

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

AP	PLICATION DATE:			
Ro	600 Hollywood Blvd oom 315 ollywood, FL 33022	APPLICATION TYPE (CHECK AL ☑ Technical Advisory Committee ☐ Planning and Development Board ☐ City Commission	L THAT APPLIES): Art in Public Places Committee	
Tel: (954) 921-3471 Email: Development@ Hollywoodfl.org SUBMISSION REQUIREMENTS: One set of signed & sealed plans (i.e. Architect or Engineer) One electronic combined PDF submission (max. 25mb) Completed Application Checklist		Folio Number(s): 5142 16 01 1860 Zoning Classification: DH-2 Existing Property Use: SINGLE FAMI Is the request the result of a viol	Land Use Classification: 01-01 LY Sq Ft/Number of Units: 649 / 1 ation notice? Yes No If yes, attach a copy of violation. to the City before? If yes, check all that apply and provide File	
		Phased Project: Yes No Number of Phases: Project Proposal Units/rooms (# of units) # UNITS: 12 #Rooms 12		
NO	TE:	Proposed Non-Residential Uses	0 S.F.)	
•	This application must be completed in full and submitted with all documents to be placed	Open Space (% and SQ.FT.) Parking (# of spaces) Height (# of stories)	Required %; 0 (Area: 0 S.F.) PARK. SPACES: (# 14) (# STORIES) 4 (47 FT.)	
•	The applicant is responsible for obtaining the appropriate checklist for each type of application.	Gross Floor Area (SQ. FT) Name of Current Property Owner Address of Property Owner: 260 191	TER, SUNNY ISLES BEACH, FL 33160	
	Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings. Applicant ALEKSEJ BE Address: 200 SE 4 ST, H. Email Address: 9073103	Telephone: 954-271-2631 Em Applicant ALEKSEJ BEREZNOJ Address: 200 SE 4 ST, HALLANDALE B Email Address: 9073103@GMAIL.COM Email Address #2: NONE		
	on herriciói Ping togétheretés col		there an option to purchase the Property? Yes \(\sum \text{No } \overline{\text{V}} \)	



Signature of Current Owner:

GENERAL APPLICATION

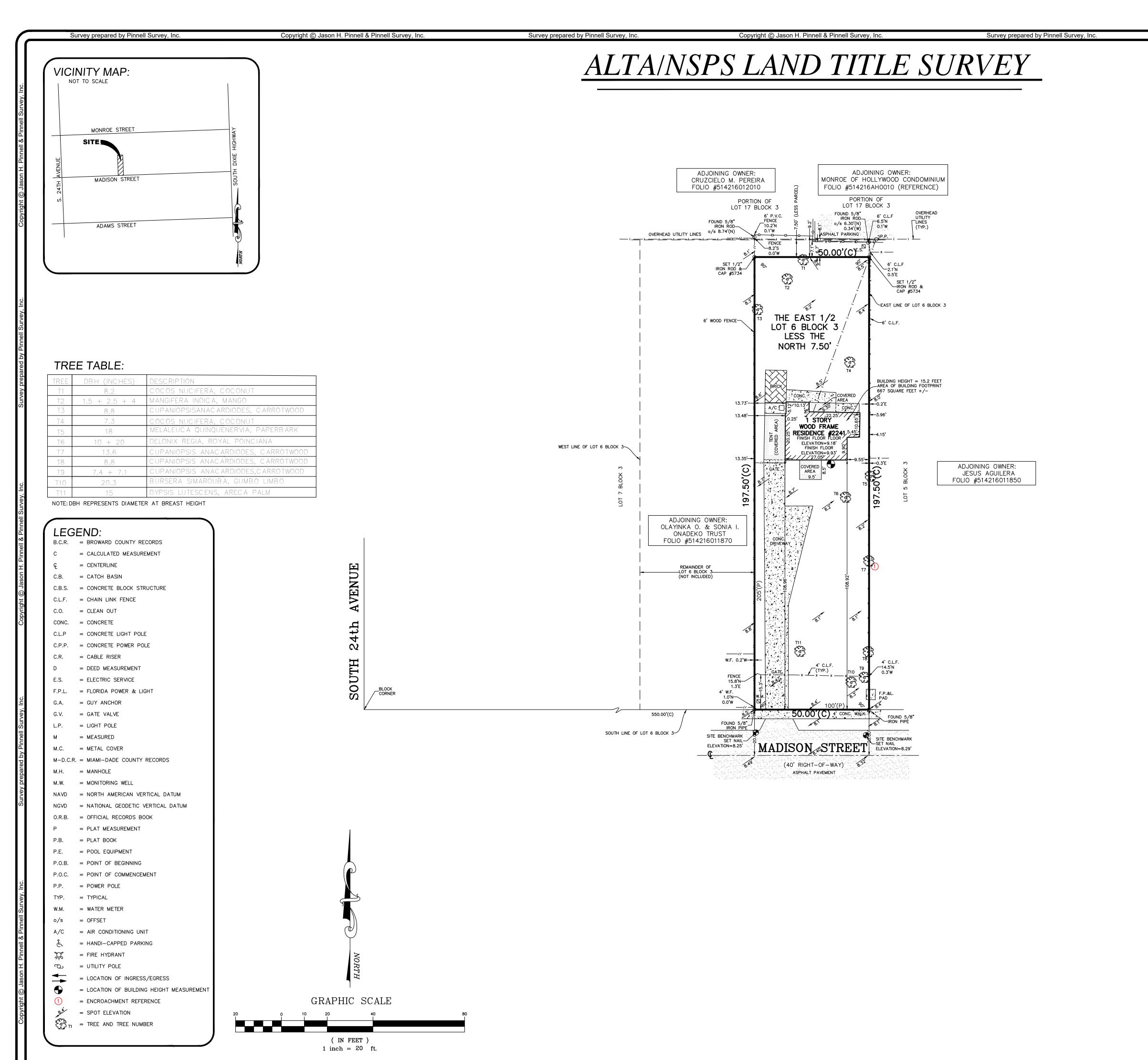
Date:

