS SHALL BE MADE ACCESSIBLE AND BE LOCATED ON AN ACCESSIBLE ROUTE.

2F WHERE COMMON LAUNDRY FACILITIES ARE PROVIDED, AT LEAST ONE OF EACH TYPE OF APPLIANCE PROVIDED IN EACH LAUNDRY AREA MUST BE ACCESSIBLE AND ON AN ACCESSIBLE ROUTE.

2G ALL TOILET ROOMS AND BATHING FACILITIES IN ALL COMMON USE FACILITIES FOR EXCLUSIVE USE BY BUILDING RESIDENTS AND THEIR GUESTS MUST COMPLY WITH FHA-GUIDELINES AND ANSI A117.1.

CHAPTER THREE: REQUIREMENT 3

3A "ACCESSIBLE" PRIMARY ENTRY DOORS TO DWELLING UNITS MUST PROVIDE A MINIMUM CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES AND MUST MEET THE REQUIREMENTS OF ANSI 4.13. THRESHOLDS SHALL NOT EXCEED 1/2 INCH WITH A TAPERED EDGE AT 1:2 MAXIMUM.

3B HARDWARE SHALL BE LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, OR U-SHAPED HANDLES, MOUNTED NOT HIGHER THAN 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR.

3C DOOR CLOSERS SHALL HAVE A SWEEP PERIOD ADJUSTABLE SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE A LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

3D DOOR OPENING FORCES SHALL NOT EXCEED THE FOLLOWING:
EXTERIOR HINGED - 8.5 LBF
EXTERIOR SLIDING - 5.0 LBF

3E CLEAR FLOOR SPACE SHALL BE PROVIDED FOR THE APPROACH TO AND THE CLOSING OF THE DOOR (48 INCHES x 54 INCHES). SUCH AREA SHALL HAVE A NON-SLIP FLOOR SURFACE PER ANSI 4.5.

3F "USABLE" DOORS WITHIN THE DWELLING UNIT SHALL PROVIDE A MINIMUM NOMINAL CLEAR OPENING WIDTH OF 32 INCHES.

CHAPTER FOUR: REQUIREMENT 4

ACCESSIBLE ROUTE INTO AND THROUGH COVERED UNIT

4A AN ACCESSIBLE ROUTE SHALL BE PROVIDED INTO AND THROUGH THE DWELLING UNIT WITH A MINIMUM CLEAR WIDTH OF 36 INCHES, EXCEPT AS IT PASSES THROUGH PASSAGE DOORS.

4B THE ACCESSIBLE ROUTE MUST PASS THROUGH THE MAIN ENTRY DOOR, CONTINUE THROUGH ALL ROOMS IN THE UNIT, ADJOIN REQUIRED CLEAR FLOOR SPACES AT ALL KITCHEN APPLIANCES AND ALL BATHROOM FIXTURES, AND CONNECT WITH ALL SECONDARY EXTERIOR DOORS.

4C THE ACCESSIBLE ROUTE MUST PROVIDE ACCESS TO ALL STORAGE AREAS AND, EXTERIOR BALCONIES AND PATIOS THAT ARE BE PART OF THEIR DWELLING UNIT. UNLESS PERMITTED OTHERWISE BY LOCAL CODES.

4D WHEN A SECONDARY EXTERIOR DOOR EXITS ONTO DECKS, PATIOS, OR BALCONY SURFACES CONSTRUCTED OF IMPERVIOUS MATERIALS, THE ACCESSIBLE ROUTE MAY BE INTERRUPTED. IN THIS CASE, THE OUTSIDE LANDING SURFACE MAY DROP A MAXIMUM OF 4 INCHES BELOW THE FLOOR LEVEL OF THE INTERIOR OF THE DWELLING UNIT (OR LOWER IF REQUIRED BY LOCAL BUILDING CODE) TO PREVENT WATER INFILTRATION AT DOOR SILLS.

4E AN ACCESSIBLE ROUTE IS NOT REQUIRED INTO A BASEMENT OR GARAGE. HOWEVER, DOORS FROM THE INTERIOR OF THE DWELLING UNIT TO AN UNFINISHED BASEMENT OR A GARAGE ATTACHED TO A SINGLE-STORY DWELLING UNIT MUST BE "USABLE".

4F CHANGES IN FLOOR LEVEL SHALL BE A MAXIMUM OF 1/4 INCH, EXCEPT WHEN A TAPERED THRESHOLD S USED, THE MAXIMUM HEIGHT IS 1/2 INCH.

CHAPTER FIVE: REQUIREMENT 5

LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS MUST BE IN ACCESSIBLE LOCATIONS (SEE DETAILS ON SHEET A-3.1.2)

5A ELECTRICAL, ENVIRONMENTAL, ETC. CONTROLS REQUIRE A MINIMUM CLEAR FLOOR SPACE OF 30 INCHES x 48 INCHES PERPENDICULAR TO THE CONTROLS OR A FORWARD REACH.

5B ELECTRICAL, ENVIRONMENTAL, ETC. CONTROLS SHALL BE MOUNTED NOT HIGHER THAN 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR AND 44 INCHES MAXIMUM WHEN OVER CABINETS/COUNTERS - MEASURED TO THE CENTER OF THE BOX. ROOM OUTLETS SHALL BE MOUNTED NOT LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR - MEASURED TO THE BOTTOM OF THE BOX.

5C CONTROLS AND OUTLETS THAT DO NOT SATISFY THE ABOVE REQUIREMENTS ARE ALLOWED, IF COMPARABLE CONTROLS OR OUTLETS IN ACCESSIBLE LOCATIONS ARE PROVIDED WITHIN THE SAME AREA.

5D CONTROLS AND OUTLETS NOT COVERED BY THE GUIDELINES INCLUDE CIRCUIT BREAKERS OR ELECTRICAL OUTLETS DEDICATED TO INDIVIDUAL APPLIANCES, SUCH AS REFRIGERATORS, BUILT-IN MICROWAVE OVENS, WASHING MACHINES AND DRYERS BECAUSE NEITHER CIRCUIT BREAKERS NOR THESE OUTLETS ARE ACCESSED FREQUENTLY BY RESIDENTS. APPLIANCE CONTROLS ARE NOT REQUIRED TO BE IN ACCESSIBLE LOCATIONS

CHAPTER SIX: REQUIREMENT 6

6A BATHROOM WALLS MUST BE SUFFICIENTLY STRONG AND PROPERLY REINFORCED TO PERMIT THE LATER INSTALLATION OF APPROPRIATE GRAB BARS FOR TOILETS, BATHTUBS, AND SHOWERS.

6B THE GUIDELINES SPECIFY THAT REINFORCING AT LEAST 6 INCHES WIDE x 24 INCHES LONG, CAPABLE OF SUPPORTING GRAB BARS, BE PROVIDED BEHIND AND BESIDE TOILETS. THESE MINIMAL AREAS TO BE REINFORCED ARE ADAPTED FROM THE 1986 ANSI 117.1 STANDARD. HOWEVER, THE REINFORCING SHOULD BE BOTH LONGER AND WIDER SO SUFFICIENT SOLID MATERIAL IS AVAILABLE TO MOUNT GRAB BARS OF DIFFERENT LENGTHS, MOUNTING CONFIGURATIONS AND DESIGNS.

6C GRAB BARS, TO BE WITHIN THE RANGES PRESENTED IN MOST ACCESSIBILITY STANDARDS, ARE MOUNTED SO THAT THEIR CENTERLINE IS 33 INCHES TO 36 INCHES ABOVE THE FINISHED FLOOR. IF THE BOTTOM OF THE REINFORCED AREA IS AT 32 INCHES (THE GUIDELINE MAXIMUM), AND A RESIDENT CHOOSES TO MOUNT A BAR AT 33 INCHES, THE MOUNTING PLATES WILL EXTEND BELOW THE REINFORCED AREA BY 1/2 INCH OR MORE. TO AVOID A WEAK AND UNSAFE CONNECTION, IT IS CRITICAL THAT THE REINFORCING BE ENLARGED. THEREFORE , THE BOTTOM OF THE REINFORCED AREA IS RECOMMENDED TO BE AT 30 INCHES ABOVE THE FINISHED FLOOR.

6D THE GUIDELINES PERMIT THE INSTALLATION OF FOLDING, WALL-MOUNTED, FLOOR MOUNTED OR WALL AND FLOOR-MOUNTED GRAB BARS WHERE IT IS NOT POSSIBLE TO INSTALL "APPROPRIATE" WALL-MOUNTED ANSI, OR SIMILAR COMPLYING GRAB BARS. REINFORCING FOR WALL -MOUNTED FOLDING GRAB BARS MUST BE SUBSTANTIAL BECAUSE OF THEIR CANTILEVERED DESIGN, AND SHOULD BE DONE STRICTLY AS RECOMMENDED BY THE MANUFACTURER'S INSTRUCTIONS.

6E FIXED FLOOR AND WALL-MOUNTED GRAB BARS MAY ALSO BE INSTALLED WHERE TOILETS ARE NOT ADJACENT TO FULL LENGTH WALLS. THIS TYPE OF INSTALLATION WILL REQUIRE LITTLE IF ANY ADDITIONAL REINFORCING BUT IS A POOR CHOICE BECAUSE THE GRAB BARS TEND TO BLOCK ACCESS TO ADJACENT FIXTURES.

6F AT CONVENTIONAL BATHTUBS THE GUIDELINES SPECIFY WALL REINFORCING SO THAT GRAB BARS MAY BE INSTALLED MEETING ANSI A117.1 OR OTHER EQUAL ACCESSIBILITY STANDARD OR CODE. FOR THE SAME REASONS AS DISCUSSED AT TOILETS, THE REINFORCING AREAS SPECIFIED AT THE HEAD AND FOOT OF TUBS SHOULD BE ENLARGED TO PROVIDE FULL SUPPORT FOR MOUNTING PLATES AND HORIZONTAL BARS AT THE LOWEST POSITION OF 33 INCHES ABOVE THE ROOM FLOOR.

6G NON-CONVENTIONAL TUBS, INCLUDING RAISED, SUNKEN, OR TUBS WITHOUT SURROUNDING WALLS, FLOOR AREAS SHOULD BE REINFORCED SO THAT THEY ARE STRUCTURALLY CAPABLE OF RECEIVING FLOOR-MOUNTED GRAB BARS. THE FLOOR OR DECK MUST PROVIDE SECURE ANCHORAGE AND SUCH BARS SHOULD WITHSTAND A 250 POUND LOAD APPLIED IN ANY DIRECTION AND AT ANY POINT. ALTHOUGH NOT REQUIRED,ANY GRAB BAR INSTALLATION SHOULD BE ABLE TO MEET ANSI 4.24 STANDARDS FOR GRAB BARS.

6H IN GLASS SHOWER STALLS, ONLY THOSE WALLS THAT ARE OF SOLID CONSTRUCTION, I.E., WOOD OR METAL STUDS WITH GYPSUM WALLBOARD AND/OR TILE OR SOLID MASONRY, MUST HAVE REINFORCED AREAS. GLASS WALLS ARE NOT REQUIRED TO BE REINFORCED, NOR ARE SHOWER STALLS REQUIRED TO HAVE THE WATERPROOF PAN OR FLOOR SEAL PIERCED TO RECEIVE SCREWS/BOLTS FOR FLOOR-MOUNTED GRAB BARS.

6 I FOR THE SAME REASONS AS DISCUSSED AT TOILETS, THE REINFORCING AREAS SPECIFIED AT SHOWERS SHOULD BE ENLARGED TO PROVIDE FULL SUPPORT FOR MOUNTING PLATES AND HORIZONTAL BARS AT THE LOWEST POSITION OF 33 INCHES ABOVE THE ROOM FLOOR.

6J THERE ARE CERTAIN SITUATIONS WHERE THE SHOWER STALL IS REQUIRED TO HAVE REINFORCING FOR LATER INSTALLATION OF A WALL-HUNG BENCH SEAT. WHEN THIS IS REQUIRED IS DISCUSSED IN PART 8 OF CHAPTER 7, "USABLE BATHROOMS". REINFORCING IS REQUIRED IN A SHOWER STALL THAT MEASURES A NOMINAL 36 INCHES x 36 INCHES. THE REINFORCING IS LOCATED ON THE WALL OPPOSITE THE CONTROLS AND MUST RUN THE FULL WIDTH OF THE STALL, STARTING AT THE FLOOR, TO A MINIMUM HEIGHT OF 24 INCHES.

6K THE GUIDELINES DO NOT PRESCRIBE THE TYPE OF MATERIAL TO USE OR METHODS FOR PROVIDING REINFORCEMENT AT BATHROOM WALLS. IN WOOD FRAME CONSTRUCTION, THE MOUNTING AREA FOR GRAB BARS CAN BE REINFORCED BY INSTALLING SOLID WOOD BLOCKING EITHER BETWEEN OR "LET INTO" THE STUDS AND FASTENING THE BLOCKING SECURELY TO THE STUDS. IN EITHER WAY, THE SOLID WOOD REINFORCING IS INSTALLED FLUSH WITH THE FACE OF THE STUD SO FINISH MATERIALS CAN BE APPLIED TO THE STUDS AND BLOCKING IN THE NORMAL MANNER.

6L IN SOME CASES, IT MAY BE NECESSARY OR DESIRABLE TO EXTEND THE REINFORCING OVER A LARGER AREA OR THROUGHOUT THE ENTIRE WALL. HEAVY PLYWOOD APPLIED TO THE STUDS OVER A LARGER AREA CAN SUPPORT GRAB BARS AND PROVIDE A BASE FOR THE INSTALLATION OF FINISH MATERIALS SUCH AS CERAMIC TILE OR PLASTIC WALL PANELS. PLYWOOD CAN BE APPLIED TO THE FACE OR "LET IN." IN EITHER CASE THE PLYWOOD MUST BE OF SUFFICIENT THICKNESS AND SHOULD BE SECURELY ATTACHED TO WITHSTAND THE FORCES SPECIFIED IN ANSI 4.24, OR AN EQUIVALENT OR STRICTER STANDARD.

CHAPTER SEVEN: REQUIREMENT 7

USABLE KITCHENS AND BATHROOMS

7A EACH APPLIANCE OR FIXTURE WITHIN A "USABLE" KITCHEN SHALL BE PROVIDED WITH A 30 INCH x 48 INCH CLEAR FLOOR SPACE, AND EACH OF THESE CLEAR FLOOR SPACES SHALL ADJOIN THE ACCESSIBLE ROUTE THAT MUST PASS INTO AND THROUGH THE KITCHEN.

7B THE REQUIRED CLEAR FLOOR SPACE MUST BE POSITIONED EITHER PARALLEL OR PERPENDICULAR TO AND CENTERED ON THE APPLIANCE OR FIXTURE.

7C UNLESS KNEE SPACE IS PROVIDED, CLEAR FLOOR SPACE TO EXECUTE A PARALLEL APPROACH MUST BE PROVIDED AT RANGES, COOK TOPS AND SINKS.

7D OVENS, DISHWASHERS, REFRIGERATORS, FREEZERS, TRASH COMPACTORS AND MICROWAVE OVENS MAY HAVE A CLEAR FLOOR SPACE THAT ALLOWS FOR EITHER A PARALLEL OR A PERPENDICULAR APPROACH.

7E A MINIMUM CLEARANCE OF AT LEAST 40 INCHES BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, AND WALLS SHALL BE PROVIDED.

7F A 60 INCH DIAMETER TURNING CIRCLE IS REQUIRED IN A U-SHAPED KITCHEN THAT HAS A SINK, RANGE, OR COOK TOP AT ITS BASE. THIS REQUIREMENT DOES NOT APPLY WHEN REMOVABLE BASE CABINETS ARE PROVIDED UNDER THE COOK TOP OR SINK.

7G WHERE KNEE SPACES ARE PROVIDED BELOW SINKS AND COOK TOPS, THE BOTTOM OF THE SUPPLY AND DRAIN LINES MUST BE INSULATED OR ENCLOSED.

7H SHALLOW STORAGE CLOSETS, SUCH AS PANTRIES, MAY HAVE DOORS THAT DO NOT PROVIDE A 32 INCH CLEAR WIDTH SINCE THEY DO NOT REQUIRE THE USER TO PASS THROUGH THE DOOR TO REACH THE CONTENTS. WALK-IN PANTRIES HOWEVER, MUST PROVIDE A 32 INCH NOMINAL CLEAR OPENING AT THE DOORWAY.

7I THE GUIDELINES DO NOT REQUIRE WASHERS AND DRYERS IN INDIVIDUAL DWELLING UNITS TO BE ACCESSIBLE, WHICH ALSO MEANS THAT THEY ARE NOT REQUIRED TO HAVE 30 INCH x 48 INCH PARALLEL CLEAR FLOOR SPACE POSITIONED IN FRONT OF THEM. HOWEVER, WHEN LOCATED IN THE KITCHEN ALONG A ROW CONTAINING OTHER APPLIANCES, IT IS RECOMMENDED THAT SPACE BE PROVIDED FOR A PARALLEL APPROACH TO EACH MACHINE.

7J TO SATISFY THE MANEUVERING AND CLEAR FLOOR SPACE REQUIREMENTS FOR "USABLE" BATHROOMS, REQUIREMENT 7 OF THE GUIDELINES GIVES TWO SETS OF SPECIFICATIONS TO DESIGN BATHROOMS, REFERRED TO AS SPECIFICATION "A" AND SPECIFICATION "B", ALTHOUGH NOT THE ONLY DIFFERENCE BETWEEN THE TWO SPECIFICATIONS, A BATHROOM DESIGNED TO MEET SPECIFICATION "B" HAS GREATER ACCESS TO THE BATHTUB THAN A BATHROOM DESIGNED TO MEET SPECIFICATION "A".

7K EITHER ALL FIXTURES WITHIN ALL BATHROOMS MUST COMPLY WITH REQUIREMENT 7 (FHA-GUIDELINES) FOR SPECIFICATION A BATHROOMS

ONLY ONE OF EACH FIXTURE TYPE WITHIN ONLY ONE BATHROOMS MUST COMPLY WITH REQUIREMENT 7 (FHA-GUIDELINES) FOR SPECIFICATIONS B BATHROOMS (ALL OTHER BATHROOMS ARE EXEMPT FROM COMPLIANCE WITH REQUIREMENT 7)

7M IF THERE IS ONLY ONE BATHROOM WITHIN A DWELLING UNIT, THE DESIGNER MAY FOLLOW THE SPECIFICATIONS FOR EITHER "A" OR "B"; HOWEVER, WHILE NOT REQUIRED BY THE GUIDELINES, IT IS RECOMMENDED THAT SPECIFICATION "B", WHICH PROVIDES THE HIGHER LEVEL OF ACCESSIBILITY, BE USED.

7N POWDER ROOMS, IF PROVIDED, MUST BE ON AN ACCESSIBLE ROUTE, HAVE A 32 INCH MINIMUM NOMINAL CLEAR DOORWAY WIDTH, AND HAVE SWITCHES, OUTLETS AND CONTROLS IN ACCESSIBLE LOCATIONS.

7O BOTH SPECIFICATION "A" AND "B" BATHROOMS REQUIRE THE FOLLOWING:
- A 30 INCH x 48 INCH CLEAR FLOOR SPACE OUTSIDE THE SWING OF THE DOOR AS IT IS CLOSED.
- "USABLE" BATHROOM FIXTURES. MAKING BATHROOM FIXTURES "USABLE" IN BOTH SPECIFICATION "A" AND "B" BATHROOMS INVOLVES PROVIDING CERTAIN CLEAR FLOOR SPACE DIMENSIONS AT EACH FIXTURE IF THE SHOWER IS THE ONLY BATHING FIXTURE IN THE DWELLING UNIT. THE SHOWER ENCLOSURE MUST BE 36"MIN. X 36"MIN. IN SIZE.

7P SPECIFICATION "B" SETS ADDITIONAL REQUIREMENTS FOR BATHROOM FIXTURES SUCH AS PROVIDING CLEAR FLOOR SPACE AT THE BATHTUB IN A MANNER THAT ALLOWS GREATER ACCESS TO THE BATHTUB AND MEETING CERTAIN SPECIFICATIONS OF THE INSTALLATION OF VANITIES AND LAVATORIES.

7Q CLEAR FLOOR SPACES MAY OVERLAP EACH OTHER AND THE MANEUVERING SPACE MAY ALSO INCLUDE KNEE OR TOE SPACE UNDER LAVATORIES OR TOILET BOWLS.

7R THE GUIDELINES CONTAIN NO REQUIREMENTS FOR LOCATION OR TYPE OF CONTROLS EXCEPT IN SPECIFICATION "B" BATHROOMS, THE CONTROLS MUST BE LOCATED AT THE FOOT OF THE TUB. THERE GENERALLY ARE NO FIXTURE SPECIFICATIONS, EXCEPT SIZE OF SHOWERS WHEN THEY ARE THE ONLY BATHING FIXTURE IN THE UNIT AND WHEN KNEE SPACE MUST BE PROVIDED UNDER LAVATORIES.

7S WHEN PLANNING BOTH SPECIFICATION "A" AND "B" BATHROOMS, ONE OF THE FOLLOWING THREE CLEAR FLOOR SPACES MUST BE PROVIDED AT TOILETS.

1. A 48 INCH x 66 INCH CLEAR FLOOR SPACE FOR FORWARD APPROACH.
2. A 48 INCH x 56 INCH CLEAR FLOOR SPACE FOR SIDE APPROACH.
3. A 60 INCH x 56 INCH CLEAR FLOOR SPACE FOR FORWARD OR SIDE APPROACH.

IN OPTIONS 1 AND 2, THE SINK MAY EITHER BE A WALL-HUNG LAVATORY OR A COUNTERTOP LAVATORY WHICH MAY OVERLAP 15" ON THE CLEAR FLOOR SPACE FOR THE TOILET. DEPENDING UPON THE PLACEMENT OF THE OTHER BATHROOM FIXTURES AND THE CLEARANCES IN THE ROOM, ANY VANITY MAY BE FIXED OR MAY BE REQUIRED TO BE REMOVABLE.

7T A 30 INCH x 48 INCH CLEAR FLOOR SPACE IS REQUIRED AT LAVATORIES. WHEN KNEE SPACE IS NOT PROVIDED FOR A FORWARD APPROACH, THIS 30 INCH x 48 INCH CLEAR FLOOR SPACE MUST BE PARALLEL TO THE CABINET OR COUNTER FRONT AND CENTERED ON THE BASIN.

7U EITHER A COUNTERTOP LAVATORY WITH A VANITY CABINET OR A WALL-HUNG LAVATORY MAY BE INSTALLED IN SPECIFICATION "A" AND "B" BATHROOMS. THE LAVATORY TYPE AND WIDTH, PLUS THE AVAILABLE MANEUVERING SPACE IN THE ROOM, DETERMINES WHETHER OR NOT A VANITY CABINET MUST BE REMOVABLE.

7V WHERE KNEE SPACES ARE PROVIDED BELOW LAVATORIES, THE BOTTOM OF THE SUPPLY AND DRAIN LINES MUST BE INSULATED OR ENCLOSED. ONLY 19 INCHES OF THE 30 INCH x 48 CLEAR FLOOR SPACE MAY EXTEND UNDER A LAVATORY.

7W WHEN PLANNING SPECIFICATION "A" BATHROOMS, ONE OF THE FOLLOWING TWO CLEAR FLOOR SPACES MUST BE PROVIDED AT BATHTUB/SHOWERS.
1. A 30 INCH x 60 INCH CLEAR FLOOR SPACE FOR SIDE APPROACH.
2. A 48 INCH x 60 INCH CLEAR FLOOR SPACE FOR FORWARD APPROACH.
A LAVATORY OR A TOILET MAY ENCROACH UPON THE CLEAR FLOOR SPACE NEXT TO THE BATHTUB.

7X WHEN PLANNING SPECIFICATION "B" BATHROOMS, A 30 INCH x 48 INCH CLEAR FLOOR SPACE MUST BE PROVIDED AT BATHTUB/SHOWERS.

7Y A 30 INCH x 48 INCH CLEAR FLOOR SPACE MUST BE PROVIDED AT SHOWER STALLS, PARALLEL TO THE FIXTURE AND FLUSH WITH THE CONTROL WALL.

7Z IN BOTH SPECIFICATION "A" AND "B" BATHROOMS, WHEN A STALL SHOWER IS THE ONLY BATHING FIXTURE IN THE DWELLING UNIT IT MUST BE AT LEAST 36 INCHES x 36 INCHES IN SIZE.

7AA IN SPECIFICATION "A" BATHROOMS, WHERE ALL FIXTURES MUST MEET THE GUIDELINES, IF THE ROOM IS EQUIPPED WITH BOTH A BATHTUB AND A SEPARATE SHOWER, BOTH FIXTURES MUST BE PROVIDED WITH THE CLEAR FLOOR SPACE. IN SPECIFICATION "B" BATHROOMS, ONLY ONE BATHING FIXTURE MUST BE PROVIDED WITH THE CLEAR FLOOR SPACE.

7BB ALL SHOWER STALLS MUST HAVE REINFORCED WALLS FOR LATER INSTALLATION OF GRAB BARS.

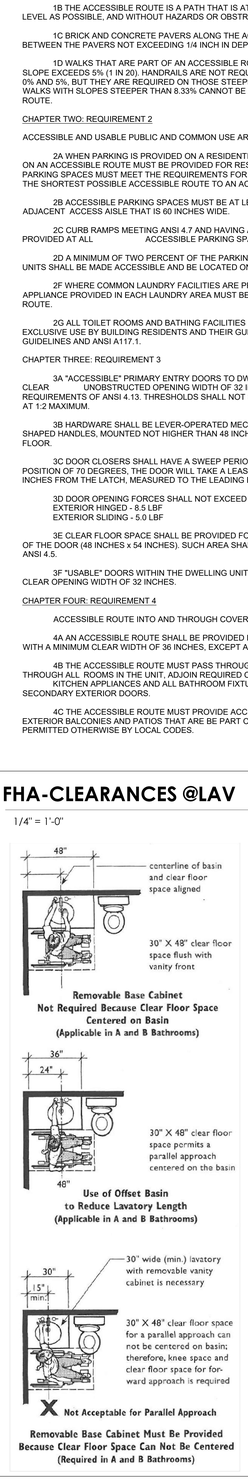
7CC THE GUIDELINES CONTAIN NO SPECIFICATIONS THAT LIMIT THE CURB HEIGHT, NOR DO THEY ADDRESS CONTROL TYPE OR LOCATION.

7DD IN BOTH SPECIFICATION "A" AND "B" BATHROOMS, NO OTHER FIXTURE MAY OVERLAP THE CLEAR FLOOR SPACE AT SHOWERS WHEN THE SHOWER STALL IS ONLY 36 INCHES LONG. HOWEVER, IF THE SHOWER IS 42 INCHES LONG AND A LAVATORY IS MOUNTED ON THE CONTROL WALL BESIDE THE SHOWER, IT MAY OVERLAP THE CLEAR FLOOR SPACE BY 6 INCHES. THE PORTION OF THE LAVATORY THAT OVERLAPS THE CLEAR FLOOR SPACE MUST HAVE KNEE SPACE BELOW OR A REMOVABLE VANITY CABINET.

7EE IN SPECIFICATION "B" BATHROOMS, THE SHOWER MUST HAVE REINFORCING TO ALLOW FOR THE LATER INSTALLATION OF AN OPTIONAL WALL-MOUNTED SEAT IN A SHOWER STALL MEASURING A NOMINAL 36 INCHES SQUARE. IT IS ALSO STRONGLY RECOMMENDED THAT THE SAME REINFORCING BE PROVIDED FOR A FUTURE SEAT IN SPECIFICATION "A" BATHROOMS.

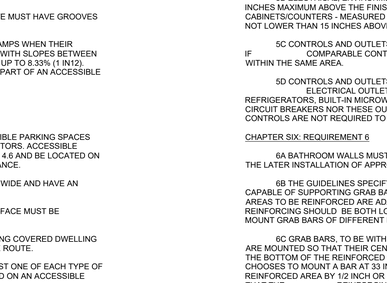
FHA-CLEARANCES @LAV

1/4" = 1'-0"



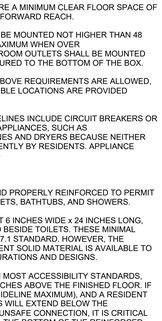
FHA-KNEE SPACE AT LAVS

1/4" = 1'-0"



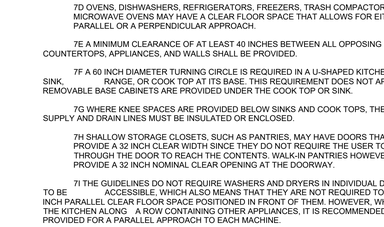
FHA-WALL REINF. AT TOILETS

1/4" = 1'-0"



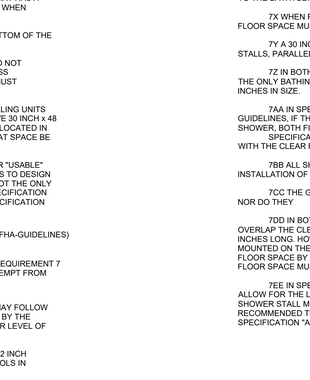
FHA-TOILET CLEAR FLOOR SPACE

1/4" = 1'-0"



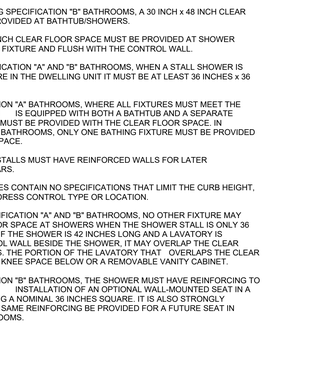
FHA-EXAMPLE OF COMPLIANCE AT SPEC A BATHROOM

1/4" = 1'-0"



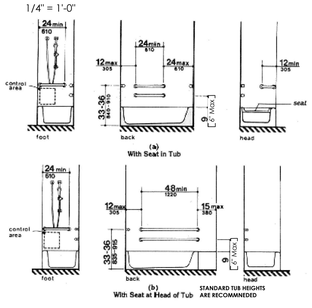
FHA-EXAMPLE OF COMPLIANCE AT SPEC B BATROOM

1/4" = 1'-0"



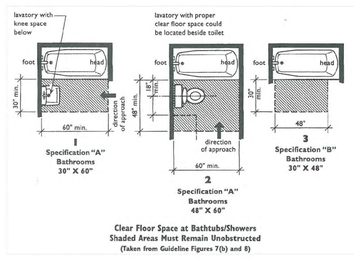
FHA-FUTURE GRAB BARS @ BATHTUBS

1/4" = 1'-0"



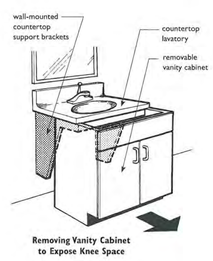
FHA-BATHTUB CLR FLOOR SPACE

1/4" = 1'-0"



FHA-REM. VANITY CABINETS

1/4" = 1'-0"



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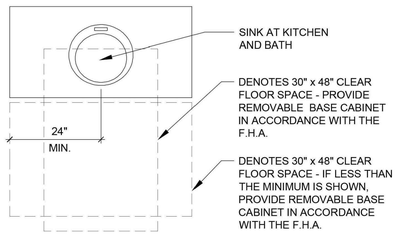
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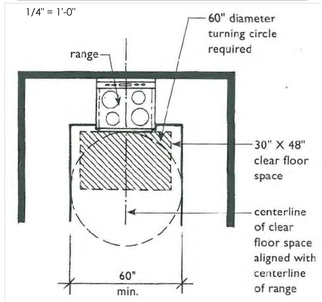
BATHROOM LAVATORY PLAN

1/4" = 1'-0"



FHA KITCHEN TURN RADIUS

1/4" = 1'-0"

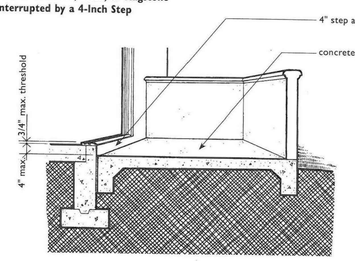


60" Diameter Turning Circle when Sink (Only), Cooktop, or Range is at Bottom of U-Shaped Kitchen

FHA ACCESSIBILITY ROUTE

1/4" = 1'-0"

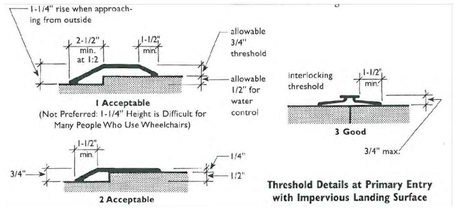
Accessible Route onto Balcony Constructed of Concrete, Brick, or Flagstone May Be Interrupted by a 4-Inch Step



STEP ON TO BALCONY MAY BE INCREASED WHEN PERMITTED BY LOCAL CODES

FHA THRESHOLD DETAILS

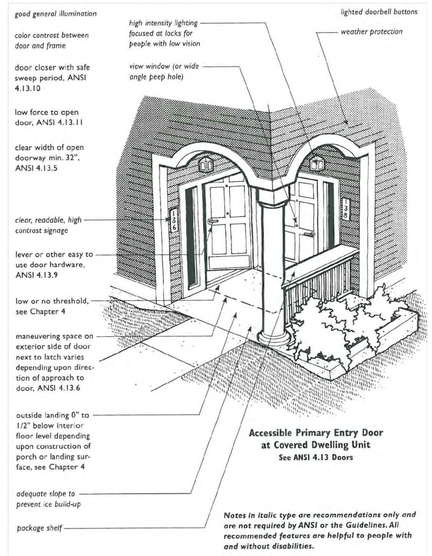
1/4" = 1'-0"



Threshold Details at Primary Entry with Impervious Landing Surface

FHA ACCESSIBILITY ENTRY

1/4" = 1'-0"



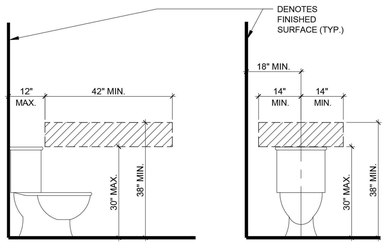
Accessible Primary Entry Door at Covered Dwelling Unit
See ANSI 4.13 Doors

Notes in italic type are recommendations only and are not required by ANSI or the Guidelines. All recommended features are helpful to people with and without disabilities.

WITHIN MULTI-FAMILY DWELLING BUILDINGS
ILLUMINATION OF MEANS OF EGRESS SHALL BE 1ft-candle (MIN) UNDER NORMAL POWER AND 1ft-candle (AVG) UNDER EMERGENCY POWER

TOILET BACKING DETAIL

1/4" = 1'-0"

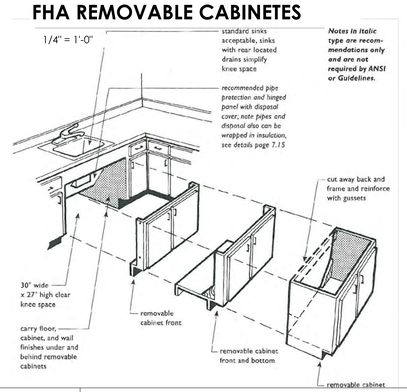


NOTE: SEE STRUCTURAL PLANS FOR BACKING DETAIL. SHEET S-2.1

NOTE: TOILETS WITH NO SIDE WALL REQUIRE ADDITIONAL BACKING TO ACCOMMODATE THE MOUNTING OF A FOLD-DOWN BAR 15-3/4 INCHES FROM IT'S CENTERLINE TO THE CENTERLINE OF THE TOILET ON THE TUB/SHOWER SIDE OF THE TOILET. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

FHA REMOVABLE CABINETES

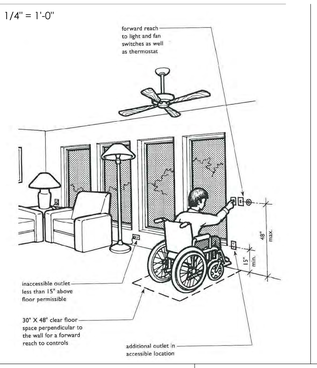
1/4" = 1'-0"



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FHA ACCESSIBILITY HEIGHTS

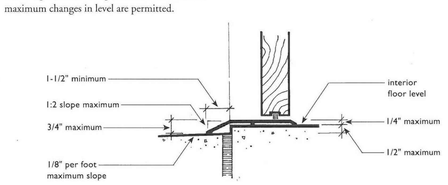
1/4" = 1'-0"



FHA THRESHOLD DETAIL B

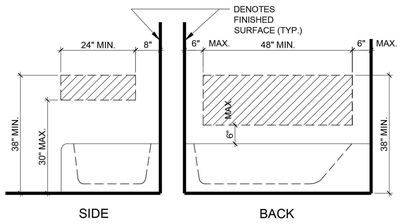
1/4" = 1'-0"

Swinging Primary Entry Door at Concrete Landing
showing allowable changes in level at primary entry doors with direct exterior access onto concrete or other impervious landing surface where 1/2-inch maximum changes in level are permitted.



TUB GRAB BAR REINFORCING DETAIL

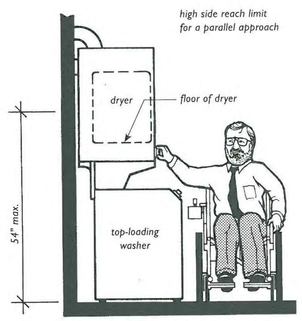
1/4" = 1'-0"



NOTE: SEE STRUCTURAL PLANS FOR BACKING DETAIL - SHEET S-X.X

FHA STACKABLE WASH/DRYER

1/4" = 1'-0"

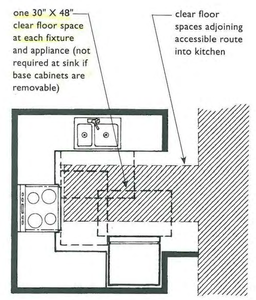


Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User

WASHER/DRYERS ARE NOT REQUIRED TO BE ACCESSIBLE WITHIN THE DWELLING UNIT.

FHA CLEAR FLOOR SPACE

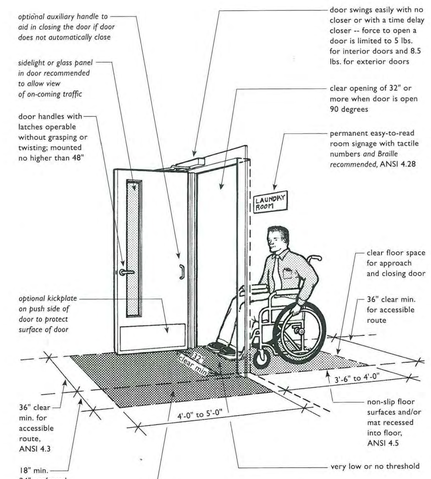
1/4" = 1'-0"



Overlapping Clear Floor Spaces and Accessible Route Provide Maneuvering Space

FHA ACCESSIBLE DOORS

1/4" = 1'-0"

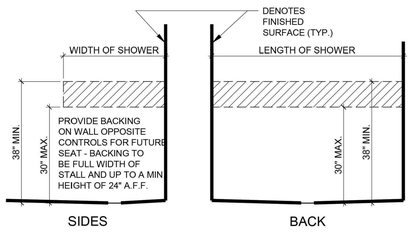


Features of ANSI Complying Accessible Doors
ANSI 4.13

Notes in italic type are recommendations only and are not required by ANSI or the Guidelines.

SHOWER GRAB BAR REINFORCING ELEVATION

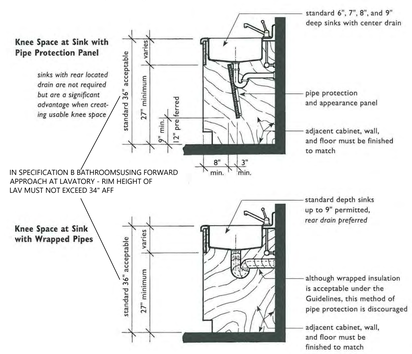
1/4" = 1'-0"



NOTE: SEE STRUCTURAL PLANS FOR BACKING DETAIL - SHEET S-X.X

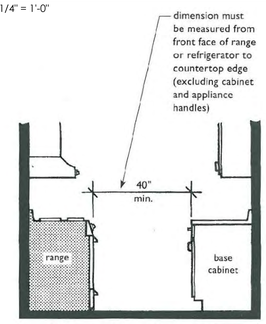
FHA KNEE CLEARANCES

1/4" = 1'-0"



FHA KITCHEN CLEARANCES

1/4" = 1'-0"

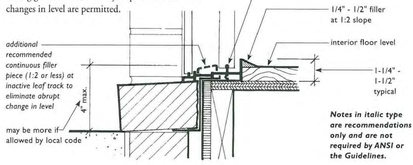


Minimum Clearance between Range and Opposing Base Cabinet

FHA THRESHOLD

1/4" = 1'-0"

Sliding Secondary Door at Concrete Landing
showing allowable changes in level at exterior sliding glass doors to balcony or patio where 4-inch changes in level are permitted.



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CERTIFICATION No. AA0002451

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SEAL:

Javier Font AR No. 12547

CONSULTANT:

PROPOSED MIX USE RENTAL DEVELOPMENT
THE ARCADIAN
640 NW 7TH AVENUE
FORT LAUDERDALE, FLORIDA

INFORMATION CLIENT:
Fuse Group
900 NW 6th St. Suite 200
Ft. Lauderdale Florida 33311

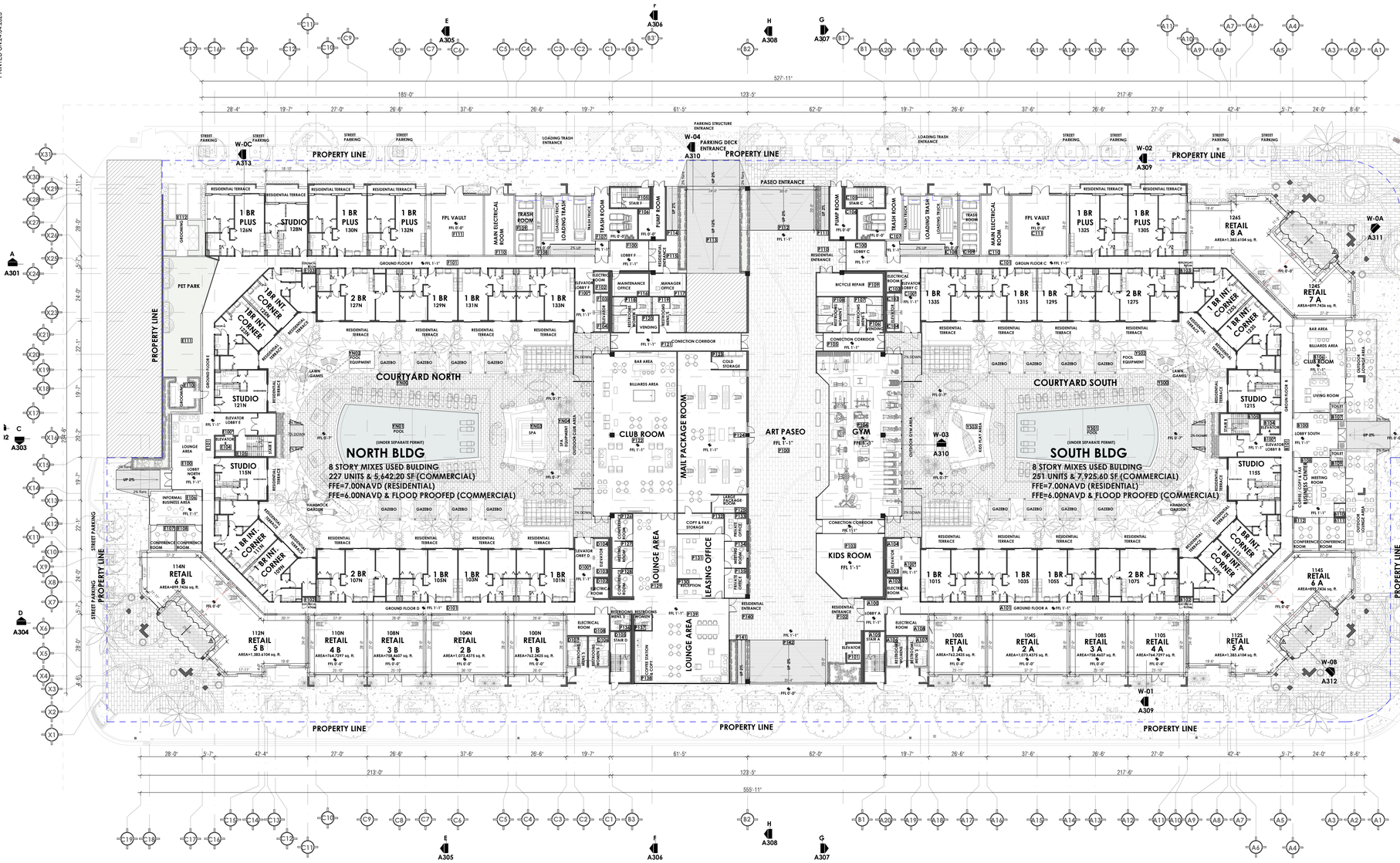
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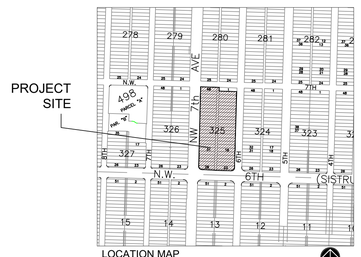
DATE:
24-APR-2023 REVISION 1

PROJECT No. 20-059
DRAWN BY: ARQUIFLEXIA
CHECKED BY: JF

FL-ARCD-FHA NOTES & DETAILS B-02

A006





LEGAL DESCRIPTION:

LOTS 2 THROUGH 24, BLOCK 325, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
(see survey for full description)

SETBACK TABLE	REQUIRED PER ULDR & NW-RAC DESIGN STANDARDS	PROVIDED
FRONT YARD (SOUTH) – NW 6TH ST (SISTRUNK BLVD.)	50.5'	51.6'
FRONT YARD (WEST) – NW 7TH AVE	55'	60.5'
FRONT YARD (NORTH) – NW 7TH STREET	5'	15.2'
FRONT YARD (EAST) – NW 6TH AVE	5'	12.0'

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	INDUSTRIAL / COMMERCIAL
CURRENT LAND USE DESIGNATION	D–RAC
PROPOSED LAND USE DESIGNATION	D–RAC
CURRENT ZONING DESIGNATION	NWRAC–MUe
PROPOSED ZONING DESIGNATION	NWRAC–MUe
ADJACENT ZONING DESIGNATION – EAST	INDUSTRIAL / NWRAC–MUe
ADJACENT ZONING DESIGNATION – SOUTH	NWRAC–MUe
ADJACENT ZONING DESIGNATION – NORTH	INDUSTRIAL
ADJACENT ZONING DESIGNATION – WEST	INDUSTRIAL / NWRAC–MUw
WATER/ WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL SITE AREA	145,722 SF / 3.345 ACRES
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	13,327 SF / 9%
TOTAL PERVIOUS EXISTING (LANDSCAPE)	85,028 SF / 58%
TOTAL IMPERVIOUS PROPOSED	132,395 SF / 91%
TOTAL IMPERVIOUS EXISTING	60,694 SF / 42%
TOTAL BUILDING FOOT PRINT PROPOSED	73,553 SF / 50%
TOTAL BUILDING FOOT PRINT EXISTING	25,683 SF / 50%
TOTAL GROSS BUILDING SQUARE FOOTAGE PROPOSED	516,107 SF
PROPOSED RESIDENTIAL SF	343,749 SF
PROPOSED COMMERCIAL/RETAIL SF	13,568 SF
PROPOSED OUTSIDE RETAIL SF	1,750 SF
PROPOSED SERVICE/PKG/LOADING/OTHER SF	158,790 SF
PROPOSED GARAGE PARKING	211,953 SF (NIC)
FLOOR AREA RATIO (F.A.R.) 516,107/145,722	3.54
TOTAL NUMBER UNITS	478 UNITS
TOTAL AFFORDABLE HOUSING UNITS	48/478 UNITS (10%)
BUILDING HEIGHT PROPOSED (SEE DRT CHART BELOW)	85'* (91'–5" TOP)
NUMBER OF STORIES	8 STORIES
BUILDING WIDTH & LENGTH	563' X 231'
LOT COVERAGE (EXCLUDES OPEN AIR GARAGE)	86,187 SF
VUA AREA	– SF
PEDESTRIAN WALKS & PLAZAS	44,366 SF
POOL (WATER) AREAS	3,074 SF
OPEN SPACE (EXHIBIT PROVIDED ON SHEET X2)	59,535 SF / 41.86 %

SOLID WASTE / RECYCLING MANAGEMENT:

1. SOLID WASTE AND RECYCLING WILL BE COLLECTED FROM THE LOADING AREAS (2). OPERATOR ANTICIPATES COLLECTION BY A PRIVATE LICENSED CONTRACTOR 5X PER WEEK (SOLID WASTE) AND 2X PER WEEK (RECYCLE) OR AS NEEDED.
2. THE COLLECTION WILL OCCUR BY ACCESS FROM NW 6TH AVENUE. SERVICE TURNING RADII TO SHOW CIRCULATION ARE PROVIDED.
3. EACH BUILDING WILL USE (1) WASTE & (1) RECYCLE CHUTE ALONG WITH (2) COMPACTORS (400–C5). IN ADDITION, EACH BUILDING WILL INCORPORATE (2) GROUND FLOOR THROUGH WALL COMPACTORS FOR GROUND FLOOR ACCESS.
4. (2) YARD CONTAINERS WILL BE USED ON–SITE ALONG WITH THE COMPACTORS. A TOTAL OF (8) 21YD FOR WASTE AND (4) 2 YD FOR RECYCLING.
5. THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF THE BUILDING ORDINANCE REQUIREMENTS.

STRUCTURAL SOIL:

STRUCTURAL SOIL WILL BE USED UNDER THE SIDEWALK IN AN 8' RADIUS FROM THE CENTER OF ALL STREET TREES, EXCLUDING PALMS. SEE LANDSCAPE PLANS FOR DETAILS

LOADING / STACKING DATA:

LOADING REQUIREMENTS:	GSF	REQUIRED	PROVIDED
RESIDENTIAL	**		
COMMERCIAL	13,568 SF		
		1 TYPE I	2 TYPE I
			2 TYPE II

*RAC–WMU LOADING REQ. (COMMERCIAL USES <20,001) ARE NOT REQUIRED (TABLE 2)
**RAC–WMU LOADING REQ. FOR RESIDENTIAL USES ARE NOT REQUIRED (TABLE 3)

STACKING REQUIREMENTS:	IN–BOUND REQUIRED	IN–BOUND PROVIDED	OUT–BOUND REQUIRED	OUT–BOUND PROVIDED
NW 6th ST	2	2+	1	1+

* STACKING REQUIREMENT PER ULDR SEC 47–20.5.C.6.

PARKING GARAGE DATA:

	PROVIDED	TYPE	BIKES
GROUND LEVEL PARKING (PUBLIC)	0		
2ND LEVEL PARKING	54	52S + 2HC+ 0EV	13
3RD LEVEL PARKING	79	73S + 2HC+ 4EV	13
4TH LEVEL PARKING	79	73S + 2HC+ 4EV	13
5TH LEVEL PARKING	79	73S + 2HC+ 4EV	13
6TH LEVEL PARKING	79	69S + 2HC+ 8EV	13
7TH LEVEL PARKING	79	69S + 2HC+ 8EV	13
8TH LEVEL PARKING	79	69S + 2HC+ 8EV	13
ROOF LEVEL PARKING	71	66S + 0HC+ 5EV	
TOTAL 599	=	544 STANDARD 14 HC SPACES 41 EV SPACES	91 + BIKE STORAGE

ON-SITE LIGHTING:

* PROPOSED LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS TO REFLECT THE LIGHT AWAY AND PREVENT ANY GLARE OF EXCESSIVE LIGHT ON ADJACENT PROPERTY, AS REQUIRED BY CODE.

ON-STREET LIGHTING:

* ALL STREET LIGHT POLES MUST REMAIN UNTIL ACCEPTANCE OF REMOVAL/RELOCATION FROM THE CITY OF FORT LAUDERDALE FACILITY MANAGER.

DRT TABLE

NWRAC-MU:	REQUIRED:	PROPOSED:
Max. Bldg Height *	65' *	85'
Yard Requirements	As per street section (Primary Street)	35' to CL
	As per street section (Secondary Street)	35' to CL
	As per street section (NW 7th Ave)	
Shoulder Height	65' (5 stories) max	65' (5 stories)
Tower Stepback**	May be modified**	Request to modify**
	NW 7th Ave (Primary) 12'	4'
	NW 6th Ave (Secondary)15'	4'
	NW 6th Street (Primary/Sistrunk) 12'	4'
	NW 7th Street (Secondary) 15'	0'
Tower Floorplate**	May be modified**	Request to modify**
	32,000sf	NORTH 27,275sf (43,315sf) SOUTH 29,920sf (45,972sf)
Separation:	30' side and rear stepback	N/A. Adjacent to ROW.

* AN INCREASE IN HEIGHT SHALL BE PERMITTED. 110' WHEN APPROVED BY CC IN ACCORDANCE WITH THE PERFORMANCE STANDARDS PROVIDED IN SEC. 47-13-52.B.
** MAY BE MODIFIED IF ALTERNATIVE DESIGN IS FOUND TO ACHIEVE THE UNDERLYING INTENT OF THE STANDARDS AS PROVIDED IN THE NWRAC-MU ILLUSTRATION OF DESIGN STANDARDS.

ZONING CHART

ARCHITECTURE
PLANNING
INTERIORS

CERTIFICATION No. AA0002451

4533 PONCE DE LEON BLVD
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SEAL:

Javier Font AR No. 12547

CONSULTANT:

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DATE:
24-APR-2023 REVISION 1

PROJECT No. 20-059
DRAWN BY: ARQUIFLEXIA
CHECKED BY: JF

FL-ARCD-ZONING CHART-02

A007

PROPOSED MIX USE RENTAL DEVELOPMENT
THE ARCADIAN
640 NW 7TH AVENUE
FORT LAUDERDALE, FLORIDA

B E H A R • F O N T & P A R T N E R S • P . A

FILE LOCATION:
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			SOUTH BUILDING (PHASE I)									TOTAL SQ FT	NORTH BUILDING (PHASE II)									TOTAL SQ FT	TOTAL AREA
		SQ. FT.	GROUND	2ND LEVEL	3RD LEVEL	4TH LEVEL	5TH LEVEL	6TH LEVEL	7TH LEVEL	8TH LEVEL	ROOF		GROUND	2ND LEVEL	3RD LEVEL	4TH LEVEL	5TH LEVEL	6TH LEVEL	7TH LEVEL	8TH LEVEL	ROOF		
LIVING UNITS	STUDIO	482 sq.ft	2	5	6	6	6	6	6	6		43	2	5	6	6	6	6	6	6		43	86
			964.6 sq.ft	2,411.4 sq.ft	2,893.7 sq.ft	2,893.7 sq.ft	2,893.7 sq.ft	2,893.7 sq.ft	2,893.7 sq.ft	2,893.7 sq.ft		20,738.0 sq ft	964.6 sq.ft	2,411.4 sq.ft	2,893.7 sq.ft	2,893.7 sq.ft	2,893.7 sq.ft	2,893.7 sq.ft	2,893.7 sq.ft	2,893.7 sq.ft		20,738.0 sq ft	41,476.1 sq ft
	STUDIO LIVE-WORK	482 sq.ft										0	1									1	1
												0.0 sq ft	482.3 sq.ft									482.3 sq ft	482.3 sq ft
	1BR A/1BR	653 sq.ft	6	8	8	8	8	8	16	16		78	6	6	6	6	6	6	12	12		60	138
			3,915.4 sq.ft	5,220.5 sq.ft	5,220.5 sq.ft	5,220.5 sq.ft	5,220.5 sq.ft	5,220.5 sq.ft	10,441.0 sq.ft	10,441.0 sq.ft		50,899.7 sq ft	3,915.4 sq.ft	3,915.4 sq.ft	3,915.4 sq.ft	3,915.4 sq.ft	3,915.4 sq.ft	3,915.4 sq.ft	7,830.7 sq.ft	7,830.7 sq.ft		39,153.6 sq ft	90,053.3 sq ft
	1BR B/1BR PLUS	759 sq.ft		6	8	8	8	8				38		7	7	7	7	7	1	1		37	75
				4,551.4 sq.ft	6,068.5 sq.ft	6,068.5 sq.ft	6,068.5 sq.ft	6,068.5 sq.ft				28,825.3 sq ft		5,309.9 sq.ft	5,309.9 sq.ft	5,309.9 sq.ft	5,309.9 sq.ft	5,309.9 sq.ft	758.6 sq.ft	758.6 sq.ft		28,066.7 sq ft	56,892.0 sq ft
	B/1BR PLUS LIVE-WORK	759 sq.ft	2									2	3									3	5
			1,517.1 sq.ft									1,517.1 sq ft	2,275.7 sq.ft									2,275.7 sq ft	3,792.8 sq ft
	2BR A/2BR	923 sq.ft	2	2	2	2	2	2	4	4		20	2	3	3	3	3	3	5	5		27	47
			1,846.9 sq.ft	1,846.9 sq.ft	1,846.9 sq.ft	1,846.9 sq.ft	1,846.9 sq.ft	1,846.9 sq.ft	3,693.7 sq.ft	3,693.7 sq.ft		18,468.6 sq ft	1,846.9 sq.ft	2,770.3 sq.ft	2,770.3 sq.ft	2,770.3 sq.ft	2,770.3 sq.ft	2,770.3 sq.ft	4,617.2 sq.ft	4,617.2 sq.ft		24,932.6 sq ft	43,401.2 sq ft
	2BR A/2BR PLUS	1,073 sq.ft		2	2	2	2	2				10		2	2	2	2	2				10	20
				2,146.9 sq.ft	2,146.9 sq.ft	2,146.9 sq.ft	2,146.9 sq.ft	2,146.9 sq.ft				10,734.4 sq ft		2,146.9 sq.ft	2,146.9 sq.ft	2,146.9 sq.ft	2,146.9 sq.ft	2,146.9 sq.ft				10,734.4 sq ft	21,468.8 sq ft
	CORNER INT.	665 sq.ft	4	4	4	4	4	4	4	4		32	4	4	4	4	4	4	4	4		32	64
			2,659.5 sq.ft	2,659.5 sq.ft	2,659.5 sq.ft	2,659.5 sq.ft	2,659.5 sq.ft	2,659.5 sq.ft	2,659.5 sq.ft	2,659.5 sq.ft		21,275.8 sq ft	2,659.5 sq.ft	2,659.5 sq.ft	2,659.5 sq.ft	2,659.5 sq.ft	2,659.5 sq.ft	2,659.5 sq.ft	2,659.5 sq.ft	2,659.5 sq.ft		21,275.8 sq ft	42,551.7 sq ft
	CORNER EXT. A/1BR	899 sq.ft		4								4		2								2	6
				3,595.8 sq.ft								3,595.8 sq ft		1,797.9 sq.ft								1,797.9 sq ft	5,393.7 sq ft
	CORNER EXT. B/2BR	954 sq.ft			4							4			2							2	6
					3,816.3 sq.ft							3,816.3 sq ft			1,908.1 sq.ft							1,908.1 sq ft	5,724.4 sq ft
	CORNER EXT. C/2BR	1,098 sq.ft				4	4	4				12				2	2	2				6	18
						4,393.8 sq.ft	4,393.8 sq.ft	4,393.8 sq.ft				13,181.4 sq ft				2,196.9 sq.ft	2,196.9 sq.ft	2,196.9 sq.ft				6,590.7 sq ft	19,772.1 sq ft
	CORNER EXT. D/2BR	1,062 sq.ft							4	4		8							2	2		4	12
									4,246.8 sq.ft	4,246.8 sq.ft		8,493.6 sq ft							2,123.4 sq.ft	2,123.4 sq.ft		4,246.8 sq ft	12,740.4 sq ft
	TOTAL		16	31	34	34	34	34	34	34		251	18	29	30	30	30	30	30	30		227	478
			10,903.4 sq ft	**22,432.3 sq ft**	**24,652.1 sq ft**	**25,229.7 sq ft**	**25,229.7 sq ft**	**25,229.7 sq ft**	**23,934.6 sq ft**	**23,934.6 sq ft**		**181,546.0 sq ft**	**12,144.2 sq ft**	**21,011.2 sq ft**	**21,603.8 sq ft**	**21,892.5 sq ft**	**21,892.5 sq ft**	**21,892.5 sq ft**	**20,883.0 sq ft**	**20,883.0 sq ft**		**162,202.7 sq ft**	**343,748.8 sq ft**
RETAIL	RETAIL 1A		762 sq.ft									762.2 sq ft										0.0 sq ft	762 sq.ft
	RETAIL 2A		1,073 sq.ft									1,073.4 sq ft										0.0 sq ft	1,073 sq.ft
	RETAIL 3A		758 sq.ft									758.5 sq ft										0.0 sq ft	758 sq.ft
	RETAIL 4A		765 sq.ft									764.7 sq ft										0.0 sq ft	765 sq.ft
	RETAIL 5A		1,384 sq.ft									1,383.6 sq ft										0.0 sq ft	1,384 sq.ft
	RETAIL 6A		900 sq.ft									899.7 sq ft										0.0 sq ft	900 sq.ft
	RETAIL 7A		900 sq.ft									899.7 sq ft										0.0 sq ft	
	RETAIL 8A		1,384 sq.ft									1,383.6 sq ft										0.0 sq ft	
	RETAIL 1B											0.0 sq ft	762 sq.ft									762.2 sq ft	762 sq.ft
	RETAIL 2B											0.0 sq ft	1,073 sq.ft									1,073.4 sq ft	1,073 sq.ft
	RETAIL 3B											0.0 sq ft	758 sq.ft									758.5 sq ft	758 sq.ft
	RETAIL 4B											0.0 sq ft	765 sq.ft									764.7 sq ft	765 sq.ft
	RETAIL 5B											0.0 sq ft	1,384 sq.ft									1,383.6 sq ft	1,384 sq.ft
	RETAIL 6B											0.0 sq ft	900 sq.ft									899.7 sq ft	900 sq.ft
	TOTAL		**7,925.6 sq ft**									**7,925.6 sq ft**	**5,642.2 sq ft**									**5,642.2 sq ft**	**13,567.8 sq ft**
AMENITIES	LOBBY SOUTH		436 sq.ft									435.6 sq ft											436 sq.ft
	CLUB ROOM		1,083 sq.ft									1,083.1 sq ft											1,083 sq.ft
	BUSSINESS CENTER		1,083 sq.ft									1,083.4 sq ft											1,083 sq.ft
	GYM		2,749 sq.ft									2,749.0 sq ft											2,749 sq.ft
	KIDS ROOM		866 sq.ft									865.7 sq ft											866 sq.ft
	BICYCLE REPAIR		350 sq.ft									349.8 sq ft											350 sq.ft
	RESTROOM SOUTH		521 sq.ft									521.1 sq ft											521 sq.ft
	RESTROOM EXT SOUTH		421 sq.ft									420.8 sq ft											421 sq.ft
	ART PASEO		8,365 sq.ft									8,364.9 sq ft											8,365 sq.ft
	LOBBY NORTH											0.0 sq ft	363 sq.ft									362.9 sq ft	363 sq.ft
	INFORMAL BUSINESS CENTER											0.0 sq ft	696 sq.ft									696.4 sq ft	696 sq.ft
	PET PARK											0.0 sq ft	1,925 sq.ft									1,925.3 sq ft	1,925 sq.ft
	LOUNGE AREA											0.0 sq ft	1,200 sq.ft									1,200.2 sq ft	1,200 sq.ft
	LEASING OFFICE											0.0 sq ft	1,262 sq.ft									1,262.1 sq ft	1,262 sq.ft
	LOUNGE AREA											0.0 sq ft	1,493 sq.ft									1,493.4 sq ft	1,493 sq.ft
	MAIL PACKAGE ROOM											0.0 sq ft	2,391 sq.ft									2,391.5 sq ft	2,391 sq.ft
	CLUB ROOM											0.0 sq ft	2,883 sq.ft									2,883.0 sq ft	2,883 sq.ft
	RESTROOM NORTH											0.0 sq ft	577 sq.ft									577.1 sq ft	577 sq.ft
	RESTROOM EXT. NORTH											0.0 sq ft	421 sq.ft									420.8 sq ft	421 sq.ft
	TOTAL		**15,873.4 sq ft**									**15,873.4 sq ft**	**13,212.6 sq ft**									**13,212.6 sq ft**	**29,086.0 sq ft**
OPEN SPACES	COURTYARD SOUTH		12,793 sq.ft									12,793.0 sq ft											
	COURTYARD NORTH												12,793 sq.ft									12,793.0 sq ft	
	TERRACES		3,840 sq.ft									3,840.4 sq ft	2,854 sq.ft									2,854.3 sq ft	
	TOTAL		**16,633.4 sq ft**									**16,633.4 sq ft**	**15,647.3 sq ft**									**15,647.3 sq ft**	**32,280.7 sq ft**
PARKING	PARKING		0 sq.ft	26,494 sq.ft	26,494 sq.ft	26,494 sq.ft	26,494 sq.ft	26,494 sq.ft	26,494 sq.ft	26,494 sq.ft	26,494 sq.ft												
	TOTAL		**0 sq.ft**	**26,494 sq.ft**	**26,494 sq.ft**	**26,494 sq.ft**	**26,494 sq.ft**	**26,494 sq.ft**	**26,494 sq.ft**	**26,494 sq.ft**	**26,494 sq.ft**	**211,953.2 sq ft**											**211,953.2 sq ft**
OTHERS	CIRCULATION		4,961 sq.ft	3,714 sq.ft	3,714 sq.ft	3,714 sq.ft	3,714 sq.ft	3,714 sq.ft	3,714 sq.ft	3,714 sq.ft		30,959.8 sq ft	5,653 sq.ft	4,105 sq.ft	4,105 sq.ft	4,105 sq.ft	4,105 sq.ft	4,105 sq.ft	4,105 sq.ft	3,714 sq.ft		33,995.0 sq ft	**64,954.8 sq ft**
	SERVICES (MEP)		3,843 sq.ft	1,614 sq.ft	1,614 sq.ft	1,614 sq.ft	1,614 sq.ft	1,614 sq.ft	1,614 sq.ft	1,614 sq.ft		15,142.0 sq ft	6,028 sq.ft	1,614 sq.ft	1,614 sq.ft	1,614 sq.ft	1,614 sq.ft	1,614 sq.ft	1,614 sq.ft	1,614 sq.ft		17,326.6 sq ft	**32,468.6 sq ft**
	TOTAL		**8,804 sq.ft**	**5,328 sq.ft**	**5,328 sq.ft**	**5,328 sq.ft**	**5,328 sq.ft**	**5,328 sq.ft**	**5,328 sq.ft**	**5,328 sq.ft**	**0 sq.ft**	**46,102 sq.ft**	**11,681 sq.ft**	**5,719 sq.ft**	**5,719 sq.ft**	**5,719 sq.ft**	**5,719 sq.ft**	**5,719 sq.ft**	**5,719 sq.ft**	**5,328 sq.ft**	**0 sq.ft**	**51,322 sq.ft**	**97,423.3 sq ft**
TOTAL	GROSS COVERED		43,506 sq.ft	54,255 sq.ft	56,475 sq.ft	57,052 sq.ft	57,052 sq.ft	57,052 sq.ft	55,757 sq.ft	55,757 sq.ft	26,494 sq.ft	463,400 sq.ft	42,680 sq.ft	26,730 sq.ft	27,322 sq.ft	27,611 sq.ft	27,611 sq.ft	27,611 sq.ft	26,602 sq.ft	26,211 sq.ft	0 sq.ft	232,379 sq.ft	**695,779.1 sq ft**
	GROSS OPEN SPACES		16,633 sq.ft	0 sq.ft	0 sq.ft	0 sq.ft	0 sq.ft	0 sq.ft	0 sq.ft	0 sq.ft	0 sq.ft	16,633 sq.ft	15,647 sq.ft	0 sq.ft	0 sq.ft	0 sq.ft	0 sq.ft	0 sq.ft	0 sq.ft	0 sq.ft	0 sq.ft	15,647 sq.ft	**32,280.7 sq ft**
	GROSS TOTAL		**60,140 sq.ft**	**54,255 sq.ft**	**56,475 sq.ft**	**57,052 sq.ft**	**57,052 sq.ft**	**57,052 sq.ft**	**55,757 sq.ft**	**55,757 sq.ft**	**26,494 sq.ft**	**480,033 sq.ft**	**58,328 sq.ft**	**26,730 sq.ft**	**27,322 sq.ft**	**27,611 sq.ft**	**27,611 sq.ft**	**27,611 sq.ft**	**26,602 sq.ft**	**26,211 sq.ft**	**0 sq.ft**	**248,026 sq.ft**	**728,059.8 sq ft**

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UNITS AREA BREAKDOWN

S/E:

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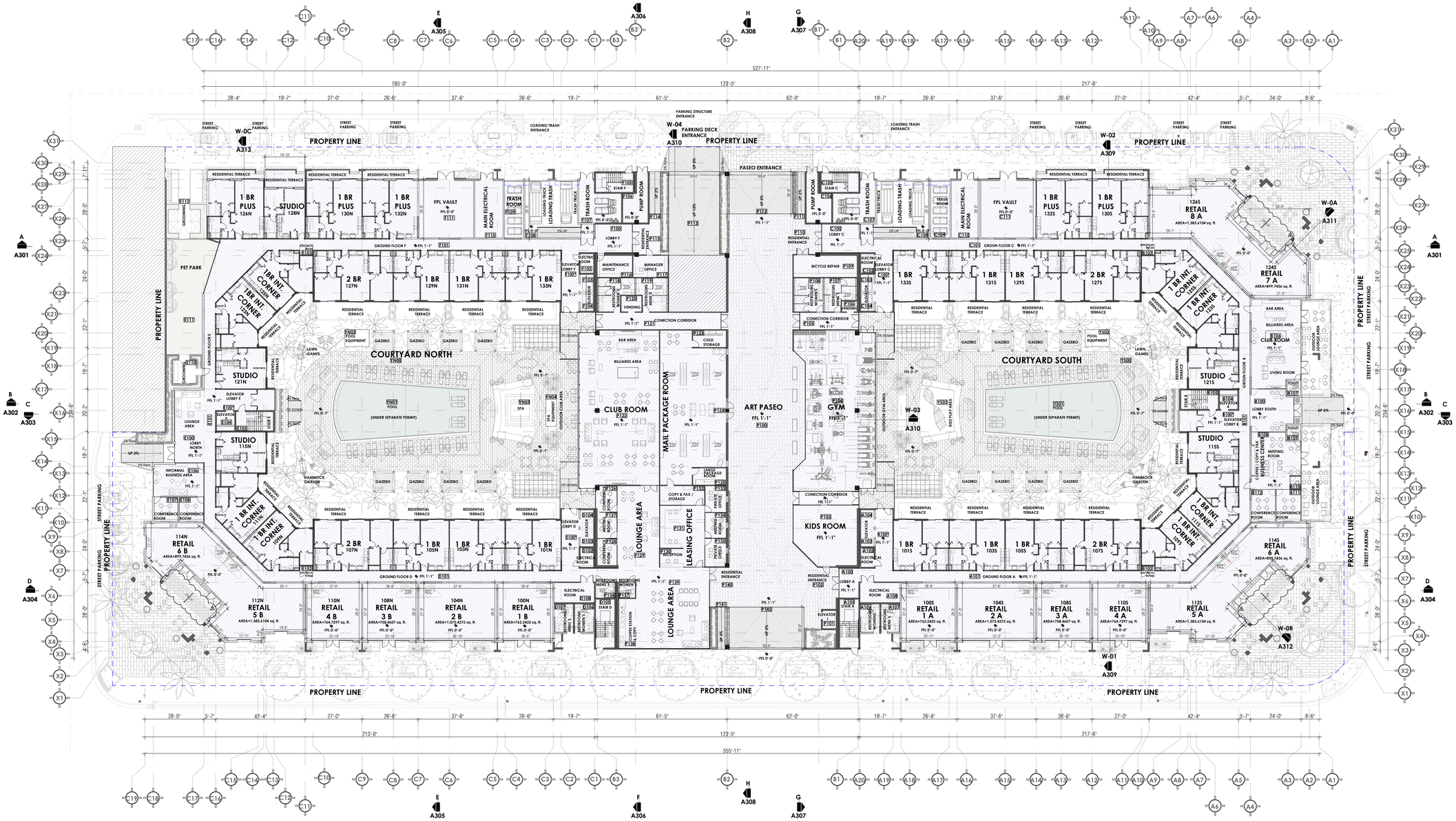
DATE:
24-APR-2023 REVISION 1

PROJECT No. 20-059
DRAWN BY: ARQUIFLEXIA
CHECKED BY: JF

FL-ARCD-UNITS AREA BREAKDOWN-02

A008

FILE LOCATION:
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PRINTED ON 24.04.2023



LOT COVERAGE DIAGRAM			
LOT COVERAGE: 85,028 SF		LOT COVERAGE PERCENTAGE	LOT COVERAGE PERCENTAGE PROVIDED
LOT COVERAGE: 145,722 SF		REQ.=	85,028 SF/145,722 SF = 58.34%

LOT COVERAGE DIAGRAM

1" = 20'-0"

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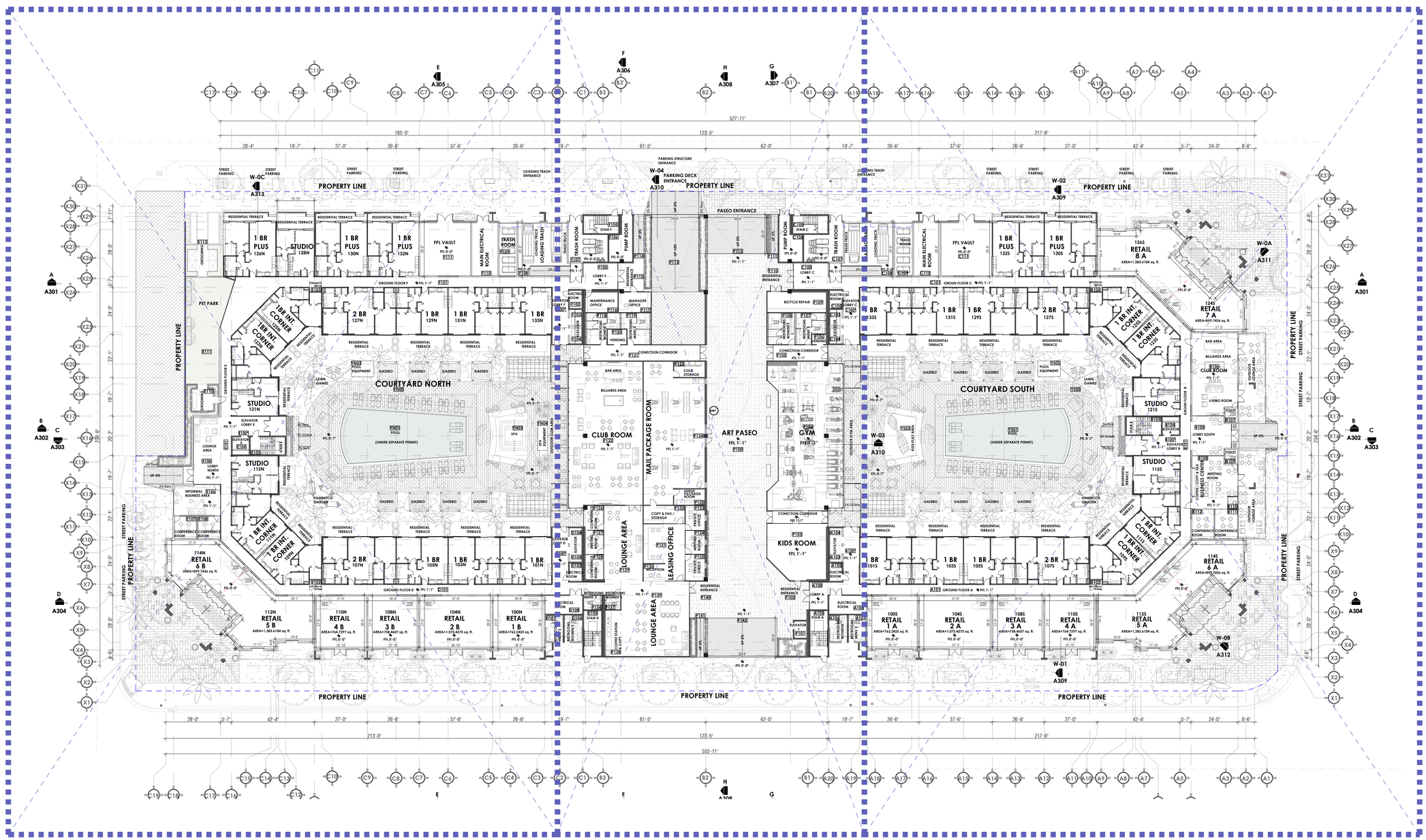
DATE:
24-APR-2023 REVISION 1

PROJECT No. 20-059
DRAWN BY: ARQUIFLEXIA
CHECKED BY: JF

FL-ARCD-LOT COVERAGE DIAGRAM-02

A009

FILE LOCATION:
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PHASE KEY PLAN

3/64" = 1'-0"

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SEAL:

Javier Font AR No. 12547

CONSULTANT:

PROPOSED MIX USE RENTAL DEVELOPMENT

THE ARCADIAN

640 NW 7TH AVENUE
FORT LAUDERDALE, FLORIDA

INFORMATION CLIENT:

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900 NW 6th St. Suite 200
Ft. Lauderdale Florida 33311

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DATE:
24-APR-2023 REVISION 1

PROJECT No. 20-059
DRAWN BY: ARQUIFLEXIA
CHECKED BY: JF

FL-ARCD-ARCH-PHASES
KEY PLAN-02

A012

FILE LOCATION:
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CEILING MATERIAL LEGEND

CEILING MATERIAL → 1 | 0'-0" ← CEILING HEIGHT

1 SKIM COAT OVER CONCRETE SLAB PAINTED

2 GYPSUMBOARD PAINTED

3 STUCCO OVER CONCRETE SLAB PAINTED

4 EXPOSED CONCRETE STRUCTURE

NOTES:

SEE INTERIOR FINISH SCHEDULES FOR FINISHES.

SPRINKLER HEADS IN PUBLIC & UTILITY AREA OF THE FIRST FLOOR SHALL BE PLACED AS NOTED ON THE FIRE PROTECTION DRAWINGS.

WALL MOUNT ALL UPPER FLOOR EXIT SIGNS, SEE ELECTRICAL DRAWINGS FOR LOCATION.

SEE ELECTRICAL DRAWINGS FOR LOCATION OF ADDITIONAL WALL-MOUNTED LIGHTING.

CEILING FIXTURES LEGEND

- LIGHT FIXTURE IN EMERGENCY SYSTEM
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- LED LIGHTS
- WALL MOUNTED LIGHT FIXTURE
- HVAC SUPPLY AIRE DIFFUSER, SEE MECHANICAL DRAWINGS FOR SIZE & LAYOUT
- BATHROOM MEXHAUST FAN, SEE MECHANICAL DRAWINGS FOR SIZE & LAYOUT
- CEILING FAN

NOTES:

1. REFER TO ELECTRICAL ENGINEERS PLANS FOR LIGHTING, FIXTURE SCHEDULE, AND ADDITIONAL INFORMATION.
2. REFER TO MECHANICAL ENGINEERS PLANS FOR SUPPLY AND RETURN DIFFUSER LOCATIONS AND ADDITIONAL INFORMATION.
3. FOR LIGHTS IN EMERGENCY SYSTEM SEE ELECTRICAL DWGS.

GENERAL NOTES:

1. COORDINATE ALL CEILING FIXTURES SHOWN ON REFLECTED CEILING PLAN WITH MECHANICAL & ELECTRICAL DWGS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFOREPROCEEDING WITH THE WORK

2. CENTER VANITY LIGHT FIXTURE TO THE COUNTER U.O.N.

3. FIXTURE LOCATION SHALL BE AT CENTER OF SPACE UNLESS OTHERWISE INDICATE

4. DROP CEILING ABOVE KITCHEN CABINETS TO CABINET HEIGHT
REFER TO CEILING PLAN AND INTERIOR ELEVATIONS

5. FOR ADDITIONAL FIXTURE TYPE & SPECIFICATIONS, SEE MECHANICAL, ELECTRICAL & FIRE PROTECTION

6. REFER TO ELECTRICAL DWGS. FOR LOCATION OF EXIT SIGNS.

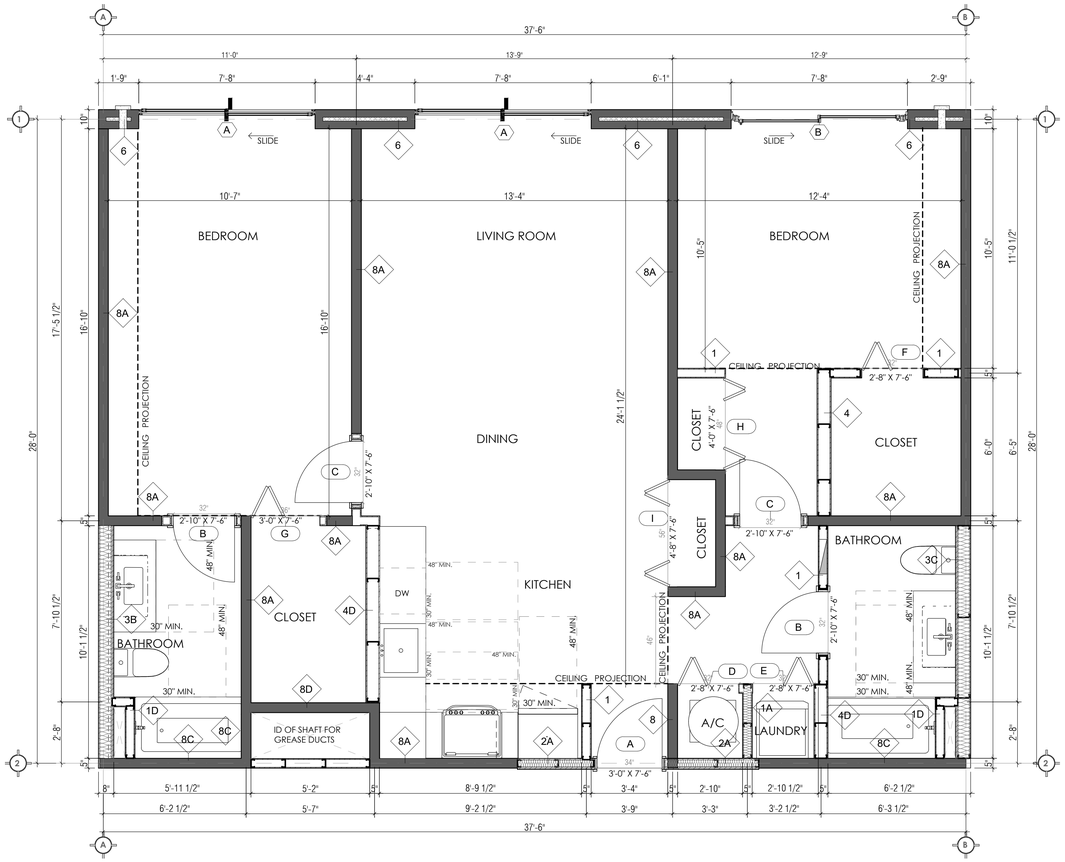
7. PROVIDE 6" BATT INSULATION ABOVE DRYWALL CEILING FOR SOUND ATTENUATION, AND URETHANE THERMAL INSULATION TO ACHIEVE

8. CONTRACTOR SHALL SUMBMIT DETAILED SHOP DWGS. & CALCULATIONS, SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER INDICATING COMPLIANCE W/ THE 5FBC FOR SOFFIT & EXTERIOR CEILING STRUCTURAL DESIGN, INCLUDING: ATTACHMENT METHOD, FRAMING, SUBFRAMING (SUCH AS FOR LIGHT FIXTURES), DECKING & OTHER MISC. COMPONENTS AS MAYBE NECESSARY. THE GENERAL COMPOSITION OF THE SYSTEM IS NOTED HEREIN IN
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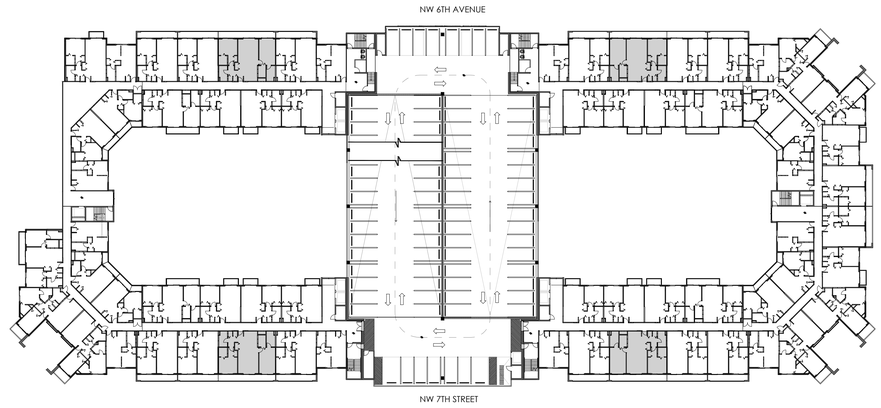
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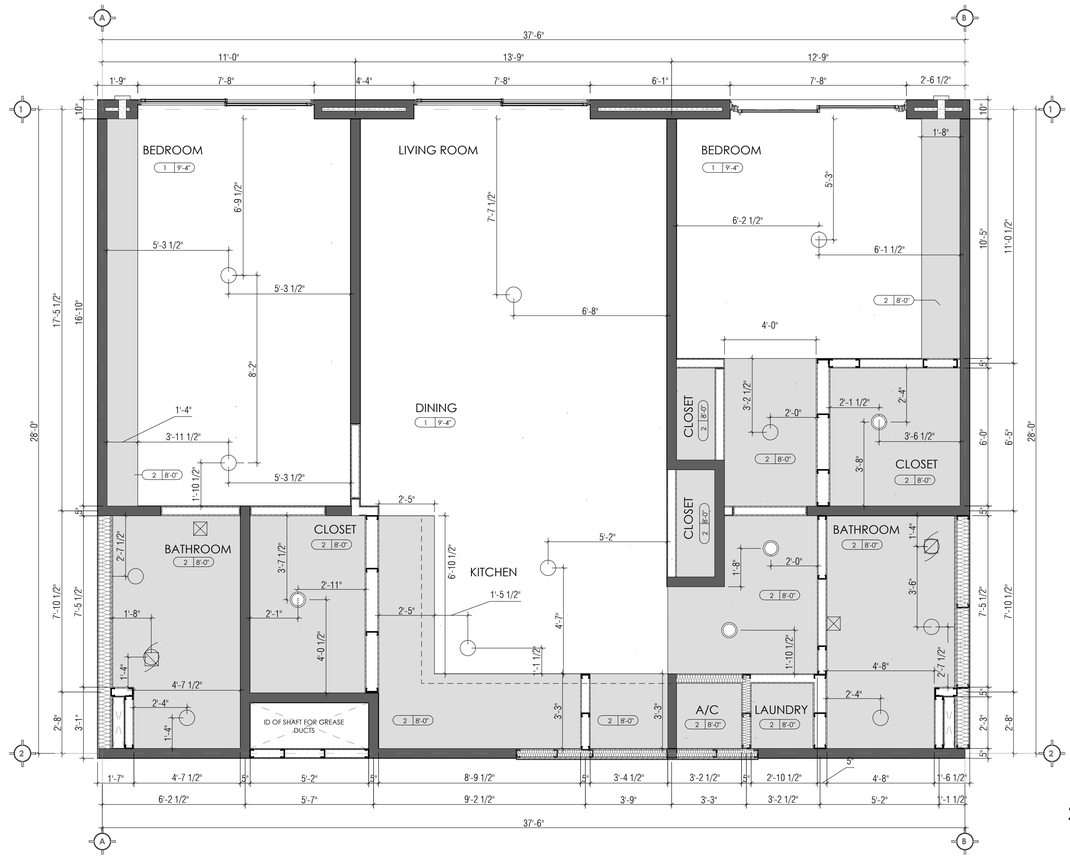
2BR PLUS UNIT ARCHITECTURE PLAN

3/8" = 1'-0"



KEY PLAN

1" = 40'-0"



2BR PLUS UNIT REFLECTED CEILING PLAN

3/8" = 1'-0"

2BR PLUS UNIT

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SEAL:

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O.954-926-7500

DATE:
24 - APR - 2023

PROJECT No. 20-059
DRAWN BY: ARQUIFLEXIA
CHECKED BY: JF

FL-ARCD-UN-2BR PLUS-02

FLOOR PLAN

A409

FILE LOCATION:
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PRINTED ON:24.04.2023

CEILING MATERIAL LEGEND

CEILING MATERIAL — 1 | 0'-0" — CEILING HEIGHT

1 SKIM COAT OVER CONCRETE SLAB PAINTED

2 GYPSUMBOARD PAINTED

3 STUCCO OVER CONCRETE SLAB PAINTED

4 EXPOSED CONCRETE STRUCTURE

NOTES:

SEE INTERIOR FINISH SCHEDULES FOR FINISHES.

