Grant Agreement Documentation Order: Property Improvement Program (PIP)

Stant Agreement becamentation order: I reporty improvement i regianit
1. Reso
2. Signed Agreement
3. W-9
4. Grant Application – Back Up I
5. Letter of Intent – Back Up I
6. Property Insurance – Back Up I
7. Ownership Information – Back Up I
8. Current Photos – Back Up I
9. Letter of Authorization – Exhibit A
10. Bib Summary Form – Exhibit B
11. Selected Contractor(s) Quotes, Licenses and Insurance – Exhibit B
12. Renderings – Exhibit B
13. Non-Selected Contractor(s) Quotes – Back Up II



Property Improvement Program (PIP) Application

Yaniv Sananes		
Name:		100.110
Name of Business/Proper	Holy	rwood 26, LLC
-	ood Blvd. Holywood, LF	33020
Address: 2020 Hollywo		
77.) 30	05.502.7470	
Telephone Number:		D-anarty Owner
Are you the Property Ow	ner or Business Owner?	Property Owner
Type of Improvement(s) Exterior renovations //mprovements of	Planned: t the building, including stuce and concre	te repairs /restoration, repairs of any structural imperfections,
		unit of Centralized air conditioning, plumbing & electricial updetee
\$7:	5.000	
Incentive Amount: \$		
Total Cost of Project: \$_	\$272,880 	
understand that these m	ust be approved by the F ork shall begin until I ha	nd color samples for the proposed project and follywood, Florida Community Redevelopment we received written approval from the CRA. I by the CRA Board, funding will not be paid until
Signature of Applicant Yaniv Sananes		11/11/2024 Date

Print Name

November 11, 2024 Hollywood 26, LLC 2026 Hollywood Blvd Hollywood, FL 33020

RE: Letter of Intent for Submission of Application for Property Improvement Program ("PIP")

Hollywood CRA:

My name is Yaniv Sananes – owner of Hollywood 26, LLC. I am writing this letter in hopes of attaining a full CRA "PIP" Grant for the improvement work that I plan to do to the exterior of our property located at 2026 Hollywood Blvd.

The Folio for this property is as follows: 5142 15 01 1460

I intend to engage into an agreement with The City of Hollywood/ CRA. The motive behind these improvements is to improve the complete appearance and structural integrity for both the front and back of our property and also help attract and increase the foot traffic for business in the area for us and others nearby. Since hearing about the PIP Grant and the CRA's efforts to enhance the property appearances through programs like this, I decided to use this program as a motivation to improve my property.

Upon speaking to Christopher at the CRA and going over the PIP requirements, we decided that this would be a great opportunity to assist and take part in this program by undertaking these property improvements. We have put together an outline of the property improvements and our request from the CRA for this grant to be approved.

The plan for this project will be a full restoration and repair to the concrete/ stucco of the façade facing Hollywood Blvd, as well as the rear of the building. In addition to this, we intend to replace the entire storefront glass to Hurricane Impact Glass. We also plan on installing new awnings and lighting. In addition, we plan to upgrade all electrical systems on the property including new main panels inside and outside. Once completed we plan to give the building a couple fresh coats of paint. At the rear of the building, we plan to re-pave the entire parking area on our property right to the alley. We also intend to install Hurricane Impact Glass, Stucco, and paint at the rear of the property as well.

We have hired an architect/ design firm that have plans ready to be submitted for permit once we are ready to commence the work and have CRA approval.

The final outlook for this space is a modernized storefront and rear of the building with a 2,400 Square Foot retail space on the ground floor to be rented out to a retail tenant or restaurant.

Sincerely,

Yaniv Sananes (Owner/ President Hollywood 26, LLC)



HOLL260-01

BNEDELKOVSKI

DATE (MM/DD/YYYY)

CERTIFICATE OF LIABILITY INSURANCE

11/25/2024

BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTI	ID, EXTEND OR AL Tute a contract	TER THE C	THE ISSUING INSUR	ER(S), #	
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, to if SUBROGATION IS WAIVED, subject to the terms and conditions this certificate does not confer rights to the certificate holder in lieu of	he policy(ies) must h	DOLLAR ME	NAL INSURED provis y require an endorsen	ions or ent. A	be endorsed. statement on
PRODUCER	CONTACT Esther	Barrionuevo	0		
Riemer insurance Group, inc.			FAX (A/C, N	o).	
	PHONE (A/C, No, Ext): (786)	020-0017		<u> </u>	
Hallandale, FL 33008			merinsurance.com		NAIC #
			RDING COVERAGE		25895
	INSURER A : United	States Liai	oliity ins.Co		20033
INSURED	INSURER B :				
Hollywood 28, LLC	INSURER C :				
122 Golden Beach Drive	INSURER D :				
Golden Beach, FL 33160	INSURER E :				
	INSURER F:				J ;
COVERAGES CERTIFICATE NUMBER:	THE PROPERTY OF THE PROPERTY O		REVISION NUMBER:		<u> </u>
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELO INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFI	ORDED BY THE POLICE	IES DESCRIE	SED HEREIN IS SUBJECT		
EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HA	VE BEEN KEUUUEU DI		`		
INSR TYPE OF INSURANCE ADDL SUBR POLICY NUMBER	POLICY EFF	POLICY EXP		ITS	1,000,000
A X COMMERCIAL GENERAL LIABILITY			EACH OCCURRENCE	\$	100,000
CLAIMS-MADE X OCCUR X GL1139254B	3/4/2024	3/4/2025	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	
- ^			MED EXP (Any one person)	\$	5,000
		ļ	PERSONAL & ADV INJURY	_ s	1,000,000
OF THE ACCORDANCE AND LEG OF THE		İ	GENERAL AGGREGATE	\$	2,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO- LOC			PRODUCTS - COMP/OP AGO	s s	
	1			s	
OTHER			COMBINED SINGLE LIMIT	s	
AUTOMOBILE LIABILITY		j	(Ea accident)	17	
ANY AUTO SCHEDULED			BODILY INJURY (Per person) BODILY INJURY (Per acciden		
OWNED SCHEDULED AUTOS ONLY			PROPERTY DAMAGE (Per accident)	5	
HIRED ONLY NON-OWNED			(Per accident)	- 1	
				<u> </u>	
UMBRELLA LIAB OCCUR	İ		EACH OCCURRENCE	<u> </u>	
EXCESS LIAB CLAIMS-MADE			AGGREGATE	<u> </u>	
DED RETENTION\$			DEP OTH-	- \$	
WORKERS COMPENSATION AND EMPLOYERS LIABILITY			PER OTH-	+	
ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?		1	E.L. EACH ACCIDENT	- \$	
(Mandatory in NH)			E.L. DISEASE - EA EMPLOYI	E \$	
If yes, describe under DESCRIPTION OF OPERATIONS below		_	EL DISEASE - POLICY LIMI	r .s	
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schemolity Wood - Community Redevelopment Agency (CRA) is included as Additional subject to policy terms, conditions and exclusions with regards to the Named RE: 2024 Hollywood Bivd Hollywood FL 33020 2026 Hollywood Bivd Hollywood FI 33020	idule, may be attached if more on all insured with respirations.	e space is requirents to Gene	ad) rai Liability as required	by writt	en contract,
CERTIFICATE HOLDER	CANCELLATION				
Hollywood - Community Redevelopment Agency (CRA) 1948 Harrison Street Hollywood, FL 33020	THE EXPIRATIO	N DATE TH	ESCRIBED POLICIES BE IEREOF, NOTICE WILL CY PROVISIONS.		
ACORD 26 (2016/03)	AUTHORIZED REPRESE	4	ORD CORPORATION	An -	



January 25, 2023



PROPERTY SUMMARY

Tax Year: 2023

Property ID: 514215011450

Property Owner(s):HOLLYWOOD 26 LLC

Mailing Address: 1550 LATHAM RD #8 WEST PALM BEACH, FL 33409

Physical Address: 2024 HOLLYWOOD BOULEVARD HOLLYWOOD, 33020-

4525

Property Use: 12-02 Mixed store and office

Millage Code: 0513 Adj. Bldg. S.F: 4230 Bldg Under Air S.F: Effective Year: 1946

Year Built: 1925 Units/Beds/Baths: 0 / / **Deputy Appraiser:** Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning: RC-2 - HISTORIC RETAIL CORE

Abbr. Legal Des.: HOLLYWOOD 1-21 B LOT 35

BLK 8

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$105,880	\$448,780	0	\$554,660	\$554,660	
2022	\$105,880	\$448,480	0	\$554,360	\$554,360	\$13,066.94
2021	\$105,880	\$448,480	0	\$554,360	\$554,360	\$13,043.79

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$554,660	\$554,660	\$554,660	\$554,660
Portability	0	0	0	0
Assessed / SOH	\$554,660	\$554,660	\$554,660	\$554,660
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$554,660	\$554,660	\$554,660	\$554,660

SALES	HISTORY	FOR THIS	PARCEL
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Date	Туре	Price	Book/Page or Cin
06/19/2019	Multi Warranty Deed	\$1,700,000	115893126
	Disqualified Sale		
04/01/1993	Warranty Deed	\$150,000	20694 / 527

LAND CALCULATIONS

Unit Price	Units	Туре
\$35.00	3,025 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514215013130	12/16/2022	Warranty Deed	Qualified Sale	\$1,500,000	118585235	1956 LINCOLN ST HOLLYWOOD, FL 33020
514215017090	11/29/2022	Warranty Deed	Qualified Sale	\$3,300,000	118555491	1813 MADISON ST HOLLYWOOD, FL 33020
514215013250	11/02/2022	Warranty Deed	Qualified Sale	\$615,000	118534968	1915 PIERCE ST HOLLYWOOD, FL 33020
514215013550	10/18/2022	Warranty Deed	Qualified Sale	\$1,700,000	118493717	1946 PIERCE ST HOLLYWOOD, FL 33020
514215010210	10/12/2022	Warranty Deed	Qualified Sale	\$825,000	118463475	721 S 21 AVE HOLLYWOOD, FL 33020

SPECIAL ASSESSMENT

Fire Garb Light Drain Impr Safe Storm Clean Misc Hlwd Fire Rescue (05)

SCHOOL

Hollywood Central Elementary: C **Olsen Middle**: |

South Broward High: B

ELECTED OFFICIALS

Commercial (C)

4,230

Property AppraiserCounty Comm. DistrictCounty Comm. NameUS House Rep. DistrictUS House Rep. DistrictMarty Kiar6Beam Furr23Debbie Wasserman Schultz

Florida House Rep.

DistrictFlorida House Rep. NameFlorida Senator DistrictFlorida Senator NameSchool Board Member100Joseph Geller34Gary M. Farmer, Jr.Ryan Reiter



January 25, 2023



PROPERTY SUMMARY

Tax Year: 2023

Property ID: 514215011460

Property Owner(s):HOLLYWOOD 26 LLC

Mailing Address: 1550 LATHAM RD #8 WEST PALM BEACH, FL 33409

Physical Address:2026 HOLLYWOOD BOULEVARD HOLLYWOOD, 33020

Property Use: 11-01 Retail Store - 1 unit

Millage Code: 0513 **Adj. Bldg. S.F:** 2630 **Bldg Under Air S.F: Effective Year:** 1959

Year Built: 1957

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835 Email: commercialtrim@bcpa.net **Zoning:** RC-2 - HISTORIC RETAIL CORE

Abbr. Legal Des.: HOLLYWOOD 1-21 B LOT 36

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$105,880	\$488,940	0	\$594,820	\$594,820	
2022	\$105,880	\$488,940	0	\$594,820	\$594,820	\$13,907.50
2021	\$105,880	\$450,300	0	\$556,180	\$556,180	\$13,081.83

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$594,820	\$594,820	\$594,820	\$594,820
Portability	0	0	0	0
Assessed / SOH	\$594,820	\$594,820	\$594,820	\$594,820
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$594,820	\$594,820	\$594,820	\$594,820

SALES HISTORY F	OR THIS PARCEL			LAND CALC	JLATIONS	
Date	Туре	Price	Book/Page or Cin	Unit Price	Units	Туре
06/19/2019	Multi Warranty Deed Disqualified Sale	\$1,700,000	115893126	\$35.00	3,025 SqFt	Square Foot
04/01/1993	Warranty Deed		20694 / 527			
11/01/1966	Warranty Deed	\$42,500				

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Туре	Qualified/ Disqualified	Price	CIN	Property Address
514215013130	12/16/2022	Warranty Deed	Qualified Sale	\$1,500,000	118585235	1956 LINCOLN ST HOLLYWOOD, FL 33020
514215017090	11/29/2022	Warranty Deed	Qualified Sale	\$3,300,000	118555491	1813 MADISON ST HOLLYWOOD, FL 33020
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514215010210	10/12/2022	Warranty Deed	Qualified Sale	\$825,000	118463475	721 S 21 AVE HOLLYWOOD, FL 33020

SPECIAL ASSESSMEN	TS								SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	Hollywood Central Elementary: C Olsen Middle:
Hlwd Fire Rescue (05) Commercial (C)									South Broward High: B
2,630									

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	23	Debbie Wasserman Schultz

Florida House Rep.