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

PRINT NAME: ARTHUR ABRAMCHAEV	Date: 12/06/2024
Signature of Consultant/Representative:	Date: 12/5/24
PRINT NAME; ALEKSEJ BEREZNOJ	Date:
Signature of Tenant:	Date:
PRINT NAME:	Date:
Current Owner Power of Attorney	
I am the current owner of the described real property and that I am aware of the the proposed project to my property, which is hereby made ALEKSEJ BEREZNOJ to be my legal representative before the Committee) relative to all matters concerning this application.	nature and effect the request for by me or I am hereby authorizing Board and/or
EKATERINA PERMYAKOVA-GUZIKOV	ature of Current Owner
Mo. 01PE6382194 ARTH	HUR ABRAMCHAEV Name
My Commission Expires:(Check One) Personally known to me; OR Produc	ed Identification



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Survey prepared by Pinnell Survey, Inc.

PINNELL SURVEY, INC.

PROFESSIONAL SURVEYORS AND MAPPE 5300 WEST HILLSBORO BOULEVARD, SUITE 215-A COCONUT CREEK, FLORIDA 33073 PHONE: (954)418-4940 FAX: (954)418-4941 LICENSED BUSINESS #6857

PROJECT ADDRESS: 2241 MADISON STREET HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION:

THE EAST 1/2 LOT 6, LESS THE NORTH 7.5 FEET THEREOF, BLOCK 3, HOLLYWOOD LITTLE RANCHES, ACCORDING THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY,

ENCROACHMENT NOTES:

1) - 4 FOOT CHAIN LINK FENCE CROSSES OVER THE EASTERLY PROPERTY LINE.

SCHEDULE "B" TITLE NOTES:

THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO.: 021-7017856, DATED MAY 26, 2023 @ 10:46 A.M.

ITEMS 1 THROUGH 6 IN SCHEDULE B ARE STANDARD EXCEPTIONS, MORTGAGES, TERMS AND CONDITIONS AND LIENS THAT ARE NOT MATTERS OF SURVEY.

ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

ORDINANCE NO. 2005-18 RECORDED IN O.R. BOOK 40082, PAGE 1783, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

ORDINANCE NO. 2005-19 RECORDED IN O.R. BOOK 40082, PAGE 1789, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS ITEM AFFECTS THE SUBJECT PROPERTY WITH NOTHING TO PLOT.

GENERAL NOTES:

1) TYPE OF SURVEY: BOUNDARY

2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.

3) THE BROWARD COUNTY TAX I.D. NUMBER FOR THE PROPERTY SHOWN HEREON IS 5142-16-01-1860 AND IS CURRENTLY OWNED BY 260 191 TER LLC.

4) THE AREA OF THE PROPERTY SHOWN HEREON IS 9,875 SQUARE FEET (0.2267 ACRES) MORE OR LESS.
5) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.

6) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.

7) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AH" WITH A BASE FLOOD ELEVATION OF 9 FEET, AS SHOWN ON F.I.R.M. MAP 125113-0569-J, BEARING A MAP

REVISION DATE OF 07/31/24.