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SEE ELECTRICAL DRAWINGS FOR LOCATION OF ADDITIONAL WALL-MOUNTED LIGHTING.

CEILING FIXTURES LEGEND

- LIGHT FIXTURE IN EMERGENCY SYSTEM
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- LED LIGHTS
- WALL MOUNTED LIGHT FIXTURE
- HVAC SUPPLY AIRE DIFFUSER, SEE MECHANICAL DRAWINGS FOR SIZE & LAYOUT
- BATHROOM MEXHAUST FAN, SEE MECHANICAL DRAWINGS FOR SIZE & LAYOUT
- CEILING FAN

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GENERAL NOTES:

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2. CENTER VANITY LIGHT FIXTURE TO THE COUNTER U.O.N.

3. FIXTURE LOCATION SHALL BE AT CENTER OF SPACE UNLESS OTHERWISE INDICATE

4. DROP CEILING ABOVE KITCHEN CABINETS TO CABINET HEIGHT REFER TO CEILING PLAN AND INTERIOR ELEVATIONS

5. FOR ADDITIONAL FIXTURE TYPE & SPECIFICATIONS, SEE MECHANICAL, ELECTRICAL & FIRE PROTECTION

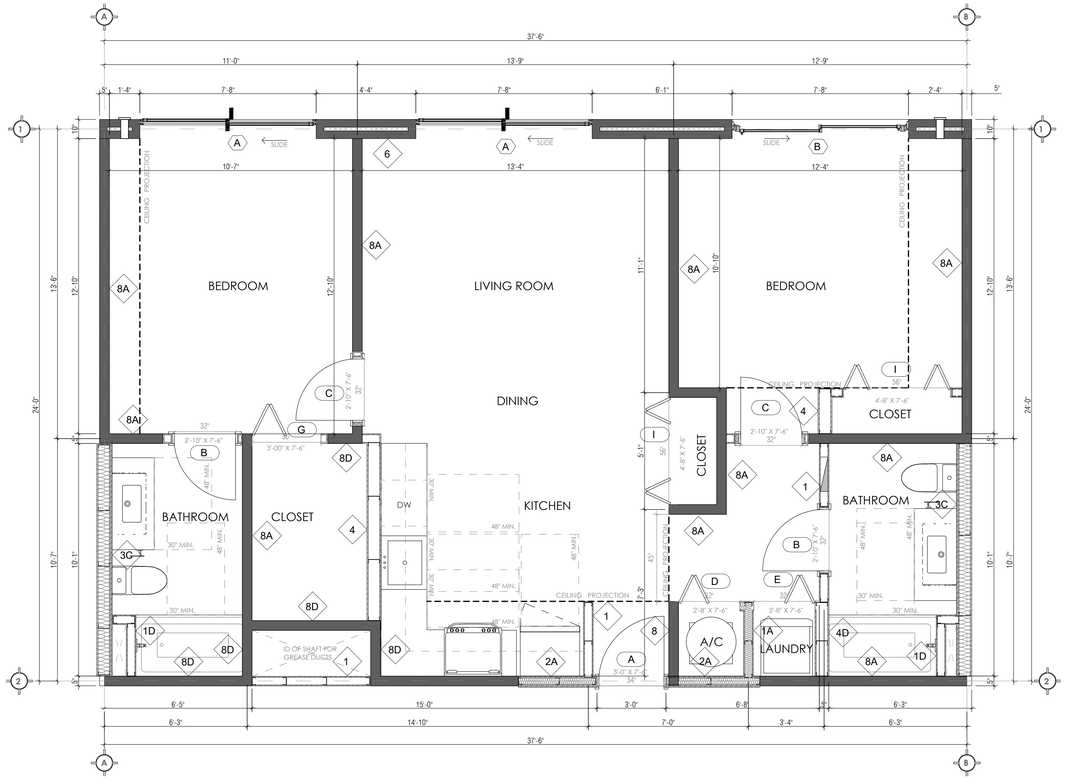
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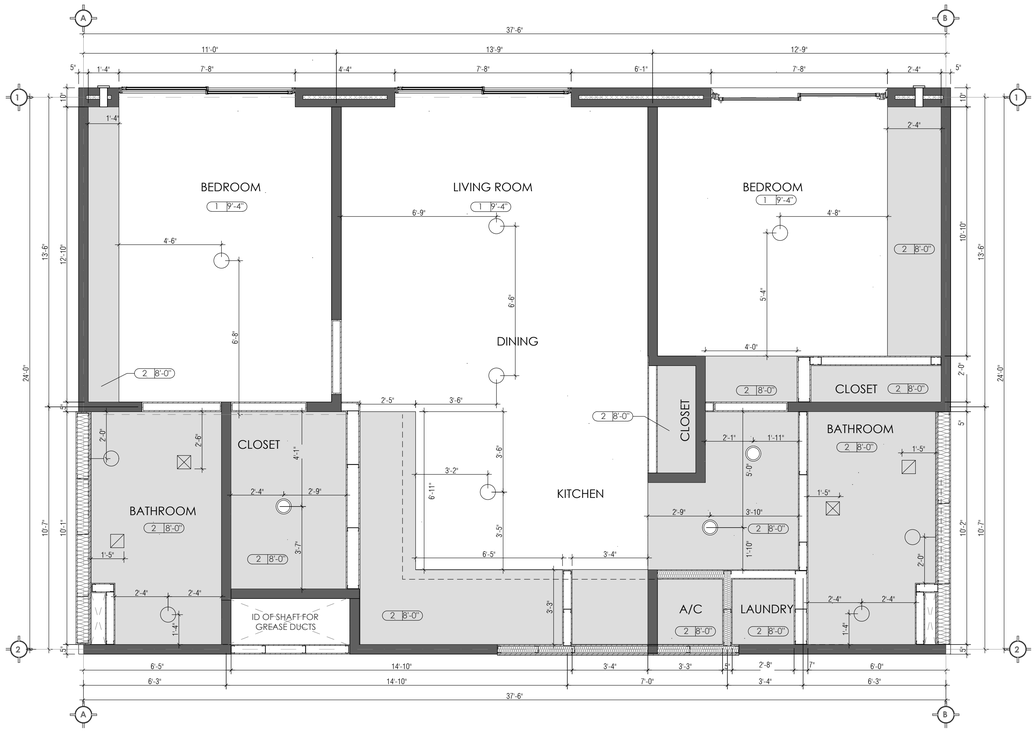
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10. REFER TO FIRE PROTECTION DRAWINGS FOR THE LOCATION OF THE SPRINKLER HEADS IN PUBLIC & UTILITY AREA OF THE FIRST



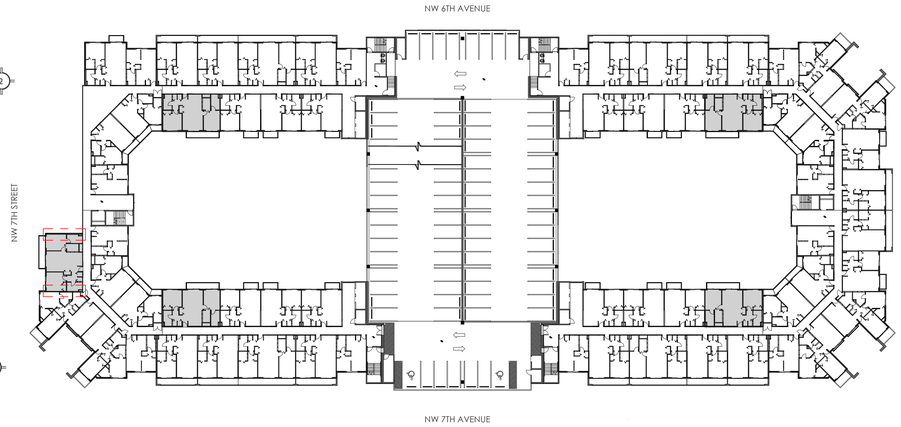
2BR UNIT ARCHITECTURE PLAN

3/8" = 1'-0"



2BR UNIT REFLECTED CEILING PLAN

3/8" = 1'-0"



KEY PLAN

LEGEND

INDICATES VARIANT AREA
SEE PHASE PLANS

2BR UNIT

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CONSULTANT:

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640 NW 7TH AVENUE
FORT LAUDERDALE, FLORIDA

INFORMATION CLIENT:
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Ft. Lauderdale Florida 33311

O.954-926-7500

DATE:
24-APR-2023

PROJECT No. 20-059
DRAWN BY: ARQUIFLEXIA
CHECKED BY: JF

FL-ARCD-UN-2BR-02

FLOOR PLAN

A407

FILE LOCATION:
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PRINTED ON 24.04.2023

CEILING MATERIAL LEGEND

CEILING MATERIAL — 1 | 0'-0" — CEILING HEIGHT

1 SKIM COAT OVER CONCRETE SLAB PAINTED

2 GYPSUMBOARD PAINTED

3 STUCCO OVER CONCRETE SLAB PAINTED

4 EXPOSED CONCRETE STRUCTURE

NOTES:

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CEILING FIXTURES LEGEND

- LIGHT FIXTURE IN EMERGENCY SYSTEM
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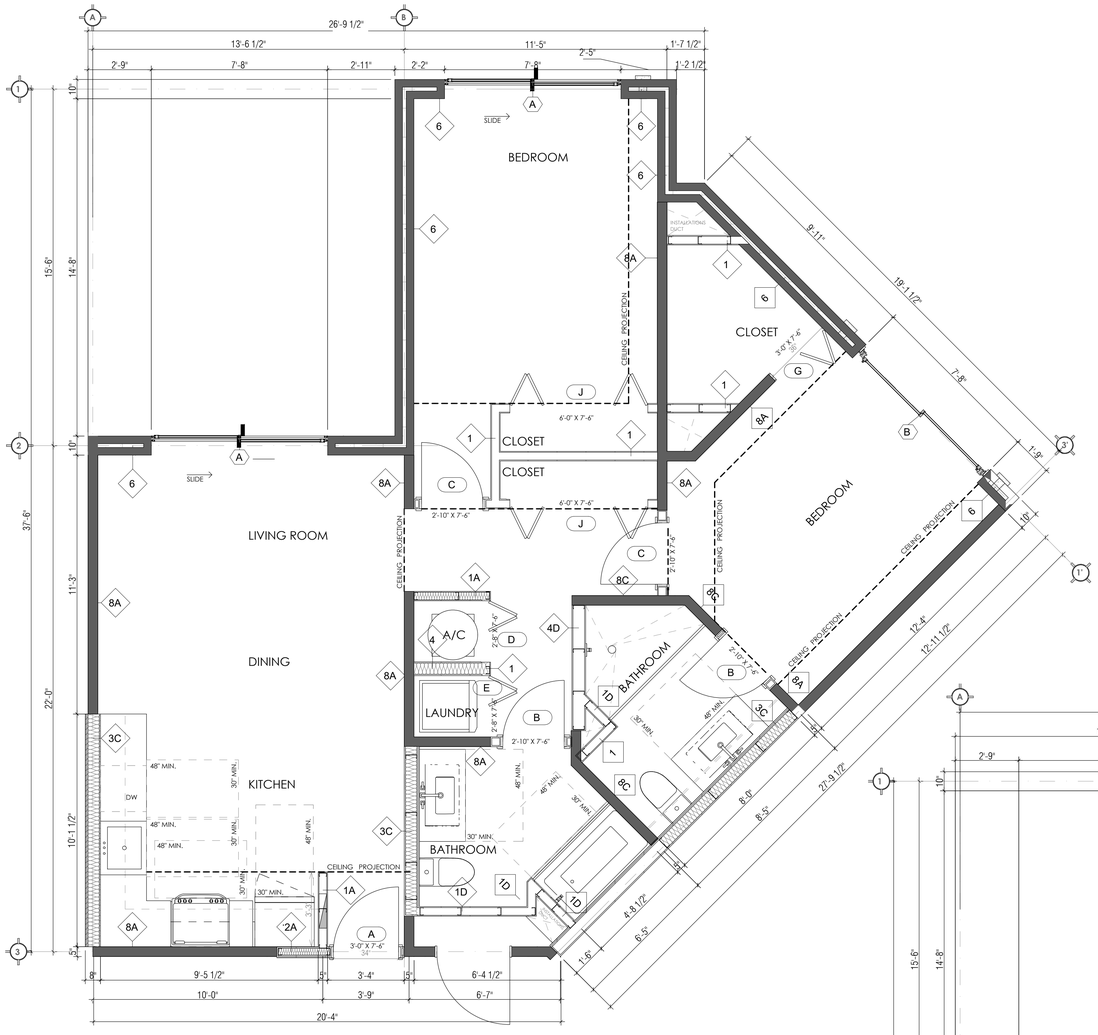
6. REFER TO ELECTRICAL DWGS. FOR LOCATION OF EXIT SIGNS.

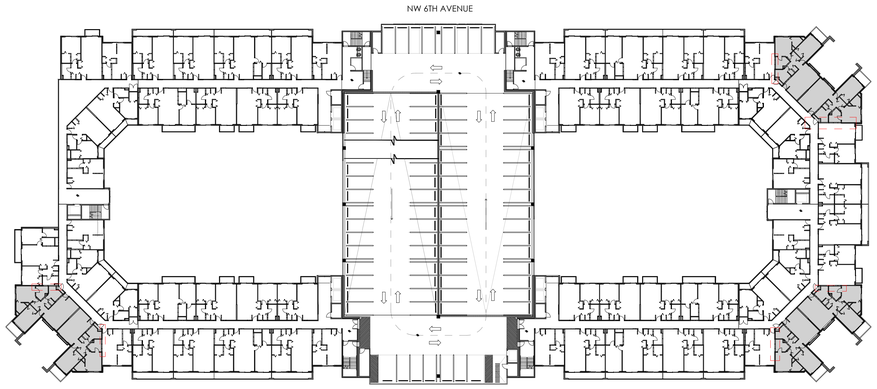
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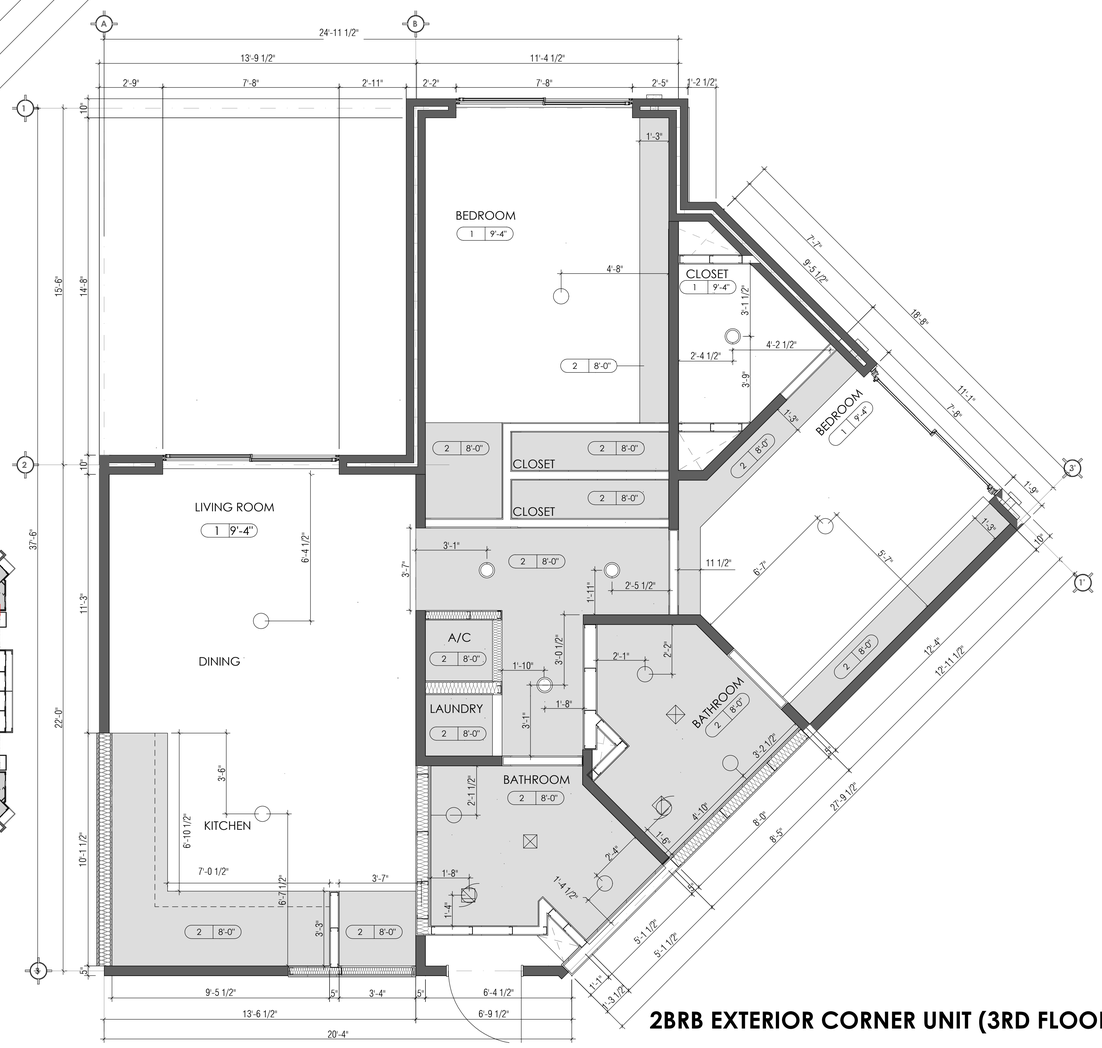


KEY PLAN

1" = 40'-0"

2BRB EXTERIOR CORNER UNIT (3RD FLOOR) ARCHITECTURE PLAN

3/8" = 1'-0"



2BRB EXTERIOR CORNER UNIT (3RD FLOOR)

2BRB EXTERIOR CORNER UNIT (3RD FLOOR) REFLECTED CEILING PLAN

3/8" = 1'-0"

LEGEND

[- - - -] INDICATES VARIAN AREA SEE PHASE PLANS

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O.954-926-7500

DATE: 24-APR-2023

PROJECT No. 20-059
DRAWN BY: ARQUIFLEXIA
CHECKED BY: JF

FL-ARCD-UN-2BRB EXT CORNER-02

FLOOR PLAN

A415

FILE LOCATION:
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PRINTED ON:24.04.2023

CEILING MATERIAL LEGEND

CEILING MATERIAL — 1 — 0'-0" — CEILING HEIGHT

1 SKIM COAT OVER CONCRETE SLAB PAINTED

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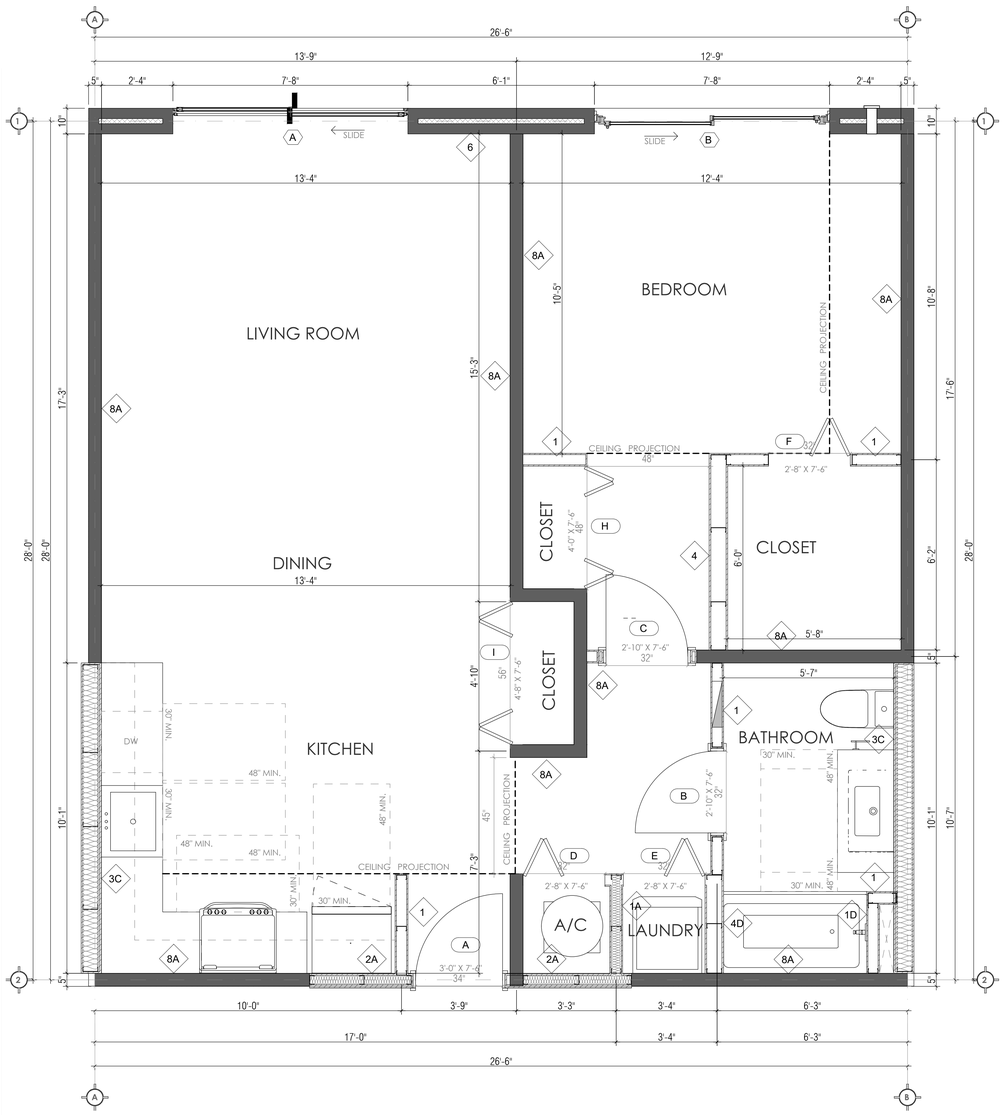
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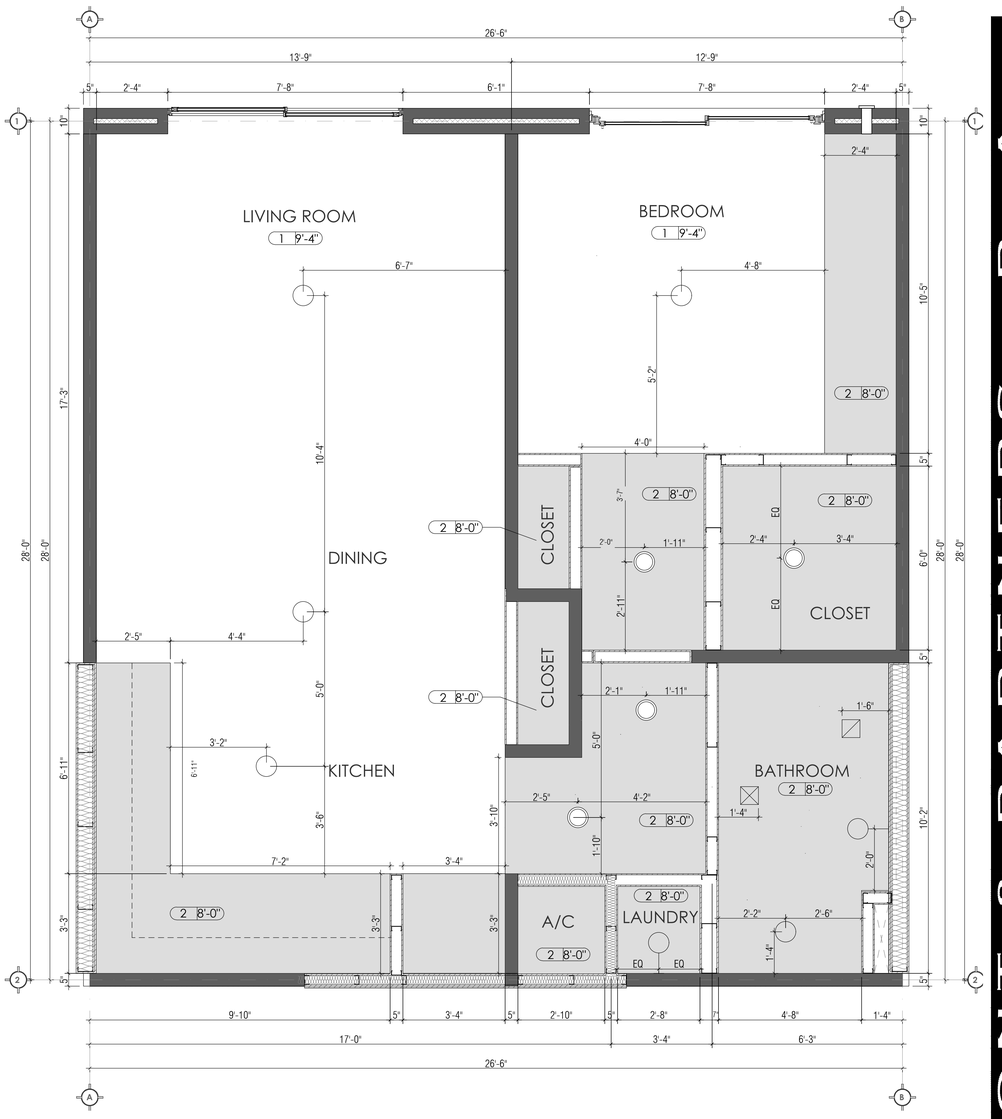
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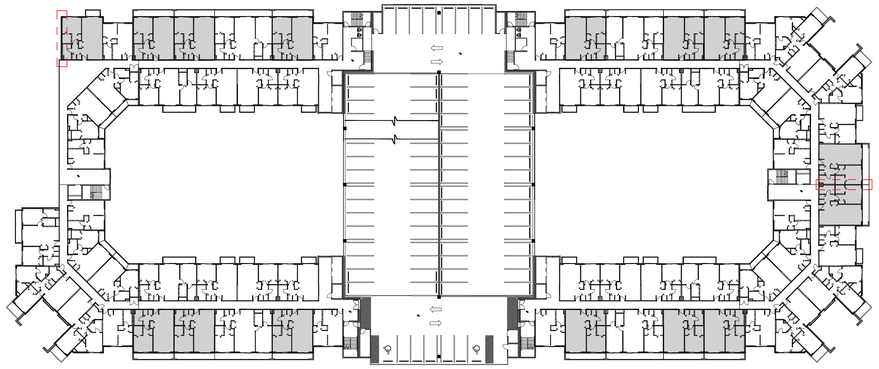
1BR PLUS UNIT ARCHITECTURE PLAN

1/2" = 1'-0"



1BR PLUS UNIT REFLECTER CEILING PLAN

1/2" = 1'-0"



KEY PLAN

LEGEND

INDICATES VARIANT AREA SEE PHASE PLANS

1BR PLUS UNIT

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DUE TO THE INCOMPLETION OF THE PROJECT, THE CONTRACTOR SHALL CARRY A 5% CONTINGENCY OF THESE COST ON THE PROJECT.
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Javier Font AR No. 12547

CONSULTANT:

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DATE:
24-APR-2023

PROJECT No. 20-059
DRAWN BY: ARQUIFLEXIA
CHECKED BY: JF

FL-ARCD-UN-1BR PLUS-02

FLOOR PLAN
A405

FILE LOCATION:
C:\USERS\HP\DESKTOP\ARQUIFLEXIA\THE ARCADIAN
PRINTED ON:24.04.2023

CEILING MATERIAL LEGEND

CEILING MATERIAL — 1 | 0'-0" — CEILING HEIGHT

1 SKIM COAT OVER CONCRETE SLAB PAINTED

2 GYPSUMBOARD PAINTED

3 STUCCO OVER CONCRETE SLAB PAINTED

4 EXPOSED CONCRETE STRUCTURE

NOTES:

SEE INTERIOR FINISH SCHEDULES FOR FINISHES.

SPRINKLER HEADS IN PUBLIC & UTILITY AREA OF THE FIRST FLOOR SHALL BE PLACED AS NOTED ON THE FIRE PROTECTION DRAWINGS.

WALL MOUNT ALL UPPER FLOOR EXIT SIGNS, SEE ELECTRICAL DRAWINGS FOR LOCATION.

SEE ELECTRICAL DRAWINGS FOR LOCATION OF ADDITIONAL WALL-MOUNTED LIGHTING.

CEILING FIXTURES LEGEND

LIGHT FIXTURE IN EMERGENCY SYSTEM

CEILING MOUNTED LIGHT FIXTURE

RECESSED CEILING LIGHT FIXTURE

LED LIGHTS

WALL MOUNTED LIGHT FIXTURE

HVAC SUPPLY AIRE DIFFUSER, SEE MECHANICAL DRAWINGS FOR SIZE & LAYOUT

BATHROOM MEXHAUST FAN, SEE MECHANICAL DRAWINGS FOR SIZE & LAYOUT

CEILING FAN

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GENERAL NOTES:

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4. DROP CEILING ABOVE KITCHEN CABINETS TO CABINET HEIGHT REFER TO CEILING PLAN AND INTERIOR ELEVATIONS

5. FOR ADDITIONAL FIXTURE TYPE & SPECIFICATIONS, SEE MECHANICAL, ELECTRICAL & FIRE PROTECTION

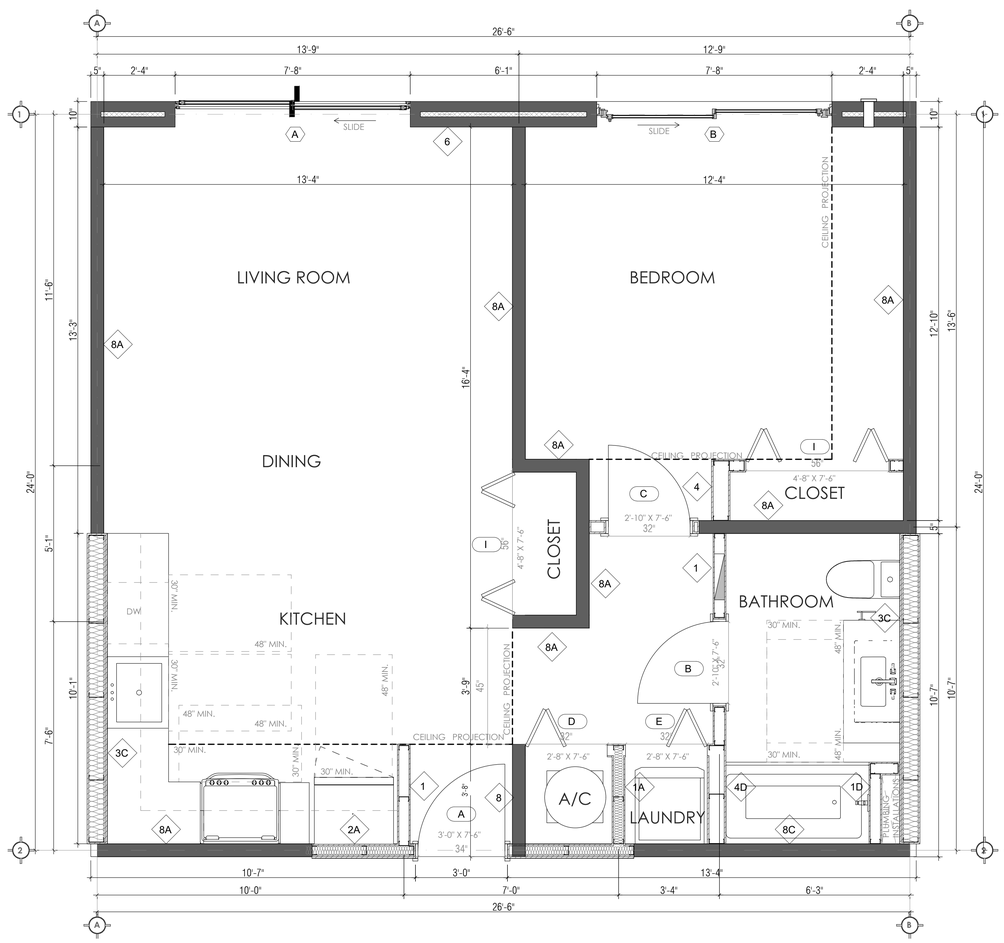
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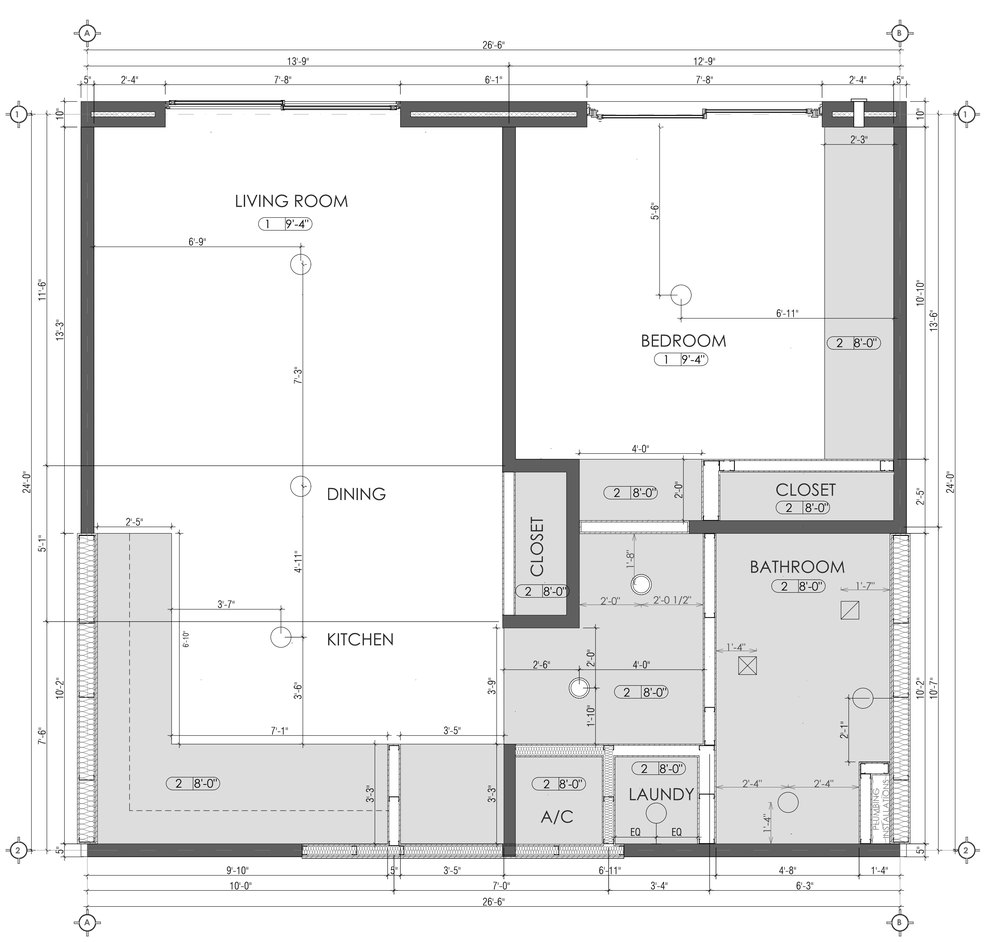
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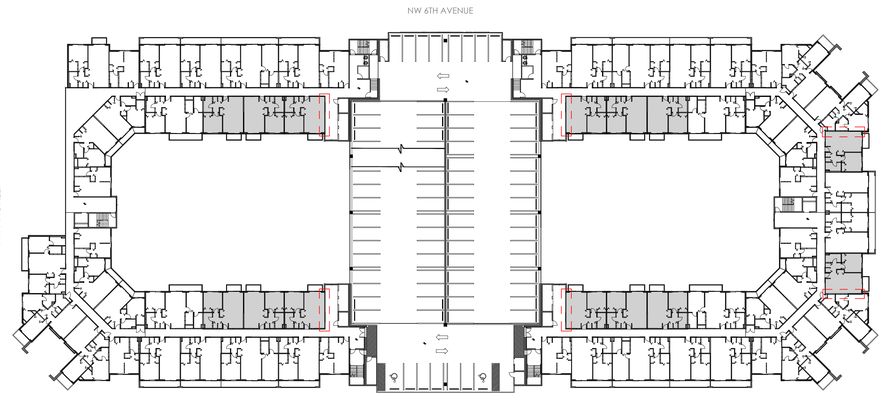
1BR UNIT ARCHITECTURAL PLAN

1/2" = 1'-0"



1 BR UNIT REFLECTED CEILING PLAN

1/2" = 1'-0"



LEGEND

INDICATES VARIANT AREA
SEE PHASE PLANS

1BR UNIT

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O.954-926-7500

DATE:
24-APR-2023

PROJECT No. 20-059
DRAWN BY: ARQUIFLEXIA
CHECKED BY: JF

FL-ARCD-UN-1BR-02

FLOOR PLAN

A403

FILE LOCATION:
C:\USERS\HP\DESKTOP\ARQUIFLEXIA\THE ARCADIAN
PRINTED ON 24.04.2023

CEILING MATERIAL LEGEND

CEILING MATERIAL — 1 | 0'-0" — CEILING HEIGHT

1 SKIM COAT OVER CONCRETE SLAB PAINTED

2 GYPSUMBOARD PAINTED

3 STUCCO OVER CONCRETE SLAB PAINTED

4 EXPOSED CONCRETE STRUCTURE

NOTES:

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SEE ELECTRICAL DRAWINGS FOR LOCATION OF ADDITIONAL WALL-MOUNTED LIGHTING.

CEILING FIXTURES LEGEND

- LIGHT FIXTURE IN EMERGENCY SYSTEM
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- LED LIGHTS
- WALL MOUNTED LIGHT FIXTURE
- HVAC SUPPLY AIRE DIFFUSER, SEE MECHANICAL DRAWINGS FOR SIZE & LAYOUT
- BATHROOM MEXHAUST FAN, SEE MECHANICAL DRAWINGS FOR SIZE & LAYOUT
- CEILING FAN

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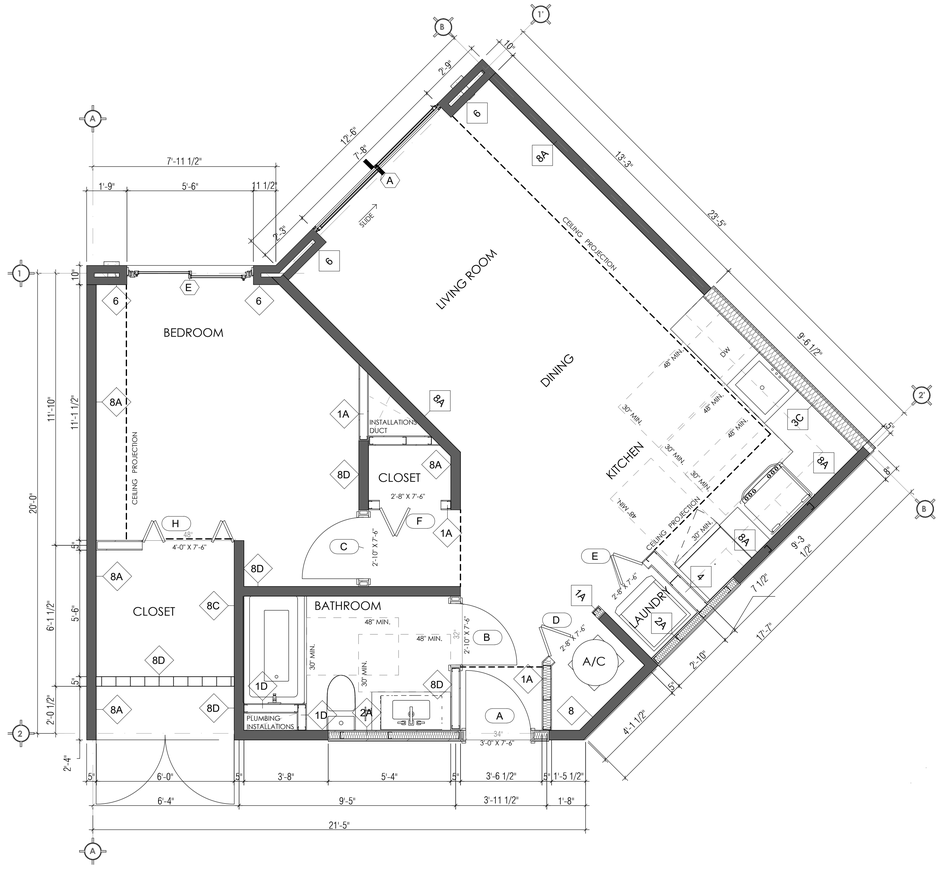
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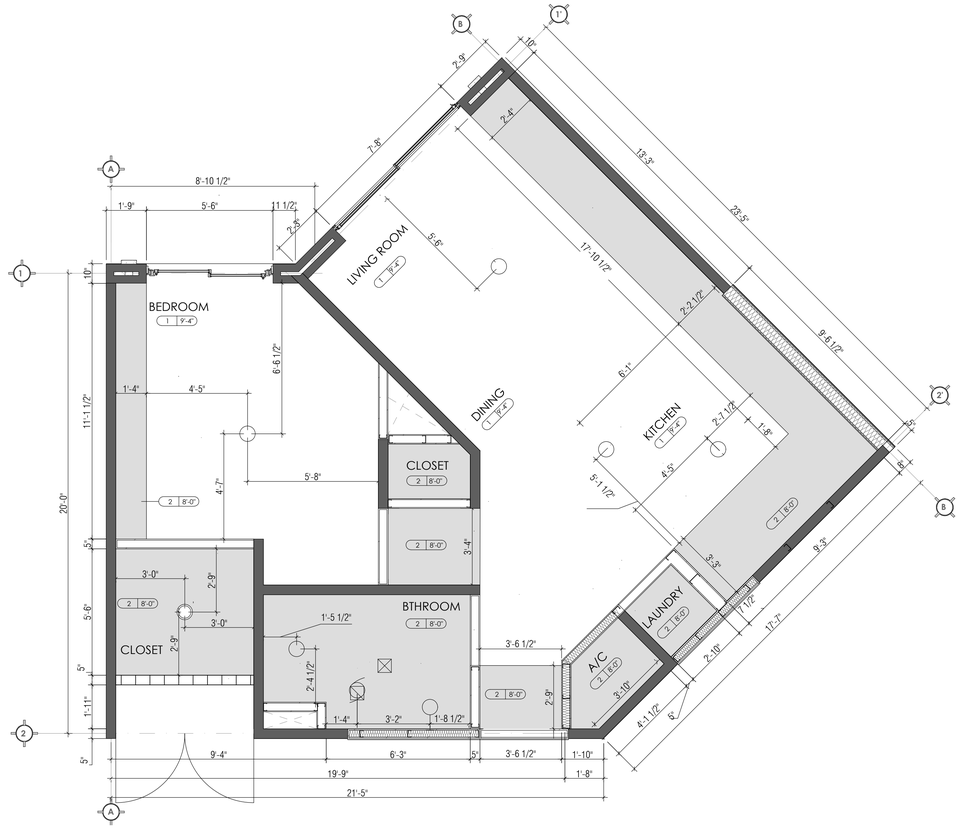
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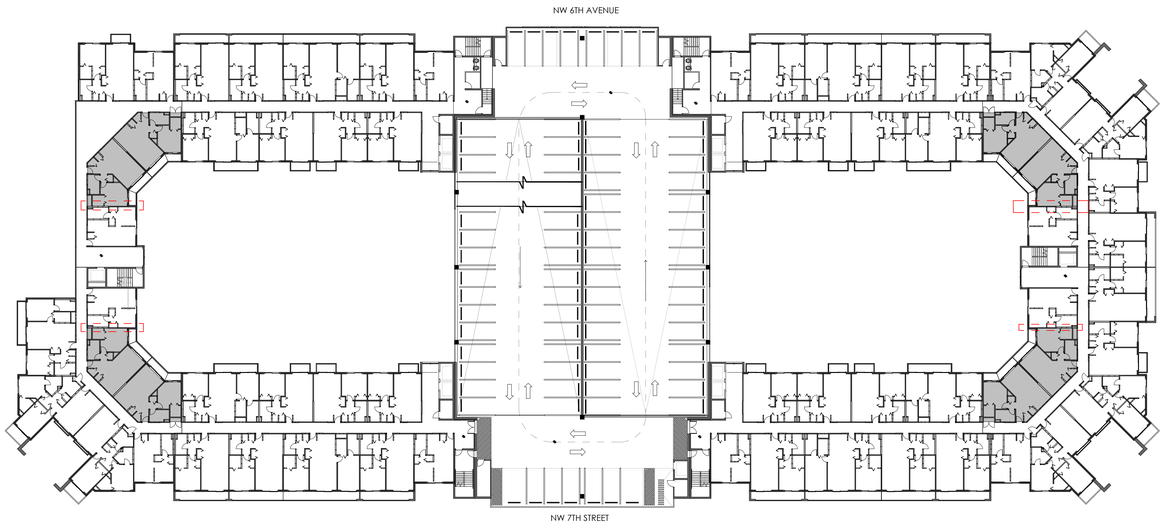
1BR INTERIOR CORNER UNIT ARCHITECTURE PLAN

3/8" = 1'-0"



1BR INTERIOR CORNER UNIT REFLECTED CEILING PLAN

3/8" = 1'-0"



KEY PLAN

1" = 30'-0"

LEGEND

INDICATES VARIANT AREA
SEE PHASE PLANS

1BR INTERIOR CORNER UNIT

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DATE:
24 - APR - 2023

PROJECT No. 20-059
DRAWN BY: ARQUIFLEXIA
CHECKED BY: JF

FL-ARCD-UN-1BR INT CORNER-02

FLOOR PLAN

A411

FILE LOCATION:
C:\USERS\HP\DESKTOP\ARQUIFLEXIA\THE ARCADIAN
PRINTED ON 24.04.2023

CEILING MATERIAL LEGEND

CEILING MATERIAL — 1 | 0'-0" — CEILING HEIGHT

1 SKIM COAT OVER CONCRETE SLAB PAINTED

2 GYPSUMBOARD PAINTED

3 STUCCO OVER CONCRETE SLAB PAINTED

4 EXPOSED CONCRETE STRUCTURE

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SEE ELECTRICAL DRAWINGS FOR LOCATION OF ADDITIONAL WALL-MOUNTED LIGHTING.

CEILING FIXTURES LEGEND

LIGHT FIXTURE IN EMERGENCY SYSTEM

CEILING MOUNTED LIGHT FIXTURE

RECESSED CEILING LIGHT FIXTURE

LED LIGHTS

WALL MOUNTED LIGHT FIXTURE. SEE MECHANICAL DRAWINGS FOR SIZE & LAYOUT

BATHROOM MEXHAUST FAN. SEE MECHANICAL DRAWINGS FOR SIZE & LAYOUT

CEILING FAN

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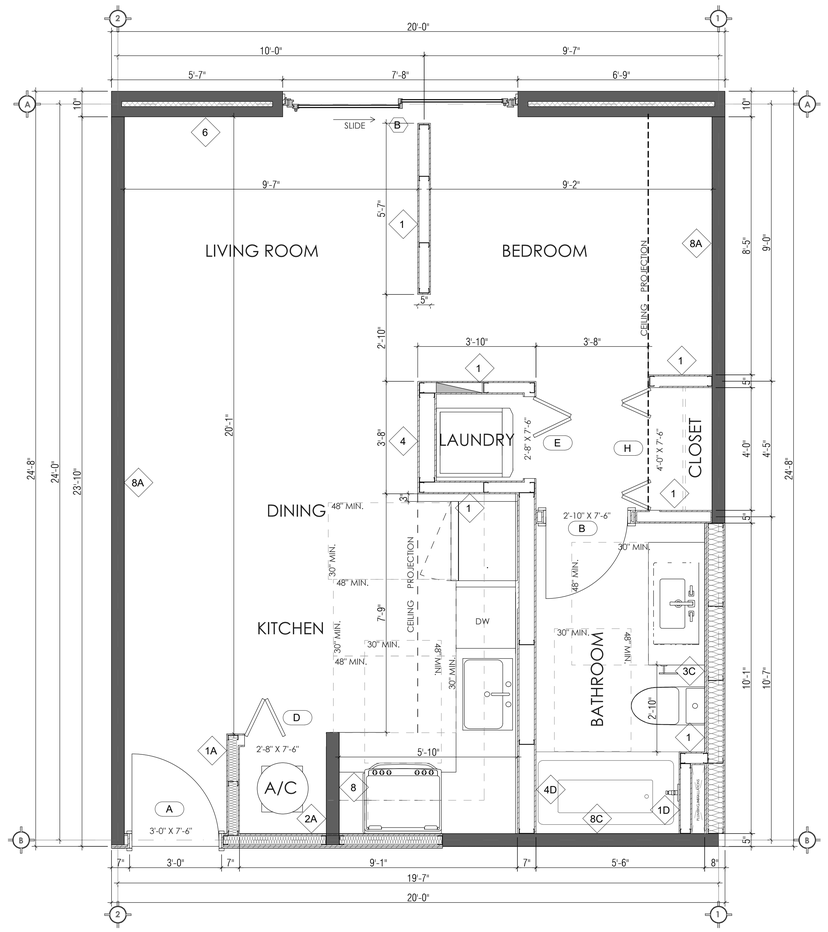
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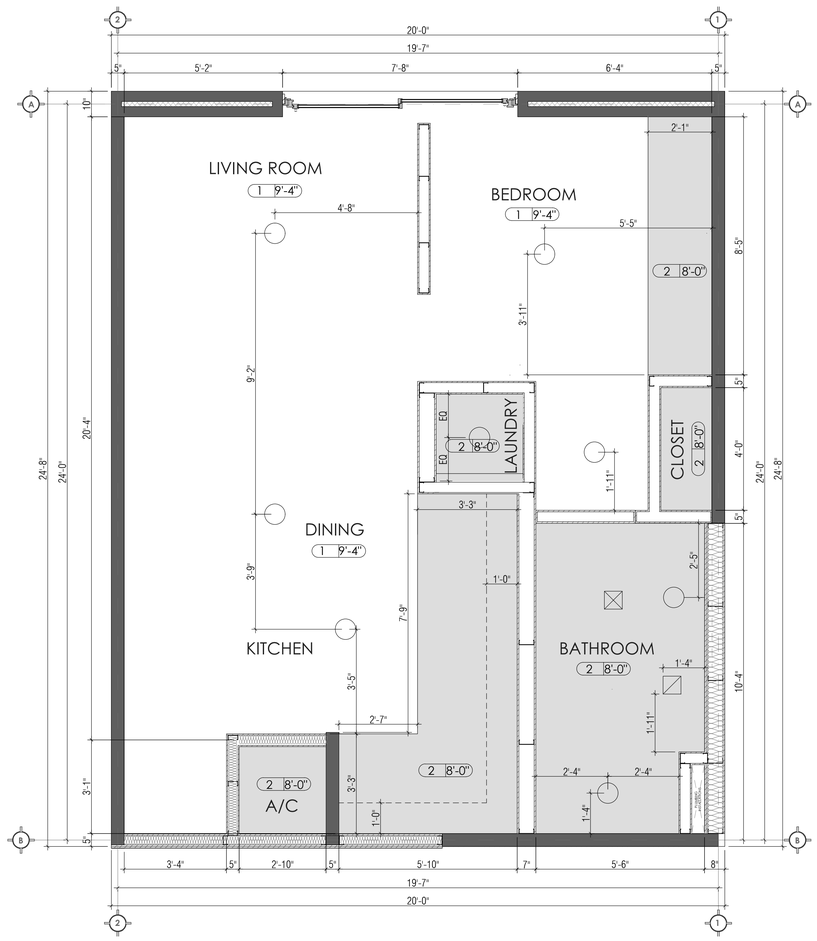
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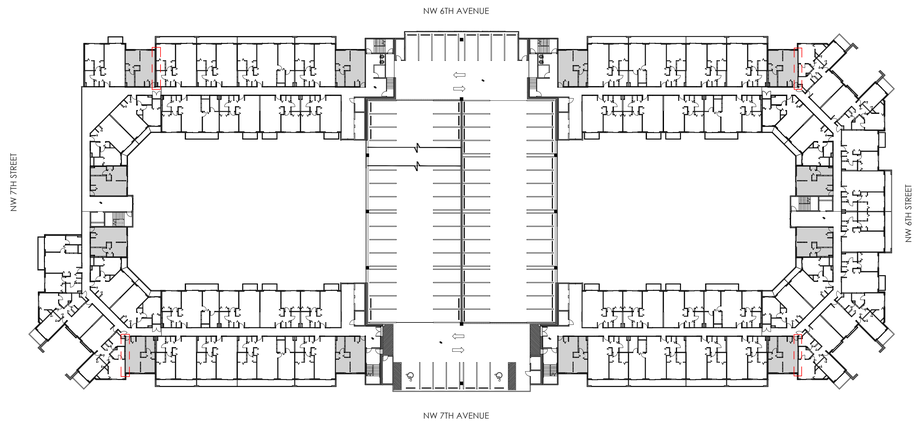
STUDIO UNIT ARCHITECTURAL PLAN

1/2" = 1'-0"



STUDIO UNIT REFLECTED CEILING PLAN

1/2" = 1'-0"



LEGEND

INDICATES VARIANT AREA SEE PHASE PLANS

KEY PLAN

STUDIO UNIT

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DATE:
24-APR-2023

XX-XX-XXXX
BLDG. DEPT. COMMENTS X

PROJECT No. 20-059
DRAWN BY: ARQUIFLEXIA
CHECKED BY: JF

FL-ARCD-UN-STUDIO-02

FLOOR PLAN

A401

PROJECT:

THE ARCADIAN

UDP: S21043





TOWN-RANGE-SECTION: 504203

DRC SHEET INDEX

	SURVEY
	PLAT (SHEET 1 OF 2)
	PLAT (SHEET 2 OF 2)
G001	LOCATION MAP
G002	CONTEXT PLAN
G003	SITE PHOTOS
C0	SITE PLAN

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A-02	SECOND FLOOR PLAN
A-03	THIRD FLOOR PLAN
A-04	FOURTH FLOOR PLAN
A-05	FIFTH FLOOR PLAN
A-06	SEVENTH FLOOR PLAN
A-07	EIGHTH FLOOR PLAN
A-08	ROOF PLAN
A-09	ELEVATIONS - WEST & EAST
A-10	ELEVATIONS - NORTH
A-11	ELEVATIONS - SOUTH
A-12	SECTIONS - A1 & B
A-13	SECTIONS - C & D
A-14	SECTIONS - E & F
A-15	SECTIONS - G & H
A-16	RENDERINGS
A-17	RENDERINGS
A-18	RENDERINGS
A-19	RENDERINGS
A-20	ELEVATION SECTION
A-21	MATERIALS
B-15	MATERIAL IMAGERY BOARD
C-01	SPRING EQUINOX ISOMETRIC
C-02	SPRING EQUINOX PLAN
C-03	SUMMER SOLSTICE ISOMETRIC
C-04	SUMMER SOLSTICE PLAN
C-05	WINTER SOLSTICE ISOMETRIC
C-06	WINTER SOLSTICE PLAN
D-01	STREET SECTION
D-02	STREET SECTION

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TD-1	TREE DISPOSITION PLAN
L-1	OVERALL KEY PLAN
L-2	LANDSCAPE PLAN (NORTH)
L-3	LANDSCAPE PLAN (SOUTH)
L-4	LANDSCAPE NOTES & DETAILS

LIGHTING:

E-1.0	GROUND FLOOR SITE LIGHTING
E-1.1	SECOND FLOOR SITE LIGHTING
E-1.2	THIRD-EIGHTH FLOOR SITE LIGHTING
E-1.3	ROOF PLAN SITE LIGHTING

CIVIL:

C2	PAVING, GRADING & DRAINAGE PLAN
C3	WATER & SEWER PLAN

EXHIBITS:

X1a	SIDEWALK EASEMENT EXHIBIT
X1b	ROW EASEMENT EXHIBIT
X2a	OPEN SPACE/ LOT COVERAGE EXHIBIT
X2b	FLOOR PLATE EXHIBIT
X3	MAINTENANCE AGREEMENT AREA EXHIBIT

PROJECT TEAM:

OWNER

FUSE GROUP INVESTMENT COMPANIES

900 NW 6th Street, Suite 201, Fort Lauderdale, FL

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LAND USE ATTORNEY

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ARCHITECT

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305.740.5442

LANDSCAPE ARCHITECT

WITKIN HULTS + PARTNERS

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T (954) 923 9681

LAND PLANNER/ CIVIL ENGINEER

FLYNN ENGINEERING SERVICES, P.A.

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954.522.1004

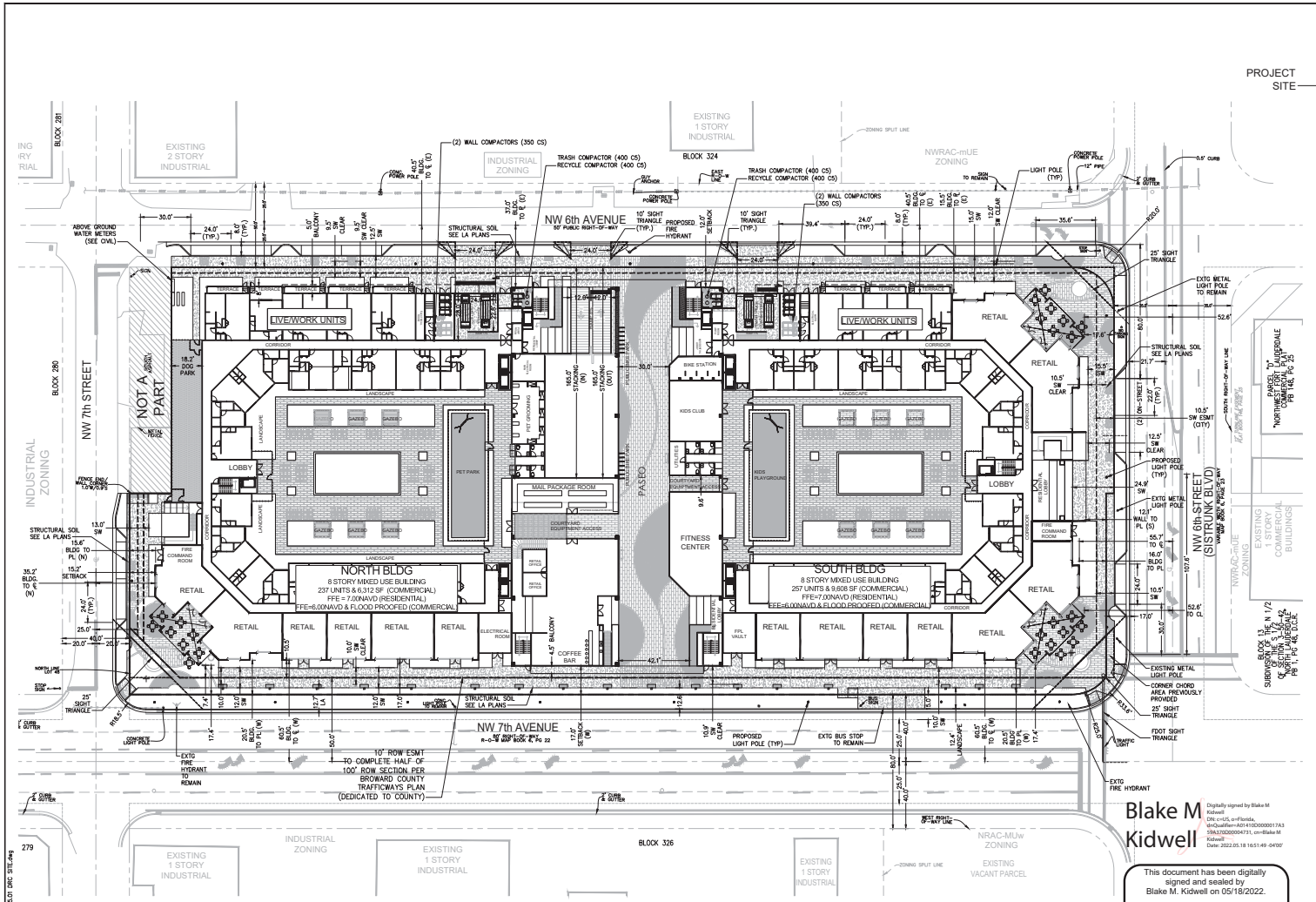
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EB# 8578

Drawn by: JMC	Date: 02/10/22
Proj. Mgr.: SRGD	Rel Date: 02/10/22
Appr. by: JMF	
Job No.: 19-1555.01	



LEGAL DESCRIPTION:

LOTS 2 THROUGH 24, BLOCK 325, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
(see survey for full description)

SETBACK TABLE	REQUIRED PER ULDR & NW-RAC DESIGN STANDARDS	PROVIDED
FRONT YARD (SOUTH) – NW 6TH ST (SISTRUNK BLVD.)	50.5'	51.6'
FRONT YARD (WEST) – NW 7TH AVE	55'	60.5'
FRONT YARD (NORTH) – NW 7TH STREET	5'	15.2'
FRONT YARD (EAST) – NW 6TH AVE	5'	12.0'

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	INDUSTRIAL / COMMERCIAL
CURRENT LAND USE DESIGNATION	D-RAC
PROPOSED LAND USE DESIGNATION	D-RAC
CURRENT ZONING DESIGNATION	NWRAC-MUe
PROPOSED ZONING DESIGNATION	NWRAC-MUe
ADJACENT ZONING DESIGNATION – EAST	INDUSTRIAL / NWRAC-MUe
ADJACENT ZONING DESIGNATION – SOUTH	NWRAC-MUe
ADJACENT ZONING DESIGNATION – NORTH	INDUSTRIAL
ADJACENT ZONING DESIGNATION – WEST	INDUSTRIAL / NWRAC-MUw
WATER/ WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL SITE AREA	145,722 SF / 3.345 ACRES
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	20,344 SF / 14%
TOTAL PERVIOUS EXISTING (LANDSCAPE)	85,028 SF / 58%
TOTAL IMPERVIOUS PROPOSED	56,808 SF / 39%
TOTAL IMPERVIOUS EXISTING	35,011 SF / 24%
TOTAL BUILDING FOOT PRINT PROPOSED	68,570 SF / 47%
TOTAL BUILDING FOOT PRINT EXISTING	25,683 SF / 18%
TOTAL GROSS BUILDING SQUARE FOOTAGE PROPOSED	542,089 SF
PROPOSED RESIDENTIAL SF	347,556 SF
PROPOSED COMMERCIAL SF	15,235 SF
PROPOSED SERVICE/ING/LOADING/OTHER SF	179,298 SF
PROPOSED GARAGE PARKING	224,000 SF (NIC)
FLOOR AREA RATIO (F.A.R.) 542,089/145,722	3.72
TOTAL NUMBER UNITS	480 UNITS
TOTAL AFFORDABLE HOUSING UNITS	48/480 UNITS (10%)
BUILDING HEIGHT PROPOSED (SEE DRT CHART BELOW)	85'+ (91'-5" TOP)
NUMBER OF STORIES	8 STORIES
BUILDING WIDTH & LENGTH	563' X 231'
LOT COVERAGE (EXCLUDES OPEN AIR GARAGE)	65,290 SF
VUA AREA	1,971 SF
PEDESTRIAN WALKS & PLAZAS	52,461 SF
POOL (WATER) AREAS	2,376 SF
OPEN SPACE (EXHIBIT PROVIDED ON SHEET X2)	76,206 SF / 52%

Blake M Kidwell
Digitally signed by Blake M Kidwell
DN: c=US, o=Florida, dnQualifier=A01410D0000001 7A359A370D00004731, cn=Blake M Kidwell
Date: 2022.05.18 16:51:49 -04'00'

This document has been digitally signed and sealed by Blake M. Kidwell on 05/18/2022.

Printed copies of this document are not considered signed and sealed.

SOLID WASTE / RECYCLING MANAGEMENT:

1. SOLID WASTE AND RECYCLING WILL BE COLLECTED FROM THE LOADING AREAS (2). OPERATOR ANTICIPATES COLLECTION BY A PRIVATE LICENSED CONTRACTOR 5X PER WEEK (SOLID WASTE) AND 2X PER WEEK (RECYCLE) OR AS NEEDED.
2. THE COLLECTION WILL OCCUR BY ACCESS FROM NW 6TH AVENUE. SERVICE TURNING RADII TO SHOW CIRCULATION ARE PROVIDED.
3. EACH BUILDING WILL USE (1) WASTE & (1) RECYCLE CHUTE ALONG WITH (2) COMPACTORS (400-CS). IN ADDITION, EACH BUILDING WILL INCORPORATE (2) GROUND FLOOR THROUGH WALL COMPACTORS FOR GROUND FLOOR ACCESS.
4. (2) YARD CONTAINERS WILL BE USED ON-SITE ALONG WITH THE COMPACTORS. A TOTAL OF (8) 2YD FOR WASTE AND (4) 2 YD FOR RECYCLING.
5. THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF THE BUILDING ORDINANCE REQUIREMENTS.

STRUCTURAL SOIL:

STRUCTURAL SOIL WILL BE USED UNDER THE SIDEWALK IN AN 8' RADIUS FROM THE CENTER OF ALL STREET TREES, EXCLUDING PALMS. SEE LANDSCAPE PLANS FOR DETAILS

LOADING / STACKING DATA:

LOADING REQUIREMENTS:	GSF
RESIDENTIAL	**
COMMERCIAL	15,235 SF

REQUIRED	PROVIDED
1 TYPE I	2 TYPE I
	2 TYPE II

*RAC-WMU LOADING REQ. (COMMERCIAL USES <20,001) ARE NOT REQUIRED (TABLE 2)
**RAC-WMU LOADING REQ. FOR RESIDENTIAL USES ARE NOT REQUIRED (TABLE 3)

STACKING REQUIREMENTS:	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
NW 6th ST	2	2+	1	1+

* STACKING REQUIREMENT PER ULDR SEC 47-20.5.C.6.

PARKING GARAGE DATA:

	PROVIDED	TYPE	BIKES
GROUND LEVEL PARKING (PUBLIC)	0		14
2ND LEVEL PARKING	43	37S + 2HC	4
3RD LEVEL PARKING	78	76S + 2HC	4
4TH LEVEL PARKING	78	76S + 2HC	4
5TH LEVEL PARKING	78	76S + 2HC	4
6TH LEVEL PARKING	78	76S + 2HC	4
7TH LEVEL PARKING	78	76S + 2HC	4
8TH LEVEL PARKING	78	76S + 2HC	4
ROOF LEVEL PARKING	76	73 + 0HC	4
	TOTAL 584	570 STANDARD + 14 HC SPACES	46 + BIKE STORAGE

ON-SITE LIGHTING:

* PROPOSED LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS TO REFLECT THE LIGHT AWAY AND PREVENT ANY GLARE OF EXCESSIVE LIGHT ON ADJACENT PROPERTY, AS REQUIRED BY CODE.

ON-STREET LIGHTING:

* ALL STREET LIGHT POLES MUST REMAIN UNTIL ACCEPTANCE OF REMOVAL/RELOCATION FROM THE CITY OF FORT LAUDERDALE FACILITY MANAGER.

DRT TABLE

NWRAC-MU:	REQUIRED:	PROPOSED:
Max. Bldg Height †	65' *	85'
Yard Requirements	As per street section (Primary Street)	35' to CL
	As per street section (Secondary Street)	35' to CL
	As per street section (NW 7th Ave)	
Shoulder Height	65' (5 stories) max	65' (5 stories)
Tower Stepback**	May be modified**	Request to modify**
	NW 7th Ave (Primary) 12'	4'
	NW 6th Ave (Secondary)15'	4'
	NW 6th Street (Primary/Sistrunk) 12'	4'
	NW 7th Street (Secondary) 15'	0'
Tower Floorplate**	May be modified**	Request to modify**
	32,000sf	NORTH 27,275sf (43,315sf)
		SOUTH 29,920sf (45,972sf)
Separation:	30' side and rear stepback	N/A. Adjacent to ROW.

† AN INCREASE IN HEIGHT SHALL BE PERMITTED 110' WHEN APPROVED BY CC IN ACCORDANCE WITH THE PERFORMANCE STANDARDS PROVIDED IN SEC. 47-13-52.B.

** MAY BE MODIFIED IF ALTERNATIVE DESIGN IS FOUND TO ACHIEVE THE UNDERLYING INTENT OF THE STANDARDS AS PROVIDED IN THE NWRAC-MU ILLUSTRATION OF DESIGN STANDARDS.

PARKING DATA:	UNITS / AREA	RATIO	REQUIRED	PROVIDED
AFFORDABLE UNITS (48 TOTAL)				
STUDIO	10	1/UNIT	10.0	
1 BEDROOM	28	1/UNIT	28.0	
2 BEDROOM	10	1/UNIT	10.0	
STANDARD UNITS (424 TOTAL)				
STUDIO	77	1.75/UNIT	134.8	
1 BEDROOM	260	1.75/UNIT	455	
2 BEDROOM	87	2/UNIT	174	
LIVE/WORK UNITS (8 TOTAL)				
STUDIO	3	1.75/UNIT	5.3	
1 BEDROOM	4	1.75/UNIT	8.8	
2 BEDROOM	1	2/UNIT	2.0	
SUB TOTAL RESIDENTIAL	480 UNITS		827.9	
RETAIL	7,735 SF	1/250 SF	30.9	
RESTAURANT (MULTIPLE <4,000 SF)	7,500 SF	1/100 SF	75.0	
SUB TOTAL RETAIL	15,235 SF		105.9	

	REQUIRED	PROVIDED
	933	
	889*	
	515**	597

GARAGE PARKING PROVIDED	584
ON-STREET PARKING PROVIDED	13***

* SUB TOTAL COMMERCIAL (WITH 60% REDUCTION, PER SEC 47-20.2 - TABLE 3 NWRAC-MU)
** PARKING STUDY PER PARKING REDUCTION REQUEST CONCLUDES 515 SPACES WILL MEET DEMAND
*** ON STREET SPACES CAN ASSIST TO SATISFY PARKING REQUIREMENT PER 47-20.3.F.1

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EB# 6578

Sheet Title: SITE PLAN

Job Title: THE ARCADIAN
640 NW 7TH AVENUE
FORT LAUDERDALE, FLORIDA 33311

NORTH

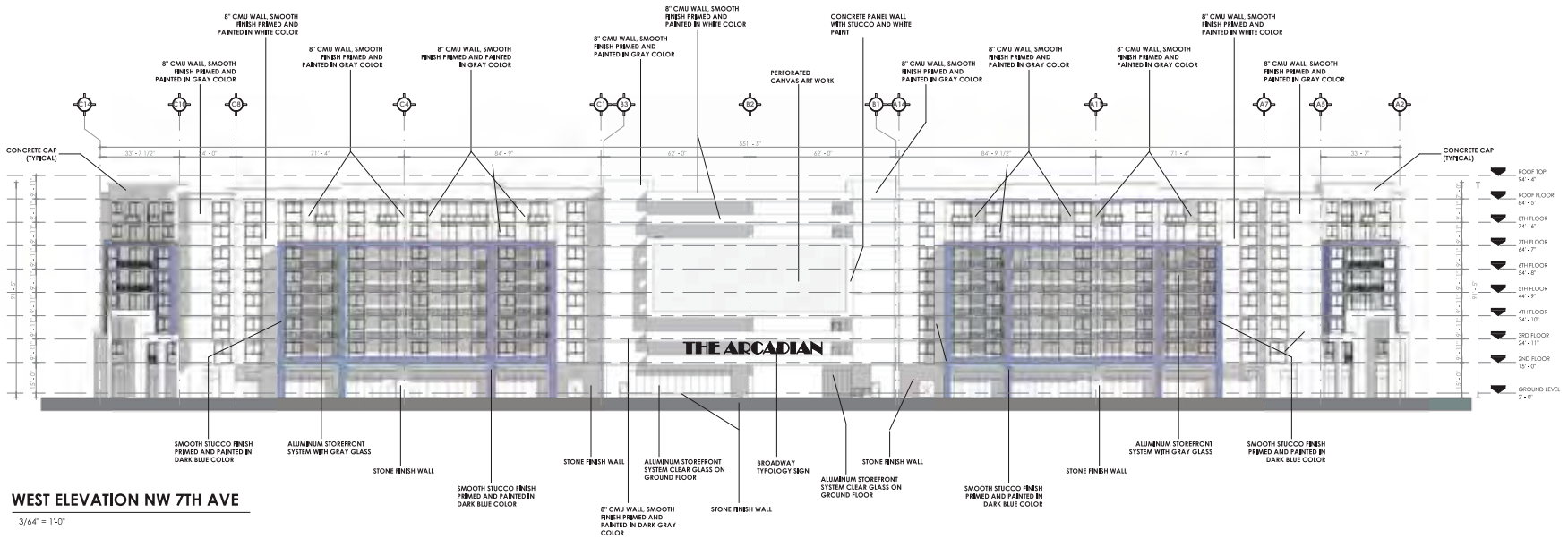
Revisions

Phase:
DRC # UDP-S21043
DOCUMENTS

SEAL

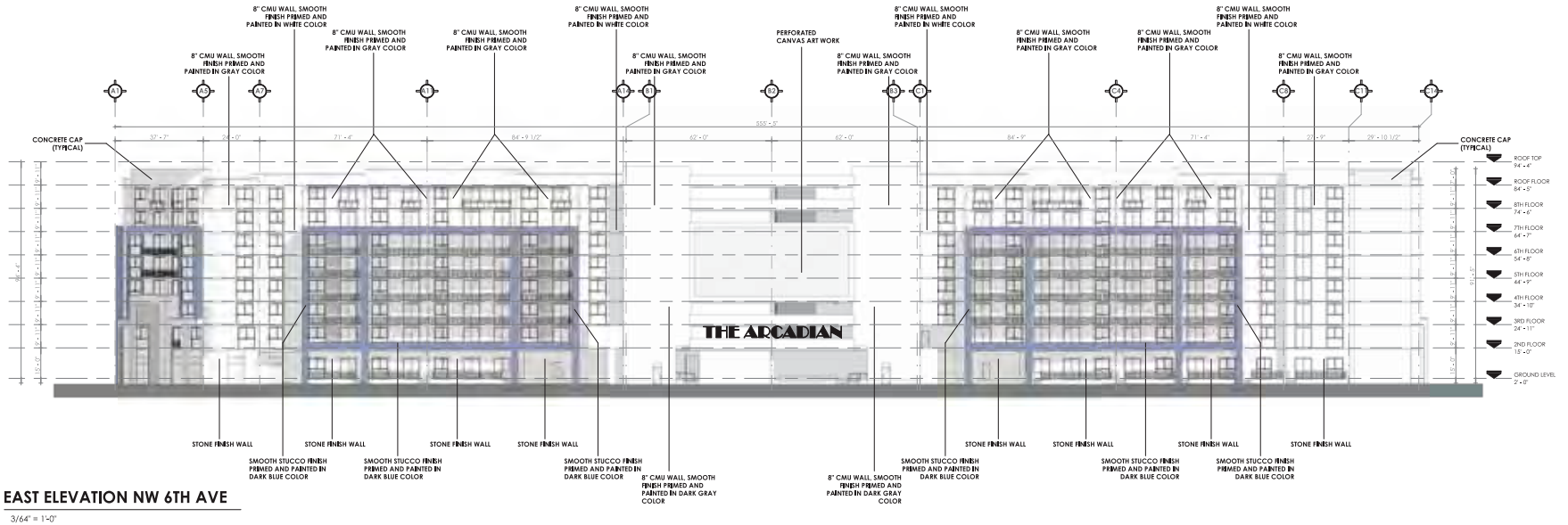
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Job No. 19-1555.01	Rel Date 05/18/22
Drawn by SROD	Sheet No. C1
Proj Mgr. SROD	
Appr. by JMF	1 of 1

Drawing name: F:\2019 Jobs\19-1555.01 Sunshine Shipyard Site Plan\19-1555.01 DRC SITE.dwg



WEST ELEVATION NW 7TH AVE

3/64" = 1'-0"



EAST ELEVATION NW 6TH AVE

3/64" = 1'-0"

BEHAR·FONT

SEAL:
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Date: 2022.02.10 17:41:36 -05'00'
JAVIER FONT AR No. 12547

PROPOSED A MIXED USE DEVELOPMENT

THE ARCADIAN

640 NW 7TH AVE
FORT LAUDERDALE, FLORIDA 33311

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DATE: 04-FEB-2022
PROJECT NO: 20-059
DRAWING NAME: ARCH-ELE-WST_EST-00
SHEET NO: A-09



01 - FULL SIZE VIEW FROM SOUTH WEST



02 - CONTEXT VIEW FROM NORTH WEST



03 - BUILDING VIEW FROM SOUTHWESTH



04 - BUILDING VIEW FROM SOUTHEAST

BEHAR·FONT

SEAL:
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Date: 2022.02.10 17:45:52 -05'00'
JAVIER FONT AR No. 12547

PROPOSED A MIXED USE DEVELOPMENT

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640 NW 7TH AVE
FORT LAUDERDALE, FLORIDA 33311

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DATE: 04-FEB-2022
PROJECT NO: 20-059
DRAWING NAME:
ARCH-RNDR-01-00
SHEET NO:
A-16



05 - CLOSE UP FROM SISTRUNK AND 7TH AVENUE



06 - PEDESTRIAN VIEW OF NW 7TH AVENUE



07 - PEDESTRIAN VIEW OF NW 6TH AVENUE

BEHAR·FONT

SEAL:

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Date: 2022.02.10 17:46:12 -05'00'

JAVIER FONT AR No. 12547

PROPOSED A MIXED USE DEVELOPMENT

THE ARCADIAN

640 NW 7TH AVE
FORT LAUDERDALE, FLORIDA 33311

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DATE: 04-FEB-2022
PROJECT NO: 20-059
DRAWING NAME:
ARCH-RNDR-02-00
SHEET NO:
A-17



08 - PASEO VIEW FROM NW 6TH AVENUE



09 - PASEO VIEW FROM NW 7TH AVENUE



10 - INSIDE VIEW OF PASEO

BEHAR·FONT

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Date: 2022.02.10 17:46:31 -05'00'
JAVIER FONT AR No. 12547

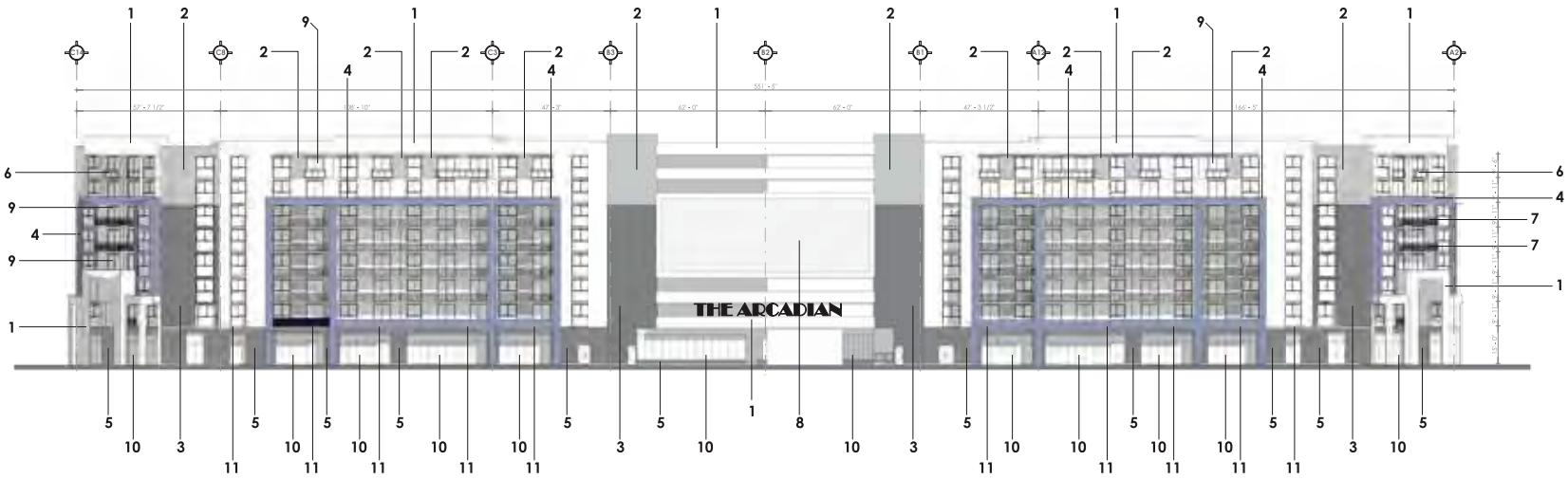
PROPOSED A MIXED USE DEVELOPMENT

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PROJECT NO: 20-059
DRAWING NAME:
ARCH-RNDR-03-00
SHEET NO:
A-18



1- PAINTED SMOOTH STUCCO FINISH COLOR WHITE

2- PAINTED LIGHT TEXTURED STUCCO COLOR LIGHT GRAY FINISH

3- PAINTED LIGHT TEXTURED STUCCO COLOR DARK GRAY

4- PAINTED SMOOTH STUCCO COLOR DARK BLUE



5- BLACK LIMESTONE



6- GLASS ALUMINUM RAILING



7- SQUARE STEEL MESH BALCONY



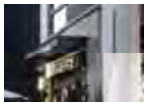
8- PERFORATED CANVAS ART WORK



9- IMPACT RESISTANT ALUMINUM SLIDING GLASS DOOR



10- IMPACT RESISTANT STOREFRONT SYSTEM



11- DECORATIVE ALUMINUM TRELLIS

BEHAR·FONT

SEAL:

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Date: 2022.02.10 17:49:44 -05'00'

JAVIER FONT AR No. 12547

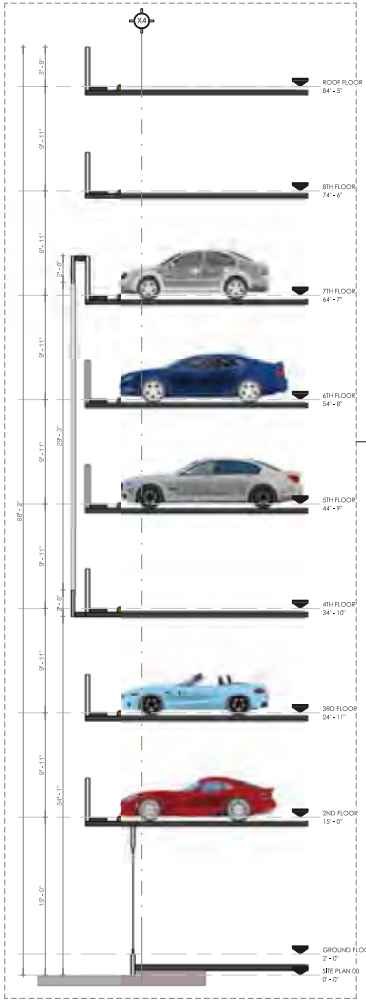
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THE ARCADIAN

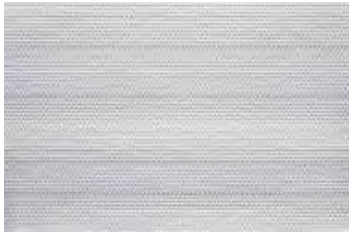
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DATE:
PROJECT NO: 20-059
DRAWING NAME:
ARCH-MT-FL-00
SHEET NO:
A-21



SECTION ART WORK



PERFORATED CANVAS ART WORK



ART WORK EXAMPLE





ART WORK EXAMPLE



ART WORK EXAMPLE



SECTION PERSPECTIVE

MATERIAL IMAGERY BOARD

BEHAR·FONT

SEAL:

Digitally signed by Javier Font
Date: 2022.02.10 17:49:08 -05'00'

JAVIER FONT AR No. 12547

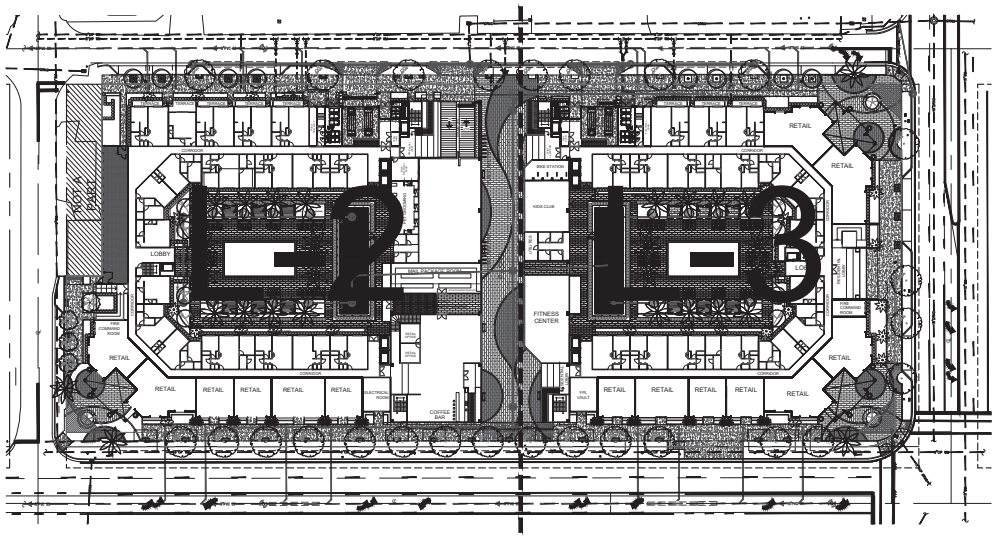
PROPOSED A MIXED USE DEVELOPMENT

THE ARCADIAN

640 NW 7TH AVE
FORT LAUDERDALE, FLORIDA 33311

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DATE:
PROJECT NO: 20-059
DRAWING NAME:
ARCH-DECK-MAT-00
SHEET NO:
B-15



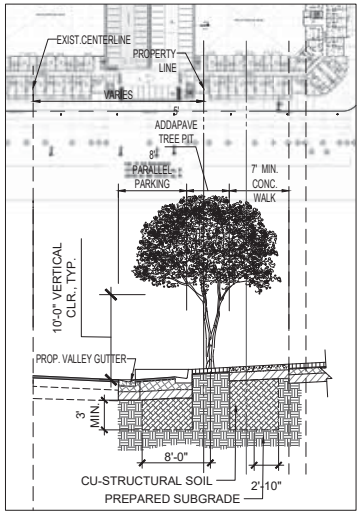
OVERALL KEY PLAN

NORTH

Scale: 1" = 40'-0"

SHEET INDEX:

L-1 OVERALL LANDSCAPE KEY PLAN
L-2 LANDSCAPE PLAN
L-3 LANDSCAPE PLAN
L-4 LANDSCAPE NOTES AND DETAILS
TD-1 TREE DISPOSITION PLAN



CU-STRUCTURAL SOIL SECTION

Scale: N.T.S.

LANDSCAPE LEGEND

ZONE DISTRICT: NWRAC-MUe

Site Area: 145,722 s.f. = 3.345 Acres Water Bodies: 0

	REQ.	PROV.
Lot Tree Requirement 145,722 sf - (1 TREE PER 1,000)	N/A	38
Lot Shrub Requirement (10 PER 1,000 SF):	N/A	2,762
Maximum Lawn Area (50% of Landscape Area) 20,335 sf x 50% =	10,167 SF	0 SF
VUA Requirements: (VUA 0 sq ft - driveway under building) 20% of total VUA to be landscape area	0 SF	0 SF
1 tree for every 1,000 sq ft of VUA	0	0
6 shrubs for every 1,000 sq ft of VUA	0	2,762
Street trees (30' O.C.): 1,525 lineal feet = 51 trees	51	51
TOTAL NUMBER OF SHRUBS	0	2,762
TOTAL NUMBER OF TREES (PALMS COUNT 3:1)	51	90
60% Shrubs/hedge shall be native or drought tolerant species	1,657 (60%)	1,730 (62.6%)
50% OF TREES SHALL BE NATIVE & DROUGHT TOLERANT	42 (50%)	65 (72.2%)

Note: All pervious areas must be landscaped with lawn, groundcover, and/or shrubbery.

This landscape plan was prepared using the principles of Florida Friendly Landscaping in order to reduce the amount of water required. The turf areas are less than 50% of landscaped area & shrubs will be on separate zones than turf areas. Hydrozones will be illustrated on the irrigation plans which will be submitted at time of permitting. Native or naturalized plant material were chosen specifically to reduce watering needs.