District Florida House Rep. Name **Florida Senator District Florida Senator Name School Board Member** 100 Joseph Geller 34 Gary M. Farmer, Jr. Ryan Reiter



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company HOLLYWOOD 26, LLC

Filing Information

Document Number L19000147562

FEI/EIN Number NONE

Date Filed 06/03/2019

State FL

Status ACTIVE

Principal Address

122 Golden Beach Dr Golden Beach, FL 33160

Changed: 03/13/2020

Mailing Address

122 Golden Beach Dr Golden Beach, FL 33160

Changed: 10/25/2022

Registered Agent Name & Address

HOFFMAN, LARIN & AGNETTI, P.A. 909 NORTH MIAMI BEACH BOULEVARD SUITE 201

NORTH MIAMI BEACH, FL 33162

Authorized Person(s) Detail

Name & Address

Title AMBR

SANANES, YANIV 1550 LATHAM ROAD, SUITE 8 WEST PALM BEACH, FL 33409

Annual Reports

Report Year	Filed Date
2020	06/05/2020
2021	04/28/2021
2022	04/29/2022

Document Images

04/29/2022 -- ANNUAL REPORTView image in PDF format04/28/2021 -- ANNUAL REPORTView image in PDF format06/05/2020 -- ANNUAL REPORTView image in PDF format06/03/2019 -- Florida Limited LiabilityView image in PDF format



November 11, 2024 Hollywood 26, LLC 2026 Hollywood Blvd Hollywood, FL 33020

RE: Letter of Intent for Submission of Application for Property Improvement Program ("PIP")

Hollywood CRA:

My name is Yaniv Sananes – owner of Hollywood 26, LLC. I am writing this letter in hopes of attaining a full CRA "PIP" Grant for the improvement work that I plan to do to the exterior of our property located at 2026 Hollywood Blvd.

The Folio for this property is as follows: 5142 15 01 1460

I intend to engage into an agreement with The City of Hollywood/ CRA. The motive behind these improvements is to improve the complete appearance and structural integrity for both the front and back of our property and also help attract and increase the foot traffic for business in the area for us and others nearby. Since hearing about the PIP Grant and the CRA's efforts to enhance the property appearances through programs like this, I decided to use this program as a motivation to improve my property.

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The plan for this project will be a full restoration and repair to the concrete/ stucco of the façade facing Hollywood Blvd, as well as the rear of the building. In addition to this, we intend to replace the entire storefront glass to Hurricane Impact Glass. We also plan on installing new awnings and lighting. In addition, we plan to upgrade all electrical systems on the property including new main panels inside and outside. Once completed we plan to give the building a couple fresh coats of paint. At the rear of the building, we plan to re-pave the entire parking area on our property right to the alley. We also intend to install Hurricane Impact Glass, Stucco, and paint at the rear of the property as well.

We have hired an architect/ design firm that have plans ready to be submitted for permit once we are ready to commence the work and have CRA approval.

The final outlook for this space is a modernized storefront and rear of the building with a 2,400 Square Foot retail space on the ground floor to be rented out to a retail tenant or restaurant.

Sincerely,

Yaniv Sananes (Owner/ President Hollywood 26, LLC)



Business or Condo Name: HOLLYWOOD 26,LLC (YANIV SANANES)

Property Address: 2024 & 2026 Hollywood Blvd, Hollywood, FL 33020 PIP

WORK DISCIPLINE: General Contractor - Comprehensive Property Improvements

Contractor .001 OREN Development, Corp.*	\$168,475.00	SELECTED
Contractor .002 MK2 Design Build Inc.*	\$193,037.00	
Contractor .003 SIMJA Construction*	\$167,025.00	

TOTAL PROJECT COST

\$168,475.00

Out of Pocket \$18,475,00

TOTAL INCENTIVE AMOUNT

45%

\$75,000.00

(Up To 50% Of Total Project Cost With A \$75,000 Max)

NOTES: Scope includes Paint & Stucco, Impact Windows, Parking, Awning, Lighting, Signage, New AC, Structural Repairs/ reinforcements to accept new storefronts *Price Based on Eligible Scope of work.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 05/09/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the notice/fies) must have ADDITIONAL INSURED provisions or be endorsed

		BROGATION IS WAIVED, subject to ertificate does not confer rights to		terms	•	licy, ce	rtain policies		•	ement	on .
PRO	DUCE	ER .				CONTAC NAME:	CT Celia Roc	ker			
RS) Ins	urance Brokerage, Inc.				PHONE (A/C, No	. Evt).		FAX (A/C, No):		
290	0 SV	V 149 Street				E-MAIL ADDRES	ss. crocker@	risk-strategies.			
						ADDRE		SIIDED/S) AEEOE	RDING COVERAGE		NAIC#
Mira	amar				FL 33027	INSURE	James D	iver Insurance			NAIC#
INSU	RED					INSURE	F	n Insurance Co).		
		Oren Development Corporation				INSURE					
		1418 Commodore Way				INSURE					
		•				INSURE					
		Hollywood			FL 33019	INSURE					
CO	/ER	AGES CER	TIFIC	ATE	NUMBER: CL242721823				REVISION NUMBER:		
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INSR LTR		TYPE OF INSURANCE	INSD	SUBR WVD	POLICY NUMBER		(MM/DD/YYYY)	(MM/DD/YYYY)	LIMIT		
	\succeq	COMMERCIAL GENERAL LIABILITY							EACH OCCURRENCE DAMAGE TO RENTED	Ψ	0,000
		CLAIMS-MADE OCCUR							PREMISES (Ea occurrence)	\$ 100	
									MED EXP (Any one person)	\$ 5,00	
Α]			001273482		02/19/2024	02/19/2025	PERSONAL & ADV INJURY	Ψ	0,000
	GEN	N'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	φ	0,000
	×	POLICY PRO- JECT LOC							PRODUCTS - COMP/OP AGG	φ .	0,000
		OTHER:							Property damage-single	\$	
	AU1	TOMOBILE LIABILITY							©0MBINED SINGLE LIMIT (Ea accident)	\$	
		ANY AUTO OWNED SCHEDULED							BODILY INJURY (Per person)	\$	
		AUTOS ONLY AUTOS HIRED NON-OWNED							BODILY INJURY (Per accident) PROPERTY DAMAGE	\$	
		AUTOS ONLY AUTOS ONLY							(Per accident)	\$	
										\$	20.000
_		UMBRELLA LIAB OCCUR			F7V00440004		00/40/0004	00/40/0005	EACH OCCURRENCE	φ	0,000
В	×	EXCESS LIAB CLAIMS-MADE	-		EZXS3146024		02/19/2024	02/19/2025	AGGREGATE	\$ 2,00	0,000
	WOE	DED RETENTION \$	-						I PER I I OTH-	\$	
	AND	EMPLOYERS' LIABILITY Y/N	ļ						PER OTH- STATUTE ER		
	OFF	PROPRIETOR/PARTNER/EXECUTIVE ICER/MEMBER EXCLUDED?	N/A						E.L. EACH ACCIDENT	\$	
	If yes	ndatory in NH) s, describe under							E.L. DISEASE - EA EMPLOYEE	\$	
	DÈS	CRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT	\$	
DES	RIPT	TION OF OPERATIONS / LOCATIONS / VEHICLI	ES (AC	ORD 1	01. Additional Remarks Schedule	mav be a	ttached if more er	pace is required)			
220			20 (110	, one i	o, Addiona Romano concede,	may be a	naonea II more s _i	sace is required,			
CEI	RTIF	ICATE HOLDER				CANC	ELLATION				
		The Hollywood CRA 1948 Harrison Street				THE ACC		OATE THEREOF	SCRIBED POLICIES BE CAN F, NOTICE WILL BE DELIVER Y PROVISIONS.		D BEFORE
		Hollywood			FL 33020	(RCIM	m Bosh	se Inc.		

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

OREN, MATTY

OREN DEVELOPMENT, CORP. 1418 COMMODORE WAY HOLLYWOOD FL 33019

LICENSE NUMBER: CGC1509434

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 05/29/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



November 11, 2024

Hollywood 26 QQC 2026 Hollywood BQVD Hollywood, FQ 33020

Scope of Work Below Included:

Cost:

Pull All Permits Necessary Under Scope of Work Herein

Included

▶ Handle All Inspections Under Scope of Work Herein

Included

Supply & Install New Aluminum Awning: Installed at Front of the Building on 2nd Floor in Bronze Color Finish with (3) LED Hi Hats

(Including Labor and Materials)

\$31,300

Demolition/ Disposal of Existing Awnings, Decorative Stucco/ Moldings

\$12,500

Stucco Exterior of Building – Skim Coat to remove imperfections

\$27,500

Remove Existing/Supply & Install New Impact Exterior Doors & Windows as per Plan

\$27,500

- Waterproof Window/ Door Openings, Pressure Wash Entire Exterior, Paint Exterior (1) Coat Primer & (2) Coats Paint
 \$18,675
- Mechanical Work:

\$30,800

- New Mechanical Scope of Work to Include:
 - * Remove Window AC Units and Replace with (3) brand new central AC rooftop systems model carrier or similar 5 ton each
 - * Furnish and install new duct system
 - * 1.5" fiberboard supply/return for
 - * AHU1,AHU2
 - * furnish and install (2) new bathroom exhaust fans through wall exhaust
 - * Furnish and install all supply/return diffusers
 - * T stat and controls
 - * Fresh air ductwork with motorized damper
 - * Furnish and install Aluminum condenser stands with refrigeration line sets

Oren Development ◆ (305) 206-9391 matty@orendevelopment.com

Electrical Work Interior: \$13,000 - Labor & Material Per Plan - All Circuits Wired in Romex - Decorative Fixtures & Hi Hats Supplied by Owner - New Panels to be Siemens, Eaton, or Similar - Devices to be Decora Type/ Tamper Resistant **Electrical Work Exterior:** \$8,900 - Labor & Material Per Plan - All Circuits Wired in Romex - Decorative Fixtures & Hi Hats Supplied by Owner - Panels to be Siemens, Eaton, or Similar - Devices to be Decora Type/ Tamper Resistant Plumbing Work: \$11,300 - Mobilization - First Floor Underground - Grease Trap-Supply and Install GB 250B Interceptor Framing/ Sheetrock Work: \$2,500 - Patch Existing Sheetrock Repave Rear of Building and Restripe Parking Area Including New Bumpers \$13,200 Install ALL New Lighting at Exterior of Front of Building to New LED Lighting Fixtures \$10,600

Paint Interior: (1) Coat Primer & (2) Coats of Paint

\$2,875

Eligible improvements \$168,475

Total: \$208,650

Project Management Fee (20%)
\$41,730

▶ General Conditions/ Overhead/Insurance \$7,500

▶ Project Manager \$15,000

TOTAL COST: \$272,880.00

*ANYTHING NOT INCLUDED IN THIS PROPOSAL WILL BE A CHANGE ORDER & BILLED SEPARATELY

HOLLYWOOD 26 LLC

YANIV SANANES (OWNER)

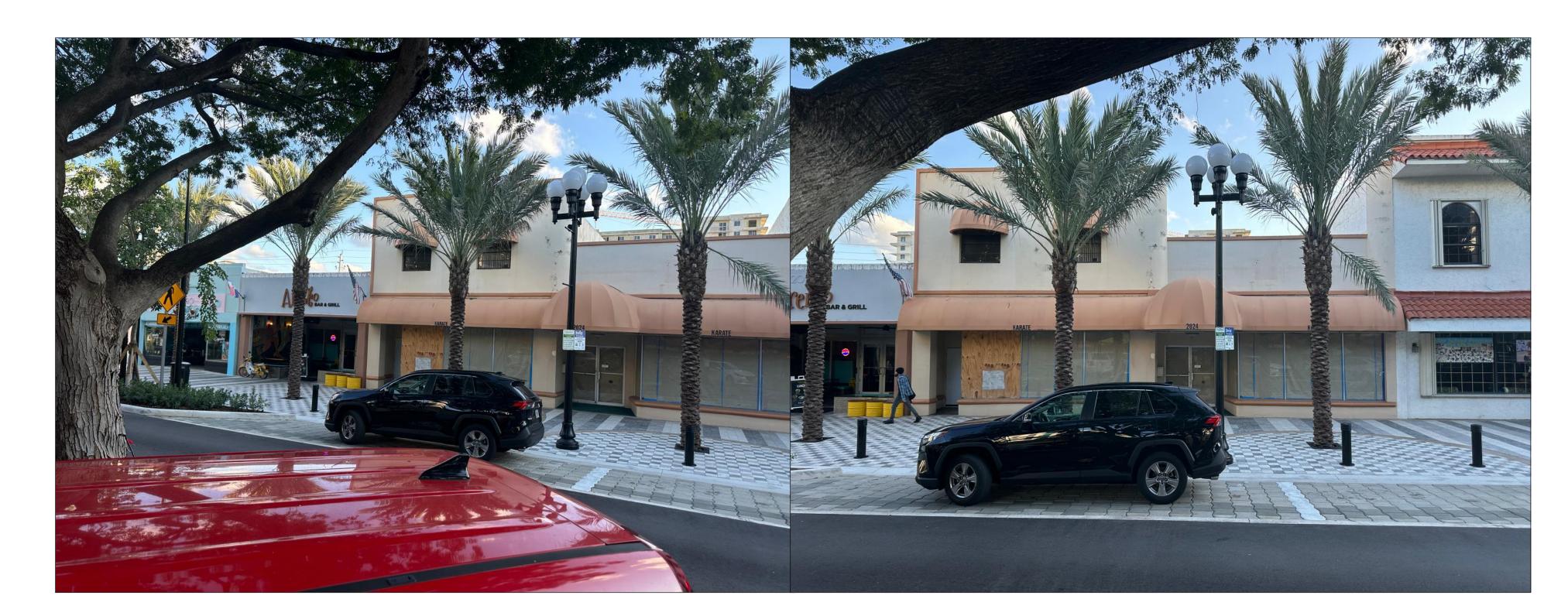
MATTY OREN (CGC 1509434) OREN DEVELOPMENT, CORP.