8) UNDERGROUND IMPROVÉMENTS AND UTILITIES ARE NOT LOCATED. 9) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.

10) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.

11) REFERENCE BENCHMARK: CITY OF HOLLYWOOD "MADISION ST. & 24TH AVE" ELEVATION=10.35' NGVD 1929/ELEVATION=8.75' NAVD 1988.

12) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.

13) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.

14) TREE DESCRIPTIONS SHOWN HEREON ARE PER AN ARBORIST REPORT PROVIDED BY CLIENT.
15) DATE FIELDWORK PERFORMED: 06/18/24 (FIELD BOOK 670, PAGE 28)
16) DRAWN BY: Q.D.I. CHECKED BY: K.M.

CERTIFICATION:

260 191 TER, LLC., A FLORIDA LIMITED LIABILITY COMPANY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS 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), 7(B)(1), 7(C), 8(LOCATION OF SUBSTANTIAL FEATURES PER VISIBLE, ABOVE—GROUND, ON—SITE OBSERVATION; NO LANDSCAPED AREAS ARE LOCATED), 9, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 18, 2024.

PROFESSIONAL SURVEYOR & MAPPER LICENSE NO. 5734 - STATE OF FLORIDA

JASON H. PINNELL

THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

REVISIONS:			
	REVISION	DATE	CHECKED BY
	ADD ELEVATIONS AND TRESS (24–1465)	10/03/24	K.M.
	ADD ELEVATIONS AND TRESS (24-1405)	10/03/24	IX-IVI-

PROJECT NAME: 260 191 TER, LLC.

JOB NO.: 24-1019

Survey prepared by Pinnell Survey, Inc.

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PROPOSED MULTIFAMILY BUILDING – 2241 MADISON ST, HOLLYWOOD, FL 33020



OWNER: PRIVATE CLIENT

ENGINEER OF RECORD: VINCI ENGINEERS 200 SE 4TH STREET HALLANDALE BEACH, FL 33009 (786) 607-3797

MEP & FIRE PROTECTION ENGINEERS: VINCI ENGINEERS

200 SE 4TH STREET HALLANDALE BEACH, FL 33009 (786) 607-3797

CIVIL ENGINEER:
GGB ENGINEERING, INC.
2699 STIRLING ROAD, SUITE C-202
FORT LAUDERDALE, FLORIDA 33312
(954) 986-9899

LANDSCAPE ARCHITECT:
ANDRES MONTERO LANDSCAPE
ARCHITECTURE
2208 NE 26 TH STREET, #1
FORT LAUDERDALE, FL 33305
(954) 533-8259

PACO MEETING: 08/18/2024

PRELIMINARY TAC MEETING:_____

FINAL TAC MEETING:

BOARD MEETING:____

LOCATION OF THE SITE

INDEX OF DRAWINGS:

ARCHITECTURAL

CS COVER SHEET
A-0.2 GENERAL NOTES
ALTA SURVEY

A-1.0 SITE PLAN

A-1.1 VEHICULAR USE AREA DIAGRAM /
PERVIOUS VS IMPERVIOUS AREA PLAN

1.2 WASHINGTON STREET PROFILE (NORTH ELEVATION)

A-1.3 SUBJECT PROPERTY
A-1.4 F.A.R. CALCULATION
A-1.5 COLORED SITE PLAN

A-2.2 2ND FLOOR PLAN
A-2.3 3RD FLOOR PLAN
A-2.4 4TH FLOOR PLAN
A-2.5 ROOF PLAN

A-3,1 COLOR SAMPLES A-3.2 ELEVATIONS

A-3.3 SECTIONS

A-9.1 – 9.5 RENDERINGS OF THE PROPOSED BUILDING FROM MADISON ST

LANDSCAPE

L-01 PROPERTY SURVEY TREE DISPOSITION PLAN

L-02 LANDSCAPE PLAN

L-03 LANDSCAPE DETAILS & GENERAL NOTES
IR-01 IRRIGATION PLAN, DETAILS & GENERAL NOTES

CIVII

C-1 CIVIL ENGINEERING PLAN

C-1A PAVING MARKING AND SIGNAGE PLAN

C-3 CONSTRUCTION DETAILS

C-4 EROSION AND SEDIMENT PLAN

C-5 STORMWATER POLLUTION PREVENTION DETAILS AND NOTES

C-6 STORMWATER POLLUTION PREVENTION DETAILS AND NOTES

PLUMBING

FIRE PROTECTION

STRUCTURAL

MECHANICAL

ELECTRICAL

VINCI

K-2 Design, Inc 200 SE 4th Street, Hallandale Beach, FL 33009 Phone: 786.607.3797 Fax: 954.212.0165 manager@vinciengineers.com www.vinciengineers.com

This item has been digitally signed and seal by Aleksej Bereznoj; and printed copies of this document are not considered and sealed and the signature must be verified on any electronic copies.