MASTER PLANT LIST

LANDSCAPE LIST

SYMBOL	QUAN.	TREES/PALMS	
BA	4	Bulnesia arborea	14' HT. X 5' SPR. 3.5" CAL.
		VERAWOOD	F.G.
CB	3	Caesalpinia granadillo	12' HT. X 5' SPR. 2.5" CAL.
		BRIDALVEIL TREE	F.G.
CD	8	*Coccoloba diversifiora	16' HT. X 6' SPR. 3.5" CAL.
		PIGEON PLUM	F.G.
PEd	13	Ptychosperma elegans 'Double'	18-20' HT. OA.
		SOLITAIRE PALM 'DOUBLE'	F.G., DOUBLES
PD	28	Phoenix sylvestris	12' C.T. TO NUT
		WILD DATE PALM	F.G., MATCHED HTS.
QV	26	*Quercus virginiana 'Highrise'	22' HT. X 8' SPR. 6" CAL., 8' CANOPY CLEARANCE HT.
		HIGHRISE LIVE OAK	FOR SITE TRIANGLES AND 7' FOR STREET TREES, F.G.
TH	7	Tabebuia heterophylla	14-16' HT. X 5' SPR., 3.5" CAL., 7' CANOPY CLEARANCE HT.
		PINK TRUMPET TREE	F.G.
TRd	10	Thrinax radiata 'Double'	6-8' O.A. HT., DOUBLE
		FLORIDA THATCH PALM	F.G.
VM	13	Veitchia montgomeryana 'Triple'	18' O.A. HT. MIN., TRIPLE
		TRIPLE MONTGOMERY PALM	F.G., STAGGERED.
SYMBOL	**QUAN.**	**SHRUBS AND GROUNDCOVERS**	**PROPOSED MATERIAL**
AG	549	Arachis glabra 'Ecoturf'	18" O.C.
		ORNAMENTAL PEANUT	1 GAL. FULL
CG	397	*Clusia guttifera	36" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	7 GAL.
CH	212	*Chrysobalanus icaco 'Horizontalis'	24" HT. X 24" SPR. / 24" O.C.
		HORIZONTAL COCOPLUM	3 GAL.
CI	245	*Chrysobalanus icaco 'Red Tip'	24" HT. X 24" SPR. / 18" O.C.
		RED-TIP COCOPLUM	3 GAL.
CV	311	Codieaum variegatum 'Sloppy Painter'	24" HT. X 22" SPR. / 24" O.C.
		YELLOW- GREEN CROTON	3 GAL.
FM	2,640	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
JP	16	Jatropha integerrima	5-6' HT. X 4' SPR.
		JATROPHA TREE	15 GAL. , STANDARD
NE	543	*Nephrolepis exaltata	24" HT. X 18" SPR. / 18" O.C.
		BOSTON FERN	3 GAL.
PM	661	Podocarpus macrophyllus	24" HT. X 24" SPR. / 24" O.C.
		PODOCARPUS	3 GAL.
PMc	11	Podocarpus macrophyllus	7' HT. X 36" SPR.
		PODOCARPUS	30 GAL., CONE
TF	78	*Tripsacum floridana	24" HT. X 24" SPR. / 24" O.C.
		DWARF FAKAHATCHEE GRASS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

WITKIN HULTS + PARTNERS
307 south 21st avenue, hollywood, florida
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www.witkindesign.com

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Project:

THE ARCADIAN

640 NW 7th AVENUE, FORT LAUDERDALE, FLORIDA 33311

OVERALL LANDSCAPE KEY PLAN

Revisions:	Date:	By:
1) Site Plan Resubmittal	01.28.2022	SWL
2) Site Plan Resubmittal	02.08.2022	SC
3) Site Plan Resubmittal	04.19.2022	SC
4) Site Plan Resubmittal	06.17.2022	SC

Seal:

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Lic: # FLA0000889
Number: A.S.L.A.

Drawing: Index

Date: 06/22/2022

Scale: See Left

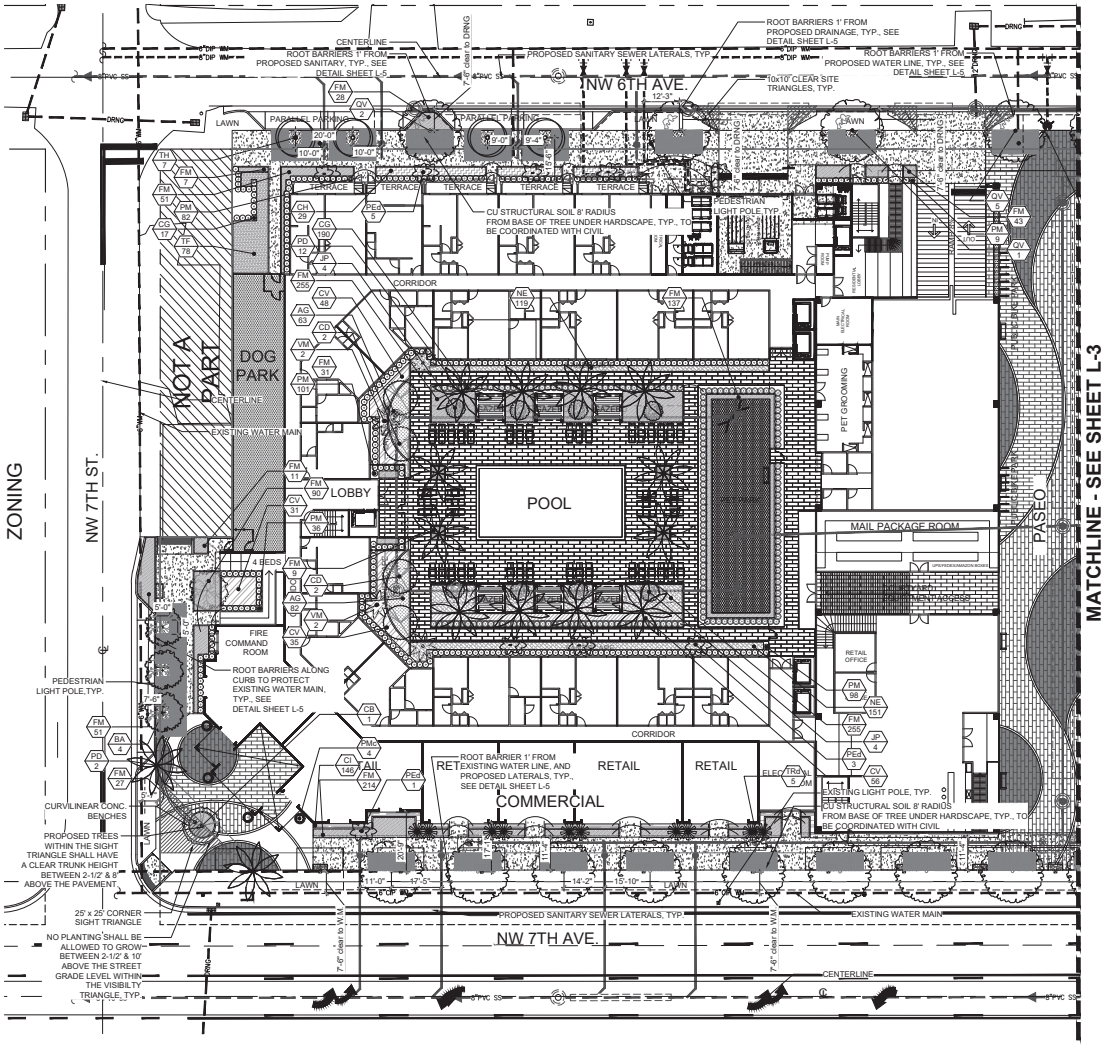
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Sheet No.:

L-1

Cad Id.: 2021-065

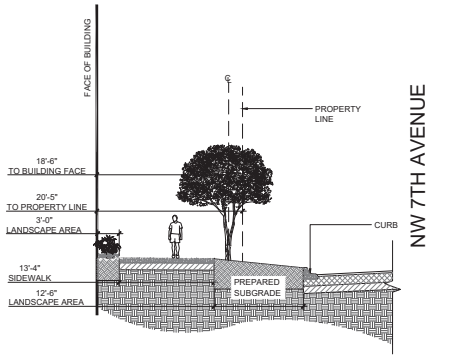
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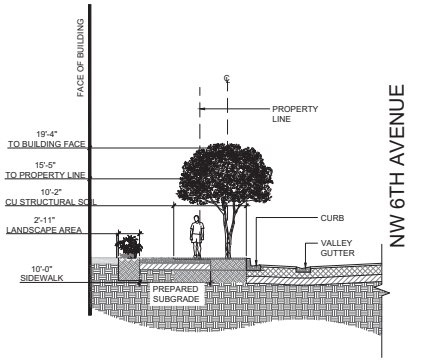
LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH



A NW 7TH AVENUE STREETSCAPE SECTION
Scale: 1" = 8'-0"



B NW 6TH AVENUE STREETSCAPE SECTION
Scale: 1" = 8'-0"

NOTE: All large trees installed within ten (10) feet of public infrastructure shall utilize a root barrier system, as approved by the City. All trees to maintain a 15' clear spacing and palms to maintain a 7' clear spacing from proposed light pole locations.

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
954.922.2838 fax 954.922.2866
www.witkindesign.com

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Project:

THE ARCADIAN

640 NW 7th AVENUE, FORT LAUDERDALE, FLORIDA 33311

OVERALL LANDSCAPE KEY PLAN

Revisions:	Date:	By:
1) Site Plan Resubmittal	01.28.2022	KWS
2) Site Plan Resubmittal	02.08.2022	RC
3) Site Plan Resubmittal	04.18.2022	RC
4) Site Plan Resubmittal	05.17.2022	CR

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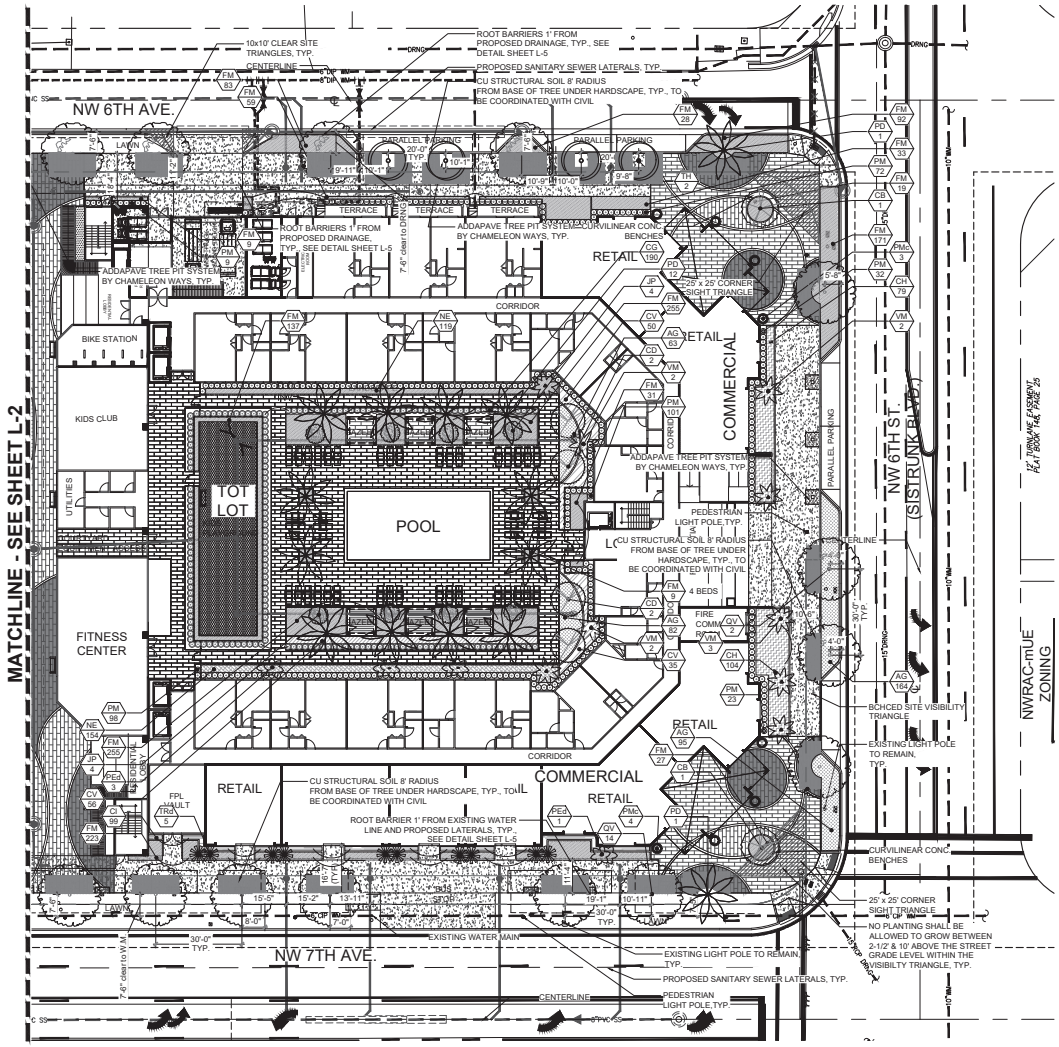
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Member: A.S.L.A.

Drawing: Landscape Plan
Date: 06/22/2022
Scale: See Left
Drawn by: SC

Sheet No.:

L-2

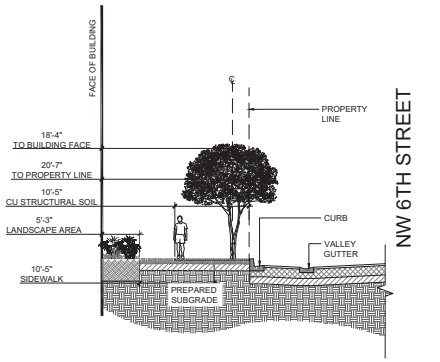
Cad Id.: 2021-065



LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH



C NW 6TH STREET STREETSCAPE SECTION
Scale: 1" = 8'-0"

WITKIN HULTS + PARTNERS
307 North Pine Island Road, Plantation, FL 33324
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

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Project:

THE ARCADIAN

640 NW 7th AVENUE, FORT LAUDERDALE, FLORIDA 33311

OVERALL LANDSCAPE KEY PLAN

Revisions:	Date:	By:
1 Site Plan Resubmittal	01.06.2022	GWE
2 Site Plan Resubmittal	02.08.2022	SC
3 Site Plan Resubmittal	04.19.2022	RPT
4 Site Plan Resubmittal	05.17.2022	SC

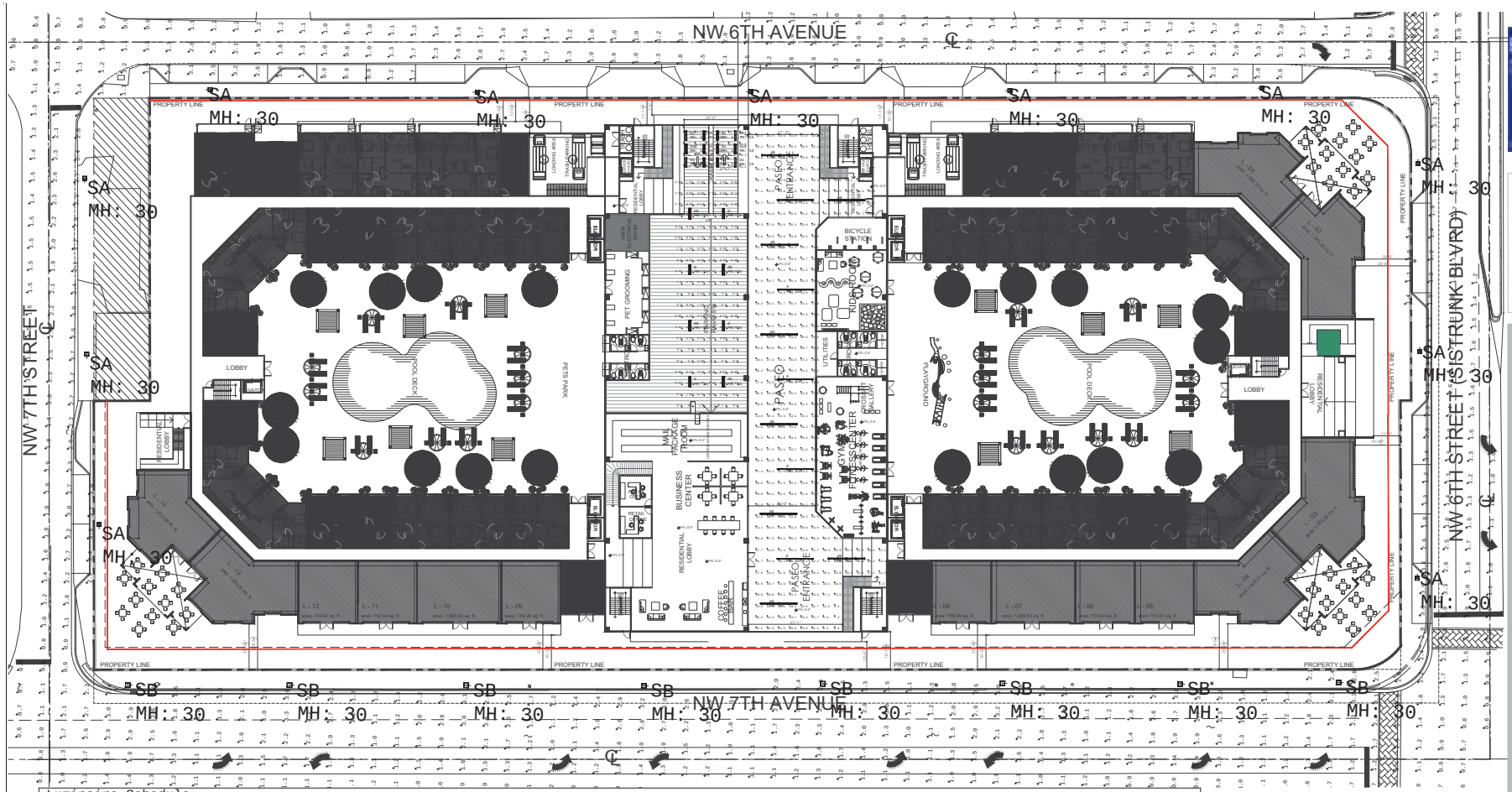
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Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 06/22/2022
Scale: See Left
Drawn by: SC

Sheet No.:
L-3
Cad Id.: 2021-065



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	5	A	16FT CORRECT	0.900	Lux Illuminaires EOS-3.0-R-BAT-1250-16-30K-8-UNV-S1-W
	8	AE	16FT CORRECT	0.900	Lux Illuminaires EOS-3.0-R-BAT-1250-16-30K-8-UNV-S1-W (Connected to Generator)
	4	G	SINGLE	0.900	LA Lighting CIT202-6-4L-LIRAFR-1DRDM-UNV-2-840
	4	GE	SINGLE	0.900	LA Lighting CIT202-6-4L-LIRAFR-1DRDM-UNV-2-840 (Connected to Generator)
	10	G1	SINGLE	0.900	LA Lighting CIT200-8-4L-DRRLFR-1DRDM-UNV-1-840
	2	G1E	SINGLE	0.900	LA Lighting CIT200-8-4L-DRRLFR-1DRDM-UNV-1-840 (Connected to Generator)

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	11	SA	SINGLE	0.900	Lantana LAN-7-48-4-70-T3-1-LT-XX
	8	SB	SINGLE	0.900	Lantana LAN-7-48-4-70-T4-1-LT-XX

GROUND FLOOR SITE LIGHTING

SCALE: 3/64" = 1'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entrance	Illuminance	Fc	57.04	71.0	41.6	1.37	1.71
Paseo_Floor	Illuminance	Fc	26.95	35.6	6.0	4.49	5.93
Ramp_Planar	Illuminance	Fc	12.20	25.5	6.5	1.88	3.92

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Roadway	Illuminance	Fc	1.61	3.9	0.6	2.68	6.50

BEHAR·FONT

SEAL:

Digitally signed by Rafael Pena Jr.
Date: 2022.01.28 17:17:19-05'00'

RAFAEL PEÑA, JR. (PE 16395)

PROPOSED A MIXED USE DEVELOPMENT

THE ARCADIAN

640 NW 7TH AVE
FORT LAUDERDALE, FLORIDA 33311

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DATE: 01/28/2022
PROJECT NO: 20-059
DRAWING NAME:
SHEET NO:

E-1.0

JOB NO. 21-131

RPJ, Inc.
Mechanical/Electrical Consulting Engineers
STATE OF FL CO. NO. (0000813) P.E. NO. (16395)
4077 S.W. 74th COURT
MIAMI, FL. 33155
PHONE: (305) 666-2131 FAX: (305) 666-0131
E-Mail: rpj@rpjmep.com

Exhibit 7

Subject: 909 NW 6 Street, Ft. Lauderdale, FL 33311

Dear Mr. Greg Chavarria and Mr. Clarence Woods,

I am writing to formally present to you the updated and significantly improved project design for 909 NW 6 Street.

The currently approved project was to be built on a 26,265 sf area (Folios 504204290909, 504204290100, 504204290110), and would consist of a mixed-use development with a total building area of 77,049 sf, total retail area of 7,660 sf, total office area of 18,442 sf, total F&B area of 3,691 sf, and total garage and common area of 47,256 sf, offering 90 surface & structured parking spaces.

On December 7, 2021, by Resolution No. 21-20 (CRA), the Board of Commissioners of the CRA approved an award of Four Million and No/100 Dollars ($4,000,000) under the Development Incentive Program for this project to 909 NW 6 Street, LLC, the Developer.

We are excited to share that the 909 NW 6 Street development project has undergone significant enhancements and improvements since its initial approval. We have joined forces with the owner of the lots to the north which includes folios 504204290070, 504204290060, 504204290050, 504204290040, 504204290030. The updated 909 NW 6 Street development project will now be built on a total of 63,390 sf area (Folios 504204290909, 504204290100, 504204290110, 504204290070, 504204290060, 504204290050, 504204290040, 504204290030), and will consist of a mixed-use development with an approx. total building area of 270,000 sf, total retail/F&B area of approx. 13,000 sf, total office area of approx. 20,000 sf, approx. 246 surface & structured parking spaces, **and most importantly approx. 178 workforce affordable housing rental apartments, a crucial element that aligns with the CRA's vision for inclusive urban development**. The addition of workforce affordable housing will contribute to a more vibrant and sustainable community, addressing a pressing need for affordable housing in our area.

While we understand that the original construction start deadline was established for December 2023, we find ourselves in a situation where the project requires a necessary redesign to accommodate the new workforce housing units and optimize the overall design and functionality. This redesign is aimed at ensuring the utmost quality and long-term viability of the development. We kindly request an extension of the construction start deadline and we assure you that this additional time will be utilized judiciously to finalize the updated project plans, secure any necessary permits, and ensure a seamless transition into the construction phase.

Furthermore, we seek your continued support and already approved funding of $4,000,000 for the improved and redesigned 909 NW 6 Street. The total funding amount previously approved by the CRA remains unchanged; however, we are now requesting that this funding be allocated towards the enhanced project that includes workforce housing. The updated design and scope of 909 NW 6 Street align perfectly with the CRA's commitment to fostering sustainable community growth and promoting affordable housing solutions.

We sincerely appreciate the CRA's ongoing partnership and support for 909 NW 6 Street. Your guidance and assistance have been invaluable throughout this endeavor, and we remain committed to realizing a project that benefits the entire community.

Thank you for your attention to this matter.

Sincerely,

Eyal Peretz,
Manager

Cc: Greg Chavarria, Anthony Fajardo, Clarence Woods, Pratima Raju, Stephanie Toothaker, Debbie Orshefsky, Mauricio Girault, Diego De Ovando, Tal Levenson, Eric Maliansky, Stylianos Vayanos.

900 NW 6th Street, Suite 201, Fort Lauderdale, FL, 33311
954 926 7500 | eyal@fusegroupco.com

Approved Proposal

909 Sistrunk

Mission:

contribute to the revitalization of the Sistrunk District as a vibrant epicenter - full of life and occupied by businesses, retail, restaurants, lifestyle and entertainment to serve and empower the community - by providing the infrastructure and transforming the visual experience in the area.

7,660 SF ground **retail**

3,691 SF **F&B**

18,442 SF **Office**

151 **Jobs**

Approved Incentives: **$4M**





New: Affordable Housing

909 Sistrunk

178 residences

246 parking spaces

13K SF retail and F&B

20K SF Office

Requested Incentives: **same $4M**

same commercial design

+178 Affordable Units

+2K SF of retail

+1.5K SF of office

+186 parking spaces

New

Previous

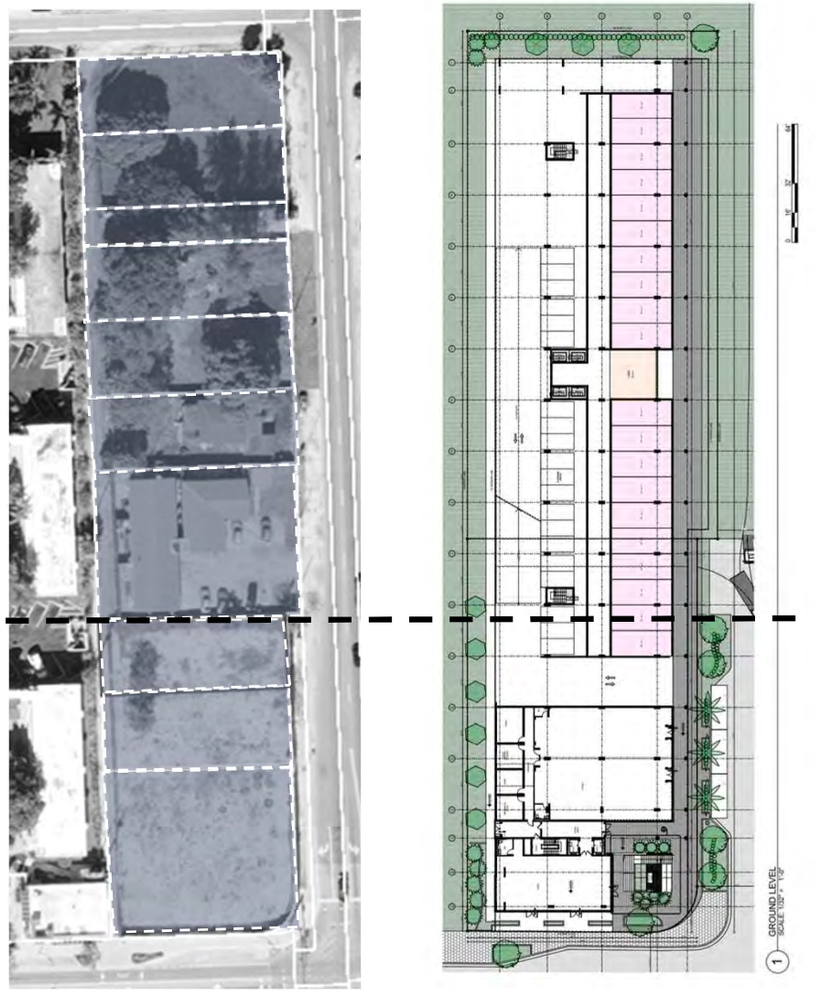


Exhibit 8

CITY OF FORT LAUDERDALE
City Commission Agenda Memo **#21-1145**
CRA BOARD MEETING

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Chris Lagerbloom, ICMA-CM, Executive Director

DATE: December 7, 2021

TITLE: Resolution Approving a $4,000,000 CRA Development Incentive Program Loan to 909 NW 6th St. LLC for a Mixed-Use Commercial Development Project to be Located at 909 Sistrunk Boulevard, Authorizing the Executive Director to Execute Any and All Related Instruments, and Delegating Authority to the Executive Director to Take Certain Actions - **(Commission District 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve a Resolution for a $4,000,000 Development Incentive Program (DIP) loan to 909 NW 6th St. LLC for a mixed-use commercial development project located at 909 Sistrunk Boulevard and authorize the Executive Director to execute any and all related instruments and delegate authority to the Executive Director to take certain actions. At their meeting of November 16, 2021, the CRA Board of Commissioners tabled CAM 21-0319 to allow the District Commissioner where the project is located to meet with the project's developer. This item is being returned to the CRA Board for your consideration.

Background

The CRA has received an application for funding from 909 NW 6th St. LLC requesting $4,000,000 from the Development Incentive Program (DIP) for construction of a new mixed-use commercial development project to be located at 909 Sistrunk Boulevard. A copy of the Location Map is attached as Exhibit 1. A copy of the Developer's Application for Funding Assistance is attached as Exhibit 2.

The described project will be constructed on the former site of Bass Brothers Supermarket, located on the northwest corner of Sistrunk Boulevard and Northwest 9th Avenue. The property was purchased by the Developer in August 2019 for $2,000,000 and the existing building on the site is now vacant, pending demolition. A copy of the Broward County Property Appraiser information for the property is attached as Exhibit 3. The 26,277 square foot site is zoned as Northwest Regional Activity Center Mixed Use west (NWRAC-MUw) and located in the Northwest Regional Activity Center in the CRA Incentive Funding Focus Area. The zoning allows for a building height of 45 feet by right and the Developer proposes to construct a new signature, contemporary four story

commercial mixed-use building of over 76,000 square feet consisting of 3,335 square feet of restaurant, food and beverage use, 7,660 square feet of retail, 18,442 square feet of office, 2,865 square feet of common area and 44,658 square feet of parking garage with more than 80 parking spaces. A copy of the project plans is attached as Exhibit 4. The project was approved by the City's Development Review Committee (Exhibit 5).

The Developer, 909 NW 6th St. LLC, is an affiliated company of Fuse Group Investment Companies who has been investing in the CRA and specifically the Sistrunk area for the last four years. Across the street from the proposed project, they own the commercial complex called "The Pharmacy" located at 900, 914, and 930 Sistrunk Blvd where the CRA offices are currently located and where the Developer also has their corporate offices. They successfully renovated The Pharmacy in 2020 with $748,500 in CRA funding assistance. They are currently renovating the building directly east of the 909 Sistrunk Blvd proposed project called "The Provident" for new commercial uses that include the Blue Tree Café restaurant. The Provident, located at 612 NW 9th Avenue, was previously approved for $450,000 in CRA funding assistance in 2017 and 2019. Also approved was the buildout for Blue Tree Café. It was awarded $225,000 in CRA funding in 2020. Renovations to The Provident are underway. They have also made a major investment in property on the north and south sides of Sistrunk between NW 8th Avenue and NW 9th Avenue, along NW 7th Avenue, and at the northeast corner of Sistrunk Boulevard and NW 7th Avenue for redevelopment. A map showing their property holdings in the CRA are attached as Exhibit 6 and represents a total property investment to date of over $13 million.

The Fuse Group Investment Companies' mission statement is to "make the Sistrunk District Area a vibrant epicenter which is full of life and occupied by businesses, retail, restaurants, lifestyle and entertainment to serve and empower the community by providing the infrastructure and transforming the visual experience in the area". The proposed project at 909 Sistrunk Blvd is part of their redevelopment vision for restoring a vibrant business community to the Sistrunk area.

Their vision for 909 Sistrunk Boulevard is a first-class modern work, lifestyle, and entertainment center that incorporates design and architecture that will attract business drivers and inspire them to create and facilitate additional business development. This grand vision includes workspace, business think tank, restaurants, entertainment, yoga and holistic center and boutique stores with a strong engagement from the community to assure the concept's success. The Developer has estimated that the project will create an estimated 150 jobs consisting of 16 in the food and beverage field, 8 in retail, 123 in office and 4 in property management and maintenance (Exhibit 7).

The managing member of 909 NW 6th St. LLC is Eyal Peretz, Chief Executive Officer of Fuse Group Investment Companies. A copy of Mr. Peretz's qualifications and that of his team are attached as Exhibit 8.

The Project represents a total capital investment of $16,578,836 (Exhibit 9), with this CRA funding request representing 24.13% of the total project cost. A listing of the CRA

investment on the described project compared to other CRA DIP funded projects is shared below:

Project	Estimated Capital investment (ECI)	DIP Award	DIP Award Percentage of ECI
Hoover Awnings	$1.5 Million	$1.1 Million	73.33%
YMCA	$15 Million	$10 Million	66.70%
Thrive Progresso	$4.5 Million	$2.5 Million	55.56%
Wright Dynasty	$7.1 Million	$3.0 Million	42.15%
Memphis Blues	$3.8 Million	$1.5 Million	39.47%
Jack and Jill	$7.1 Million	$2,5 Million	34.79%
Sistrunk Market	$5.9 Million	$1.4 Million	23.30%
Sistrunk Townhomes	$6.9 Million	$1.5 Million	21.70%
Six 13	$33.5 Million	$7 Million	20.80%
Triangle Services	$7.8 Million	$1.5 Million	19.02%

A copy of the funding sources and uses for this project are provided below.

SOURCES		
Bank Loan	$	5,000,000.00
CRA Funds	$	4,000,000.00
Owner Equity	$	7,578,836.99
TOTAL	**$**	**16,578,836.99**

USES		
Purchase Land Cost	$	2,000,000.00
Construction Soft Cost	$	1,248,292.47
Construction Hard Cost	$	11,954,413.58
Permitting	$	275,226.19
Insurances	$	137,613.09
Contingency	$	275,226.19
Contractor Profit/Overhead	$	688,065.47
TOTAL	**$**	**16,578,836.99**

The CRA Advisory Board unanimously recommended approval of this item at their meeting of January 12, 2021 (Exhibit 10).

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 program identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area. Additionally, the CRA plan calls for investing in development projects that generate job opportunities for area residents, promote public private partnerships and investment in the redevelopment area.

Resource Impact

There will be a fiscal impact to the CRA in the amount of $4,000,000. Funds for this transaction are contingent upon the funding of a $20,769,000 loan between Truist Bank, the CRA and City of Fort Lauderdale, which was approved on November 16, 2021.

Funds available as of October 22, 2021					
ACCOUNT NUMBER	**INDEX NAME (Program)**	**CHARACTER CODE/ SUB-OBJECT NAME**	**AMENDED BUDGET (Character)**	**AVAILABLE BALANCE (Character)**	**AMOUNT**
120-CRA092113-4203	CRA Business Incentive – Debt	Other Operating Expenditures/Redevelopment Projects	$0	$0	$4,000,000
				TOTAL ►	$4,000,000

Strategic Connections

This item is a *2021 Commission Priority*, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:
•The Business Development Focus Area
•Goal 5: Build an attractive global and local economic community marketplace.
•Objective: Nurture and support existing local business

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community and We Are Prosperous.

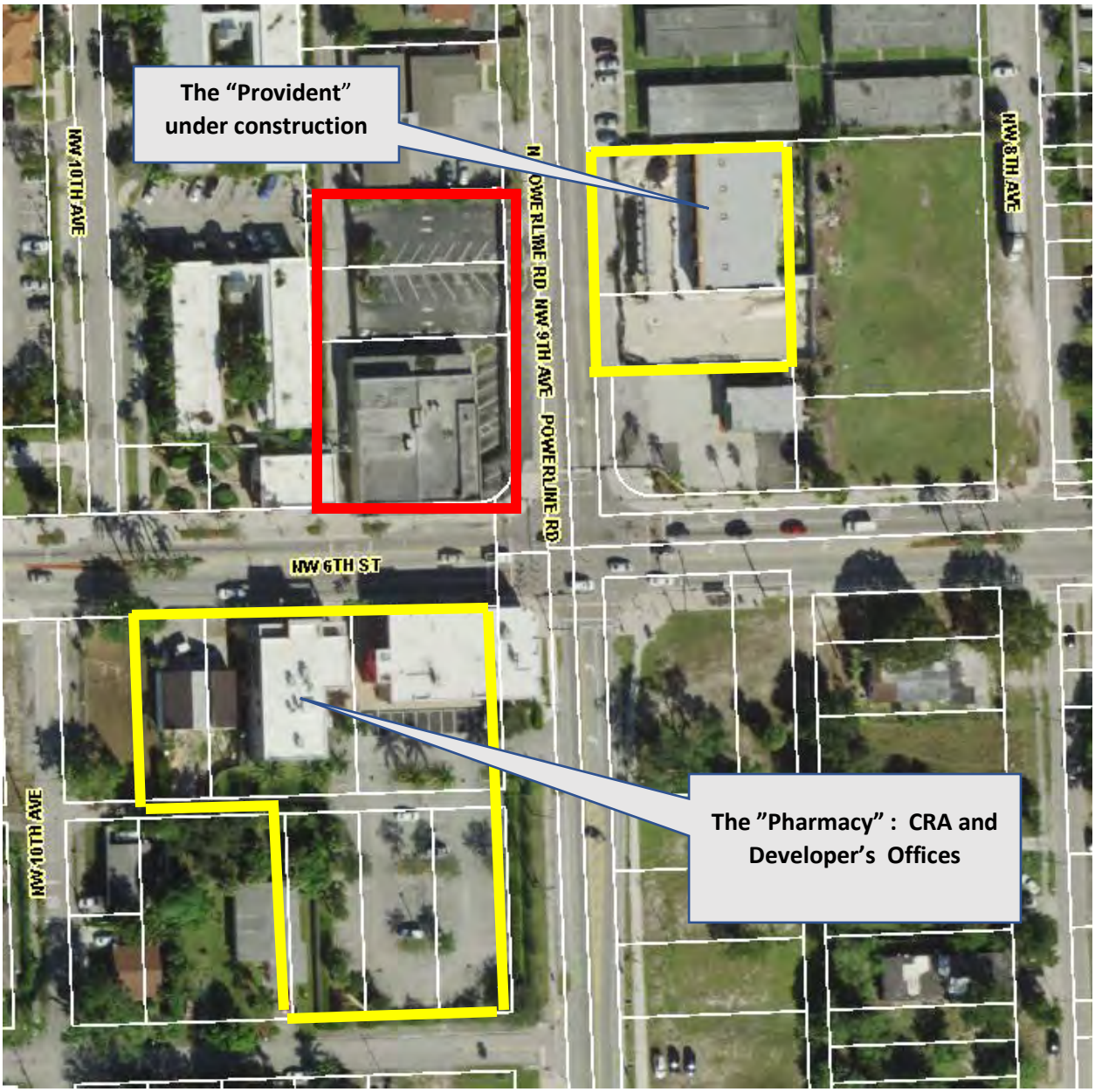
This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan, specifically advancing:
- •The Business Development Focus Area
- •The Economic Development Element
- •Goal 2: Enhance the economic competitiveness of Fort Lauderdale through policies and encourage retention and recruitment of business and industry which provide living wage employment and increased training and competitiveness in the local workforce

Attachments
Exhibit 1 - Location Map
Exhibit 2 - Application for Funding Assistance
Exhibit 3 - Broward County Property Appraiser Information
Exhibit 4 - Project Plans
Exhibit 5 - Development Review Committee Approval Letter
Exhibit 6 - Fuse Group Properties
Exhibit 7 - Jobs to be Created
Exhibit 8 - Fuse Group Project Team
Exhibit 9 - Estimated Project Cost and Funding Commitments
Exhibit 10 - January 12, 2021 CRA Advisory Board Approved Minutes
Exhibit 11 - Development Incentive Program Letter of Intent
Exhibit 12 - Resolution

Prepared by: Bob Wojcik, AICP, CRA Housing and Economic Development Manager
Clarence Woods, CRA Manager

Department Director: Chris Lagerbloom, ICMA-CM, Executive Director

LOCATION MAP



Proposed Project at 909 Sistrunk Boulevard



South East Side of the Building
View from NW 9th Avenue - Ground Floor



East Side of the Building
View from NW 9th Avenue - Ground Floor



South Side of the Building
View from Sistrunk Blvd



South Side of the Building
View from Sistrunk Blvd - Ground Floor



East Side of the Building - Ground Floor
View from NW 9th Avenue



South Side of the Building
View from Sisturnk Blvd - Ground Floor



North East Side of the Building
View from NW 9th Avenue

Exhibit 9

APPROVED
MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
VIRTUAL MEETING
JANUARY 12, 2021 – 3:00 P.M.

		Cumulative Attendance June 2020-May 2021	
Board Members	**Attendance**	**Present**	**Absent**
Rhoda Glasco Foderingham, Chair	P	6	0
Dylan Lagi, Vice Chair	P	6	0
Leann Barber	P	6	0
Sonya Burrows	P	5	1
Kenneth Calhoun	P	5	1
Lisa Crawford	P	4	2
Matt Habibi	A	3	3
John Hooper	A	2	4
Michael Lewin	P	5	1
Steffen Lue	P	4	2
Lorraine Mizell	A	1	1
Christopher Murphy	P	5	1
Michelle Nunziata	A	5	1
John Quailey	P	4	2
Tina Teague	P	6	0

Staff
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
Vanessa Martin
Corey Ritchie
Jamie Opperlee, Prototype Inc. Recording Secretary

Guests
Jay Adams
Victor Harvey
Robert Lochrie
Debbie Orshefsky
Eyal Peretz
David Cardaci
Nick Inamdar

Currently there are 15 appointed members on the Board, which means eight would constitute a quorum.

local contractors and one was female-owned and had won awards for using minority subcontractors.

Ms. Burrows thanked Mr. Harvey for embracing the vision of the community and bringing "feet to the street." She said this was the first project brought to the Board since she had been a member that had done this.

Ms. Barber asked about the current distillery and Mr. Harvey said his distillery's current location was Charleston South Carolina but this would soon move to New Port Richey Florida. The Fort Lauderdale distillery would be a "conceptual" distillery that would create several different products. They would also offer distilling and bar tending classes.

Ms. Barber encouraged Mr. Harvey to develop an apprenticeship program and asked the CRA to talk to Mr. Harvey about this.

Motion made by Ms. Burrows, seconded by Mr. Lewin, to approve the development proposal and funding request. In a roll call vote, motion passed 11-0.

VII. Funding Request – 909 NW 6th St., LLC CRA Staff

Mixed-Use Commercial Development Project located at
909 Sistrunk Blvd. Fort Lauderdale, Florida 33311
$4,000,000 – Development Inventive Program

Mr. Wojcik provided the staff presentation. He stated this would be over 76,000 square feet of restaurant, retail and office use, including over 80 parking spaces in the parking garage. The project represented a total investment of $16.5 million and would create approximately 150 jobs.

Debbie Orshefsky, the developer's attorney, said one of the key components of the development was satisfying the need for jobs and ground-floor retail in the "Main and Main" area at the NW corner of 9th Avenue and Sistrunk Boulevard.

Eyal Peretz, developer, gave a Power Point presentation on the project. He said Fuse Group had been investing in Sistrunk Boulevard. This project provided a balance between a place to work, a place to live and a place to shop, the way Sistrunk used to be. He said their design was focused on what businesses would need tomorrow. Mr. Peretz said the building could provide 150 jobs and they wanted to encourage all kinds of jobs, which required a certain type of infrastructure. He stated construction documents were almost complete and he anticipated they could break ground by the fourth quarter of 2021. Construction would begin this year and would take approximately 18 months. Mr. Peretz stated this project would tie into the walkable, friendly neighborhood.

Mr. Barber asked why this project needed the CRA's investment to be economically feasible. Mr. Peretz said the main factor was construction costs. The next factor was the leasing rates. He explained that the current rates for rent in the neighborhood did not support new construction. Their rents would be substantially lower than others in the area.

Ms. Barber asked if it would be possible to build a structure that offered rent subsidies for a number of years. Mr. Woods stated that was what they would be doing in two other developments. He said this would allow them to rent the spaces to small businesses from within the neighborhood to help them stay in the neighborhood.

Ms. Orshefsky said that asking for the kind of help Fuse was requesting today was effectively providing rent subsidies by another method.

Ms. Barber asked how many tenants in Mr. Peretz's last development were minority-owned or people who were living the neighborhood before that project was available. Mr. Peretz said that two of the businesses were minority/female-owned.

Motion made by Ms. Crawford, seconded by Mr. Murphy, to approve the funding request. In a roll call vote, motion passed 11-0.

VIII. Communication to CRA Board of Commissioners — NPF CRA Board

None

IX. Old/New Business — NPF CRA Staff

Regarding Ms. Barber's question about encouraging smaller businesses in the neighborhood, Mr. Woods said they were trying to build small businesses instead of national tenants. To the west of 7th Avenue, they were committed to growing sustainable small businesses by providing a rental rate they could afford.

Ms. Barber noted that the Board had the ability to engineer improvements to the community by directing funds. For five years, most of the funding had gone to housing and retail or office space. She felt they should consider diversifying funding to more diverse projects that could offer higher-paying jobs.

Ms. Crawford wanted to ensure they were looking out for small businesses. She felt Sistrunk should become a second Las Olas with entertainment and dining venues. Mr. Woods thought they were on course with where he had hoped the Board would be when he first came to the City two and half years ago and he saw the Sistrunk corridor development unfolding the way he thought it could. He said they were creating a sense of place.

Chair Foderingham requested an agenda item for the Board's next meeting, and a review of where they had been, where they were now and where the corridor development would be in five years.
Mr. Woods remarked that one of the big problems in Fort Lauderdale was parking. The requirements meant they had more to '"squeeze" onto a small footprint. This was probably why they needed to subsidize these developments more than those located elsewhere. He agreed to put a discussion item on the next agenda.

Mr. Woods announced a Zoom meeting on Thursday regarding the NE 3rd pedestrian and vehicular traffic safety project with the Transportation Division, Broward County and the Florida East Coast Railway. He said they would like Board members to participate.

X. Public Comments

None

XI. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:37 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 J. Opperlee, ProtoType Inc.

Exhibit 10

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
909 NW 6TH ST, LLC

Filing Information

Document Number	M19000008309
FEI/EIN Number	84-2794513
Date Filed	08/26/2019
State	DE
Status	ACTIVE

Principal Address

900 NW 6TH STREET
SUITE:201
FORT LAUDERDALE, FL 33311

Mailing Address

900 NW 6TH STREET
SUITE:201
FORT LAUDERDALE, FL 33311

Registered Agent Name & Address

WINER, JONATHAN K
900 NW 6TH STREET
SUITE:201
FORT LAUDERDALE, FL 33311

Authorized Person(s) Detail

Name & Address

Title MBR

FUSE 9, LLC
900 NW 6TH STREET, SUITE:201
FORT LAUDERDALE, FL 33311

Annual Reports

Report Year	Filed Date
2021	03/12/2021
2022	03/04/2022
2023	01/19/2023

Document Images

01/19/2023 -- ANNUAL REPORT	View image in PDF format
03/04/2022 -- ANNUAL REPORT	View image in PDF format
03/12/2021 -- ANNUAL REPORT	View image in PDF format
06/01/2020 -- ANNUAL REPORT	View image in PDF format
08/26/2019 -- Foreign Limited	View image in PDF format

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
639 NW 9TH AVE LLC

Filing Information

Document Number	L23000120225
FEI/EIN Number	NONE
Date Filed	03/07/2023
Effective Date	03/07/2023
State	FL
Status	ACTIVE

Principal Address

915 MIDDLE RIVER DRIVE
SUITE 313
FORT LAUDERDALE, FL 33304

Mailing Address

915 MIDDLE RIVER DRIVE
SUITE 313
FORT LAUDERDALE, FL 33304

Registered Agent Name & Address

MALINASKY, ERIC
915 MIDDLE RIVER DRIVE
SUITE 313
FORT LAUDERDALE, FL 33304

Authorized Person(s) Detail

Name & Address

Title AMBR

MALINASKY, ERIC
915 MIDDLE RIVER DRIVE SUITE 313
FORT LAUDERDALE, FL 33304

Title AMBR

LEVINSON, TAL
915 MIDDLE RIVER DRIVE SUITE 313
FORT LAUDERDALE, FL 33304

Title AMBR

OVAKNIN, GILAD
4100 N 28TH TER
HOLLYWOOD, FL 33020

Title AMBR

OVAKNIN, AVRAHAM
4100 N 28TH TER
HOLLYWOOD, FL 33020

Title AMBR

MALINASKY, DORON
4100 N 28TH TER
HOLLYWOOD, FL 33020

Title AMBR

LEVY, ELIYAHU
4100 N 28TH TER
HOLLYWOOD, FL 33020

Annual Reports

No Annual Reports Filed

Document Images

03/07/2023 -- Florida Limited Liability View image in PDF format



Detail by Entity Name

Florida Limited Liability Company
BOCA PAILA, LLC

Filing Information

Document Number	L06000073134
FEI/EIN Number	20-5290974
Date Filed	07/24/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/04/2020

Principal Address

2100 PONCE DE LEON BLVD
STE 860
CORAL GABLES, FL 33134

Changed: 05/26/2022

Mailing Address

2100 PONCE DE LEON BLVD
STE 860
CORAL GABLES, FL 33134

Changed: 05/26/2022

Registered Agent Name & Address

VGV (US) LLC
2100 PONCE DE LEON BLVD
STE 860
CORAL GABLES, FL 33134

Name Changed: 02/04/2020

Address Changed: 05/26/2022

Authorized Person(s) Detail

Name & Address

Title MANAGER

GIRAULT, MAURICIO
5805 BLUE LAGOON DR.STE 220
MIAMI, FL 33126

Annual Reports

Report Year	Filed Date
2020	02/04/2020
2021	02/22/2021
2022	05/26/2022

Document Images

05/26/2022 -- ANNUAL REPORT	View image in PDF format
02/22/2021 -- ANNUAL REPORT	View image in PDF format
02/04/2020 -- REINSTATEMENT	View image in PDF format
02/20/2017 -- ANNUAL REPORT	View image in PDF format
04/21/2016 -- ANNUAL REPORT	View image in PDF format
08/21/2015 -- REINSTATEMENT	View image in PDF format
06/13/2013 -- ANNUAL REPORT	View image in PDF format
06/12/2012 -- ANNUAL REPORT	View image in PDF format
01/28/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
02/07/2008 -- ANNUAL REPORT	View image in PDF format
02/09/2007 -- ANNUAL REPORT	View image in PDF format
07/24/2006 -- Florida Limited Liability	View image in PDF format

Exhibit 11

Location Map – Proposed Expanded 909 NW 6 Street Project



Existing 909 NW Street Project Area

Proposed Expanded 909 NW Street Project Area

MEMORANDUM

DATE: September 12, 2023

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Eleni Ward-Jankovic, CRA Economic and Housing Development Manager

SUBJECT: Request for Funding Increase – V&R Family Enterprises, Corp.
1227 Sistrunk Boulevard, Fort Lauderdale, FL 33311
$400,000 CRA Property and Business Improvement Program

REQUEST FOR FUNDING INCREASE

The Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) has received a request for funding increase from V&R Family Enterprises, Corp. for the build-out of an existing two-story building located at 1227 Sistrunk Boulevard. The project will include a community event hall on the ground floor and five affordable housing units on the second floor. The requested forgivable loan increase in the amount of $400,000.00 will come from the CRA's Property and Business Improvement Program ("PBIP). The CRA forgivable loan will be secured by a five-year, first mortgage on the property.

A copy of the Location Map; Broward County Property Appraiser Information with Current Photos; Updated Project Cost and Funding Breakdown; and Architectural Plans of the proposed development are attached as Exhibits 1 through 4.

BACKGROUND

On September 3, 2020, V & R Family Enterprises, Corp. ("Applicant") was awarded a forgivable loan in the amount of $225,000 from the PBIP program, and $125,000 from the Commercial Façade Improvement Program. The total initial forgivable loan amount of $350,000 was granted for the renovation, modernization and build-out of their existing building located at 1227 Sistrunk Boulevard, Fort Lauderdale, Florida 33311 (the "Property") to create a mixed-use development.

The proposed renovation and build-out of the two-story 5,246 square foot building, which was constructed in 1959 on a 6,039 square foot site, is for the build out of a mixed-use development to house an event and reception hall for the community on the ground floor,

and affordable rental housing units on the second floor. The second floor is designed to accommodate five one-bedroom rental units, accessible from an outside staircase with access to the front and rear of the building. Parking for the building is in the rear of the property, facing NW 6th Court, on a separate 7,000 square foot lot owned by the Applicant. The requested loan amount will be secured by a five-year, forgivable first mortgage on the property.

The Applicant is planning to rent out the renovated and modernized 1,449 square foot space on the ground floor as a special event venue. The space will include new handicap accessible restrooms, a warming kitchen and 616 square feet of storage. The Applicant will provide event coordination and offer its clients personalized event planning expertise for corporate meetings, banquets, weddings, family reunions, fund-raisers, funerals, and other special events. The Bolden family has extensive experience in event planning and coordination. The family used to own and operate a successful family event planning business, providing decorating and party planning. The family plans to continue the event business in this space. Various churches and funeral parlors in the area have expressed great interest in using the space for weddings, repasses and other events. The space will also be available for community events. Property maintenance and apartment leasing will be managed by Tommy Bolden, who has extensive experience managing the family portfolio of rental properties. The Applicant projects a positive income stream from the first year of operations.

In addition to the business and event space, the Applicant plans to renovate and build out five 450-square foot, one-bedroom, affordable rental units on the second floor of the building. The Applicant estimates that the units will rent for an average of $850 per month and the banquet hall for $1,000 per event. The building will have a clean, modern look with new impact windows and doors, central air conditioning, tiled floors, and an outdoor patio area. This project will provide the community not only with needed affordable housing options and a modern event space, but also with employment opportunities for the future.

When this project was approved in 2020, the total project cost was estimated at $735,755.00. The originally approved CRA funding in the amount of $350,000.00 represented approximately 47% of the total project cost. Since the initial approval, the cost of construction, materials, and equipment has significantly increased, partially due to the pandemic and its aftermath and due to general delays in the construction industry. The total project cost has now increased to approximately $1,119,268.00. The Applicant is requesting an additional $400,000.00 to be able to cover the increase. The CRA's total contribution to this project of $750,000.00 represents 67% of the total project cost. The

Applicant's own contribution of $369,268.00 represents the remaining 33%.

SOURCES		**USES**	
Total CRA Funding	$750,000.00	Updated Construction Cost	$1,094,268.00
Applicant Contribution	369,268.00	Permitting and Fees	25,000.00
TOTAL	**$1,119,268.00**	**TOTAL**	**$1,119,268.00**

Sistrunk Boulevard is a CRA Focus Area which requires a funding match from applicants but allows for flexibility in the maximum funding limits under the CRA Façade Improvement Program and Property Improvement Program. Under the Façade Improvement Program, these funding limits are 100 percent (100%) of the first $75,000 and 95 percent (95%) of the cost between $75,000 and $125,000, not to exceed $125,000. Under the Property Improvement Program, funding limits are 90 percent (90%) of the project cost, not to exceed $225,000. The CRA Board can increase these limits on a case-by-case basis in the Focus Area. Even though this project lies within the CRA Focus Area and is eligible for 90% of the construction cost, the CRA's contribution to this project will be 67%. The Applicant has sufficient funding to cover its funding match and still has an adequate operating reserve.

The Applicant has submitted the architectural drawings to the building department and is currently in the permitting phase. Once the permits are issued, it is projected that the construction will be completed within eight months.

While new businesses and 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 first focus of the CRA should be on community benefits to existing buildings and people who have already invested in and own businesses and properties in the community. V & R Family Enterprises, with its long-standing family and business presence, is committed to sustainability by actively participating in their community and integrating sustainable business practices wherever possible.

The project is consistent with the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA") Community Redevelopment Plan, which identifies neighborhoods within the CRA to be revitalized and redeveloped. This area of the city has the potential to serve as a major source of investment and employment for the surrounding community. The CRA 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 and create jobs for area residents. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public-private partnerships and investment in the redevelopment area.

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommends a funding increase for this project from the CRA Property and Business Improvement Program for the build-out of the event hall and residential apartments, not to exceed $400,000.00.

Attachments

Exhibit 1: Location Map
Exhibit 2: Broward County Property Appraiser Information and Photos for 1227 Sistrunk Blvd Ft. Lauderdale, FL 33311
Exhibit 3: Updated Project Cost and Funding Breakdown
Exhibit 4: Architectural Plans

EXHIBIT 1


NW 14TH TER
L.A. Lee YMCA Mizell Community Center
NW 14TH AVE
NW 13TH TER
Site of the proposed V&R Family Enterprises Special Event Hall and Apartments
NW 12TH AVE
Smitty's Wings Sistrunk
NW 6TH ST
Provident Park
NW 14TH AVE
NW 13TH AVE
NW 12TH AVE
NW 14TH TER

EXHIBIT 2



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

IMPORTANT:

If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.
If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our **Tax Estimator** to determine a more likely estimate of your new amount.
If you own this home and want to purchase a new home in Florida, try our **Portability Estimator** to see how portability and the additional homestead exemption can help you.
If you own a home in Florida, and want to see how much portability will save you, try our **Portability Estimator.**

PREVIOUS | NEXT | VIEW MAP | PRINT | NEW SEARCH | PHOTOGRAPHS | BCPA HOME

Click here to display your 2022 TRIM Notice.

Site Address	1227 NW 6 STREET, FORT LAUDERDALE FL 33311
Property Owner	VIRGIL L & ROSA M BOLDEN TR ROSA M BOLDEN TRSTE
Mailing Address	401 NW 15 AVE FORT LAUDERDALE FL 33311

ID #	5042 04 04 0090
Millage	0312
Use	12-01

Abbreviated 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).

It'S IMPORTANT THAT YOU KNOW:
The 2023 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values
Click here to see 2022 Exemptions and Taxable Values as reflected on the Nov. 1, 2022 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$66,430	$138,030	$204,460	$204,460	
2022	$66,430	$138,030	$204,460	$204,460	$6,789.51
2021	$66,430	$138,030	$204,460	$204,460	$6,690.45

2023 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 1	$5,000	$5,000	$5,000	$5,000
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$199,460	$199,460	$199,460	$199,460

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
12/15/2020	D-T	$100	116929597

Land Calculations

Price	Factor	Type
$11.00	6,039	SF

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**	**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						F2		
S								
5246						6039		

If you see a factual error on this page, please click here to notify us.

EXHIBIT 3

Photographs for Parcel ID 504204-04-0090, displayed on 3/27/2023




11/02/2022 10:58:09


12/13/2021 12:36:06


11/08/2019 08:55:37



More pictures may be available on an external website called Google Street View.
Click here to exit our site and visit Google Street View. Any concerns about images displayed on Google Street View must be addressed directly to Google.com

EXHIBIT 4

Commercial Rehabilitation Estimate

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

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

Demolition		$45,000.00
Roof		70,000.00
Second Floor Trusses and Flooring		55,000.00
Stucco		30,000.00
Structural Steel		30,000.00
Millwork		25,000.00
Aluminum Rails		25,000.00
Floor and Wall Tile		60,000.00
Steel Canopy		50,000.00
Window and Storefront		27,500.00
Concrete and Masonry		120,000.00
Doors and Hardware		40,000.00
Drywall		85,000.00
Plumbing		40,000.00
Electrical		85,000.00
HVAC		65,000.00
Sitework		65,500.00
Subtotal		**$918,000.00**
General Contractor Fee		119,880.00
Contingency		56,388.00
Subtotal		**$176,268.00**
Permitting and Fees		25,000.00
TOTAL		**$1,119,268.00**

EXHIBIT 5

Exhibit 3

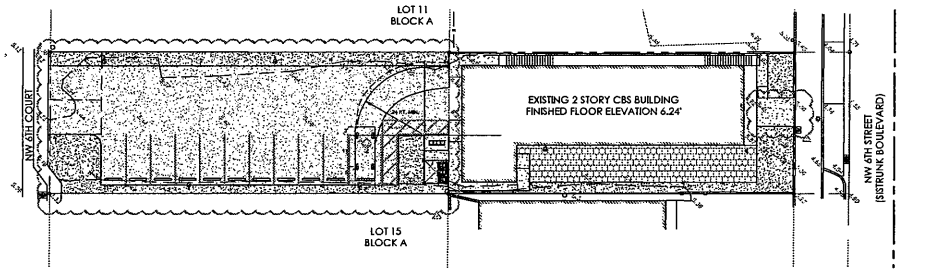
ISSUE HISTORY:		10/31/18 PERMIT SET	04/01/19 PERMIT SET	05/28/19 PERMIT SET REV. 1	06/18/19 PERMIT SET REV. 2	07/25/19 PERMIT SET REV. 3	07/25/19 BID SET
GENERAL							
G-001	COVER SHEET	•	•	•	•	•	•
G-101	LIFE SAFETY PLAN	•	•				•
G-501	FBC 2017 ACCESSIBILITY TYPICAL DETAILS	•					•
	SURVEY	•					
LANDSCAPING							
L-200	PROPOSED LANDSCAPE PLAN					•	•
L-300	LANDSCAPE DETAILS					•	•
IR-200	PROPOSED IRRIGATION PLAN					•	•
IR-201	IRRIGATION NOTES AND DETAILS DETAILS					•	•
STRUCTURAL							
S-0	STRUCTURAL NOTES	•	•	•			•
S-1	FIRST FLOOR AND FOUNDATION	•	•				•
S-2	EXISTING 2ND FLOOR	•	•	•			•
S-3	EXISTING ROOF PLAN	•	•				•
S-4	DETAILS	•	•				•
S-5	STAIR SECTIONS	•					•
S-6	DETAILS	•					•
S-7	WIND PRESSURES	•	•				•
ARCHITECTURAL							
AS-101	ARCHITECTURAL SITE PLAN	•	•			•	•
AS-501	ARCHITECTURAL SITE PLAN DETAILS	•				•	•
AD-101	GROUND FLOOR DEMOLITION PLAN	•				•	•
AD-102	SECOND FLOOR DEMOLITION PLAN	•					•
AD-201	BUILDING ELEVATIONS DEMOLITION PLAN	•					•
AD-202	BUILDING ELEVATIONS AND SECTIONS DEMOLITION PLAN	•				•	•
A-101	FIRST FLOOR PLAN	•		•		•	•
A-102	SECOND FLOOR PLAN	•	•				•
A-103	ROOF PLAN	•	•				•
A-104	FIRST FLOOR REFLECTED CEILING PLAN	•					•
A-105	SECOND FLOOR REFLECTED CEILING PLAN	•					•
A-201	BUILDING ELEVATIONS	•	•				•
A-202	BUILDING ELEVATIONS	•	•			•	•
A-301	BUILDING SECTIONS	•	•			•	•
A-302	BUILDING SECTIONS	•	•				•
A-303	WALL SECTIONS	•					•
A-304	WALL SECTIONS	•				•	•
A-401	ENLARGED PLANS AND ELEVATIONS	•					•
A-402	TYPICAL APARTMENT UNIT ENLARGED PLAN & ELEVATIONS	•					•

ISSUE HISTORY:		10/31/18 PERMIT SET	04/01/19 PERMIT SET REV. 1	05/28/19 PERMIT SET REV. 2	06/18/19 PERMIT SET REV. 3	07/25/19 BID SET
A-403	STAIRS ENLARGED PLAN & SECTION	•	•			•
A-501	WALL TYPES AND DETAILS	•				•
A-502	DOOR, FRAMES AND WINDOWS DETAILS	•	•			•
A-503	MISCELLANEOUS DETAILS	•				•
A-601	SCHEDULES	•	•		•	•
PLUMBING						
P-100	PLUMBING INDEX, SYMBOL, LEGEND, SCHEDULES AND NOTES	•				•
P-100.1	PLUMBING SITE PLAN	•				•
P-101	FIRST LEVEL DOMESTIC WATER FLOOR PLAN	•				•
P-101.1	FIRST LEVEL SANITARY FLOOR PLAN	•				•
P-102	SECOND LEVEL DOMESTIC WATER PLAN	•				•
P-102.1	SECOND LEVEL SANITARY FLOOR PLAN	•				•
P-200	DOMESTIC WATER ISOMETRIC	•				•
P-201	SANITARY AND CONDENSATE ISOMETRICS	•				•
MECHANICAL						
M-100	MECHANICAL INDEX, SYMBOL, LEGEND, SCHEDULES AND NOTES	•				•
M-101	FIRST LEVEL MECHANICAL FLOOR PLAN	•				•
M-102	SECOND LEVEL PARTIAL ROOF LEVEL MECHANICAL PLAN	•				•
M-200	MECHANICAL DETAILS	•				•
						•
ELECTRICAL						
E-100	ELECTRICAL INDEX, SYMBOL, LEGEND, SCHEDULES AND NOTES	•				•
E-100.1	ELECTRICAL SITE PLAN	•				•
E-101	FIRST LEVEL POWER FLOOR PLAN	•				•
E-101.1	FIRST LEVEL LIGHTING FLOOR PLAN	•				•
E-102	SECOND LEVEL POWER FLOOR PLAN	•				•
E-102.1	SECOND LEVEL LIGHTING FLOOR PLAN	•				•
E-200	TYPICAL UNIT ELECTRICAL PLAN	•				•
E-300	RISER DIAGRAM, PANEL SCHEDULES & DETAILS	•				•

6 PROJECT SHEET INDEX

1. CONSTRUCTION SHALL FOLLOW "FLORIDA BUILDING CODE" AS ADOPTED BY THE COUNTY AS APPLICABLE AND ALL APPLICABLE AMENDMENTS.
2. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES.
3. BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ARCHITECT. BACKCHARGES WILL NOT BE ACCEPTED. DO NOT SCALE DRAWINGS
4. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL OR M.E.P DRAWINGS
5. SUBMIT MINIMUM FOUR (4) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
6. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
7. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK AND SHALL PROTECT THE EXISTING BUILDING FROM DAMAGE CAUSED BY THE WORK. THE CONTRACTOR SHALL REPAIR AND RESTORE THE EXISTING CONSTRUCTION TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.
9. THE CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
10. COORDINATE DEMOLITION AND CONSTRUCTION TO REMAIN, SO AS TO PROVIDE THE BEST POSSIBLE JOINT OR UNDERLYING SURFACE FOR THE NEW WORK.
11. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATION, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
12. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUB-CONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH DEMOLITION.
14. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
15. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE SUBCONTRACTOR.
16. THE CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY OPERATIONS UNDER THE CONTRACT. AT COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE FROM AND ABOUT THE PROJECT WASTE MATERIALS, RUBBISH, THE CONTRACTOR'S TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. CONTRACTOR SHALL CLEAN AND POLISH ALL GLASS, WAX TILE FLOORS, VACUUM CARPETS, AND LEAVE OTHER SPACES BROOM CLEAN.
17. PRODUCTS, MATERIALS, AND EQUIPMENT - THE WORK IS BASED ON THE MATERIALS, EQUIPMENT, AND METHODS DESCRIBED IN THE CONTRACT DOCUMENTS. WHERE IN THE CONTRACT DOCUMENTS CERTAIN PRODUCTS, MANUFACTURER'S TRADE NAMES, OR CATALOG NUMBERS ARE GIVEN, IT IS FOR THE EXPRESSED PURPOSE OF ESTABLISHING A BASIS OF QUALITY, DURABILITY, AND EFFICIENCY OF DESIGN IN HARMONY WITH THE WORK OUTLINED AND IS NOT INTENDED FOR THE PURPOSE OF LIMITING COMPETITION. ANY MANUFACTURER MEETING THE SPECIFIED REQUIREMENTS WILL BE ACCEPTABLE. HOWEVER, NO SUBSTITUTIONS WILL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE MANUFACTURER AND SUPPLIER EXPRESSLY WARRANTS THAT THE PRODUCTS, MATERIALS AND EQUIPMENT FURNISHED BY HIM AND INSTALLED IN THIS PROJECT ARE SUITABLE FOR THE APPLICATIONS SHOWN AND SPECIFIED IN THE CONTRACT DOCUMENTS AND INCLUDES FEATURES, ACCESSORIES, AND PERFORMING CHARACTERISTICS LISTED IN THE MANUFACTURER'S CATALOG IN FORCE ON THE DATE BIDS ARE REQUESTED FOR THE WORK. ALL EXTERIOR BUILDING CLADDING PRODUCTS AND ATTACHMENT MECHANISMS SHALL MEET OR EXCEED THE MPH WIND LOAD REQUIREMENTS PER CHAPTER 16 OF THE STANDARD BUILDING CODE, CURRENT EDITION. THE OWNER WILL NOT ACCEPT THE START OF THE WARRANTY PERIOD ON SYSTEMS OR EQUIPMENT UNTIL SUBSTANTIAL COMPLETION IS ISSUED.
18. PROJECT COORDINATION COORDINATE CONSTRUCTION ACTIVITIES TO ASSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK AND THAT ARE DEPENDENT UPON EACH OTHER FOR PROPER INSTALLATION, CONNECTION, AND OPERATION. GENERAL INSTALLATION PROVISIONS: 18.1. INSPECT BOTH THE SUBSTRATE AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN AN ACCEPTABLE MANNER. 18.2. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS, TO THE EXTENT THAT THOSE INSTRUCTIONS AND RECOMMENDATIONS ARE MORE EXPLICIT OR STRINGENT THAN REQUIREMENTS CONTAINED IN CONTRACT DOCUMENTS. 18.3. PROVIDE ATTACHMENT AND CONNECTION DEVICES AND METHODS NECESSARY FOR SECURING WORK. SECURE WORK TRUE TO LINE AND LEVEL. ALLOW FOR EXPANSION AND BUILDING MOVEMENT. 18.4. PROVIDE UNIFORM JOINT WIDTHS IN EXPOSED WORK. ARRANGE JOINTS IN EXPOSED WORK TO OBTAIN THE BEST VISUAL EFFECT. REFER QUESTIONABLE CHOICES TO THE ARCHITECT FOR FINAL DECISION. 18.5. INSTALL EACH COMPONENT DURING WEATHER CONDITIONS AND PROJECT STATUS THAT WILL ENSURE THE BEST POSSIBLE RESULTS. ISOLATE EACH PART OF THE COMPLETED CONSTRUCTION FROM INCOMPATIBLE MATERIAL AS NECESSARY TO PREVENT DETERIORATION. 18.6. COORDINATE TEMPORARY ENCLOSURES WITH REQUIRED INSPECTIONS AND TESTS, TO MINIMIZE THE NECESSITY OF UNCOVERING COMPLETED CONSTRUCTION FOR THAT PURPOSE. 18.7. WHERE MOUNTING HEIGHTS ARE NOT INDICATED, INSTALL INDIVIDUAL COMPONENTS AT STANDARD MOUNTING HEIGHTS RECOGNIZED WITHIN THE INDUSTRY FOR THE PARTICULAR APPLICATION INDICATED. REFER QUESTIONABLE MOUNTING HEIGHT DECISIONS TO THE ARCHITECT FOR FINAL DECISION. CLEAN AND MAINTAIN COMPLETED CONSTRUCTION AS FREQUENTLY AS NECESSARY THROUGH THE REMAINDER OF THE ENTIRE CONSTRUCTION PERIOD. ADJUST AND LUBRICATE OPERABLE COMPONENTS TO ENSURE OPERABILITY WITHOUT DAMAGING EFFECTS.
19. CONSTRUCTION CLEANING REMOVE RUBBISH AND DEBRIS FROM THE CONSTRUCTION SITE TO GUARD AGAINST FIRE AND SAFETY HAZARDS. IF CLEANING IS NOT PERFORMED TO THE SATISFACTION OF THE OWNER, THE OWNER RESERVES THE RIGHT TO PERFORM CLEANING AT THE CONTRACTOR'S EXPENSE. STORE VOLATILE WASTES IN COVERED METAL CONTAINERS, AND REMOVE FROM THE PREMISES DAILY. DO NOT BURN OR BURY RUBBISH AND WASTE MATERIALS ON PROJECT SITE. USE ONLY CLEANING MATERIALS RECOMMENDED BY MANUFACTURER OF SURFACE TO BE CLEANED. PERFORM FINAL CLEAN UP AND LEAVE THE PROJECT IN CLEAN CONDITION READY FOR OWNER OCCUPANCY.
20. PROJECT MEETINGS SCHEDULE A PRE-CONSTRUCTION CONFERENCE AND ORGANIZATIONAL MEETING AT THE PROJECT SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONDUCT PRE-INSTALLATION CONFERENCES AT THE SITE BEFORE EACH CONSTRUCTION ACTIVITY THAT REQUIRES COORDINATION WITH OTHER CONSTRUCTION. THE INSTALLER AND REPRESENTATIVES OF MANUFACTURERS AND FABRICATORS INVOLVED IN OR AFFECTED BY THE INSTALLATION, AND ITS COORDINATION WITH OTHER WORK, SHALL ATTEND THE MEETING. ADVISE THE ARCHITECT OF SCHEDULED MEETING DATES. ARCHITECT'S ATTENDANCE WILL BE AT HIS DISCRETION. CONDUCT PROJECT COORDINATION MEETINGS AT REGULARLY SCHEDULED TIMES CONVENIENT FOR ALL PARTIES INVOLVED.
21. QUALITY CONTROL AND TESTING LABORATORY SERVICES THE OWNER WILL EMPLOY AND PAY FOR SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM SPECIFIED INSPECTION, SAMPLING, AND TESTING SERVICES. WHERE RESULTS DO NOT COMPLY WITH REQUIREMENTS OF CONTRACT DOCUMENTS, RETESTS ARE RESPONSIBILITY OF CONTRACTOR. SUBMIT COPIES OF TEST REPORTS TO THE OWNER, CONTRACTOR, ARCHITECT, CIVIL ENGINEER, AND STRUCTURAL ENGINEER. UPON COMPLETION OF SERVICES, REPAIR AND RESTORE SUBSTRATES AND FINISHES TO ELIMINATE DEFICIENCIES OF EXPOSED FINISHES.

4 GENERAL NOTES



5 GENERAL SITE PLAN
SCALE: 1" = 20'

Renovation & Interior Improvements to:

B O L D E N B U I L D I N G

1 2 2 7 N W 6 T H S T . , F O R T L A U D E R D A L E F L 3 3 3 1 1

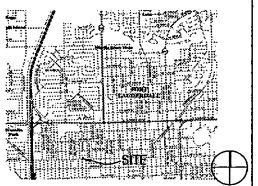
For: The City of Fort Lauderdale, CRA

ARCHITECT
SYNALOVSKI ROMANIK SAYE
1920 ELLER DRIVE, SUITE 900
FT. LAUDERDALE, FLORIDA 33316
T. (954) 961-6806 F. (954) 961-6807 www.synalovsky.com

STRUCTURAL ENGINEERS
SAAD ELIA EL-HAGE CONSULTING ENGINEERS
561 NW 9TH AVE
FORT LAUDERDALE, FL 33311
T. (954) 771-8149

MEP
DELTA G CONSULTING ENGINEERS, INC
707 N.E. 3RD AVE SUITE 200
FORT LAUDERDALE, FL 33304
T. (954) 527-1112

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



2 LOCATION MAP
SCALE: N.T.S.

LEGAL DESCRIPTION:

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

ADDRESS:

1227 NW 6TH ST. FORT LAUDERDALE , FL 33311

1 LEGAL DESCRIPTIONS
SCALE: N.T.S.

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Manuel Synalovski, AIA
AA 0011689
SEAL

LICENSE NO. AA26001863

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

BY	DATE	DESCRIPTION
AG	10/31/18	PERMIT SET
AG	04/01/19	PERMIT SET REV. 1
AG	05/28/19	PERMIT SET REV. 2
AG	06/18/19	PERMIT SET REV. 3
AG	07/25/19	BID SET

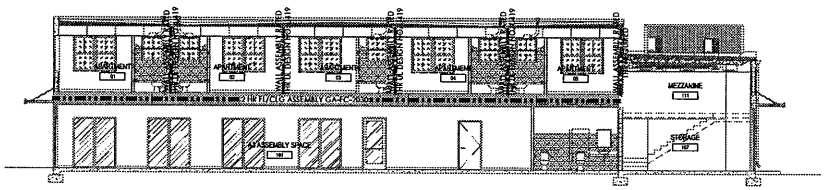
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ISSUE DATE: 1/7/19

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

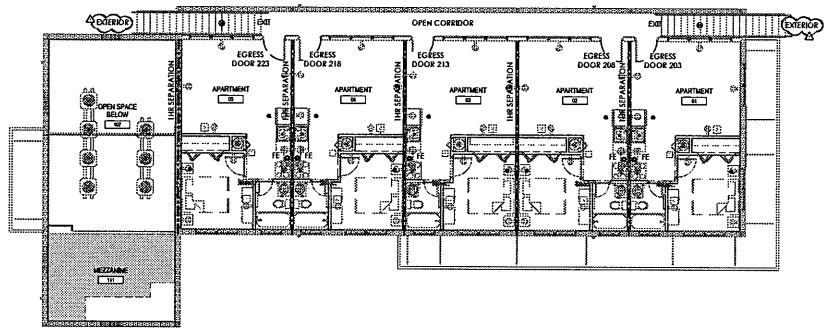
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SHEET TITLE:
COVER SHEET

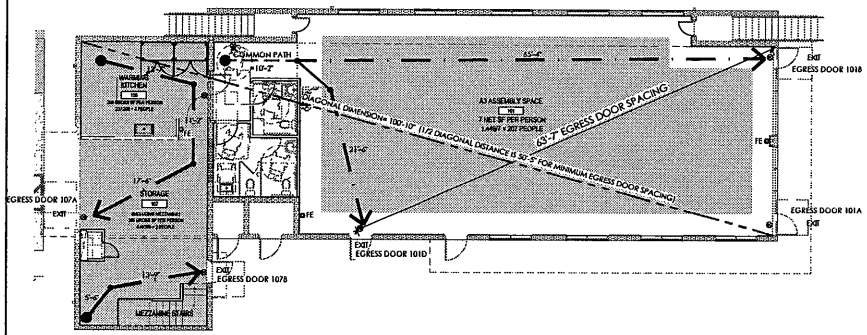
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G-001



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: 1227 NW 6TH ST, FORT LAUDERDALE, FL 33009
Proposed Use: MIXED USE
Owner or Authorized Agent: CITY OF FORT LAUDERDALE - CRA — Phone # 954-828-5973
Owned By: ☐ City/County ■ Private ☐ State
Code Enforcement Jurisdiction: ■ City FORT LAUDERDALE ■ County BROWARD

LEAD DESIGN PROFESSIONAL:

MANUEL SYNALOVSKI

DESIGNER	FIRM	NAME	LICENSE #	PHONE #	E-MAIL
Architectural	Manuel Synalovski	–	AR0011628	954 961.6806	agarcia@synalovski.com
Civil	–	–	–	–	–
Electrical	–	–	–	–	–
Fire Alarm	–	–	–	–	–
Plumbing	–	–	–	–	–
Mechanical	–	–	–	–	–
Sprinkler-Standpipe	–	–	–	–	–
Structural	–	–	–	–	–
Other	–	–	–	–	–

YEAR EDITION OF CODE: 2017 FLORIDA BUILDING CODE - 2017 FFPC/2012 NFPA 101
☐ New Construction ■ Renovation (Existing Bldg.) ☐ Up51 ☐ Alteration

BUILDING DATA IBC FBC2014

Construction Type: ☐ I-A ☐ I-B ☐ II-A ■ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☐ V-B
Mixed Construction: ☐ No ☐ Yes Types: ____
Sprinklers: ■ No ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ■ No ☐ Yes Type: ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ■ No ☐ Yes
Building Height: 21 Feet 6 Number of Stories 2 ☐ Unlimited per ____
Mezzanine: ☐ No ■ Yes
High Rise: ■ No ☐ Yes Central Reference Sheet # (if provided) ____

Gross Building Area (sq. ft.):

FLOOR	EXISTING	NEW	REMOVE UP/TE	FLOOR	EXISTING	NEW	REMOVE UP/TE
Ground Floor	3,317	–	3,317	–	–	–	–
Second Floor	2,819	–	2,819	–	–	–	–
–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–
TOTAL BUILDING	6,136		6,136	–	–	–	–

NOTES:
1. PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH SPECIFICATIONS AND LOCAL JURISDICTION.
   -3 PORTABLE 2-A FIRE EXTINGUISHERS PROVIDED ON GROUND FLOOR - MAX. DISTANCE 75'
   -1 PORTABLE 2-A FIRE EXTINGUISHER PROVIDE 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, SIXTH EDITION

EXISTING BUILDING - SHELL RENOVATION AND INTERIOR BUILD-OUT - EXISTING FLORIDA BUILDING CODE -WORK AREA COMPLIANCE METHOD - ALTERATION LEVEL 3 @ RESIDENTIAL UNITS 2ND FLOOR, AND CHANGE OF OCCUPANCY 2 GROUND FLOOR. PER 2017 EXISTING BUILDING CODE, SECTIONS 505 & 506.

2017 FLORIDA BUILDING CODE - ACCESSIBILITY, SIXTH EDITION

OCCUPANCY COUNT

Primary Occupancy: ☐ Assembly ☐ A-1 ☐ A-2 ■ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Education ☐ Factory-Industrial ☐ F-1 ☐ F-2
☐ High-Hazard ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
☐ Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
☐ I-3 Use Condition ☐ I-1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile ■ Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
■ Storage ☐ S-1 ☐ S-2 ☐ High-piled
☐ Utility and Miscellaneous ☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair

Secondary Occupancy: ____
Mixed Occupancy: ☐ No ■ Yes Separation 1&2 Hr. Exception: ____

Occupancy by TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT :

OCCUPANCY CLASIFICATION	NET /GROSS SF PER OCCUPANT	FORMULA	COUNT
1ST FLOOR			
ASSEMBLY A-3	NET 7	1,449 ÷ 7	207
KITCHEN B	GROSS 200	237 ÷ 200	2
STORAGE S-1	GROSS 300	616 ÷ 300	3
2ND FLOOR			
RESIDENTIAL R-2	GROSS 200	(450x5) ÷ 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

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Manuel Synalovski, AIA
AR 0011628
SEAL

LICENSE NO. AA26001863

CLIENT: CITY OF FORT LAUDERDALE CRA

EXISTING BUILDING RENOVATION PLANS FOR: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

REV	DATE	DESCRIPTION
1	1/7/19	PERMIT SET COMMENTS

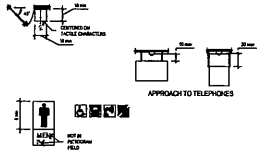
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ISSUE DATE: 1/7/19

PROJECT NUMBER: 1535-180425
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CHECKED BY:

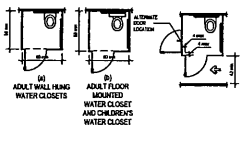
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SHEET TITLE:
LIFE SAFETY PLAN

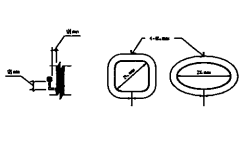
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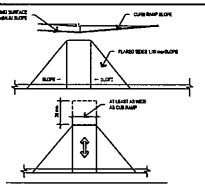
29 REF. SECTIONS 703.4.2, 703.6, 703.7 & 704
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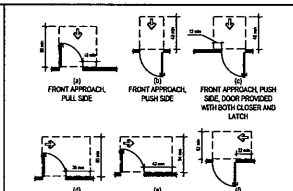
28 REF. SECTIONS 604.8
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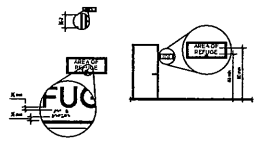
27 REF. SECTIONS 505.5, 505.6 AND 505.7
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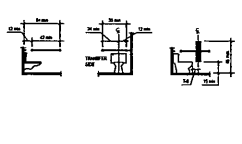
26 REF. SECTIONS 406.2, 406.3 AND 406.4
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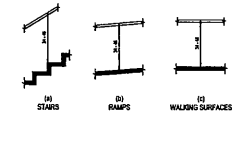
25 REF. SECTION 307
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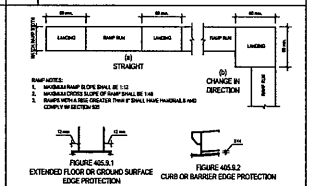
24 REF. SECTIONS 703.2.5, 703.3.2 AND 703.4.1
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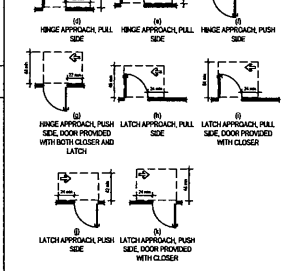
23 REF. SECTIONS 604.5 AND 604.7
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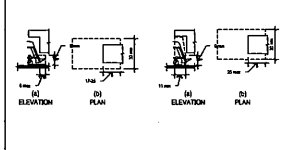
22 REF. SECTION 505.4
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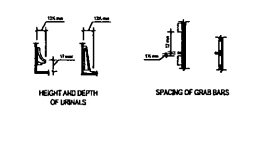
21 REF. SECTIONS 405.7 AND 405.9
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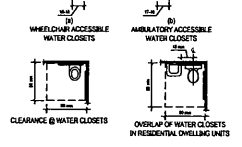
20 REF. SECTION 404.2.4.1
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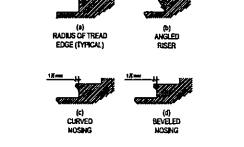
19 REF. SECTIONS 306
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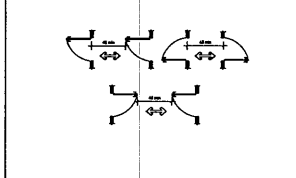
18 REF. SECTIONS 605 AND 609
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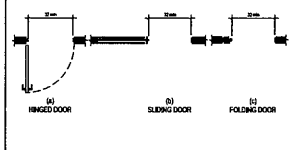
17 REF. SECTIONS 604.2 AND 604.3
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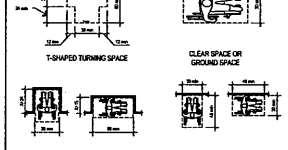
16 REF. SECTION 504.5
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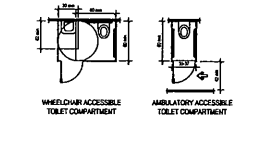
15 REF. SECTION 404.2.6
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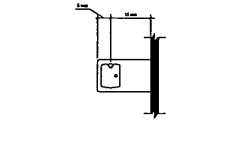
14 REF. SECTION 404.2.3
NOT TO SCALE



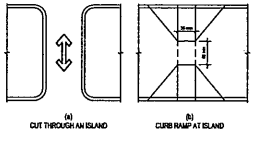
13 REF. SECTIONS 304 AND 305
NOT TO SCALE



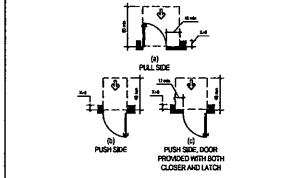
12 REF. SECTIONS 604.8.1.6 AND 604.8.2
NOT TO SCALE



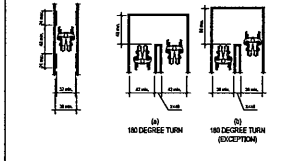
11 REF. SECTIONS 602.05
NOT TO SCALE



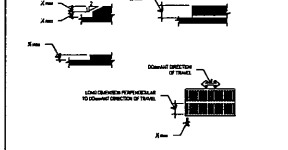
10 REF. SECTION 406.7
NOT TO SCALE



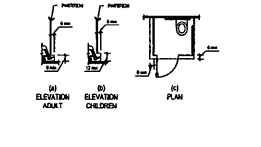
9 REF. SECTION 404.2.4.3
NOT TO SCALE



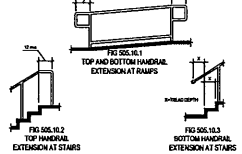
8 REF. SECTION 403
NOT TO SCALE



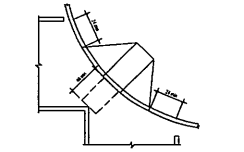
7 REF. SECTIONS 302 AND 303
NOT TO SCALE



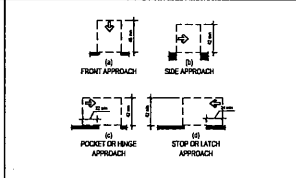
6 REF. SECTION 604.8.1.4
NOT TO SCALE



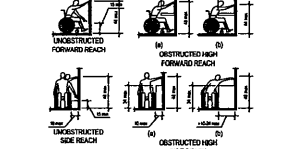
5 REF. SECTION 505.10
NOT TO SCALE



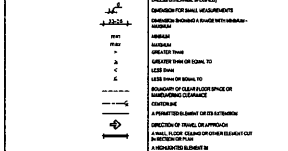
4 REF. SECTION 406.6
NOT TO SCALE



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

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SEAL

LICENSE NO. AA26001863

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

REV	DATE	DESCRIPTION

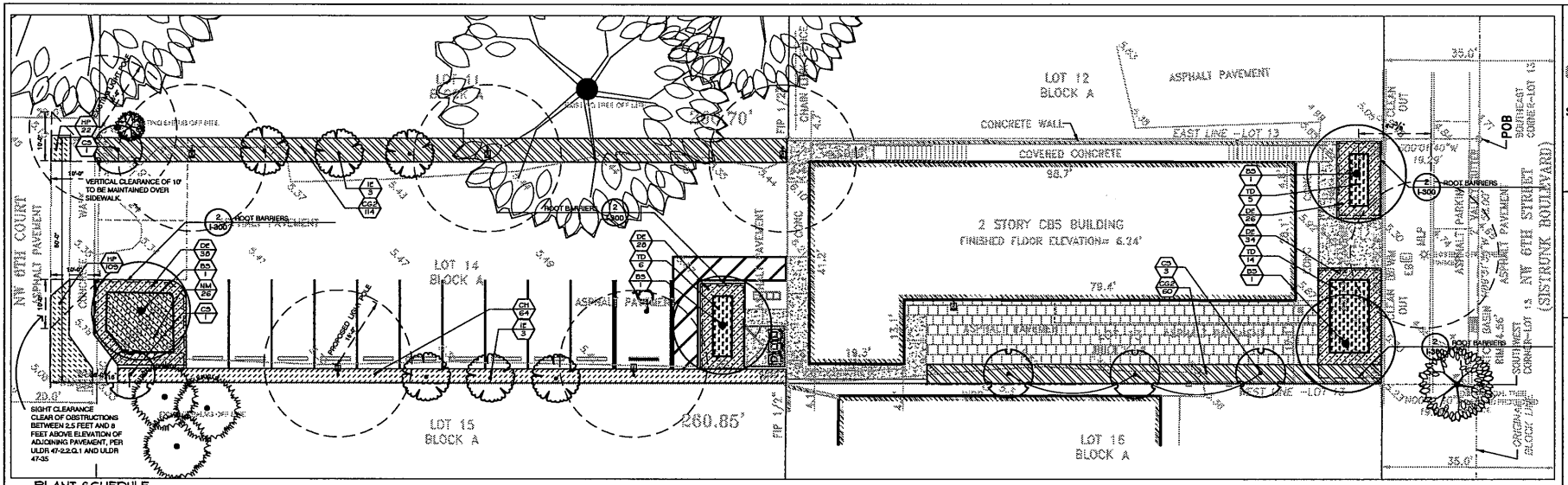
DESIGN DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19

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

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SHEET TITLE:
FBC 2017 ACCESSIBILITY TYPICAL DETAILS

SHEET NUMBER:
G-501

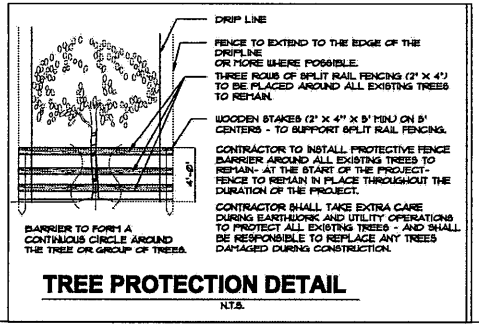


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	CONTAINER	MIN PLANT SIZE	MATURE SIZE	DROUGHT	NATIVE
	BS	4	Bursera simaruba	Gumbo Limbo	FG	3"Cal	12` STD	60` X 40`	HIGH	NATIVE
	CS	5	Cordia sebestena	Orange Geiger Tree	FG	2"Cal	12` OA	20` X 15`	HIGH	NATIVE
	IE	8	Ilex x attenuata `East Palatka`	East Palatka Holly	FG	2"Cal	10` STD	30` X 15`	MED	NATIVE

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTE	PLANTED SIZE	MATURE SIZE	DROUGHT	NATIVE	SPACING
	CH	64	Chrysobalanus icaco	Cocoplum	3 gal	24"x24"	FULL	20` x 20`	MED	NATIVE	30" o.c.
	CG2	174	Clusia guttifera	Clusia	3 gal	24"x24"	FULL	Maintained hedge 4`	HIGH	NATIVE	30" o.c.
	DE	128	Duranta erecta `Gold Mound`	Duranta	3gal	18"x18"	FULL	Maintained 30"	HIGH	NATIVE	24" o.c.
	HP	131	Heliotropium polyphyllum	Pineland heliotrope	3 gal	FULL	6"	12"	HIGH	NATIVE	12" o.c.
	NM	26	Nephrolepis biserrata	`Macho Fern`	3 gal	18" x 18" FULL	FULL	4`-6`	MED	FL-FRIENDLY	30" o.c.
	TD	25	Tripsacum dactyloides nana	Dwarf Fakahatchee	3 gal	24"x24"	FULL	3` x 3`	HIGH	NATIVE	36" o.c.