Oren Development ◆(305) 206-9391 matty@orendevelopment.com



PROPOSED 3D RENDERING

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EXISTING CONDITIONS

EXISTING CONDITIONS

No.	Date.	Description.

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TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE—SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES. CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2017)

HOLLYWOOD 26 LLC 2024/2026 Hollywood Boulevard, Hollywood, FL, 33020

TOMA DESIGN GROUP INC.

Tei: (305) 401-2223 Fax: (305) 466-4(
20900 NE 30th Ave. #1001 13975 E. Palomino
Aventura, FL, 33180 Southwest Ranches, F

Date 10-6-2024

Drawn by M.T.

Checked by M.L

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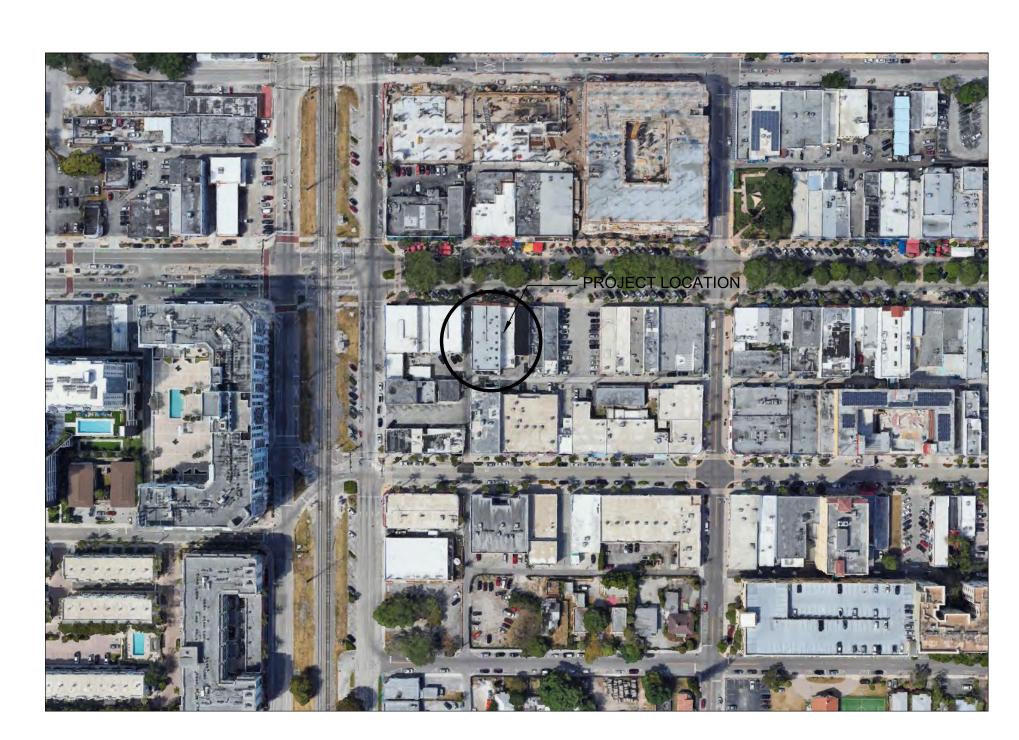
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2026 HOLLYWOOD BLVD

2026Hollywood Blvd, Hollywood, FL 33020

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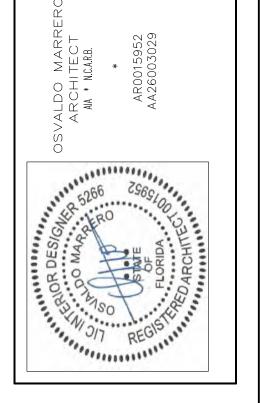




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	TEMOL	<u> </u>		
	•	ood Blvd, FL 33020		
	EFFECTIVE	CODES		
EFFECTIVE BLDG. CODE EFFECTIVE FLORIDA FIRE PREVENTION CODE		A BUILDING CODE :	2020, 7TH EDIT	ION
EFFECTIVE FIRE CODE		20 7 TH EDITION 2018 EDITION		
EFFECTIVE LIFE SAFETY CODE	NFPA 10	1 2018 EDITION		
CONSTRUCTION TYPE	TY	PE II-B		
	ZONING	G DATA		
JURISDICTION: CITY OF SUNNY ISLES BEACH				
ZONING DISTRICT R-1				
LOT AREA 11,250 SF				
	BUILDII	NG AREAS		
LOT AREA 11,25	50 SF			
GROUND FLOOR GROSS AREA 3,339				
	8 SF			
TOTAL BUILDING GROSS AREA 6,748				
GROUND FLOOR AREA UNDER AC 2,826 SECOND FLOOR AREA UNDER AC 2,816				
ROOFTOP UNDER ACE AREA 192 TOTAL BUILDING AREA UNDER AC 5,83*	<u>2 SF</u> 1 SF			
BUILDING SETBACKS		REQUI	RED	PROVIDED
FRONT		25	,	25'-6"
LEFT SIDE		7.5	5'	7'-6"
RIGHT SIDE		7.5	,	12'
REAR		15	'	40'-11"
MAXIMUM HEIGHT		35	'	40'
LOT COVERAGE		42% MAX (4,725 SF)	34% (3,852 SF) INCLUDES MAIN AND ACCESSORY BUILD
LANDSCAPE AND GREEN AREA		25% MIN (2	2,812 SF)	39% (4,379 SF)
FAR		0.60 MAX (6,750 SF)	0.59% (6,748 SF)
		,	,	. ,
-	1 000 1115	NONA TION		
	LOOD INFO	ORMATION		۸۵
FLOOD ZONE MAP & PANEL				AE 12086C0153
BASE FLOOD ELEVATION				+7.00 NGVD
DESIGN FLOOD ELEVATION				+8.00 NGVD +8.00 NGVD
PROPOSED F.F. ELEV				- 0.00 NOVD

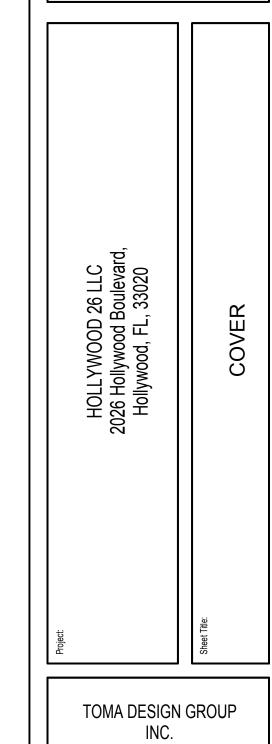
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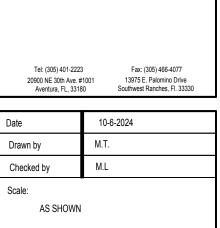
Revisions					
No.	Date.	Description.			



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GENERAL NOTES

1. ALL WORK AND MATERIALS DESCRIBED HEREIN ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE TERMS "GENERAL CONTRACTOR," "CONTRACTOR," OR "SUBCONTRACTOR" REFER TO THOSE ENGAGED BY THE OWNER TO PERFORM THE WORK FOR THE OWNER.

2. ALL RULES AND REGULATIONS, SCOPE OF WORK AND PROCEDURES INDICATED WILL BE PERFORMED BY THE GENERAL CONTRACTOR, THEIR AGENTS, AND SUPPLIERS TO PROVIDE A TOTAL AND COMPLETE PROJECT FOR THE OWNER, WORK SHOWN IN THESE NOTES IS TO BE PERFORMED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS, AGENTS AND / OR SUPPLIERS ONLY, WHETHER OR NOT THE WORK IS DELINEATED PROPERLY.

3. THE WORK CONTAINED IN THESE CONTRACT DOCUMENTS AND / OR SPECIFICATIONS IS TO BE PERFORMED BY GENERAL CONTRACTOR AND / OR ITS SUBCONTRACTORS WHETHER OR NOT SPECIFICALLY NOTED OTHERWISE.

4. THE GENERAL CONTRACTOR IS REQUIRED TO HAVE ALL SUBCONTRACTORS REVIEW THESE NOTES PRIOR TO BIDDING AND TO FAMILIARIZE ALL PERSONS AND SUBCONTRACTORS WORKING ON THIS PROJECT WITH THESE GENERAL NOTES AS WELL AS THE CONTRACT DOCUMENTS. ANY DISCREPANCY BETWEEN THESE CONTRACT DOCUMENTS OR DESIGN CRITERIA INFORMATION IS TO BE REPORTED TO THE ARCHITECT PRIOR TO THE START OF ANY WORK ON THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY ACQUAINTING THEMSELVES WITH THE CONTENT AND SCOPE OF THE WORK INDICATED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS. ALL WORK IS BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. WORK DECLARED UNACCEPTABLE BY THE ONWER SHALL BE CORRECTED IN A MANNER AND TO DEGREE OF QUALITY ACCEPTABLE TO THE OWNER.

5. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO CHECK AND VERIFY ALL DEMENSIONS AND FIELD CONDITIONS AT THE BUILDING SITE AND PREMISES AND NOTIFY THE OWNER AND ARCHITECT OF ANY AND ALL DISCREPANCIES. ALL CONTRACTORS SHALL CHECK AND VERIFY ALL FIELD CONDITIONS AND SHALL HAVE SOLE RESPONSIBILITY FOR VERIFICATION OF CLEAR HEIGHTS WITHIN THE PREMISES. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CODE REQUIRED DIMENSIONS AND IS TO CONTACT THE ARCHITECT OF ANY DISCREPANCIES VERBALLY AND ALSO IN WRITING.

6. THE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BASED ON THE BEST INFORMATION AVAILABLE TO OWNER. IN THE EVENT THAT PROBLEMS ARISE DURING THE COURSE OF THE PROJECT, DUE TO UNKNOWN SITE CONDITION OR CODE REQUIREMENTS (IF ANY) THAT CONFLICT WITH THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL INFORM THE ARCHITECT IMMEDIATLY OF ANY CHANGES THAT WILL BE REQUIRED.

7. WHEN BIDDING THIS PROJECT, THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND VERIFYING EXISTING CONDITIONS AS REFLECTED IN THESE CONTRACT DOCUMENTS. ANY EXTRA WORK REQUIRED BUT NOT INCLUDED IN THE DOCUMENTS SHALL BE REPORTED TO THE OWNER AND ARCHITECT IMMEDIATELY. AFTER CONTRACT AWARD, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COST OF ANY CONDITIONS THAT COULD REASONABLY HAVE BEEN PREDICTED OR UNDERSTOOD BASED ON THE CONTRACTOR'S VIST TO AND VERIFICATION OF EXISTING CONDITIONS.

8. ALL WORK ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE FIFTH EDITION 2014 AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS HAVING JURISDICTION. GENERAL CONTRACTOR TO CONTACT LOCAL BUILDING OFFICIALS FOR SPECIFIC REQUIREMENTS FOR

9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, INCLUDING ANY AND ALL OSHA REQUIREMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHANGE, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS, INCLUDING ANY AND ALL OSHA REQUIREMENTS, IN CONECTION WITH THE WORK.

10. THE GENERAL CONTRACTOR AND SUBCONTRACTORS FOR THE GENERAL CONTRACTORS SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED FOR THE WORK NOTED ON THESE PLANS AND SPECIFICATIONS. THIS INCLUDES COSTS FOR ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION, BUILDING DEPARTMENT AND HEALTH DEPARTMENT PERMIT COSTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED ENGINEERING OF SPECIAL INSPECTOR INSPECTIONS, WHICH ARE NOT A PART OF THE ARCHITECT'S SCOPE OF WORK.

11. ALL CLEARANCES OF PIPES AND DUCT WORK INSTALLED BY THE GENRAL CONTRACTOR OR SUBCONTRACTORS MUST BE CONFIGURED TO MAINTAIN THE CEILING HEIGHTS INDICATED ON THE DRAWINGS, AND THE HEIGHTS REQUIRED FOR CEILING SYSTEM AND LIGHT FIXTURES. CONTRACTOR MUST REVIEW ENTIRE SET OF CONTRACT DOCUMENTS FOR CEILING HEIGHTS.