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



TREE PROTECTION DETAIL
N.T.S.

LANDSCAPE CALCULATIONS			
SITE AREA (parcel 1= 6,039 sf parcel2 = 7,000 sf)		13,039 SQFT	PERCENT OF SITE
BUILDING FOOTPRINT		3,317 SQFT	25%
Vehicular Use Area VUA		5,731 SQFT	44%
OPEN SPACE	TOTAL	3,991 sf	30%
	sidewalk/patio	1,661 sf	12%
	permeable	2,330 sf	17%
		REQUIRED	PROVIDED
NET LOT AREA (1 tree per 1000sq ft)		4.00	6.00
	EXISTING TREES	0.00	
STREET TREE (50% must be shade trees)		REQUIRED	PROVIDED
Sistrunck boulevard	50' existing streetscape	1.00	1 existing
NW 6 court	rstory trees provided site conflicts	2.00	2.00
VUA Landscape Area (min 20% of VUA including portions of perimeter)		REQUIRED	PROVIDED
VUA TREES (5731/1000)		6	6
	Shade Tree (25% of VUA) 3.5" cal	2	2
	Shade Tree (25% of VUA) 2.5" cal	2	2
	Flowering Trees (20% of VUA)	1	2
	Palm (25% of VUA)	1	0
VUA SHRUBS (594/1000*6)		5	100+
TOTAL TREES		REQUIRED	PROVIDED
		13.00	14.00
TREE MITIGATION	Caliper"	0	0
	PALMS	0	0
Diversity		REQUIRED	PROVIDED
	Tree/Palm Native Proposed	40%	100%
	Florida Friendly	50%	100%
	Tree Diversity	2	3
TURF MAX		REQUIRED	PROVIDED
	50% Max within property line	1,165 sf	0 sf

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LANDSCAPE ARCHITECT
REGISTERED
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LA 6666883
STATE OF FLORIDA

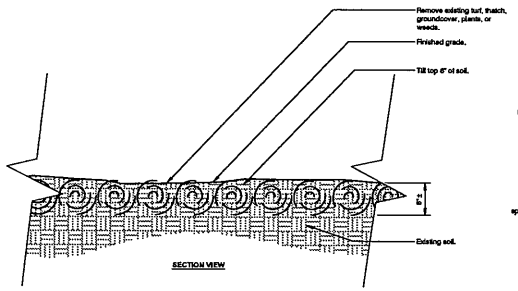
EXISTING BUILDING RENOVATION PLANS FOR
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009
CLIENT: CITY OF FORT LAUDERDALE CRA

#	DATE	Landscape Sheets
3	4/15/19	

ISSUE: PERMIT SET REV 1
ISSUE DATE:

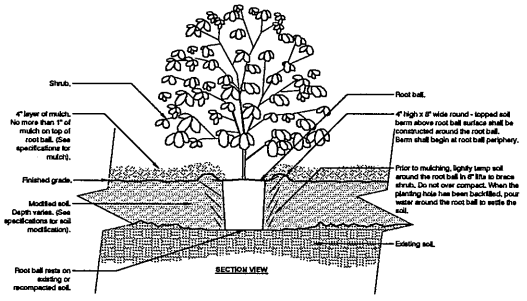
PROPOSED LANDSCAPE PLAN

L-200



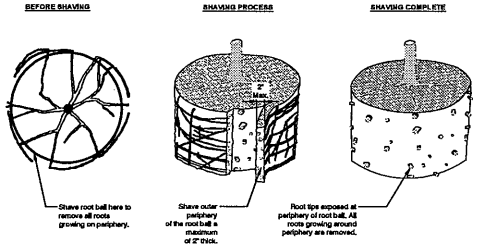
Notes:
1- See planting soil specifications for additional requirements.

3 EXISTING SOIL - MINOR MODIFICATION
3/4" = 1'-0"
FX-PL-FX-SOIL-13



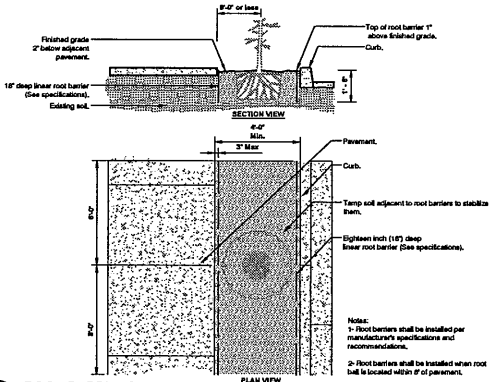
Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

6 SHRUB - MODIFIED SOIL
3/4" = 1'-0"
FX-PL-FX-SHRB-03



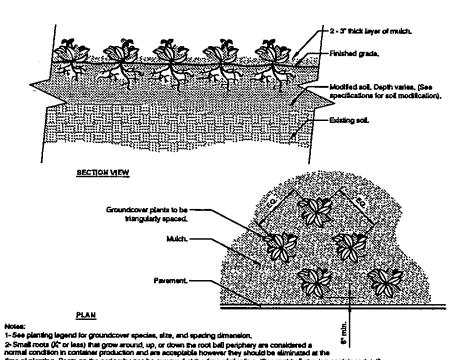
Notes:
1- Shaving to be conducted using a sharp blade or hand saw eliminating no more than needed to remove all roots on the periphery of root ball.
2- Shaving can be performed just prior to planting or after placing in the hole.

8 ROOT BALL SHAVING CONTAINER DETAIL
3" = 1'-0"
FX-PL-FX-CORR-01



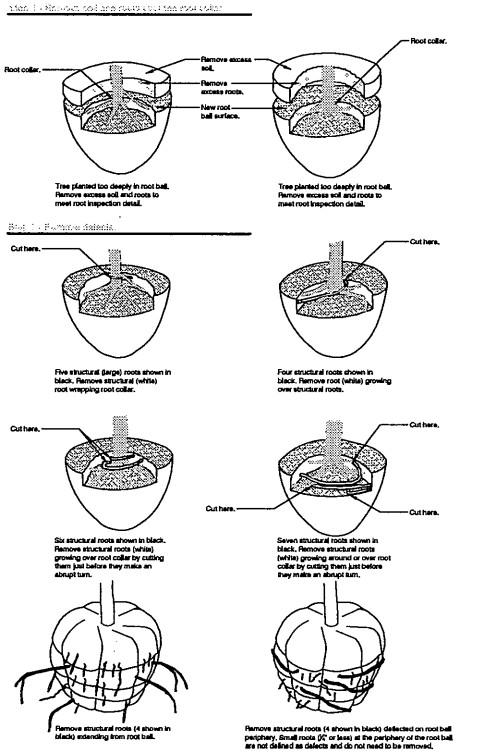
Notes:
1- Root barriers shall be installed per manufacturer's specifications and recommendations.
2- Root barriers shall be installed when root ball is located within 5' of pavement.

2 ROOT BARRIERS
3/8" = 1'-0"
FX-PL-FX-SOIL-05



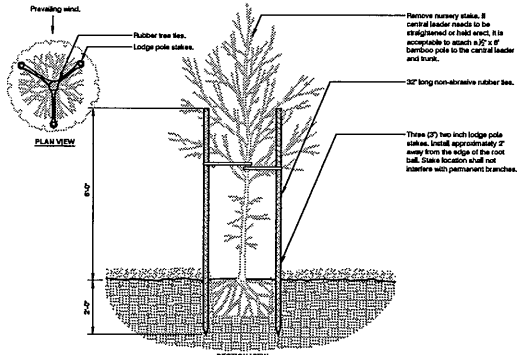
Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (½" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

5 GROUNDCOVER
3/4" = 1'-0"
FX-PL-FX-GROU-01

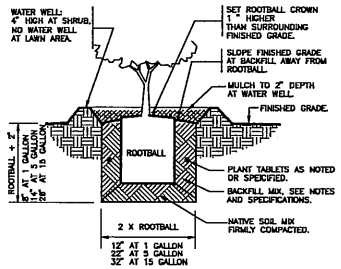


Notes:
1- All trees shown are rejectable unless they undergo recommended correction.
2- First step 1, then step 2. Adjust hole depth to allow for the removal of excess soil and roots over the root collar.
3- Roots and soil may be removed during the correction process; substrate/soil shall be replaced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

7 ROOT CORRECTION DETAIL - BALLED AND BURLAPPED
1 1/2" = 1'-0"
FX-PL-FX-CORR-03



1 TREE STAKING - LODGE POLES (3)
1/2" = 1'-0"
FX-PL-FX-TREE-26



4 SHRUB PLANTING
1" = 1'-0"
FX-PL-FX-SHRB-07

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LANDSCAPE ARCHITECTURE
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KEVIN B. SWANSON
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STATE OF FLORIDA

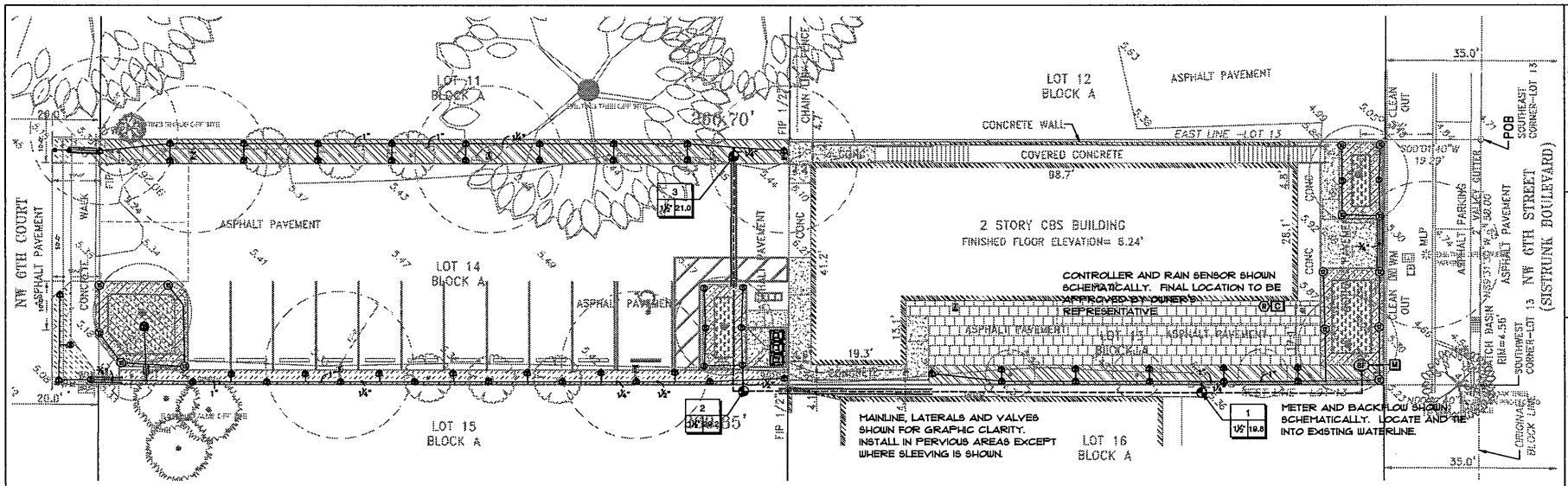
EXISTING BUILDING RENOVATION PLANS FOR
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL. 33009
CLIENT: CITY OF FORT LAUDERDALE CRA

NO.	BY	REVISION

PERMIT SET REV 1

LANDSCAPE DETAILS

L-300



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1812 SQ Series Shrub Spray 12.0' Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	2
	Rain Bird 1812 15 Strip Series 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 10 Series MPR Shrub Spray 12.0' Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	1
	Rain Bird 1812 HE-VAN Series Shrub Spray 12.0' Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	24
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1-1/2" Plastic Industrial Valves, Low Flow Operating Capability, Globe Configuration.	3
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1
C	Rain Bird ESP6L30ME 6 Station Capable Commercial Controller. Mounted on a Plastic Wall Mount.	1
R	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40, minimum ¾" in size.	700 Lf.
	Irrigation Mainline: 2" PVC Schedule 40, run with 1 ½" grey electrical conduit.	160 Lf.
	Pipe Sleeve: PVC Schedule 40, size per sleeve chart.	80 Lf.

Valve Callout

Valve Number
Valve Flow
Valve Size

SLEEVE CHART	
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"
6"	10"
8"	12"

VALVE SCHEDULE				
NUMBER	MODEL	SIZE	TYPE	GPM
1	Rain Bird PEB	1-1/2"	Shrub Spray	19.76
2	Rain Bird PEB	1-1/2"	Shrub Spray	26.20
3	Rain Bird PEB	1-1/2"	Shrub Spray	20.99

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REGISTERED LANDSCAPE ARCHITECT
MARK B. BRANDT
LA 6666963
STATE OF FLORIDA

EXISTING BUILDING RENOVATION PLANS FOR BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

#	DATE	DESCRIPTION
3	4/15/2019	landscape sheets

ISSUED FOR: PERMIT SET REV 1
ISSUE DATE:
PROJECT NUMBER: RDS-190485
DRAWN BY: MB
CHECKED BY:

PROPOSED IRRIGATION PLAN

IR-200

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 PROVIDERS 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 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 D2855. APPLY PURPLE COLORED PVC PRIMER IN ACCORDANCE WITH ASTM F656. 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 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 = (ND√P)/7400
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.

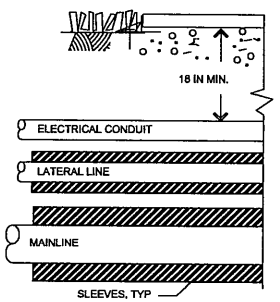
SUBMIT LEAK TEST RESULTS TO OWNER'S REPRESENTATIVE.

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.

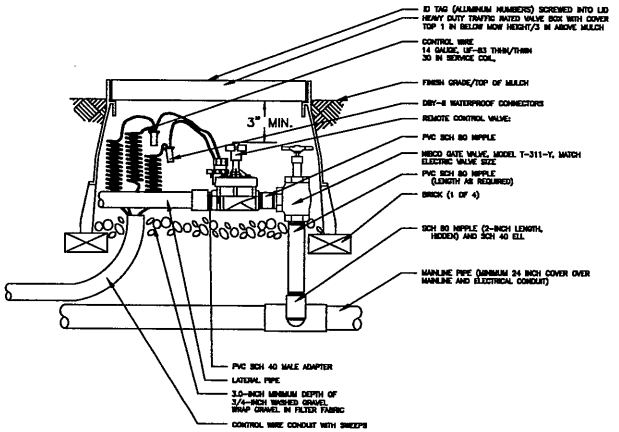
FINAL ACCEPTANCE

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

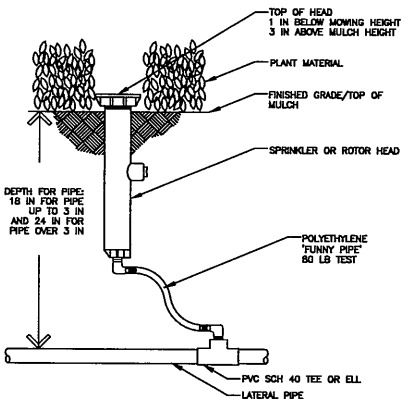
1. SUBMITTAL AND ACCEPTANCE OF THE GROUNDING TEST RESULTS.
2. SUBMITTAL AND ACCEPTANCE OF THE MAINLINE TEST.
3. COMPLETION AND ACCEPTANCE OF THE 'AS-BUILT' DRAWINGS.
4. FINAL WALK THROUGH WITH THE OWNER'S REPRESENTATIVE AND CREATION OF FINAL PUNCH LIST.
5. FINAL PUNCH LIST ITEMS HAVE BEEN CORRECTED AND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



SLEEVING

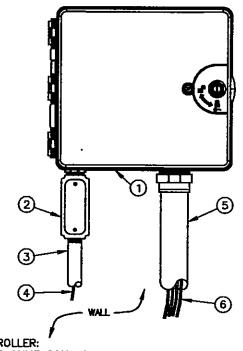


VALVE ASSEMBLY



IRRIGATION HEAD ASSEMBLY

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



(1) IRRIGATION CONTROLLER:
RAIN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.

(2) JUNCTION BOX

(3) 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY

(4) POWER SUPPLY WIRE

(5) 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES

(6) WIRES TO REMOTE CONTROL VALVES

CONTROLLER

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REGISTERED LANDSCAPE ARCHITECT
LINDA B. BRIMMER
LA 6666983
STATE OF FLORIDA

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

3	4/15/19	landscape sheets

ISSUED FOR: PERMIT SET REV 1
ISSUE DATE:
PROJECT NUMBER: 1615-140425
DRAWN BY: MG
CHECKED BY:

IRRIGATION NOTES AND DETAILS

IR-201

THRESHOLD INSPECTION PLAN

GENERAL:

A) SPECIAL INSPECTOR SHALL BE LICENSED AND REGISTERED IN THE STATE OF FLORIDA, AND SHALL CARRY A MINIMUM ERROR AND OMISSION INSURANCE FOR $1,000,000.00.

B) 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 SUCH ENTITY PRIOR TO START INSPECTION.

C) 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 SIGNED AND SEALED ADDENDUM LETTERS OR SKETCHES BY THE STRUCTURAL ENGINEER OF RECORD.

D) SPECIAL INSPECTOR CANNOT MODIFY DETAILS OR SPECIFICATION TO PLEASE CONTRACTOR UNLESS THE MODIFICATIONS ARE SUBMITTED IN WRITING AND VIA SKETCHES THRU THE CONTRACTOR TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE ACTUAL WORK

E) SPECIAL INSPECTOR SHALL ATTEND THE FIRST JOB SITE CONSTRUCTION MEETING TO COORDINATE WITH THE G.C THE PHASES OF CONSTRUCTION, AND TIMING FOR THE INSPECTIONS. G.C SHALL CALL AND E-MAIL THE INSPECTOR AHEAD OF TIME TO SCHEDULE ANY INSPECTION.

F) SPECIAL INSPECTOR SHALL SUBMIT SIGNED AND SEALED WRITTEN 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.

G) REPORTS SHALL HAVE THE FOLLOWING ITEMS:
DATE, TIME, WEATHER CONDITION, ITEMS INSPECTED, LOCATION OF ITEMS INSPECTED.
ANY FAILED INSPECTION SHALL HAVE ITS OWN SEPARATE WRITTEN REPORT AND SHALL BE SIGNED BY THE G.C. OR THE SUPERINTENDENT IN CHARGE ACKNOWLEDGING THE DEFICIENCY.

H) ONCE ALL THE INSPECTIONS OF THE STRUCTURAL COMPONENTS OF THE BUILDING ARE COMPLETED , THE SPECIAL INSPECTOR SHALL ISSUE A SIGNED AND SEALED FINAL CERTIFICATE OF COMPLETION STATING ALL THE REPORTS NUMBERS , AND THAT ALL THE STRUCTURAL ITEMS WERE INSPECTED ARE IN COMPLIANCE WITH THE APPROVED STRUCTURAL DOCUMENTS, SPECIFICATIONS, APPROVED SHOP DRAWINGS, AND ANY SIGNED AND SEALED ADDENDUM LETTERS OR SKETCHES BY THE STRUCTURAL ENGINEER OF RECORD.

ITEMS TO HAVE PRIOR TO INSPECTION:

SOIL REPORTS: MAKE SURE SIGNED 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 MIX SPECIFICATIONS: MAKE SURE YOU HAVE COPY OF THE APPROVED MIXES.
SUBSURFACE: MAKE SURE YOU HAVE COPIES OF SIGNED AND SEALED REPORTS FROM THE TESTING COMPANY REGARDING PASSING THE SOIL PREPARATION, COMPACTION AND DENSITY.

ITEMS TO BE INSPECTED:

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

CONCRETE BEAMS: SIZE (WIDTH, THICKNESS), REINFORCING (AMOUNT, SIZE, SUPPORT, COVERAGE),
EMBEDS(SIZE, LENGTH AND TYPE)
CONCRETE MIX (SPECIFICATION, SLUMP, CYLINDER FILLING,
MONITOR CONCRETE POUR. NO ADDED WATER SHALL BE PERMITTED

STRUCTURAL STEEL: (2ND FL AND MEZZANINE)
STEEL COLUMNS: SIZE, ANCHORING
STEEL BEAMS , (LOCATION, ORIENTATION, SPACING, BEARING LENGTH)
STAIR CASES ; MEMBERS SIZES, WELDS
CONNECTIONS:
BOLTS (SIZE, AMOUNT, LENGTH, SPACING, TIGHTENING).
WELDS: MAKE SURE WELDER IS CERTIFIED. GET A COPY OF THE CERTIFICATION.
VISUALLY INSPECT WELD (PROPER LENGTH).
BRIDGING: SIZE, LOCATION, SPACING, WELD
STEEL CHANNELS, SIZE, SPACING, LOCATION.
VERIFY STEEL CORROSION PROTECTION AS PER SPECIFICATIONS.

UNIT MASONRY: REINFORCING (SIZE, SPACING, COVERAGE)
BUR-O-WALL LAYOUT.
GROUT MONITORING.

STRUCTURAL STEEL: (ROOF)
STEEL JOISTS :(LOCATION, ORIENTATION, SPACING, BEARING LENGTH)
WELDS: MAKE SURE WELDER IS CERTIFIED. GET A COPY OF THE CERTIFICATION.
VISUALLY INSPECT WELD (PROPER LENGTH).
BRIDGING: SIZE, LOCATION, SPACING, WELD
VERIFY STEEL CORROSION PROTECTION AS PER SPECIFICATIONS.

METAL DECK (2ND FL & ROOF)
CHECK THE GAUGE AND THICKNESS , (VERIFY THE ATTACHED TAG BY THE MFR/SUPPLIER)
CONNECTION: WELD (SIZE AND SPACING), TEK SCREWS (SIDE-LAP AND PERIMETER).

MISCELLANEOUS STEEL (ROOF)
A/C SUPPORT
STEEL ANGLES, CHANNEL (SIZE, LOCATION, ORIENTATION)
STEEL TUBES (SIZE, ORIENTATIONS, LOCATION)
ANCHORS (BOLTS SIZE, LENGTH), WELDS (LENGTH)
VERIFY STEEL CORROSION PROTECTION AS PER SPECIFICATIONS
PREFABRICATED STEEL STAIR ERECTION AND CONNECTIONS.

LIGHT WEIGHT METAL GAUGE (EXTERIOR AND STRUCTURAL):
CHECK SIZE, LOCATION, SPACING, GAUGE.
CONNECTION: SCREWS (AMOUNT, SPACING, SIZE), WELD (SIZE, LENGTH)
ALL CONCRETE REPAIR; PREPARATION DOWELS
ALL EXISTING STEEL JOIST REPAIR; ANGLES AND WELD

STRUCTURAL STEEL:

1. STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE "AISC'S SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL OR BUILDINGS", LATEST EDITION.
2. STRUCTURAL STEEL PLACEMENT DRAWINGS AND MATERIAL LISTS SHALL CONFORM TO AISC'S STRUCTURAL STEEL DETAILING", LATEST EDITION. SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A FLORIDA LICENSED PROFESSIONAL ENGINEER AND SUBMITTED FOR REVIEW PRIOR TO FABRICATION. (SIX (6) PRINTS OF EACH DRAWING.)
3. ALL STRUCTURAL MEMBERS AND MISC. METALS SHALL CONFORM WITH ASTM A-36 UNLESS NOTED OTHERWISE.
4. SHOP CONNECTIONS SHALL BE WELDED IN ACCORDANCE WITH ANS D1.1, "STRUCTURAL WELDING CODE". USE E70XX ELECTRODE.
5. ALL FIELD BOLTS SHALL BE ASTM A-325N 3/4"ø BOLTS.
6. STEEL TUBING TO BE ASTM – A500 GRADE B(46).
6A. WIDE FLANGE BEAMS SHALL BE ASTM A992 GRADE 50 TYPICAL.
7. ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
8. DELETE PAINT ON ALL STEEL TO RECEIVE SPRAYED ON FIREPROOFING OR CONCRETE ENCASEMENT.
9. FULL DEPTH CONNECTIONS ARE TO BE USED ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS. BOLTS TO BE AT 3" o.c. VERT. (U.N.O.)
10. MINIMUM BEARING OF STEEL BEAMS AND LINTELS, ON MASONRY SHALL BE 6".
11. ALL WEDGE ANCHORS SHALL BE EMBEDDED IN CONCRETE, OR FILLED CELLS OR GROUTED CELLS, (TYP) FOR EMBEDMENT LENGTH, REFER TO SECTIONS.
13. ALL EXPOSED STEEL MEMBERS TO WEATHER SHALL BE HOT DIPPED GALVANIZED (TYP)

FIELD WELDING:

1. WELDING SHALL BE DONE BY A CERTIFIED ARC WELDER USING THE LATEST APPROVED A.W.S. TECHNIQUES.
2. ALL WELDS SHALL CONFORM TO THE LATEST AWS SPECIFICATION USING E-7XXX ELECTRODE.
3. ALL FIELD WELDS SHALL BE WIRE-BRUSHED CLEAN AND COATED WITH ANTI RUST PAINT.

WELDING REQUIREMENTS:
STEEL JOIST TO EMBEDS, (K SERIES) 1/8" WELD X 6" LONG (TYPICAL) (U.N.O.)
STEEL JOISTS TO EMBEDS, (LH SERIES) 3/16" WELD X 8" LONG (TYPICAL) (U.N.O.)
DECK TO ANGLE, 5/8" PUDDLE WELD AT 6" O.C. (U.N.O.)
STEEL ANGLE TO TOP OF JOIST, 1/8" WELD X 2" LONG (TYPICAL) (U.N.O.)
GIRDER TO GIRDERS, 1/4" WELD FULLY WELDED (U.N.O.)

OPEN WEB STEEL JOIST:

1. ALL JOISTS SHALL HAVE A SHOP COAT OF RUST INHIBITIVE NON BITUMINOUS PAINT.
2. JOIST FABRICATOR SHALL HAVE AN ENGINEER REGISTERED IN THE STATE OF FLORIDA CERTIFY IN WRITING THAT THE STEEL JOISTS CAN SAFELY RESIST THE WIND UPLIFT FORCES STATED ON ROOF PLAN.
3. STEEL JOISTS SHALL BE DESIGNED, FABRICATED, AND ERECTED TO THE REQUIREMENTS OF THE SPECIFICATIONS OF THE STEEL JOIST INSTITUTE. MANUFACTURER SHALL BE A MEMBER OF THE STEEL JOIST INSTITUTE. PROVIDE BRIDGING IN ACCORDANCE WITH S.J.I STANDARDS UNLESS NOTED OTHERWISE. (U.N.O.)
4. MINIMUM BEARING OWSJ SHALL BE:

	ON MASONRY	ON CONCRETE	ON STEEL
K SERIES	4"	4"	2 1/2"
LH SERIES	6"	6"	4"

5. CAMBER JOISTS FOR DEAD LOAD.
6. WELD OR BOLT EVERY OWSJ TO SUPPORTING STEEL AND/ OR WALL PLATES.
7. MAXIMUM DEFLECTION OF JOISTS AND ROOF DECK 1/360 OF SPAN UNDER LIVE LOAD.
8. FABRICATOR SHALL ADD WEIGHTS OF ALL MECHANICAL ROOF UNITS IN THE DESIGN LOAD OF OWSJ AND VERIFY WITH THE OWNER OR MECHANICAL ENGINEER.
9. FABRICATOR SHALL SUBMIT DESIGN DATA AND ERECTION DIAGRAMS. SHOP DRAWINGS SHALL BE PREPARED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER.
10. FRAME ROOF OPENING LARGER THAN 12" X 12" WITH (2)2 X 6 EQUAL SIZES UNLESS NOTED OTHERWISE.
11. PROVIDE STEEL JOIST SHOP DRAWINGS AND JOIST CALCULATIONS

FILL COMPACTION:

SOIL SHALL BE COMPACTED TO 98% MODIFIED PROCTOR (ASTM D1557) WITHIN A DISTANCE OF FIVE FEET BEYOND ALL BUILDING EDGES. AT LEAST ONE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 1500 SQUARE FEET OF AREA. DENSITY TESTS ARE TO BE MADE 12" BELOW THE COMPACTED SURFACE. RESULTS OF PROCTOR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ENGINEER. GENERAL CONTRACTOR SHALL FOLLOW RECOMMENDATIONS IN SOIL REPORT, PRIOR TO CONSTRUCTION.

SHOP DRAWINGS:

1. SUBMIT (5) COPIES OF EACH REQUIRED SUBMITTAL, (1) COPY OF WHICH WILL BE KEPT IN THIS OFFICE.
2. ALLOW 5 WORKING DAYS FOR REVIEW TIME.

FOOTING DESIGN:

1. AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 2,500 PSF WAS USED FOR DESIGN OF FOOTINGS. VERIFICATION SHALL BE PROVIDED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
2. SET TOP OF ALL FOOTINGS AT -1'-4" (U.N.O.)
3. FOOTING SHALL BE EXCAVATED TO CLEAN SOIL, FREE OF VEGETATION AND DELETERIOUS MATTER, AND CONCRETE SHALL BE PLACED ON AN UNDISTURBED BASE. (SEE SITE PREPARATION NOTE)
4. FOR CONTINUOUS WALL FOOTINGS, SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN (36) BAR DIAMETERS AND REINFORCEMENT SHALL BE CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CONTINUITY SHALL BE PROVIDED AT CORNERS OR CHANGES IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNER (40) BAR DIAMETERS OR BY ADDING MATCHING REINFORCING STEEL, WHICH SHALL EXTEND (40) BAR DIAMETERS FROM EACH CORNER OR CHANGE IN DIRECTION. WHEN THREE OR MORE BARS ARE REQUIRED, THE BARS SHALL BE HELD IN PLACE AND ALIGNMENT BY TRANSVERSE BARS SPACED NOT MORE THAN (4) FEET APART.

DOWEL INSTALATION:

1. PRE-DRILLING DEPTH AS PER PLAN
2. EPOXY : HILTI HIT HY 200 SD 2 PARTS EPOXY OR APPROVED EQUAL.
3. EPOXY INSTALLATION SHALL BE IN STRICT CONFORMANCE WITH MFR. RECOMMENDATIONS.

PRE-FAB STAIRS:(SHALL COMPLY WITH SECTION 1807)

- PRE-EGINEERED METAL STAIR CASE PROVIDE SIGNED AND SEALED DRAWINGS BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. STAIR SHALL BE DESIGNED WITH A MINIMUM LIVE LOAD OF LL=100 PSF.
- STEEL COLUMNS SUPPORTING METAL STAIR CASE PROVIDE SIGNED AND SEALED DRAWINGS BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. STAIR SHALL BE DESIGNED WITH A MINIMUM LIVE LOAD OF LL=100 PSF.
- PROVIDE SHOP DRAWINGS

EPOXY :

1. EPOXY : HILTI HIT RE 500 SD 2 PARTS EPOXY OR APPROVED EQUAL.
2. EPOXY INSTALLATION SHALL BE IN STRICT CONFORMANCE WITH MFR. RECOMMENDATIONS.

CODES AND STANDARDS:

1. WIND LOADS WERE CALCULATED IN ACCORDANCE WITH ASCE 7-10.
2. THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017 6TH EDITION
3. BUILDING CODE REQUIREMENT FOR REINFORCED CONCRETE: ACI 318/LATEST EDITION. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI 315/LATEST EDITION.
3. SPECIFICATION FOR THE DESIGN, FABRICATION AY ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, AISC ASD LATEST EDITION
4. BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES, ACI 530 / LATEST EDITION.

CONCRETE:

CONCRETE TO REACH DESIRED STRENGTH, AS NOTED ON PLANS AND SCHEDULES IN 28 DAYS (MINIMUM CONCRETE STRENGTH SHALL BE $f'c$ = 4000 psi IN 28 DAYS. UNLESS NOTED OTHERWISE.) AND HAVE A MINIMUM OF 517 LBS. OF CEMENT PER CUBIC YARD. ALL CONCRETE SHALL BE "READY MIXED" AND IN ACCORDANCE WITH ASTM SPECIFICATIONS C94 CERTIFICATE OF MANUFACTURERS MIX AND STRENGTH IS TO BE PROVIDED. NO WATER TO BE ADDED AFTER TRUCK LEAVES PLANT WITHOUT APPROVAL OF ENGINEER OR PLANT ENGINEER. PLANT CONTROL IS REQUIRED. MAXIMUM MIX TIME AT POINT OF DEPOSIT IS 90 MINUTES.

REINFORCING:

REINFORCING STEEL SHALL BE DEFORMED, NEW BILLET STEEL ASTM A-615 GRADE 60. SPLICES TO BE IN ACCORDANCE WITH ACI 318-LATEST EDITION FOR "STRENGTH DESIGN". FABRICATION AND PLACING OF STEEL SHALL BE IN ACCORDANCE WITH LATEST EDITION ACI CODE STANDARDS AND PRACTICE PROCEDURES.

REINFORCED MASONRY:

1. HOLLOW MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE I, GRADE N, SQUARE END, WITH A MINIMUM AVERAGE CONCRETE STRENGTH OF f'm = 2000 PSI AND NET AREA COMPRESSIVE STRENGTH= 2,800 PSI ,SEE PLAN
2. A. MORTAR SHALL CONFORM TO ASTM C-270, TYPE "M" WITH A 28-DAY STRENGTH OF 2,500 p.s.i.
   B. FILL CELLS GROUT SHALL HAVE A MINIMUM STRENGTH OF 4000 psi. WITH HIGH WATER TO CEMENT RATIO AND A MINIMUM OF 10" SLUMP.GROUT SHALL CONFORM TO ASTM C-476.AND CONFORM TO FBC 2122.6
C. GROUT CONFINEMENT TO CONFINE TO FBC 2122.6.3
   CONFINE GROUT TO THE AREAS INDICATED ON THE PROJECT DRAWINGS.
   USE MATERIAL TO CONFINE GROUT THAT PERMITS BOND BETWEEN MASONRY UNITS AND MORTAR.
D. GROUT CONSOLIDATION TO CONFORM TO FBC 2122.6.9.
   GROUTING SHALL BE CONSOLIDATED BETWEEN LIFTS BY PUDDLING, RODDING OR MECHANICAL VIBRATION.
E. GROUT KEYS TO CONFORM TO FBC 2122.6.10
   GROUT KEYS SHALL BE FORMED BETWEEN GROUTS POURS.
   GROUT KEYS SHALL BE FORMED BETWEEN GROUT LIFTS WHEN THE FIRST LIFT IS PERMITTED TO SET PRIOR TO PLACEMENT OF THE SUBSEQUENT LIFT.
   1. FORM A GROUT KEY BY TERMINATING THE GROUT A MINIMUM OF 1 1/2"IN. BELOW A MORTAR JOINT.
   2. DO NOT FORM GROUT KEYS WITHIN BEAMS.
   3. AT BEAMS OR LINTELS LAID WITH CLOSED BOTTOM UNITS, TERMINATE THE GROUT POUR AT THE BOTTOM OF THE BEAM OR LINTEL WITHOUT FORMING A GROUT KEY
3. REINFORCED MASONRY WALLS ARE DESIGNED PER ACI 530-05/ASCE 7-10.
4. SPECIAL INSPECTION IS REQUIRED FOR THE REINFORCED MASONRY WALL BY A SPECIALTY ENGINEER. SPECIALTY ENGINEER SHALL DISTRIBUTE COPIES OF FORMAL INSPECTION REPORTS TO OWNER AND AUTHORITY HAVING JURISDICTION.
5. LAY ALL MASONRY WITH FULL FACE HEAD JOINTS AND WITH FACE SHELL MORTAR BEDDING.
6. MASONRY ANCHORAGE TO SUPERSTRUCTURE SHALL BE PROVIDED IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND DETAILS.
7. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT THE PRIOR APPROVAL OF ENGINEER.
8. VERTICAL REINFORCING.
A. ASTM A 615-60 PER REINFORCING SECTION.
B. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL FOR ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING, AND CONFORM TO FBC 2122.8.2
   VERTICAL CELLS TO BE GROUTED SHALL PROVIDE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN CLEAR, UNOBSTRUCTED, CONTINUOUS, VERTICAL CORES MEASURING NOT LESS THAN 2 INCHES BY 3 INCHES FOR FINE AGGREGATE GROUT AND 3 INCHES BY 3 INCHES FOR COARSE AGGREGATE GROUT AS DEFINED BY ASTM C 476.
C. VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-QUARTER INCH FROM THE MASONRY.
D. VERTICAL REINFORCEMENT SHALL BE PROVIDED AT EACH SIDE OF OPENINGS IN WALL, AT WALL INTERSECTIONS, CORNERS AND ENDS.
   THIS REINFORCING SHALL BE THE SAME SIZE AS THE SCHEDULED WALL REINFORCING FOR THE PARTICULAR WALL BUT NEVER LESS THAN 1 #8 UNLESS NOTED OTHERWISE. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT CELLS TO BE GROUTED LINE UP PROPERLY.
9. HORIZONTAL REINFORCING, MIN. 9 LADDER TYPE AT 16" O.C. VERTICALLY. MIN LAP OF 6".
10. PROVIDE "DOVE TAIL" ANCHORS AT 16" O.C. VERTICAL FOR ALL MASONRY PLACED ADJACED TO COLUMNS OR EXTEND HORIZONTAL REINFORCING 4" INTO COLUMN.
11. HOOK ALL VERTICAL REINFORCING INTO BEAM ABOVE WHERE REBAR TERMINATES WITH 90° HOOK.
12. PROVIDE CORNER BARS AT ALL CONCRETE / BOND BEAM INTERSECTIONS. BARS SHALL BE SAME SIZE AND QUANTITY AS BEAM REINFORCING, EXTENDING 48 db TO BOTH DIRECTIONS.
13. IF ONE END OF A WALL IS HIGHER THAN THE INTERSECTED WALL, THE CORNER BARS SHALL BE TURNED DOWN INTO THE VERTICAL FILLED CELL.
14. REFER TO FLOOR PLANS FOR VERTICAL STEEL SIZE AND SPACING IN THE REINFORCED MASONRY WALLS.
15. SPLICE SHALL BE A MINIMUM OF 48 BAR DIAMETER.
16. ALL MASONRY WALLS SHALL BE CONSTRUCTED IN FOUR (4'-0") LIFTS.
17. ALL CORNERS WITH A 45 DEGREE ANGLE CAN BE ERECTED WITH THE T-990 CMU BY RINKER.
18. ALL KNEE WALLS SHALL HAVE 1 #8 VERTICAL AT 24" O.C. BELOW OPENINGS AND 8" X 8" "H" BOND BEAM OR CAST IN PLACE SILL WITH 2 #8 CONTINUOUS. EXTEND STEEL INTO EACH SIDE OF WALLS 4" MINIMUM.
19. ALL FILLED CELLS VERTICAL SHALL EXTEND TO TOP OF ROOF BEAM WITH A 90° HOOK.

CONCRETE CYLINDER AND SLUMP TESTS:

AT LEAST ONE SET OF CYLINDERS SHALL BE PROVIDED FOR STRENGTH AND SLUMP TESTS PER POUR OR FOR EACH 50 CUBIC YARDS OF CONCRETE, WHICHEVER IS LESS. AT LEAST TWO SETS OF TESTS ARE RECOMMENDED FOR COLUMN POURS. FOR EACH POUR THE ENGINEER SHALL BE PROVIDED WITH ONE (1) 3-DAY TEST, ONE (1) 7-DAY TEST, ONE (1) 28-DAY TEST, ONE (1) SPARE, AND ONE (1) SLUMP TEST.

PER F.B.C. 2017, 6TH EDITION
ASCE 7-10
Vm=170 MPH (ULTIMATE)
V NOMINAL DESIGN=132.8 MPH
EXPOSURE =C
RISK CATEGORY =II
ENCLOSED BUILDING
EC?=±0.18
ROOF MEAN HEIGHT
Kz =+0.90
Kd =0.85
A .34?

SAAD EL-HAGE CONSULTING ENGINEERS, INC.
SAAD EL-HAGE P.E. #42550
CERTIFICATE OF AUTHORIZATION #00008801

Job# 518-034

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE

REV	DATE	DESCRIPTION
1	12-21-2018	PER CITY COMMENTS COMMENTS
2	01-28-2019	PER CITY COMMENTS COMMENTS
3	02-28-2019	PER CITY COMMENTS COMMENTS

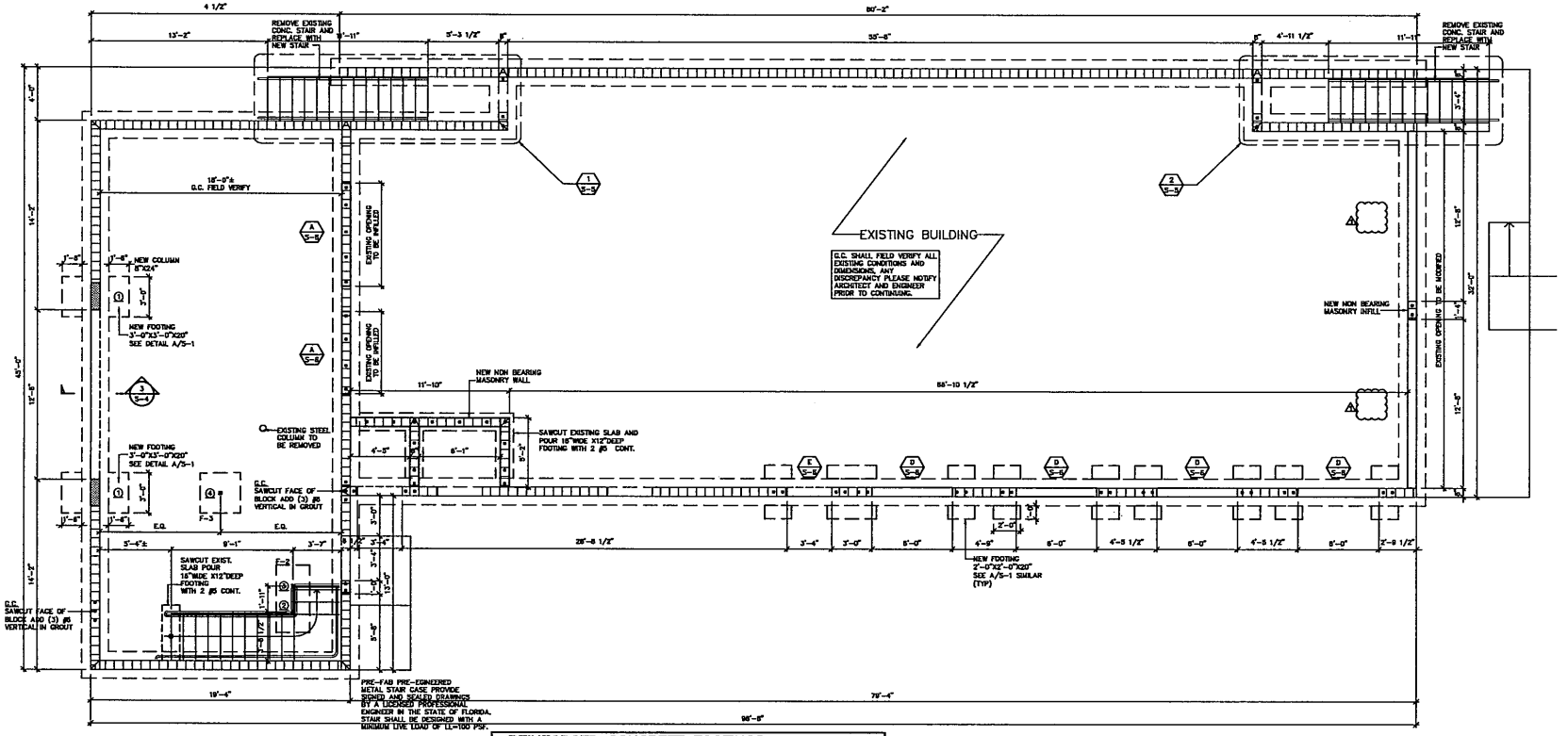
DESIGN DELIVERABLE:
ISSUE DATE: 10/31/2018

PROJECT NUMBER: 1535-180425
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SHEET TITLE:
NOTES

SHEET NUMBER:
S-0



COLUMNS

WHERE VERTICAL STEEL IS SPACED 8"O.C. OR MORE HAIR PINS SHALL BE REQUIRED

MARK	SIZE	VERT / CAP PLATE	TIES / BOTT. PLATE	REMARKS
①	8" X 24"	8 #8	#3 AT 8"O.C.	
②	TS 3" X 3" X 1/2"	BY STAIR ENGINEER	8" X 8" X 3/4" (4) 3/4"Ø A.B.	
③	TS 3" X 3" X 1/2"	BY STAIR ENGINEER	8" X 8" X 3/4" (4) 3/4"Ø A.B.	
④	TS 3" X 3" X 1/2"	8" X 4" X 3/4" FULLY WELDED	8" X 8" X 3/4" (4) 3/4"Ø A.B.	

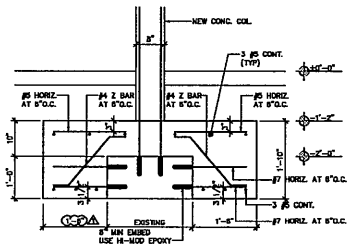
TYPE B

COLUMN TYPES

REINFORCED CONCRETE FOOTINGS

CORNER BARS SHALL BE REQUIRED AT ALL FOOTING INTERSECTIONS AT 30 EACH DIRECTION

MARK	SIZE	CONT	SW	LW	REMARKS
F-1A					SEE A/S-1
F-2	5'-0"LONG X 2'-6" X 15"	#5 AT 8"O.C. TOP & BOTT.	#5 AT 8"O.C. TOP & BOTT.		
F-3	3'-0" X 3'-0" X 12"		4 #8	4 #8	



EXISTING FOOTING REINFORCING

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

A S-1

G.C. 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
ASCE 7-10
V=170 MPH (ULTIMATE)
V NOMINAL DESIGN=132.6 MPH
EXPOSURE =C
RISK CATEGORY =II
ENCLOSED BUILDING
GCPI=±0.18
ROOF MEAN HEIGHT
Kz =0.90
Kd =0.85
I =1.0

MODIFICATOIN TO EXISTING BUILDING

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

1) ELEVATION TOP OF EXISTING FOOTINGS TO BE -2'-0" G.C. FIELD VERIFY ASSUMED DATUM ±0'-0" IS EQUAL TO FINISHED FLOOR SLAB.
2) PROVIDE 1 #8 VERTICAL IN FILLED CELL ADJACENT TO ANY WINDOW AND DOOR OPENINGS WHERE NO COLUMN IS INDICATED. REINF. TO EXTEND FROM FOUNDATION TO BEAM ABOVE.
3) ALL MASONRY WALLS TO HAVE #9 LADDER TYPE DURO WALL HORIZONTAL J ONT REINFORCING EVERY 2ND BLOCK COURSE. EXTEND REINFORCING MINIMUM 4" INTO CONC COLUMNS.
4) ALL SLOPES, DRAINS AND RECESSES IN FLOOR SLAB. COORDINATE W/ ARCH. AND MECHANICAL DRAWINGS PRIOR OF POURING FLOOR SLAB.
5) ● INDICATES 1 #8 VERTICAL INFILLED CELL AT AS SHOWN (TYP.); DRILL AND DOWEL TOP AND BOTT. 8" MINIMUM EMBEDMENT USE HI-MOD EPOXY
6) WHERE TWO FOOTINGS INTERSECT PROVIDE (3) #7 AT 8"O.C. TOP AND BOTTOM X 4'-0"LONG CENTER AT INTERSECTION (TYP)

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE

REV	DATE	DESCRIPTION
1	10/30/2018	PER ARCHITECT'S COMMENTS
2	12/4/18	
3	12/20/2018	PER ARCHITECT'S COMMENTS

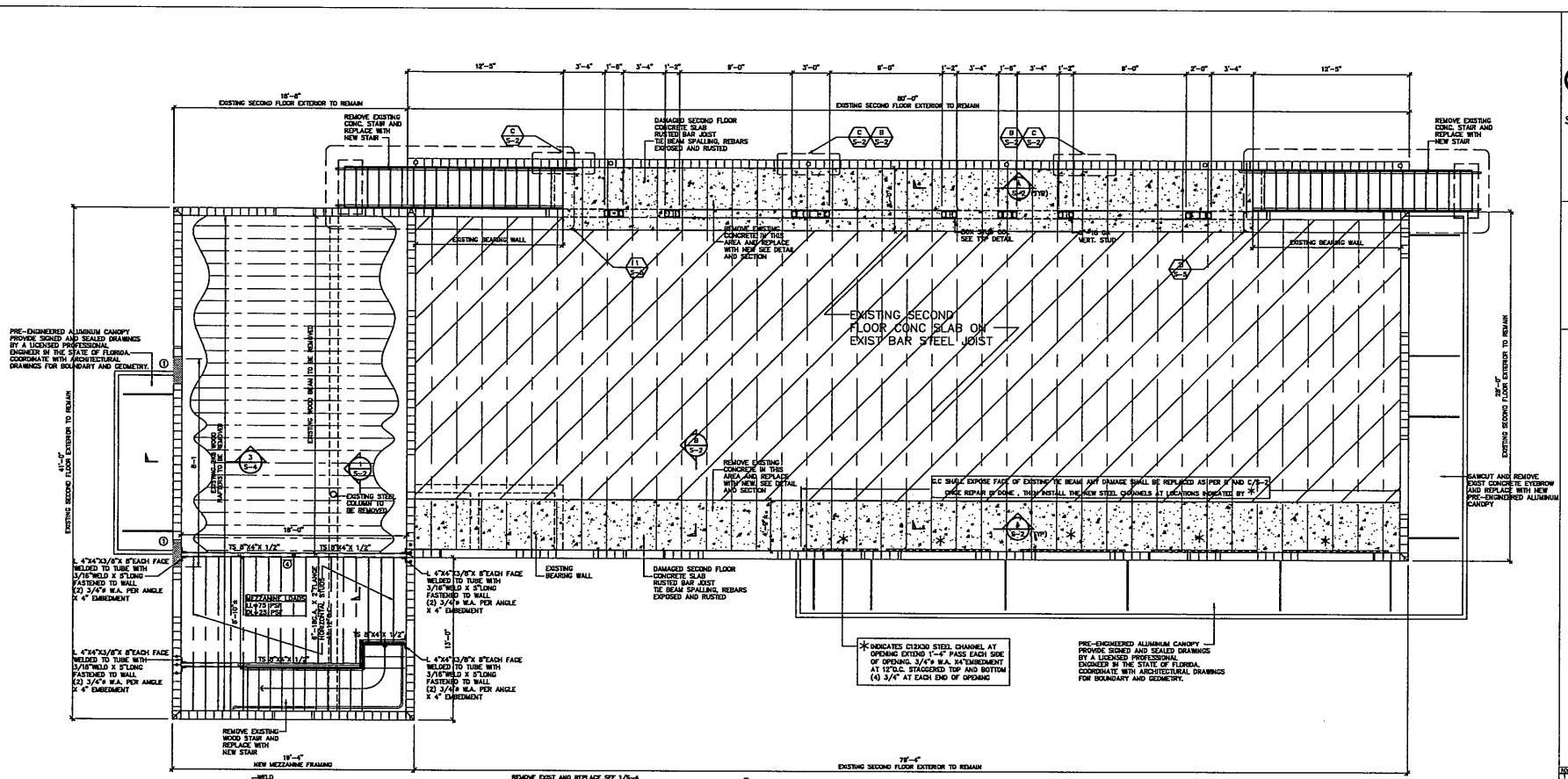
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PROJECT NUMBER: 1535-180425
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SHEET TITLE:
FIRST FLOOR AND FOUNDATION

SHEET NUMBER:
S-1



MODIFICATOIN TO EXISTING 2ND FLOOR

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

1. SHORE UP EXISTING STEEL JOIST
2. CHIP CONCRETE TIE BEAM AND REMOVE SPALLING CONCRETE
3. CHIP AROUND RUSTED REBARS AND PASS 12"EACH END
4. CLEAN OUT ALL DUST AND DEBRIS
5. WELL #5 HORIZONTAL TO EXIST.
6. APPLY BONDING AGENT
7. APPLY SEALANT

PER F.B.C. 2017, 6TH EDITION
ASCE 7-10
V=170 MPH (ULTIMATE)
V NOMINAL DESIGN=132.6 MPH
EXPOSURE =C
RISK CATEGORY =II
ENCLOSED BUILDING
GCPi=±0.18
ROOF MEAN HEIGHT
Kz =0.90
Kd =0.85
I=1.00

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

DAMAGED CONCRETE BEAM REPAIR NOTES:

1. CHIP EXIST DAMAGED AND SPALLED CONCRETE (CHIP UNTIL U REACH SOUND CONCRETE)
2. EXPOSE EXISTING REBARS (ALL RUSTED REBARS AND STIRRUPS HAS TO BE EXPOSED)
3. SAND BLAST THE REMAINING STEEL.
4. WIRE BRUSH ALL RUSTED STEEL AND CLEAN IT.
5. PROVIDE #5 HORIZONTAL REINFORCING ADJACENT TO EXISTING RUSTED ONE (EXTEND 2'-0" PASS RUST, WELD WITH 1/8" THICK X 1" LONG EVERY 3"O.C.)
6. PROVIDE #4 OPEN STIRRUPS WELD TO EXISTING RUSTED ONE, OVERLAP 4"MIN USE 1/8" FULLY WELD
7. APPLY BONDING AGENT.
8. APPLY SIKA ADD MIXTURE CONCRETE 5,000 PSI MIN

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CERTIFICATE OF AUTHORIZATION #00006801

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE

REV	DATE	DESCRIPTION
1	10/31/2018	BUILDING DEPARTMENT COMMENTS
2	12/12/2018	BUILDING DEPARTMENT COMMENTS
3	2/22/2019	BUILDING DEPARTMENT COMMENTS

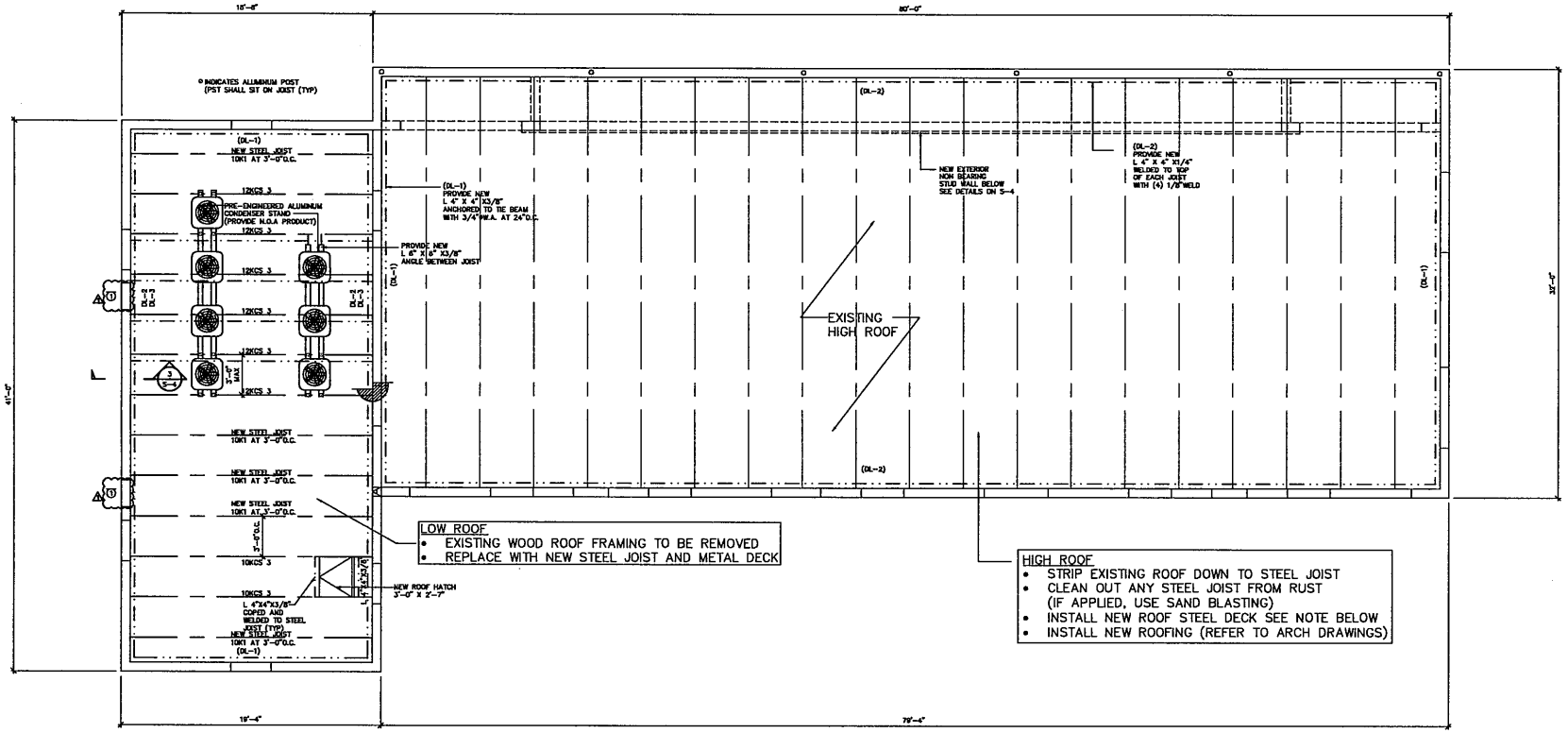
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SHEET TITLE:
EXISTING 2ND FLOOR

SHEET NUMBER:
S-2



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

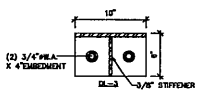
ROOF UPLIFT MEMBRANE BASED ON 10 Sq. FT
ZONE 1 PUP = -(10.6psf)
ZONE 2 PUP = -(16.2psf)
ZONE 3 PUP = -(16.2psf)

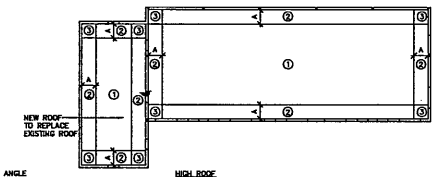
NEW ROOF DECK
@ 1 1/2"-22G.A. TYPE B G-90 GALVANIZED

FASTENERS
SUPPORT =36/7 (5/8"PUDDLE WELD)
SIDELAP =10 #10 TEX SCREWS
PERIMETER= 5/8"PUDDLE WELD AT 6"O.C.

ROOF DESIGN LOADS:
-LIVE LOAD: 30 PSF
-DEAD LOAD: 30 PSF

1) DL-3 INDICATES L6"x4"x1/2"x10" L.L.V. STEEL ANGLE PROVIDE NEW (SITS UNDER EACH STEEL JOIST SEAT)
2) DL-2 INDICATES L 4" X 4" X1/4"xCONT WELDED TO TOP OF STEEL JOIST WITH 4"x3/16" LONG WELD (TYP)
3) DL-1 INDICATES L 4" X 4" X 3/8" X CONT. WITH 3/4" HILA. AT 24" O.C. X 4" EMBEDMENT





HIGH ROOF

ROOF UPLIFT MEMBRANE BASED ON 10 Sq. FT
ZONE 1 PUP = -(10.6psf)
ZONE 2 PUP = -(16.2psf)
ZONE 3 PUP = -(16.2psf)

NEW ROOF DECK
@ 1 1/2"-22G.A. TYPE B G-90 GALVANIZED

FASTENERS
SUPPORT =36/7 (5/8"PUDDLE WELD)
SIDELAP =10 #10 TEX SCREWS
PERIMETER= 5/8"PUDDLE WELD AT 6"O.C.

ROOF DESIGN LOADS:
-LIVE LOAD: 30 PSF
-DEAD LOAD: 25 PSF

MODIFICATOIN TO EXISTING ROOF

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

G.C. 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
ASCE 7-10
V=170 MPH (ULTIMATE)
V NOMINAL DESIGN=132.6 MPH
EXPOSURE =C
RISK CATEGORY =II
ENCLOSED BUILDING
GCPi=±0.18
ROOF MEAN HEIGHT
Kz =0.90
Kd =0.85
I =1.0

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE

REV	DATE	DESCRIPTION
1	01-30-2019	PER CITY COMMENTS DATED 01-04-2019

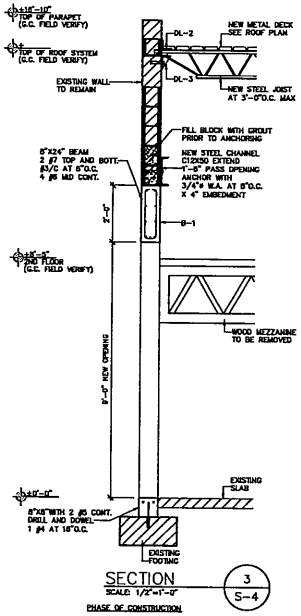
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SHEET TITLE:
EXISTING ROOF PLAN

SHEET NUMBER:
S-3

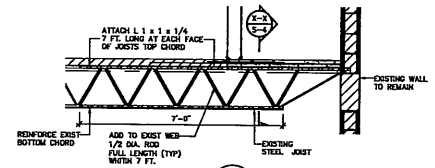


SECTION 3 S-4
SCALE: 1/2"=1'-0"

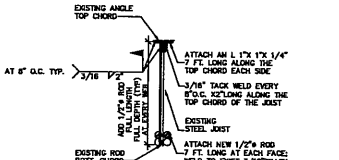
PHASE OF CONSTRUCTION

1. CUT SLAB AT NEW FOOTING LOCATION
2. POUR NEW FOOTING
3. CUT VERTICAL IN EXISTING BLOCK AT NEW COLUMN LOCATION
4. POUR NEW CONCRETE COLUMN (NEW CONCRETE COLUMN TO EXTEND FROM FOOTING UP TO EXISTING ROOF TIE BEAM)
   4a. CONCRETE COLUMN: DRILL AND DOWEL INTO EXISTING FOOTING BELOW AND EXISTING ROOF BEAM ABOVE X 3" MIN. EMBEDMENT USE Hi-VOD EPOXY
5. PROVIDE HORIZONTAL STEEL CHANNEL AND ANCHOR ABOVE TO HOLD EXISTING BLOCK ABOVE.
6. SAWCUT EXISTING BLOCK IN NEW OPENING AND REMOVE.
7. POUR NEW CONCRETE BEAM

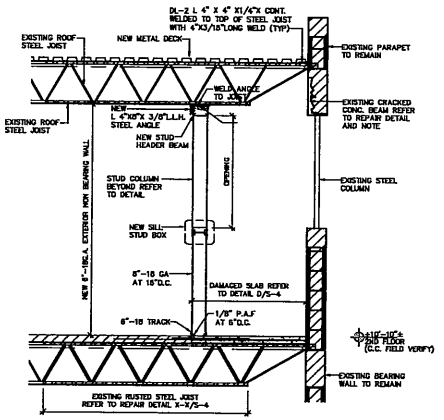
NO HAMMERING ALLOWED



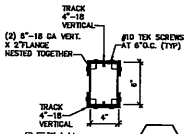
SECTION 1 S-4
SCALE: 1/2"
EXISTING RUSTED 2ND FLOOR JOIST REPAIR DETAIL



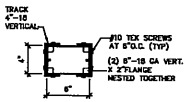
EXISTING JOIST REINFORCING DETAIL X-X S-4
(SEE PLAN FOR LOCATION)



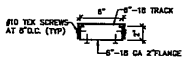
SECTION 2 S-4
SCALE: 1/2"



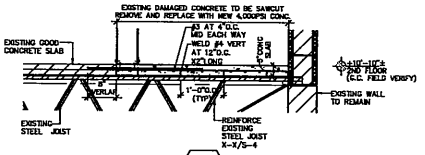
DETAIL C S-4
SCALE: 1 1/2"=1'-0"
(STUD COL.)



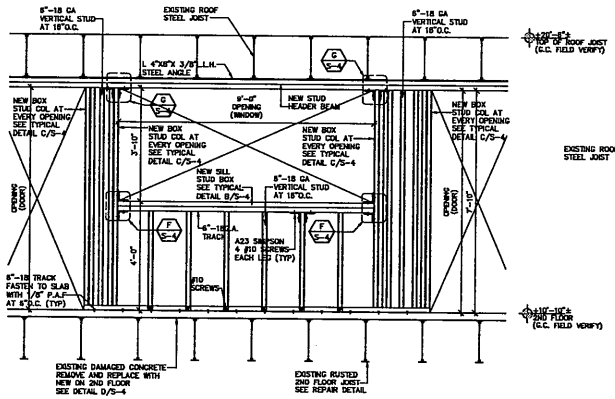
DETAIL A S-4
SCALE: 1 1/2"=1'-0"
(HEADER)



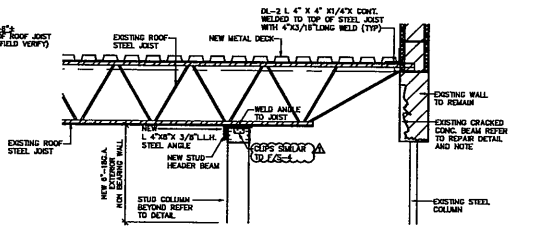
DETAIL B S-4
SCALE: 1 1/2"=1'-0"
(SILL)



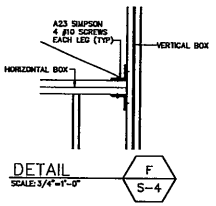
DETAIL D S-4
SCALE: 3/4"=1'-0"



ELEVATION E S-4 STUD WALL FRAMING DETAIL
SCALE: 1/2" = 1'-0" (EXTERIOR NON BEARING WALL)



DETAIL G S-4
SCALE: 3/4"=1'-0"



DETAIL F S-4
SCALE: 3/4"=1'-0"

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LICENSE NO. AA26001863

Existing Building Renovation Plans for:
BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE

NO	DATE	DESCRIPTION
1	01-07-2019	BUILDING DEPARTMENT SUBMITTAL

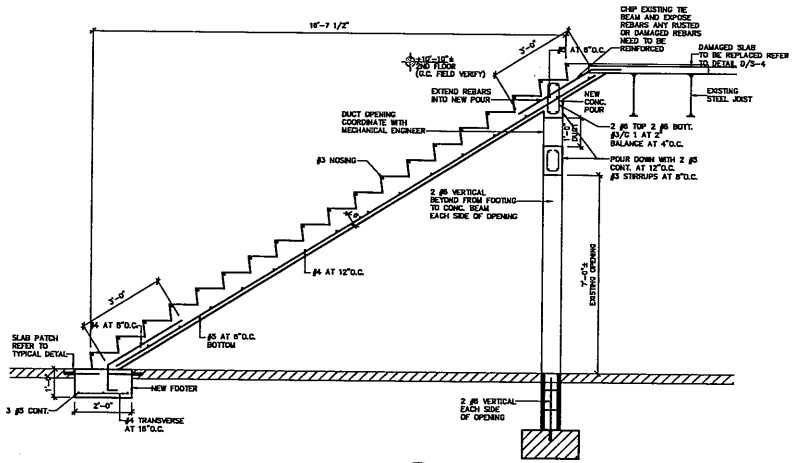
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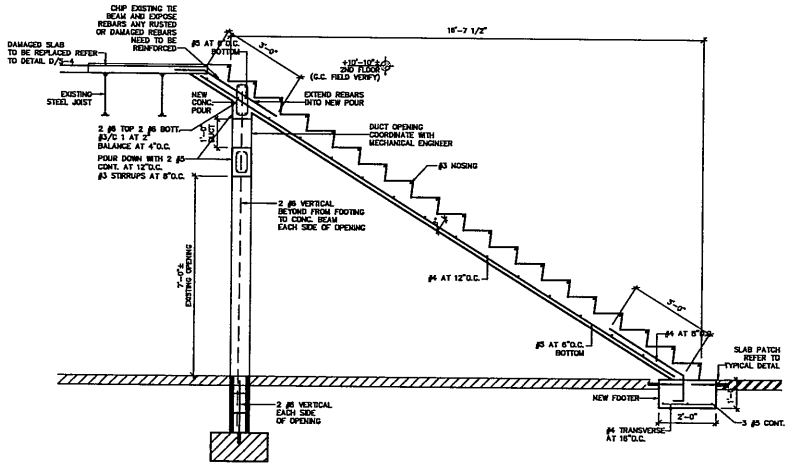
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SHEET TITLE:
DETAILS

SHEET NUMBER:
S-4



SECTION 1 S-5
SCALE: 1/2"=1'-0"



SECTION 1 S-5
SCALE: 1/2"=1'-0"

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CERTIFICATE OF AUTHORIZATION #00008801
JOB# 318-034

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Existing Building Renovation Plans for: BOLDEN BUILDING

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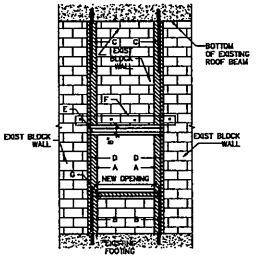
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SHEET TITLE:
STAIR SECTIONS

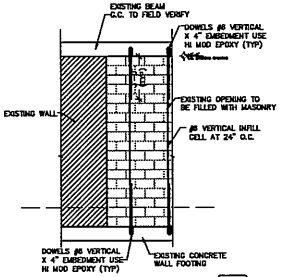
SHEET NUMBER:
S-5



NEW OPENING DETAIL (D) S-6

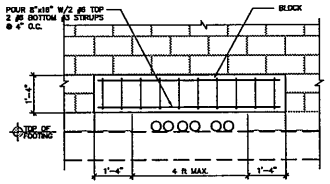
SCALE: 1/4" = 1'-0"

A. SAWCUT FACE OF BLOCK
B. ADD #5 VERTICAL DOWEL X 4 FT. DRILLED AND DOWELED A MINIMUM OF 8" INTO EXISTING FOOTING, USE HI-MOD EPOXY
C. ADD #5 VERTICAL DOWEL X 4 FT. DRILLED AND DOWELED A MINIMUM OF 8" INTO BOTTOM OF EXISTING ROOF BEAM, USE HI-MOD EPOXY.
D. SET ONE #5 VERTICAL CONTINUOUS TO SPLICE THE TWO EPOXY GROUTED DOWELS.
E. 8" PRE-CAST LINTEL W/ (2) #5 REBAR. PROVIDE A MIN OF 8" BEARING PASS OPENING AT EACH SIDE.
F. 3/8" STEEL PLATE X 12" WITH 3/4"ø MASONRY ANCHOR AT 16" O.C. (2) 3/4"ø PASS OPENING EACH SIDE (IF NEEDED TEMPORARY PLATE)
G. 8" CAST IN PLACE SILL W/ (2) #5 REBAR. DRILL & DOWEL A MIN OF 3" INTO EXISTING SIDES.



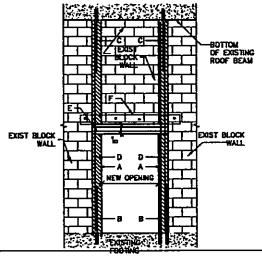
INFILL DETAIL FOR EXTERIOR MASONRY WALLS (C) S-6

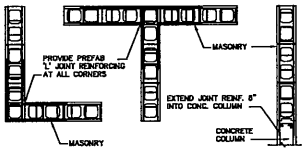
NOTE: USE #9 LADDER TYPE DUR-O-WALL AT 16" o.c. VERTICAL AT ALL EXTERIOR MASONRY WALLS



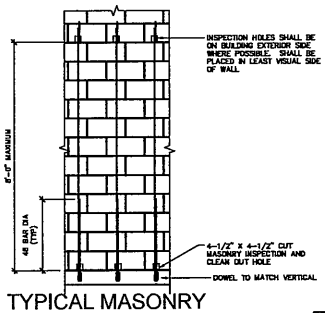
TYPICAL DETAIL
PIPES ABOVE FOOTING

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





TYPICAL MASONRY HORIZONTAL JOINT REINFORCEMENT DETAIL



TYPICAL MASONRY
FILLED CELL DETAIL (A) S-6

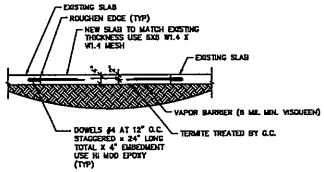
SCALE: 1/2" = 1'-0"

NOTE:
MASONRY WALL INSPCTION SHALL BE REQUIRED AT EVERY LIFT.

NEW OPENING DETAIL (E) S-6

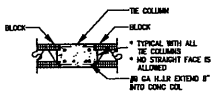
SCALE: 1/4" = 1'-0"

A. SAWCUT FACE OF BLOCK
B. ADD #5 VERTICAL DOWEL X 4 FT. DRILLED AND DOWELED A MINIMUM OF 8" INTO EXISTING FOOTING, USE HI-MOD EPOXY
C. ADD #5 VERTICAL DOWEL X 4 FT. DRILLED AND DOWELED A MINIMUM OF 8" INTO BOTTOM OF EXISTING ROOF BEAM, USE HI-MOD EPOXY.
D. SET ONE #5 VERTICAL CONTINUOUS TO SPLICE THE TWO EPOXY GROUTED DOWELS.
E. 8" PRE-CAST LINTEL W/ (2) #5 REBAR. PROVIDE A MIN OF 8" BEARING PASS OPENING AT EACH SIDE.
F. 3/8" STEEL PLATE X 12" WITH 3/4"ø MASONRY ANCHOR AT 16" O.C. (2) 3/4"ø PASS OPENING EACH SIDE (IF NEEDED TEMPORARY PLATE)



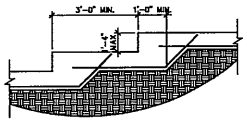
EXISTING SLAB REPAIR PATCH (B) S-6

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



TIE COLUMN DETAIL (TYPICAL)

N.T.S.



STEPPED FOOTING DETAIL

SAAD EL-HAGE CONSULTING ENGINEERS, INC.

SAAD EL-HAGE P.E. #42530
CERTIFICATE OF AUTHORIZATION #00008601
JOB# 518-034

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Manuel Synalovski, AIA
AA 0011629
SEAL

LICENSE NO. AA26001863

Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE:

ISSUE DATE: 10/31/2018

PROJECT NUMBER: 1535-180425

DRAWN BY: CAP

CHECKED BY: SEH

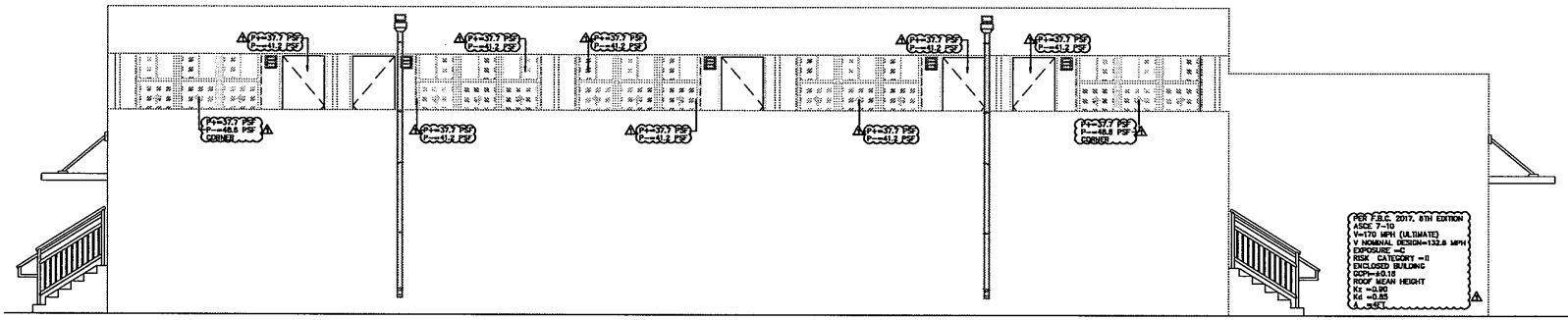
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SHEET TITLE:

DETAILS

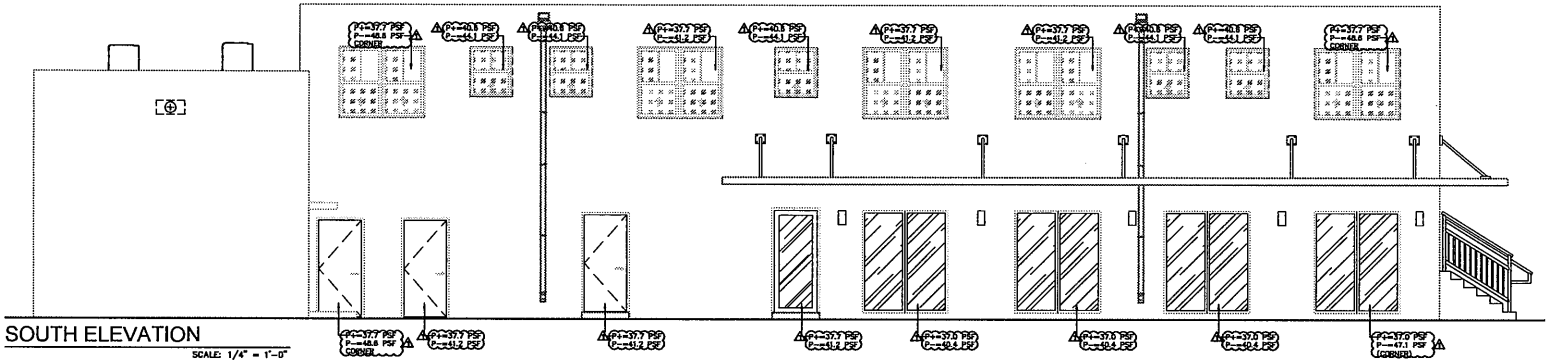
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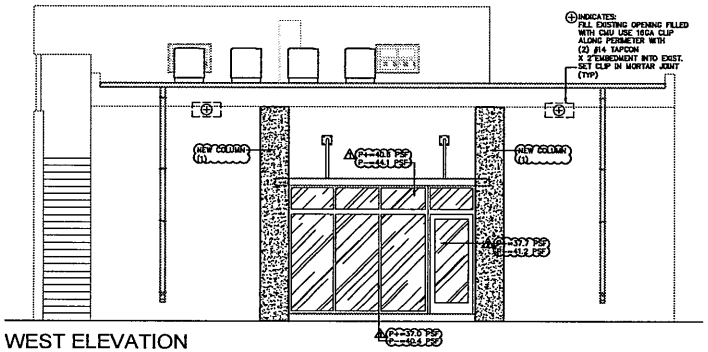
NORTH ELEVATION

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



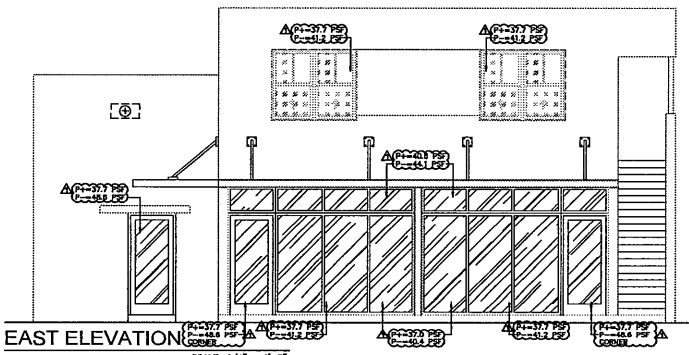
SOUTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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

SAAD ELIA EL-HAGE
CONSULTING ENGINEERS, INC.

SAAD EL-HAGE P.E. #42550
CERTIFICATE OF AUTHORIZATION #00006801
JOB# 518-034

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE

REV	DATE	DESCRIPTION
1	10/31/2018	BUILDING DEPARTMENT COMMENTS

DESIGN DELIVERABLE:
ISSUE DATE: 10/31/2018

PROJECT NUMBER: 1535-180425

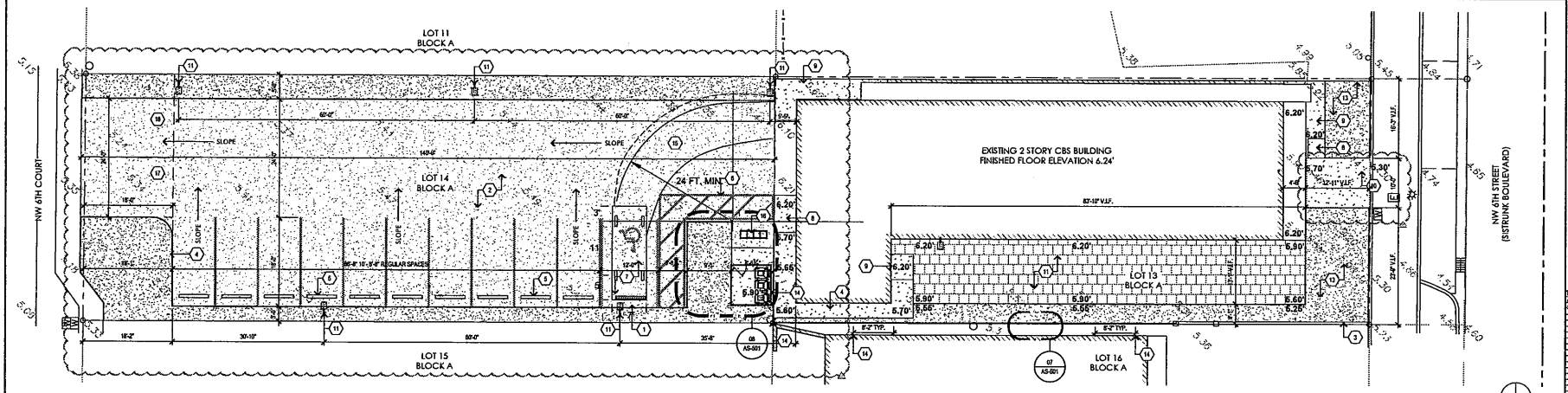
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CHECKED BY: SEH

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SHEET TITLE:
WIND PRESSURES

SHEET NUMBER:
S-7



2 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'

1. PROVIDE ACCESSIBLE PARKING SIGNAGE AT EACH ACCESSIBLE PARKING SPACE. SEE DETAIL 03/AS-501.
2. MILL AND REPLACE ASPHALT PAVING. PROVIDE NEW STRIPING PER PLAN.
3. NEW "D" CONCRETE CURB - SEE DETAIL 02/AS-501.
4. NEW CONCRETE SIDEWALK FLUSH WITH ASPHALT. SEE DETAIL 05/AS-501.
5. RUBBER PARKING BUMPERS - NEW 6" RECYCLED RUBBER PARKING BLOCK
6. PAINTED PAVING MARKINGS. SEE DETAIL 01/AS-501.
7. TYPICAL ACCESSIBLE PARKING SPACE WITH ACCESS AISLE PAVEMENT MARKING. SEE DETAIL 01/AS-501.
8. NEW ACCESSIBLE CURB RAMP FROM NEW SIDEWALK TO EXISTING RAISED SIDEWALK. SLOPE MAX 1:12.
9. NEW ACCESSIBLE RAISED RAMP LANDING. SLOPE MAX 2%.
10. EXISTING TO REMAIN SIDEWALK.
11. NEW CONCRETE ORNAMENTAL POLE WITH LED LIGHT FIXTURE (VLX-1T1 98LC 350KUW) BY VISIONAIRE LIGHTING.
12. NEW CONCRETE PAVERS.
13. NEW PLANTING AREA.
14. NEW PVC FENCING - SEE DETAIL 07/AS-501.

1 ARCHITECTURAL SITE PLAN NOTES

1. FBC(2017) 105.3 BROWARD AMEND. EFFECTIVE 03/01/2018 ALL APPLICANTS TO PROVIDE CONTRACT DOCUMENTS SIGNED BETWEEN OWNER AND CONTRACTOR DEMONSTRATING TOTAL VALUE OF WORK, INCLUDING MATERIALS AND LABOR, FOR WHICH THE PERMIT IS BEING ISSUED.
2. FBC(2017) 107.3.5.4 BROWARD AMEND. PROVIDE LEGIBLE HARDCOPIES OF NOAS AND/OR FLORIDA PRODUCT APPROVALS RATED FOR THE HVHZ REVIEWED, ACCEPTED, SIGNED AND STAMPED BY THE ARCHITECT OR ENGINEER OF RECORD CONFIRMING THAT THE COMPONENT MEETS THE DESIGN REQUIREMENTS OF THE PLANS, A. WINDOWS, DOORS AND STOREFRONTS. B. A/C STANDS.
3. FBC(2017) CHAPTER 33 AND CHAPTER 10 OF THE EXISTING BUILDING CODE. PROVIDE STAGING PLAN AND SAFETY PLAN FOR SAFEGUARDING THE CONSTRUCTION SITE. CONTRACTOR TO PROVIDE PROTECTION FOR PEDESTRIANS FOR THE LENGTH OF THE JOB AS REQUIRED (WALKWAYS, BARRICADES, RAILINGS, BARRIERS, COVERED WALKWAYS); PROTECT ADJOINING PRIVATE AND PUBLIC PROPERTY; MAINTAIN THE MEANS OF EGRESS FOR THE BUILDINGS OCCUPANTS; CONTRACTOR SHALL NOT DISRUPT TRAFFIC AND IF REQUIRED OBTAIN THE REQUIRED MAINTENANCE OF TRAFFIC PERMITS AT THE TRANSPORTATION AND MOBILITY DEPARTMENT LOCATED AT 290 NE 3RD AVE, FORT LAUDERDALE, FL 33301, PHONE: 954-828-4497 OR AT EMAIL: MOT@FORTLAUDERDALE.GOV. THEIR WEBSITE IS: HTTP://WWW.FORTLAUDERDALE.GOV/DEPARTMENTS/TRANSPORTATION-AND-MOBILITY/TRANSPORTATION-DIVISION/MAINTENANCE-OF-TRAFFIC/401 PROVIDE CONSTRUCTION DEBRIS MITIGATION LETTER AS REQUIRED BY BUILDING OFFICIAL. DOWNLOAD LINK: HTTP://WWW.FORTLAUDERDALE.GOV/HOME/SHOWDOCUMENT?ID=14353
4. FBC(2017) 105.3.1.1.16 BROWARD AMEND. PROVIDE SEPARATE FENCE PERMIT APPLICATION FOR DUMPSTER ENCLOSURE WITH ENGINEERED PLANS FOR FENCES OVER 6 FEET. PROVIDE SHOP DRAWINGS FOR THE GATES.
5. FBC(2017) 105.3.1.4.8 BROWARD AMEND. PROVIDE SEPARATE PERMIT AND SHOP DRAWINGS FOR CANOPY. SHOP DRAWINGS REVIEWED, ACCEPTED AND SIGNED OFF BY ENGINEER.
6. FBC(2017) 105.3.1.4.10 BROWARD AMEND. SEPARATE ROOFING PERMIT REQUIRED WITH PRODUCT APPROVAL HARDCOPIES REVIEWED, ACCEPTED AND SIGNED OFF BY ENGINEER. PLEASE VISIT THE FOLLOWING WEBSITE TO OBTAIN ROOF APPLICATION PACKAGE: HTTP://WWW.FORTLAUDERDALE.GOV/HOME/SHOWDOCUMENT?ID=1606

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CLIENT: CITY OF FORT LAUDERDALE CRA

EXISTING BUILDING RENOVATION PLANS FOR: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

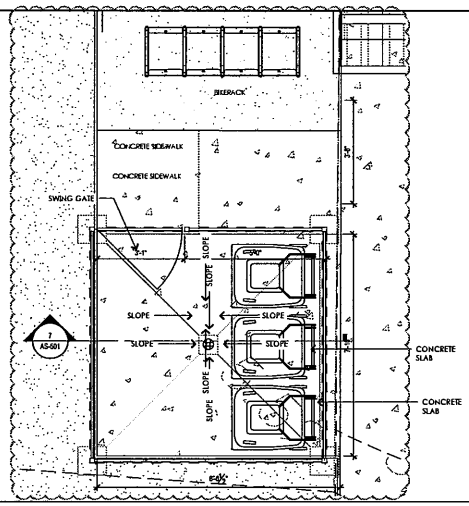
REV	DATE	REVISION
A	10/07/19	CITY COMMENTS

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ISSUE DATE: 1/7/19
PROJECT NUMBER: 1535-180425
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CHECKED BY:

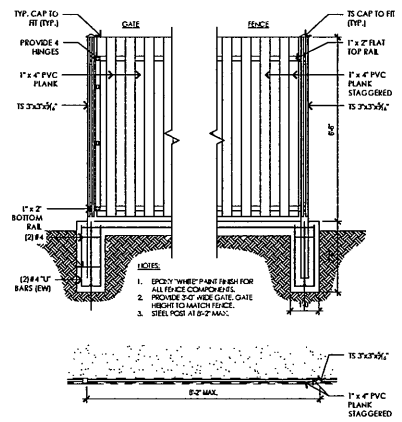
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ARCHITECTURAL SITE PLAN

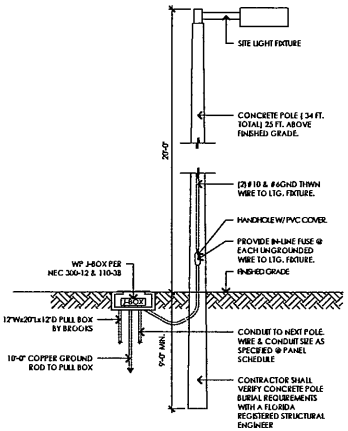
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AS-101



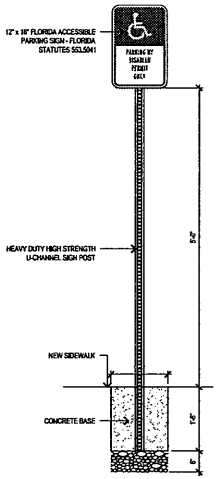
8 DUMPSTER ENCLOSURE ENLARGED PLAN
SCALE: 1/2" = 1'-0"



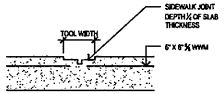
7 TYPICAL FENCE DETAIL
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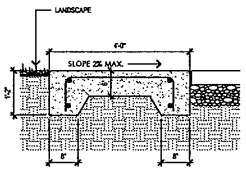
4 TYPICAL ORNAMENTAL POLE
NOT TO SCALE



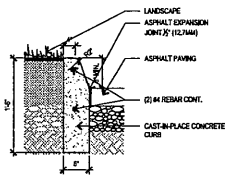
3 ACCESSIBLE PARKING SIGNAGE
NOT TO SCALE



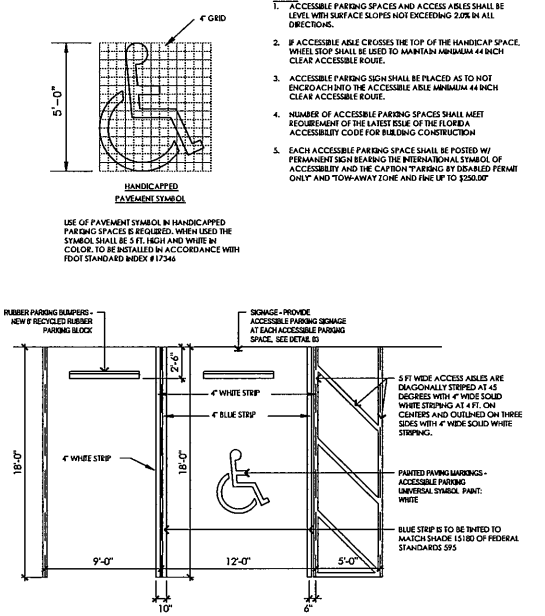
6 SIDEWALK JOINT
NOT TO SCALE



5 SIDEWALK DETAIL
NOT TO SCALE



2 CURB DETAIL
NOT TO SCALE



1 TYPICAL ACCESSIBLE PARKING ARRAGEMENT
SCALE: 1/8" = 1'-0"

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

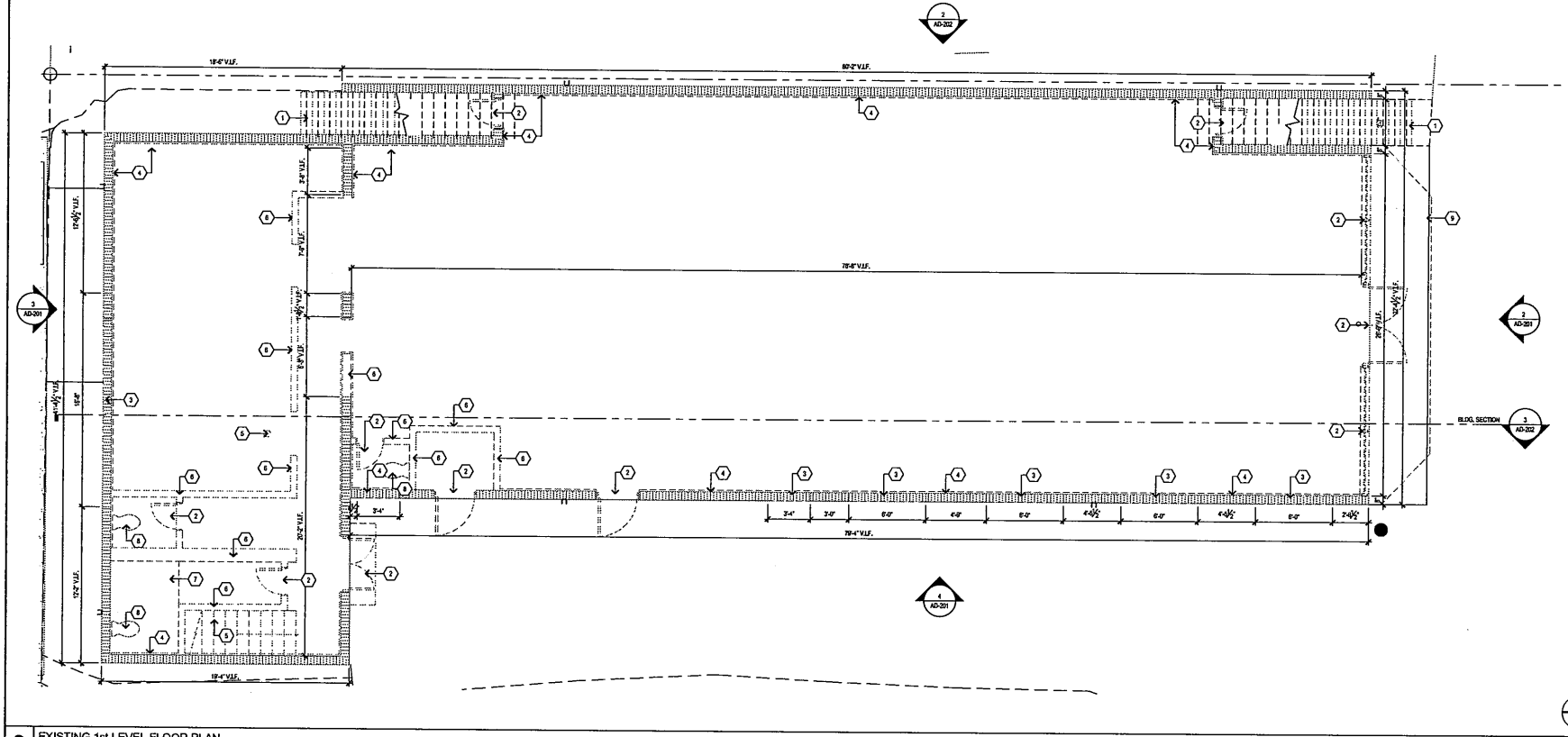
KEY	DATE	DESCRIPTION
1	1/7/19	CITY COMMENTS

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SHEET TITLE:
ARCHITECTURAL SITE PLAN MISCELLANEOUS DETAILS

SHEET NUMBER:
AS-501



2 EXISTING 1st LEVEL FLOOR PLAN

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

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 PREMISES.

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, 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 SYSTEMS. A WRITTEN METHOD OF PROCEDURE WILL BE REQUIRED FROM THE CONTRACTOR PRIOR TO COMMENCING WITH WORK.

5. INSTALL ALL SHORING AND BRACING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES AND/OR REGULATIONS TAKE PRECEDENCE.

6. 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 LAWFUL 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 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 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. NO STOCK PILING 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 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 REMOVED 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.

13. GENERAL CONTRACTOR SHALL HAND NOTATE ON DEMOLITION DRAWINGS ANY "AS-BUILT" INFORMATION OF INTEREST TO THE OWNER.

14. ARCHITECT AND OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT 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, SCRAPS, 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 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 ENCLOSURE SURFACES. SUCH ENCLOSURE SHALL PREVENT ENTRY OF UNAUTHORIZED PERSONS.

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 REALIZE THAT A SUBSTANCE CONTAINS ASBESTOS DOES NOT ABSOLVE CONTRACTORS FROM LIABILITY.

21. THE CONTRACTOR SHALL SUBMIT TO THE BROWARD COUNTY - POLLUTION PREVENTION REMEDIATION AND AIR QUALITY DIVISION A COMPLETE NOTICE OF DEMOLITION OR ASBESTOS RENOVATION AT LEAST 10 DAYS IN ADVANCE OF THE PROPOSED DEMOLITION.

STRUCTURAL BRACING CONSIDERATIONS DURING DEMOLITION

1. 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.

2. WALLS SHALL BE BRACED AT EXISTING FLOOR LOCATIONS. THE BRACING SHALL BE CONSTRUCTED SO THAT BRACING MEMBERS CAN WITHSTAND TENSION & COMPRESSION FORCES.

3. CONTRACTOR IS RESPONSIBLE FOR CONNECTING BRACING TO MEMBERS DESIGNED TO TRANSFER OR RESIST LATERAL LOADS.

4. CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF THE STRUCTURE DURING DEMOLITION.

5. 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 OF A MINIMUM OF 72 HOURS OF DEMOLITION ACTIVITIES THAT WILL AFFECT NORMAL OPERATION OF BUILDINGS AND OR CITY SERVICES.

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 DEMOLITION WORK HAS BEGUN

DEMOLITION NOTES:

1. EXISTING CONCRETE STAIRS TO SECOND FLOOR TO BE DEMOLISHED.
2. REMOVE AND DISPOSE ALL EXISTING STOREFRONTS, DOORS AND WINDOWS. PROTECT BUILDING FROM INTRUSION AT ALL TIMES.
3. NEW OPENINGS AT EXITING CMU BEARING 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. PREPARE 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 FIXTURES.
9. CONCRETE EYEBROW TO BE DEMOLISHED.
10. REMOVE ALL EXISTING FLOOR FINISHES, INTERIOR PARTITIONS, FURNITURE, CABINETS, CEILING FINISHES, FASCIAS, KITCHEN EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT.

1 DEMOLITION NOTES AND FLOOR PLAN KEYNOTE LEGEND

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EXISTING BUILDING RENOVATION PLANS FOR: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION

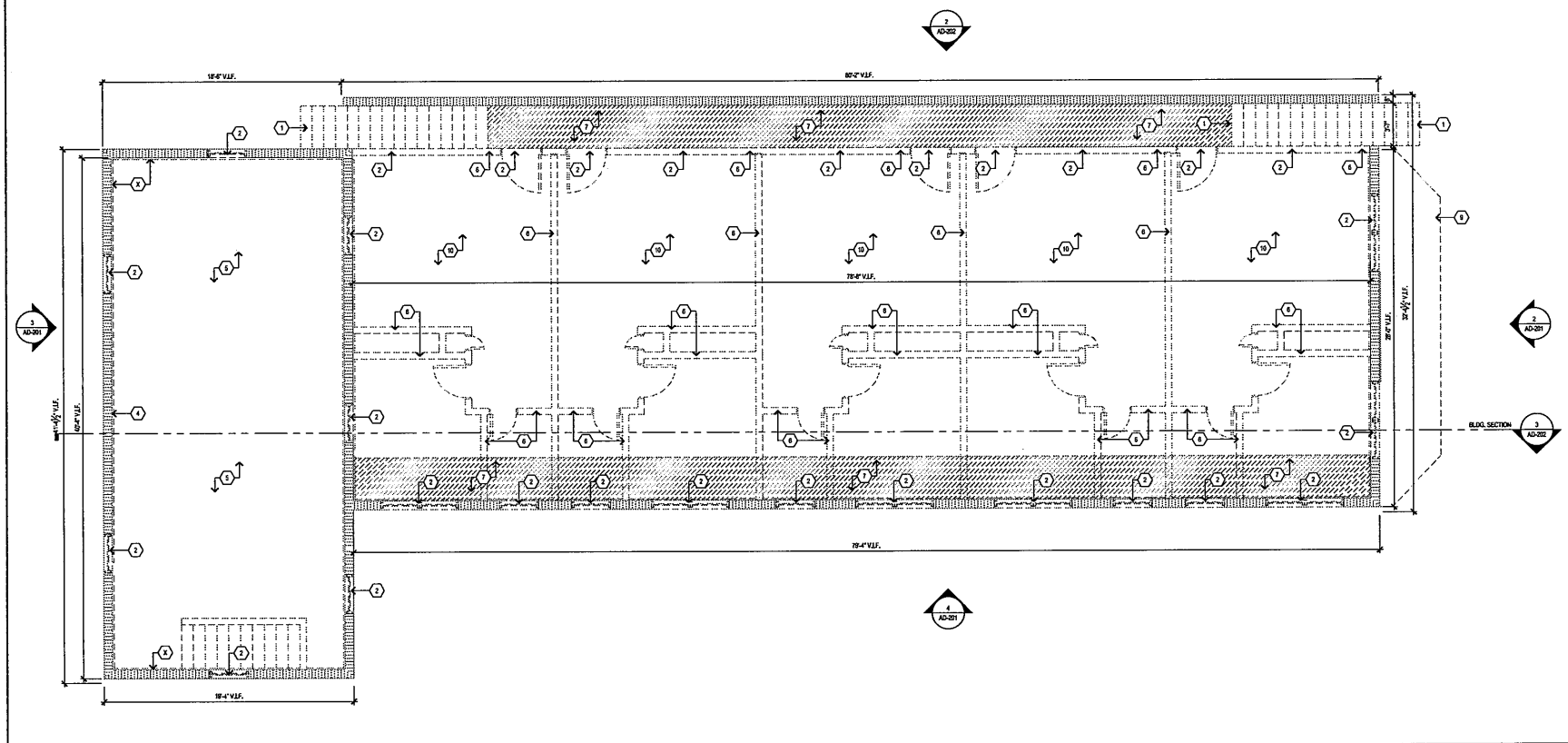
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DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19

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

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SHEET TITLE:
FIRST FLOOR DEMOLITION PLAN

SHEET NUMBER:
AD-101



2 EXISTING 2ND LEVEL FLOOR PLAN

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

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 PREMISES.

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, 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 SYSTEMS. A WRITTEN METHOD OF PROCEDURE WILL BE REQUIRED FROM THE CONTRACTOR PRIOR TO COMMENCING WITH WORK.

5. INSTALL ALL SHORING AND BRACING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES AND/OR REGULATIONS TAKE PRECEDENCE.

6. 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 LAWFUL 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 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 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. NO STOCK PILING 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 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 REMOVED 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.

13. GENERAL CONTRACTOR SHALL HAND NOTATE ON DEMOLITION DRAWINGS ANY "AS-BUILT" INFORMATION OF INTEREST TO THE OWNER.

14. ARCHITECT AND OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT 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, SCRAPS, 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 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 ENCLOSURE SURFACES, SUCH ENCLOSURE SHALL PREVENT ENTRY OF UNAUTHORIZED PERSONS.

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 REALIZE THAT A SUBSTANCE CONTAINS ASBESTOS DOES NOT ABSOLVE CONTRACTORS FROM LIABILITY.

21. THE CONTRACTOR SHALL SUBMIT TO THE BROWARD COUNTY – POLLUTION PREVENTION REMEDIATION AND AIR QUALITY DIVISION A COMPLETE NOTICE OF DEMOLITION OR ASBESTOS RENOVATION AT LEAST 10 DAYS IN ADVANCE OF THE PROPOSED DEMOLITION.

STRUCTURAL BRACING CONSIDERATIONS DURING DEMOLITION

1. 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.

2. WALLS SHALL BE BRACED AT EXISTING FLOOR LOCATIONS. THE BRACING SHALL BE CONSTRUCTED SO THAT BRACING MEMBERS CAN WITHSTAND TENSION & COMPRESSION FORCES.

3. CONTRACTOR IS RESPONSIBLE FOR CONNECTING BRACING TO MEMBERS DESIGNED TO TRANSFER OR RESIST LATERAL LOADS.

4. CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF THE STRUCTURE DURING DEMOLITION.

5. 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 OF A MINIMUM OF 72 HOURS OF DEMOLITION ACTIVITIES THAT WILL AFFECT NORMAL OPERATION OF BUILDINGS AND OR CITY SERVICES.

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 DEMOLITION WORK HAS BEGUN

DEMOLITION NOTES:

1. EXISTING CONCRETE STAIRS TO SECOND FLOOR TO BE DEMOLISHED.
2. REMOVE AND DISPOSE ALL EXISTING STOREFRONTS, DOORS AND WINDOWS. PROTECT BUILDING FROM INTRUSION AT ALL TIMES.
3. NEW OPENINGS AT EXITING CMU BEARING 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. PREPARE 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 FIXTURES.
9. CONCRETE EYEBROW TO BE DEMOLISHED..
10. REMOVE ALL EXISTING FLOOR FINISHES, INTERIOR PARTITIONS, FURNITURE, CABINETS, CEILING FINISHES, FASCIAS, KITCHEN EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT, AND ELECTRICAL WIRES, BOXES AND CONDUITS.

1 DEMOLITION NOTES AND FLOOR PLAN KEYNOTE LEGEND

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

REV	DATE	DESCRIPTION

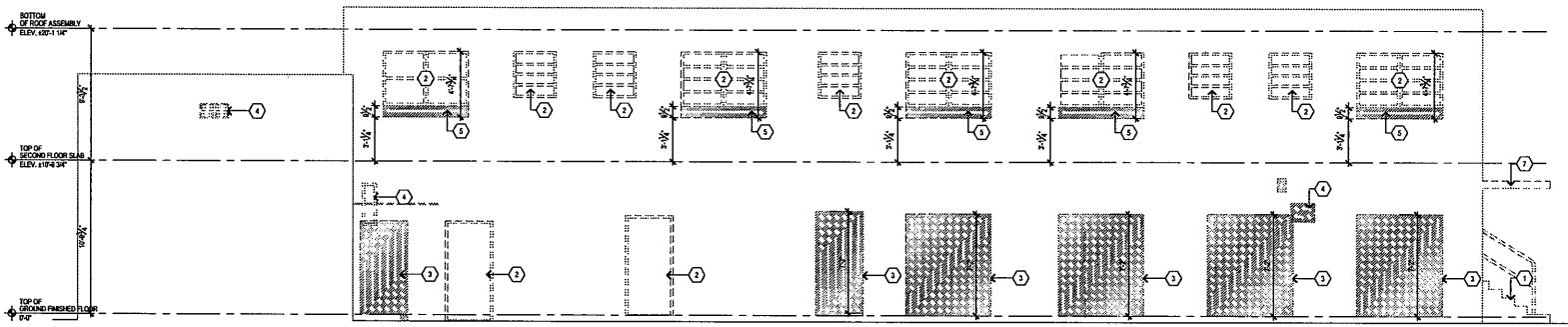
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ISSUE DATE: 1/7/19

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CHECKED BY:

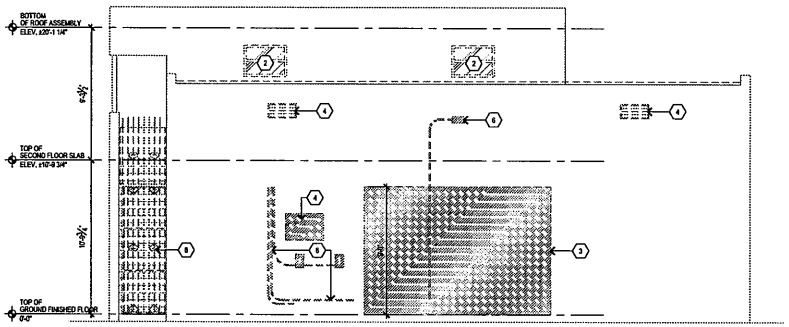
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SHEET TITLE:
SECOND FLOOR DEMOLITION PLAN

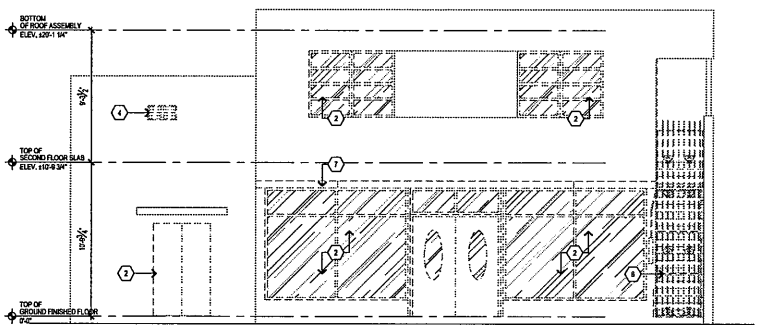
SHEET NUMBER:
AD-102



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



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



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

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 PREMISES.

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, 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 SYSTEMS, A WRITTEN METHOD OF PROCEDURE WILL BE REQUIRED FROM THE CONTRACTOR PRIOR TO COMMENCING WITH WORK.

5. INSTALL ALL SHORING AND BRACING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES AND/OR REGULATIONS TAKE PRECEDENCE.

6. 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 LAWFUL 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 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 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. NO STOCK PILINGS 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 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 REMOVED 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.

13. GENERAL CONTRACTOR SHALL HAND NOTATE ON DEMOLITION DRAWINGS ANY "AS-BUILT" INFORMATION OF INTEREST TO THE OWNER.

14. ARCHITECT AND OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT 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, SCRAPS, 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 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 ENCLOSURE SURFACES, SUCH ENCLOSURE SHALL PREVENT ENTRY OF UNAUTHORIZED PERSONS.

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 REALIZE THAT A SUBSTANCE CONTAINS ASBESTOS DOES NOT ABSOLVE CONTRACTORS FROM LIABILITY.

21. THE CONTRACTOR SHALL SUBMIT TO THE BROWARD COUNTY - POLLUTION PREVENTION REMEDIATION AND AIR QUALITY DIVISION A COMPLETE NOTICE OF DEMOLITION OR ASBESTOS REMOVATION AT LEAST 10 DAYS IN ADVANCE OF THE PROPOSED DEMOLITION.

STRUCTURAL BRACING CONSIDERATIONS DURING DEMOLITION

1. 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.

2. WALLS SHALL BE BRACED AT EXISTING FLOOR LOCATIONS. THE BRACING SHALL BE CONSTRUCTED SO THAT BRACING MEMBERS CAN WITHSTAND TENSION & COMPRESSION FORCES.

3. CONTRACTOR IS RESPONSIBLE FOR CONNECTING BRACING TO MEMBERS DESIGNED TO TRANSFER OR RESIST LATERAL LOADS.

4. CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF THE STRUCTURE DURING DEMOLITION.

5. 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 OF A MINIMUM OF 72 HOURS OF DEMOLITION ACTIVITIES THAT WILL AFFECT NORMAL OPERATION OF BUILDINGS AND OR CITY SERVICES.

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 DEMOLITION WORK HAS BEGUN

DEMOLITION NOTES:

1. EXISTING CONCRETE STAIRS TO SECOND FLOOR TO BE DEMOLISHED.
2. REMOVE AND DISPOSE ALL EXISTING STOREFRONTS, DOORS AND WINDOWS. PROTECT BUILDING FROM INTRUSION AT ALL TIMES.
3. NEW OPENINGS AT EXITING CMU BEARING WALL. MAINTAIN STRUCTURAL STABILITY OF WALL AT ALL TIMES. FOLLOW STRUCTURAL RECOMMENDATIONS, SEE STRUCTURAL PLANS FOR DETAILS.
4. EXITING OPENING TO BE CLOSED AS PER WALL TYPE.
5. ENLARGED OPENING FOR NEW WINDOW SIZE AT CMU WALL. FINAL OPENING SIZE WILL BE DETERMINED BY WINDOW SUBMITTAL AND SHOP DRAWINGS.
6. REMOVE AND DISPOSE EXISTING ELECTRICAL BOXES AND CONDUITS.
7. CONCRETE EYEBROW TO BE DEMOLISHED.
8. REMOVE AND DISPOSE ALL EXISTING STEEL GATES. PROTECT BUILDING FROM INTRUSION AT ALL TIMES.

1 DEMOLITION NOTES AND FLOOR PLAN KEYNOTE LEGEND

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

REV	DATE	DESCRIPTION

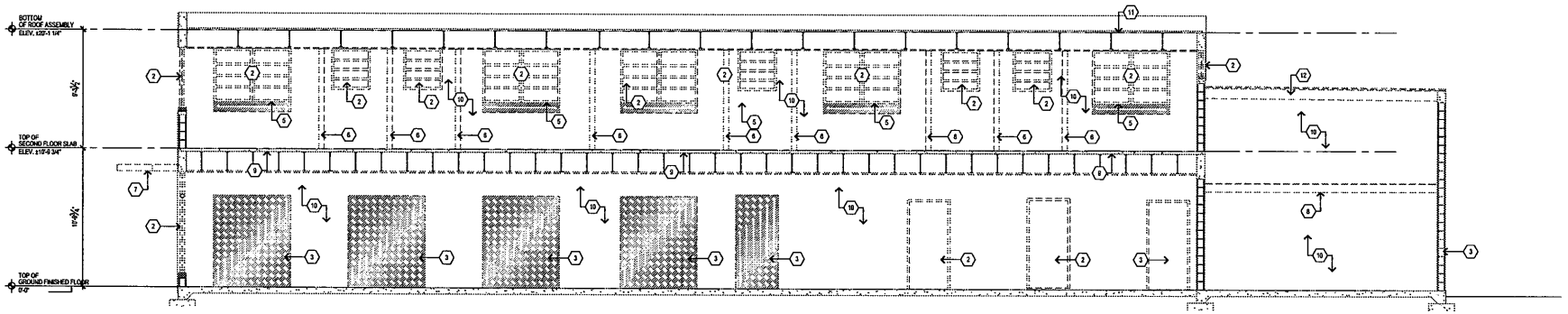
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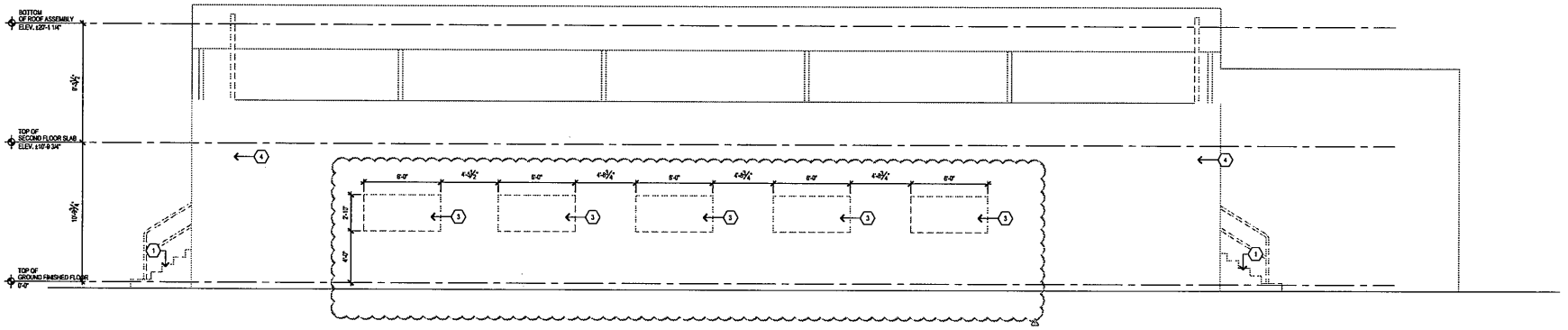
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SHEET TITLE:
BUILDING ELEVATIONS DEMOLITION

SHEET NUMBER:
AD-201



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



2 EXISTING BUIDLING EAST ELEVATION
SCALE : 1/4" = 1'-0"

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 PREMISES.

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, 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 SYSTEMS. A WRITTEN METHOD OF PROCEDURE WILL BE REQUIRED FROM THE CONTRACTOR PRIOR TO COMMENCING WITH WORK.

5. INSTALL ALL SHORING AND BRACING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES AND/OR REGULATIONS TAKE PRECEDENCE.

6. 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 LAWFUL 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 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 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. NO STOCK PILING 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 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 REMOVED 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.

13. GENERAL CONTRACTOR SHALL HAND NOTATE ON DEMOLITION DRAWINGS ANY "AS-BUILT" INFORMATION OF INTEREST TO THE OWNER.

14. ARCHITECT AND OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT 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, SCRAPS, 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 HOIST, VEHICLE OR CRANE DEMOLISH.

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 ENCLOSURE SURFACES, SUCH ENCLOSURE SHALL PREVENT ENTRY OF UNAUTHORIZED PERSONS.

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 REALIZE THAT A SUBSTANCE CONTAINS ASBESTOS DOES NOT ASSOLVE CONTRACTORS FROM LIABILITY.

21. THE CONTRACTOR SHALL SUBMIT TO THE BROWARD COUNTY - POLLUTION PREVENTION REMEDIATION AND AIR QUALITY DIVISION A COMPLETE NOTICE OF DEMOLITION OR ASBESTOS RENOVATION AT LEAST 10 DAYS IN ADVANCE OF THE PROPOSED DEMOLITION.

STRUCTURAL BRACING CONSIDERATIONS DURING DEMOLITION

1. 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.

2. WALLS SHALL BE BRACED AT EXISTING FLOOR LOCATIONS. THE BRACING SHALL BE CONSTRUCTED SO THAT BRACING MEMBERS CAN WITHSTAND TENSION & COMPRESSION FORCES.

3. CONTRACTOR IS RESPONSIBLE FOR CONNECTING BRACING TO MEMBERS DESIGNED TO TRANSFER OR RESIST LATERAL LOADS.

4. CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF THE STRUCTURE DURING DEMOLITION.

5. 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 OF A MINIMUM OF 72 HOURS OF DEMOLITION ACTIVITIES THAT WILL AFFECT NORMAL OPERATION OF BUILDINGS AND OR CITY SERVICES.

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 DEMOLITION WORK HAS BEGUN

DEMOLITION NOTES:

1. EXISTING CONCRETE STAIRS TO SECOND FLOOR TO BE DEMOLISHED.
2. REMOVE AND DISPOSE ALL EXISTING STOREFRONTS, DOORS AND WINDOWS. PROTECT BUILDING FROM INTRUSION AT ALL TIMES.
   NEW OPENINGS AT EXISTING CMU BEARING WALL. MAINTAIN STRUCTURAL STABILITY OF WALL AT ALL TIMES. FOLLOW STRUCTURAL RECOMMENDATIONS. SEE STRUCTURAL PLANS FOR DETAILS.
3. REMOVE ALL EXISTING DOWNSPOUTS AND GUTTERS
4. ENLARGED OPENING FOR NEW WINDOW SIZE AT CMU WALL. FINAL OPENING SIZE WILL BE DETERMINED BY WINDOW SUBMITTAL AND SHOP DRAWINGS.
5. REMOVE EXISTING WALL PARTITION.
6. CONCRETE EYEBROW TO BE DEMOLISHED.
7. REMOVE AND DISPOSE EXISTING MEZZANINE WOOD AND STEEL STRUCTURE AND STAIRS.
8. PARTIAL FLOOR SLAB TO BE DEMOLISHED.
9. REMOVE ALL EXISTING FLOOR FINISHES, INTERIOR PARTITIONS, FURNITURE, CABINETS, CEILING, FASCIAS, KITCHEN EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT, AND ELECTRICAL WIRES, BOXES AND CONDUITS.
10. EXISTING ROOF TO BE SELECTIVELY DEMOLISHED. SEE STRUCTURAL DRAWINGS FOR ROOF REPAIR. ALL STEEL JOIST EXISTING TO REMAIN.
11. EXISTING ROOF AND WOOD ROOF STRUCTURE TO BE DEMOLISHED.

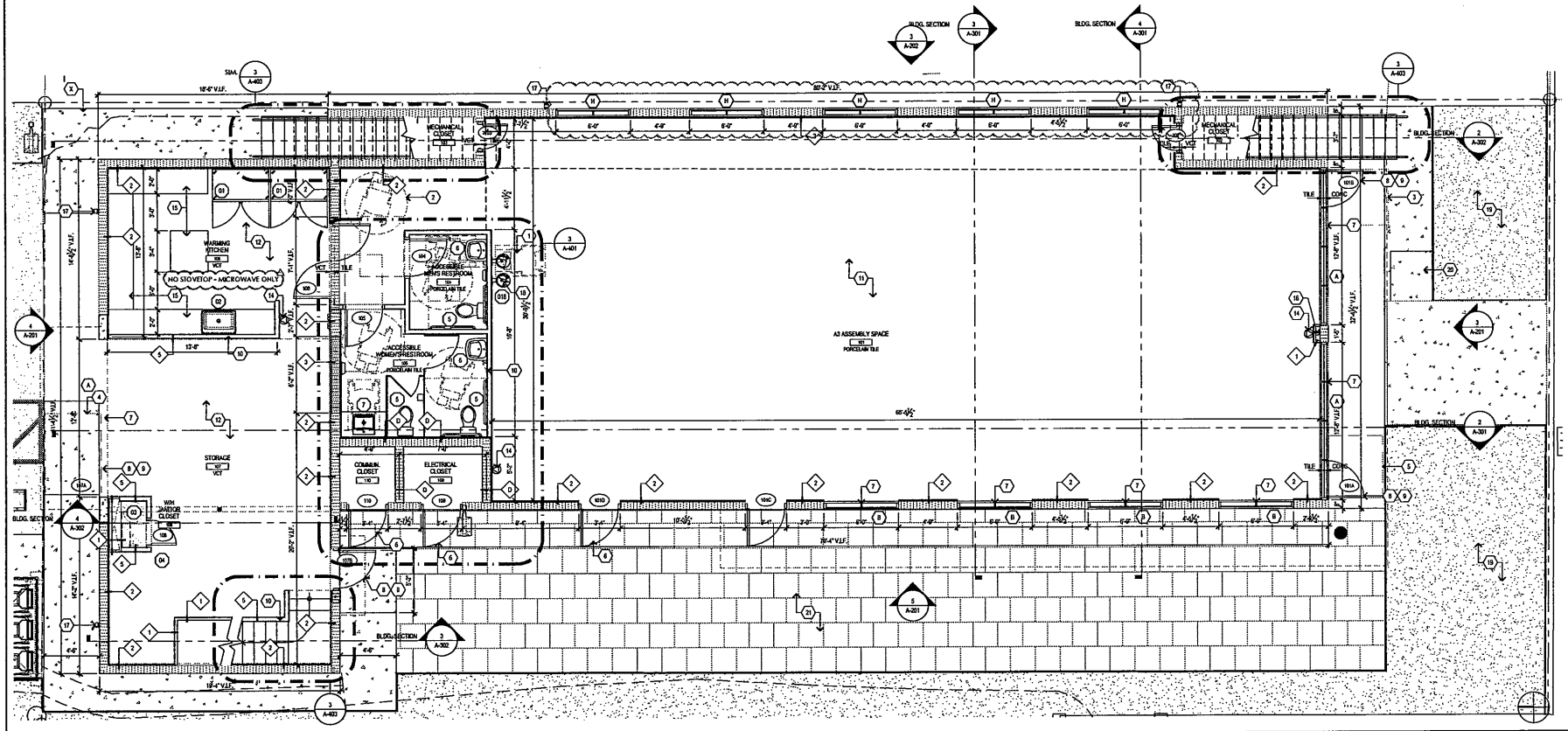
1 DEMOLITION NOTES AND FLOOR PLAN KEYNOTE LEGEND

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

REV	DATE	DESCRIPTION
A	10/17/2019	DRC COMMENTS

DESIGN DELIVERABLE: PERMIT SET REV 1
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PROJECT NUMBER: 1535-1804.25
DRAWN BY: AG
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SHEET TITLE:
BUILDING ELEVATIONS & SECTION DEMOLITION
SHEET NUMBER:
AD-202



3 1st 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 INTENT. A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
2. THE CONTRACTOR IS RESPONSIBLE TO REFER TO, PROTECT AND MAINTAIN ALL EXISTING DOORS, WINDOWS, STRUCTURAL COMPONENTS AND INSTALLED EQUIPMENT OF THE SHELL. ANY ANOMALY OR SITUATION REGARDING THE SHELL MUST BE ADDRESS BEFORE COMMENCING THE JOB.
3. EQUIPMENT AND FINISH 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 G-501 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 SUBMIT ANY 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 DRYWALL FURRING 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 ARCHITECTS APPROVAL.

KEYNOTES

1. 30" X 48" ADA CLEAR FLOOR SPACE REQUIRED.
2. REQUIRED 5'-0" (60") CLEAR TURNING DIAMETER.
3. REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL (e)/D-5 ON SHEET G-501.
4. REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL (e)/D-5 ON SHEET G-501.
5. REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL (e)/D-5 ON SHEET G-501.
6. 08 11 13 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-601 FOR DOORS AND FRAMES SCHEDULES ON SHEET A-601.
7. 08 43 13 ALUMINUM-FRAMED ENTRANCES - ALUMINUM AND GLASS ENTRANCE DOOR. REFER TO DOORS AND FRAMES SCHEDULE ON SHEET A-601.
8. 08 43 13 ALUMINUM-FRAMED STOREFRONTS - SEE DETAILS ON SHEET A-602
9. 08 71 00 DOOR HARDWARE. REFER TO SHEET A-601 FOR HARDWARE SCHEDULE.
10. 09 21 16 GYPSUM BOARD ASSEMBLIES & 09 22 16 NON-STRUCTURAL METAL FRAMING. SEE DETAILS @ I-601 FOR WALL AND CEILING ASSEMBLIES.
11. 09 31 13 THIN-SET PORCELAIN TILING. REFER TO SHEET A-601 FOR FLOOR FINISH SCHEDULE.
12. 09 65 13.13 VINYL COMPOSITION TILE FLOORING. REFER TO SHEET A-601 FOR FLOOR FINISH SCHEDULE.
13. 09 91 23 INTERIOR PAINTING - REFER TO SHEET A-601 FOR FINISHES SCHEDULE.
14. 10 44 16 PORTABLE FIRE EXTINGUISHERS - PROVIDE PORTABLE 3-A FIRE EXTINGUISHER.
15. 12 35 39 COMMERCIAL KITCHEN CASEWORK & 12 36 23.13 PLASTIC-LAMINATE-CLAD COUNTERTOPS.
16. 22 13 16 SANITARY WASTE LEADER. - SEE PLUMBING PLANS FRO DETAILS.
17. 22 14 16 RAINWATER LEADERS - PROVIDE 3" X 4" RECTANGULAR DOWNSPOUTS ATTACHED TO BUILDING STRUCTURE.
18. 22 47 13 DRINKING FOUNTAINS - HI-LOW DRINKING WATER FOUNTAINS. SEE EQUIPMENT SPECS ON A-601
19. LANDSCAPE AREA
20. CONCRETE SIDEWALK AND CURB RAMPS. SEE SITE PLAN FOR DETAILS
21. CONCRETE PAVING AREA. PAVERS TO BE SELECTED AT A LATER DATE.

2 FLOOR PLAN KEYNOTE 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
CEILING HEIGHT
CENTER LINE
CHANGE OF FLOOR FINISH
EQUIPMENT NUMBER
DRAWING NUMBER
SHEET NUMBER
REVISION MARK

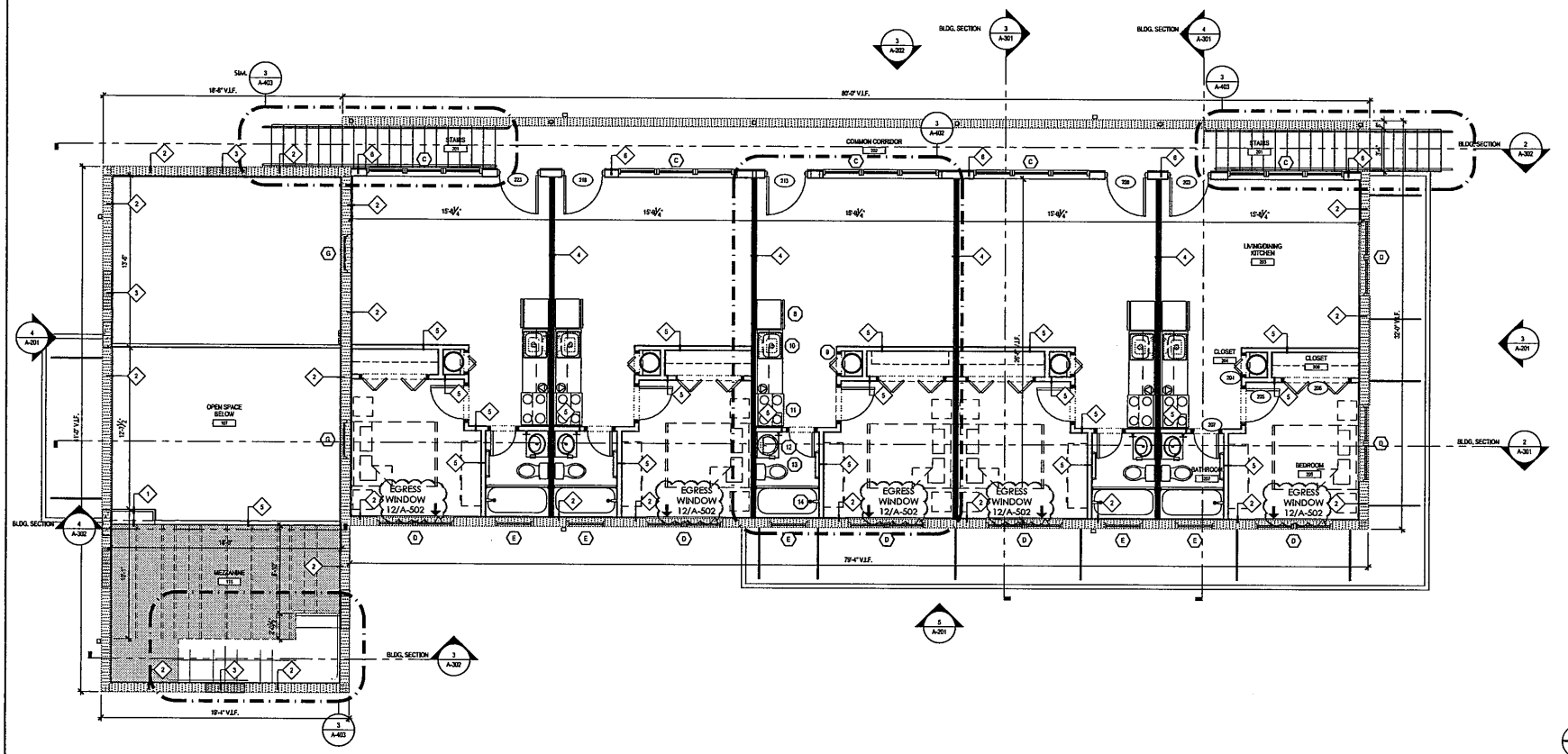
1 SYMBOL LEGEND
NO SCALE

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

DEV	DATE	DESCRIPTION
A	10.07.2019	PERMIT SET REV 1

DESIGN DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19
PROJECT NUMBER: 1535-180425
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SHEET TITLE:
FIRST FLOOR PLAN
SHEET NUMBER:
A-101



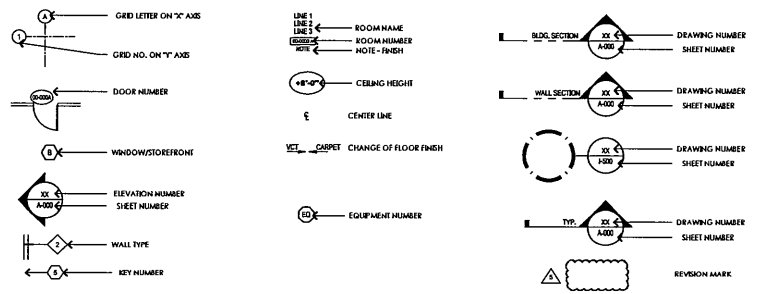
3 2ND LEVEL FLOOR PLAN

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 INTENT. 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 MAINTAIN ALL EXISTING DOORS, WINDOWS, STRUCTURAL COMPONENTS AND INSTALLED EQUIPMENT OF THE SHELL. ANY ANOMALY OR SITUATION REGARDING THE SHELL MUST BE ADDRESS BEFORE COMMENCING THE JOB.
3. EQUIPMENT AND FINISH 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 G-001 FOR REFERENCE TO ADA REGULATIONS AND FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTION IS TO COMPLY.
5. PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL PLUMBING FIXTURES AND ACCESSORIES AS REQUIRED BY CODE AND FOLLOWING MANUFACTURERS SPECIFICATIONS.
6. ALL MEASUREMENTS ARE MINIMUM 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 FIRE ALARM DEVICES PRIOR TO FINISHING WALLS.
8. ALL DRYWALL FURRING 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

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EXISTING BUILDING RENOVATION PLANS FOR:
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CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION
A	07/19	PERMIT SET COMMENTS

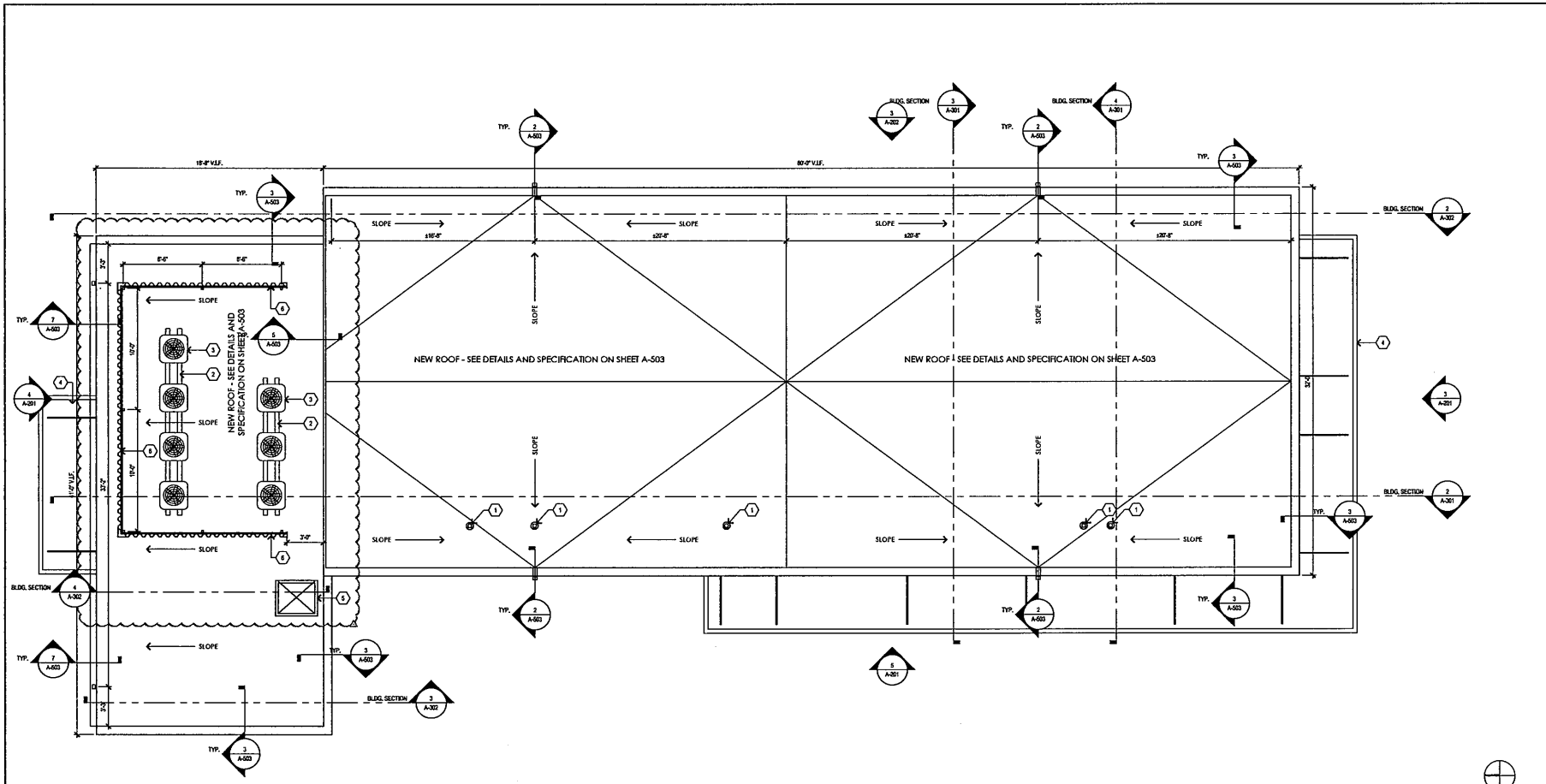
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PROJECT NUMBER: 1535-180425
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SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:
A-102



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

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY DISCREPANCIES 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.
2. THE CONTRACTOR IS RESPONSIBLE TO REFER TO, PROTECT AND MAINTAIN ALL EXISTING DOORS, WINDOWS, STRUCTURAL COMPONENTS AND INSTALLED EQUIPMENT OF THE SHELL. ANY ANOMALY OR SITUATION REGARDING THE SHELL MUST BE ADDRESS BEFORE COMMENCING THE JOB.
3. EQUIPMENT AND FINISH 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 G-501 FOR REFERENCE TO ADA REGULATIONS AND FOLLOW MANUFACTURERS INSTALLATION INSTRUCTION IS TO COMPLY.
5. PROVIDE NECESSARY ANCHORS AND SUPPORT FOR ALL PLUMBING FIXTURES AND ACCESSORIES AS REQUIRED BY CODE AND FOLLOWING MANUFACTURERS SPECIFICATIONS.
6. ALL MEASUREMENTS ARE MINIMUM 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 FIRE ALARM DEVICES PRIOR TO FINISHING WALLS.
8. ALL DRYWALL FURRING 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 ARCHITECTS APPROVAL.

KEYNOTES

1. BATHROOM EXHAUST ROOF CAP. SEE MECHANICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS.
2. PROVIDE STRUCTURAL SUPPORT FOR HVAC EQUIPMENT AT ROOF.
3. HVAC EQUIPMENT ELEVATED FROM ROOF.
4. STEEL CANOPY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO EXISTING STRUCTURE AS PER REQUIRED NOA DOCUMENTS. UNDER SEPARATE PERMIT.
5. ROOF ACCESS HATCH. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO NEW STRUCTURE AS PER REQUIRED NOA DOCUMENTS.
6. HVAC EQUIPMENT ROOFTOP SCREEN, 24GA STEEL 3" DEEP RIB OVER HORIZONTAL STEEL HI-HATS AND 2" SQUARE STEEL COLUMNS. FINISH: FACTORY APPLIED KYNAR. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO NEW ROOF STRUCTURE AS PER REQUIRED NOA DOCUMENTS.

2 ROOF PLAN KEYNOTE 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
CEILING HEIGHT
CENTER LINE
CHANGE OF FLOOR FINISH
EQUIPMENT NUMBER
DRAWING NUMBER
SHEET NUMBER
REVISION MARK

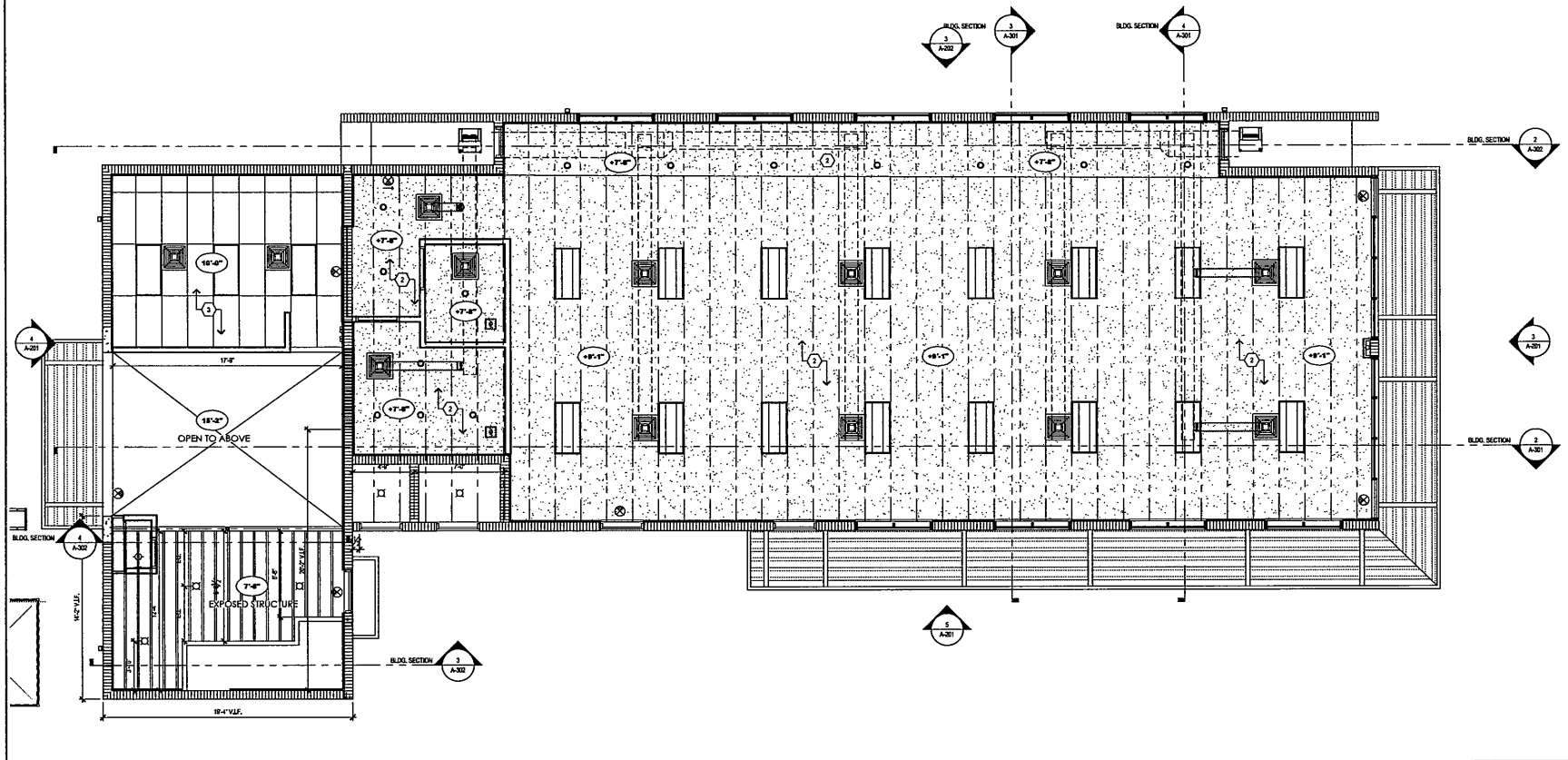
1 SYMBOL LEGEND
NO SCALE

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

BY	DATE	DESCRIPTION
AJ	10/7/19	PER CITY COMMENTS

DESIGN DELIVERABLE: PERMIT SET REV 1
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PROJECT NUMBER: 1535-180425
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SHEET TITLE: ROOF PLAN
SHEET NUMBER: A-103



3 1st LEVEL REFLECTED CEILING 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 INTENT. A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
2. FOR ELECTRICAL AND MECHANICAL SPECIFICATIONS REFER TO ELECTRICAL AND MECHANICAL PLANS.
3. ALL MEASUREMENTS ARE MINIMUM TO COMPLY WITH CODE. DO NOT SCALE DRAWINGS. CONTRACTOR MUST SUBMIT AN RFI TO THE ARCHITECT OF RECORD FOR CLARIFICATION.

KEYNOTES

1. 09 91 23 INTERIOR PAINTING - REFER TO SHEET A-601 FOR FLOOR, WALLS & CEILING FINISH SCHEDULE.
2. 09 21 16 GYPSUM BOARD ASSEMBLIES & 09 22 16 NON-STRUCTURAL METAL FRAMING SEE DETAILS @ I-502 FOR CEILING ASSEMBLIES.
3. 09 51 00 ACOUSTICAL CEILINGS - REFER TO SHEET A-502 FOR CEILING TYPICAL DETAILS AND SHEET A-601 FOR ACOUSTICAL CEILING SPECIFICATIONS
4. 23 37 13 DIFFUSERS, REGISTERS, AND GRILLES - USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATION. REFER TO MECHANICAL DRAWINGS FOR SIZES AND SPECIFICATIONS.
5. 28 31 46 - SMOKE DETECTION SENSORS - USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATION. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS.
6. 28 46 23.11 FIRE ALARM HORNS AND STROBES - REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND WIRING.
7. 26 51 00 INTERIOR LIGHTING - USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATION. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND WIRING.

26 52 13.13 EMERGENCY LIGHTING- REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND WIRING. ALL LIGHT FIXTURES MUST BE AS PER SCHEDULE OR APPROVED EQUAL. SUBMIT SUBSTITUTIONS FOR APPROVAL. THE EMERGENCY LIGHTING MUST BE ARRANGED TO PROVIDE INITIAL ILLUMINATION OF NOT LESS THAN AN AVERAGE OF ONE FOOT-CANDLE (10.8-LUX) AND A MINIMUM AT ANY POINT OF 0.1-FOOT-CANDLE (1.1-LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL.

8. 26 52 13.16 EXIT SIGNS - USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATION. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND WIRING. PROVIDE EXIT SIGNS (OR DIRECTIONAL SIGNS) "AT EVERY EXIT DOOR, AT THE INTERSECTION OF CORRIDORS AND AT SUCH OTHER LOCATIONS AND INTERVALS AS ARE NECESSARY TO PROVIDE THE OCCUPANTS WITH KNOWLEDGE OF THE VARIOUS MEANS OF EGRESS AVAILABLE

2 RCP NOTES AND KEYNOTES

NO SCALE

- GYPSUM BOARD SUSPENDED CEILING. SEE TYPICAL DETAIL ON SHEET A-501.
- ACOUSTICAL CEILING 24 IN X 48 IN FOR SPECIFICATIONS SEE SHEET A-601
- LI 2'x4' LED RECESSED
- RECESSED 6" DOWNLIGHT
- SQUARE A/C DIFFUSER. FOR SIZES REFER TO MECHANICAL PLANS
- SURFACE MOUNTED FIXTURE
- PRECISED EDGE-LIT EXITS WITH LED LAMPS. ARROWS INDICATE DIRECTION OF EGRESS TRAVEL.
- SMOKE DETECTOR

1 SYMBOL LEGEND

NO SCALE

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BY	DATE	DESCRIPTION

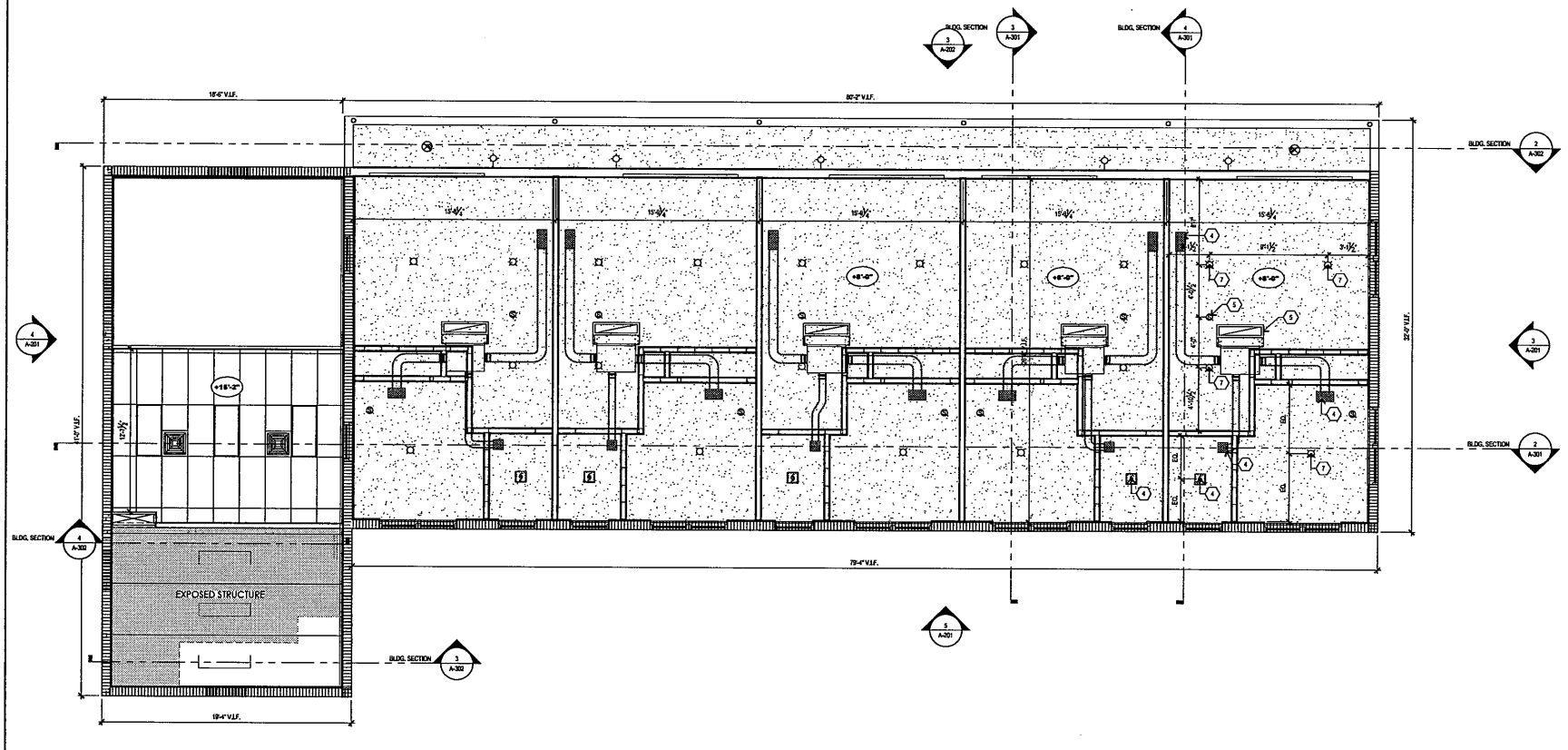
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SHEET TITLE:
FIRST FLOOR REFLECTED CEILING PLAN

SHEET NUMBER:
A-104



3 2nd LEVEL REFLECTED CEILING 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 INTENT. A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
2. FOR ELECTRICAL AND MECHANICAL SPECIFICATIONS REFER TO ELECTRICAL AND MECHANICAL PLANS.
3. ALL MEASUREMENTS ARE MINIMUM TO COMPLY WITH CODE. DO NOT SCALE DRAWINGS. CONTRACTOR MUST SUBMIT AN RFI TO THE ARCHITECT OF RECORD FOR CLARIFICATION.

KEYNOTES

1. 09 91 23 INTERIOR PAINTING - REFER TO SHEET A-601 FOR FLOOR, WALLS & CEILING FINISH SCHEDULE.
2. 09 21 16 GYPSUM BOARD ASSEMBLIES & 09 22 16 NON-STRUCTURAL METAL FRAMING SEE DETAILS @ I-502 FOR CEILING ASSEMBLIES.
3. 09 51 00 ACOUSTICAL CEILINGS - REFER TO SHEET A-502 FOR CEILING TYPICAL DETAILS AND SHEET A-601 FOR ACOUSTICAL CEILING SPECIFICATIONS
4. 23 37 13 DIFFUSERS, REGISTERS, AND GRILLES - USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATION. REFER TO MECHANICAL DRAWINGS FOR SIZES AND SPECIFICATIONS.
5. 28 31 46 - SMOKE DETECTION SENSORS - USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATION. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS.
6. 28 46 23.11 FIRE ALARM HORNS AND STROBES - REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND WIRING.
7. 26 51 00 INTERIOR LIGHTING - USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATION. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND WIRING.
8. 26 52 13.13 EMERGENCY LIGHTING- REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND WIRING. ALL LIGHT FIXTURES MUST BE AS PER SCHEDULE OR APPROVED EQUAL. SUBMIT SUBSTITUTIONS FOR APPROVAL. THE EMERGENCY LIGHTING MUST BE ARRANGED TO PROVIDE INITIAL ILLUMINATION OF NOT LESS THAN AN AVERAGE OF ONE FOOT-CANDLE (10.8-LUX) AND A MINIMUM AT ANY POINT OF 0.1-FOOT-CANDLE (1.1-LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL.
9. 26 52 13.16 EXIT SIGNS - USE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATION. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND WIRING. PROVIDE EXIT SIGNS (OR DIRECTIONAL SIGNS) AT EVERY EXIT DOOR, AT THE INTERSECTION OF CORRIDORS AND AT SUCH OTHER LOCATIONS AND INTERVALS AS ARE NECESSARY TO PROVIDE THE OCCUPANTS WITH KNOWLEDGE OF THE VARIOUS MEANS OF EGRESS AVAILABLE

2 RCP NOTES AND KEYNOTES
NO SCALE

- GYPSUM BOARD SUSPENDED CEILING. SEE TYPICAL DETAIL ON SHEET A-501.
- ACOUSTICAL CEILING 24 IN X 48 IN FOR SPECIFICATIONS SEE SHEET A-601
- LI 2'x4' LED RECESSED
- RECESSED 6" DOWNLIGHT
- SQUARE A/C DIFFUSER. FOR SIZES REFER TO MECHANICAL PLANS
- SURFACE MOUNTED FIXTURE
- PRECISED EDGE-LIT EXITS WITH LED LAMPS. ARROWS INDICATE DIRECTION OF EGRESS TRAVEL.
- SMOKE DETECTOR

1 SYMBOL LEGEND
NO SCALE

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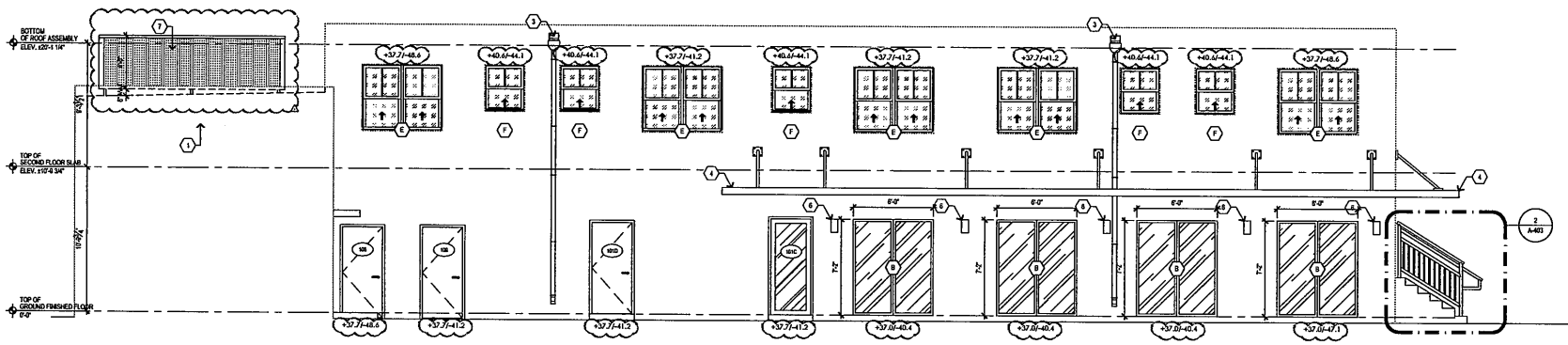
EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009
CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION

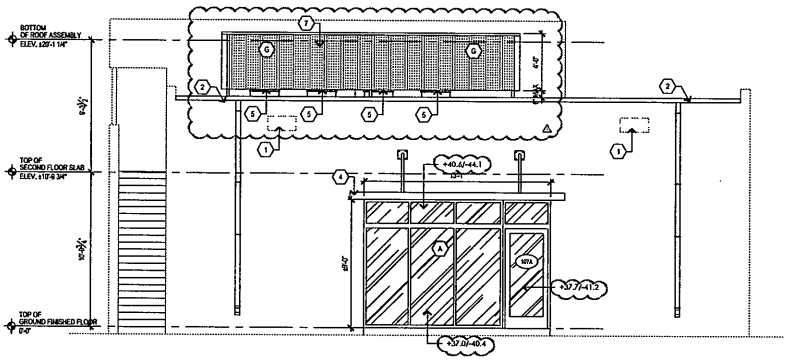
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PROJECT NUMBER: 1535-180425
DRAWN BY: AG
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SHEET TITLE:
SECOND FLOOR REFLECTED CEILING PLAN

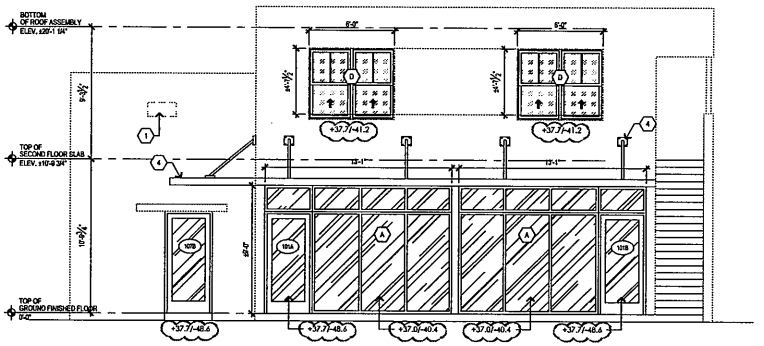
SHEET NUMBER:
A-105



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



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



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

1. CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY WORK NECESSARY TO COMPLETE THE PROPER INSTALLATION OF STOREFRONTS AND WINDOWS.
2. ALL EXTERIOR WINDOWS AND STOREFRONTS SHALL BE LARGE MISSILE IMPACT RESISTANT, SUBMIT MIAMI-DADE COUNTY PRODUCT (NOA) APPROVALS.
3. ALL EXTERIOR WINDOW FRAMES AND STOREFRONTS ANCHOR PER PRODUCT APPROVALS.
4. ALL EXTERIOR WINDOWS AND STOREFRONTS MUST BE SEALED WITH AN APPROVED EXTERIOR GRADE SEALANT APPLIED PER MANUFACTURER'S RECOMMENDATION.
5. ULTIMATE DESIGN WIND SPEED VULT (3 SECOND GUST) MILES PER HOUR (3SWMH) AND NOMINAL DESIGN WIND SPEED VASD AS DETERMINED IN ACCORDANCE WITH SECTION 1609.3.1
6. RISK CATEGORY FROM TABLE 1604.5 OR TABLE 1.5-1 OF ASCE 7
7. WIND EXPOSURE – WHERE MORE THAN ONE WIND EXPOSURE IS UTILIZED, THE WIND EXPOSURE AND APPLICABLE WIND DIRECTION SHALL BE INDICATED
8. THE APPLICABLE ENCLOSURE CLASSIFICATIONS AND THE INTERNAL PRESSURE COEFFICIENT (IF DESIGNING WITH ASCE 7).
9. COMPONENTS AND CLADDING – THE DESIGN WIND PRESSURES IN TERMS OF PSF (3SWMH) TO BE USED FOR THE SELECTION OF EXTERIOR COMPONENT CLADDING MATERIALS NOT SPECIFICALLY DESIGNED BY THE REGISTERED DESIGN PROFESSIONAL.
10. WHEN WINDOW BUCK (INCLUDES STANDARD 1 X PRESSURE TREATED BUCK) LESS THAN 1-1/2 INCH THICK IS USED, WINDOW ATTACHMENT WILL REQUIRE FASTENER PENETRATION THROUGH THE BUCK AND INTO THE SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER.
11. WHEN WINDOW BUCK 1-1/2 INCH THICK OR THICKER IS USED, THE BUCK MUST BE ATTACHED IN A MANNER THAT TRANSFERS THE LOAD DIRECTLY TO THE SUBSTRATE, WINDOWS MUST BE ATTACHED TO THE BUCK.
12. THE WINDOW BUCK MUST EXTEND BEYOND THE INTERIOR LIP OF THE WINDOW, UNLESS OTHERWISE TESTED.
13. WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED.
14. WHEN WINDOW MULLING (ATTACHING MULTIPLE WINDOWS TOGETHER), MULLS SHALL DEMONSTRATE (AAMA 450 USING ACCEPTED ENGINEERING PRACTICE OR TEST REPORTS) TRANSFER OF THE LOAD TO THE SUBSTRATE, GENERALLY SPEAKING, THIS MEANS THAT MULLS WILL REQUIRE ANCHORAGE TO THE SUBSTRATE AT EACH END AS WELL AS CALCULATIONS OR TEST REPORTS SUBSTANTIATING THIS.
15. THE SILL HEIGHT OF SLIDING GLASS DOORS MAY NOT EXCEED 24 INCH ABOVE THE INTERIOR FINISHED FLOOR FOR RESIDENTIAL APPLICATIONS AND 1/2 INCH FOR COMMERCIAL APPLICATIONS. HOWEVER, FOR EXTERIOR DOORS SERVING DWELLING UNITS, THRESHOLDS AT DOORWAYS SHALL NOT EXCEED THE HEIGHT REQUIRED TO PASS THE WATER RESISTANCE TEST OF AAMA/NWWDA 101/I.S.2, 101/I.S.2/NAFS OR TAS 202 FOR HVHZ.
16. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
17. IN ACCORDANCE WITH FMAIAMA 100, FMAIAMA 200, OR FMAIAMA 300.
18. THE FLASHING MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
19. IN ACCORDANCE WITH THE FLASHING METHOD OF A REGISTERED DESIGN PROFESSIONAL.
20. THE FENESTRATION MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS
21. ALL EXTERIOR GLASS: PPG SOLARBAN 60
    SOLARBAN 60 (2) = CLEAR - VLT: 70 SHGC: 0.39 LSG RATIO: 1.79
22. ALL WINDOW GLASS MUST COMPLY WITH FBC 2017 CHAPTER 24
    GLAZING IN FIXED OR OPERABLE PANEL ADJACENT TO OR WITHIN 48" FROM EDGE OF DOOR & WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE FLOOR SHALL BE SAFETY GLASS CAT. 1 IF LITE IS LESS THAN 9 SF OR CAT. 8 IF MORE THAN 9 SF PER 2016 11.4.3
    22.1. GLAZING IN FIXED OR OPERABLE PANEL SHALL BE SAFETY GLASS CAT. 8 PER 2016.4.7 WHEN ALL OF THE FOLLOWING CONDITIONS APPLY: GLAZING PANEL EXCEEDS 9 SF, BOTTOM EDGE LESS THAN 18" ABOVE FLOOR, TOP EDGE GREATER THAN 36". EXCEPTION: A PROTECTIVE BAR MIN. 1.5" IN HEIGHT & CAPABLE OF WITHSTANDING A HORIZ. LOAD OF 50PLF IS LOCATED ON THE ACCESSIBLE SIDE 34 TO 36" ABOVE FLOOR.

2 RENOVATION PLAN KEYNOTE LEGEND
NO SCALE

1. EXISTING OPENING CLOSED AS PER WALL TYPE
2. RAIN GUTTER - SEE TYPICAL DETAIL 7/A-503
3. SCUPPER - SEE TYPICAL DETAIL 2/A-503
4. STEEL CANOPY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO EXISTING STRUCTURE AS PER REQUIRED NOA DOCUMENTS. UNDER SEPARATE PERMIT.
5. HVAC EQUIPMENT - SEE MECH. DRAWINGS FOR DETAILS
6. WALL SCONCE
7. HVAC EQUIPMENT ROOFTOP SCREEN, 24GA STEEL 3" DEEP RIB OVER HORIZONTAL STEEL HI-HATS AND 2" SQUARE STEEL COLUMNS, FINISH: FACTORY APPLIED KYNAR. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO NEW ROOF STRUCTURE AS PER REQUIRED NOA DOCUMENTS.

DOOR OPENING SEE DOOR SCHEDULE SHT A-601
BUILDING ELEVATION
CHANGE OF FLOOR FINISH
WALL TYPE. SEE WALL TYPE DETAILS SHT. A-501
KEYNOTE
FURNITURE ID
BUILDING SECTION MK7
WALL SECTION MK7
DETAIL MK7
SECTION DETAIL
REVISION MARK
EXISTING CMU WALL
EXISTING INTERIOR PARTITION TO REMAIN
EXISTING INTERIOR PARTITION TO BE DEMOLISHED
EXISTING WINDOW OPENING TO BE REPLACED
DENOTES ROOM NAME & NUMBER
DENOTES WINDOW TYPE
DENOTES DESIGN PRESSURE FOR OPENING

1 SYMBOL LEGEND
NO SCALE

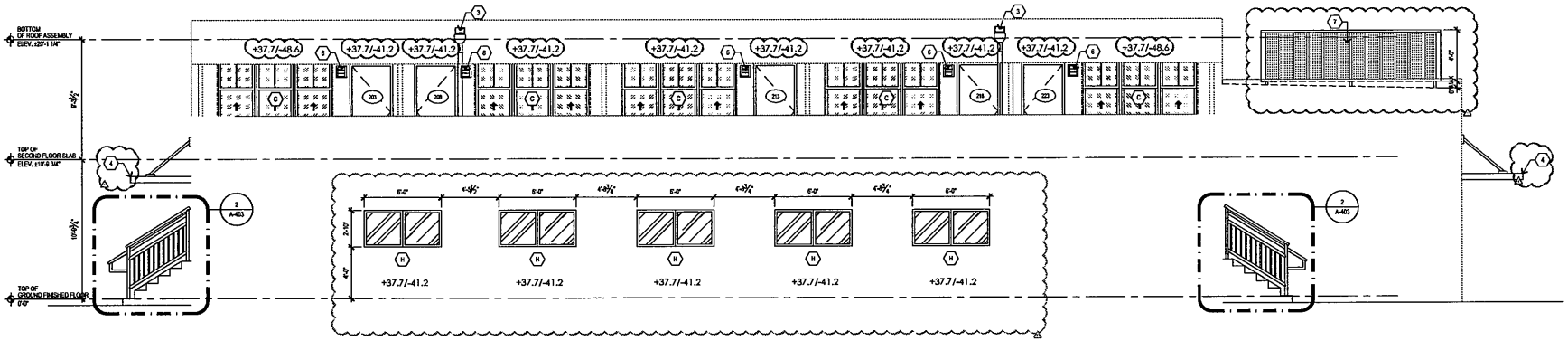
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CRA Fort Lauderdale

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

BY	DATE	DESCRIPTION

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SHEET TITLE:
BUILDING ELEVATIONS
SHEET NUMBER:
A-201



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

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

1. CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY WORK NECESSARY TO COMPLETE THE PROPER INSTALLATION OF STOREFRONTS AND WINDOWS.
2. ALL EXTERIOR WINDOWS AND STOREFRONTS SHALL BE LARGE MISSILE IMPACT RESISTANT, SUBMIT MIAMI-DADE COUNTY PRODUCT (NOA) APPROVALS.
3. ALL EXTERIOR WINDOW FRAMES AND STOREFRONTS ANCHOR PER PRODUCT APPROVALS.
4. ALL EXTERIOR WINDOWS AND STOREFRONTS MUST BE SEALED WITH AN APPROVED EXTERIOR GRADE SEALANT APPLIED PER MANUFACTURER'S RECOMMENDATION.
5. ULTIMATE DESIGN WIND SPEED Vult (3 SECOND GUST) MILES PER HOUR (IGMRI) AND NOMINAL DESIGN WIND SPEED Vasd AS DETERMINED IN ACCORDANCE WITH SECTION 1609.3.1
6. RISK CATEGORY FROM TABLE 1604.5 OR TABLE 1.5-1 OF ASCE 7
7. WIND EXPOSURE – WHERE MORE THAN ONE WIND EXPOSURE IS UTILIZED, THE WIND EXPOSURE AND APPLICABLE WIND DIRECTION SHALL BE INDICATED
8. THE APPLICABLE ENCLOSURE CLASSIFICATIONS AND THE INTERNAL PRESSURE COEFFICIENT (IF DESIGNED WITH ASCE 7)
9. COMPONENTS AND CLADDING – THE DESIGN WIND PRESSURES IN TERMS OF PSF (kN/m2) TO BE USED FOR THE SELECTION OF EXTERIOR COMPONENT CLADDING MATERIALS NOT SPECIFICALLY DESIGNED BY THE REGISTERED DESIGN PROFESSIONAL.
10. WHEN WINDOW BUCK (INCLUDES STANDARD 1 X PRESSURE TREATED BUCK) LESS THAN 1-1/2 INCH THICK IS USED, WINDOW ATTACHMENT WILL REQUIRE FASTENER PENETRATION THROUGH THE BUCK AND INTO THE SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER.
11. WHEN WINDOW BUCK 1-1/2 INCH THICK OR THICKER IS USED, THE BUCK MUST BE ATTACHED IN A MANNER THAT TRANSFERS THE LOAD DIRECTLY TO THE SUBSTRATE. WINDOWS MUST BE ATTACHED TO THE BUCK.
12. THE WINDOW BUCK MUST EXTEND BEYOND THE INTERIOR LIP OF THE WINDOW, UNLESS OTHERWISE TESTED.
13. WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED.
14. WHEN WINDOW MULLING (ATTACHING MULTIPLE WINDOWS TOGETHER), MULLS SHALL DEMONSTRATE (AAMA 450 USING ACCEPTED ENGINEERING PRACTICE OR TEST REPORTS) TRANSFER OF THE LOAD TO THE SUBSTRATE, GENERALLY SPEAKING, THIS MEANS THAT MULLS WILL REQUIRE ANCHORAGE TO THE SUBSTRATE AT EACH END AS WELL AS CALCULATIONS OR TEST REPORTS SUBSTANTIATING THIS.
15. THE SILL HEIGHT OF SLIDING GLASS DOORS MAY NOT EXCEED 24 INCH ABOVE THE INTERIOR FINISHED FLOOR FOR RESIDENTIAL APPLICATIONS AND 12 INCH FOR COMMERCIAL APPLICATIONS. HOWEVER, FOR EXTERIOR DOORS SERVING DWELLING UNITS, THRESHOLDS AT DOORWAYS SHALL NOT EXCEED THE HEIGHT REQUIRED TO PASS THE WATER RESISTANCE TEST OF ANSI/AAMA/NWWDA 101/I.S.2, I/IHALE/WAPS OR TAS 202 FOR HVHZ.
16. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
17. IN ACCORDANCE WITH FMAIAMIA 100, FMAIAMIA 200, OR FMAIAMIA 250.
18. THE FLASHING MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
19. IN ACCORDANCE WITH THE FLASHING METHOD OF A REGISTERED DESIGN PROFESSIONAL.
20. THE FENESTRATION MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS
21. ALL EXTERIOR GLASS: PPG SOLARBAN 60
    SOLARBAN 60 (2) = CLEAR - VLT: 70 SCHC: 0.39 LSG RATIO: 1.79
22. ALL WINDOW GLASS MUST COMPLY WITH FBC 2017 CHAPTER 24
23. GLAZING IN FIXED OR OPERABLE PANEL ADJACENT TO OR WITHIN 48" FROM EDGE OF DOOR & WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE FLOOR SHALL BE SAFETY GLASS CAT. I IF LITE IS LESS THAN 9 SF OR CAT. II IF MORE THAN 9 SF PER 2407.1.2
23.1. GLAZING IN FIXED OR OPERABLE PANEL SHALL BE SAFETY GLASS CAT. II PER 2406.4.7 WHEN ALL OF THE FOLLOWING CONDITIONS APPLY: GLAZING PANEL EXCEEDS 9 SF, BOTTOM EDGE LESS THAN 18" ABOVE FLOOR; TOP EDGE GREATER THAN 36". EXCEPTION: A PROTECTIVE BAR WALL 1.5" IN HEIGHT & CAPABLE OF WITHSTANDING A HORIZ. LOAD OF 50PLF IS LOCATED ON THE ACCESSIBLE SIDE 34 TO 38" ABOVE FLOOR.

2 RENOVATION PLAN KEYNOTE LEGEND
NO SCALE

1. EXISTING OPENING CLOSED AS PER WALL TYPE
2. RAIN GUTTER - SEE TYPICAL DETAIL 7/A-503
3. SCUPPER - SEE TYPICAL DETAIL 2/A-503
4. STEEL CANOPY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO EXISTING STRUCTURE AS PER REQUIRED NOA DOCUMENTS. UNDER SEPARATE PERMIT.
5. HVAC EQUIPMENT - SEE MECH. DRAWINGS FOR DETAILS
6. WALL SCONCE
7. HVAC EQUIPMENT ROOFTOP SCREEN, 24GA STEEL 3" DEEP RIB OVER HORIZONTAL STEEL HI-HATS AND 2" SQUARE STEEL COLUMNS, FINISH: FACTORY APPLIED KYNAR. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO NEW ROOF STRUCTURE AS PER REQUIRED NOA DOCUMENTS.