12. ALL CONTRACTORES SHALL BE BONDED, LICENSED CONTRACTORS POSSESING GOOD LABOR RELATIONS AND MUST BE CAPABLE OF QUALITY WORKMANSHIP, IN HARMONY WITH OTHER CONTRACTORS WORKING ON THE PROJECT. THE TENANT SHALL BE NOTIFIED IN WRITING OF THE NAMES, ADRESSES, DAYTIME PHONE, FAX, AND EMERGENCY PHONE NUMBERS OF ALL SUBCONTRACTORS AND SUPPLIERS WORKING ON THIS PROJECT. GENERAL CONTRACTOR MUST ATTEST THAT NO PRODUCTS CONTAINING ASBESTOS MATERIAL WERE KNOWINGLY USED ON THIS PROJECT.

13. THE GENERAL CONTRACTOR AGREES THAT IN THE IN THE PERFORMANCE OF THE WORK CALLED FOR BY THIS CONTRACT, THEY WILL EMPLOY ONLY SUCH LABOR AS WILL NOT DELAY OR INTERFERE WITH THE PROGRESS OF THE PROJECT, AND AS WILL BE ACCEPTABLE TO AND WORK IN HARMONY WITH ALL OTHER CONTRACTORS EMPLOYED ON THE CONSTRUCTION SITE OR ON ANY OTHER BUILDING, STRUCTURE, OR OTHER IMPROVEMENTS

14. PRIOR TO COMMENCEMENT OF ANY WORK, THE GENERAL CONTRACTOR SHALL CONTACT AND MEET WITH OWNER AND ARCHITECT FOR A PRECONSTRUCTION MEETING. AT WHICH TIME, HE / SHE WILL PRESENT TO ALL PARTIES A LIST OF NAMES, ADRESSES, BUSINESS PHONE, FAX AND EMERGENCY TELEPHONE NUMBERS OF THE SUBCONSTRACTORS FOR THIS PROJECT.

WHETHER PUBLIC OR PRIVATE WHICH THE GENERAL CONTRACTOR MAY THERN BE ERECTING OR ALTERING IN OTHER LOCATIONS.

15. THE GENERAL CONTRACTOR AGREES THAT TIME IS OF THE ESSENCE IN EXECUTING THE WORK OF THIS PROJECT.

16. IF THE OWNER, OWNER'S REPRESENTATIVE OR OWNER'S ARCHITECT DO NOT MAKE REPEATED SITE VISITS CONTINUALLY OR AT ALL, THE GENERAL CONTRACTOR IS NOT RELIEVED OF ANY RESPONSIBILITY OR DUTIES INVOLVED IN THIS CONSTRUCTION WORK.

17. THE ARCHITECT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK, ALTER, ADD TO, OR DEDUCT FROM THE CONTRACT WORK, IF THE INTENT IS TO ADHERE TO A PREVIOUSLY AGREED UPON DESIGN WITHOUT ANY COST TO ONWER AND ARCHITECT.

18. NO CHANGE ORDER EXTRAS FOR COSTS CAN BE AUTHORIZED UNLESS APPROVED IN WRITING BY THE ARCHITECT OR OWNER. ANY ISSUANCE OF CREDITS TO BE CALCULATED BASED ON COMPETITIVE RATES AND EQUIPMENT COSTS APPROVED BY THE ARCHITECT OR OWNER.

19. THE GENERAL CONTRACTOR SHALL HAVE AT ALL TIMES, AT THE PREMISES, OWNER APPROVED CONTRACT DOCUMENTS, BUILDING DEPARTMENT AND HEALTH DEPARTMENT (IF APPLICABLE) APPROVED PERMIT DRAWINGS.

20. IF THE OWNER REQUESTS, THE GENERAL CONTRACTOR IS TO ARRANGE WITH THE OWNER, WHERE BUILDING EQUIPMENT AND MATERIALS ARE TO BE LOCATED AND HOW TRUCK TRAFFIC IS TO BE ROUTED TO AND FROM THE BUILDING.

21. AN APPROVAL BY THE OWNER WILL ONLY BE VALID IF IN WRITING AND SIGNED BY THE OWNER OR BY THE OWNER'S DESIGNATED REPRESENTIVE FOR SUCH PURPOSE. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM OWNWER'S ARCHITECT ON ALL STRUCTURAL CHANGES DURING THE COURSE OF THE CONSTUCTION PHASE OF THE PROJECT.

22. ALL FINISH AND EXPOSED WOOD SHALL BE KILN DRIED, MILL QUALITY FINISH AND SHALL RECEIVE A FIRE RETARDANT COATING OR TREATMENT IF REQUIRED BY CODE OR THE LOCAL FIRE MARSHAL. NO WOOD OR COMBUSTIBLE MATERIAL SHALL BE USED ABOVE THE SUSPENDED CEILING UNLESS NONCOMBUSTIBLE LUMBER IS USED AND IS SPECIFICALLY ALLOWED BY APPLICABLE BUILDING CODES, THE FIRE MARSHALL AND ALL AGENCIES HAVING JURISDICTION. IF FIRE TREATED WOOD IS REQUIRED FOR FIXTURING ITEMS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EXECUTING THIS WORK AS PER BUILDING OFFICIALS' REQUIREMENTS. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED.

23. WHERE REQUIRED BY BUILDING CODE, THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL HAND OPERATED FIRE EXTINGUISHERS, U.L. RATED. PLACEMENT AS APPROVED BY OWNER AND LOCAL BUILDING OFFICIAL.

24. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY REMOVAL, OF TRASH, RUBBISH AND SURPLUS MATERIALS RESULTING FROM CONSTRUCTION. THE CONTRACTORS AND SUBCONTRACTORS PARTICIPATING IN THE PERFORMANCE OF OWNER'S WORK SHALL REMOVE AND DISPOSE OF, AT LEAST ONCE A WEEK, AND MORE FREQUENTLY AS OWNER MAY DIRECT, ALL DEBRIS AND RUBBISH CAUSED BY OR RESULTING FROM THE PERFORMANCE OF WORK AND, UPON COMPLETION THEREOF, REMOVE ALL TEMPORARY STRUCTURES, SURPLUS MATERIALS, DEBRIS AND RUBBISH OF WHATEVER KIND REMAINING IN THE BUILDING WHICH HAD BEEN BROUGHT IN OR CREATED BY THE CONTRACTOR AND SUBCONTRACTORS IN THE PERFORMANCE OF OWNER'S WORK. THIS CONTRACTOR MUST MAINTAIN A CLEAR PATH OF EGRESS FROM THE PREMISES FREE FROM TRASH AND RUBBISH AT ALL TIMES. ALL REMOVAL OF CONSTRUCTION DEBRIS TO AN APPROVED DUMPING SITE TO BE INCLUDED IN THE GENERAL CONTRACTOR'S WORK.

25.THE GENERAL CONTRACTOR SHALL FURNISH AND PAY FOR ALL TEMPORARY UTILITY SERVICES DURING THE COURSE OF CONSTRUCTION.

26. EACH CONTRACTOR AND SUBCONTRACTOR PARTICIPATING IN THE PERFORMANCE OF OWNER'S WORK SHALL (A) MAKE APPROPRIATE ARRANGEMENTS WITH OWNER FOR TEMPORARY UTILITY CONNECTIONS INCLUDING WATER AND ELECTRICITY, AS AVAILABLE, (B) PAY THE COST OF THE CONNECTIONS AND OF PROPER MAINTENANCE AND REMOVAL OF SAME, AND (C) PAY ALL UTILITY CHARGES INCURRED AT THE PREVAILING RATES OF THE UTILITY COMPANY PROVIDING SUCH SERVICE TO THE BUILDING, DURING THE COURSE OF CONSTRUCTION UP TO AND INCLUDING THE DATE OF "TURN OVER" TO THE OWNER.

27. IT IS THE GENERAL CONTRACTOR'S REQUIREMENT THROUGH ITS SUBCONTRACTORS TO RECONFIGURE AND BRING IN NEW UTILITY SERVICES AS REQUIRED, TO MEET THE NEEDS OF THESE CONTRACT DOCUMENTS.

28. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT ARE RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITY COMPANIES SUPPLYING UTILITIES TO THE AREA WHERE THE PROJECT IS LOCATED, IN ORDER TO VERIFY LOCATIONS OF UTILITIES, UNDERGROUND OR OVERHEAD, AND SECURE THE PROBLEMS WITH EXPLOSIONS, DISCONNECTION, REMOVALS, ETC.

29. THE GENERAL CONTRACTOR SHALL APPLY FOR ALL UTILITY METERS AND NOTIFY THE UTILITY COMPANY OF THE NAME, ADDRESS AND PHONE NUMBERS OF THE OWNER FOR PERMANENT SERVICES. GENERAL CONTRACTOR SHALL BRING IN ALL ADDITIONAL SERVICES, ADEQUATE FOR TENANTS NEEDS AS REQUIRED, INCLUDING, BUT NOT LIMITED TO ELECTRIC, SPRINKLER, SOIL (WASTE), AND DOMESTIC WATER LINES (WHEN APPLICABLE).

30. THE GENERAL CONTRACTOR AND/OR HIS ELECTRICAL SUBCONTRACTOR SHALL VERIFY ALL EQUIPMENT SPECIFICATIONS AND REQUIREMENTS WITH THE OWNER OR THE OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO START OF CONSTRUCTION. THIS CONTRACTOR TO VERIFY AMPERAGE/VOLTAGE SPECIFICATIONS, WIRING SIZES AND REQUIREMENTS (SERVICE AND PANEL SPECIFICATION) WITH THE EQUIPMENT SUPPLIERS, AND CHECK THE CONTRACT DOCUMENTS FOR MISCALCULATIONS, IN COORDINATION WITH EQUIPMENT SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE OWNER, THE CONTRACTORS OR OTHER SOURCES (AS SPECIFIED BY THE ARCHITECT) AS A DOUBLE CHECK TO ASCERTAIN PROPER INSTALLATION OF EQUIPMENT AT THE CORRECT AMPERAGE/VOLTAGE AND WIRING SIZE. NO LIGHT FIXTURES ARE TO BE ORDERED UNTIL THIS "DOUBLE CHECK" HAS TAKEN PLACE.

31. THE GENERAL CONTRACTOR AND/OR ELECTRICAL SUBCONTRACTOR IS TO FURNISH AND INSTALL EMERGENCY AND EXIT LIGHTING, AS REQUIRED BY LOCAL CODE OR AGENCIES HAVING JURISDICTION OVER THE PROJECT UNLESS NOTED OTHERWISE. THE EXIT/EMERGENCY LIGHTING SHOULD BE PROPERLY LABELED AND APPROVED TYPE LOCKOUTS INSTALLED. NOTWITHSTANDING LOCATIONS IDENTIFIED BY THRE ARCHITECT OR ENGINEER, CONTRACTOR IS RESPONSIBLE FOR ASSURING FIRE DEPARTMENT APPROVAL OF THE FINAL LAYOUT, AND MAKING ADJUSTMENTS REQUIRED TO OBTIAN THAT APPROVAL.

32. SPRINKLER SYSTEM DESIGN AND/OR LAYOUT MODIFICATION, (IF APPLICABLE) TO BE PROVIDED BY THE DESIGNATED SPRINKLER SUBCONTRACTOR AND ALL SUBMISSIONS TO THE FIRE MARSHALL AND BUILDING INSPECTOR FOR THE NECESSARY APPROVAL ARE THE RESPONSIBILITY OF THE TERRINGLER SUBCONTRACTOR. GENERAL CONTRACTOR TO VERIFY WITH THE OWNER'S CRITERIA IF SPRINKLER CONTRACTOR IS TO BE ONWER'S APPROVED OR DESIGNATED CONTRACTOR. SPRINKLER HEAD SPACING TO CONFORM WITH THE LATEST N.F.P.A. STANDARDS (PAMPHLET 13) AND ALL CODES HAVING JURISDICTION. SPRINKLER HEAD BRANCH LINES, DROPS AND HEADS ARE THE RESPONSIBILITY OF THE SPRINKLER SUBCONTRACTOR AND THE DESIGN MUST BE BASED ON FLOOR LAYOUT AND REFLECTED CEILING PLANS. APPROVALS BY THE BUILDING INSPECTOR AND FIRE MARSHALL WILL BE REQUIRED.

33. ALL PLUMBING AND ELECTRICAL ROUGH-IN TO BE NEW AND ELECTRICAL SERVICE CONDUIT AND WIRE TO THE PREMISES TO BE EXTENDED TO THE POINT OF NEW PANELS BY THE CONTRACTOR AS NECESSARY AS SHOWN ON CONTRACT DOCUMENTS. GENERAL CONTRACTOR TO FIELD VERIFY THAT THESE UTILITY LINES ARE AS NOTED AND AT THE SIZE SPECIFIED, BASED ON GENERAL CONTRACTOR'S OR SUBCONTRACTOR'S PRE-BID REVIEW OF PREMISES. IF THE UTILITIES ARE NOT IN LOCATIONS AS NOTED ON THE CONTRACT DOCUMENTS OR OF A SIZE LARGER OR SMALLER THAN NOTED, THIS CONTRACTOR IS TO MODIFY THE SERVICE ACCORDINGLY WITH EITHER NEW CONDUIT AND/OR NEW COPPER SERVICE WIRE EXTENDING BACK TO OWNER'S ELECTRICAL/METER ROOM SERVICE POINT, AND INCLUDE SUCH COSTS IN THE BID TO THE TENANT.