1 SYMBOL LEGEND
NO SCALE

- 100 — DOOR OPENING — SEE DOOR SCHEDULE SHT A-601
- XX / A-000 — BUILDING ELEVATION
- VCT / CARPET — CHANGE OF FLOOR FINISH
- A — WALL TYPE, SEE WALL TYPE DETAILS SHT. A-321
- 1 — KEYNOTE
- 1 — FURNITURE ID
- BLDG. SECTION XX / A-000 — BUILDING SECTION MK07
- WALL SECTION XX / A-000 — WALL SECTION MK07
- XX / A-000 — DETAIL MK07
- TYP. XX / A-000 — SECTION DETAIL
- 1 — REVISION MARK
- EXISTING CMU WALL
- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING INTERIOR PARTITION TO BE DEMOLISHED
- EXISTING WINDOW OPENING TO BE REPLACED
- ROOM NAME 100 — DENOTES ROOM NAME & NUMBER
- A — DENOTES WINDOW TYPE
- +45.66-49.4 — DENOTES DESIGN PRESSURE FOR OPENING

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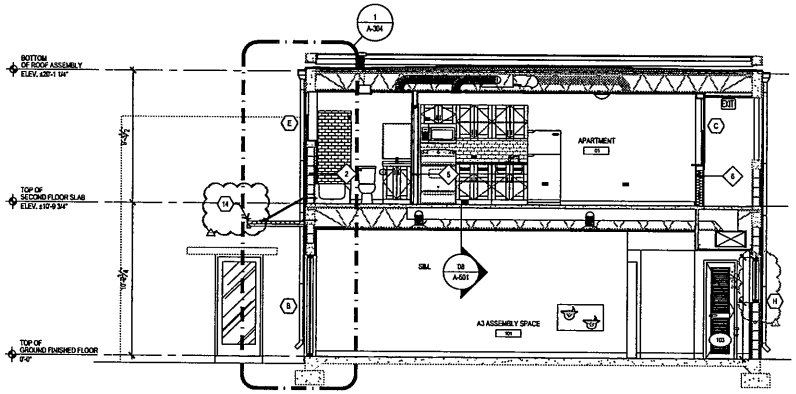
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A1	03/01/2019	PERMIT SET REV 1

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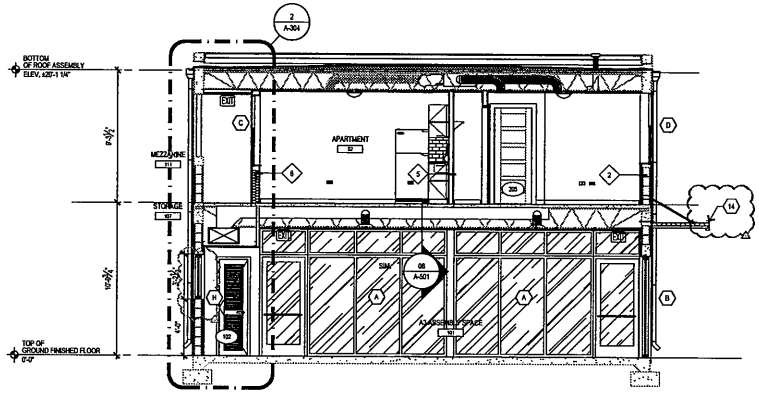
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SHEET TITLE:
BUILDING ELEVATIONS

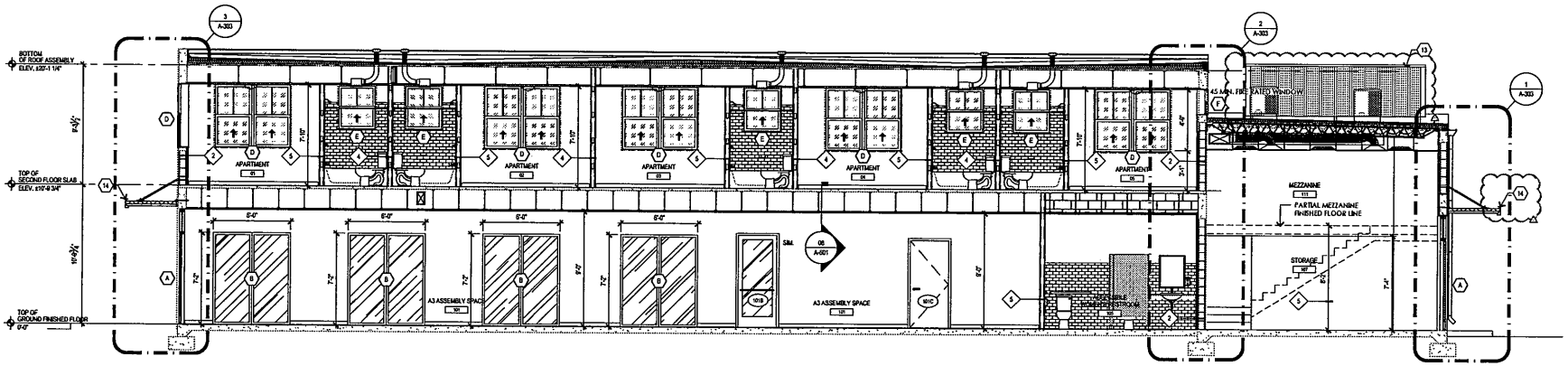
SHEET NUMBER:
A-202



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



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



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

1. 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.
2. THE CONTRACTOR IS RESPONSIBLE TO REFER TO PROTECT AND MAINTAIN ALL EXISTING DOORS, WINDOWS, STRUCTURAL COMPONENTS AND INSTALLED EQUIPMENT OF THE SHELL. ANY ANOMALY OR SITUATION REGARDING THE SHELL MUST BE ADDRESS BEFORE COMMENCING THE JOB.
3. EQUIPMENT AND FINISH 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 G-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 SUBMIT ANY 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 DRYWALL FURRING AND PARTITIONS ARE TO BE FINISHED TO A LEVEL 4. THE PREPARED SURFACE SHALL BE COATED WITH A DRY-WALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. FINAL FINISHES SHALL NOT BE APPLIED PRIOR TO ARCHITECT'S APPROVAL.

KEYNOTES

1. 08 11 13 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-601 FOR DOORS AND FRAMES SCHEDULES ON SHEET A-601.
2. 08 41 26 ALL-GLASS ENTRANCES AND STOREFRONTS - SEE SHEET A-502 FOR ELEVATION AND DETAILS.
3. 08 42 13 ALUMINUM-FRAMED ENTRANCES - ALUMINUM AND GLASS INTERIOR ENTRANCE DOOR. REFER TO DOORS AND FRAMES SCHEDULE ON SHEET A-601.
4. 08 71 00 DOOR HARDWARE. REFER TO SHEET A-601 FOR HARDWARE SCHEDULE.
5. 09 21 16 GYPSUM BOARD ASSEMBLIES & 09 22 16 NON-STRUCTURAL METAL FRAMING- SEE DETAILS 6 A-502 FOR CEILING ASSEMBLIES.
6. 09 51 00 ACOUSTICAL CEILINGS - REFER TO SHEET A-501 FOR CEILING TYPICAL DETAILS AND SHEET A-601 FOR ACOUSTICAL CEILING SPECIFICATIONS
7. 09 53 00 ACOUSTICAL CEILING SUSPENSION ASSEMBLIES. ALL HANGERS MUST BE ATTACHED TOP CORD OF STEEL JOIST.
8. 09 65 13.13 RESILIENT BASE - REFER TO SHEET A601 FOR FLOOR AND WALLS FINISH SCHEDULE.
9. 09 91 23 INTERIOR PAINTING - REFER TO SHEET A-601 FOR FLOOR, WALLS & CEILING FINISH SCHEDULE.
10. 12 35 30.13 KITCHEN CASEWORK. SEE KITCHEN CABINETS ELEVATIONS AND SECTIONS FOR DETAILS.
11. 26 00 00 ELECTRICAL - DUPLEX OUTLET FOR SMALL APPLIANCE. SEE ELECTRICAL DRAWINGS FOR DETAILS.
12. 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.
13. HVAC EQUIPMENT ROOFTOP SCREEN, INGA 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. ANCHOR TO NEW ROOF STRUCTURE AS PER REQUIRED NOA DOCUMENTS.
14. STEEL CANOPY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO EXISTING STRUCTURE AS PER REQUIRED NOA DOCUMENTS. UNDER SEPARATE PERMIT.

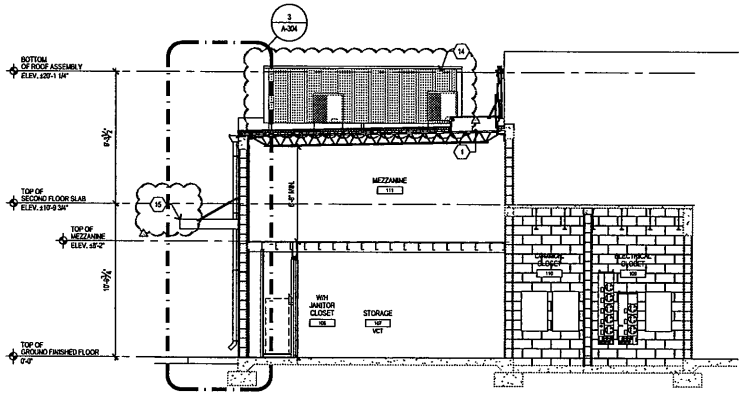
1 SECTION KEYNOTES
NO SCALE

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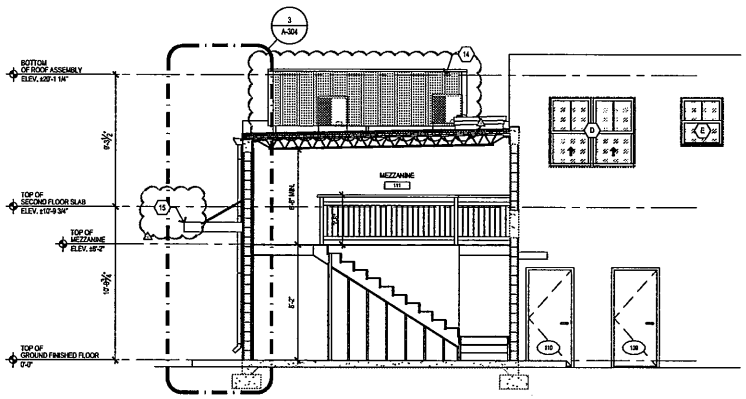
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CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION

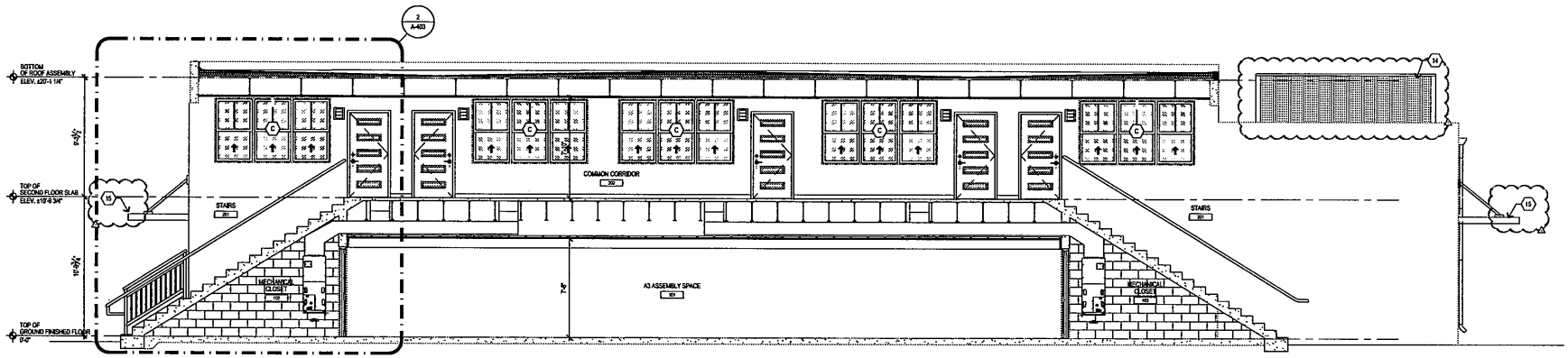
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ISSUE DATE: 1/7/19
PROJECT NUMBER: 1535-180425
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SHEET TITLE: BUILDING SECTIONS
SHEET NUMBER: A-301



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 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.
2. THE CONTRACTOR IS RESPONSIBLE TO REFER TO, PROTECT AND MAINTAIN ALL EXISTING DOORS, WINDOWS, STRUCTURAL COMPONENTS AND INSTALLED EQUIPMENT OF THE SHELL. ANY ANOMALY OR SITUATION REGARDING THE SHELL MUST BE ADDRESS BEFORE COMMENCING THE JOB.
3. EQUIPMENT AND FINISH 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 G-501 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 MANUFACTURERS SPECIFICATIONS.
6. ALL MEASUREMENTS ARE MINIMUM TO COMPLY WITH CODE. DO NOT SCALE DRAWINGS. CONTRACTOR MUST SUBMIT ANY 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 DRYWALL FURRING 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

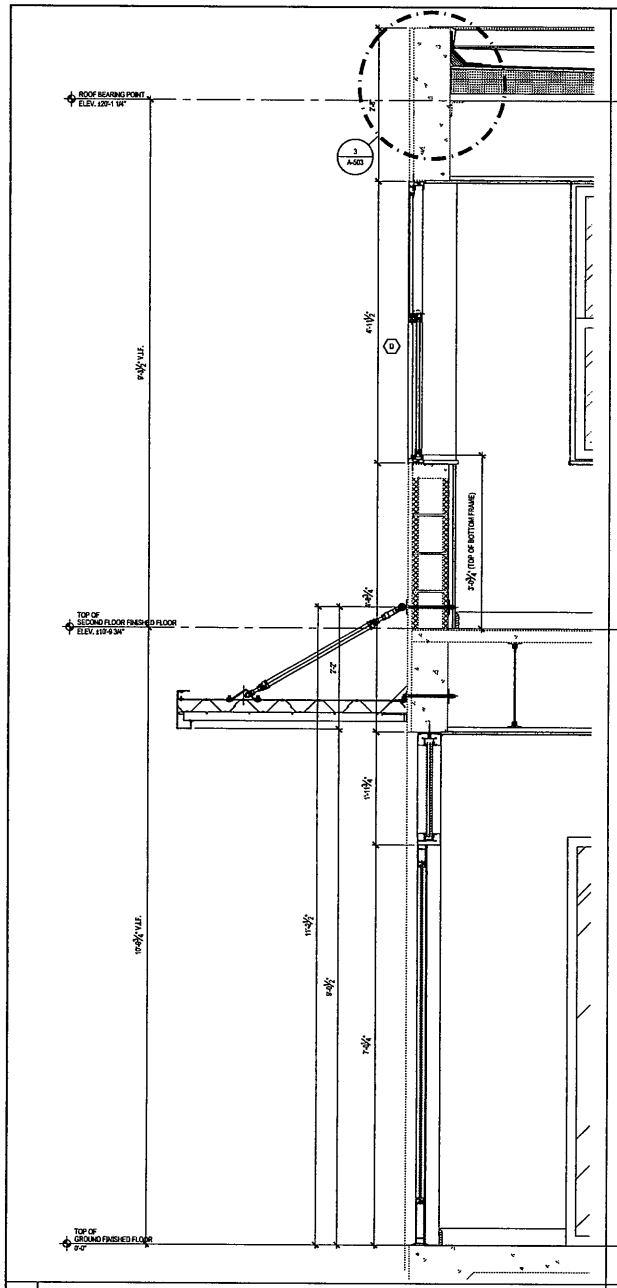
1. 07872 33 ROOF HATCH - SEE STRUCTURAL PLANS FOR SUPPORT.
2. 08 11 13 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-601 FOR DOORS AND FRAMES SCHEDULES ON SHEET A-601.
3. 08 41 26 ALL-GLASS ENTRANCES AND STOREFRONTS - SEE SHEET A-502 FOR ELEVATION AND DETAILS.
4. 08 42 13 ALUMINUM-FRAMED ENTRANCES - ALUMINUM AND GLASS INTERIOR ENTRANCE DOOR. REFER TO DOORS AND FRAMES SCHEDULE ON SHEET A-601.
5. 08 71 00 DOOR HARDWARE. REFER TO SHEET A-601 FOR HARDWARE SCHEDULE.
6. 09 21 16 GYPSUM BOARD ASSEMBLIES & 09 22 16 NON-STRUCTURAL METAL FRAMING. SEE DETAILS @ A-502 FOR CEILING ASSEMBLIES.
7. 09 51 00 ACOUSTICAL CEILINGS - REFER TO SHEET A-501 FOR CEILING TYPICAL DETAILS AND SHEET A-601 FOR ACOUSTICAL CEILING SPECIFICATIONS
8. 09 53 00 ACOUSTICAL CEILING SUSPENSION ASSEMBLIES. ALL HANGERS MUST BE ATTACHED TOP CORD OF STEEL JOIST.
9. 09 65 13.13 RESILIENT BASE - REFER TO SHEET A-601 FOR FLOOR AND WALLS FINISH SCHEDULE.
10. 09 91 23 INTERIOR PAINTING - REFER TO SHEET A-601 FOR FLOOR, WALLS & CEILING FINISH SCHEDULE.
11. 12 35 30.13 KITCHEN CASEWORK. SEE KITCHEN CABINETS ELEVATIONS AND SECTIONS FOR DETAILS.
12. 26 00 00 ELECTRICAL - DUPLEX OUTLET FOR SMALL APPLIANCE. SEE ELECTRICAL DRAWINGS FOR DETAILS.
13. 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.
14. HVAC EQUIPMENT ROOFTOP SCREEN, 24GA STEEL 3" DEEP RIB OVER HORIZONTAL STEEL HI-HATS AND 2" SQUARE STEEL COLUMNS, FINISH: FACTORY APPLIED KYNAR. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO NEW ROOF STRUCTURE AS PER REQUIRED NOA DOCUMENTS.
15. STEEL CANOPY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ANCHOR TO EXISTING STRUCTURE AS PER REQUIRED NOA DOCUMENTS. UNDER SEPARATE PERMIT.

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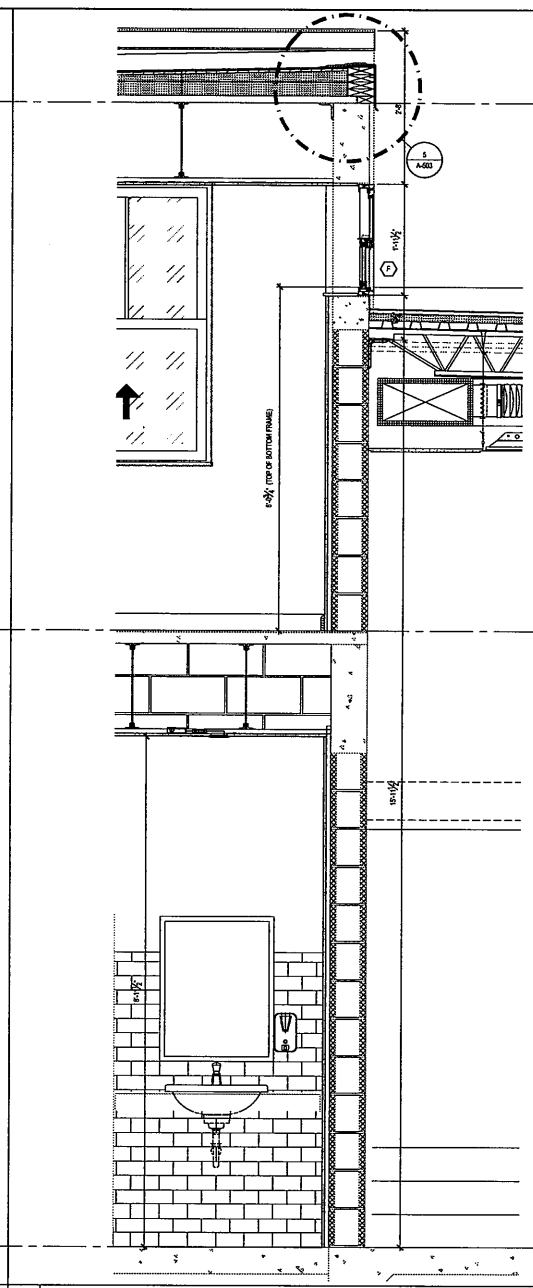
EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009
CLIENT: CITY OF FORT LAUDERDALE CRA

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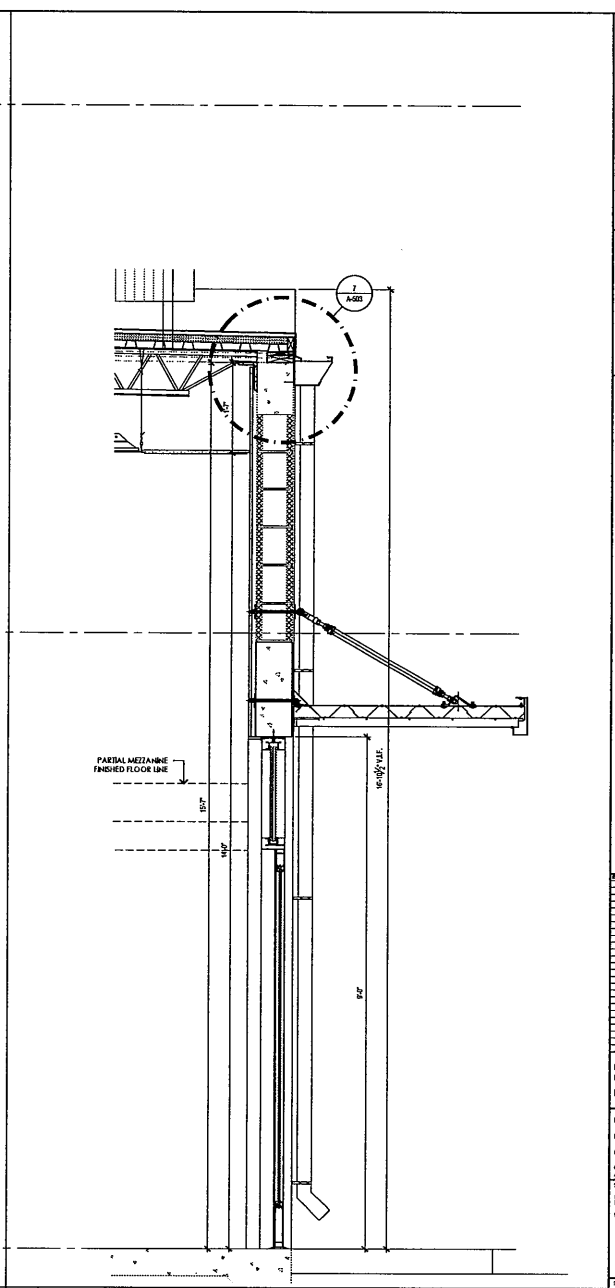
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SHEET TITLE: BUILDING SECTIONS
SHEET NUMBER: A-302



3 RENOVATION PLAN KEYNOTE LEGEND
NO SCALE



2 RENOVATION PLAN KEYNOTE LEGEND
NO SCALE



1 SYMBOL LEGEND
NO SCALE

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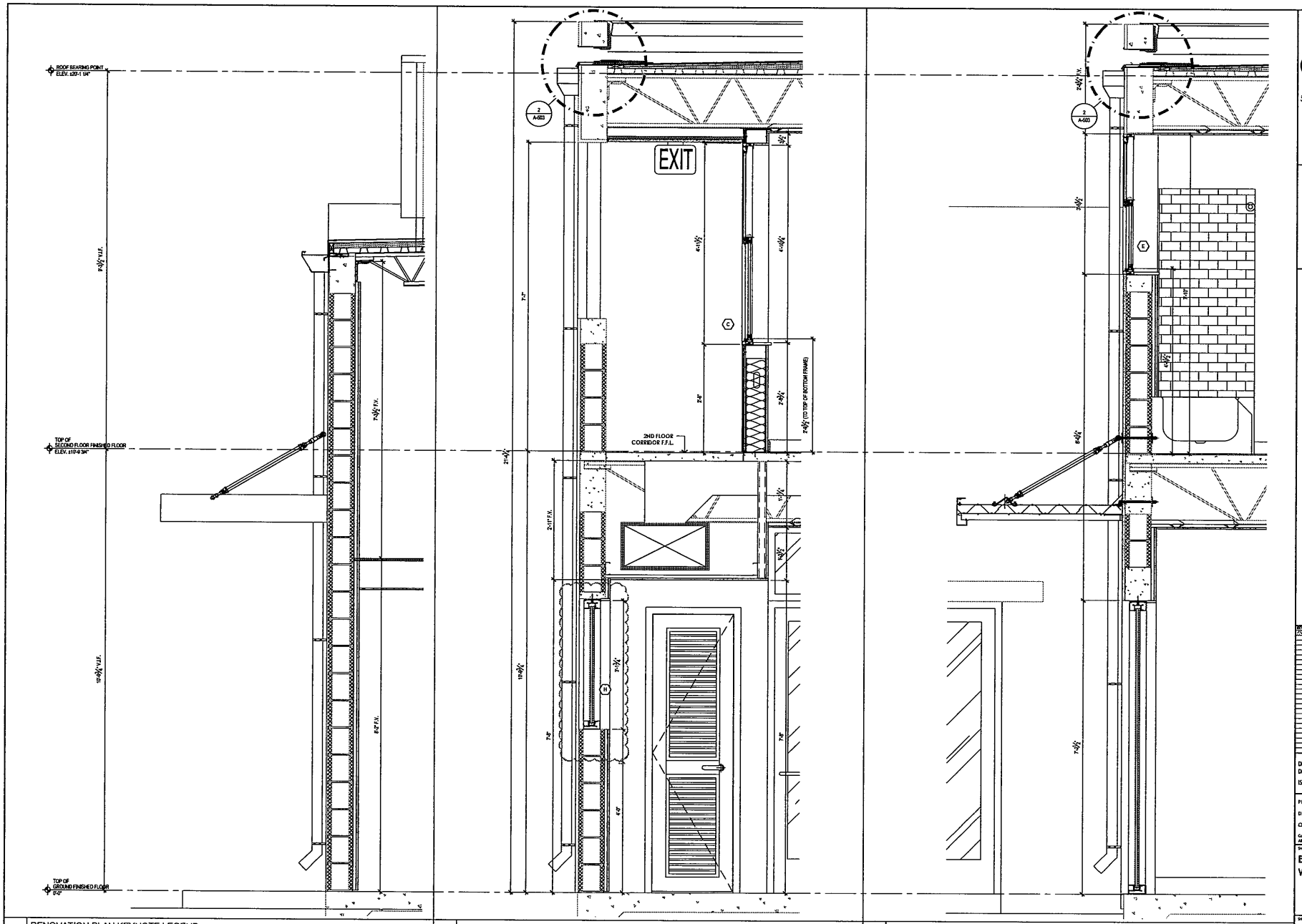
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SHEET TITLE:
BUILDING WALL SECTIONS

SHEET NUMBER:
A-303



3 RENOVATION PLAN KEYNOTE LEGEND
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2 RENOVATION PLAN KEYNOTE LEGEND
NO SCALE

1 SYMBOL LEGEND
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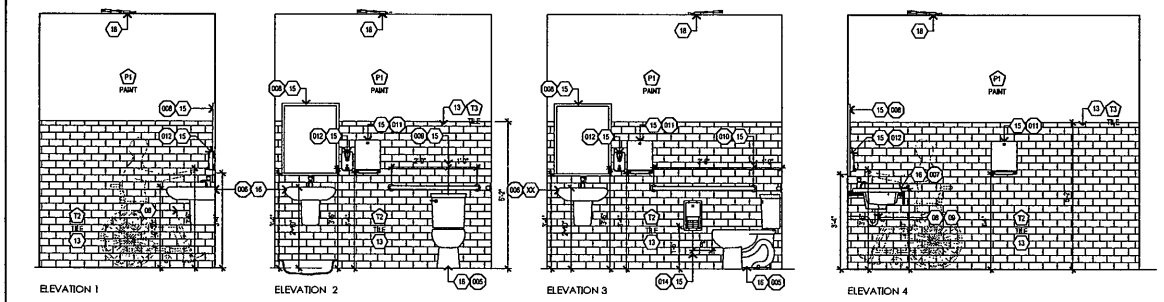
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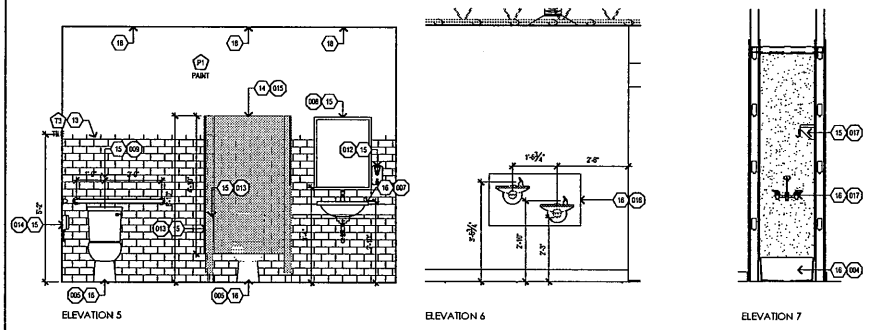
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SHEET TITLE:
BUILDING
WALL SECTIONS

SHEET NUMBER:
A-304



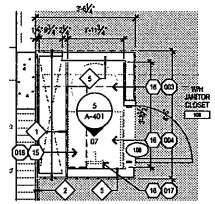


5 ENLARGED INTERIOR ELEVATIONS
SCALE : 1/2" = 1'-0"

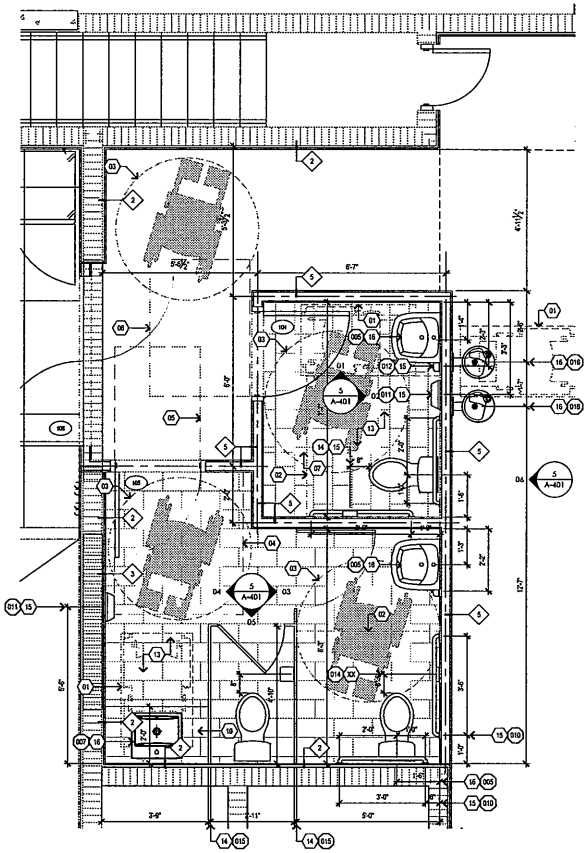
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2. REFER TO EQUIPMENT AND FINISH SCHEDULES FOR ALL EQUIPMENT, AND FLOOR, WALLS AND CEILING FINISHES.
3. INFORM ARCHITECT OF RECORD OF ANY DISCREPANCIES AND SITUATIONS ENCOUNTERED AT JOB SITE PRIOR TO EXECUTION. ALL PLUMBING FIXTURES TO COMPLY WITH F.B.C. 2017 PLUMBING STANDARD CLEARANCES & WEIGHT REQUIREMENTS
4. PLUMBING FIXTURES, DOOR CLEARANCES, TOILET PARTITIONS, BATHROOM ACCESSORIES MUST COMPLY WITH F.B.C. ACCESSIBILITY 2017, ADA REGULATIONS AND FEDERAL LAW. REFER TO SHEET G-501 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 SUBMIT AN RFI TO THE ARCHITECT OF RECORD FOR CLARIFICATION.

2 ENLARGED PLANS & ELEVATIONS KEYNOTE LEGEND
NO SCALE

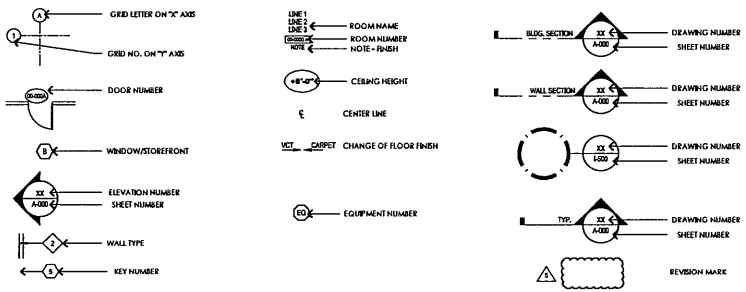
1. 30" X 48" ADA CLEAR FLOOR SPACE REQUIRED.
2. 56" X 60" ADA CLEAR FLOOR SPACE REQUIRED. REFER TO DETAIL B-1 ON PAGE G-501.
3. REQUIRED 5'-0" (60") CLEAR TURNING DIAMETER.
4. REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL (a)/D-5 ON SHEET G-501.
5. REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL (b)/D-5 ON SHEET G-501.
6. REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL (f)/D-5 ON SHEET G-501.
7. REQUIRED MANEUVERING SPACE AT DOORWAY. REFER TO DETAIL (h)/D-5 ON SHEET G-501.
8. REQUIRED CLEAR FLOOR SPACE, KNEE AND TOE CLEARANCE PER DETAILS C/I & D/I ON PAGE G-501.
9. PROVIDE INSULATION JACKETS FOR ALL PIPES UNDER COUNTER SINKS. REFER TO PLUMBING DRAWINGS.
10. 06 20 00 FINISHED CARPENTRY, PLASTIC LAMINATE COUNTERTOP, FRAME AND SUBSTRATE MUST BE SUPPORTED AND SECURED TO BACK AND SIDE WALLS ONLY. SUBMIT SHOP-DRAWINGS FOR APPROVAL.
11. 08 11 13 HOLLOW METAL DOORS AND FRAMES. REFER TO SHEET A-401 FOR DOORS AND FRAMES SCHEDULES.
12. 08 71 00 DOOR HARDWARE. REFER TO SHEET A-401 FOR HARDWARE SCHEDULE
13. 09 31 13 THIN-SET CERAMIC TILING. REFER TO SHEET A-401 FOR FLOOR AND WALLS FINISH SCHEDULE.
14. 10 21 13.19 PLASTIC-LAMINATE-CLAD TOILET COMPARTMENTS. REFER TO SHEET A-601 FOR BATHROOM EQUIPMENT & ACCESSORIES SCHEDULE.
15. 10 28 13.13 COMMERCIAL TOILET ACCESSORIES. REFER TO SHEET A-601 FOR BATHROOM EQUIPMENT & ACCESSORIES SCHEDULE.
16. 22 42 00 COMMERCIAL PLUMBING FIXTURES. REFER TO SHEET A-801 FOR BATHROOM EQUIPMENT & ACCESSORIES SCHEDULE.
17. 22 47 13 DRINKING FOUNTAINS. REFER TO SHEET A-601 FOR BATHROOM EQUIPMENT & ACCESSORIES SCHEDULE.
18. 26 51 19 LED INTERIOR LIGHTING - LITHONIA LIGHTING 4" WAFER LED DOWNLIGHT WF4 LED 40K M



4 JANITOR CLOSET ENLARGED PLAN
SCALE : 1/2" = 1'-0"



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



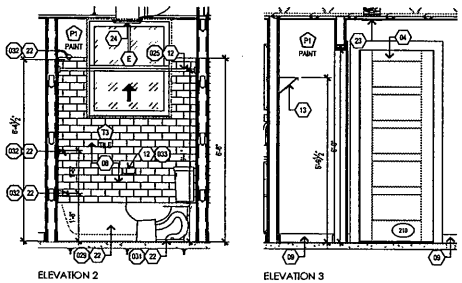
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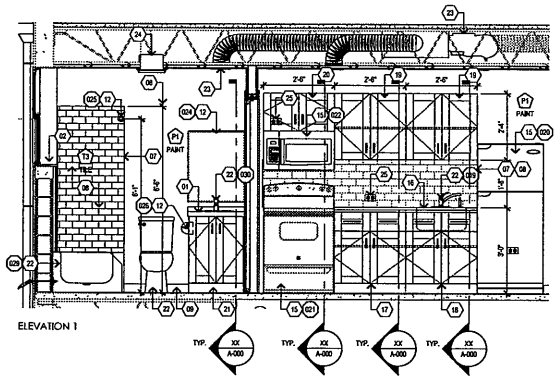
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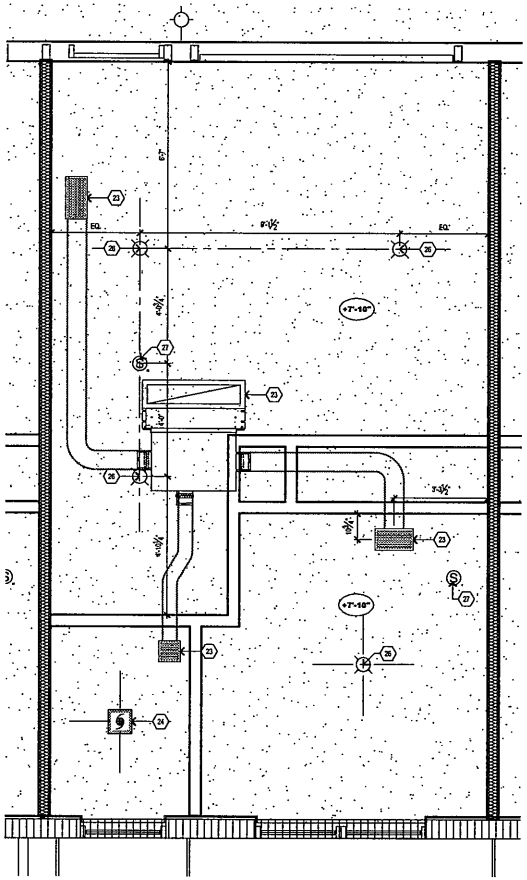
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ENLARGED PLANS AND ELEVATIONS
SHEET NUMBER:
A-401





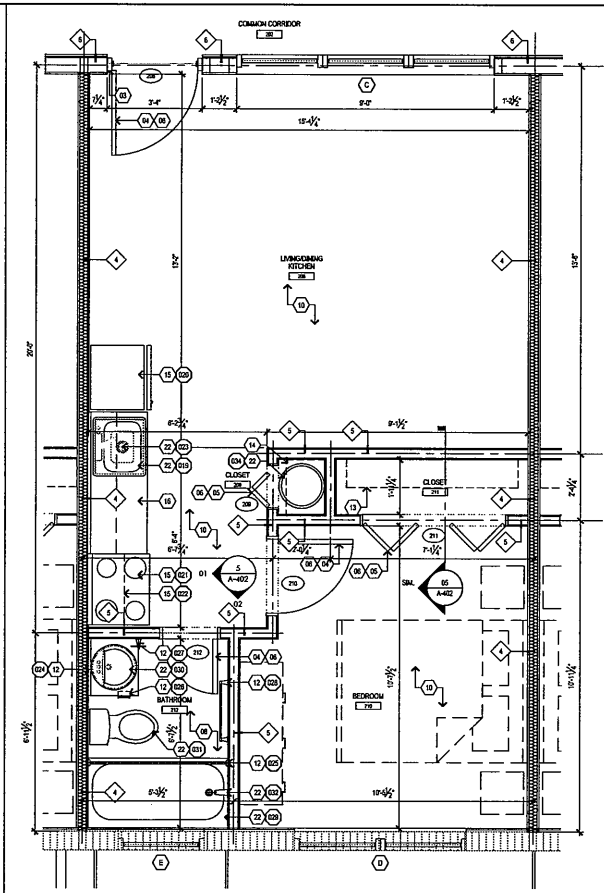
5 APARTMENT ENLARGED ELEVATIONS

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



4 APARTMENT ENLARGED RCP

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



3 APARTMENT ENLARGED PLAN

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

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2. REFER TO EQUIPMENT AND FINISH SCHEDULES FOR ALL EQUIPMENT, AND FLOOR, WALLS AND CEILING FINISHES.
3. INFORM ARCHITECT OF RECORD OF ANY DISCREPANCIES AND SITUATIONS ENCOUNTERED AT JOB SITE PRIOR TO EXECUTION. ALL PLUMBING FIXTURES TO COMPLY WITH F.B.C. 2017 PLUMBING STANDARD CLEARANCES & HEIGHT REQUIREMENTS
4. PLUMBING FIXTURES, DOOR CLEARANCES, TOILET PARTITIONS, BATHROOM ACCESSORIES MUST COMPLY WITH F.B.C. ACCESSIBILITY 2017, ADA REGULATIONS AND FEDERAL LAW. REFER TO SHEET G-001 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 SUBMIT AN RFI TO THE ARCHITECT OF RECORD FOR CLARIFICATION.
7. FURNITURE SHOWN FOR REFERENCE PURPOSES ONLY N.I.C.

1. 06 20 00 FINISHED CARPENTRY, PLASTIC LAMINATE COUNTERTOP, . SUBMIT SHOP-DRAWINGS FOR APPROVAL.
2. 06 65 00 PLASTIC TRIM - 1/2" X 7/8" PVC TRIM BOARD
3. 06 12 00 METAL FRAMES. REFER TO SHEET A-601 FOR DOORS AND FRAMES SCHEDULES.
4. 08 14 23.17 PLASTIC-FACED WOOD DOORS. REFER TO SHEET A-601 FOR DOORS AND FRAMES SCHEDULES.
5. 08 15 76 BIFOLDING PLASTIC DOORS
6. 08 71 00 DOOR HARDWARE. REFER TO SHEET A-601 FOR HARDWARE SCHEDULE
7. 09 30 00 TILING. PROVIDE SCHLUTER®-TRIEC AT ALL WALL TILE CORNERS
8. 09 31 13 THIN-SET CERAMIC TILING. REFER TO SHEET A-601 FOR FLOOR AND WALLS FINISH SCHEDULE.
9. 09 65 13.13 RESILIENT BASE - 5-1/4 IN. X 8 FT. PVC COMPOSITE WHITE COLONIAL BASE MOULDING
10. 09 65 19.23 LUXURY VINYL TILE FLOORING - REFER TO SHEET A-601 FOR FLOOR FINISH SCHEDULE
11. 09 91 23 INTERIOR PAINTING - REFER TO SHEET A-601 FOR FLOOR AND WALLS FINISH SCHEDULE.
12. 10 28 16.13 RESIDENTIAL BATHROOM ACCESSORIES. REFER TO SHEET A-601 FOR BATHROOM EQUIPMENT & ACCESSORIES SCHEDULE.
13. 10 56 23 WIRE STORAGE SHELVING - 6-FT W X 12-IN D WHITE FIXED MOUNT WARDROBE SHELVING WITH SUPPORT BRACKETS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
14. 10 56 23 WIRE STORAGE SHELVING - 2-FT W X 16-IN D WHITE FIXED MOUNT STORAGE SHELVING WITH WALL BRACKETS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
15. 11 30 13.13 RESIDENTIAL KITCHEN APPLIANCES. REFER TO SHEET A-601 FOR BATHROOM EQUIPMENT & ACCESSORIES SCHEDULE.
16. 12 32 16 MANUFACTURED PLASTIC-LAMINATE-CLAD CASEWORK - PLASTIC LAMINATED ENGINEERED WOOD PRODUCTS KITCHEN COUNTERTOP - VT DIMENSIONS WILSONART 5-FT KALAHARI TOFAZ MATTE STRAIGHT LAMINATE KITCHEN COUNTERTOP
17. 12 32 16 MANUFACTURED PLASTIC-LAMINATE-CLAD CASEWORK - PLASTIC LAMINATED ENGINEERED WOOD PRODUCTS BASE CABINET - 24" DEEP, 36" BASE CABINET W/ FINISHED EXPOSED SIDE AND TWO 8" TOP DRAWERS.
18. 12 32 16 MANUFACTURED PLASTIC-LAMINATE-CLAD CASEWORK - PLASTIC LAMINATED ENGINEERED WOOD PRODUCTS BASE CABINET -24" DEEP, 36" SINK CABINET W/ FINISHED EXPOSED SIDE AND TWO 8" FIXED DRAWER PANELS.
19. 12 32 16 MANUFACTURED PLASTIC-LAMINATE-CLAD CASEWORK - PLASTIC LAMINATED ENGINEERED WOOD PRODUCTS TOP CABINET -12" DEEP, 30" HIGH, 36" TOP CABINET W/ FINISHED EXPOSED SIDE AND TWO FULL HEIGHT DOORS.
20. 12 32 16 MANUFACTURED PLASTIC-LAMINATE-CLAD CASEWORK - PLASTIC LAMINATED ENGINEERED WOOD PRODUCTS TOP CABINET -12" DEEP, 15" HIGH, 30" TOP CABINET W/ TWO FULL HEIGHT DOORS.
21. 12 32 16 MANUFACTURED PLASTIC-LAMINATE-CLAD CASEWORK - PLASTIC LAMINATED ENGINEERED WOOD PRODUCTS BASE CABINET -21" DEEP, 24" SINK CABINET W/ FINISHED EXPOSED SIDE AND TWO FULL HEIGHT DOORS.
22. 22 41 00 RESIDENTIAL PLUMBING FIXTURES. REFER TO SHEET A-601 FOR BATHROOM EQUIPMENT & ACCESSORIES SCHEDULE.
23. 23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC). AHU, GRILLE AND DUCTWORK - SEE MECHANICAL DRAWINGS FOR DETAILS
24. 23 34 00 BATHROOM EXHAUST FANS - SEE MECHANICAL DRAWINGS FOR DETAILS.
25. 26 00 00 ELECTRICAL - DUPLEX OUTLET FOR SMALL APPLIANCE. SEE ELECTRICAL DRAWINGS FOR DETAILS.
26. 26 51 00 INTERIOR LIGHTING - SURFACE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL PLANS FOR DETAILS.
27. 28 31 46 SMOKE DETENTION SENSORS

2 ENLARGED PLANS & ELEVATIONS KEYNOTE LEGEND

NO SCALE

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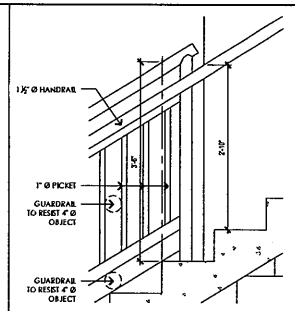
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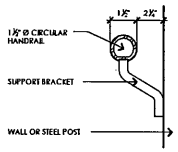
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SHEET TITLE:
TYPICAL APARTMENT UNIT ENLARGED PLAN AND ELEVATIONS

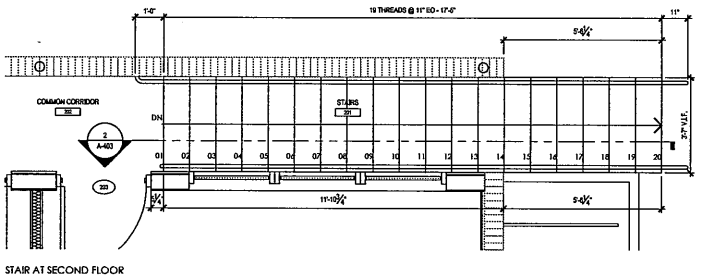
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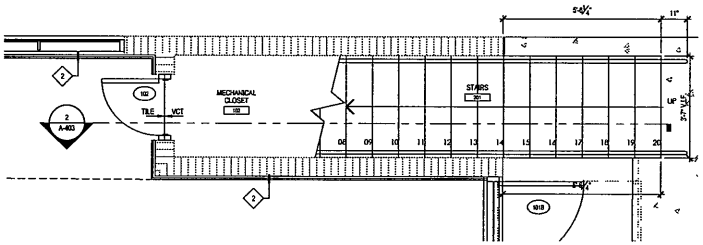
5 GUARDRAIL DETAIL
1" = 1'-0"



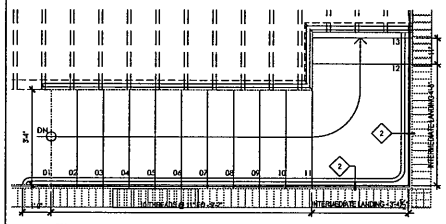
4 HANDRAIL TYP SECTION
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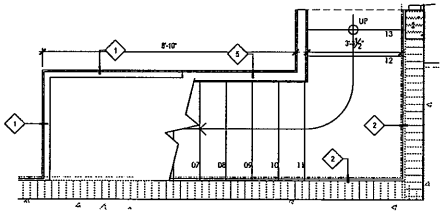
STAIR AT SECOND FLOOR



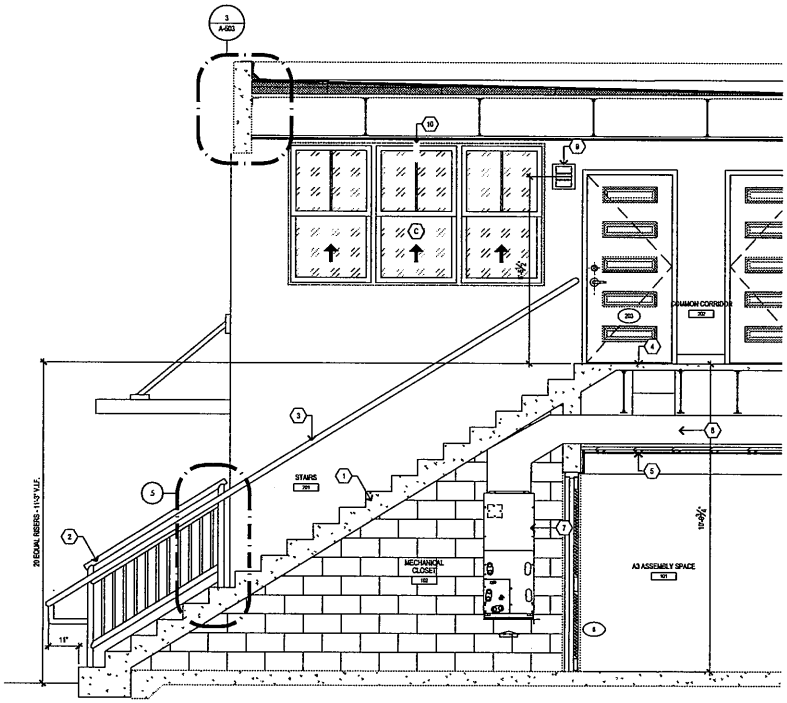
STAIR AT GROUND FLOOR



MEZZANINE STAIR



MEZZANINE STAIR



2 ENLARGED STAIR SECTION
SCALE : 1/2" = 1'-0"

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

1. BOTH STAIRS ARE TO BE REBUILD. SEE STRUCTURAL PLANS FOR DETAILS.
2. PROVIDE HANDRAILS ON BOTH SIDES OF EACH STAIRWAY AND SHALL COMPLY WITH SECTION 1014.
3. ALL DRILLINGS TO BE 1 1/2" DIA. STEEL W/PAINTED FINISH. PROVIDE 2½" CLEARANCE BETWEEN RAILING AND FINISH WALL.
4. CONTRACTOR SHALL FIELD VERIFY STAIR LAYOUT PRIOR TO FABRICATION OF GUARDRAIL.
5. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING.
6. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8 INCH (9.5 MM) IN ANY FLIGHT OF STAIRS. THE GREATEST WINDER TREAD DEPTH AT THE WALKLINE WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).
7. ALL HANDRAILS TO BE CONTINUOUSLY GRASPABLE 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. ALL EXPOSED SURFACES IN STAIRWELL SHALL BE PAINTED.
11. PROVIDE SHOP DRAWINGS FOR STAIR RAILS AND GUARDS INCLUDING THE MEZZANINE GUARD RAIL. DECLARE COMPLIANCE WITH SECTION 1607.

1. NEW REINFORCED CONCRETE STAIR. SEE STRUCTURAL PLANS FOR DETAILS.
2. ALUMINUM GUARDRAIL. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
3. NEW ALUMINUM HANDRAIL. SEE DETAIL 01 FOR ADDITIONAL SUPPORT.
4. STAIR TOP LANDING. SEE SHEET A-601 FOR CORRIDOR FLOOR FINISH.
5. INTERIOR CEILING ASSEMBLY. SEE RCP AND SHEET A-501 FOR DETAILS
6. FULL LOUVERED DOOR , SEE DOOR SCHEDULE AT A-601
7. NEW HVAC EQUIPMENT. SEE MECHANICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS.
8. NEW A/C DUCTWORK. SEE MECHANICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS.
9. WALL SCONCE. SEE ELECTRICAL DRAWINGS FOR DETAILS.
10. EXIST SIGN. SEE ELECTRICAL DRAWINGS FOR DETAILS.

1 STAIRS AND HANDRAILS NOTES AND KEYNOTES
NO SCALE

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

CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION
A	10/7/19	PER CITY COMMENTS

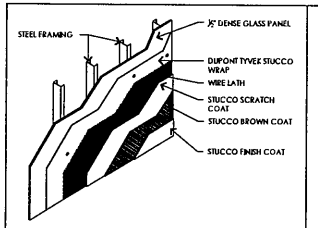
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ISSUE DATE: 1/7/19

PROJECT NUMBER: 1535-180425
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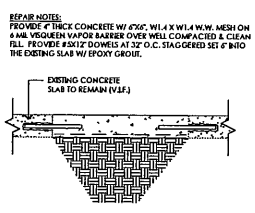
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SHEET TITLE:
STAIRS ENLARGED PLAN AND SECTION

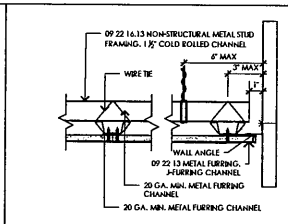
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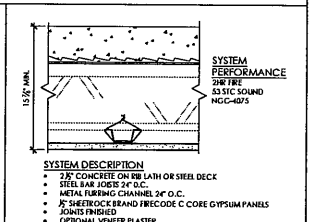
11 STUCCO OVER DENSEGLASS ASSEMBLY
NOT TO SCALE



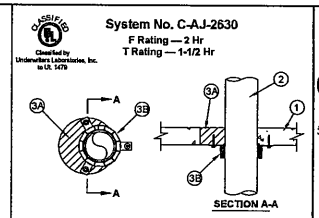
10 SLAB REPAIR DETAIL
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9 TYPICAL DRYWALL CEILING DETAIL
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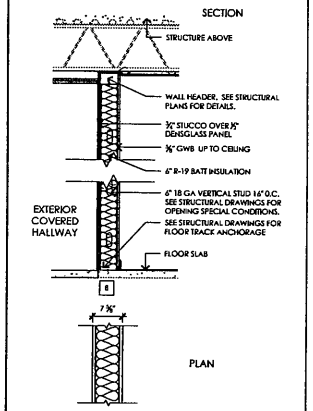


8 2 HR FL/CLG ASSEMBLY GA-FC-2030
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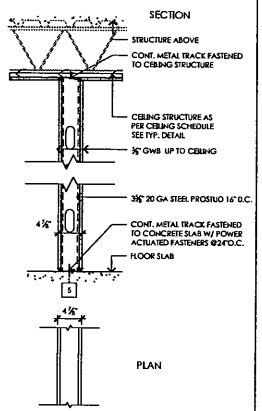


1. Floor or Wall Assembly — Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 8 in. (203 mm).
   See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Through Penetrants — One nonmetallic pipe to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe and opening shall be min 0 in. (point contact) to max 3-1/2 in. (89 mm). Pipe to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of nonmetallic pipes may be used:
   A. Polyvinyl Chloride (PVC) Pipe — Nom. 4 in. (102 mm) diam (or smaller) Schedule 40 solid-core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   B. Chlorinated Polyvinyl Chloride(CPVC) Pipe — Nom 4 in. (102 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
   C. Acrylonitrile Butadiene Styrene (ABS) Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid-core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   D. Flame Retardant Polypropylene (FRPP) Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
3. Firestop System — The firestop system shall consist of the following:
   A. Fill, Void or Cavity Material* - Mortar — Min 2-1/2 in. (64 mm) thickness of fill material applied within the annulus between penetrant and periphery of opening, flush with bottom surface of floor or both surfaces of wall. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 637 Firestop Mortar
   B. Firestop Device* — Firestop Collar — Firestop collar to be sized for nom diam of penetrant and to be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around the pipe and secured to the concrete and mortar (Item 3A) at underside of floor or both sides of wall using the anchor hooks provided with the collar. (Minimum 2 anchor hooks for 1-1/2 and 2 in. (38 and 51 mm) diam pipes, 3 anchor hooks for 3 and 4 in. (76 and 102 mm) diam pipes). The anchor hooks are to be secured to CP 637 mortar with min 1/4 in. (6 mm) diam by min 1-1/4 in. (32 mm) long concrete screw anchors or HSI 1/4 in. (6 mm) diam by 1-1/4 in. (32 mm) long KWIK-CON II+ concrete screw anchors. The anchor hooks are to be secured to concrete floor or wall with min 1/4 in. (6 mm) diam by min 1-1/4 in. (32 mm) long steel expansion bolts or min 0.145 in. (3.7 mm) diam by 1-1/4 in. (32 mm) long powder actuated fasteners utilizing a 1-7/16 in. (36 mm) diam by 1/16 in. (1.6 mm) thick steel washer. As alternates to the anchors specified above for concrete, HSI 1/4 in. (6 mm) diam by 1-1/4 in. (32 mm) long KWIK-CON II+ concrete screw anchor, or HSI 1/4 in. (6 mm) diam by 1-3/4 in. (44 mm) long KWIK-BOLT 3 steel expansion anchor or HSI X-ONI 27 PB S15 powder actuated floor pin with integral nom 9/16 in. (14 mm) diam washer may be used. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 643 50/1.5"N, CP 643 63/2"N, CP 643 90/3"N, CP 643 110/4"N Firestop Collar

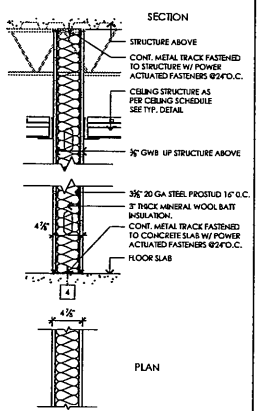
7 SYSTEM NO. C-AJ-2630 2HR PENETRATION
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6 WALL TYPE 6
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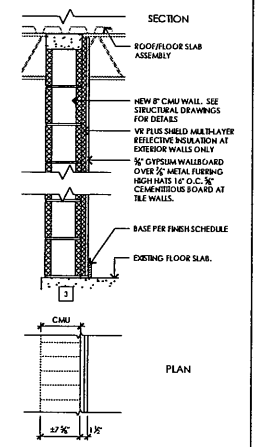


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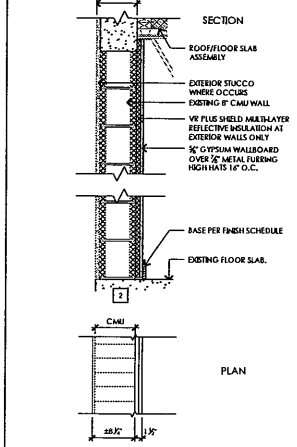


WALL ASSEMBLY RATED - THR UL DESIGN NO. U419

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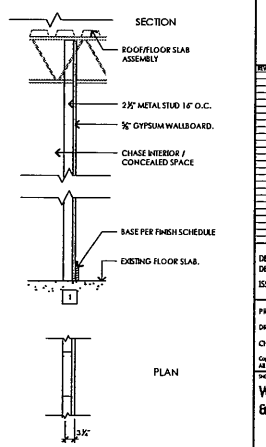


3 WALL TYPE 3
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WALL ASSEMBLY RATED - COMPLIES WITH UL DESIGN NO. U901 4HR

2 WALL TYPE 2
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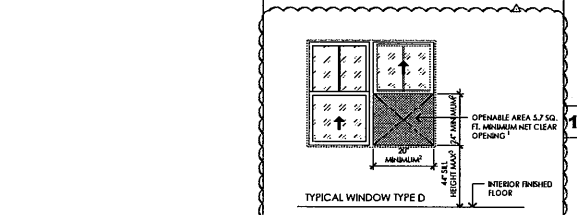
1 WALL TYPE 1
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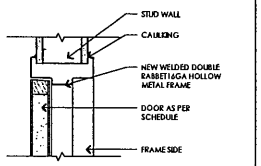
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CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION

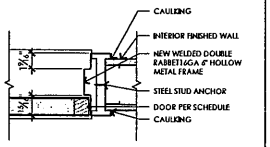
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WALL TYPES & DETAILS
SHEET NUMBER:
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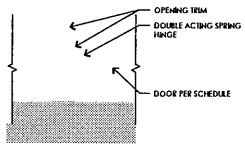
12 EMERGENCY ESCAPE WINDOW
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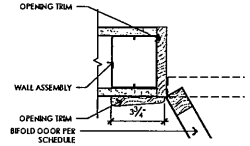
11 DOOR HEADER
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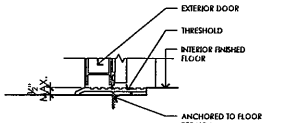
10 DOOR JAMB
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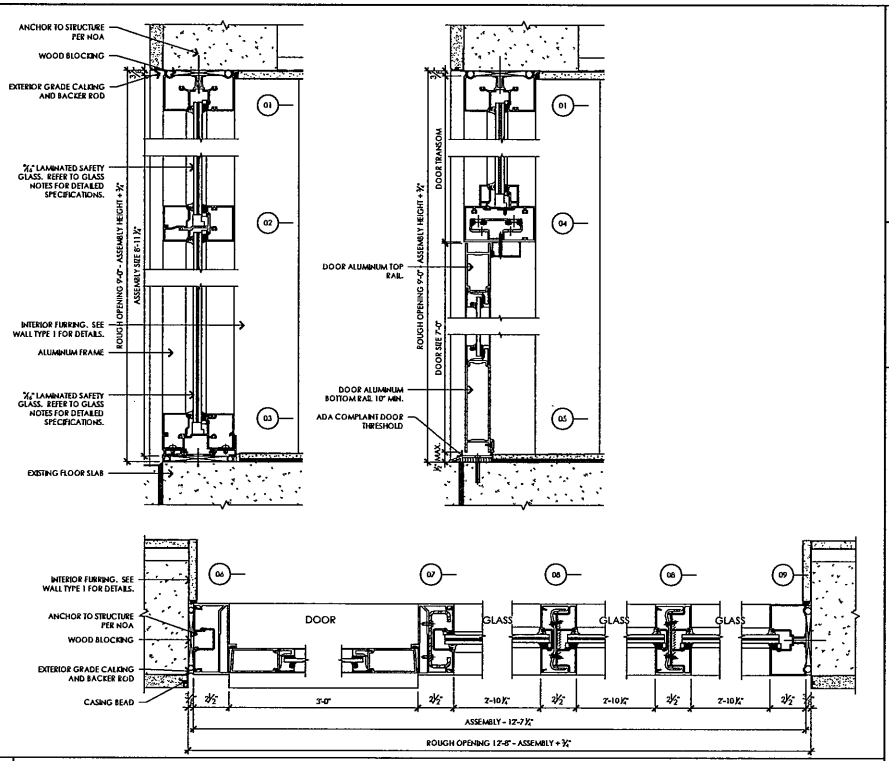
9 DOUBLE ACTING DOOR JAMB
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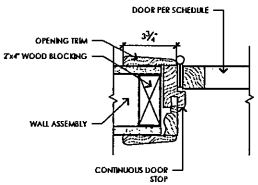
8 BIFOLD DOOR JAMB
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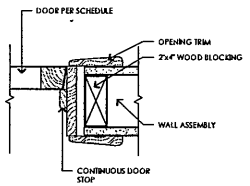
7 DOOR THRESHOLD
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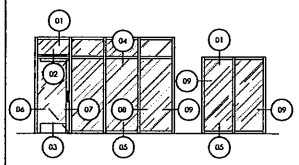
6 STOREFRONT DETAILS
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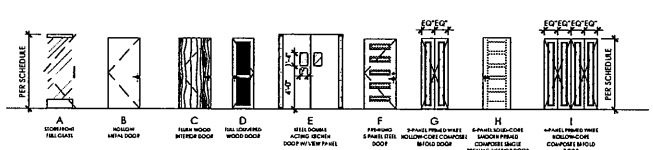
5 APT DOOR JAMB HINGE SIDE
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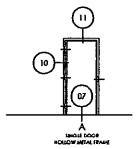


4 APT DOOR JAMB LATCH SIDE
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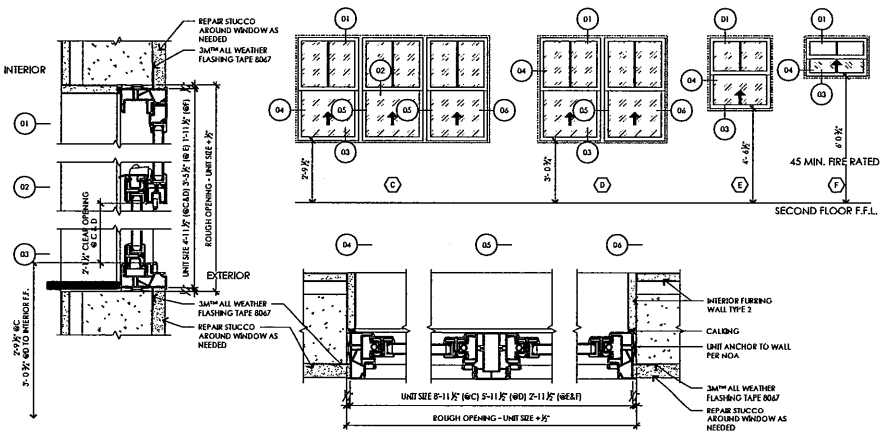


3 STOREFRONT ELEVATIONS
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2 DOORS & FRAMES ELEVATIONS
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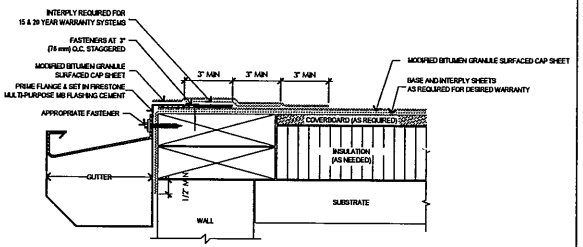
1 WINDOWS DETAILS
SCALE: 3" = 1'-0"

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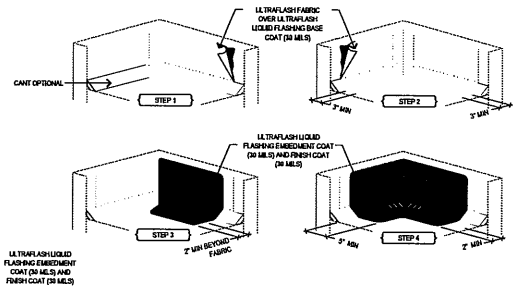
EXISTING BUILDING RENOVATION PLANS FOR:
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FORT LAUDERDALE, FL 33009
CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION
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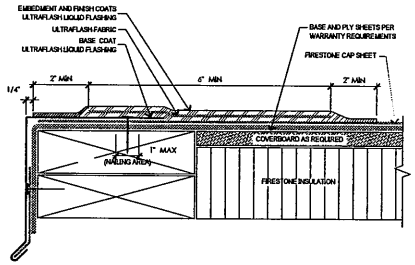
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SHEET TITLE:
DOORS, FRAMES & WINDOWS DETAILS
SHEET NUMBER:
A-502



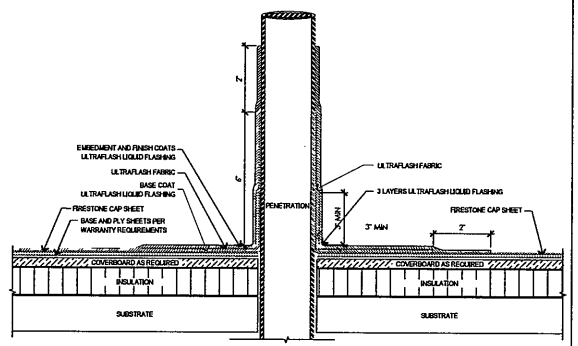
7 GUTTER WITH FLANGE USING STRIP FLASHING
NOT TO SCALE



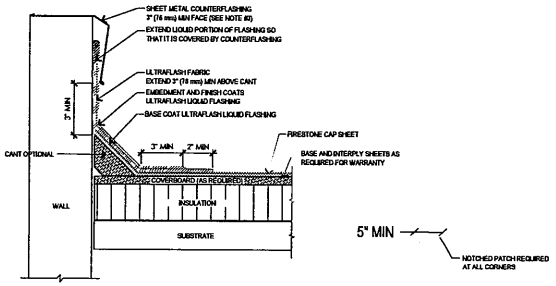
6 ULTRAFLASH INSIDE CORNER
NOT TO SCALE



5 ULTRAFLASH DRIP EDGE
NOT TO SCALE

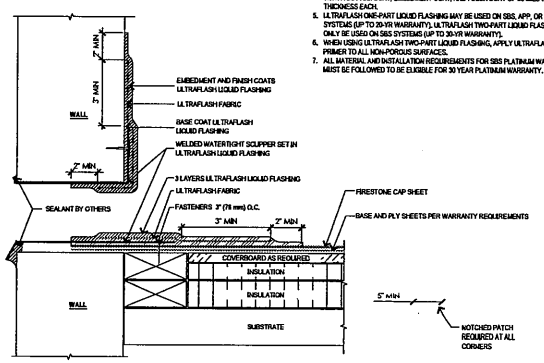


4 ULTRAFLASH PIPE FLASHING
NOT TO SCALE



3 ULTRAFLASH BASE FLASHING FOR WALL-SUPPORTED DECK
NOT TO SCALE

NOTES:
1. WOOD NAILERS MUST BE INSTALLED WITH SUITABLE FASTENERS TO MEET APPLICABLE BUILDING CODES (700 LBS PER LINEAR FOOT MIN IN ANY GIVEN DIRECTION).
2. ALL SHEETMETAL IS TO BE INSTALLED PER SMACNA GUIDELINES.
3. FOR OPTIMAL RESULTS, EMBED GRANULES ON CAP SHEET PRIOR TO APPLYING ULTRAFLASH LIQUID FLASHING.
4. BOTH ULTRAFLASH ONE-PART AND TWO-PART LIQUID FLASHING SHOULD BE APPLIED WITH A BOTTOM COAT, EMBEDMENT COAT, AND FINISH COAT OF 30 MILS WET THICKNESS EACH.
5. ULTRAFLASH ONE-PART LIQUID FLASHING MAY BE USED ON SBS, APP, OR SBR SYSTEMS (UP TO 20-YR WARRANTY). ULTRAFLASH TWO-PART LIQUID FLASHING MAY ONLY BE USED ON SBS SYSTEMS (UP TO 30-YR WARRANTY).
6. WHEN USING ULTRAFLASH TWO-PART LIQUID FLASHING, APPLY ULTRAFLASH LVOC PRIMER TO ALL NON-POROUS SURFACES.
7. ALL MATERIAL AND INSTALLATION REQUIREMENTS FOR SBS PLATINUM WARRANTY MUST BE FOLLOWED TO BE ELIGIBLE FOR 30 YEAR PLATINUM WARRANTY.



2 ULTRAFLASH SCUPPER
NOT TO SCALE

ROOF SYSTEM:-
PRODUCT PRESSURE: -137.5 LBS. UPLIFT PRESSURE RESISTANCE PER DADE COUNTY APPROVAL (FOR DESIGN UPLIFT REQUIREMENTS REFER TO STRUCTURAL CALCULATIONS).

SYSTEM DESCRIPTION:
SBS INSULATED DECK SELF ADHERED SYSTEM.
1. A MEMBRANE MUST BE HEAT WELDED OR INSTALLED IN APPROVED HOT ASPHALT OVER BASEGARD SA.
2. DO NOT USE HOT ASPHALT TO INSTALL OR ADHERE TO ISOGARD HD OR RESISTA.
3. A PULL TEST REQUIRED ON DECK IF THE FOLLOWING ARE USED TO ATTACH INSULATION TO DECK: I.S.O. FP; ADHESIVE, I.S.O. SPRAY S, I.S.O. TWIN PACK OR I.S.O. STICK
4. DENSDECK PRODUCTS CAN NOT BE ENCAPSULATED WITH HOT ASPHALT
5. INSULATION MUST BE PRIMED WITH AN APPROVED PRIMER BEFORE BASEGARD SA CAN BE INSTALLED.
6. FULLY ADHERED IN A LAYER OF APPROVED HOT ASPHALT.

SYSTEM SPECIFIED PERFORMANCE:
20-YEAR PERFORMANCE ON ROOFING SYSTEM BASED ON MATERIALS.

INSTALLERS: 5-YEAR INSTALLER (ROOFER) REPAIR GUARANTEE ON ENTIRE ROOF GUARANTEE: SYSTEM. GUARANTEE AGAINST ANY ROOF LEAKS RESULTING FROM WORKMANSHIP OR MATERIAL (INSTALLER TO HAVE MINIMUM 10-YEAR EXPERIENCE WITH SIMILAR ROOFING PROJECTS). INSTALLER WILL BE CERTIFIED BY ROOF SYSTEM MANUFACTURER.

SYSTEM TO BE INSTALLED PER NOA NO.: 16-0222.06
FIRE RATING: CLASS A

ROOFING MATERIALS:
- SBS ULTRA WHITE CAP SHEET
- ONE LAYER COVERBOARD FIRESTONE ISOGARD HD
- ONE LAYER ISOGARD TAPERED EPS INSULATION OR EQUAL (MIN. AVERAGE R-VALUE 19.0).

ROOFING SYSTEM REQUIREMENTS:
- ROOFING SYSTEM AND INSTALLATION TO COMPLY WITH FLORIDA BUILDING CODE (FBC 2017).
- MINIMUM 24 GAUGE GALVANIZED FOR ALL EDGE/FASCIA METAL, PAINTED IN ACCORDANCE TO RAS 111.
- PAINTED (KYNAR 500) - COMPLY WITH ALL APPLICABLE PROTOCOLS NOT LIMITED TO RAS 111 AND RAS 127 AND PRODUCT APPROVAL REQUIREMENTS.
- ROOFING SYSTEM TO COMPLY WITH WIND UPLIFT REQUIREMENTS AS INDICATED ON STRUCTURAL DRAWINGS IN COMPLIANCE WITH ASCE -7 REQUIREMENTS.
- ROOF PENETRATIONS FLASHING

ALL OTHER MATERIALS NOT MENTIONED BUT REQUIRED BY MANUFACTURER OR PRODUCT APPROVAL IS TO BE PRO-RATED FOR A COMPLETE WATERTIGHT ROOFING SYSTEM.

FLASHING SHEET METAL COUNTER FLASHING, CONDUCTOR HEADS, RAIN WATER LEADERS, SHALL BE AS DESCRIBED HEREIN. G-90 GALVANIZED METAL 24-GAUGE MINIMUM (GAUGE OF ALL CONDUCTOR HEADS AND RAIN WATER LEADERS TO BE SIZED BASED ON SMACNA STANDARDS).

NOTE:
TERMINATION BARS MAY ONLY BE USED IN CONJUNCTION WITH AN APPROPRIATE COUNTER-FLASHING EXTENDING A MINIMUM OF 3" BELOW THE TERMINATION BAR.

THICKNESS OF INSULATION:
A. THICKNESS OF INSULATION: PROVIDE A COEFFICIENT OF HEAT TRANSMISSION OR R VALUE, OF 19.
B. USE R FACTOR OF 0.36/CM (5.56 PER INCH) OF THE INSULATION IN THE COMPUTATION OF THE OVERALL R VALUE.
C. THE MINIMUM THICKNESS OF INSULATION:
   1. 3 1/2" INCH ON COMMON ROOF AREAS.
   2. 1 1/2" INCHES AT DRAINS.

ALL SHEET METAL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SMACNA (SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION) STANDARDS. ALL OVERSIZED OR SPECIALTY SHEET METAL WORK APPLIED TO THE EXTERIOR OF THE BUILDING SHALL BE DESIGNED BY A SPECIALTY ENGINEER.

SEALANTS AND CAULKING AS WELL AS RELATED MATERIALS AND ACCESSORIES SHALL BE PROVIDED AT LOCATIONS DESCRIBED AND /OR REQUIRED FOR WATERPROOFING CONDITIONS, THROUGH OUT BUILDING. INSTALL ALL SEALANTS PER MANUFACTURERS RECOMMENDATIONS FOR EACH PARTICULAR INSTALLATION OR CONDITION. SEALANTS TO BE AS FOLLOWS: INTERIOR, ACRYLIC LATEX TYPE FOR GENERAL APPLICATIONS AND SOUND SEALANT. EXTERIOR, POLYURETHANE TYPE GENERAL APPLICATION, SILICONE TYPE FOR GLAZING. SEALANTS AND CAULKING TO BE INSTALLED BY A QUALIFIED SEALANT APPLICATOR.

1 ROOF SYSTEM NOTES

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EXISTING BUILDING RENOVATION PLANS FOR:
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33069
CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: PERMIT SET REV 1
ISSUE DATE: 1/7/19
PROJECT NUMBER: 1535-180425
DRAWN BY: AG
CHECKED BY:

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SHEET TITLE:
ROOFING DETAILS

SHEET NUMBER:
A-503

WINDOW SCHEDULE

MARK	SIZE W	SIZE HT	TYPE	MATL	GLZ	NOTES
A	6'-0"	7'-2"	STOREFRONT	ALUM	IMPACT RESISTANCE	
B	12'-8"	9'-0"	STOREFRONT	ALUM	IMPACT RESISTANCE	
C	9'-0"	5'-0"	SINGLE HUNG	ALUM	IMPACT RESISTANCE	
D	6'-0"	5'-0"	SINGLE HUNG	ALUM	IMPACT RESISTANCE	
E	6'-0"	5'-0"	SINGLE HUNG	ALUM	IMPACT RESISTANCE	
F	3'-0"	3'-6"	SINGLE HUNG	ALUM	IMPACT RESISTANCE	
G	3'-0"	2'-0"	SINGLE HUNG	ALUM	IMPACT RESISTANCE	
H	6'-2"	3'-4"	STOREFRONT	ALUM	IMPACT RESISTANCE	

WINDOWS NOTES

1. CONTRACTOR SHALL COORDINATE NEW WINDOWS WITH EXISTING WINDOW OPENINGS.
2. CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY WORK NECESSARY TO REPAIR ANY DAMAGED WALL FINISH AROUND WINDOWS.

5 WINDOW SCHEDULE

PLUMBING FIXTURES AND ACCESSORIES

#	DESCRIPTION
001	54" DOUBLE DOOR REACH-IN REFRIGERATOR
002	ELKAY LUSTERTONE STAINLESS STEEL 33" X 22" X 10", SINGLE BOWL TOP MOUNT SINK
003	EL030-TB 30 GAL LIGHT-DUTY COMMERCIAL ELECTRIC WATER HEATER-19" DIAMETER
004	24" X 24" MOP SERVICE BASIN — MUSTEE MODEL 63M
005	AMERICAN STANDARD H2OPTIMUM SIPHONIC RIGHT HEIGHT ELONGATED TOILET WITH RIGHT HAND TRIP LEVER MODEL NUMBER: 2886A.115.020
006	AMERICAN STANDARD MIRROR™ UNIVERSAL DESIGN WALL-HUNG LAVATORY WITH EVERCLEAN - ADA COMPLIANT W/ 0059.020 EC SHROUD AND PILLAR TAP METERING FAUCET 1340.105
007	AMERICAN STANDARD STUDIO DROP IN SINK 0643.001 WHITE
008	BOBRICK® CHANNEL-FRAME MIRROR 18"W X 30"H - B-165 1830
009	1-1/4" DIAMETER STAINLESS STEEL 36" LONG GRAB BAR (SURFACE MOUNTED) WITH SNAP FLANGE & CONCEALED MOUNTING ANCHORS. PROVIDE 2X WOOD BACKING AT ALL SUPPORT POINTS.
010	1-1/4" DIAMETER STAINLESS STEEL 42" LONG GRAB BAR (SURFACE MOUNTED) WITH SNAP FLANGE & CONCEALED MOUNTING ANCHORS. PROVIDE 2X WOOD BACKING AT ALL SUPPORT POINTS.
011	BOBRICK B-262 CLASSICSERIES SURFACE-MOUNTED PAPER TOWEL DISPENSER
012	BOBRICK B-823 MANUAL SOAP DISPENSER, FOAM
013	BOBRICK B-2888 CLASSICSERIES SURFACE-MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER
014	BOBRICK B-3888 CLASSICSERIES RECESSED MULTI-ROLL TOILET TISSUE DISPENSER
015	HIGH PRESSURE LAMINATE SUBSTRATE WITH STEEL CORE REINFORCED STILES: BOBRICK DESIGNERSERIES TOILET PARTITION, FLOOR ANCHORED.
016	ELKAY SWIRLFLO 8I-LEVEL REVERSE FOUNTAIN NON-FILTERED, NON-REFRIGERATED STAINLESS, EDFPBM117RAK
017	AMERICAN STANDARD EXPOSED YOKE WALL-MOUNT UTILITY FAUCET WITH VACUUM BREAKER AND OFFSET SHANKS
018	BOBRICK B-239 X 34 SHELF WITH MOP AND BROOM HOLDERS AND HOOKS
019	SINGLE BOLW SINK & FAUCET - COLONY PRO COLLECTION COLONY 25X22 ADA STAINLESS STEEL KITCHEN SINK MODEL NUMBER(S): 2258A25225B4.0/2; BY AMERICAN STANDARD. FINISH: STAINLESS STEEL. FAUCET: COLONY PRO COLLECTION COLONY PRO SINGLE-HANDLE KITCHEN FAUCET MODEL NUMBER(S): 7074.000.002 BY AMERICAN STANDARD. FINISH: POLISHED CHROME.
020	REFRIGERATOR - 28-INCH WIDE TOP FREEZER REFRIGERATOR - 16 CU. FT., FINISH: STAINLESS STEEL MODEL #: WRT316SFDM
021	WHIRLPOOL® 4.8 CU. FT. FREESTANDING COUNTER DEPTH ELECTRIC RANGE FINISH: BLACK MODEL #: YWFC150M0EW
022	WHIRLPOOL® 1.7 CU. FT. MICROWAVE HOOD COMBINATION WITH ELECTRONIC TOUCH CONTROLS FINISH: BLACK MODEL #: WMH31017HB
023	DISPOSER - 1/2" HP, MODEL NO.: GC2000PE BY WHIRLPOOL
024	24 IN. W X 30 IN. L SINGLE BEVELED EDGE BATH MIRROR
025	60 IN. ALUMINUM SHOWER ROD - CHROME
026	RECESSED TOILET PAPER HOLDER - CHROME
027	TOWEL RING - CHROME
028	24" TOWEL BAR - CHROME
029	5 FT. LEFT/RIGHT DRAIN RECTANGULAR ALCOVE SOAKING TUB - WHITE
030	RONDALYN COUNTERTOP SINK MODEL NUMBER(S): 0490.156.020 WITH COLONY PRO SINGLE-HANDLE BATHROOM FAUCET WITH METAL DRAIN MODEL NUMBER(S): 7075.000.002
031	AMERICAN STANDARD COLONY 2-PIECE 1.6 GPF SINGLE FLUSH ROUND TOILET IN WHITE
032	AMERICAN STANDARD PRINCETON® PRESSURE BALANCE BATH/SHOWER FITTING
033	4-3/4 IN. X 6-5/8 IN. WALL MOUNT CERAMIC SOAP DISH TO MATCH WALL TILE COLOR
034	PERFORMANCE 20 GAL. SHORT 6 YEAR 3800/3800-WATT ELEMENTS ELECTRIC TANK WATER HEATER 17" DIAMETER W/ DRAIN PAN

4 PLUMBING FIXTURES & ACCESSORIES

FINISH SCHEDULE

MARK	ROOM NAME	FLOOR FL-1	FL-2	FC-1	LVT-1	VCT-1	BASE PVC	BWB-1	WALL P-1	P-2	P-3	EDPT	CT-1	CT-2	CEILING GWB	CT	ACT-1	NOTES
101	ASSEMBLY SPACE	●					●		●							●	●	
102	MECHANICAL CLOSET	●					●		●								●	
103	MECHANICAL CLOSET	●					●		●								●	
104	ACCESSIBLE MEN'S RESTROOM		●							●				●		●		
105	ACCESSIBLE WOMEN'S RESTROOM		●							●				●		●		
106	WARMING KITCHEN					●		●		●							●	
107	STORAGE					●		●	●								●	
108	JANITOR CLOSET					●		●		●						●		
109	ELECTRICAL CLOSET			●					●							EXPOSED		
110	COMMUNICATION CLOSET			●					●							EXPOSED		
111	MEZZANINE					●		●	●							EXPOSED		
201	STAIRS			●						●						EXPOSED		
202	COMMON CORRIDOR			●						●						EXPOSED		
203	TYP. APT. LIVING/DINING/KITCHEN				●		●		●					●		●		
204	TYP. APT. CLOSET				●		●		●							●		
205	TYP. APT. BEDROOM				●		●		●							●		
206	TYP. APT. CLOSET				●		●		●							●		
207	TYP. APT. BATHROOM			●			●			●				●		●		

FINISH MATERIALS SCHEDULE

CODE	MATERIAL	MANUFACTURER	DESCRIPTION PRODUCT	COLOR	DIMENSION
ACT-1	ACOUSTIC CEILING	USG	RADAR LAY-IN	COLOR: FLAT WHITE	24" X 48" X 1"
ACT-2	PVC CEILING PANEL	GENESIS	LAY-IN	COLOR: FLAT WHITE	24" X 48" X 3/4"
SUSP-1	SUSPENSION SYSTEM	DONN	SDX/SDXL CEILING SUSPENSION SYSTEM	FLAT WHITE	
P3-1	PORCELAIN TILE	BY OWNER	MODEL PENDING	COLOR PENDING	18" X 18"
PT-2	PORCELAIN TILE	LIFEPROOF	PORCELAIN FLOOR TILE	SHADOW WOOD	6" x 24"
PC-1	PAINTED CONCRETE	SHERWIN WILLIAMS	PENDING	COLOR PENDING	PENDING
LVT-1	LUXURY VINYL	TRAFFICMASTER	ALLURE	IDAHO OAK	6" X 36"
VCT-1	VINYL TILE	ARMSTRONG	STANDARD EXCELON	51915 IMPERIAL TEXTURE	12" X 12"
PVC	PVC BASE TRIM	ROYAL MOULDINGS	COMPOSITE WHITE COLONIAL BASE MOULDING	WHITE	3.5" HIGH
RWB-1	WALL BASE	MANNINGTON	VINYL WALL BASE 4" COVED	901 - NIGHT BLACK	4"
P-1	PAINT	SHERWIN WILLIAMS	PRIMER: SW PROMAR 200 ZERO VOC	PRIMER	
P-2	PAINT	SHERWIN WILLIAMS	PRIMER: SW PROMAR 200 ZERO VOC		
P-3	PAINT	SHERWIN WILLIAMS	PRIMER: SW PROMAR 200 ZERO VOC		
EDPT	ENOCK DOWN PLASTER TEXTURE				
CT-1	CERAMIC TILE		SUBWAY CERAMIC TILE	WHITE	3" X 6"
CT-2	CERAMIC TILE		SUBWAY CERAMIC TILE	WHITE	3" X 6"
					4"

FINISHES PLAN NOTES:

1. GENERAL CONTRACTOR SHALL FLASH PATCH AND PREPARE ALL FLOORS AS REQUIRED TO RECEIVE SPECIFIED FLOORING MATERIAL.
2. CONTRACTOR SHALL INSPECT THE SUB-FLOOR PRIOR TO COMMENCEMENT OF WORK. THEY SHALL NOTIFY THE ARCHITECT AND/OR THE TENANT'S REPRESENTATIVE IN WRITING OF ANY CONDITIONS WHICH WILL PREVENT THEM FROM PRODUCING SATISFACTORY FINISH WORK.
3. FLOORS MUST BE FREE OF DUST, OIL AND ALL FOREIGN MATTER. BUILDING MUST BE COOLED TO A MINIMUM OF 65°, 24 HOURS PRIOR TO INSTALLATION OF FLOOR COVERING. CRACKS, UNEVEN MORE, HOLES, AND OTHER UNEVENNESS MUST BE FILLED WITH A LATEX BASE FLOOR FILLER; HIGH SPOTS MUST BE LEVELED. FLOOR MUST BE SWEPT CLEAN, WET MOPPED WITH WARM WATER AND SWEPT AGAIN. IF SWEEPING LEAVES A RESIDUE, FLOORS SHALL BE VACUUMED.
4. GENERAL CONTRACTOR SHALL INSTALL WALL BASE AS INDICATED ON THE FINISH SCHEDULE.
5. GENERAL CONTRACTOR TO PROVIDE AND INSTALL MARBLE REDUCING SADDLES, IN ADDITION TO ANY FLOOR LEVELING AS MAY BE REQUIRED FOR SMOOTH TRANSITION AT ALL FLOORING MATERIAL TRANSITION POINTS. INSTALL ALUMINUM THRESHOLDS AT ALL ENTRY AND PATIO DOORS AND AT DOORS FROM AND TO MAIN EXTERIOR CORRIDORS AND LOBBIES. THRESHOLD SHALL ADDRESS ANY CHANGES IN LEVEL UP TO 3/4".
6. WHERE HARD SURFACE FLOORING IS SPECIFIED, G.C. SHALL BE RESPONSIBLE FOR PROVIDING/APPLYING SEALANT AS SPECIFIED OR AS RECOMMENDED BY SUPPLIER, FOR A CLEAN, LASTING SURFACE.
7. FLOOR COVERING IN STORAGE AREAS SHALL BE AS INDICATED IN THE FINISH SCHEDULE.
8. GENERAL CONTRACTOR TO PROVIDE FIRE-RETARDANT BLOCKING FOR BLINDS ON EXTERIOR WINDOWS THROUGHOUT.
9. PAINTING OF ANY SURFACES NOT SPECIFICALLY MENTIONED TO BE PAINTED HEREIN OR ON DRAWINGS, BUT FOR WHICH PAINTING IS OBVIOUSLY NECESSARY TO COMPLETE THE PROJECT OR WORK WHICH COMES WITHIN THE INTENT OF THESE SPECIFICATIONS, SHALL BE INCLUDED AS THROUGH SPECIFIED AND INCLUDED IN SCOPE OF WORK OF CONTRACTOR WITHOUT EXCEPTIONS.
10. ALL WALLS SHALL BE PROPERLY PREPARED (SPACKLED, SANDED, ETC.) FOR PAINTING AND/OR WALL COVERING AS PER FINISH PLAN AND MANUFACTURER'S SPECIFICATIONS.
11. ALL PAINTS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE.
12. ALL SURFACES WHICH ARE TO BE PAINTED SHALL RECEIVE (1) COAT OF PRIMER AND (2) COATS OF FINISH PAINT, (3) COATS TOTAL. NOTE THAT BOTH CONTRACTOR AND ITS PAINTING SUBCONTRACTOR TO INCLUDE IN SCOPE OF WORK PAINT TOUCH UP DUE TO ANY DAMAGE DONE DURING CONSTRUCTION AS CAUSED BY NO FAULT OF THE PAINTING SUBCONTRACTOR BUT WHICH MIGHT OF BEEN CAUSED BY OTHER TRADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION TRADES, VOICE/DATA AND SECURITY CONTRACTOR, EQUIPMENT AND CASEWORK CONTRACTOR. CONTRACTOR AND PAINTING SUBCONTRACTOR TO INCLUDE PAINT TOUCH UP WITHIN THEIR SCOPE OF WORK WITHOUT EXCEPTION OR EXCLUSION FROM BIDS.
13. ALL WALLS, GYPSUM BOARD CEILINGS AND SOFFITS TO BE PAINTED SHALL BE PAINTED WITH A LATEX BASE FLAT FINISH PAINT UNLESS OTHERWISE NOTED. ALL DOORS, DOOR FRAMES, WINDOW FRAMES, AND CONVECTOR ENCLOSURES SHALL BE PAINTED WITH AN ALKYD BASE SEMIGLOSS FINISH PAINT UNLESS OTHERWISE NOTED.
14. ALL DOORS AND FRAMES TO BE PAINTED THE SAME COLOR AND TYPE OF PAINT ON BOTH SIDES, UNLESS OTHERWISE NOTED.
15. SAMPLES OF ALL FINISHES SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL, IN TRIPLICATE, PRIOR TO COMMENCEMENT OF THE WORK. WOOD FINISH SAMPLES TO BE A MIN. 12" X 12". PAINT SAMPLES FOR GYPSUM BOARD, SURFACES TO BE PROVIDED ON 12"X12" PIECES OF GYPSUM BOARD.
16. ALL INTERIOR FINISHES SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 8 - INTERIOR FINISHES, OF THE FLORIDA BUILDING CODE - BUILDING, 6TH EDITION (2017)
17. INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NO GREATER THAN THAT SPECIFIED IN TABLE 803.9 OF THE CODE FOR THE GROUP AND LOCATION DESIGNATED. INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH NFPA 286 AND MEETING THE ACCEPTANCE CRITERIA OF SECTION 803.1.2.1, MAY BE USED WHERE A CLASS A CLASSIFICATION IN ACCORDANCE WITH ASTM E 84 OR UL 723 IS REQUIRED
18. INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS EXTENDING FROM THE FLOOR TO THE UNDERSIDE OF THE CEILING SHALL COMPLY WITH SECTION 804.4.2 - MINIMUM CRITICAL RADIANT FLUX, OF THE CODE. ALL INTERIOR WALL AND CEILING FINISHES IN EXIT ACCESS CORRIDORS WILL BE NOT LESS THA CLASS II, PER NFPA101 12.3.5.