34. THE ELECTRICAL SUBCONTRACTOR IS TO PROVIDE A CIRCUIT DIRECTORY WITH PROPER PHASING AND BALANCING, WHICH IS TO CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND UNDERWRITER'S CODE.

35. THE PROPER RECEIPT OF ALL NEW MATERIALS AND EQUIPMENT AT THE JOB SITE IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND/OR ITS SUBCONTRACTORS (IF ANY.) SECURE AND SAFE STORAGE OF ALL NEW AND EXISTING MATERIALS AND EQUIPMENT TO REMAIN (IF ANY) WILL BE PROVIDED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR TO IMMEDIATELY ADVISE OWNER OF ALL DAMAGED OR DEFICIENT SHIPMENTS OF MATERIALS AND EQUIPMENT, WHETHER SUPPLIED BY TENANT OR DIRECTLY BY CONTRACTOR OR ITS SUPPLIERS. GENERAL CONTRACTOR TO COMPLETE AND SUBMIT ALL NECESSARY PAPERWORK AND ARRANGE INSPECTIONS OF DAMAGED GOODS AS PER OWNER'S REQUIREMENTS. NOTIFY ARCHITECT AND OWNER OF ANY POSSIBLE DELAYS, INCOMPLETE ORDERS AND DELAYS ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SUPPLIER AND THE ARCHITECT. SUBMIT CONFIRMATION OF ALL ORDERS, DELIVERY DATES, AND A FULL WRITTEN SCHEDULE TO TENANT'S ARCHITECT.

36. THE GENERAL CONTRACTOR SHALL UNLOAD, PROTECT AND INSTALL OWNER'S SPECIFIED EQUIPMENT, FIXTURES AND FURNISHINGS.

37. ANY SUBSTITUTIONS OF FINISH MATERIALS MUST BE APPROVED BY THE OWNER'S ARCHITECT IN WRITING. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TWO (2) SAMPLES OF EACH SUBSTITUTION.

38. ALL CONCRETE FLOOR SLABS AND/OR FILLING IN OF DEPRESEED FLOOR AREAS LEVEL WITH CONCRETE OR OTHER APPROVED FINISHES WILL BE COMPLETED BY THE GENERAL CONTRACTOR AS PART OF THE WORK OF THIS PROJECT IN ORDER TO ACHIEVE THE DESIGN INTENT INDICATED ON THE PLANS. THE GENERAL CONTRACTOR TO INCLUDE MISCELLANEOUS STEEL FRAMING AND METAL DECK (IF APPLICABLE) AND CONCRETE INSTALLATION. ALL FLOOR SLAB PENETRATIONS SHALL HAVE WATERTIGHT SLEEVES EXTENDING A MINIMUM 4" A.F.F. CONCRETE SLABS ARE NOT BE CORE DRILLED/SAW CUT UNLESS ABSOLUTELY NECESARY. IF THIS IS A STRUCTURAL SLAB THEN ANY AND ALL PENETRATIONS THROUGH SLAB MAY NEED TO BE X-RAYED AND MUST BE COORDINATED WITH THE OWNER PRIOR TO STARTING WORK. GENERAL CONTRACTOR AND/OR ITS PLUMBING/ELECTRICAL SUBCONTRACTOR, WITH LANDLORD'S PRIOR WRITTEN APPROVAL, TO CORE DRILL/SAW CUT, (WHICHEVER IS APPLICABLE) CONCRETE SLAB. IF SAW CUTTING OCCURS, INSTALL UNDER SLAB PLUMBING WASTE PIPING/ELECTRICAL CONDUIT. FURNISH AND INSTALL NEW CONCRETE SLAB IN EXCAVATED AREA TO MATCH EXISTING ADJACENT SLAB IN THICKNESS, STRESS, AND STRENGTH.

39. ALL THE FLOOR FINISHES, WITHIN THE PREMISES, AND AT THE TRANSITION BETWEEN LANDLORD FLOOR FINISHES ARE TO BE SMOOTH AND LEVEL TO AVOID TRIPPING HAZARDS AND BE WITHIN THE REQUIREMENTS OF BARRIER-FREE DESIGN. IF AN EXPANSION JOINT COVER IS REQUIRED, SUCH COVER IS TO BE LEVEL AND SMOOTH WITH FLOOR FINISH ELEVATION AND WILL NOT PROJECT ABOVE SUCH FLOOR FINISH ELEVATION. IF THE EXISTING SLABS ARE NOT LEVEL, THE GENERAL CONTRACTOR IS REQUIRED TO COMPLETE EXTENSIVE FLASH PATCHING THROGHOUT TO OBTAIN A SMOOTH AND LEVEL CONCRETE SLAB.

40. SHOULD AN EXPANSION JOINT OCCUR, GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AFFECTED BY SUCH JOINT, INCLUDING FURNISHING AND INSTALLING A LEVEL SLAB HEIGHT EXPANSION JOINT COVER, INCLUDING FLOOR, WALLS, AND CEILING. GENERAL CONTRACTORS SHALL MAINTAIN INTEGRITY OF ALL SUCH EXPANSION JOINTS IN A MANNER CONSISTENT WITH ACCEPTABLE CONSTRUCTION DESIGN PRACTICES.

41. ANY SCAFFOLDING, SAFETY RAILINGS, BARRICADES AND/OR PROTECTION DEVICES REQUIRED FOR THE PROJECT ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. WORK IN PLACE THAT IS SUBJECT TO INJURY BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP, OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION. ALL FORMS OF PROTECTION SHALL BE CONSTRUCTED IN A MANNER SUCH THAT, UPON COMPLETION, THE ENTIRE WORK WILL BE DELIVERED TO THE OWNER IN PROPER, WHOLE, AND UNBLEMISHED CONDITION. ALL SUCH WORK SHALL BE COORDINATED WITH THE OWNER. THE ARCHITECT IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR EXISTING CONDITIONS AT THE JOB SITE AND SINCE ALL WORK IS BY GENERAL CONTRACTOR FOR THE OWNER, THEIR REPRESENTATIVES WILL BE REQUIRED TO DO ALL SUPERVISION, OBSERVATIONS, AND JOB SITE SAFETY.

42. THE STRUCTURAL SYSTEM OF THE BUILDING HAS BEEN DESIGNED TO CARRY A MAXIMUM LIVE LOAD FOR THE USES INTENDED. THE GENERAL CONTRACTOR AND/OR THEIR SUBCONTRACTOR AND/OR ANY AND ALL MATERIAL SUPPLY HANDLERS ARE NOT TO IMPOSE ANY LOADING FOR ANY OF THE TENANT'S WORK ON A TEMPORARY OR PERMANENT BASIS WHICH CAN EXCEED SUCH SPECIFIED LOAD.

43. IF A RENOVATION PROJECT, THE MECHANICAL SUBCONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING A BID FOR THE WORK ON THIS PROJECT. THE CONTRACTOR MUST BECOME FAMILIARIZED WITH THE FIELD CONDITIONS, AND THE SCOPE OF WORK. CONTRACTOR TO ENGINEER, (UNLESS A FIRE ALARM DRAWING IS SUBMITTED AS PART OF THESE CONTRACT DOCUMENTS), FURNISH AND INSTALL ANY/ALL REQUIRED FIRE ALARM, SMOKE EVACUATION, SMOKE DETECTION SYSTEMS, INCLUDING ANY/ALL PARTS AND LABOR (OR MODIFY EXISTING AS REQUIRED), TO MEET LOCAL CODES, OWNER REQUIREMENTS AND FIRE MARSHALL SPECIFICATION, WHETHER SUCH WORK IS OR IS NOT SHOWN IN THE CONSTRUCTION DOCUMENTS. IF A SMOKE EVACUATION AND/OR DETECTION SYSTEM OCCURS FOR THIS SPACE, IT SHALL BE LEFT INTACT DURING CONSTRUCTION AND ANY NEW WORK, MODIFICATION AND REWIRING TO BE COMPLETED DURING CONSTRUCTION PHASE TO POINT OF NEW PANELS. IF SMOKE DETECTORS ARE REQUIRED TO BE HARD WIRED TO OWNER FIRE ALARM SYSTEM, THEY ARE TO BE PER OWNER'S SYSTEM. CONTRACTOR TO CONTACT OWNER OR APPROVED AGENTS FOR PURCHASE AND INSTALLATION OF DETECTORS AT G.C. EXPENSE. G.C. AND/OR ITS FIRE ALARM SUBCONTRACTOR TO CONTACT OWNER FOR FINAL POINT OF CONNECTION TO LANDLORD'S FIRE ALARM JUNCTION BOX AND PERFORM WORK AT CONTRACTOR'S EXPENSE.

44. THE GENERAL CONTRACTOR WILL FURNISH AND INSTALL A COMPLETE MECHANICAL SYSTEM TO INCLUDE BUT NOT BE LIMITED TO
MEGIFIAMINATION STALLED AND MOUNTED WITH DISCONNECT AND WIRING, HANGERS AND DUNNAGE FOR SAME (INCLUDING THE HIRING OF A LOCAL STRUCTURAL ENGINEER TO DESIGN SUCH DUNNAGE HANGERS), DUCTWORK, COLLARS, DIFFUSERS, REGISTERS, CONTROLS, TIME CLOCKS, ETC. WHETHER OR NOT SUCH WORK IS OR IS NOT SHOWN OR DELINEATED IN THE CONTRACT DOCUMENTS. GENERAL CONTRACTOR'S MECHANICAL CONTRACTOR(S) ARE REQUIRED TO COORDINATE WITH ALL OTHER CONTRACTORS ON JOB TO MAINTAIN CEILING HEIGHT, LIGHT FIXTURE LOCATION, SPRINKLER BRANCH LINES. ETC.

45. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL SUBCONTRACTOR TO ENGINEER AND INSTALL ALL NECESSARY MISC. STRUCTURAL STEEL SHAPES. SHAPES TO BE INSTALLED WHERE DIRECTED BY THE LANDLORD'S REPRESENTATIVE FOR ADDITIONAL MECHANICAL UNIT ROOFTOP SUPPORT AND THE SUPPORT OF INTERIOR MECHANICAL EQUIPMENT, DUCTWORK, COLLARS, DIFFUSERS, REGISTERS, EXHAUSTS, FANS,

46. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TOILET ACCESSORIES, AS WELL AS THE NEW TOILET ROOM(S), DRINKING FOUNTAIN AND SERVICE SINK IF APPLICABLE, IN THESE PREMISES UNLESS NOTED OTHERWISE OR EXISTING. TOILET ACCESSORY AND FIXTURE MOUNTING HEIGHTS TO BE THE HEIGHT NOTED ON THE LATEST A.D.A./CABO/ANSI REGULATIONS AS REQUIRED BY LOCAL BUILDING AGENCIES AND PLUMBING CODES. THE GENERAL CONTRACTOR TO FURNISH AND INSTALL NEW TOILET EXHAUST WITH ASSOCIATED DUCTWORK, ROOF PENETRATIONS, OR HOOK UP TO COMMON EXHAUST DUCT WITH BACKDRAFT DAMPER ETC., INCLUDING ASSOCIATED ELECTRICAL HOOKUP AND PANEL CONNECTIONS, OR REFURBISH EXISTING LIGHT/FAN UNIT(S) TO LIKE NEW CONDITION, (WHERE NOTED ON THE PLANS), WHETHER SUCH WORK IS SHOWN OR NOT SHOWN IN THE CONSTRUCTION DOCUMENTS. THE TOILET ROOM IS OF THE A.D.A. AND/OR CABO/ANSI TYPE AND ALL PLUMBING FIXTURES AND TOILET ACCESSORIES ARE TO BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR, BUT WITH SPECIFICATIONS AND MOUNTING HEIGHTS HANDICAPPED ACCESSIBLE, UTILIZING ABOVE SPECIFICATIONS ONLY AS A GUIDELINE.

47. ALL GYPSUM BOARD TO BE 5/8" THICK, FIRE CODE "X" BOTH SIDES (WATER RESISTANT IN TOILET ROOMS) AND ALL METAL STUDS TO BE AS NOTED IN THE PARTITION SCHEDULE-MINIMUM GAUGE AS PER CODE AT 16"O.C. TO UNDERSIDE OF DECK ABOVE, UNLESS OTHERWISE NOTED. DEMISING WALL FIRE RATING TO BE CONFIRMED BY GENERAL CONTRACTOR RESPONDING TO LANDLORD AND CODE REQUIREMENTS. SEE CONTRACT DOCUMENTS FOR WALL INDICATIONS. ALL PENETRATIONS FOR SUPPLY OR RETURN AIR, ETC., TO HAVE PROPERLY INSTALLED FIRE DAMPERS MEETING THE LATEST FIRE DEPARTMENT REQUIREMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE BUILDING AND ELECTRICAL INSPECTORS FOR ALL CONCEALED WORK PRIOR TO CLOSING UP WALLS, FLOORS, CEILINGS.

48. ALL GYPSUM BOARD TO BE APPLIED VERTICALLY ON WALLS UNLESS OTHERWISE NOTED. ALL GYPSUM WALL BOARD TO BE FIRE RESISTANT AND NONCOMBUSTIBLE AS SPECIFIED BY LOCAL CODES.

49. ALL GYPSUM BOARD TO BE FIRE TAPED AND SPACKLED THREE (3) COATS, SANDED AND READY TO RECEIVE PAINT OR WALL COVERING. ALL EXISTING GYPSUM BOARD TO BE REPAIRED TO "LIKE NEW" CONDITION.

50. ALL DOORS, METAL BUCKS, TRIMMED OPENINGS AND HARDWARE, INCLUDING LOCKS, TO BE PROVIDED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

51. ALL SWITCH/OUTLET PLATES/COVERS TO BE FINISHED IN SAME COLOR/WALL COVERING AS ADJACENT WALL FINISHES, UNLESS NOTED OTHERWISE. FACTORY PAINTED GRILLES, DIFFUSERS, METAL TRIM (BUCKS, ETC.), ACCESSORIES, SWITCH AND OUTLET PLATES, ETC., ARE TO BE PAINTED TO MATCH ADJACENT SURFACE IN AN ENAMEL, CLEANABLE FINISH, OR AS SPECIFIED ON THE CONTRACT DOCUMENTS.

52. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CUT AND FRAME ALL OPENINGS FOR OTHER TRADES, SUCH AS MECHANICAL, SPRINKLER, PLUMBING, ELECTRICAL, FIXTURE CONTRACTOR, THROUGH PARTITIONS AND STRUCTURAL WALLS. ALL PENETRATIONS THROUGH RATED WALLS, WITH DUCTS OR PIPING, TO BE FILLED AT OPENING WITH "FIRESTOPPING" MATERIALS TO MAINTAIN THE INTEGRITY OF THE SPECIFIED RATING OF THE WALL.

53. THE GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO ALL NEW REQUIREMENTS, WHETHER STATED OR NOT ON THESE CONTRACT DOCUMENTS, FOR THE LATEST A.DA. LAW EFFECTIVE JANUARY 26, 1992 OR LOCAL BARRIER FREE DESIGN. THIS LAW IS A CIVIL RIGHTS LAW AND THE EXCLUSION OF REQUIREMENTS BY THE LOCAL CODE OFFICIALS DOES NOT RELIEVE THE TENANT OR THE GENERAL CONTRACTOR OF ADHERING TO THE NECESSARY WORK, EITHER DURING CONSTRUCTION OR AFTER OCCUPANCY.

54. QUALITY STANDARDS: ALL SUCH WORK SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF. GENERAL CONTRACTOR SHALL REQUIRE ANY PERSON PERFORMING ANY SUCH WORK TO GUARANTEE THE SAME TO BE FREE FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. OWNER SHALL ALSO REQUIRE ANY TYPE SUCH PERSON TO BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR WITHOUT ADDITIONAL CHARGE, OF ANY AND ALL WORK DONE OR FURNISHED BY OR THROUGH SUCH PERSON, WHICH SHALL BECOME DEFECTIVE WITHIN ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. THE CORRECTION OF SUCH WORK SHALL INCLUDE, WITHOUT ADDITIONAL CHARGE, ALL EXPENSES AND DAMAGES IN CONNECTION WITH SUCH REMOVAL, REPLACEMENT OR REPAIR OF ANY PART OF THE WORK WHICH MAY BE DAMAGED OR DISTURBED THEREBY. ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO TENANT'S WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL INURE TO THE BENEFIT OF THE OWNER, AS THEIR RESPECTIVE INTERESTS APPEAR AND CAN BE DIRECTLY ENFORCED BY EITHER. GENERAL CONTRACTOR TO HAVE THIS CLAUSE IN EVERY SUBCONTRACTOR AGREEMENT FOR THE PROJECT AND IF SUCH CLAUSE IS NOT INCLUDED, IT WILL NOT RELIEVE THE GENERAL CONTRACTOR OF THE REQUIREMENTS OR WORK STATED HEREIN.

55. CONTRACTOR IS TO VERIFY THAT THIS SPACE IS ASBESTOS FREE. NO ASBESTOS WORK IS TO BE COMPLETED BY THIS CONTRACTOR UNLESS SPECIFICALLY NOTED IN THESE CONTRACT DOCUMENTS. IF ASBESTOS IS UNCOVERED, NOTIFY THE OWNER IMMEDIATELY AND STOP ALL WORK. OWNER IS RESPONSIBLE FOR ALL ASBESTOS TESTING. FILING AND REMOVAL.

56. THE GENERAL CONTRACTOR, AT THE POINT OF "SUBSTANTIAL COMPLETION" AND "TURNOVER" OF PREMISES TO TENANT, MUST COMPLETE, AT GENERAL CONTRACTOR'S COST AND EXPENSE (FINAL PAYMENT CANNOT BE REQUESTED TO TENANT BY THIS GENERAL CONTRACTOR UNLESS ALL OF THIS WORK NOTED IS COMPLETED),

A) FINAL INSPECTIONS BY ALL BODIES HAVING JURISDICTION NECESSARY FOR FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR COMPLETION, WHICHEVER IS APPLICABLE.

B) THE GENERAL CONTRACTOR TO FINALIZE ALL APPLICABLE ONWER AND ARCHITECT PUNCH LISTS AND/OR REQUIREMENTS.

C) FINALIZE CHANGES ON PLANS AND SPECIFICATIONS AND MARKS ALL APPROVED OWNER, BUILDING DEPARTMENT FIRE MARSHALL AND ON A SET OF PRINTS FOR BOTH TENANT

AND TENANT'S ARCHITECT AND FORWARD SUCH INFORMATION TO BOTH PARTIES VIA OVER NIGHT DELIVERY.

MARK SHALL BE COMPLETED USING A CLOUD PROCEDURE WITH A REMELT TIP PEN TO EASILY DISTINGUISH CHANGES FROM ORIGINAL WORK.

D) PREPARE AN OPERATING PROCEDURE MANUAL FOR OWNER FOR MECHANICAL EQUIPMENT AND CHANGE FILTERS FOR EQUIPMENT, ON DAY OF TURNOVER, IF APPLICABLE.

57. GUARANTEES FOR ALL WORK BY SUBCONTRACTORS SHALL BE FOR A PERIOD OF ONE YEAR, FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE NOTED. AT THE TIME OF FINAL SUBMITTAL FOR ALL COSTS BY THE GENERAL CONTRACTOR TO THE OWNER, INCLUDING BASE BID, EXTRAS AND CREDITS, THE GENERAL CONTRACTOR'S SUBCONTRACTORS SHALL FURNISH TO THE OWNER A WRITTEN GUARANTEE STIPULATING THAT, AT NO ADDITIONAL COST TO THE OWNER, ANY DEFECTIVE WORK OR MATERIALS SHALL BE REPAIRED OR REPLACED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF WORK, UNLESS OTHERWISE NOTED. IF SUCH WORK AFFECTS OWNER'S OTHER WORK, OWNER'S OTHER WORK IS TO BE COMPLETED BY THE SUBCONTRACTOR AT NO COST TO THE OWNER.

58. UPON A COMPLETION OF WORK, THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO OBTAIN A CERTIFICATE OF COMPLETION AND APPROVAL FROM THE BUILDING DEPARTMENT, OR OTHER AUTHORITIES HAVING JURISDICTION, AND SUBMIT SAME TO THE OWNER'S ARCHITECT. FINAL PAYMENT WILL NOT BE ISSUED BY THE OWENR PRIOR TO RECEIPT OF SUCH CERTIFICATES.

59. UPON COMPLETION OF ALL CONSTRUCTION AND PRIOR TO TURNOVER OF THE SPACE, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SPACE CLEANED. ANY CLEANING WHICH IS NOT DONE AT THE TIME OF TURNOVER AND NEEDS TO BE DONE BY THE OWNER, WILL BE BACK CHARGED TO THE GENERAL CONTRACTOR.

60. SUBMIT SHOP DRAWINGS FOR ALL FABRICATED ITEMS.

E) TURN OVER ALL KEYS TO OWNER.

61. SUBMIT SAMPLES FOR ALL FINISHES.

62. CONTRACTOR MUST PROVIDE A CERTIFICATE OF COMPLIANCE FOR PRE-CONSTRUCTION SOIL TREATMENT FOR SUBTERRANEAN TERMITE WITH ACCORDENCE TO THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA BUILDING DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AND WITH THE FLORIDA BUILDING CODE 2010 SECTION 1816 TERMITE PROTECTION.

63. CONTRACTOR MUST SUPPLY PRODUCTS, BUILDING MATERIALS AND / OR BUILDING SYSTEMS WHICH COMPLY TO THE MIAMI-DADE PRODUCT CONTROL APPROVAL PROCESS AND HAVE A NOTICE OF ACCEPTANCE NUMBER.

No.	Date.	Description.
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OSVALDO MARONIO OSVALDO MARONIO ARONI MARONI MARONI MA

ALL DRAWINGS AND WRITTEN MATERIAL
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ORIGINAL AND UNPUBLISHED WORK OF
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OF Toma Design Group Inc.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE—SAFET STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES. CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2017)

HOLLYWOOD 26 LLC 2026 Hollywood Boulevard, Hollywood, FL, 33020

TOMA DESIGN GROUP INC.

Tel: (305) 401-2223
20900 NE 30th Ave. #1001
Aventura, FL, 33180

10-6-2024

Drawn by M.T.