EXTRA MATERIALS:
PROVIDE 10 PERCENT OF EACH SIZE, COLOR AND SURFACE FINISH OF TILE SPECIFIED.

3 FINISH MATERIAL SCHEDULE

HARDWARE SCHEDULE

HARDWARE GROUP NO. 1 - ENTRANCE DOOR
Provide HARDWARE AS PER DOOR MANUFACTURER'S. PROVIDE FIRE EXIT PANIC HARDWARE COMPLYING WITH NFPA 101 12.2.2.2.2 - EQUAL OR SIMILAR TO VON DUPRIN 22 Series Exit device.

HARDWARE GROUP NO. 2 - EXTERIOR
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5 NRP	652	IVE
1	EA	STOREROOM LOCK	ND80PD TLR	626	SCH
1	EA	SURFACE CLOSER	4040XP SCUSH	689	LCN
1	EA	DRIP CAP	16A 48"	CL	NGP
1	EA	SEALS	170NA 1 3/8" 2 / 84"	CL	NGP
1	EA	DOOR SWEP	101 VA 36"	CL	NGP
1	EA	THRESHOLD	950V 36"	AL	NGP

Operational Description. • INSIDE LEVER ALWAYS OPEN.

HARDWARE GROUP NO. 3 - INTERIOR CLOSET
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5 NRP	630	IVE
1	EA	STOREROOM LOCK	ND80PD TLR	626	SCH
1	EA	WALL STOP	WS406/407CVX	632	IVE

Operational Description. • INSIDE LEVER ALWAYS OPEN.

HARDWARE GROUP NO. 4 - BATHROOM
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5 NRP	630	IVE
2	EA	DUMMY TRIM	ND170 STR	626	SCH
1	EA	DEADBOLT W/ INDICATOR	BS71	626	SCH
1	EA	WALL STOP	WS406/407CVX	630	IVE
3	EA	SILENCER	SR44	GRY	IVE
1	EA	PROTECTION PLATE	8400 NMH-A	630	IVE

Operational Description. • INSIDE LEVER ALWAYS OPEN.

HARDWARE GROUP NO. 5 - BATHROOM NO LATCH
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5 NRP	630	IVE
1	EA	PUSH PLATE	8200	630	IVE
1	EA	PULL PLATE	8305	630	IVE
3	EA	SILENCER	SR44	GRY	IVE
1	EA	SURFACE CLOSER	4040XP SCUSH	689	LCN
1	EA	WALL STOP	WS406/407CVX	630	IVE

HARDWARE GROUP NO. 6 - DOUBLE ACTING DOOR
Provide each SGL door(s) with the following:

2	EA	PIVOTS	REGENCY COMMERCIAL HARDWARE	ALUMN	REG

DOOR THICKNESS 1"

HARDWARE GROUP NO. 7 - EXTERIOR STOREROOM
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5 NRP	652	IVE
1	EA	STOREROOM LOCK	ND80PD TLR	626	SCH
3	EA	SILENCER	SR44	GRY	IVE
1	EA	DRIP CAP	16A 48"	CL	NGP
1	EA	SEALS	170NA 1 3/8" 2 / 84"	CL	NGP

Operational Description. • INSIDE LEVER ALWAYS OPEN.

HARDWARE GROUP NO. 8 - APARTMENT ENTRANCE DOOR
Provide each SGL door(s) with the following:

3	EA	HINGE	3SP1 4.5" x 4.5"	652	IVE
1	EA	PASSAGE LOCK	ND10S TLR	626	SCH
3	EA	ONE WAY ANGLE VIEWER	698	B26D	IVE
1	EA	DEAD BOLT	B60	626	SCH
1	EA	SEALS	170NA 1 3/8" 2 / 84"	CL	NGP
1	EA	WALL STOP	WS406/407CVX	630	IVE
1	EA	DOOR SWEP	101 VA 36"	CL	NGP

Operational Description. • BOTH LEVERS ALWAYS OPEN.

HARDWARE GROUP NO. 9 - APARTMENT 36" BIFOLD CLOSET DOOR
Johnson Hardware - 170A Series 36 in. 2-Panel Bi-Fold Door Hardware for 18 in. Panels

HARDWARE GROUP NO. 10 - APARTMENT 72" BIFOLD CLOSET DOOR
Johnson Hardware - 170A 4-Panel Bi-Fold Hardware Set. 72 in. Track, 18 in. Panels

HARDWARE GROUP NO. 11 - APARTMENT PRIVACY DOOR
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5 NRP	652	IVE
1	EA	PRIVACY LOCK	ND40S TLR	626	SCH
1	EA	WALL STOP	WS406/407CVX	630	IVE

Provide HARDWARE AS PER DOOR MANUFACTURER'S. MUST INCLUDE DOUBLE PUSH BARS INSIDE AND NO LATCH - DOUBLE KEY DEAD BOLT ONLY DURING NON OPERATING HOURS.

DOOR AND FRAME SCHEDULE

MARK	ROOM NAME	DOOR SIZE W	SIZE HT	SIZE THK	MATL	EL	GLZ	LOUVER W	LOUVER HT	FRAME MATL	FRAME EL	FRAME GLZ	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FRAME DETAIL SILL	FIRE RATING LABEL	HARDWARE SET NO	HARDWARE KEYSIDE RM NO	NOTES
101A	ASSEMBLY SPACE	3'-0"	7'-0"	1 3/4"	ALUM	A	1/4"	-	-	ALUM	-	-			-	NR	1	OUT	2.3.6.1.7.8. 6.9
101B	ASSEMBLY SPACE	3'-0"	7'-0"	1 3/4"	ALUM	A	1/4"	-	-	ALUM	-	-			-	NR	1	OUT	2.3.6.1.7.8. 6.9
101C	ASSEMBLY SPACE	3'-0"	7'-0"	1 3/4"	ALUM	A	1/4"	-	-	ALUM	-	-			-	NR	1	OUT	2.3.6.1.7.8. 6.9
101D	ASSEMBLY SPACE	3'-0"	7'-0"	1 3/4"	STL	B	-	-	-	STL	A	-		10/A502	-	NR	2	OUT	2.3.6.1.7.8. 6.9
102	MECHANICAL CLOSET	3'-0"	7'-0"	1 3/4"	WD	C	-	FULL		STL	A	-		10/A502	-	NR	3	101	1.2.3.4.7.8. 6.9
103	MECHANICAL CLOSET	3'-0"	7'-0"	1 3/4"	WD	D	-	FULL		STL	A	-		10/A502	-	NR	3	101	1.2.3.4.7.8. 6.9
104	MEN'S RESTROOM	3'-0"	7'-0"	1 3/4"	WD	C	-	-	-	STL	A			10/A502		NR	4	101	1.2.3.4.6.8. 7.8.9.10
105	WOMEN'S RESTROOM	3'-0"	7'-0"	1 3/4"	WD	C	-	-	-	STL	A			10/A502		NR	5	N/A	1.2.3.4.6.8. 9.10.10
106	WARMING KITCHEN	(2)3'-0"	7'-0"	1"	STL	E	1/4"	-	-	STL	-			9/A502		NR	6	N/A	1.2.3.4.6.8. 6.9
107A	STORAGE	3'-0"	7'-0"	1 3/4"	ALUM	A	-	-	-	STL	A	-		10/A502		NR	1	OUT	1.2.3.4.7.8. 6.9
107B	STORAGE	3'-0"	7'-0"	1 3/4"	STL	B	-	-	-	STL	A	-		10/A502	-	NR	2	OUT	1.2.3.4.6.7
108	JANITOR CLOSET	3'-0"	7'-0"	1 3/4"	WD	C	-	-	-	STL	A	-		10/A502	-	NR	3	107	1.2.3.4.7.8. 6.9
109	ELECTRICAL CLOSET	3'-0"	7'-0"	1 3/4"	STL	B	-	-	-	STL	A	-		10/A502	-	NR	7	OUT	1.2.3.4.7.8. 6.9
110	COMMUNICATION CLOSET	3'-0"	7'-0"	1 3/4"	STL	B	-	-	-	STL	A	-		10/A502	-	NR	7	OUT	1.2.3.4.7.8. 6.9
203	APT TYP. ENTRANCE	3'-0"	6'-8"	1 3/4"	STL	F	-	-	-	PRE	-	-		3/A502	-	NR	8	114	1.2.3.4.6.8. 7.8.9.9
204	APT TYP. CLOSET	(2)18"	6'-8"	1"	CM	G	-	-	-	-	-	-		8/A502	-	NR	9	115	1.2.3.4.6.7
205	APT TYP. BEDROOM	3'-0"	6'-8"	1 3/4"	ENG	H	-	-	-	PRE	-	-		3/A502	-	NR	11	111	1.2.3.4.5.7.8. 6.9
206	APT TYP. CLOSET	(4)18"	6'-8"	1"	CM	I	-	-	-	-	-	-		8/A502	-	NR	10	111	1.2.3.4.6.7
207	APT TYP. BATHROOM	3'-0"	6'-8"	1 3/4"	ENG	H	-	-	-	PRE	-	-	-	3/A502	-	NR	11	111	1.2.3.4.7.8.9

DOORS NOTES

1. CONTRACTOR SHALL COORDINATE INTERIOR DOOR FRAMES WITH PARTITION'S THICKNESS (ALL DOORS TO BE FLUSH WITH SURROUNDING DRYWALL).
2. CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY WORK NECESSARY TO COMPLETE THE PROPER INSTALLATION OF DOORS, FRAMES, AND HARDWARE.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO ORDERING, PURCHASING, AND/OR INSTALLING.
4. PROVIDE A, B BESTALL NEW HARDWARE ON ALL INTERIOR DOORS. COORD. WITH OWNER.
5. ALL EGRESS DOORS SHALL COMPLY WITH N.F.P.A. 101, 7-2.1.5.1, F.B.C. (2011) SECTION 1008 & F.B.C. 11-4.13.7), 11-4.1.3.9 AND 11-4.13
6. ALL EGRESS DOORS HARDWARE SHALL COMPLY WITH N.F.P.A. 101, 12.2.2.2.3
7. ALL HARDWARE TO BE LEVER HANDLE "SCHLAGE ND SERIES" (OR APPROVED EQUAL), AND TO COMPLY WITH F.B.C., CH. 11
8. KEYING SCHEDULE: PROVIDE MASTER KEY FOR ALL DOORS.
9. PROVIDE DOOR STOPS THROUGHOUT. SEE HARDWARE SCHEDULE.
10. INSTALL BATHROOM SIGNAGE PER ADA STANDARDS (SEE DETAILS E1/D-501 AND C5/H-501).

2 HARDWARE SCHEDULE **1** DOOR & FRAME SCHEDULE

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

KEY	DATE	DESCRIPTION
1	07/19/2019	PERMIT SET REV 1
2	08/30/2019	CITY COMMENTS

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

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

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SHEET TITLE:
SCHEDULES

SHEET NUMBER:
A-601

PLUMBING FIXTURE SCHEDULE

APARTMENTS

MARK	FIXTURE	MODEL #	ACCESSORIES
WC	HANDICAPPED WATER CLOSET (TANK TYPE FLOOR MOUNTED A.D.A.	AMERICAN STANDARD CADET3 FLOWISE ELONGATED MODEL #2785.128 HIGH EFFICIENCY (1.28 GPF)	CENTERED 30X20 OPEN FRONT SEAT, STOP, 2 BOLTS CAPS
LAV	LAVATORY DROP IN	AMERICAN STANDARD ADVANTA MODEL # 0476.028	PROVIDE AMERICAN STANDARD FAUCET MONETTE TWO HANDLE CENTERSET MODEL 4805.301 POLISH CHROME WITH 0.5 GPM AERATOR McGUIRE #155CL OVER RIM STRAINER McGUIRE #8903C 1 1/4" INLETS TO 1 1/2" OUTLET P-TRAP
K/SK	SINGLE BOWL STAINLESS STEEL	DAYTON STAINLESS STEEL SINGLE BOWL 33" X 22" X 6-1/2" MODEL #LAA3322GR3 HOLE DRILLING CONFIGURATION: 3 (OR SIMILAR APPROVED BY OWNER/ARCHITECT)	MANUAL FAUCET: AMERICAN STANDARD COLONY PRO MODEL # 7074.200 LEVER HANDLES, LESS HANDSPRAY 1.5 GPM LAMINAR FLOW WAL FLOW RATE. SUPPLY: MCGUIRE #LF8167D P-TRAP: MCGUIRE #8912CS
SH/SB	SHOWER S.B	AMERICAN STANDARD S.B & SHOWER SET MODEL # 7020.017.002	

FIRST FLOOR

MARK	FIXTURE	MODEL #	ACCESSORIES
LAV-1	WALL HUNG LAVATORY (ADA)	AMERICAN STANDARD MURRAY LAVATORY WITH EXCELDAM ADA W/ 0356.000 EC SHIELD	PROVIDE AMERICAN STANDARD PILLAR TAP MOTIONING FAUCET MODEL # 1340.105 1.0 GPM MIXING VALVE THERMOSTATIC MODEL # 6020TMVP070 VANDAL RESISTANT AERATOR McGUIRE #155A 0PCH PRO STRAINER McGUIRE #8903C 1 1/4" INLETS TO 1 1/2" OUTLET P-TRAP CARRIER: ZURN Z1320
LAV-2	DROP IN LAVATORY (ADA)	AMERICAN STANDARD STUDIO MODEL # 0643.008 WHITE	PROVIDE AMERICAN STANDARD PILLAR TAP MOTIONING FAUCET MODEL # 1340.105 1.0 GPM MIXING VALVE THERMOSTATIC MODEL # 6020TMVP070 VANDAL RESISTANT AERATOR McGUIRE #155A 0PCH PRO STRAINER McGUIRE #8903C 1 1/4" INLETS TO 1 1/2" OUTLET P-TRAP
WC-1	HANDICAPPED WATER CLOSET (TANK TYPE FLOOR MOUNTED A.D.A.	AMERICAN STANDARD ROSWORTH SPYMOOD RIGHT HEIGHT ELONGATED WITH RIGHT HAND TRIP LEVER, MODEL #2886A.116.020 1.1 GPF	CENTERED 30X20 OPEN FRONT SEAT, STOP, 2 BOLTS CAPS
K/SK-1	SINGLE BOWL STAINLESS STEEL	DAYTON STAINLESS STEEL SINGLE BOWL 33 X22" X 6-1/4" MODEL #SPC3322 HOLE DRILLING CONFIGURATION: 3 (OR SIMILAR APPROVED BY OWNER/ARCHITECT)	MANUAL FAUCET: AMERICAN STANDARD MONTEREY MODEL # 8425.170 LEVER HANDLES, LESS HANDSPRAY 1.5 GPM LAMINAR FLOW WALL FLOW RATE. 9" GOOSENECK SPOUT SUPPLY: MCGUIRE #LF8167D P-TRAP: MCGUIRE #8912CS
MS	MOP SINK	24" X 24" X 10" MUSTEE, MODEL # 63M 24"X24"X10"	AMERICAN STANDARD EXPOSED YOKE WALL MOUNT UTILITY FAUCET WITH VACUUM BREAKER AND OFFSET SHANKS.
EWC	ELECTRIC WATER FOUNTAIN	ELKAY BY LEVEL (ADA) STAINLESS STEEL NON FILTERED, NON REFRIGERATED MODEL # EZSWMSTNBC	1/2" SUPPLY PIPE WITH S.O.V. & 1-1/2" P-TRAP.

FIXTURE	WATER PIPE SIZE	NOMINAL DRAIN SIZE	MAXIMUM FLOW RATES
WATER CLOSET (TANK TYPE)	1/2"	3"	1.1 GPF
LAVATORY	1/2"	1 1/4"	0.5 GPM
MOP SINK	1/2"	3"	2.0 GPM
SINK	1/2"	1 1/2"	2.0 GPM
ELECTRIC WATER FOUNTAIN	1/2"	1 1/4"	0.5 GPM

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.

NOTES:

1. ALL FIXTURES SHALL COMPLY WITH TABLE 604.4 OF THE F.P.C.
2. ALL WALL HUNG PLUMBING FIXTURES SHALL COMPLY W/

SHOCK ARRESTOR SCHEDULE

P.D.I. DESIGNATION	MANUF. & MODEL	FIXTURE UNITS	CONNECTION
A	SIOUX CHIEF 885-A	1-11	1/2"
B	SIOUX CHIEF 853-C	12-32	3/4"
C	SIOUX CHIEF 854-C	33-60	1"

SIOUX CHIEF SHOCK ARRESTERS APPROVED FOR INSTALLATION WITH NO ACCESS DOOR REQUIRED, CONFORMS TO ANSI/ASME 1016 STANDARDS.

SLOPE OF HORIZ. DRAINAGE PIPE

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 2017

PLUMBING GENERAL NOTES

SCALE: N.T.S.

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3. ALL MATERIAL SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE.
5. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
6. REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF WORK.
7. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS.
8. DRAWINGS ARE DIAGRAMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
9. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
10. VERIFY LOCATION, SIZE, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
11. WATER PIPING SHALL BE TYPE "L" COPPER FOR 2" AND UNDER AND TYPE "K" COPPER FOR 2-1/2" AND ABOVE.
12. SEE "MATERIAL SPECIFICATIONS", THIS SHEET, FOR FURTHER PIPE MATERIAL REQUIREMENTS. NEW INSTALLATION SHALL MATCH EXISTING.
13. AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE COPPER DRAIN WASTE AND VENT PIPING AND FITTINGS INSULATE ALL CONDENSATE PIPING EXCEPT UNDERGROUND AND ELECTRIC HEAT STRIP WHERE EXPOSED TO FREEZING CONDITIONS.
14. FURNISH AND INSTALL APPROVED AIR CHAMBERS, AT EACH PLUMBING FIXTURE AND P.D.I. APPROVED SHOCK ARRESTORS ON MAIN LINES.
15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
16. ISOLATE COPPER PIPE FROM HANGERS OR SUPPORTS WITH ISOLATOR PAD (SAME FELT LINING).
17. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FINAL CHASE TECHNOLOGY CORP.— STD FS-666 OR 3M, CP-25 CAULKING OR 3M3 PUTTY, TO ACHIEVE SAME RATING AS WALLS OR FLOORS.
18. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF DEFECTIVE WORK SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REMOVAL OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
19. NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
20. NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS; WATER STUBBED THERE FOR ELECTRICAL ENGINEER AND SPRINKLER HEAD AND PIPE W/CONTROL VALVE AS APPROVED BY LOCAL BUILDING AND FIRE DEPARTMENTS.
21. ALL HOT & COLD WATER PIPES, AND CONDENSATE PIPING SHALL HAVE IDENTIFICATION AND FLOW DIRECTIONS BANDS.
22. CONTRACTOR SHALL KEEP A SET OF AS BUILTS DWG. ON THE JOB SITE AT ALL TIMES AND DELIVER A SET OF 24" X 36" DATE AS-BUILTS TO THE ENGINEER AND OWNER AT THE COMPLETION OF THE PROJECT.

PLUMBING INDEX

	DRAWING	
1	P-100 PLUMBING INDEX, 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 ISOMETRIC	
8	P-301 SANITARY AND CONDENSATE ISOMETRICS	
9		
10		

SHOP DRAWING REQUIREMENTS

1. CONTRACTOR SHALL SUBMIT 6 COPIES OF COMPLETED SHOP DRAWINGS, TOGETHER AT ONE TIME AND MUST COME THROUGH THE ARCHITECT. ALL SUBMITTALS SHALL BE MADE WITHIN 30 DAYS OF NOTICE TO PROCEED.
2. ALL SUBMITTALS MUST CLEARLY INDICATE EXACTLY WHICH ITEMS ARE BEING PROPOSED FOR USE. IF NOT, THE SUBMITTAL SHALL BE REJECTED.
3. SUBSTITUTIONS SHALL BE LIMITED TO ONE (1) THE MANUFACTURER LISTED IN THE CONSTRUCTION DOCUMENTS. PRODUCTS CONSIDERED TO BE EQUAL SHALL BE REVIEWED AND ACCEPTED BY THE ENGINEER, ARCHITECT AND OWNER (10) DAYS PRIOR TO BID DATE.
4. THE CONTRACTOR ASSUMES ALL DESIGN RESPONSIBILITY AND ALL FINANCIAL RISKS FOR PROCEEDING PRIOR TO SHOP DRAWINGS PROCESSING, AND ON ANY ITEM OR WORK THAT IS AT VARIANCE TO THE CONSTRUCTION DOCUMENTS.
5. SHOP DRAWINGS AND SUBMITTALS FOR EACH ITEM SHALL BE REVIEWED NO MORE THAN THREE. A THIRD SUBMITTAL OR AN ITEM MUST BE ACCOMPANIED BY A PURCHASE ORDER FROM THE CONTRACTOR OR IT SHALL BE REJECTED.
6. CIRCUMSTANCES NECESSITATING A REVISION TO THE PERMITTED DOCUMENTS NOT PROCESSED PRIOR TO INSTALLATION MAY NOT BE ACCEPTED. IF ACCEPTED IT MUST BE LEGIBLE, ACCURATE AND ACCOMPANIED BY A PURCHASE ORDER ORDER FROM THE CONTRACTOR. THE REVISION SHALL BE CHARGED TO THE CONTRACTOR AND DELIVERED TO HIM ON A C.O.D. BASIS.
7. SUBSTITUTIONS FROM THE SHOE DESIGN OR VARIATIONS TO THE PERMITTED CONTRACT DOCUMENTS, WHETHER RESULTING FROM PROCESSED SHOP DRAWINGS OR NOT, THAT RESULT IN REQUIREMENTS IN LETTERS OF AUTHORIZATION AND/OR PERMIT CONTRACT DOCUMENT CHANGES MANDATED BY THE AUTHORITY HAVING JURISDICTION WILL NOT BE MADE BY THIS OFFICE UNLESS ACCOMPANIED BY A PURCHASE ORDER FROM THE CONTRACTOR, AND RELOADED ON A C.O.D. BASIS.
8. CONTRACTOR SHALL SUBMIT 8 COPIES OF EQUIPMENT LAYOUTS OF ALL ELECTRICAL SPACES, ROOMS, ETC. TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT OR INSTALLING CONDUITS, ETC. THE LAYOUTS SHALL CONSIST OF PLAN VIEWS AT A SCALE OF 1/2" = 1'0" AND ELEVATIONS FOR EACH SUCH SPACE OR ROOM, ETC.

PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION
	SANITARY LINE
	VENT LINE
	STORM DRAIN LINE
	RAINWATER LINE
	CONDENSATE LINE
	COLD WATER LINE
	HOT WATER LINE
	GAS LINE NATURAL
	GAS LINE LP
	GATE VALVE
	BACKFLOW PREVENTER ASSEMBLY
	FLOOR CLEANOUT
	CONNECT TO EXISTING
	FLOOR DRAIN
	ROOF DRAIN
	PVC ROOF DRAIN (ROOF AND DRAIN)
	CLEAN OUT
	WALL CLEANOUT
	FLOOR CLEAN OUT
	CLEANOUT AT GRADE
	VENT THRU ROOF
	HOSE BIBB LOCKED

PIPE SUPPORT DETAILS (FOR SANITARY + WATER PIPING)

SCALE: N.T.S.

CURVE HANGER SINGLE HORIZONTAL RUNS NO VAPOR BARRIER INSULATION

CURVE HANGER SINGLE HORIZONTAL RUNS WITH VAPOR BARRIER INSULATION

STEEL JOIST

CONCRETE INSERT

STEEL BEAM

PIPE HANGER DETAIL IN EXPOSED AREA

PIPE HANGER DETAIL UNDER STRUCTURAL FLOOR

TYPICAL CONDENSATE TRAP

SCALE: N.T.S.

CONDENSATE DRYWELL DETAIL

SCALE: N.T.S.

MIXING VALVE DETAIL

SCALE: N.T.S.

WATER HEATER DETAIL (FLOOR MOUNTED)

SCALE: N.T.S.

WATER HEATER THERMOSTAT SHALL BE SET AT 110°F

COLD WATER SUPPLY
SHUT-OFF VALVE
THERMAL EXPANSION TANK
3/4" HEAT TRAP
HOT WATER TO SYSTEM
P & T RELIEF VALVE
ELECTRIC WATER HEATER
DRAIN VALVE
30x30x3 GALVANIZED DRAINPAN
FLOOR
HEAT TRAP
WATER SUPPLY TO HEATER
P & T RELIEF LINE FULL SIZE
PROVIDE A HARD COPPER RELIEF VALVE, DISCHARGE LINE FULL SIZE OF VALVE OUTLET RUN TO WATER HEATER PAN. INDIRECT WASTE IN PAN, RISE 6" OR TO OUTSIDE BUILDING 6" ABOVE GRADE WITH A MINIMUM AIR GAP IN SAME ROOM PER FLORIDA BUILDING CODE — PLUMBING 2017 SECTION 504.6.1
3/4" DRAIN PAN LINE DISCHARGE OVER INDIRECT WASTE RECEPTOR, FLOOR DRAIN OR TO OUTSIDE BUILDING POINTING DOWN 6" ABOVE FIN. GRADE PER FBC-PLUMBING 2017 SECTION 504.7.2

I.D.	MANUFACTURER	MODEL	GALS.	VOLTAGE	KW	PHASE	REMARKS
EWH-1	AO SMITH	EAST-30	30	120	2.5	1	APARTMENTS

WATER HEATER DETAIL (FLOOR MOUNTED)

SCALE: N.T.S.

WATER HEATER THERMOSTAT SHALL BE SET AT 110°F

COLD WATER SUPPLY
SHUT-OFF VALVE
THERMAL EXPANSION TANK
RECIRCULATING PUMP TO BE A "TACO" MODEL 0007, 120V, 1Ø, 0.7 AMPS, WITH 1/2" NPT INDUSTRIAL
AQUASTAT AND TIME CLOCK
3/4" HEAT TRAP
HOT WATER TO SYSTEM
CHECK VALVE
SHUT-OFF VALVE
HOT WATER RECIRCULATION LINE
HEAT TRAP
P & T RELIEF VALVE
WATER SUPPLY TO HEATER
P & T RELIEF LINE FULL SIZE
ELECTRIC WATER HEATER
PROVIDE A HARD COPPER RELIEF VALVE, DISCHARGE LINE FULL SIZE OF VALVE OUTLET RUN TO WATER HEATER PAN. INDIRECT WASTE IN PAN, RISE 6" OR TO OUTSIDE BUILDING 6" ABOVE GRADE WITH A MINIMUM AIR GAP IN SAME ROOM PER FLORIDA BUILDING CODE — PLUMBING 2017 SECTION 504.6.1
DRAIN VALVE
30x30x3 GALVANIZED DRAINPAN
FLOOR
3/4" DRAIN PAN LINE DISCHARGE OVER INDIRECT WASTE RECEPTOR, FLOOR DRAIN OR TO OUTSIDE BUILDING POINTING DOWN 6" ABOVE FIN. GRADE PER FBC-PLUMBING 2017 SECTION 504.7.2

I.D.	MANUFACTURER	MODEL	GALS.	VOLTAGE	KW	PHASE	REMARKS
EWH-1	AO SMITH	EAST-30	30	120	2.5	1	CLOSET 111

WATER HEATER DETAIL (FLOOR MOUNTED)

SCALE: N.T.S.

TYPICAL CLEANOUT DETAILS

SCALE: N.T.S.

CONCRETE FIRE RATED WALL WITH SEALANT

FACE OF WALL

4.0" DIA. CAST IRON PIPE FLUSH WITH FINISH FLOOR

FLOOR

CAST IRON PIPE

CAST IRON CLEANOUT WITH BRONZE COVER AND STAINLESS STEEL SCREW

CONCRETE FIRE RATED WALL WITH SEALANT

FACE OF WALL

CAST IRON CLEANOUT WITH BRONZE COVER AND STAINLESS STEEL SCREW

CONCRETE FIRE RATED WALL

WALL

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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	01/04/19	BDC RESPONSE

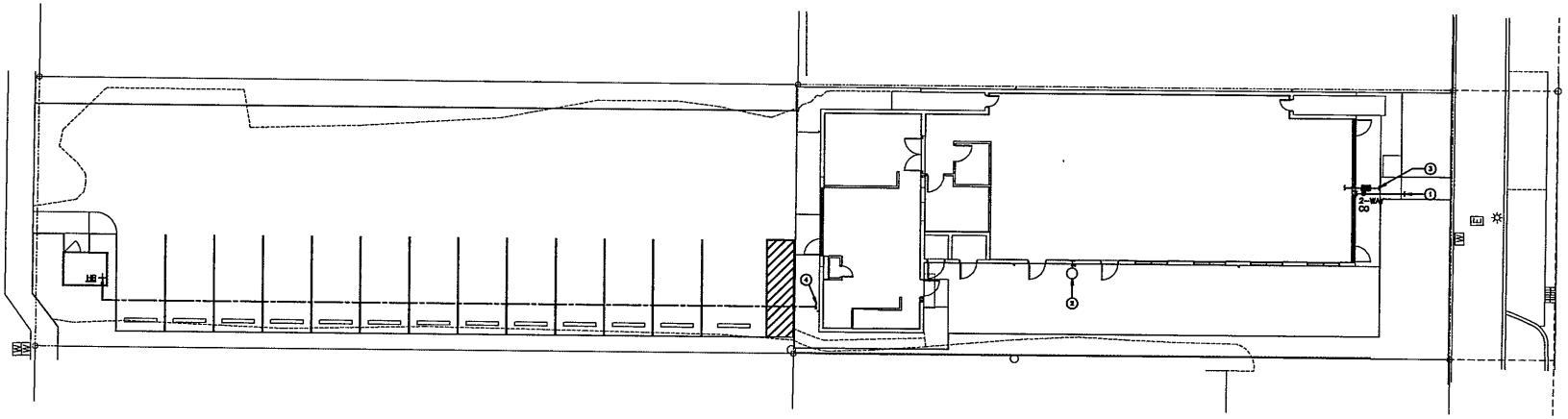
DESIGN DELIVERABLE:
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PROJECT NUMBER: 1535-180425
DRAWN BY: MO, RM, RT
CHECKED BY: MKG

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SHEET TITLE:
PLUMBING INDEX, SYMBOL, LEGEND, SCHEDULES AND NOTES PLAN

SHEET NUMBER:
P-100



1 PLUMBING SITE PLAN
SCALE : 1 = 10'-0"

KEY NOTES

1. 4" SANITARY LINE (50 DFU) @ 1/8"/FT. SEE CIVIL DRAWINGS FOR CONTINUATION
2. CONDENSATE DRYWELL. SEE SHEET P-100 FOR DETAIL.
3. 2" DOMESTIC WATER SUPPLY LINE. SEE CIVIL ENG. DWGS. FOR CONTINUATION.
4. 3/4" CW UNDERGROUND. SEE SHEET P-101 FOR CONTINUATION.

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AR 0014688
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LICENSE NO. AA26001863

Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

KEY	DATE	DESCRIPTION
1	10/22/18	BDC RESPONSE

DESIGN DELIVERABLE:
ISSUE DATE: 10/22/18

PROJECT NUMBER: 1533-180425
DRAWN BY: MD, RM, RT
CHECKED BY: MKG

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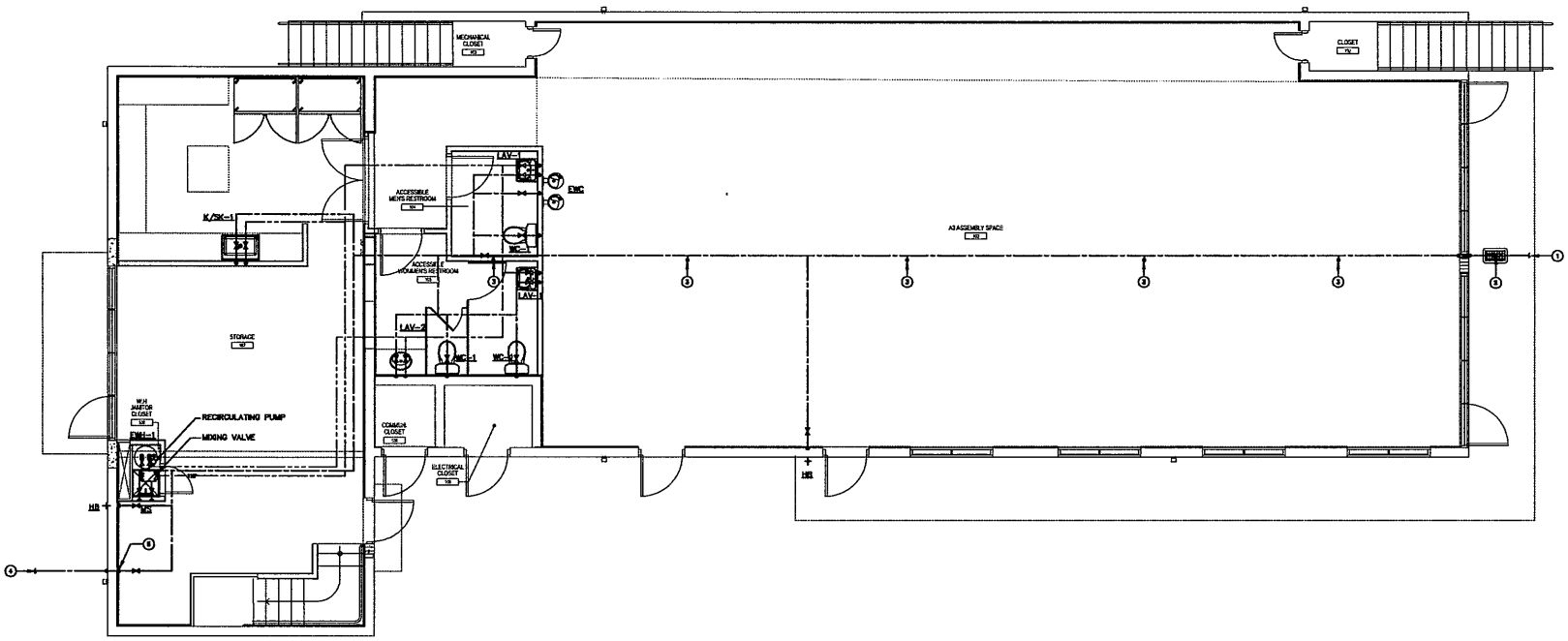
SHEET TITLE:
PLUMBING SITE PLAN

SHEET NUMBER:
P-100.1

DELTA G CONSULTING ENGINEERS, INC.
707 N.E. 3rd AVE., SUITE 302
FORT LAUDERDALE, FL. 33304
(954) 527-1118
CA#0000181

PVT. MBR: MARY KAY GONZALEZ
PROJECT #: 180425

GEORGE SARKIS, P.E.
FLORIDA LICENSE #44100



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

KEY NOTES

1. 2" DOMESTIC WATER SUPPLY LINE. SEE CIVIL ENG. DWGS. FOR CONTINUATION.
2. SHUT-OFF VALVE IN CONCRETE BOX. FIELD COORDINATE FINAL LOCATION.
3. 3/4" CW LINE UP TO FLOOR ABOVE.
4. 3/4" CW UDERGROUND TO HOSE BIBB @ DUMPSTER. SEE SHEET P-100.1 FOR CONT.
5. 3/4" CW LINE DOWN IN WALL TO BELOW FLOOR SLAB.

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CA#00008181
PM: MGR: MARY KAY GONZALEZ
PROJECT #: 180415
GEORGE HANUMM, P.E.
FLORIDA LICENSE #44100

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION
1	01/04/19	DRC RESPONSE

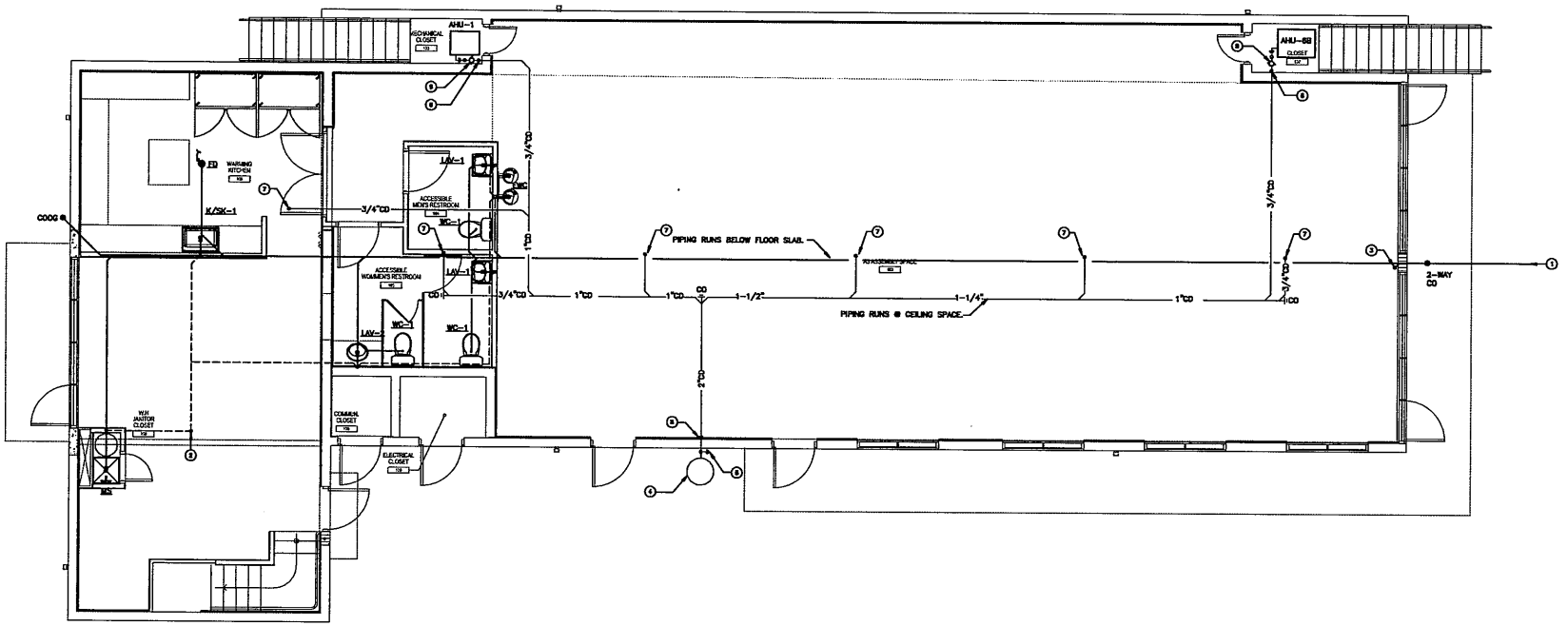
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PROJECT NUMBER: 1535-180423
DRAWN BY: MO, RM, RT
CHECKED BY: MKG

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SHEET TITLE:
FIRST LEVEL DOMESTIC WATER FLOOR PLAN

SHEET NUMBER:
P-101



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

KEY NOTES

1. 4" SANITARY LINE (50 DFU) @ 1/8"/FT. SEE CIVIL DRAWINGS FOR CONTINUATION
2. 3" VENT LINE UP TO 3'VTR.
3. SANITARY LINE FROM 2ND. FLOOR AND DOWN TO BELOW FLOOR SLAB.
4. CONDENSATE DRYWELL. SEE SHEET P-100 FOR DETAIL.
5. CONDENSATE RELIEF VENT.
6. 3/4" CONDENSATE LINE UP TO CEILING.
7. 3/4" CONDENSATE LINE FROM FLOOR ABOVE.
8. 2" CONDENSATE LINE DOWN TO BELOW FLOOR SLAB.
9. CONDENSATE PUMP ABOVE CEILING LITTLE GIANT MODEL #VCL-24ULS/553201 (120V, 60Hz., 1PH, 2.5 A, 148W)

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

BY	DAT	DESCRIPTION
1	01/04/19	BDC RESPONSE

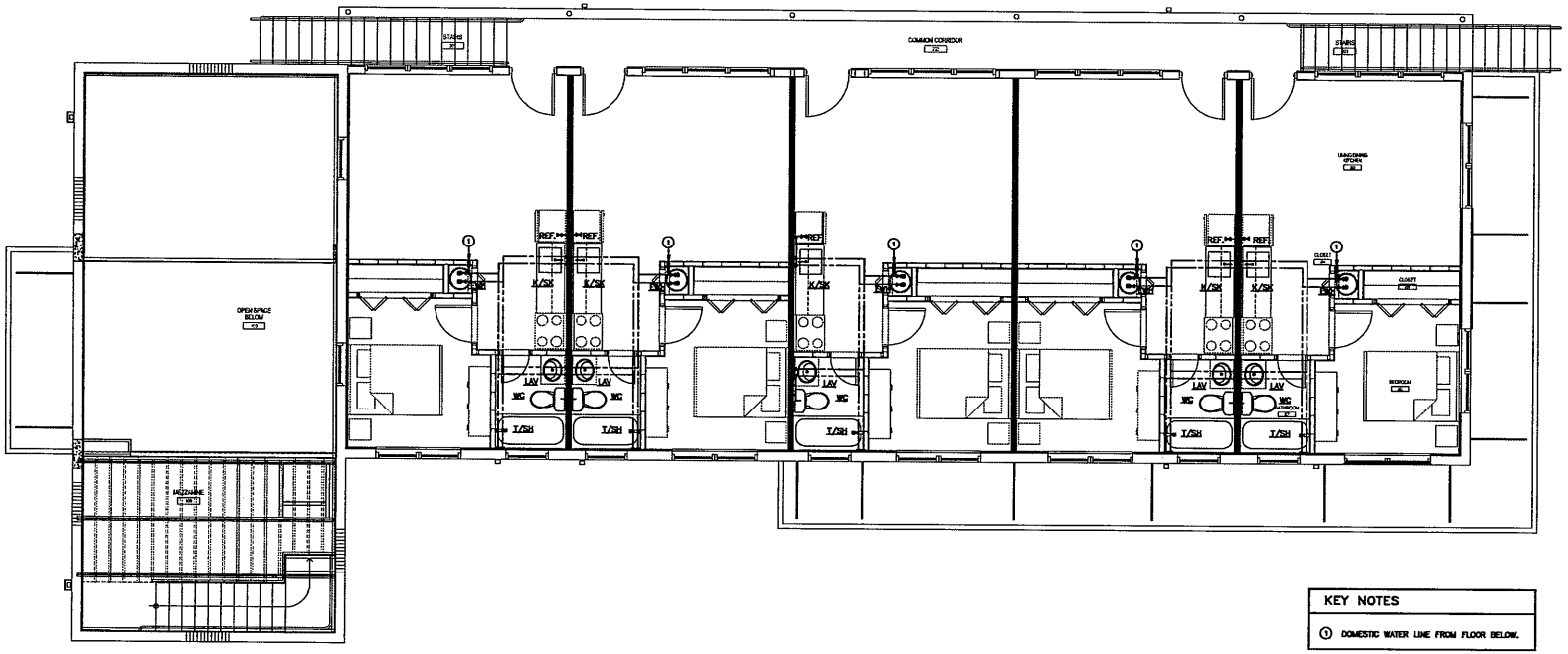
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SHEET TITLE:
FIRST LEVEL SANITARY FLOOR PLAN

SHEET NUMBER:
P-101.1



KEY NOTES
1 DOMESTIC WATER LINE FROM FLOOR BELOW.

2 2nd LEVEL DOMESTIC WATER PLAN
SCALE : 1/4" = 1'-0"

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309

CLIENT: CITY OF FORT LAUDERDALE CRA

KEY	DATE	DESCRIPTION
1	01/04/19	BDC RESPONSE

DESIGN DELIVERABLE:
ISSUE DATE: 10/22/18

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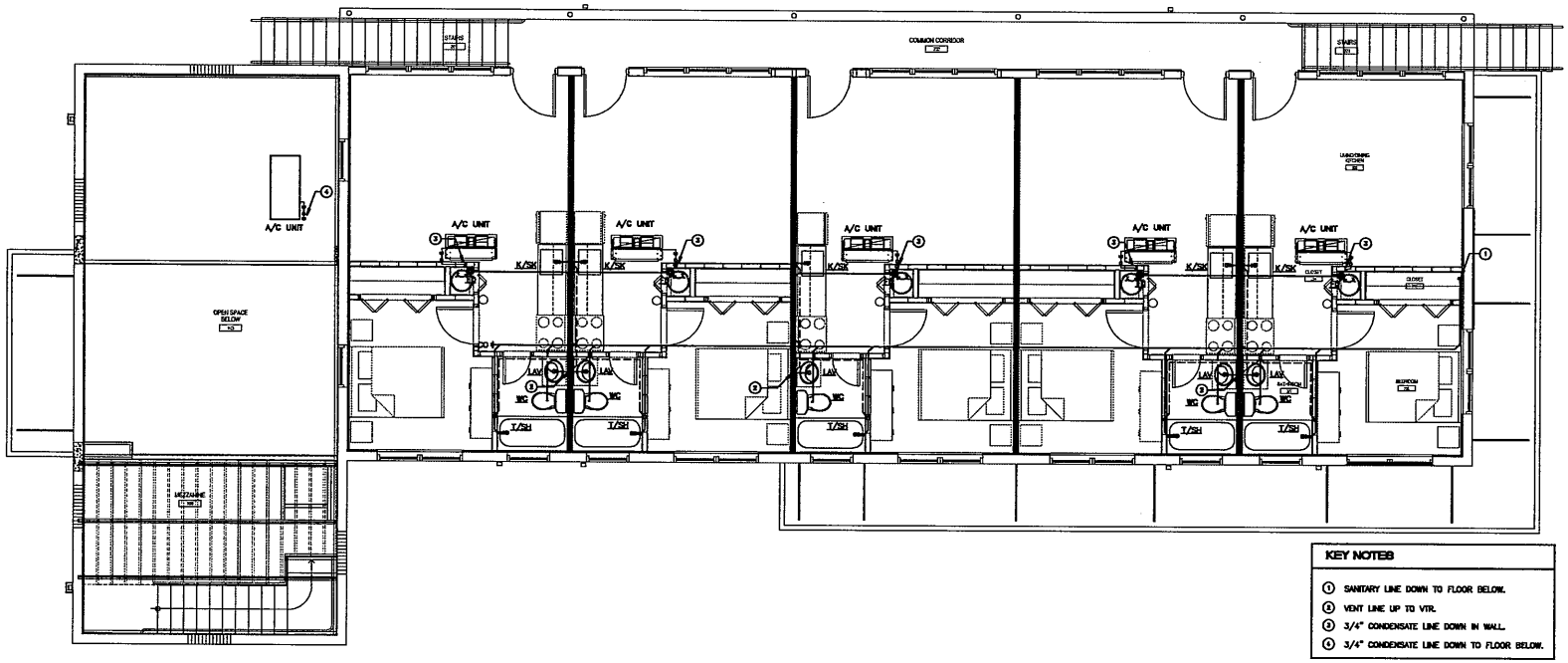
SHEET TITLE:
SECOND LEVEL DOMESTIC WATER PLAN

SHEET NUMBER:
P-102

DELTA G CONSULTING ENGINEERS, INC.
709 N.E. 3rd AVE., SUITE 202
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(954) 527-1118
CA#0000181

PVT. MBR: MARY KAY GONZALEZ
PROJECT #: 180815

GEORGE HANIUAN, P.E.
FLORIDA LICENSE #46100



KEY NOTES

1. SANITARY LINE DOWN TO FLOOR BELOW.
2. VENT LINE UP TO VTR.
3. 3/4" CONDENSATE LINE DOWN IN WALL.
4. 3/4" CONDENSATE LINE DOWN TO FLOOR BELOW.

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

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

NO	DATE	DESCRIPTION
1	07/04/18	RDC RESPONSE

DESIGN DELIVERABLE:
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PROJECT NUMBER: 1535-180425
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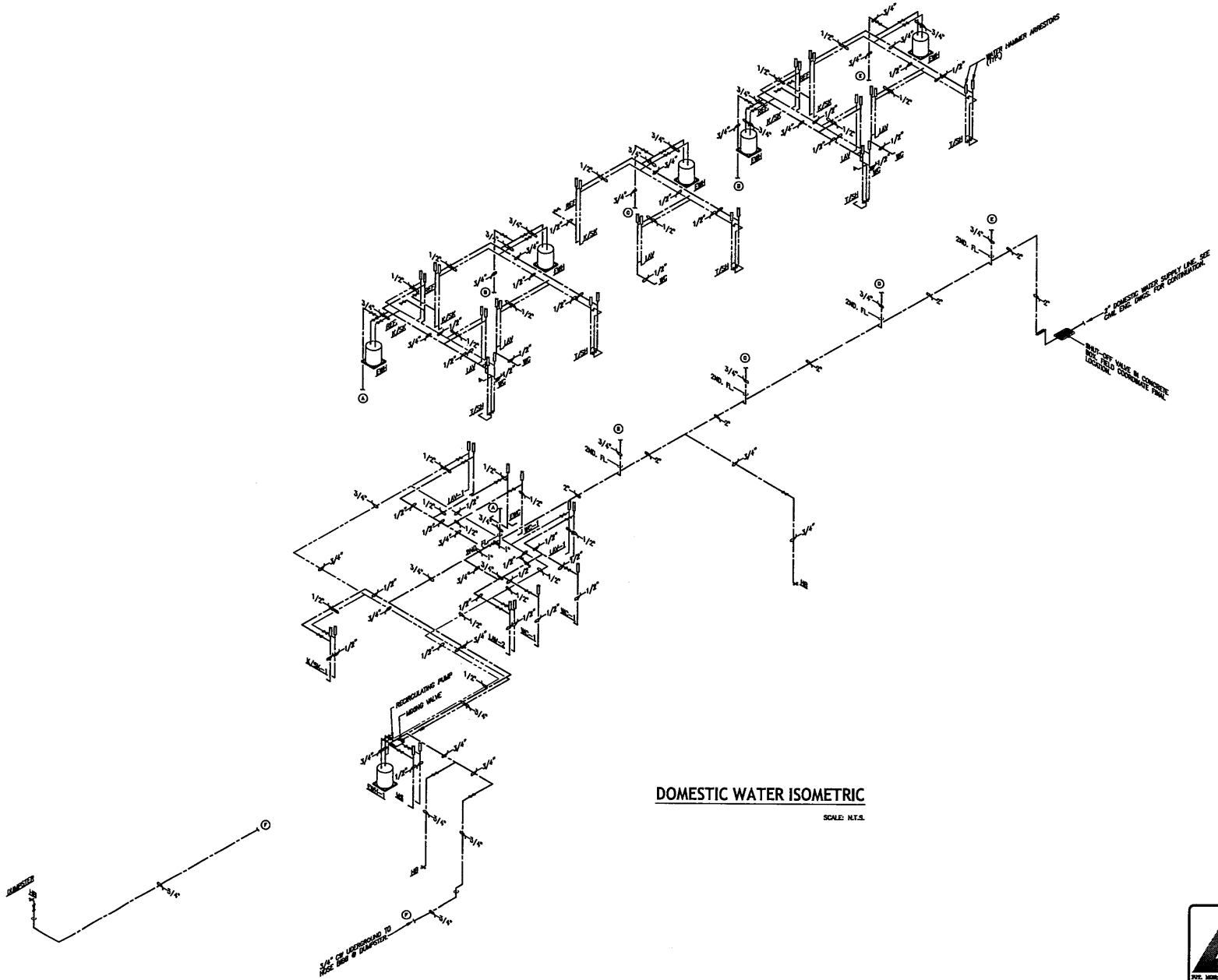
SHEET TITLE:
SECOND LEVEL SANITARY PLAN

SHEET NUMBER:
P-102.1

DELTA G CONSULTING ENGINEERS, INC.
707 N.E. 3rd AVE., SUITE 200
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PRT. MGR MARY KAY GONZALEZ
PROJECT #: 180815

GEORGE HANIAN, P.E.
FLORIDA LICENSE #48100



DOMESTIC WATER ISOMETRIC

SCALE: N.T.S.

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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	01/04/19	BDC RESPONSE

DESIGN DELIVERABLE:

ISSUE DATE: 10/22/18

PROJECT NUMBER: 1535-180425

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SHEET TITLE:

DOMESTIC WATER ISOMETRIC

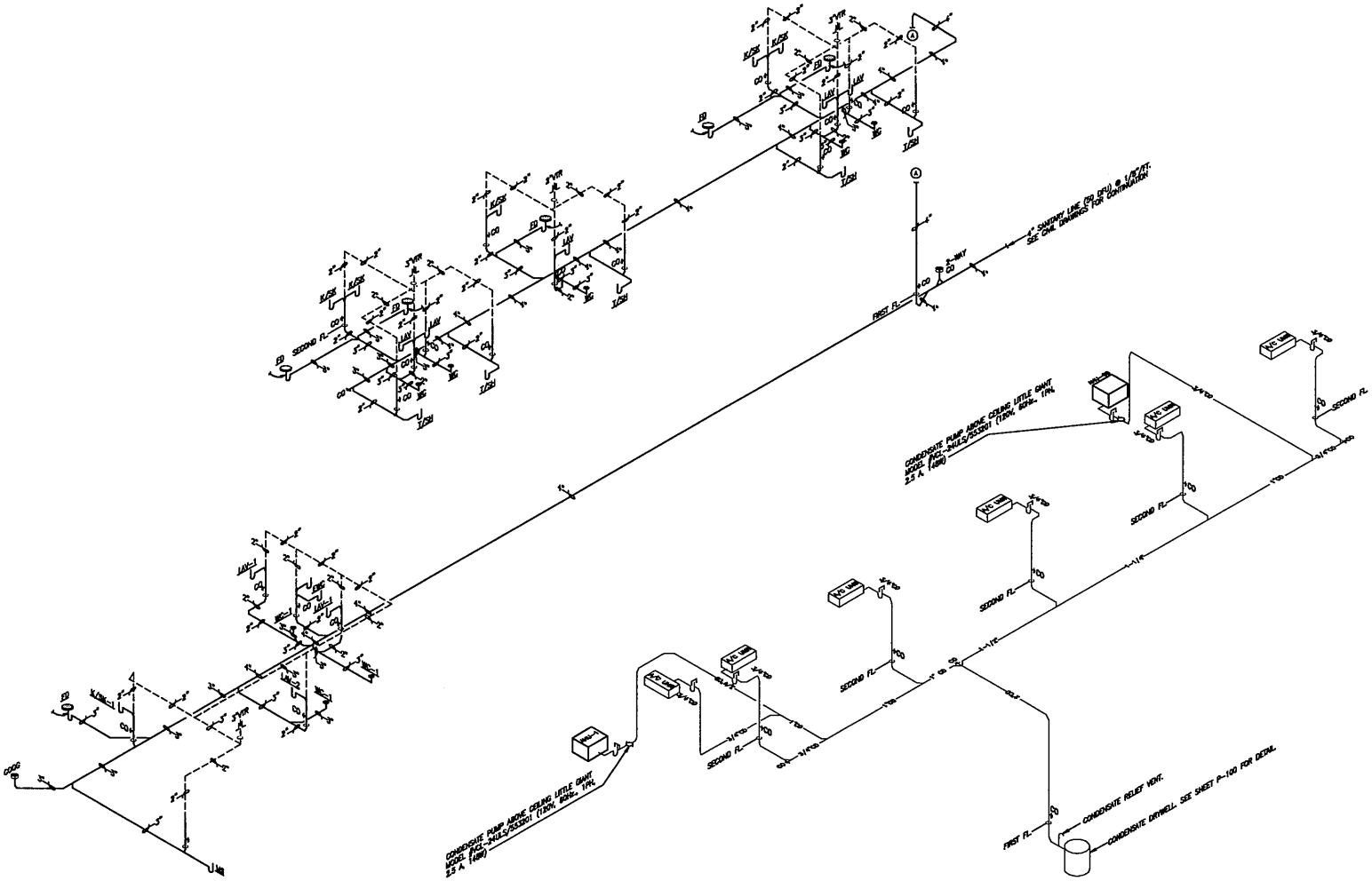
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P-200

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FORT LAUDERDALE, FL. 33304
(954) 527-1112
CA#0000181

PRT. MGR: MARY KAY GONZALEZ
PROJECT #: 180815

GEORGE RAMJOHN, P.E.
FLORIDA LICENSE #46100



SANITARY ISOMETRIC

SCALE: N.T.S.

DOMESTIC WATER ISOMETRIC

SCALE: N.T.S.

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33309

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REV	DATE	DESCRIPTION
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PROJECT NUMBER: 1535-180425

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SHEET TITLE:

SANITARY AND CONDENSATE ISOMETRICS

SHEET NUMBER:

P-201

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707 N.E. 3rd AVE., SUITE 200
FORT LAUDERDALE, FL. 33304
(954) 357-1338
CA#0000181

PRT. MGR: MARY KAY GONZALEZ
PROJECT #: 180018

GEORGE HANUSAK, P.E.
FLORIDA LICENSE #44100

OUTSIDE AIR CALCULATIONS

SYSTEM	OCCUPANCY TYPE	AREA SQ. FT.	PEOPLE	REQUIRED OUTSIDE AIR CFM			CFM PROVIDED
				AIR PERSON	PER S.F.	TOTAL	
AHU-1	STUDIO	370	1	5	0.06	47	50
AHU-2	STUDIO	370	1	5	0.06	47	50
AHU-4	STUDIO	370	1	5	0.06	47	50
AHU-5	STUDIO	370	1	5	0.06	47	50
AHU-6A	ASSEMBLY SPACE	1091	3	5	0.06	69.46	70
	ADA WOMEN RESTRM.	165	—	—	—	100	100
	ADA MEN RESTRM.	67	—	—	—	50	50
AHU-6B	ASSEMBLY SPACE	609	3	5	0.06	78.45	79
AHU-7	SHAH UP KITCHEN	339	10	5	0.06	84	84
	EXCHANGE	337	—	—	0.12	39	39
	EXCHANGE 1ST FL.	164	—	—	0.12	19	19
	EXCHANGE MEZZ.	308	—	—	0.12	36	36
	JANITOR'S CLOSET	12	—	—	0.12	50	50

(BASED ON 403 FMC 2007 (2ND EDT.))

AIR DISTRIBUTION SCHEDULE

SYMBOL	USE	TYPE	NECK SIZE (INCHES) & MAT'L.	REMARKS	ACCESSORIES
CD	SUPPLY AIR	DIFFUSERS	TITUS 300-AA	24"x24" LAY-IN CEILING MODULE	D.B.D.
CG	CEILING RETURN	GRILLES	TITUS 350F	24"x24" LAY-IN CEILING MODULE	----
SD	SUPPLY AIR	SQUARE CEILING DIFFUSER	TITUS 300FS	SURFACE MOUNT	D.B.D.
RAD	RETURN AIR	SQUARE CEILING DIFFUSER	TITUS 350FL	SURFACE MOUNT	----
LD	SUPPLY AIR	LINEAR SLOT DIFFUSER	TITUS CT-SRS	SURFACE MOUNT	----
LR	RETURN AIR	LINEAR SLOT DIFFUSER	TITUS CT-SRS	SURFACE MOUNT	----
EG	EXHAUST GRILLE	GRILLES	350F	EXHAUST GRILLE TO MATCH SUPPLY GRILLE	----
SAL	S/A LOUVRE (S/A)	LOUVER	EXISTING TO REMAIN	V/ARC PRODUCT APPROVAL	SEE DETAILS ON M-200
EAL	EXHAUST AIR LOUVER	LOUVER	EXISTING TO REMAIN	V/ARC PRODUCT APPROVAL	SEE DETAILS ON M-200

DESIGN AND SHOP CONTRACTOR TO COORDINATE FINISH AND COLOR OF ALL AIR DISTRIBUTION PRODUCTS PRIOR TO ORDERING.

HVAC NOTES

DESCRIPTION:

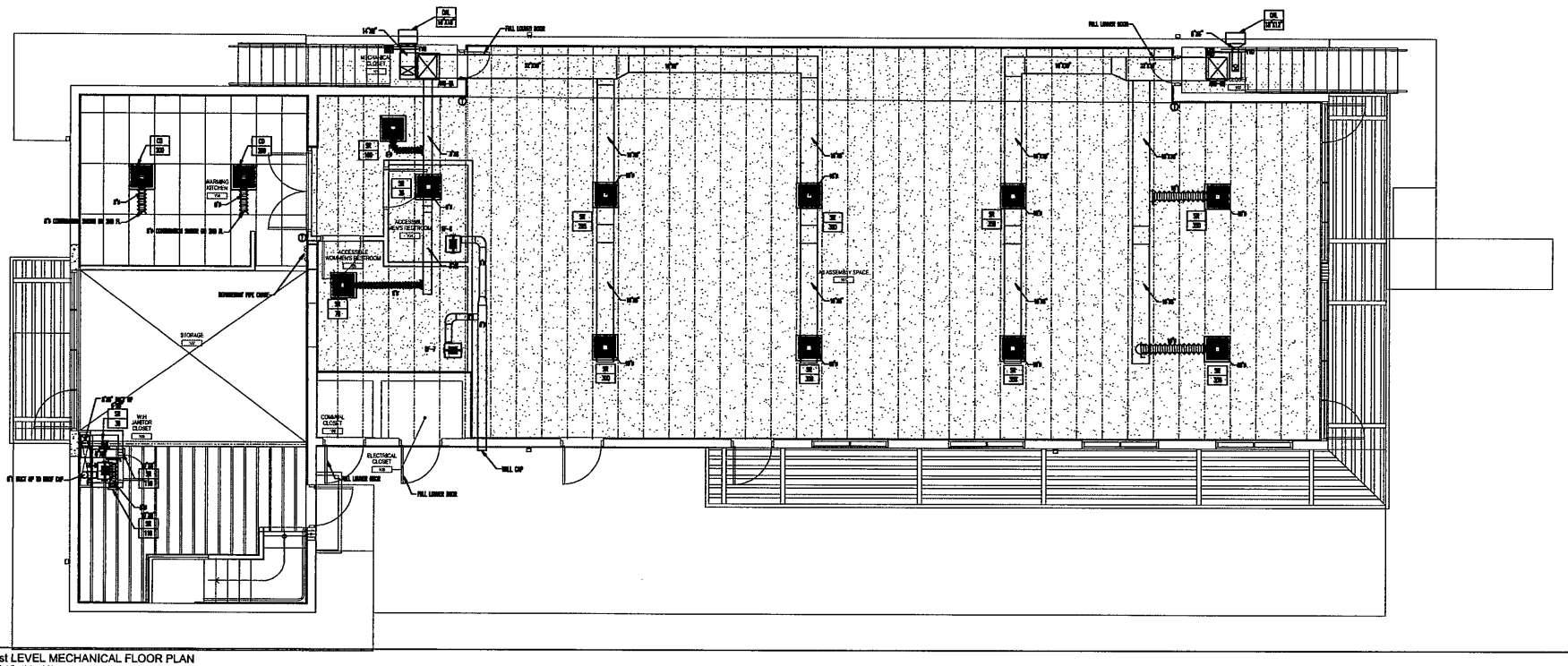
1. [illegible] SHALL BE RESPONSIBLE AS A WHOLE AND AS SYSTEMS TO ENSURE THAT ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION.
2. REVIEW THE PLANS & SPECIFICATIONS IN THE EXISTING BUILDING AND THE EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS & SPECIFICATIONS AND THE EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK. ANY WORK PERFORMED BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
3. NOTIFY ARCHITECT OF ANY FIELD CONDITIONS WHICH DO NOT MATCH DESIGN.

GENERAL NOTES:

1. [illegible] SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND APPROVALS FOR THE INSTALLATION OF THE EQUIPMENT AND SYSTEMS SHOWN ON THESE PLANS AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE NEW AND ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. ALL EXPOSED DUCT, PIPING AND LINEAR DIFFUSERS SHALL BE PAINTED BY THE CONTRACTOR AS DIRECTED BY THE ARCHITECT.
4. ALL EQUIPMENT SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATIONS.
5. ALL DUCTWORK, EQUIPMENT, PIPING, ETC. SHALL BE SUPPORTED, PAINTED, AND INSULATED AS REQUIRED.
6. ALL DUCTWORK SHALL BE FABRICATED, CONSTRUCTED, AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE".
7. PROVIDE FLEXIBLE DUCT CONNECTIONS, BASED AS REQUIRED, TO ALL FANS, A/C EQUIPMENT, ETC.
8. PROVIDE MANUFACTURER'S RECOMMENDED CLEARANCES AT ALL MECHANICAL EQUIPMENT FOR SERVICE AND MAINTENANCE. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. [illegible] SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL EQUIPMENT AND SYSTEMS WITH THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. [illegible] SHALL BE RESPONSIBLE FOR ANY CHANGES REQUIRED AS A RESULT OF THIS COORDINATION.

MECHANICAL EQUIPMENT NOTES:

1. ALL EQUIPMENT SUPPORTED ON ROOF SHALL BE SUPPORTED ON ROOF CURBS AS SHOWN ON THE DRAWINGS. ROOF CURBS SHALL BE PROVIDED BY THE EQUIPMENT MANUFACTURER. ROOF CURBS SHALL BE INSULATED TO MATCH ADJACENT ROOF INSULATION.
2. [illegible] SHALL BE RESPONSIBLE FOR THE PROPER SIZING OF ALL EQUIPMENT AND SYSTEMS



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

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Existing Building Renovation Plans for:
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009
CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION
1	01/04/19	RFI RESPONSE

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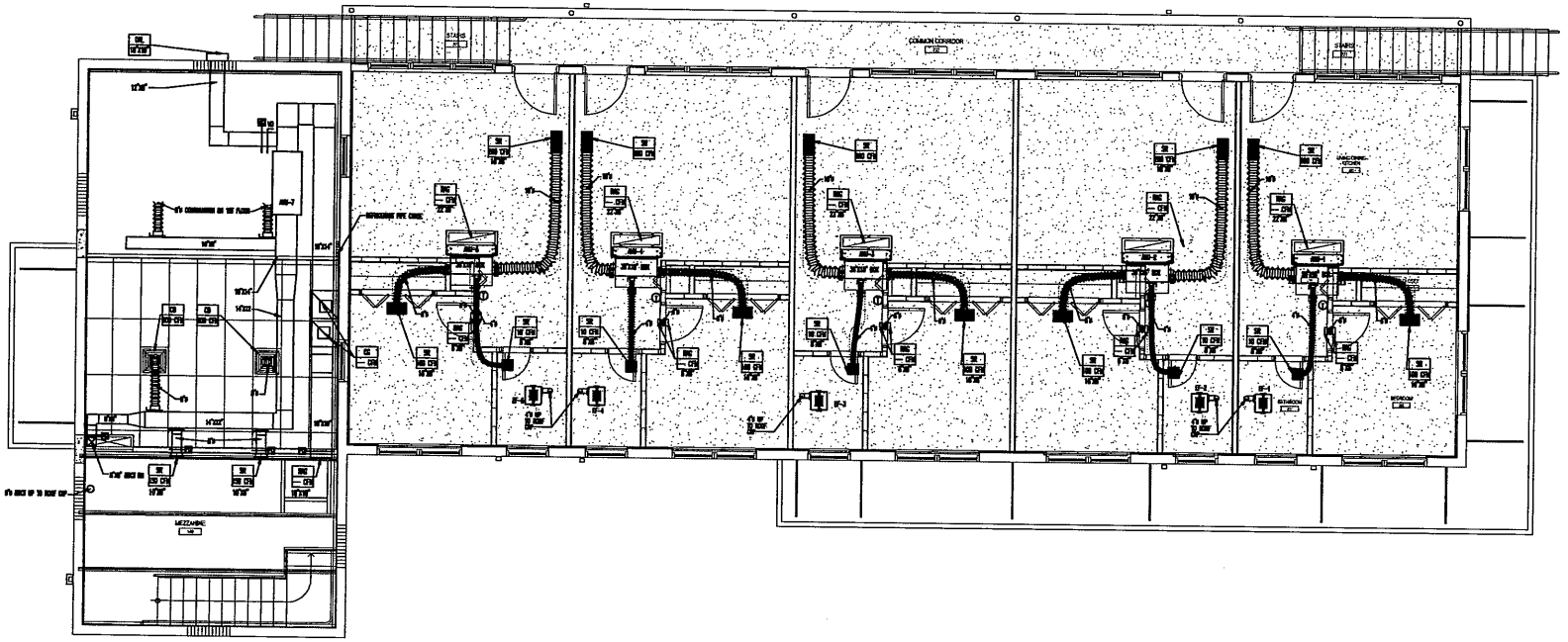
SHEET TITLE:
FIRST LEVEL MECHANICAL FLOOR PLAN

SHEET NUMBER:
M-101

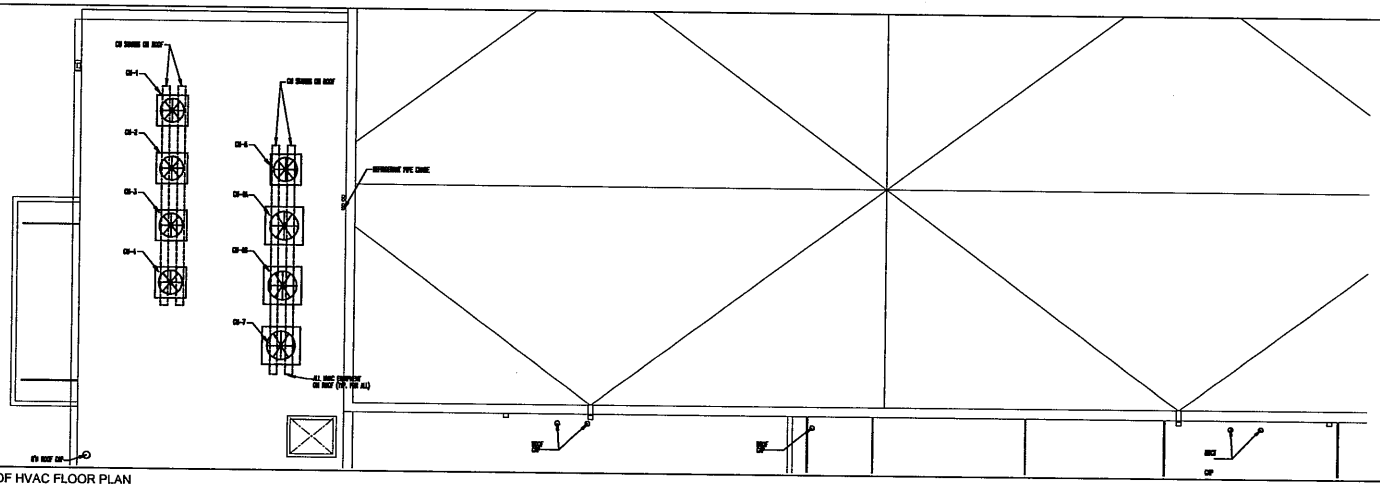
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(954) 527-1118
CA#0000581

PRT. MGR: MARY KAY GONZALEZ
PROJECT #: 180815

GEORGE HANIAN, P.E.
FLORIDA LICENSE #46100



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



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

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

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1	10/10/18	BMC RESPONSE

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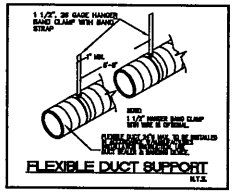
SHEET TITLE:
SECOND LEVEL
PARTIAL ROOF LEVEL
MECHANICAL PLAN

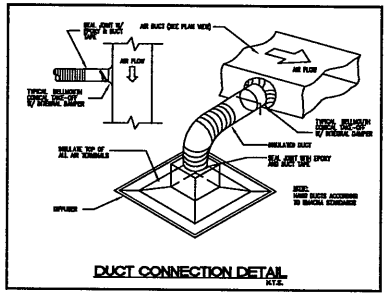
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M-102

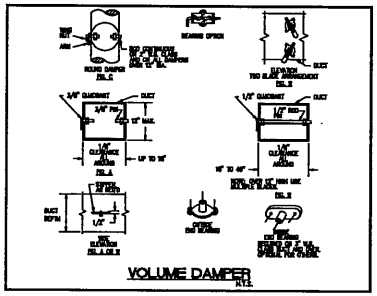
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707 N.E. 63rd AVE., SUITE 300
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(954) 587-1111
CA#0000181

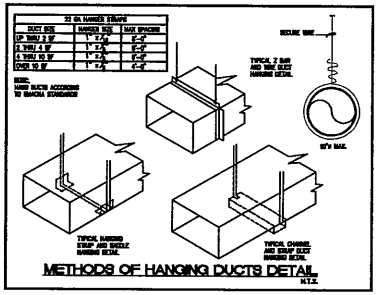
PRF. MGR: MARY KAY CONCANNON
PROJECT #: 180018

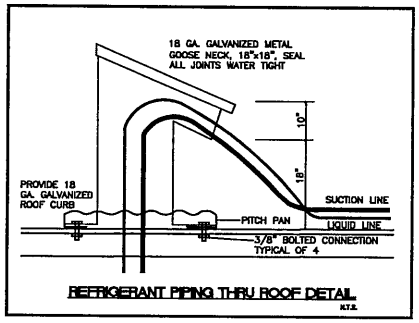
ENGINEER: GEORGES HANNIAH, P.E.
FLORIDA LICENSE #68100

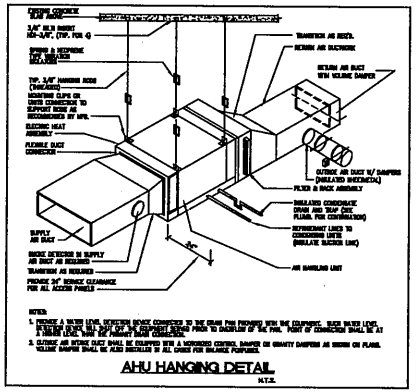


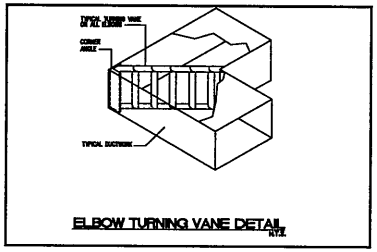


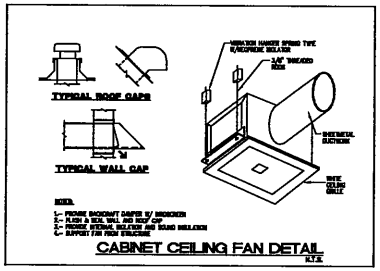


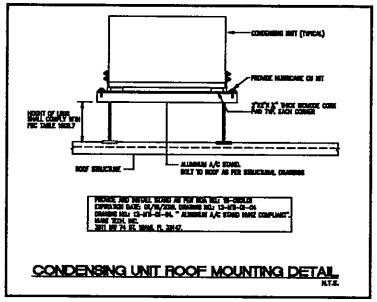


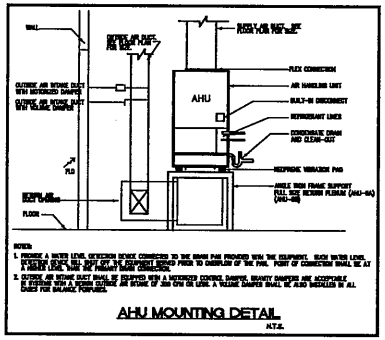


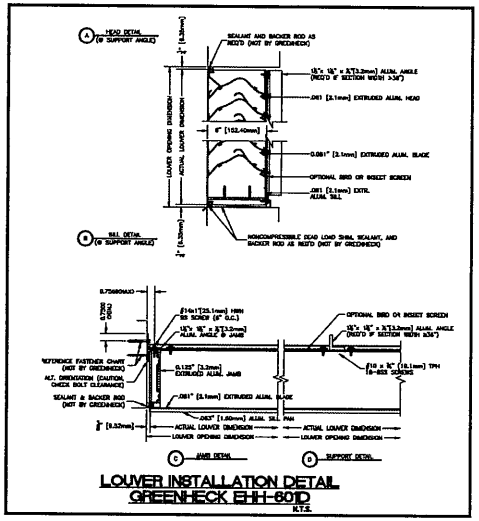


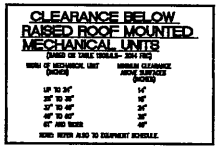












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PROJECT #: 180818

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

REV.	DATE	DESCRIPTION
1	10/24/18	BDC RESPONSE

DESIGN DELIVERABLE:
ISSUE DATE: 10/22/18

PROJECT NUMBER: 1535-180425
DRAWN BY: MO, RM, RT
CHECKED BY: MKG

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SHEET TITLE:
MECHANICAL DETAILS

SHEET NUMBER:
M-200

GENERAL ELECTRICAL NOTES

GENERAL NOTES ARE PROVIDED AS A BASIC DESCRIPTION OF THE EXTENT AND QUALITY EXPECTED IN THIS PROJECT. IF A CONFLICT EXISTS BETWEEN THESE GENERAL NOTES AND THE REMAINDER OF THE CONTRACT DOCUMENTS THE SPECIFICATIONS, PLANS AND DETAILS WILL GOVERN.)

1. THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
   FLORIDA ENERGY EFFICIENCY RULE 69A-3.012 (6) AND
   RULE CHAPTER 69A-3 (FEEC) AND
   FLORIDA STATUTES 553.
   A. NFPA 70, NATIONAL ELECTRICAL CODE (2014 EDITION)
   B. NFPA 72, NATIONAL FIRE ALARM CODE (2013 EDITION)
   C. NFPA 101, LIFE SAFETY CODE (2012 EDITION)
   D. NFPA 110, STANDARD FOR EMERGENCY POWER SYSTEMS (2013 EDITION)
   E. NFPA 111, STANDARD FOR STORED ELECTRICAL ENERGY EMERGENCY POWER SYSTEMS (2013 EDITION)
   F. NFPA 780, STANDARD FOR THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS (2014 EDITION)
   IN ADDITION, THE INSTALLATION SHALL ALSO BE IN ACCORDANCE WITH THE FOLLOWING:
   G. FLORIDA BUILDING CODE 2017 6th. EDITION (FBC)
   H. THE REQUIREMENTS FOR PERMIT AND COMMENCEMENT OF WORK(S) ONCE ISSUED
   (FBC EXISTING, 2014 EDITION)
   I. FLORIDA FIRE PREVENTION CODE (2018 EDITION)
2. ARE A MINIMUM, ALL EQUIPMENT SHALL MEET APPLICABLE STANDARDS, FOR THE TYPE OF EQUIPMENT AND INTENDED USE, OF THE FOLLOWING:
   A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
   B. ILLUMINATING ENGINEERING SOCIETY (IESNA)
   C. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
   D. NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA)
   E. NOTE: THESE STANDARDS MAY BE SUPERSEDED BY CODES AND STANDARDS SET BY U.L.
   ALL ELECTRICAL EQUIPMENT, DEVICES, WIRE, ETC., SHALL BE LISTED, FOR INTENDED USE, WITH UNDERWRITER'S LABORATORIES INC. (U.L.), THE U.S. STANDARDS MARK HAVE BEEN ESTABLISHED BY U.L.
3. CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE DRAWINGS.
4. THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL CONDITIONS, LOCATIONS, DIMENSIONS AND EQUIPMENT SHOWN OR NOTED ON THE DRAWINGS, PRIOR TO SUBMITTING BID.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE PLANS.
6. ELECTRICAL CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.
7. IT SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED SHALL BE DONE BY A LICENSED CONTRACTOR AND IN A FIRST-CLASS WORKMANLIKE MANNER. AND CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND CONFORMS AUTHORITIES.
8. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
9. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER, UNLESS INDICATED OR SPECIFIED OTHERWISE.
10. IT SHALL NOT BE THE INTENT OF THESE PLANS AND/OR SPECIFICATIONS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL BE EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE INSTALLATION, AND SHALL MAKE PROVISIONS FOR ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING CONDITION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING TO ORIGINAL CONDITIONS, ANY AND ALL DAMAGES TO BUILDING FINISHES AND/OR PROPERTY CAUSED DURING THE PERFORMANCE OF WORK.
12. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE OR DELAYS AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
13. FOR ELECTRIC POWER SYSTEM, COORDINATE POWER SOURCE WITH POWER COMPANY:
   A. VERIFY LOCATION OF POLE OR PEDESTAL TRANSFORMER WITH POWER COMPANY PRIOR TO SUBMITTING BID. CONTRACTOR TO VERIFY AVAILABLE SERVICE VOLTAGE AND PHASES WITH POWER COMPANY PRIOR TO BID AND PROVIDE BID FOR SERVICE AS REQUIRED.
   B. PROVIDE TEMPORARY ELECTRICAL SERVICE FOR USE BY ALL TRADES DURING CONSTRUCTION AND REMOVE SAME AT COMPLETION OF PROJECT.
14. CONTRACTOR SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED, FREE FROM DEBRIS AT ALL TIMES AND SHALL ENSURE SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
15. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTING COSTS.
16. COORDINATE ALL ELECTRICAL SITE WORK WITH ALL OTHER TRADES AND CONTRACTORS.
17. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR FOR THE ADVANCE ORDERING OF LONG LEAD ITEMS, AS TO AVOID DELAYS WITH THE PROGRESS OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME. THE CONTRACTOR SHALL NOT ORDER ANY ITEMS UNTIL APPROVED SHOP DRAWINGS HAVE BEEN RETURNED TO HIM.
18. ELECTRICAL CONTRACTOR SHALL SUBMIT (2 COPIES) EQUIPMENT LAYOUT OF ALL ELECTRICAL SPACES, ROOMS, ETC., TO ENGINEER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT OR INSTALLING CONDUITS, ETC. LAYOUT SHALL CONSIST OF PLAN VIEWS (SCALED AS REQUIRED) AND ELEVATIONS (DIMENSIONED) FOR EACH SUCH SPACE, ROOM, ETC.
19. CONTRACTOR SHALL SUBMIT AT ONE TIME, SIX (6) SETS OF LEGIBLE, SCALE BOOKS, INDEXED WITH ALL PRODUCTS, MATERIALS, LIGHTING FIXTURES, LAMPS, WIRING DEVICES, SWITCHGEAR, ETC. CLEARLY HIGHLIGHTED ALL CATALOG NUMBERS AND DETAILS. ALL EQUIPMENT SHALL BE AS SPECIFIED ON PLANS. THE ENGINEER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY PROPOSED SUBSTITUTION REQUESTED WITH THE PRODUCTS PROPOSED. THE CONTRACTOR MAY AT HIS JUDGMENT USE ANY ARTICLE, DEVICE, PRODUCT, OR MATERIAL WHICH IN THE JUDGMENT OF THE ENGINEER EXPERIENCED IN THIS WORK ARE EQUAL TO THAT SPECIFIED.
20. ALL CONDUCTORS SHALL BE COPPER, TYPE THWN/THHN EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR CODES. MINIMUM WIRE SIZE SHALL BE #12 AWG, EXCLUDING CONTROL WIRING. ALUMINUM CONDUCTORS ARE NOT PERMITTED.
21. ALL CONDUCTORS SHALL BE IN CONDUITS. ALL CONDUITS SHALL BE GALVANIZED RIGID STEEL (GRS) EXCEPT THAT (a) PVC CONDUITS MAY BE USED UNDER GROUND AND WHERE EXPOSED ELBOWS AND BENDS ARE GALVANIZED RIGID STEEL, OR SCHEDULE 80 PVC, WHERE SUBJECT TO PHYSICAL DAMAGE (b) ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN DRY OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP OR CORROSIVE CONDITIONS, (c) LIQUID TIGHT FLEXIBLE METAL CONDUIT WHERE REQUIRED, (d) FLEXIBLE METALLIC CONDUIT WHERE REQUIRED IN DRY LOCATIONS ONLY, (e) MC CABLE MAY BE USED WHERE PERMITTED BY CODE AND APPROVED BY ENGINEER. ALL CONDUITS IN HAZARDOUS AREAS (PER NEC) SHALL MEET THE REQUIREMENTS OF NEC CHAPTER 5.
22. FOR UNDERGROUND ELECTRICAL CONDUITS, PROVIDE PULL BOXES, SUCH THAT NO SINGLE CONDUIT RUN HAS BENDS IN EXCESS OF 360. PULL BOXES SHALL BE LOCATED AND APPROVED FOR THE INTENDED USE. WARNING TAPE WHICH STATES "WARNING BURIED ELECTRIC" SHALL BE PLACED IN TRENCHES ABOVE ALL UNDERGROUND ELECTRICAL CONDUITS. WHERE CONDUITS PASS UNDERNEATH PAVED AREAS, THEY SHALL BE PVC. WHERE UNDERGROUND CONDUITS ARE NOT CROSSING NO PAVED AREAS OR ARE NOT UNDER PAVED AREAS, THEY SHALL BE SCHEDULE 40 PVC.
23. ALL CONDUIT RUNS ARE SHOWN DIAGRAMMATIC. EXACT ROUTING SHALL BE DETERMINED IN THE FIELD, UNLESS OTHERWISE NOTED.
24. WHERE SHALL BE REQUIRED, PER NEC, UNLESS OTHERWISE NOTED (UON).
25. WHERE CORE DRILLING OF FLOOR/WALLS IS REQUIRED, CONTRACTOR SHALL SEAL OPENINGS WATERTIGHT AFTER CONDUITS HAVE BEEN INSTALLED. LOCATION OF CORED HOLES SHALL BE COORDINATED WITH LOCATION OF EQUIPMENT SO AS TO BE CLEAN AND FUNCTIONAL. THE CONTRACTOR SHALL ONLY DRILL ONE CONDUIT PER HOLE AND SEAL THE OPENING AROUND THE CONDUIT AS SPECIFIED.
26. PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL PENETRATIONS OF FIRE RATED CONSTRUCTION. SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO SUBMITTING BID, LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALL AND STRUCTURAL SLABS.
27. UNLESS NOTED AS EXISTING, ALL EQUIPMENT, WIRING, DEVICES, ETC. SHALL BE NEW.
28. ALL CIRCUIT BREAKERS SHALL BE INVERSE TIME TYPE (THERMAL MAGNETIC OR SOLID STATE AS REQUIRED BY SPECIFICATION). TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP. NO TIE HANDLES PERMITTED.
29. ALL FUSES SHALL BE CURRENT LIMITING, U.L. LISTED 600V., UON.
   A. NON-TIME DELAY FUSES IN MAIN SWITCHES AND SWITCHES FEEDING PANELS.
   B. DUAL ELEMENT FUSES FOR MOTOR AND A/C CIRCUITS.
30. ALL DISCONNECT SWITCHES SHALL BE HORSEPOWER RATED TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES U.O.N. SWITCHES SHALL BE HORSEPOWER RATED FOR MAX. HORSEPOWER.
31. CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PRIOR TO INSTALLATION.
32. FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR AIR CONDITIONING SYSTEM AS PER MANUFACTURERS RECOMMENDATIONS. CONTROLS ARE TO BE SUPPLIED BY AIR CONDITIONING CONTRACTOR AND CONNECTED. PROVIDE ALL CONTROL WIRING FOR A/C SUMMONING AND CONTROL UNITS. COORDINATE WITH A/C CONTRACTOR FOR WIRING DIAGRAMS AND EXACT MOUNTING LOCATIONS. CONDUITS CONNECTED TO OUTDOOR EQUIPMENT SHALL BE ROUTED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO OUTDOOR EQUIPMENT SHALL BE LIQUID TIGHT.
33. ALL ELECTRICAL EQUIPMENT SHALL BE RATED AND MARKED FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED.
34. EQUIPMENT SHALL BE OF MATERIALS SUITABLE FOR AND MEDIA RATED FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED.
35. ALL CONNECTIONS TO GROUND ROD SHALL BE MADE WITH U.L. APPROVED WELDED CONNECTIONS UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL FORM A GROUNDING ELECTRODE SYSTEM AS PER NEC 250-50.
36. OUTLET IN DRY LOCATIONS BOXES SHALL BE PRESSED STEEL, IN WET OR DAMP LOCATIONS SHALL BE CAST ALLOY WITH GASKET-WEATHERTIGHT OUTLET BOX WITH THREADED HUBS AND IN OTHER CLASSIFIED AREAS IT SHALL BE IN A SPECIAL ENCLOSURE. PROPER PLASTER RINGS SHALL BE USED WITH OUTLET BOXES. PROPER COORDINATION WITH ELECTRICAL SUBCONTRACTOR AND GENERAL CONTRACTOR FOR PLASTER RING INSTALLATION WILL BE REQUIRED. NO "POOP" RINGS SHALL BE USED. ALL OUTLET BOXES SHALL BE SECURELY FASTENED.
37. WHEN ELECTRICAL BOXES ARE LOCATED IN VERTICAL FIRE RESISTIVE ASSEMBLIES, (CLASSIFIED AS FIRE/SMOKE AND SMOKE PARTITIONS), THEY SHALL BE INSTALLED WITHOUT AFFECTING THE FIRE CLASSIFICATIONS. ALL OF THE FOLLOWING CONDITIONS SHALL BE MET:
   A. ALL ELECTRICAL BOXES SHALL BE METALLIC.
   B. BOX OPENING SHALL COMPLY ONLY ON ONE SIDE OF FINISHED SURFACE.
   C. BOX OPENING SHALL NOT EXCEED 10322.56 SQUARE MM (16SQUARE INCHES).
   D. ALL CLEARANCES BETWEEN OUTLET BOX AND GYPSUM BOARD SHALL BE COMPLETELY FILLED WITH JOINT COMPOUND (OR OTHER APPROVED MATERIAL).
   E. THE TOTAL AREA AROUND OUTLETS LARGER THAT 10322.56 SQUARE MM (16 SQUARE INCHES), THE INTEGRITY OF THE WALL SHALL BE MAINTAINED.
   F. THE TOTAL AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 64516 SQUARE MM (100 SQUARE INCHES) FOR EACH 9290304 SQUARE MM (100 SQUARE FEET).
   G. OUTLET BOXES LOCATED ON OPPOSITE SIDES OF FIRE RESISTIVE ASSEMBLIES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 609.6MM (24 INCHES).
   H. OUTLET BOXES SHALL BE SECURELY FASTENED TO WALL FRAMING MEMBERS.
   I. IN EXISTING WALLS, OUTLET BOXES SHALL BE PERMITTED TO BE CUT TO ENSURE 3.175MM (1/8 INCH) BETWEEN THE EDGES OF THE OUTLET BOX AND THE EDGES OF THE OPENING.
38. SMOKE DETECTORS SHALL BE PROVIDED NO CLOSER THAN 36" FROM SUPPLY AIR DIFFUSERS.
39. CONTRACTOR SHALL PROVIDE TYPED DIRECTORY OF EACH PANELBOARD. HAND WRITTEN DIRECTORY IS NOT ACCEPTABLE, EXCEPT WHERE SPACE DOES NOT PERMIT TYPED DIRECTORY.
40. PROVIDE A 4" SIZED, REINFORCED CONCRETE HOUSEKEEPING PAD UNDER ALL FLOOR MOUNTED EQUIPMENT.
41. A. WORKING CLEARANCES FOR ELECTRICAL EQUIPMENT SHALL BE IN COMPLIANCE WITH NEC 110.26
   B. THE CLEAR WORKING SPACE IN FRONT OF ELECTRICAL EQUIPMENT SHALL BE NOT LESS THAN THE WIDTH AND DEPTH OF THE PANELBOARD OR SWITCHBOARD TO BE INSTALLED AND SHALL EXTEND FROM THE FLOOR TO A HEIGHT OF 6 FEET, 6 INCHES ABOVE THE FLOOR OR PLATFORM, OR TO THE STRUCTURAL CEILING, WHICHEVER IS LOWER. NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT OR ARCHITECTURAL APPURTENANCES IN ACCORDANCE WITH NEC 408.
42. METER CANS, HUBS, & LUGS FOR SHARE ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. COORDINATE WITH POWER COMPANY FOR TYPE OF METER AND SOCKET TO BE USED WITH THEIR SERVICE.
43. A. PROVIDE A PERMANENT SIGN ON THE MAIN ELECTRICAL ROOM DOOR TO THE BLDG. STATING THAT THE SERVICE DISCONNECTS ARE LOCATED INSIDE.
   B. SIGNS SHALL BE PLACED AT THE MAIN DISCONNECT EQUIPMENT INDICATING TYPE AND LOCATION OF ON-SITE EMERGENCY POWER SOURCES.
44. THE ELECTRICAL CONTRACTOR SHALL FURNISH A COMPLETE SET OF AS-BUILT DRAWINGS, SHOWING ALL CHANGES AND DEVIATIONS TO THE ARCHITECT/ENGINEER PRIOR TO COMPLETION OF CONSTRUCTION.
45. ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID FOR BY THAT CONTRACTOR.
47. FOR TELEPHONE SYSTEMS:
   A. PROVIDE DRAWINGS FOR ALL TELEPHONE OUTLETS AND EQUIPMENT FOR REQUIREMENTS OF THE TELEPHONE COMPANY.
   B. COORDINATE INSTALLATION OF ALL TELEPHONE OUTLETS, RACEWAYS, ENCLOSURES AND EQUIPMENT WITH TELEPHONE COMPANY.
   C. COORDINATION OF TELEPHONE SERVICE WITH TELEPHONE COMPANY. PROVIDE SURFACE CONDUIT TO BOTTOM OF TELEPHONE BOARD FOR TELCO. ASSISTANCE, INCLUDE ALL ASSOCIATED COORDINATION.
   D. MARK TERMINATIONS OF TELEPHONE CONDUIT AS DIRECTED BY THE TELEPHONE COMPANY.
   E. VERIFY LOCATION OF TELEPHONE BOARDS WITH TELEPHONE COMPANY PRIOR TO SUBMITTING BID. VERIFY LOCATION OF ALL ASSOCIATED CONDUITS IN SLAB.
   F. USE EXTERIOR GRADE 3/4" PLYWOOD BACKBOARDS FOR MOUNTING TELEPHONE EQUIPMENT (TEC) BOARDS. PAINT BOTH SIDES WITH TWO COATS OF GRAY PAINT. BOARDS SHALL EXTEND FROM FLOOR TO CEILING WHERE INDICATED ON PLANS.
48. INDUSTRIAL CONTROL TYPE TRANSFORMERS SHALL BE PROVIDED WITH FINGERSAFE COVERS AND PRIMARY FUSE PROTECTION AS REQUIRED PER NEC 450-3. MOUNT TRANSFORMERS ON 4"X4" JUNCTION BOX ABOVE ACCESSIBLE CEILINGS OR ELECTRICAL ROOMS.
49. FOR RECORDING WORK PROVIDE COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION THROUGHOUT THE DWELLING UNIT, EXCEPT AT KITCHEN BRANCH, GARAGES AND OUTDOORS. ALL DWELLING UNIT RECEPTACLE OUTLETS MUST BE LISTED TAMPER-RESISTANT.
50. PROVIDE U.L. LISTED COMPOUND APPLIED TO BACK OF "BACK TO BACK" BOXES IN RATED WALLS WHERE WALL OPENING IS LESS THAN VOLUME (24 CUBIC INCHES) REQUIRED HORIZONTALLY.
51. CONTRACTOR SHALL PROVIDE TYPED, UPDATED PANEL DIRECTORIES ON ALL PANELS THAT ARE AFFECTED AT THE COMPLETION OF THE JOB.
52. FOR RECEPTACLES IN DAMP AND WET LOCATIONS THE CONTRACTOR SHALL PROVIDE ALL 120V, AND 208V, 15A, 20A, AND 30A RECEPTACLES THAT ARE LISTED AS WEATHER RESISTANT TYPE TO COMPLY WITH NEC ARTICLE 406.8.
53. WORKAGE EQUIPMENT IN OTHER THAN DWELLING UNITS SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM FAULT CURRENT IN THE FIELD MARKING(S) SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
54. VOLTAGE DROP
   1. CONDUCTORS FOR ALL FEEDERS SHALL BE INCREASED FROM SIZES INDICATED ON DRAWINGS TO PREVENT VOLTAGE DROP EXCEEDING 2%.
   2. CONDUCTORS FOR ALL BRANCH CIRCUITS SHALL BE INCREASED FROM SIZES INDICATED ON DRAWINGS TO PREVENT VOLTAGE DROP EXCEEDING 3% TO FARTHEST LIGHT OR RECEPTACLE DEVICE.
   3. DETERMINING CONDUCTOR SIZES SHALL BE BASED ON SIZE OF THE BREAKER SELECTED.
   4. FOR DETERMINATION OF WIRE SIZE FOR BID PURPOSES:
      • INCREASE WIRE BY 1 WIRE SIZE FOR RUNS 85 FT. TO 100 FT.
      • INCREASE WIRE BY 2 WIRE SIZE FOR RUNS 100 FT. TO 150 FT.
      • INCREASE WIRE BY 3 WIRE SIZES FOR RUNS FROM 150 FT. TO 220 FT.