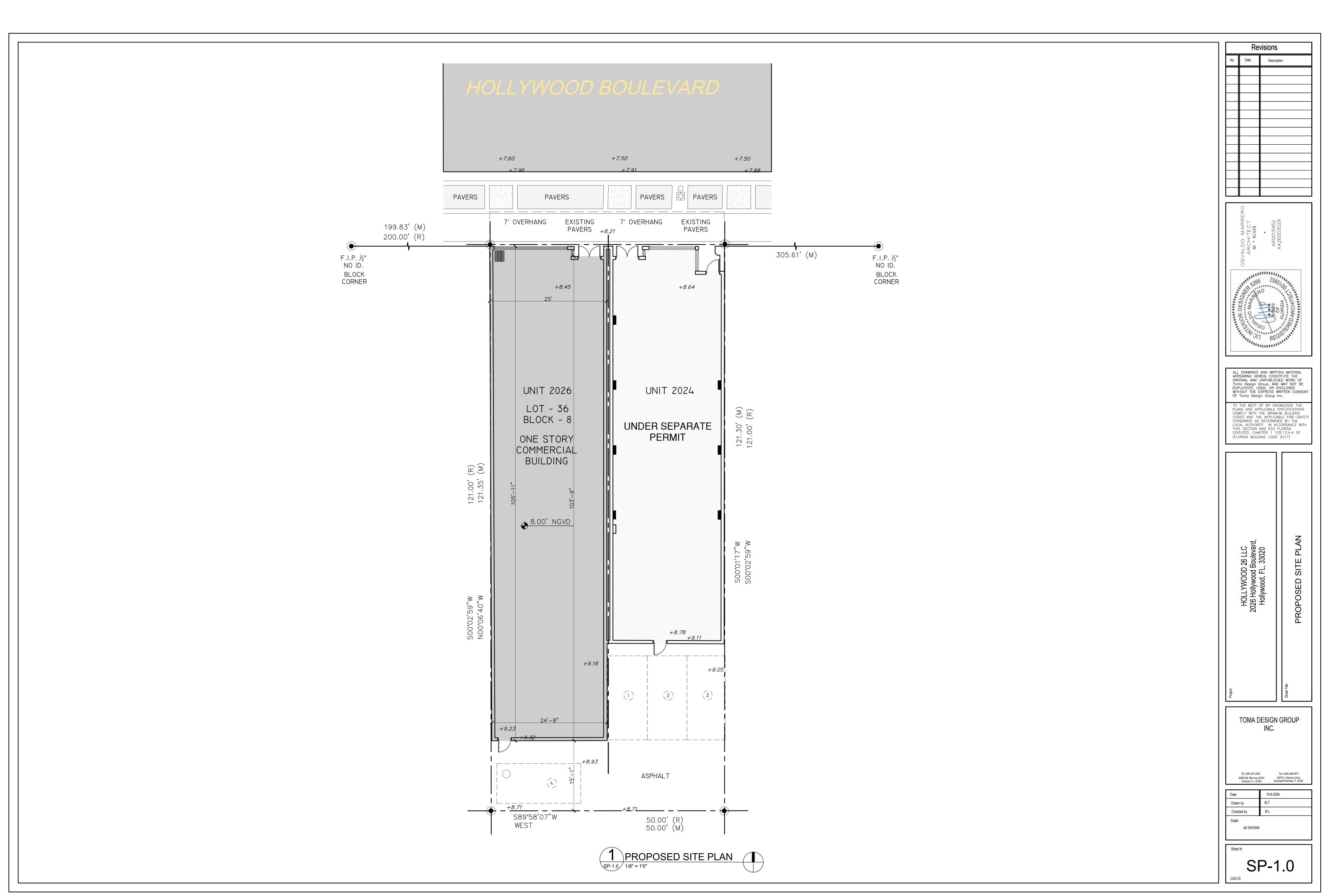
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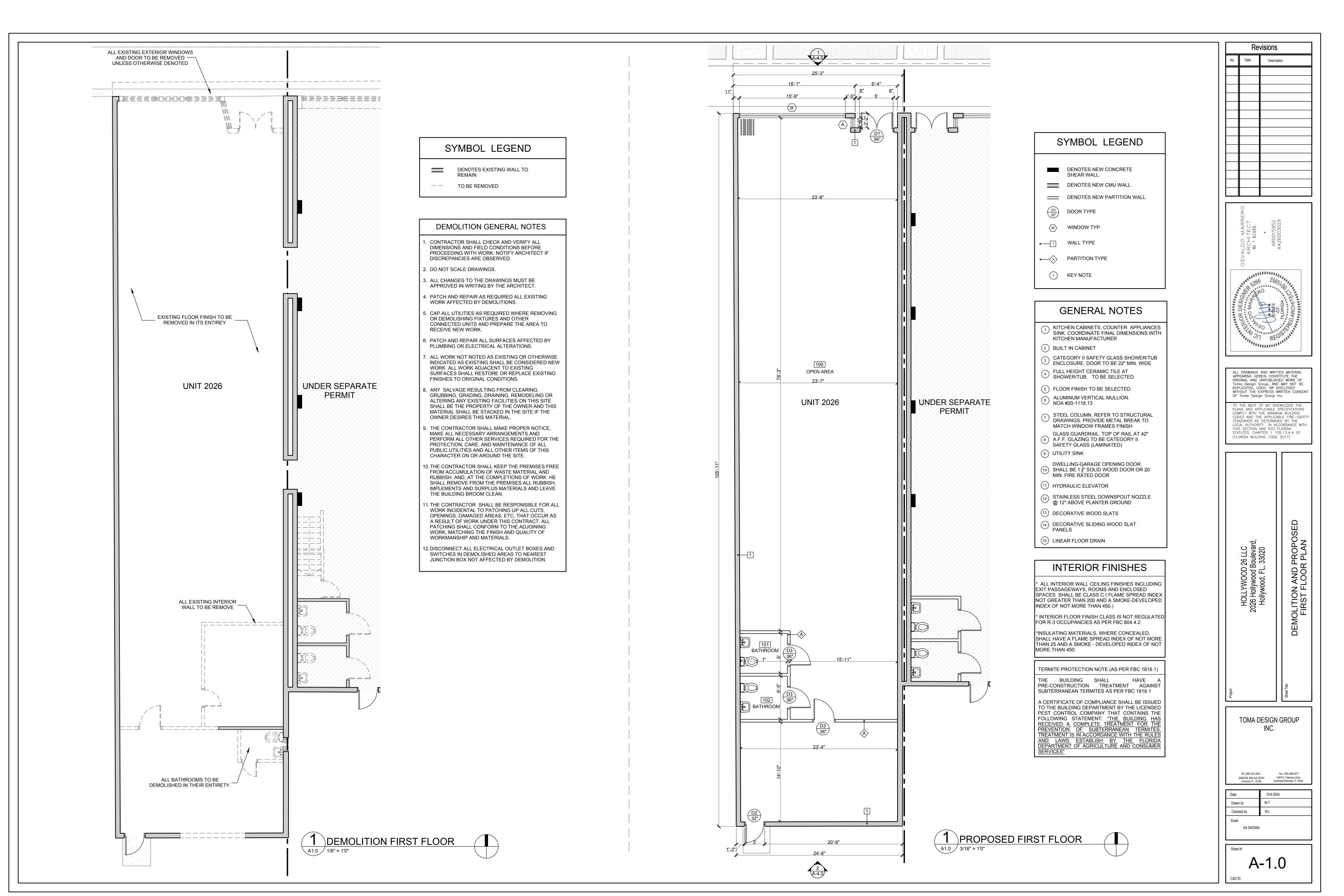
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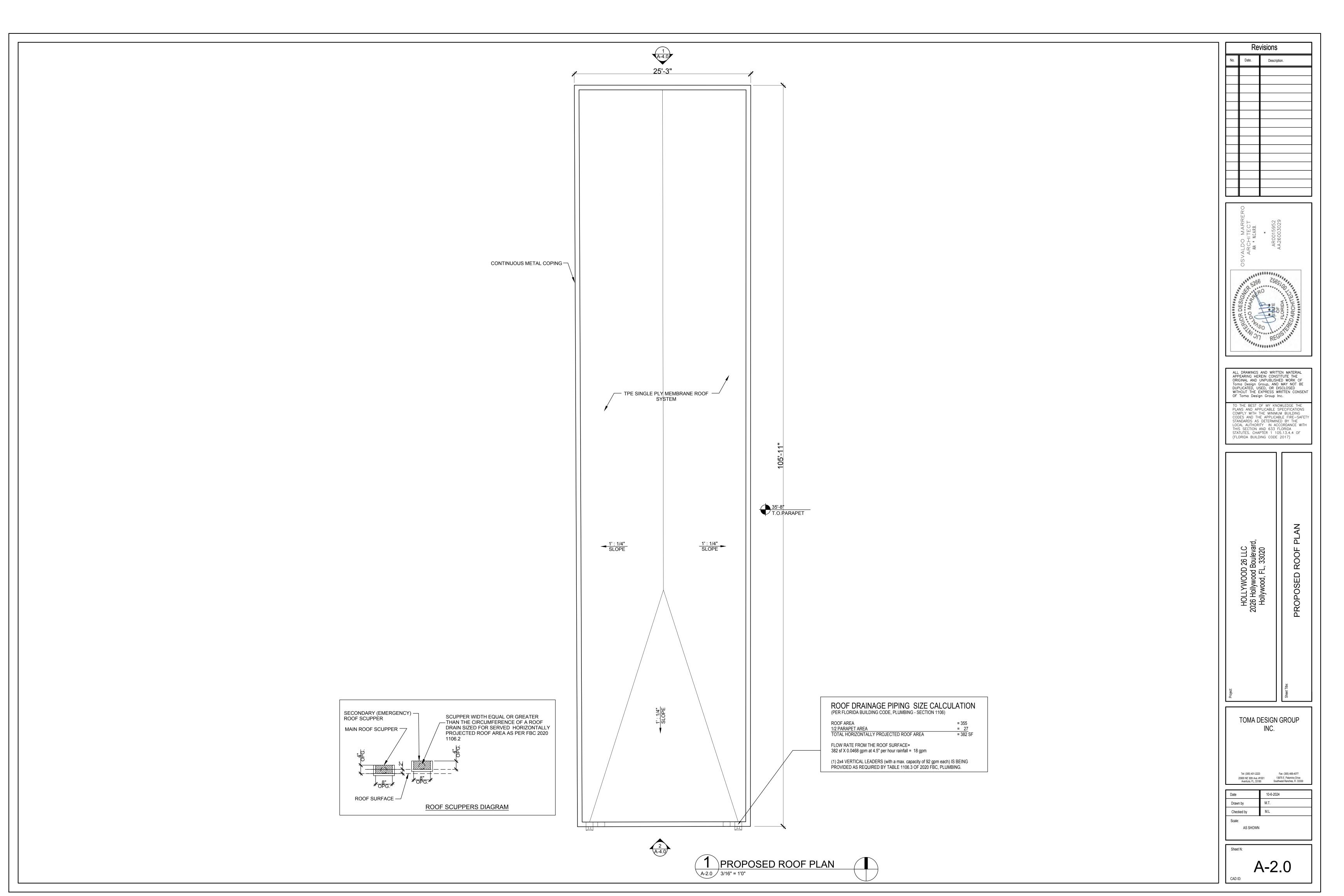
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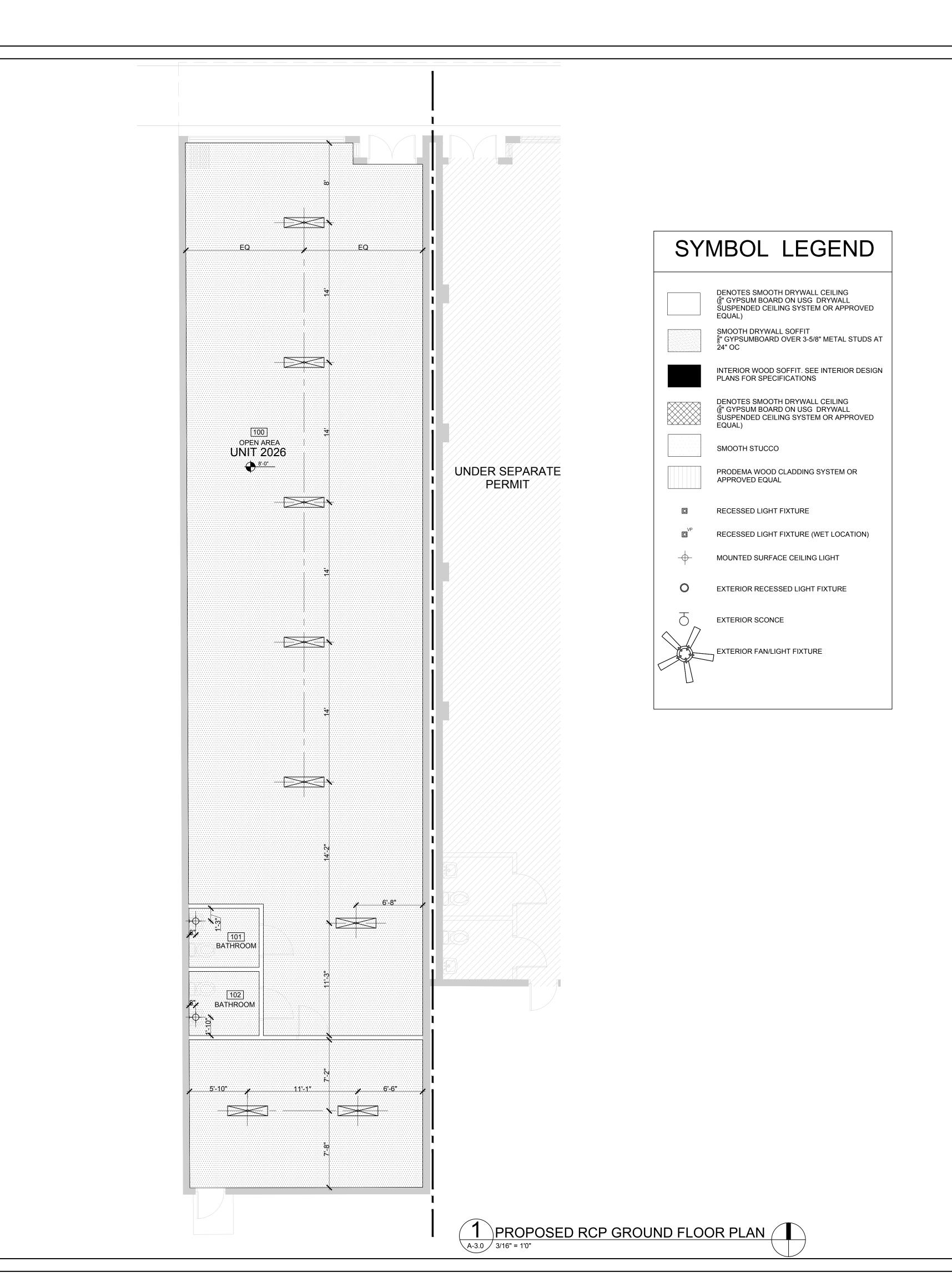
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CAD II









Revisions					
No.	Date.	Description.			

OSVALDO MARRERO
ARCHITECT
AM * NCARB.

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HOLLYWOOD 26 LLC 2026 Hollywood Boulevard, Hollywood, FL, 33020

TOMA DESIGN GROUP INC.

Tel: (305) 401-2223 Fax: (305) 466-4077
20900 NE 30th Ave. #1001 13975 E. Palomino Drive
Southwest Ranches, Fl. 33330

ate 10-6-2024

Date 10-6-2024

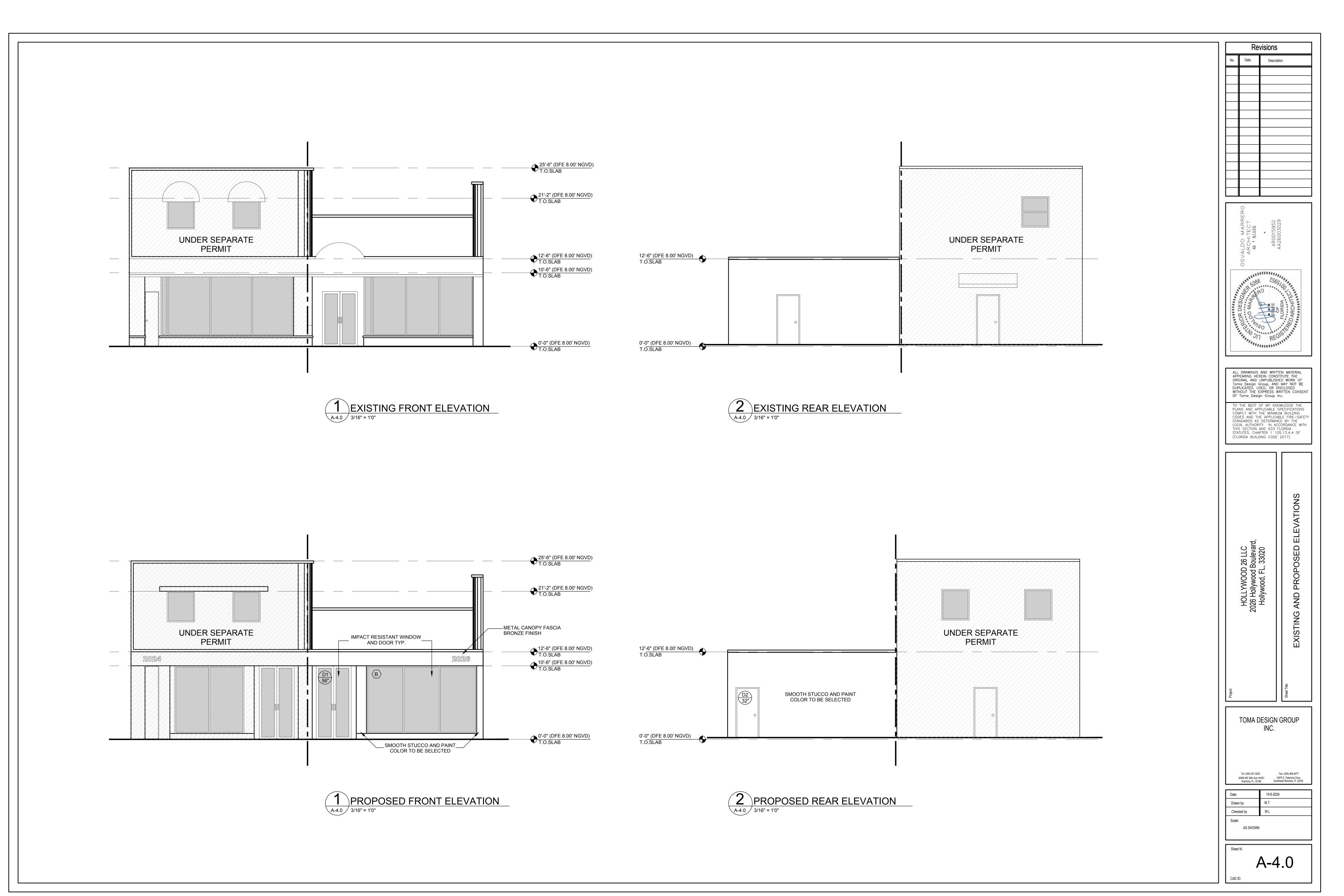
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			SECTIONAL GARAGE DOOR			DOOR S	SCHED	ULE						
	MARK	MANUFACTURER	TYPE	STYLE	QUANTITY	DOG	OR SIZE	No. OF LEAVES	MATERIAL	-	FIN	IISH	NOA#/FL	NOTES
	IVII II VI V	WWW.NOTONER	1112	OTTEL	Q0/11/11/1	WIDTH	HEIGHT	110. OF ELFTVEO	DOOR	FRAME	DOOR	FRAME	THO/N#71E	NOTES
SS	D1	ES WINDOWS	DOUBLE SWING DOOR	SGD 2020	1	56"	126"	2	ALUMINUM	ALUMINUM	BRONZE	BRONZE	FL-22267	
DOORS	D2	ES WINDOWS	SWING DOOR	SGD 2020	1	32"	86"	1	ALUMINUM	ALUMINUM	BRONZE	BRONZE	FL-22267	
	D3	ES WINDOWS	SWING DOOR	SGD 2020	3	36"	96"	1	ALUMINUM	ALUMINUM	BRONZE	BRONZE	FL-22267	
DOORS														
٦ [

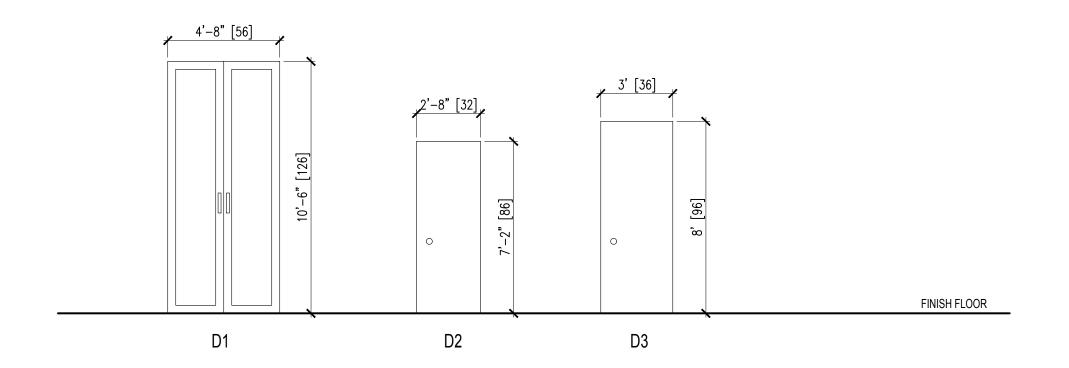
ENERGY VALUES:

GLASS:

U VALUE = 1.08 (BTU/HR-FT²-°F)
SHGC = 0.30

1. GLASS PANELS SHALL BE CATEGORY II "SAFETY GLAZING" COMPLYING WITH 16CFR 1201, SAFETY STANDARD FOR ARCH. GLAZING MATERIALS, CONSUMER PRODUCT SAFETY COMMISSION AND, AS DESCRIBED IN FBC 2411.3.1.3.1 THROUGH 2411.3.1.3.5

2. ALL DIMENSIONS SHALL BE VERIFIED AT SITE PRIOR TO FABRICATION



	WINDOW SCHEDULE								
MARK MANUFACTURER TYPE STYLE QUANTITY WINDOW SIZE NOA # ALUM FIN							ALUM FINISH	NOTES	
				V=	WIDTH	HEIGHT]	7.257111011	
А	ES WINDOWS	WINDOW WALL	SERIES 7000	1	18"	116"	21-0212.02	BRONZE	1,2
В	ES WINDOWS	WINDOW WALL	SERIES 7000	1	189"	116"	21-0212.02	BRONZE	1,2

NOTES:

1. WINDOWS AND DOORS UNDER SEPARATE PERMIT

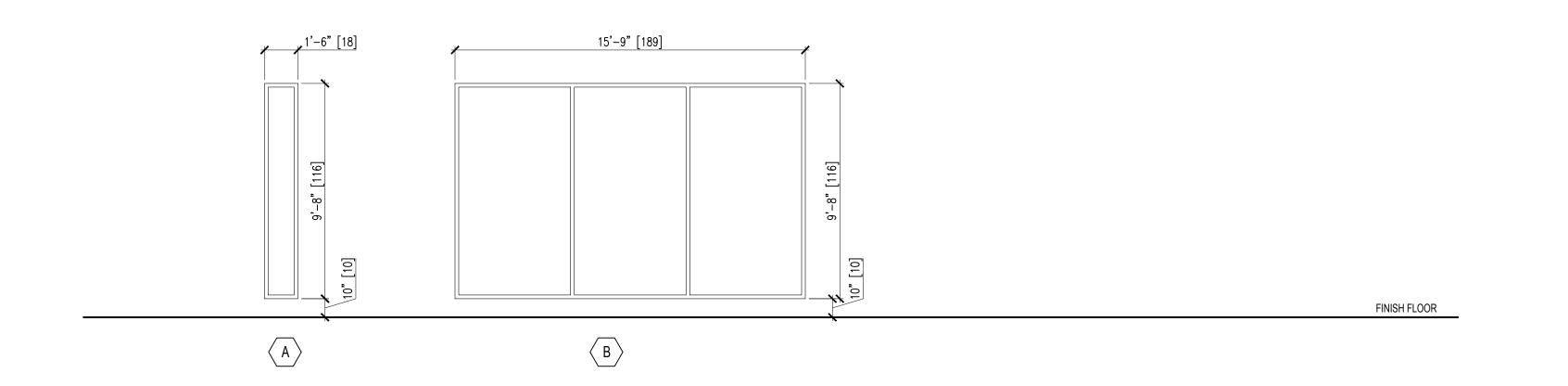
2. ENERGY VALUES:

U VALUE = 1.08 (BTU/HR-FT²-°F)

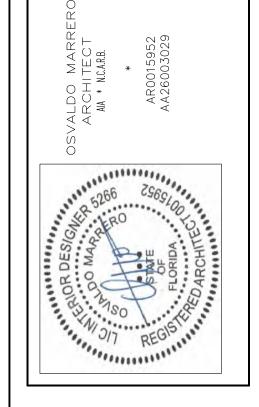
SHGC = 0.40

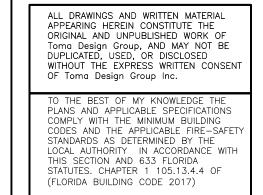
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THROUGH 2411.3.1.3.5

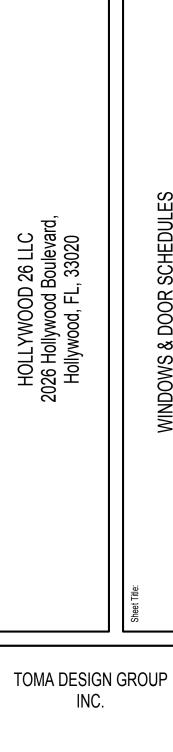
2. ALL DIMENSIONS SHALL BE VERIFIED AT SITE PRIOR TO FABRICATION



No. Date. Description.







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20900 NE 30th Ave. #1001 13975 E. Palomino Drive
Aventura, FL, 33180 Southwest Ranches, Fl. 33330

A-7.0

Drawn by
Checked by

10-6-2024

MK2 Design Build Inc.

Estimate

750 N Dixie Hwy, Suite A Hollywood, FL 33020 info@mk2designbuild.com www.mk2designbuild.com (954) 932-0844 Estimate No:

EST558118

Date:

11/01/24

For: Hollywood 26 LLC

2026 Hollywood Blvd

Hollywood, FL, 33020-4525

Description		Amount
Building Exterior Renovati	ion	
	Demolition & Stucco Work	\$45,401
	Aluminum Overhang w/ LED Lighting	\$35,526
	Window & Door Replacement	\$28,943
	Exterior Waterproofing & Painting	\$21,196
Mechanical Systems		
	HVAC Replacement (Central A/C)	\$34,958
Electrical Work		
	Interior & Exterior Electrical	\$24,857
Plumbing & Specialty Wo	rk	
	Plumbing (Incl. Grease Trap)	\$12,826
Renovation Extras		
	Framing & Sheetrock	\$2,838
	Parking Area Repaving	\$14,982
	Exterior Lighting Replacement	\$12,031
	Interior Painting	\$3,263

MK2 Design Build Inc.	Estimate No: EST558118	11/01/24
Description		Amount
Overhead		
	Insurance	\$8,513
	Project Management	\$64,389
	Permits	\$0
	Inspections	\$0
	Total	\$309,723

Eligible improvements \$193,037

Hollywood 26 LLC MK2 Design Build Inc.



CONSTRUCTION QUOTATION #2024-11-107

CREATED ON 11/11/2024

FOR: HOLLYWOOD 26, LLC 2026 Hollywood Blvd Hollywood, FL, 33020

DESCRIBTION	DETAILS	PRICE	
Core Construction	Comprehensive		
Services	building		
	transformation		
Building Exterior		\$	120,745.00
Renovation			
Electrical &		\$	49,640.00
Mechanical Systems			
Specialty		\$	15,580.00
Renovations			
Additional Site		\$	33,220.00
Improvements			
Management and		\$	64,000.00
Administrative			
		\$	283,185.00

Eligible improvements \$167,025



Building Exterior Renovation		
Stucco Restoration	Full exterior skim coat, imperfection removal	\$ 28,200.00
Aluminum Overhang Installation	Bronze finish	\$ 32,350.00
Demolition Services	Removal of existing awnings, decorative elements	\$ 11,900.00
Window & Door Replacement	Impact-resistant exterior doors/windows	\$ 28,840.00
Exterior Waterproofing & Painting	Comprehensive exterior protection	\$ 19,455.00
		\$ 120,745.00

Electrical & Mechanical Systems		
Interior Electrical	Romex wiring, Siemens/Eaton panels	\$ 14,580.00
HVAC Replacement	3 new central AC units, complete duct system	\$ 25,760.00
Exterior Electrical	Comprehensive electrical infrastructure	\$ 9,300.00
		\$ 49,640.00

Specialty Renovations		
Framing & Sheetrock	Comprehensive wall restoration	\$ 3,000.00
Plumbing Work	Full underground and fixture installation	\$ 12,580.00
		\$ 15,580.00



Additional Site Improvements	DETAILS	PRICE	
Interior Painting	Primer and two-coat paint system	\$	4,200.00
Parking Area Repaving	Complete restripe, new bumpers	\$	12,000.00
Exterior Lighting	Full LED fixture replacement	\$	11,120.00
Equipment Rental		\$	5,900.00
		\$	33,220.00

Management and Administrative	DETAILS	PRICE	
Insurance, Permits		\$	8,000.00
On-site Project Management		\$	56,000.00
		\$	64,000.00

HOLLYWOOD 26 LLC	SIMJA CONSTRUCTION