GENERAL LIGHTING NOTES:

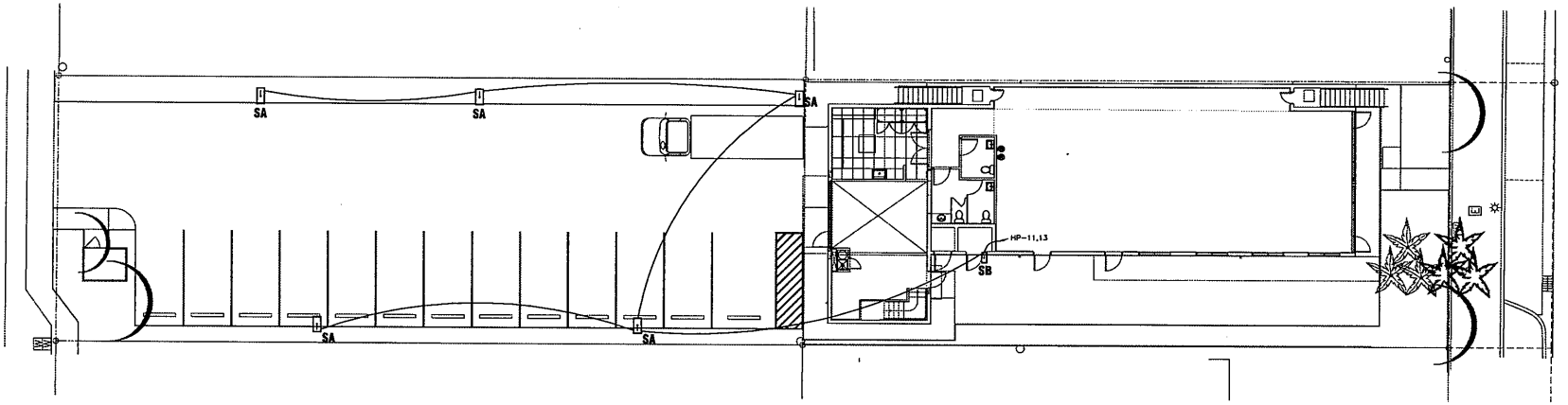
1. CONTRACTOR SHALL COMPLY WITH 2014 FBC SECTION 1604.5, MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.
2. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHT FIXTURES.
3. COORDINATE TYPE OF CEILING FOR EACH FIXTURE WITH ARCHITECTURAL REFLECTED CEILING PLANS AND PROVIDE FIXTURE TRIM AS REQUIRED.
4. ALL COMPACT FLUORESCENT DOWNLIGHTS SHALL USE LAMPS WITH 3500K TEMPERATURE, MINIMUM 10,000 HOUR LIFE, ELECTRONIC BALLAST, UNLESS OTHERWISE NOTED.
5. PROVIDE APPROVED FIRE RATED ENCLOSURES FOR ALL LIGHT FIXTURES LOCATED IN FIRE RATED CEILINGS.
6. FIXTURES IN AREAS WITHOUT CEILINGS, OR IN MECHANICAL AND ELECTRICAL ROOMS SHALL BE MOUNTED WITH 1 3/8 STRONGUP CHANNEL SUPPORT SUSPENDED FROM ROOF STRUCTURE WITH THREAD ROD. FINISH SHALL BE MANUFACTURER'S STANDARD.
7. ALL ACRYLIC LENSED FIXTURES SHALL HAVE A LENS THICKNESS OF .125 INCHES MINIMUM.
8. HALF SHADED FIXTURES DENOTE EMERGENCY FIXTURES EITHER WITH 1100 LUMEN EMERGENCY BATTERY PACK OR IN LIFE SAFETY CIRCUIT.
9. LIGHTING FIXTURE SCHEDULE IS PROTECTED, AND ALTERNATE FIXTURES MUST BE DESIGNED TO MEET GERGAN ARCHITECH CRITERIA. ALL ALTERNATIVE SELECTIONS MUST BE SUBMITTED FOR PRIOR APPROVAL TEN (10) DAYS PRIOR TO BID DATE.
10. ALL BALLASTS SHALL HAVE MINIMUM POWER FACTOR OF 0.90. ALL BALLASTS FOR MEDIL HALIDE AND HIGH PRESSURE SODIUM FIXTURES SHALL BE CONSTANT WATTAGE TYPE WITH +/-5% LAMP WATTS FOR +/-10% NOMINAL LINE VOLTAGE VARIATION.
11. PROVIDE LAMPS WITH FIXTURES, VERIFY LAMP TYPE WITH MANUFACTURER.
12. FLUORESCENT LUMINAIRES THAT UTILIZE DOUBLE-ENDED LAMPS AND CONTAIN BALLASTING OR MULTIWIRE BALANCED LUMINAIRES SHALL CONTAIN AN INTEGRATED INTERNAL DISCONNECT AND TO BE COMPLIED WITH NEC 410.73(G).
13. ALL OPENINGS FOR LIGHT FIXTURES IN CEILINGS SHALL BE PROTECTED IN A MANNER (PER ALL GOVERNING CODES) THAT WILL PROVIDE THE SAME RATING AS THE CEILING. (THIS APPLIES TO ALL FIRE RATED CEILINGS).
14. FOR EMERGENCY EXIT SIGNS AND EMERGENCY BATTERY PACKS MAKE CONNECTION AHEAD OF ALL SWITCHES AND CONTROLS.
15. PROVIDE A FUSE HOLDER AND FUSE (BUSSMAN HEB AND FNQ OR EQUAL), IN THE PRIMARY SIDE OF EACH BALLAST CIRCUIT CONDUCTOR FOR ALL BALLASTS AT THE HAND SIDE OF EACH EXTERIOR POLE MOUNTED LIGHTING FIXTURE OR J-BOX FOR WALL OR GROUND MOUNTED FIXTURE.
16. PROVIDE WIND LOAD RATED LIGHT POLES WITH 170 MPH MINIMUM WIND SPEED (ASCE 7), EXPOSURE C WITH IMPORTANCE FACTOR OF 1.0, AND PROVIDE IN ACCORDANCE WITH ALL FIXTURE SUBMITTALS. CONTRACTOR TO VERIFY VOLTAGES OF ALL LIGHT FIXTURES PRIOR TO ORDERING.
17. PHOTOMETRICS ARE BASED ON MANUFACTURER'S INFORMATION AND CATALOG NUMBERS. ALTERNATIVE MANUFACTURERS MUST PROVIDE THE EXTRA FORMAT ELECTRONIC FILE OF THE PHOTOMETRICS FOR THE PROPOSED FIXTURES ON CD OR USB DRIVE 10 WORKING DAYS PRIOR TO BID. (SPECIFIER) WILL CONFIRM THAT THE PHOTOMETRIC CRITERIA HAS BEEN MET AND IF ALTERNATE IS APPROVED WILL ISSUE ADDENDUM. MANUFACTURERS NOT LISTED ON THE PLANS OR IN AN ADDENDUM WILL NOT BE ACCEPTED.
18. TO CONFIRM THAT THE SPECIFIED PHOTOMETRIC CRITERIA HAS BEEN MET, A COMPUTER DISK CONTAINING A .IES FILE FOR THE PROPOSED ALTERNATE MUST BE SUBMITTED TO (SPECIFIER) FOR EVALUATION NO LESS THAN TEN DAYS PRIOR TO BID. ANY ACCEPTABLE ALTERNATE MUST BE APPROVED IN WRITING PRIOR TO BID DATE.
19. CONTRACTOR MUST BID PROJECT SPECIFIED LIGHTING FIXTURES AS BASE BID (NO EXCEPTIONS). IF ALTERNATE FIXTURES ARE PROPOSED, THEY MUST BE BID AS AN ALTERNATE BID MUST INCLUDE:
   A) TOTAL DOLLAR CREDIT TO OWNER IF ALTERNATE IS ACCEPTED.
   B) LINE ITEM CREDIT FOR EACH ALTERNATE FIXTURE PROPOSED.
   C) CATALOG SUBMITTAL DATA FOR EACH ALTERNATE FIXTURE PROPOSED.
20. IF THERE IS A DISCREPANCY BETWEEN A FIXTURE DESCRIPTION AND GENERAL NOTES, AND THE CATALOG NUMBER LISTED, THE FIXTURE DESCRIPTION AND GENERAL NOTES SHALL GOVERN.
21. COORDINATE FIXTURE TYPES WITH ARCHITECTURAL DRAWINGS.
22. INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE.
23. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS MEETING ASTM E 283 WHEN TESTED AT 75 Pa PRESSURE DIFFERENCE, WITH NO MORE THAN 2.0 CFM OF AIR LEAKAGE BETWEEN THE CONDITIONED SPACE TO THE CEILING CAVITY. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSINGS AND THE INTERIOR WALL OR CEILING COVERING.

ELECTRICAL SYMBOL LEGEND

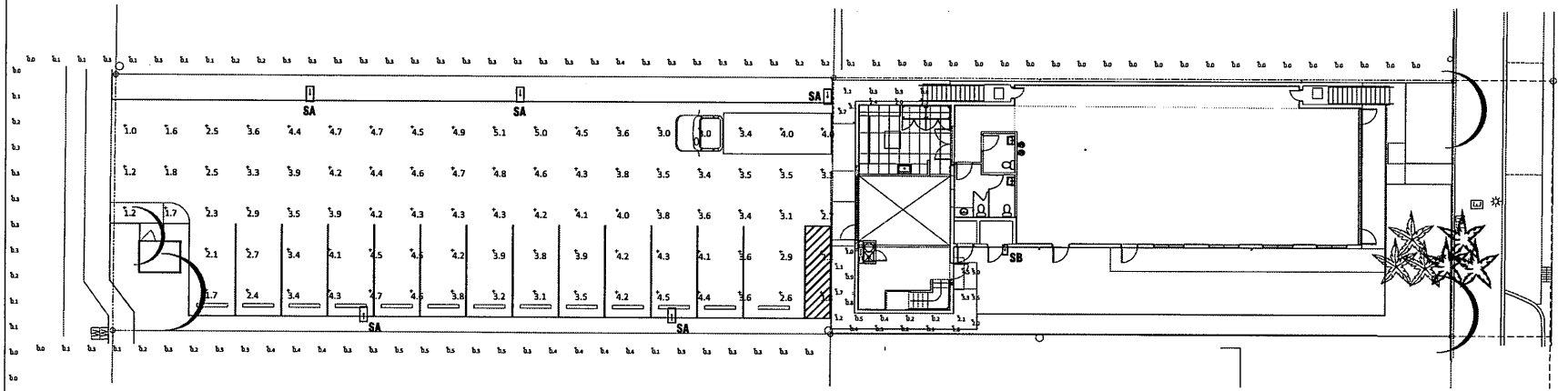
SYMBOL	DESCRIPTION
	LIGHTING (REFER TO LIGHTING FIXTURE SCHEDULE)
	LIGHT FIXTURE DESIGNATION.
	LIGHTING FIXTURE, SURFACE MOUNTED
	LIGHTING FIXTURE (HID, FLUORESCENT OR INCANDESCENT), RECESSED MTD.
	LIGHTING FIXTURE, WALL MOUNTED
	EXIT LIGHT FIXTURE, DIRECTION ARROWS AS SHOWN
	WALL MOUNTED EXIT LIGHT FIXTURE (DASHED ELEMENT INDICATES FACE(S) OF FIXTURE)
	2 X 2 FLUORESCENT LIGHT FIXTURE
	2 X 4 FLUORESCENT LIGHT FIXTURE
	DIAGONAL SHADING DENOTES LIGHT FIXTURE CONNECTED TO EMERGENCY BRANCH CIRCUIT OR, W/EMERG. BATTERY PACK.
	1 X 4 FLUORESCENT LIGHT FIXTURE
	DIAGONAL SHADING DENOTES LIGHT FIXTURE CONNECTED TO EMERGENCY BRANCH CIRCUIT OR, W/EMERG. BATTERY PACK.
	FLUORESCENT WALL MOUNTED FIXTURE WITH WALL OUTLET BOX
	FLUORESCENT STRIP FIXTURE
	DIAGONAL SHADING DENOTES LIGHT FIXTURE CONNECTED TO EMERGENCY BRANCH CIRCUIT OR, W/EMERG. BATTERY PACK.
	EXTERIOR LIGHT FIXTURE WITH ARMS AS SHOWN ON DRAWINGS
	EMERGENCY BATTERY WALL PACK WITH TRIM HEADS
S_3	TOGGLE SWITCH 120/277V. 20 AMP.,(M.H. – 48" A.F.F.)
S_{3d}	TOGGLE SWITCH 120/277V. 20 AMP. (M.H. – 48" A.F.F.), 3-WAY
S_4	TOGGLE SWITCH 120/277V. 20 AMP. (M.H. – 48" A.F.F.), 4-WAY
S_T	TOGGLE SWITCH 120/277V. 20 AMP. KEYSWITCH, (M.H. – 48" A.F.F.)
S_P	FAN SWITCH 120/277V. 20 AMP., (HOMEOWNER INSTD)
	30-MINUTE ADJUSTABLE TIMER SWITCH (M.H. – 48" A.F.F.)
S_{PH}	TOGGLE SWITCH 120/277V. 20 AMP. WITH PILOT LIGHT, (M.H.=48"A.F.F.)
S_E	TOGGLE SWITCH 120/277V. 20 AMP. EXPLOSION-PROOF, (M.H.=48"A.F.F.)
S_D	SPEED SWITCH 120/277V. 20 AMP. U.O.N. (M.H. – 48" A.F.F.)
S_{2D}	SINGLE PHASE MANUAL MOTOR STARTER, (M.H.=48" A.F.F.)
S_D	DIMMER SWITCH 120/277V. 20 AMP., (M.H.=48" A.F.F.) (1800 WATT UNLESS OTHERWISE INDICATED)
S_{3D}	THREE-WAY DIMMER SWITCH (48" A.F.F.)
S_P	SINGLE POLE SWITCH (48" A.F.F.) (SUBSCRIPT INDICATES ITEM CONTROLLED)
	PANIC SWITCH, MUSHROOM TYPE, (M.H.=48" A.F.F.)
	WALL MOUNTED – OCCUPANCY SENSOR SWITCH,(M.H.=48"A.F.F.)MFGR./MODEL# (a, b) OR (c) INDICATES TWO POLE SWITCH – MFGR./MODEL# (a, b) OR (c) INDICATES TWO POLE SWITCH – MFGR./MODEL# LV INDICATES LOW VOLTAGE – MFGR./MODEL#
	CEILING MOUNTED DUAL TECHNOLOGY EXTENDED RANGE OCCUPANCY SENSOR – LISTED LOW VOLTAGE CONTROLLER. MFGR./MODEL# (DIMMER SWITCH)/(ON-POT-10. WALL MOUNTED – OCCUPANCY SENSOR (M.H.=48"A.F.F.) MFGR./MODEL#/HV-POT
	POWER PACK
	OCCUPANCY SENSOR NOTE: CONTRACTOR SHALL PROVIDE ALL SWITCHPACKS AND CONDUCTORS AS REQUIRED FOR LOCALIZED AND CONTROLS SHOWN ON PLANS.
	IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL A COMPLETE AND FULLY FUNCTIONAL LIGHTING CONTROL SYSTEM IN ACCORDANCE WITH THE PLANS, DETAILS, INTENT OF THE DESIGN AND SPECIFICATIONS SHOWN ON THESE PLANS.

BASIC MATERIALS

	DUPLEX RECEPTACLE 30 AMP., 125V., (M.H.=18"A.F.F.) FLUSH OUTLET BOX AND DUPLEX RECEPTACLE 20 AMP., 125V., WITH APPROPRIATE FLANGE.
	CEILING OUTLET BOX AND DUPLEX RECEPTACLE 20A, 125V.
	DUPLEX RECEPTACLE, 20 AMP., 125V., TOP HALF SWITCHED, M.H. = 18" A.F.F. UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE 20 AMP., 125V., ISOLATED GROUND AND SURGE PROTECTED, (M.H.=18"A.F.F.)
	SINGLE RECEPTACLE, 20 AMP., 125V., CO



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	1.0	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	LLF	Lum. Watts	Total Watts
	5	SA	PHILIPS GARDCO P26-48L-400-NW-G2-BLC MH: 20FT AFG	0.900	0.900	0.810	60.07694	300.3847
	1	SB	PHILIPS GARDCO PWS-48L-300-NW-G2-2 MH: 15FT AFG	0.900	0.900	0.810	46.8	46.8

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P.M.: MGR: MARY RAY GONZALEZ
PROJECT #: 100815
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Existing Building Renovation Plans for: BOLDEN BUILDING

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

CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION
1	10/15/2018	BDC RESPONSE

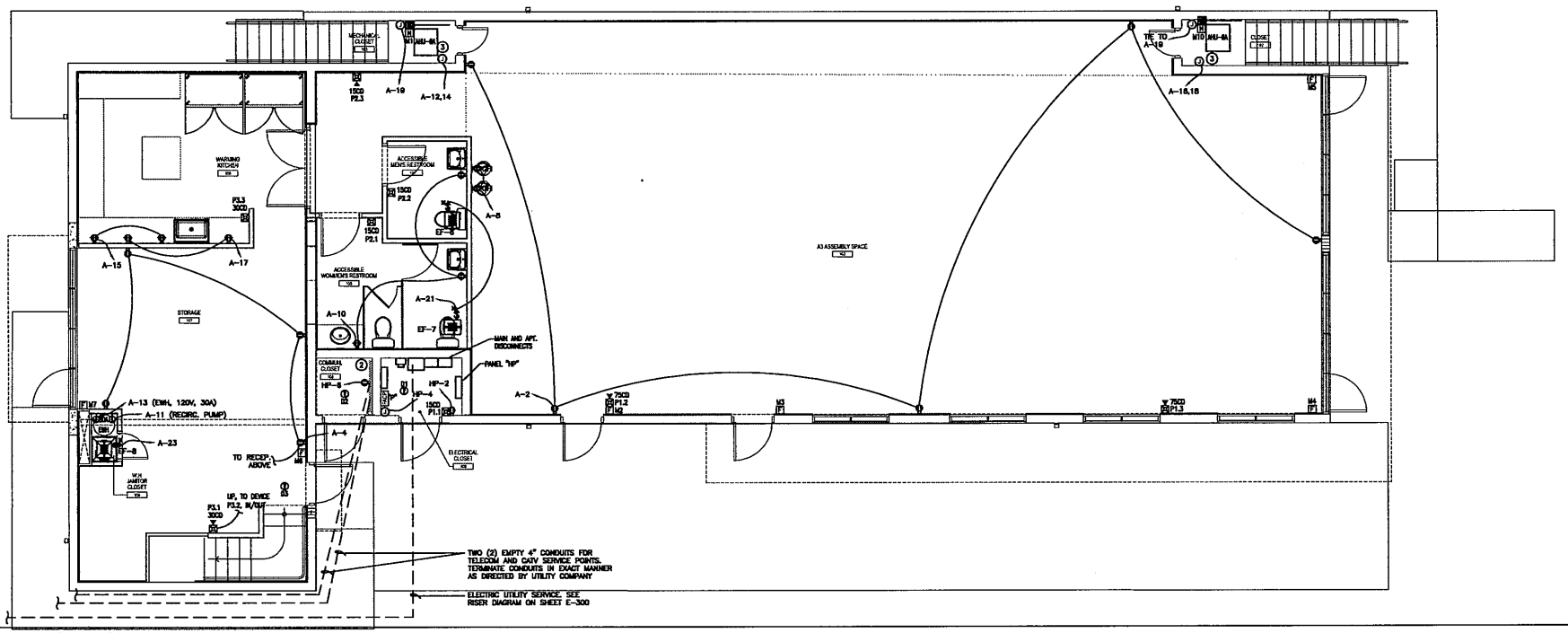
DESIGN DELIVERABLE:
ISSUE DATE: 10/22/18

PROJECT NUMBER: 1535-180425
DRAWN BY: MO, RH, RT
CHECKED BY: MKG

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SHEET TITLE:
ELECTRICAL SITE PLAN

SHEET NUMBER:
E-100.1



1 1st LEVEL POWER FLOOR PLAN
SCALE : 1/4" = 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. TELEPHONE WOOD BACKBOARD 48"x48"x3/4" (WxHxD), GRADE BC PLYWOOD ON ALL SIDES. PAINT WITH TWO COATS OF FIRE RETARDANT BLACK PAINT.
3. AIR HANDLER UNIT PROVIDED WITH BUILT-IN DISCONNECT. REFER TO MECHANICAL SCHEDULE ON SHEET M-100 FOR DETAILS.

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PM: MGR: MARY KAY GONZALEZ — GEORGE HANIGAN, P.E.
PROJECT #: 180815 — FLORIDA LICENSE #68100

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

BY	DATE	DESCRIPTION
1	10/04/18	BUILDING RESPONSE

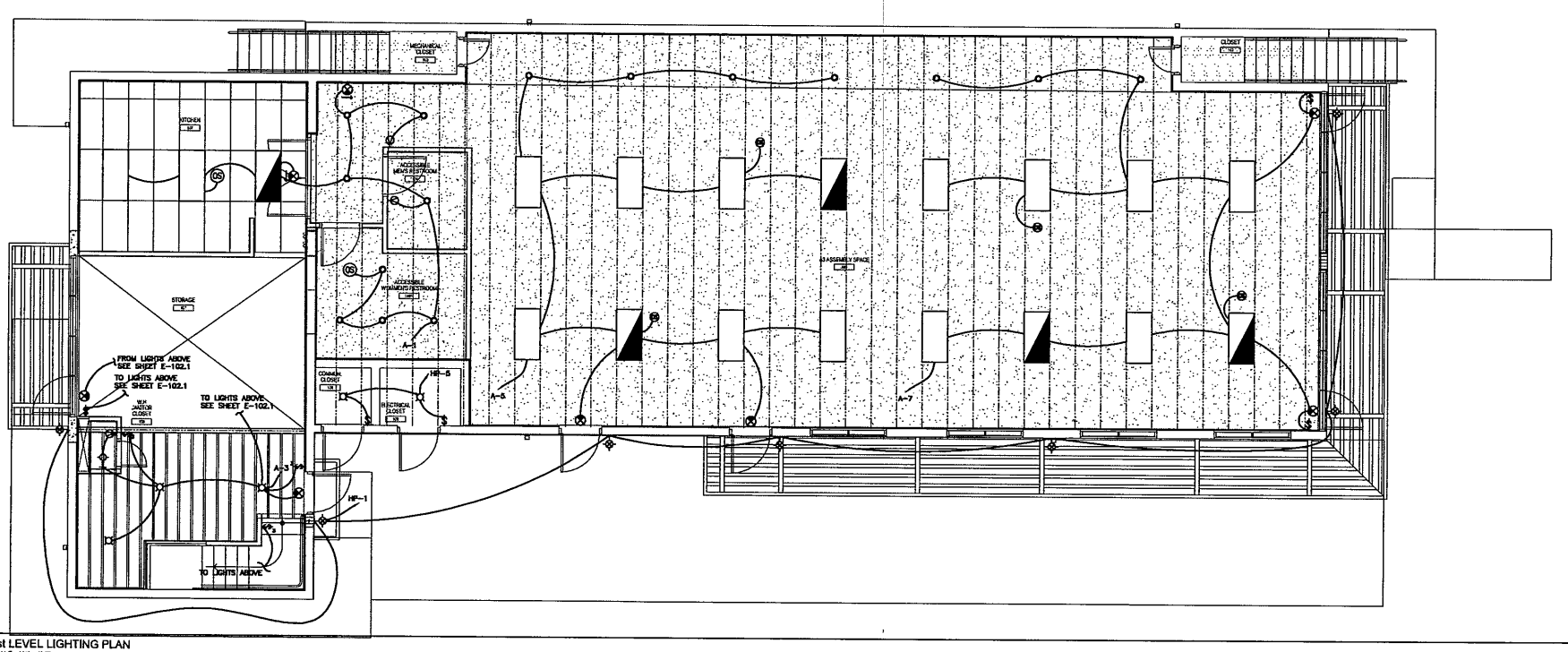
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PROJECT NUMBER: 1535-180425
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CHECKED BY: MAG

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SHEET TITLE:
FIRST LEVEL POWER FLOOR PLAN

SHEET NUMBER:
E-101



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

GENERAL NOTES:

A CONNECT ALL EXIT SIGNS AND BATTERY PACKS IN EMERGENCY LIGHT FIXTURES AHEAD OF LIGHTING CONTROL DEVICES FOR CONTINUOUS OPERATIONS OF THE BATTERY CHARGER.

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION
1	10/24/18	BDC RESPONSE

DESIGN DELIVERABLE:
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PROJECT NUMBER: 1535-180425
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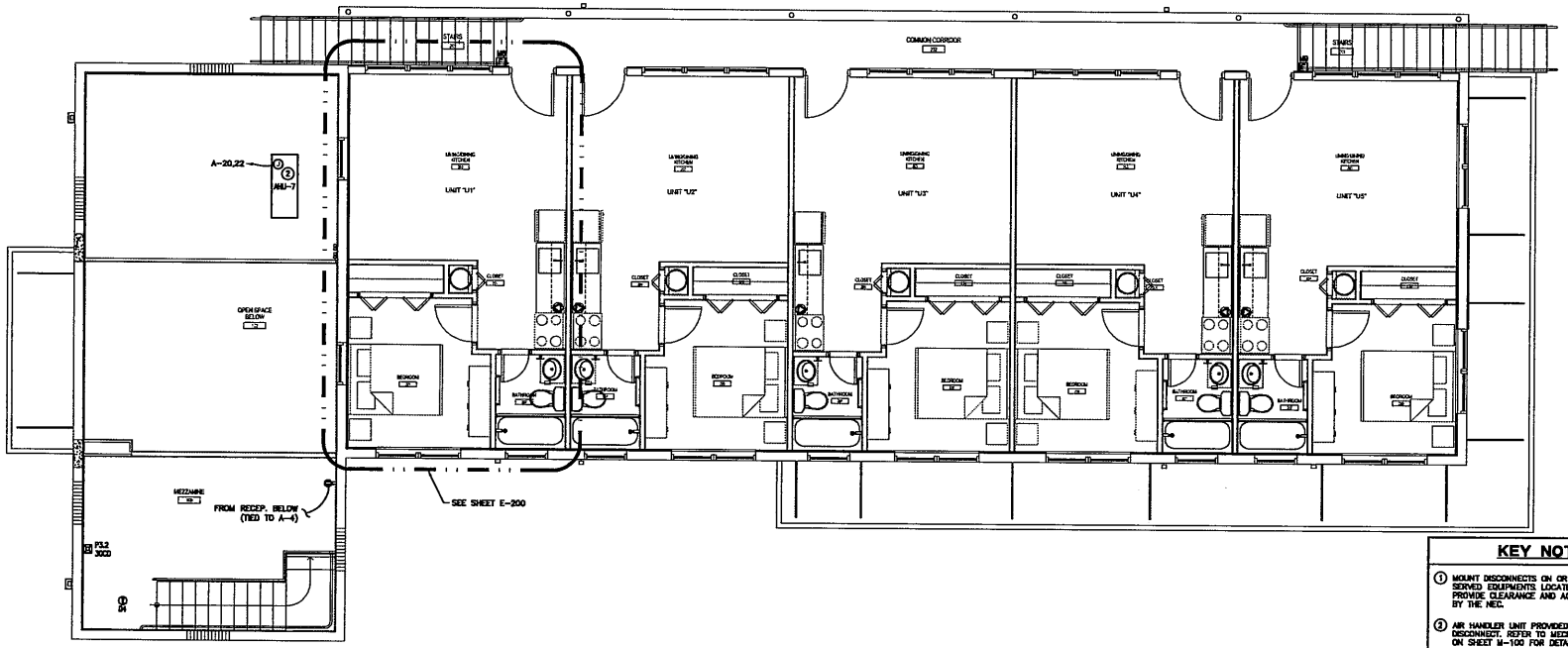
SHEET TITLE:
FIRST LEVEL LIGHTING PLAN

SHEET NUMBER:
E-101.1

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PJT. MGR: MARY KAY GONZALES
PROJECT #: 180315

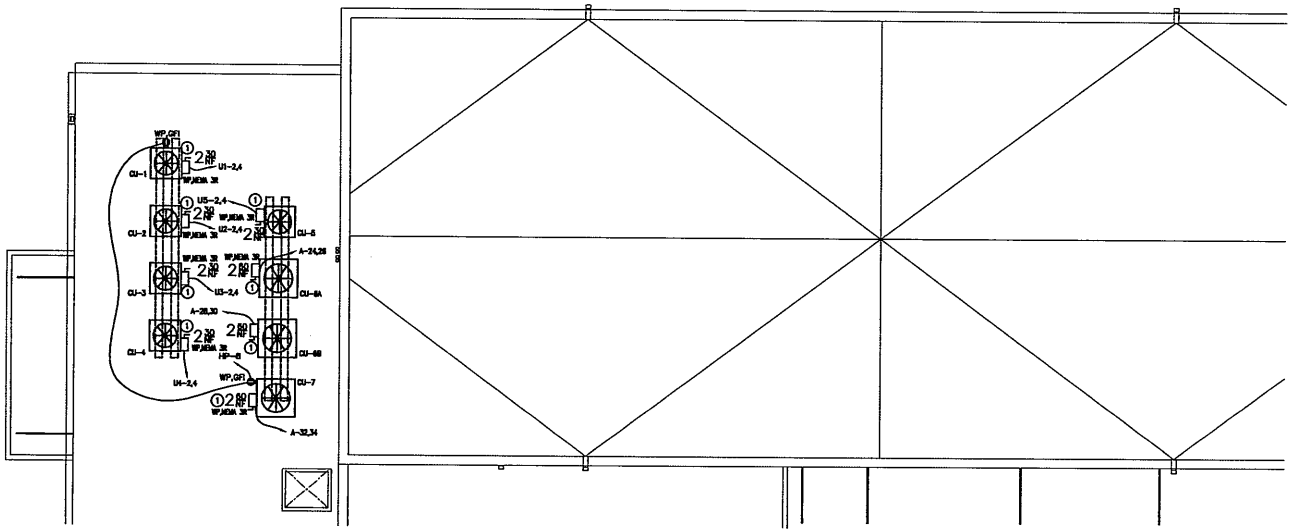
GEORGE HAMUIAN, P.E.
FLORIDA LICENSE #48100



KEY NOTES

1. MOUNT DISCONNECTS ON OR ADJACENT TO SERVED EQUIPMENTS. LOCATE DISCONNECTS TO PROVIDE CLEARANCE AND ACCESS AS REQUIRED BY THE NEC.
2. AIR HANDLER UNIT PROVIDED WITH BUILT-IN DISCONNECT. REFER TO MECHANICAL SCHEDULES ON SHEET M-100 FOR DETAILS.

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



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

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

BY	DATE	DESCRIPTION
1	01/04/19	RFQ RESPONSE

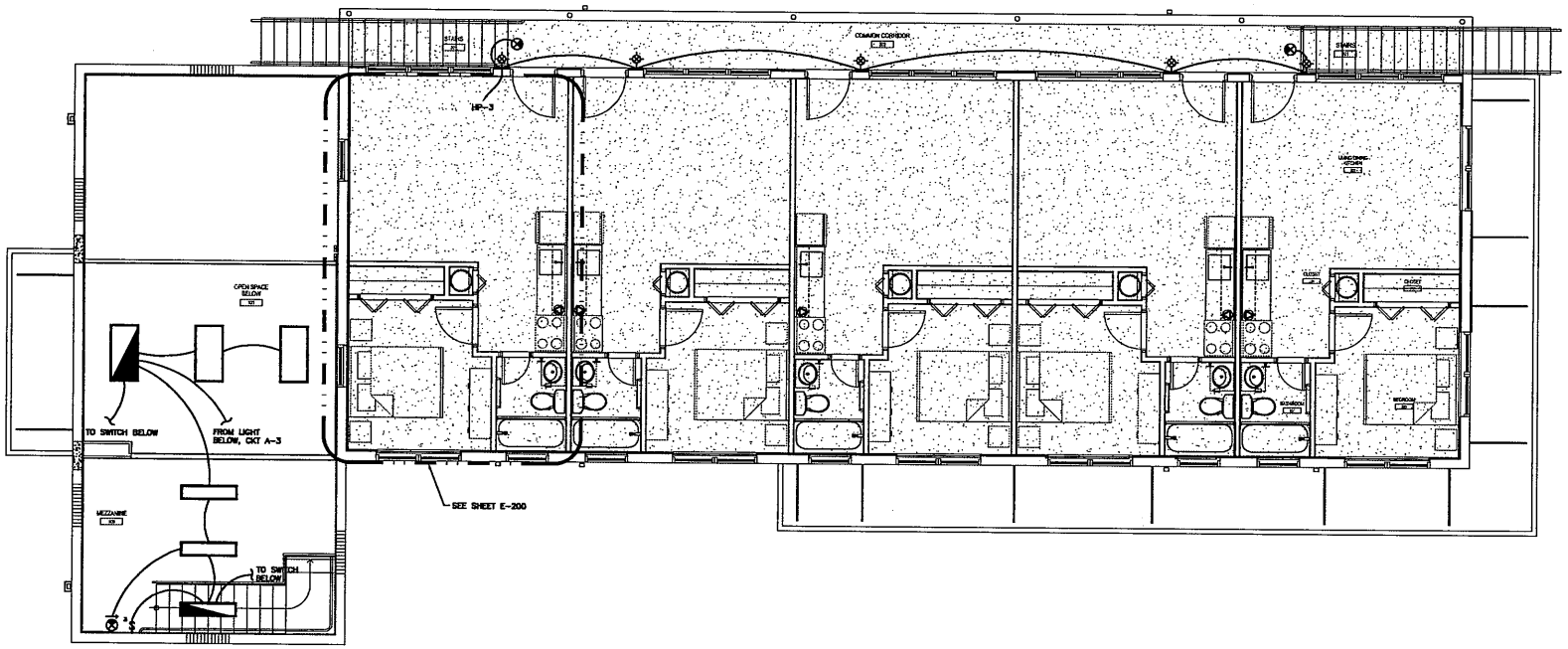
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PROJECT NUMBER: 1535-180425
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CHECKED BY: MKG

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SHEET TITLE:
SECOND LEVEL POWER FLOOR PLAN

SHEET NUMBER:
E-102



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

GENERAL NOTES:

A. CONNECT ALL EXIT SIGNS AND BATTERY PACKS IN EMERGENCY LIGHT FIXTURES AHEAD OF LIGHTING CONTROL DEVICES FOR CONTINUOUS OPERATIONS OF THE BATTERY CHARGER.

B. INTERCONNECT CEILING MOUNTED OCCUPANCY SENSORS FOR SIMULTANEOUS OPERATION.

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Existing Building Renovation Plans for:
BOLDEN BUILDING
1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009
CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION
1	10/22/18	BID RESPONSE

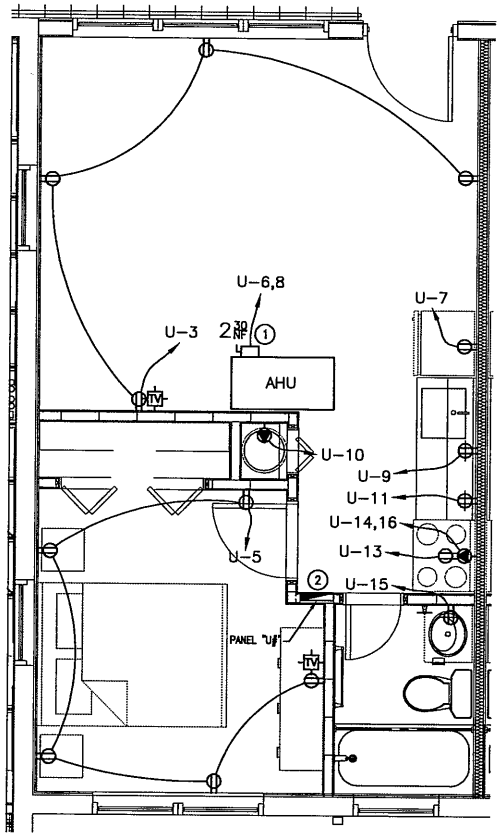
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ISSUE DATE: 10/22/18

PROJECT NUMBER: 1535-180425
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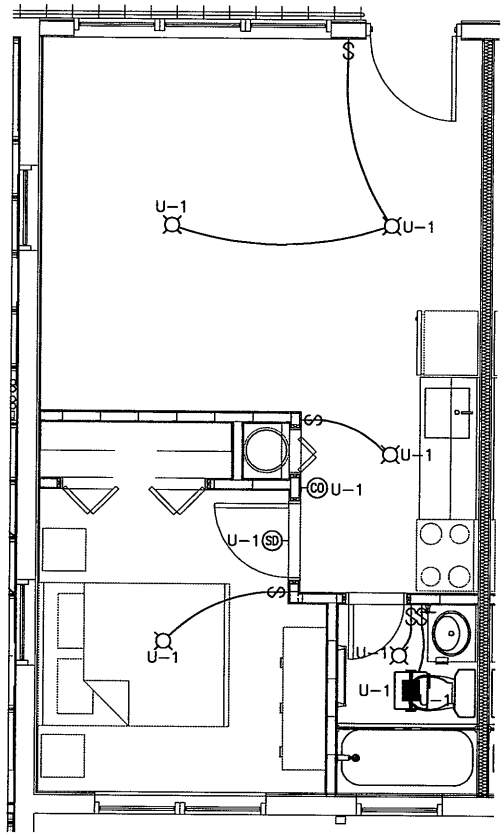
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SHEET TITLE:
SECOND LEVEL LIGHTING PLAN

SHEET NUMBER:
E-102.1



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.

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Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION
1	01/04/19	BDC RESPONSE

DESIGN DELIVERABLE:
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SHEET TITLE
TYPICAL UNIT ELECTRICAL PLAN

SHEET NUMBER
E-200

LOAD CALCULATION

1. DEMAND LOAD FOR ONE UNIT	= 18.8 KVA
2. TOTAL CONNECTED LOAD AT UNITS (5 UNITS)	= 94.0 KVA
3. DEMAND LOAD FOR 5 UNITS BY TABLE 220.84 (45%)	= 42.3 KVA
4. DEMAND LOAD AT HOUSE PANEL "HP"	= 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 MAINS, ON THE 2ND FLOOR, CLOSE TOGETHER ON ONE END OF THE WIREWAY TO LEAVE AMPLE SPACE FOR FUTURE TENANT MAINS.

(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 INVOLVED.

(C) PROVIDE INTERSYSTEM BONDING AT SERVICE AS SHOWN AND AS REQUIRED BY THE NEC.

KEY NOTES

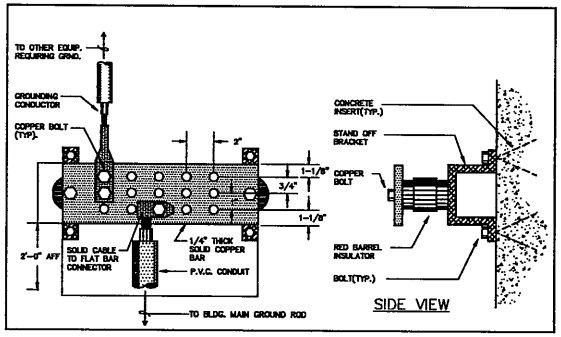
(1) TERMINATE CONDUITS IN EXACT MANNER AND LOCATION AS REQUIRED BY UTILITY COMPANY. LEAVE 10 FT. SLACK CONDUCTOR PER CONDUCTOR FOR EXTENSION AND CONNECTION FOR UTILITY COMPANY.

(2) BUILDING GROUNDING ELECTRODE SYSTEM. SEE DETAIL ON THIS SHEET.

(3) 3-#3 THHW CU & 1-#6 GND IN 1-1/4" PVC CONDUIT.

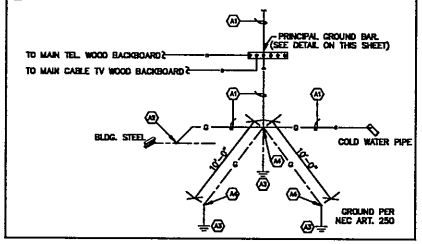
(4) 3-#3/0 THHW CU & 1-#1/0 GND IN 2" PVC CONDUIT.

(5) 2 SETS OF 3-#3/0 THHW CU IN 2" PVC CONDUIT.

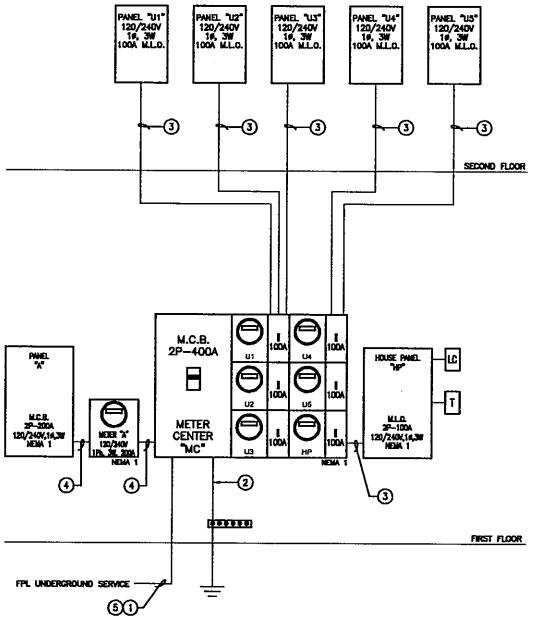


3 MAIN GROUNDING BAR
N.T.S

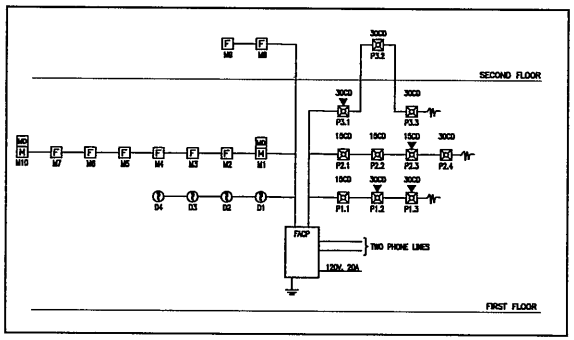
(A1) 1-#1/0 GROUNDING ELECTRODE CONDUCTOR IN 1/2"" SCHEDULE 40 PVC CONDUIT.
(A2) EXOTHERMIC CONNECTION. ELECTRICALLY CONTINUOUS STEEL REINFORCING BAR (20'0FT MIN. LENGTH) IN BOTTOM OF BUILDING FOUNDATION IN DIRECT CONTACT WITH EARTH.
(A3) 10 FT. LONG x 3/4" DIAMETER COPPER DRIVEN GROUND ELECTRODE. (TYPICAL)
(A4) EXOTHERMIC CONNECTION. (TYPICAL)



2 GROUNDING ELECTRODE SYSTEM
N.T.S



1 RISER DIAGRAM
N.T.S



5 FIRE ALARM RISER DIAGRAM
N.T.S

PANEL "U"

TYPE: SQUARE D, G.E.
MOUNTING: FLUSH
SUPPLY FROM: METER BANK
VOLTAGE: 120/240V, 1Ph, 3W
MAINS RATING: 100 AMPS
A.I.C. RATING: N/A 6A
MAINS: M.L.O.
POLES: 20
LOCATION: KITCHEN

ID	LOAD SERVED	COND.	EQ. GND.	WIRE AWG	POLE	TRIP	CKT #	Phase A (VA)	Phase B (VA)	CKT #	TRIP	POLE	WIRE AWG	EQ. GND.	COND.	LOAD SERVED	ID
(T)	LIGHTING	1/2"	14	14	1	15	1	(T) (INC)		2							
(T)	RECEP. LIVING ROOM	1/2"	14	14	1	15	3		(T) (INC)	4	20	2	12	12	1/2"	CU	R
(T)	RECEP. BEDROOM	1/2"	14	14	1	15	5	(T) 2.0		6	30	2	10	10	1/2"	AHU	C
A	REFRIGERATOR	1/2"	12	12	1	20	7		1.0 2.5	8							
A	SMALL APPLIANCES	1/2"	12	12	1	20	9	1.5 2.5		10	30	1	10	10	1/2"	WATER HEATER	A
A	SMALL APPLIANCES	1/2"	12	12	1	20	11		1.5 -	12	-	-	-	-	-	SPACE	-
A	MICROWAVE	1/2"	12	12	1	20	13	1.5 4.0		14	40	2	8	10	3/4"	RANGE	A
(T)	RECEP. BATHROOM	1/2"	12	12	1	20	15		(T) 4.0	16							
	SPACE	-	-	-	-	-	17	- -		18	-	-	-	-	-	SPACE	
	SPACE	-	-	-	-	-	19		- -	20	-	-	-	-	-	SPACE	
								12.4	9.4								

DEMAND LOAD CALCULATION:

LTG. & RECEP. (TWA/SQ.FT) ---- 482 FT²	=	2.4 KVA
CONNECTED TO PANEL LOAD:	=	21.8 KVA
TOTAL CONNECTED LOAD:	=	23.2 KVA
TOTAL CONNECTED LOAD LESS A/C:	=	17.1 KVA
FIRST 10 KVA @ ---- 100%	=	10.0 KVA
REMAINDER @ ---- 40%	=	3.0 KVA
TOTAL KVA A/C OR HEATING:	=	5.8 KVA
TOTAL DEMAND LOAD:	=	18.8 KVA
DEMAND AMPERES:	=	78.3 AMPS

PANEL "HP"

TYPE: SQUARE D, G.E.
MOUNTING: SURFACE
ENCLOSURE: NEMA 1
SUPPLY FROM: WIREWAY
RATED VOLTAGE: 120/240V, 1Ph, 3W
MAINS RATING: 100 AMPS
A.I.C. RATING: N/A kAIC
BRANCH POLES: 20
MAINS: M.L.O.
FEED LOCATION: BOTTOM
SYSTEM: NORMAL
LOCATION: ELECTRICAL CLOSET

ID	LOAD SERVED	COND.	EQ. GND.	WIRE AWG	POLE	TRIP	CKT #	Phase A (VA)	Phase B (VA)	CKT #	TRIP	POLE	WIRE AWG	EQ. GND.	COND.	LOAD SERVED	ID
L	LIGHTING OUTDOOR	1/2"	12	12	1	20	1	0.5 1.5		2	20	1	#12	#12	1/2"	RECEP. ELEC. CLOSET	R
L	LIGHTING CORRIDOR CORRIDOR	1/2"	12	12	1	20	3		0.5 0.4	4	20	1	#12	#12	1/2"	FIRE ALARM PANEL	O
L	LIGHTING ELEC/COMM. CLOSET	1/2"	12	12	1	20	5	0.5 1.5		6	20	1	#12	#12	1/2"	RECEP. TELECOM BACKBOARD	R
-	SPARE	-	-	-	1	20	7		1.5 -	8	20	1	#12	#12	1/2"	RECEP. ON THE ROOF	R
O	TIME/SWITCH & CONTACTOR	3/4"	12	12	1	20	9	0.1 -		10	20	1	-	-	-	SPARE	
L	LIGHTING PARKING LOT	3/4"	10	10	2	20	11		0.4 -	12	20	1	-	-	-	SPARE	
L							13	0.4 -		14	-	-	-	-	-	SPACE	
	SPACE	-	-	-	-	-	15	- -		16	-	-	-	-	-	SPACE	
	SPACE	-	-	-	-	-	17	-	- -	18	-	-	-	-	-	SPACE	
	SPACE	-	-	-	-	-	19	CONTACTOR 1	- -	20	-	-	-	-	-	SPACE	
								4.2	2.5								

ID:
(L) LIGHTING LOAD
(R) RECEPTACLE LOAD
(O) OTHER LOAD

DEMAND LOAD CALCULATION:

TOTAL CONNECTED LOAD	=	6.8 KVA
1ST 10 KVA RECEP. LOAD @ ---- 100%	=	4.5 KVA
LIGHTING LOAD @ ---- 125%	=	2.1 KVA
OTHER LOADS @ ---- 100%	=	0.5 KVA
TOTAL DEMAND LOAD:	=	7.3 KVA
DEMAND AMPERES:	=	30.2 AMPS

PANEL "A"

TYPE: SQUARE D, G.E.
MOUNTING: SURFACE
ENCLOSURE: NEMA 1
SUPPLY FROM: METER CENTER
RATED VOLTAGE: 120/240V, 1Ph, 3W
MAINS RATING: 200 AMPS
A.I.C. RATING: N/A kAIC
BRANCH POLES: 30
MAINS: M.C.B. 2P-200A
FEED LOCATION: BOTTOM
SYSTEM: NORMAL
LOCATION: ELECTRICAL CLOSET

ID	LOAD SERVED	COND.	EQ. GND.	WIRE AWG	POLE	TRIP	CKT #	Phase A (VA)	Phase B (VA)	CKT #	TRIP	POLE	WIRE AWG	EQ. GND.	COND.	LOAD SERVED	ID
L	LIGHTING RESTROOMS/KITCHEN	1/2"	12	12	1	20	1	0.5 1.5		2	20	1	#12	#12	1/2"	RECEP. GEN. CONVENIENCE	R
L	LIGHTING STORAGE (107)	1/2"	12	12	1	20	3		0.7 0.9	4	20	1	#12	#12	1/2"	RECEP. GEN. CONVENIENCE	R
L	LIGHTING ASSEMBLE SPACE (103)	1/2"	12	12	1	20	5	1.1 -		6	20	1	-	-	-	SPARE	
L	LIGHTING ASSEMBLE SPACE (103)	1/2"	12	12	1	20	7		1.0 0.8	8	20	1	#12	#12	1/2"	WATER COOLER	O
O	TIME/SWITCH & CONTACTOR	1/2"	12	12	1	20	9	0.1 1.5		10	20	1	#12	#12	1/2"	RECEP. BATHROOMS	R
O	RECIRCULATING PUMP	1/2"	12	12	1	20	11		0.1 0.4	12							
O	WATER HEATER	1/2"	10	10	1	30	13	2.5 5.4		14	45	2	8	#10	3/4"	AHU - 6A	C
O	RECEP. GEN. CONVENIENCE	1/2"	12	12	1	20	15		1.5 5.4	16							
O	RECEP. GEN. CONVENIENCE	1/2"	12	12	1	20	17	1.5 5.4		18	45	2	8	#10	3/4"	AHU - 6B	C
O	MOTORIZED DAMPER	1/2"	12	12	1	20	19		0.3 5.4	20							
O	EF-6 & EF-7	1/2"	12	12	1	20	21	1.5 5.4		22	45	2	8	#10	3/4"	AHU - 7	C
O	EF-8	1/2"	12	12	1	20	23		0.2 (INC)	24	35	2	8	#10	3/4"	CU - 6A	H
	SPARE	-	-	-	1	30	25	- (INC)		26							
	SPARE	-	-	-	1	20	27		- (INC)	28	35	2	8	#10	3/4"	CU - 6B	H
	SPACE	-	-	-	1	20	29	(INC) (INC)		30							
	SPACE	-	-	-	-	-	31		- (INC)	32	35	2	8	#10	3/4"	CU - 7	H
	SPACE	-	-	-	-	-	33	(INC)	(INC)	34							
	SPACE	-	-	-	-	-	35			36	-	-	-	-	-	SPACE	
	SPACE	-	-	-	-	-	37	-		38	-	-	-	-	-	SPACE	
	SPACE	-	-	-	-	-	39			40	-	-	-	-	-	SPACE	
	SPACE	-	-	-	-	-	41	-		42	-	-	-	-	-	SPACE	
								26.4	21.6								

ID:
(L) LIGHTING LOAD
(R) RECEPTACLE LOAD
(O) OTHER LOAD
(C) AIR CONDITIONING LOAD

DEMAND LOAD CALCULATION:

TOTAL CONNECTED LOAD	=	48.0 KVA
1ST 10 KVA RECEP. LOAD @ ---- 100%	=	3.3 KVA
REMAINI KVA RECEP. LOAD @ ---- 50%	=	0.0 KVA
LIGHTING LOAD @ ---- 125%	=	4.3 KVA
OTHER LOADS @ ---- 100%	=	6.7 KVA
TOTAL KVA A/C LOADS @ ---- 60%	=	21.2 KVA
TOTAL DEMAND LOAD:	=	37.6 KVA
DEMAND AMPERES:	=	156.5 AMPS

4 PANEL SCHEDULES
N.T.S

DELTA G CONSULTING ENGINEERS, INC.
707 N.E. 3rd AVE., SUITE 200
FORT LAUDERDALE, FL. 33304
(954) 567-1112
CA#0000581
PVT. MBR: MARY KAY GONZALEZ
PROJECT #: 180815
GEORGE SANTIAN, P.E.
FLORIDA LICENSE #68100

SYNALOVSKI ROMANIK SAYE
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Fort Lauderdale, FL 33316
T 954.921.8000
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Manuel Synalovski, AIA
AR 0011688
SEAL
LICENSE NO. AA26001863

Existing Building Renovation Plans for: BOLDEN BUILDING

1227 NW 6TH ST.
FORT LAUDERDALE, FL 33009

CLIENT: CITY OF FORT LAUDERDALE CRA

REV	DATE	DESCRIPTION
1	11/04/18	BDG. RESPONSE

DESIGN DELIVERABLE:
ISSUE DATE: 10/22/18

PROJECT NUMBER: 1535-180425
DRAWN BY: MO, RW, RT
CHECKED BY: MKG

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SHEET TITLE:
RISER DIAGRAM
PANEL SCHEDULES
DETAILS

SHEET NUMBER:
E-300

CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

MEMORANDUM

DATE: September 12, 2023

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Eleni Ward-Jankovic, CRA Economic and Housing Development Manager

SUBJECT: Request for Funding Increase – Omegas In Broward, Inc.
1108 Sistrunk Boulevard, Fort Lauderdale, FL 33311
$235,000 CRA Property and Business Improvement Program

REQUEST FOR FUNDING INCREASE

The Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) has received a request for funding increase from the Omegas In Broward, Inc., for the renovation, modernization and build-out of an existing building located at 1108 Sistrunk Boulevard, Fort Lauderdale, Florida, 33311. The proposed renovation and build-out of the structure will create a modern meeting and event space for the local community and South Florida at large. The requested forgivable loan increase in the amount of $235,000.00 will come from the CRA's Property and Business Improvement Program ("PBIP). The CRA forgivable loan will be secured by a five-year, first mortgage on the property.

A copy of the Location Map; Broward County Property Appraiser Information with Current Photos; Updated Construction Cost Estimate; Updated Cost and Funding Breakdown; and Architectural Plans of the proposed development are attached as Exhibits 1 through 5.

BACKGROUND

On December 15, 2020, the Omegas In Broward, Inc. ("Developer") were awarded a forgivable loan in the amount of $225,000 under the PBIP program, and $125,000 under the Commercial Façade Improvement Program. The total initial forgivable loan amount of $350,000 was granted for the renovation, modernization and build-out of their existing building located at 1108 Sistrunk Boulevard, Fort Lauderdale, Florida 33311V (the "Property").

The proposed renovation and build-out of the structure was for the creation of a modern meeting and event space for the local community and South Florida at large. The requested forgivable loan amount will be secured by a five-year first mortgage on the property.

The Omegas In Broward, Inc. plan to renovate, build out, and modernize their existing building, located in the CRA's Focus Area on historic Sistrunk Boulevard (1108 Sistrunk Boulevard). The modernized structure will offer a large meeting area for special and business events; new accessible restrooms; an outdoor seating area; office and storage space in a new contemporary, open and attractive facility with high ceilings, ample windows, street frontage and good visibility. Initially, the total project cost was estimated at approximately $400,000.00. The originally approved CRA funding in the amount of $350,000 represented approximately 87% of the total project cost. Since this project's approval, the cost of construction, materials, and equipment has significantly increased, partially due to the pandemic and its aftermath and due to general delays in the construction industry. The additional project cost has increased by to approximately $650,000. The Developer is requesting a forgivable loan funding increase in the amount of $235,000 to cover the additional costs. The total CRA contribution will be $585,000, representing 90% of the total project cost. The Developer's contribution of $65,000 represents the remaining 10%.

SOURCES		**USES**	
Total CRA Funding	$585,000.00	Updated Construction Costs	$650,000.00
Developer Contribution	65,000.00		
TOTAL	**$650,000.00**	**TOTAL**	**$650,000.00**

Sistrunk Boulevard is a CRA Focus Area which requires a funding match from applicants but allows for flexibility in the maximum funding limits. Under the Property Improvement Program, funding limits are 90 percent (90%) of the project cost not to exceed $225,000. The CRA Board can increase these limits on a case-by-case basis in the Focus Area. Omegas In Broward, Inc. has sufficient funding to cover their funding match and still have an adequate operating reserve.

The Developer and its affiliate, Zeta Chi, will serve the community through the following programs: Achievement Week, which is observed each November to recognize individuals at the local level who have contributed to the uplift of the community; A high school essay contest is held in conjunction with Achievement Week; Scholar ships provided to graduating seniors each year; Youth mentoring, fatherhood mentoring, Assault on Illiteracy Read-Ins at local elementary schools, blood drives, voter registration,

voter rights restoration and many other activities. Talent hunts that usually take place in May provide exposure, engagement and financial assistance to talented students participating in the performing arts. Through the renovation of this building, the Developer can host more community activities at this location, rather than having to lease space in other locations.

In addition to these programs, Omegas In Broward, Inc. is planning to rent out the renovated and modernized space to the community as a business and event center. The company will provide event coordination and offer its clients personalized event planning expertise for meetings, conferences, workshops, banquets, parties, fundraisers and other special events. The Board Members have over 20 years of experience in event planning, and coordination. They also plan to hire event professionals and employees from the community and provide continuous training to enhance their skills. The company's personalized customer care service will ensure superior event planning and supervision from the initial contact with the client to the conclusion of the event, while meeting and exceeding their customers' expectations. In addition to event planners and staff, the Developer plans to hire a facility manager, event coordinator and a custodian to maintain the facility and set up events as needed.

A copy of the Location Map; Broward County Property Appraiser Information; Updated Construction Cost Breakdown; Updated Cost and Funding Breakdown; the Amended Property and Business Improvement Program Agreement; and the Resolution for the proposed project are attached as Exhibits 1 through 6.

The Applicant has submitted the architectural drawings to the building department and is currently in the permitting phase. Once the permits are issued, it is projected that the construction will be completed within eight months.

While new businesses and 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 first focus of the CRA should be on community benefits to existing buildings and people who have already invested in and own businesses and properties in the community. V & R Family Enterprises, with its long-standing family and business presence, is committed to sustainability by actively participating in their community and integrating sustainable business practices wherever possible.

The project is consistent with the Northwest-Progresso-Flagler Heights Community

Redevelopment Area ("NPF CRA") Community Redevelopment Plan, which identifies neighborhoods within the CRA to be revitalized and redeveloped. This area of the city has the potential to serve as a major source of investment and employment for the surrounding community. The CRA 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 and create jobs for area residents. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public-private partnerships and investment in the redevelopment area.

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommends a funding increase for this project from the CRA Property and Business Improvement Program for the renovation and build-out of the existing building into modern meeting and event space, not to exceed $235,000.00.

Attachments

Exhibit 1: Location Map
Exhibit 2: Broward County Property Appraiser Information and Photos for 1108 Sistrunk Blvd Ft. Lauderdale, FL 33311
Exhibit 3: Updated Construction Cost Estimate
Exhibit 4: Updated Cost and Funding Breakdown
Exhibit 5: Architectural Plans

EXHIBIT 1


Omegas In Broward
NW 11TH AVE
NW 10TH TER
NW 10TH AVE
NW 6TH ST
SISTRUNK BLVD
NW 12TH AVE
NW 11TH AVE
NW 5TH CT
NW 10TH AVE
POWERLINE RD
NW 9TH AVE
N POWERLINE RD

EXHIBIT 2

Click here to display your 2022 TRIM Notice.

Site Address	1108 NW 6 STREET, FORT LAUDERDALE FL 33311
Property Owner	OMEGA S IN BROWARD INC
Mailing Address	3007 W COMMERCIAL BLVD STE 204 FORT LAUDERDALE FL 33309

ID #	5042 04 05 0280
Millage	0312
Use	12-01

Abbreviated Legal Description	TUSKEGEE PARK 3-9 B LOT 3 LESS RD R/W BLK 3

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

Click here to see 2022 Exemptions and Taxable Values as reflected on the Nov. 1, 2022 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$69,820	$252,630	$322,450	$322,450	
2022	$69,820	$252,630	$322,450	$322,450	$7,166.31
2021	$69,820	$240,780	$310,600	$310,600	$6,912.90

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$322,450	$322,450	$322,450	$322,450
Portability	0	0	0	0
Assessed/SOH	$322,450	$322,450	$322,450	$322,450
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	$322,450	$322,450	$322,450	$322,450

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
1/5/2018	QCD-T	$100	115119322
6/26/2001	WD	$110,000	31847 / 1774
8/30/1999	WD	$60,000	29808 / 450
5/1/1991	PRD	$100	18401 / 336

Land Calculations

Price	Factor	Type
$11.00	6,347	SF
Adj. Bldg. S.F. (Card, Sketch)		2299
Units		1
Eff./Act. Year Built: 1970/1965		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
S								
2299						6347		

If you see a factual error on this page, please click here to notify us.

EXHIBIT 3

OMEGAS IN BROWARD, INC.
1108 Sistrunk Boulevard
Fort Lauderdale, FL 33311

FIRST UPDATED CONSTRUCTION COST ESTIMATE

ESTIMATE #	DATE	EXPIRES
OBC-001	05/15/2022	07/15/2023

Title: Omegas in Broward Center Renovations

CUSTOMER

Fort Lauderdale CRA
Corey Ritchie - Project Manager

SERVICE ADDRESS

1108 NW 6th Street
Fort Lauderdale, Fl 33311

General Conditions

Project Manager
25% Time Allocation
Site Supervision/Superintendent
50% Time Allocation
Overhead
NOT CHARGED
Insurance
Dumpsters
Asbestos Survey
Portalets
Temp Fence
Inclusive of Double Gate & Windscreen
Safety & Protection
Final Cleaning

Subtotal: $40,000.00

Demolition

Selective Building Demolition

Subtotal: $15,000.00

Site/Civil

Erosion & Sediment Control
42 LF - 18" Perf. HDPE Exfiltration Trench
54 LF - Solid 18" HDPE Pipe
3 LF - 6" HDPE Pipe

ESTIMATE #	DATE	EXPIRES
OBC-001	05/15/2022	07/15/2023

Site/Civil

40 LF Trench Drain (Traffic Bearing)

Paving, Striping & Signage

Building Pad

Site/Civil Lumpsum

Subtotal: $20,000.00

Landscape

Bahia Sod

Subtotal: $500.00

Concrete/Masonry

Concrete/Masonry Lumpsum (ALLOWANCE)

Discrepancies with Building Height, Limits of New SOG & Existing to New Foundation Tie-Ins

Subtotal: $125,000.00

Metals

Steel Joists & Steel Deck

Steel Beams

Steel Columns

Steel Angles

Miscellaneous Metals

Roof Access Ladder

Steel Package (ALLOWANCE)

Subtotal: $75,600.00

Wood & Plastics

Millwork

Solid Surface Countertops

Vanities (ALLOWANCE)

See ALLOWANCES Below.

Subtotal: $10,600.00

ESTIMATE #	DATE	EXPIRES
OBC-001	05/15/2022	07/15/2023

Roofing & Waterproofing

Lightweight Insulating Concrete (Roof)

Roof Waterproofing Membrane (ALLOWANCE)
See ALLOWANCES Below

Exterior Dampproofing (6" above Grade) - EXCLUDED

Waterproofing Membrane (Under SOG) - EXCLUDED

Rigid Insulation (Under SOG) - EXCLUDED

VE Discount
Polyiso Insulation vs. LWIC

Subtotal: $17,000.00

Windows & Doors

Windows & Glazing

Double Storefront Entrance

Interior Solid Core Wood Doors & Hardware

Exterior HM Doors & Hardware

Doors & Hardware

VE Discount
Alternate Windows Manufacturer

Subtotal: $66,000.00

Finishes

Drywall

ACT Ceilings

LVT Flooring

Vinyl Base

Ceramic Floor Tile

Sealed Concrete Flooring

Stucco
Light Textured Finish

Interior Paint

Exterior Paint

Exposed Concrete Wall Cladding (ALLOWANCE)

ESTIMATE #	DATE	EXPIRES
OBC-001	05/15/2022	07/15/2023

Finishes

See ALLOWANCES below

VE Discount

Alternate ACT Grid System & Paint Manufacturer

Subtotal: $82,000.00

Accessories

Bathroom Accessories

Material ALLOWANCE ($2,000) included.

Toilet Partitions

Fire Extinguisher Cabinets (Recessed)

Bike Rack

VE Discount

Bobrick Toilet Partitions to match accessories

Subtotal: $11,000.00

Plumbing

Plumbing Work

4" Roof Drains

Condensate Drain Piping

Plumbing Fixtures - ALLOWANCE

See ALLOWANCES Below.

Plumbing Lumpsum

VE Discount

Redesign CW piping, Roof Drains, etc.

Subtotal: $38,000.00

HVAC

RTUs

HVAC Work

VE Discount

Alternate RTU Manufacturer

Subtotal: $37,000.00

ESTIMATE #	DATE	EXPIRES
OBC-001	05/15/2022	07/15/2023

Electrical

Electrical Work

Light Fixtures (ALLOWANCE)

See ALLOWANCES Below

Service Entrance & FPL Underground to Building - EXCLUDED

Electrical Lumpsum

Subtotal: $62,300.00

Markup

GC Fee

Subtotal: $50,000.00

Subtotal	$650,000.00
Tax: (0%)	$0.00
Total	**$650,000.00**

FINANCING AVAILABLE
Get Started!

INCLUSIONS

1. Construction Schedule is based on one (1) mobilization.
2. Duration is based on 4 months.
3. Asbestos Survey is included.
4. Dumpsters are included.
5. Bahia Sod is included.
6. Rigid polyiso insulation in lieu of LWIC concrete is included (VE).
7. Alternate Window manufacturer is included (VE).

ESTIMATE #	DATE	EXPIRES
OBC-001	05/15/2022	07/15/2023

8. Solid core wood doors and HM frames are included.
9. Drywall Level 4 finish is included.
10. ACT ceilings included as Armstrong "Dune" #1772 and Armstrong "Ultima" #1912 in restrooms.
11. Stucco is included as light textured finish. Finish is not specified.
12. Painting, material and labor, is included. Alternate manufacturer is included (VE).
13. Bathroom accessories and toilet partitions are included as Bobrick (VE).
14. Plumbing labor and piping materials are included.
15. HVAC Test & Balance is included.

EXCLUSIONS

1. Prevailing Wage not included.
2. Payment and Performance Bond is excluded. ADD 3.5% to Bid.
3. Builder's Risk is excluded. ADD 0.5% to Bid.
4. Permit Fees are excluded.
5. Asbestos and/or Hazardous Material Abatement is excluded.
6. Salvaging of all Owner's items is excluded.
7. Surveying is excluded. By OWNER.
8. MOT is excluded.
9. Materials Testing is excluded. By OWNER.
10. Moisture testing of slab is excluded.
11. Shoring is excluded.
12. Removal of adhesive or setting material from existing SOG is excluded.
13. Exterior dampproofing 6" above grade is excluded. Specifications not provided.
14. Waterproofing membrane under SOG is excluded. Specifications not provided.
15. Rigid insulation under SOG is excluded. Specifications not provided.
16. Mechoshades are excluded.
17. Graphics are excluded and Building Signage are excluded.
18. Appliances supply and installation are excluded. By OWNER.
19. Furniture supply and installation is excluded. By OWNER.
20. Fire Sprinkler System is excluded.
21. Fire Alarm System is excluded.
22. Low Voltage is excluded. Conduit and pull strings ONLY included.
23. The following items are excluded and will be added as ALLOWANCES:

    - Roofing Membrane
    - Vanities
    - Plumbing Fixtures
    - Lighting Fixtures

ESTIMATE #	DATE	EXPIRES
OBC-001	05/15/2022	07/15/2023

Any work not list above is excluded.

APPROVAL

This Estimate has been accepted on _____ by _____

Signature: _____

OMEGAS IN BROWARD, INC.
1108 Sistrunk Boulevard
Fort Lauderdale, FL 33311

SECOND UPDATED CONSTRUCTION COST ESTIMATE

1108 NW 6th Street	*Quantity*	*Price*	*Total*
General conditions			
water and ice	8	$50.00	$400.00
water on site (deposit on the meter)	1	$0.00	$0.00
gas	8	$100.00	$800.00
dumpster	8	$750.00	$6,000.00
port a job	10	$150.00	$1,500.00
tool rental	2	$125.00	$250.00
supervison(weeks)	40	$1,000.00	$40,000.00
Total			***$48,950.00***

Building Square Foot	**3600**		
	Materials	**Labor**	Total Cost
Foundation/slab	***$32,800.00***	***$21,700.00***	
Masonry	***$18,800.00***	***$17,200.00***	
Tie beams and columns	***$32,200.00***	***$10,600.00***	
roof trusses installation	***$7,000.00***	***$10,800.00***	
roof trusses	***$18,000.00***		
Demolition		***$22,000.00***	
Mechanical		***$58,000.00***	
Electrical		***$55,000.00***	
Plumbing		***$45,000.00***	
Framing/Drywall		***$60,000.00***	
Window and doors		***$35,000.00***	
Stucco		***$25,000.00***	
Painting		***$17,000.00***	
Tile Flooring and Bathroom		***$21,600.00***	
modified roof		***$21,000.00***	
Contingency		***$100,000.00***	
Sub total	**$108,800.00**	**$519,900.00**	**$628,700.00**
overhead and profit	0.80	0.80	
Total	**$136,000.00**	**$649,875.00**	**$785,875.00**
general conditions	**$9,000.00**	**$40,000.00**	
plus sales tax	$6,528.00		
Total Job cost	$151,528.00	$689,875.00	$841,403.00
total overhead amount	**$27,200.00**	***$169,975.00***	**$197,175.00**

overall markup percentage	20.00%
cost per square foot	$233.72

EXHIBIT 4

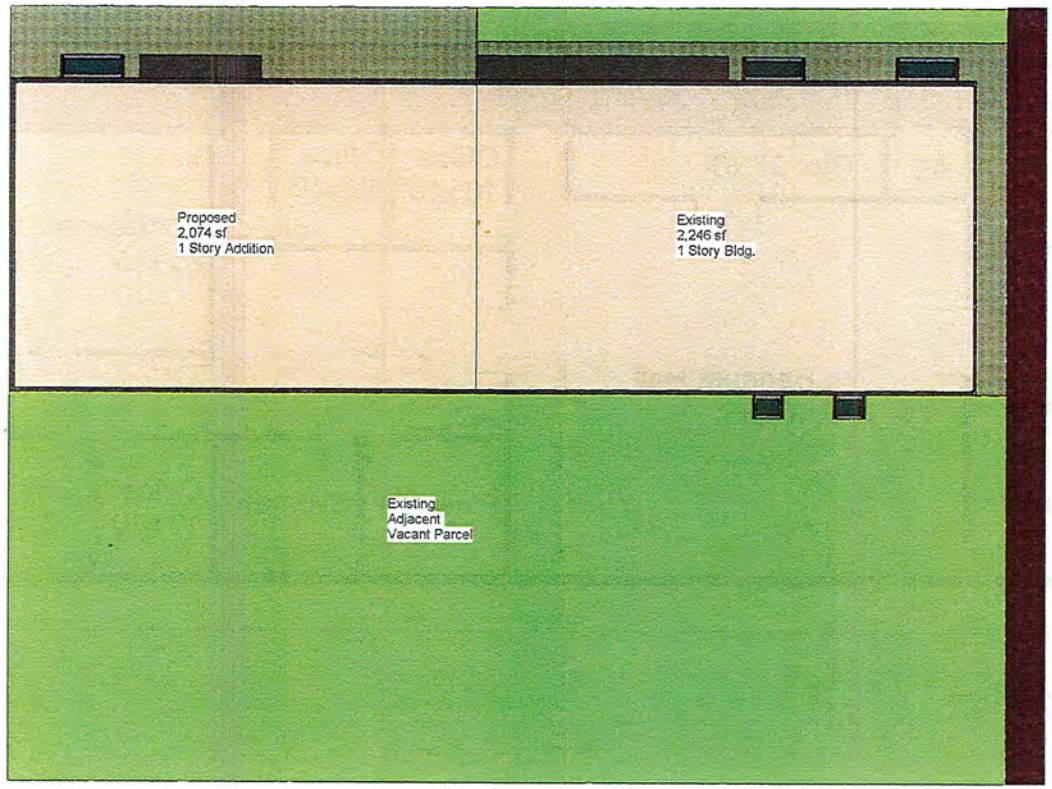
OMEGAS IN BROWARD, INC.

Cost and Funding Breakdown

USES	
General Conditions	$40,000.00
Demolition	15,000.00
Site/Civil	20,000.00
Landscaping	500.00
Concrete/Masonry	125,000.00
Metals	75,600.00
Wood & Plastics	10,600.00
Roofing & Waterproofing	17,000.00
Windows & Doors	66,000.00
Finishes	82,000.00
Accessories	11,000.00
Plumbing	38,000.00
HVAC	37,000.00
Electrical	62,300.00
Markup / GC Fee	50,000.00
TOTAL PROJECT COST	**$650,000.00**

SOURCES	
Cap or 90% CRA Funding	$585,000.00
Developer's Contribution	$65,000.00
TOTAL FUNDING SOURCES	**$650,000.00**

EXHIBIT 5

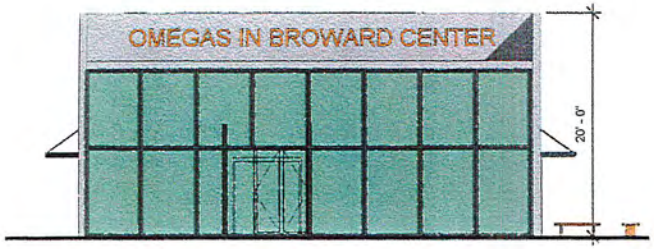


1 Site
1" = 10'-0"

OMEGAS IN BROWARD CENTER

11/29/18

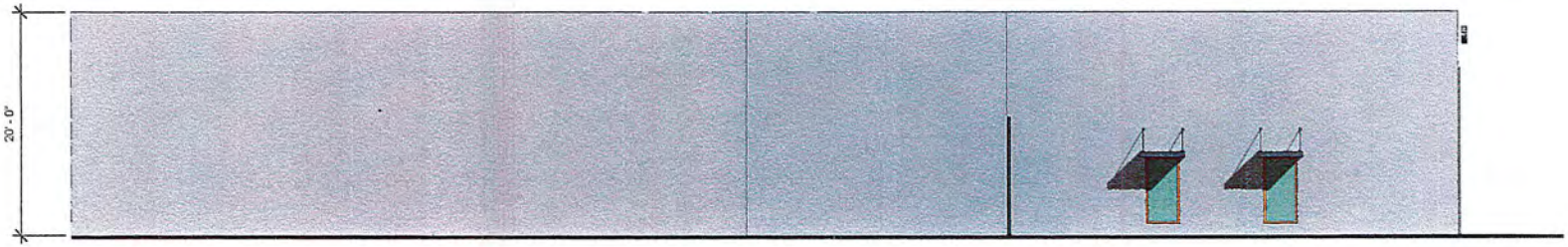
STUART ARCHITECTURE



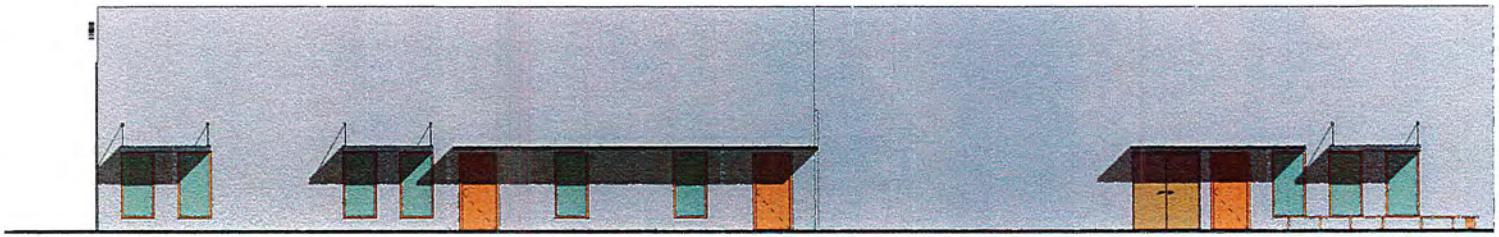
1 North Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"



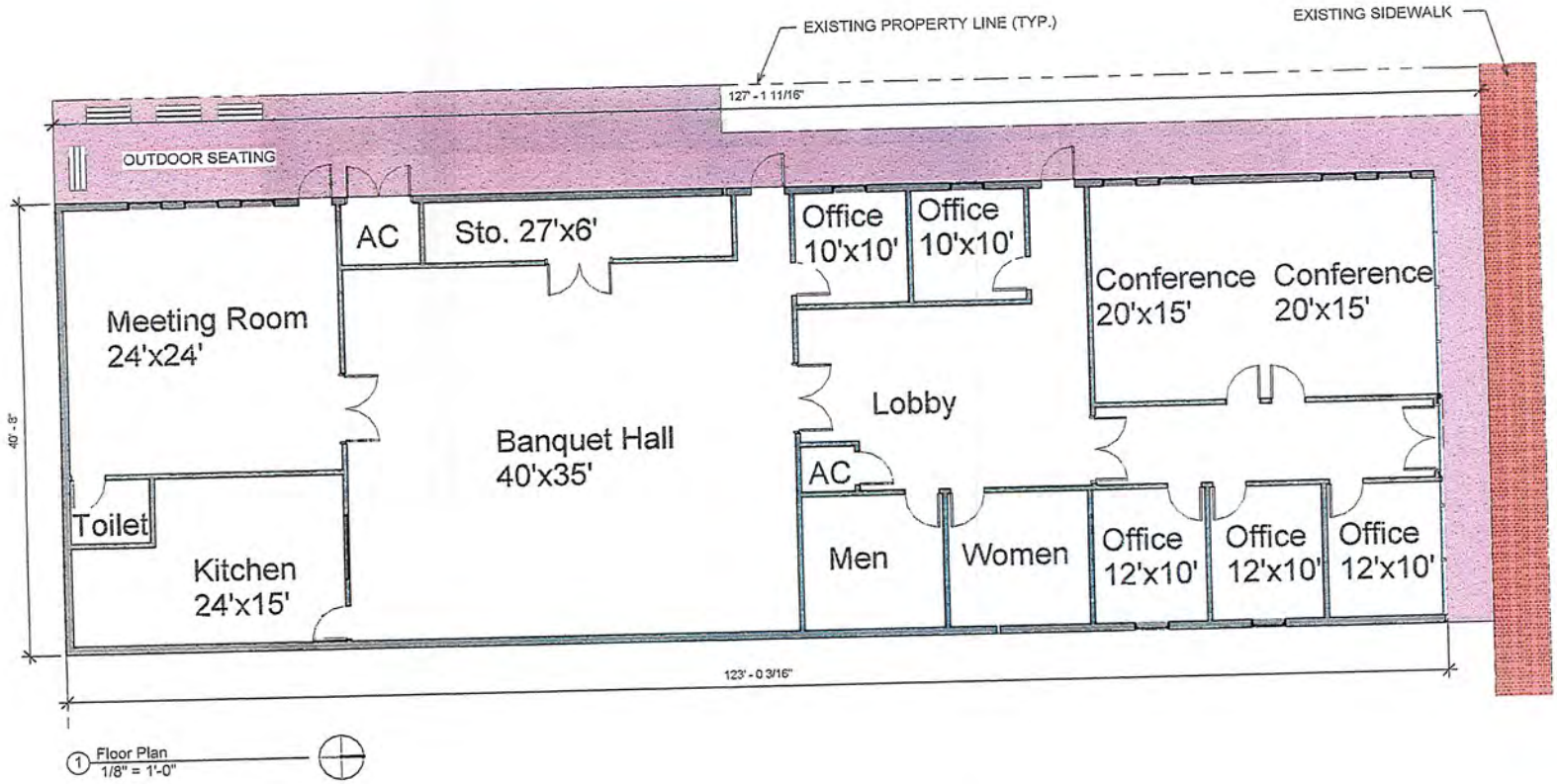
3 East Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

OMEGAS IN BROWARD CENTER

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