ALEKSEJ BEREZNO. P.E. #74083, COA #31

MADISON ST

REVISIONS:

•				
-				

SCHEMATIC DESIGN

CLIENT APPROVAL

LANDLORD APPROVAL

BIDDING

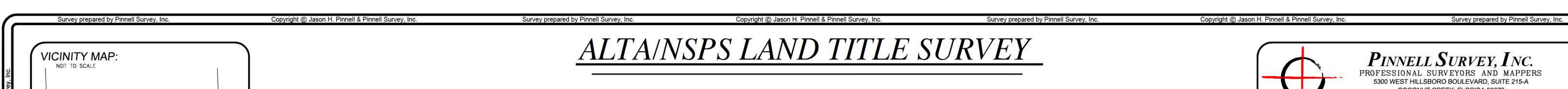
PERMIT SET

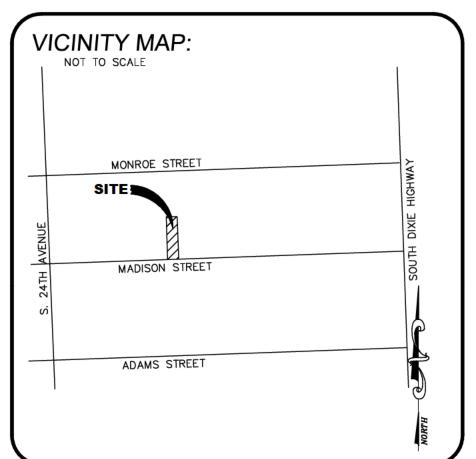
FOR CONSTRUCTION

OWNER REQUESTED REVISION

SCALE AS SHOW
PROJECT NO. 24–73
DRAWN BY: S.F.
CHECKED BY: A.E.
DATE 12/4/202

CS Project Information





TREE TARIE

IRE	IREE IADLE.		
TREE	DBH (INCHES)	DESCRIPTION	
T1	8.2	COCOS NUCIFERA, COCONUT	
T2	1.5 + 2.5 + 4	MANGIFERA INDICA, MANGO	
Т3	8.8	CUPANIOPSISANAC ARDIODES, CARROTWOOD	
T4	7.3	COCOS NUCIFERA, COCONUT	
T5	18	MELALEUCA QUINQUENERVIA, PAPERBARK	
T6	10 + 20	DELONIX REGIA, ROYAL POINCIANA	
Т7	13.6	CUPANIOPSIS ANACARDIODES, CARROTWOOD	
T8	8.8	CUPANIOPSIS ANACARDIODES, CARROTWOOD	
Т9	7.4 + 7.1	CUPANIOPSIS ANACARDIODES, CARROTWOOD	
T10	20.3	BURSERA SIMAROUBA, GUMBO LIMBO	
T11	15	DYPSIS LUTESCENS, ARECA PALM	

NOTE: DBH REPRESENTS DIAMETER AT BREAST HEIGHT

B.C.R.	= BROWARD COUNTY RECORDS
С	= CALCULATED MEASUREMENT

= CENTERLINE C.B. = CATCH BASIN

C.B.S. = CONCRETE BLOCK STRUCTURE C.L.F. = CHAIN LINK FENCE

C.O. = CLEAN OUT

CONC. = CONCRETE

C.L.P = CONCRETE LIGHT POLE

C.P.P. = CONCRETE POWER POLE

C.R. = CABLE RISER

= DEED MEASUREMENT

E.S. = ELECTRIC SERVICE F.P.L. = FLORIDA POWER & LIGHT

= GUY ANCHOR

G.V. = GATE VALVE

L.P. = LIGHT POLE

= MEASURED M.C. = METAL COVER

M-D.C.R. = MIAMI-DADE COUNTY RECORDS

M.H. = MANHOLEM.W. = MONITORING WELL

NAVD = NORTH AMERICAN VERTICAL DATUM

NGVD = NATIONAL GEODETIC VERTICAL DATUM O.R.B. = OFFICIAL RECORDS BOOK

= PLAT MEASUREMENT

P.B. = PLAT BOOK

P.E. = POOL EQUIPMENT P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

P.P. = POWER POLE TYP. = TYPICAL

W.M. = WATER METER

o/s = OFFSET A/C = AIR CONDITIONING UNIT

= HANDI-CAPPED PARKING

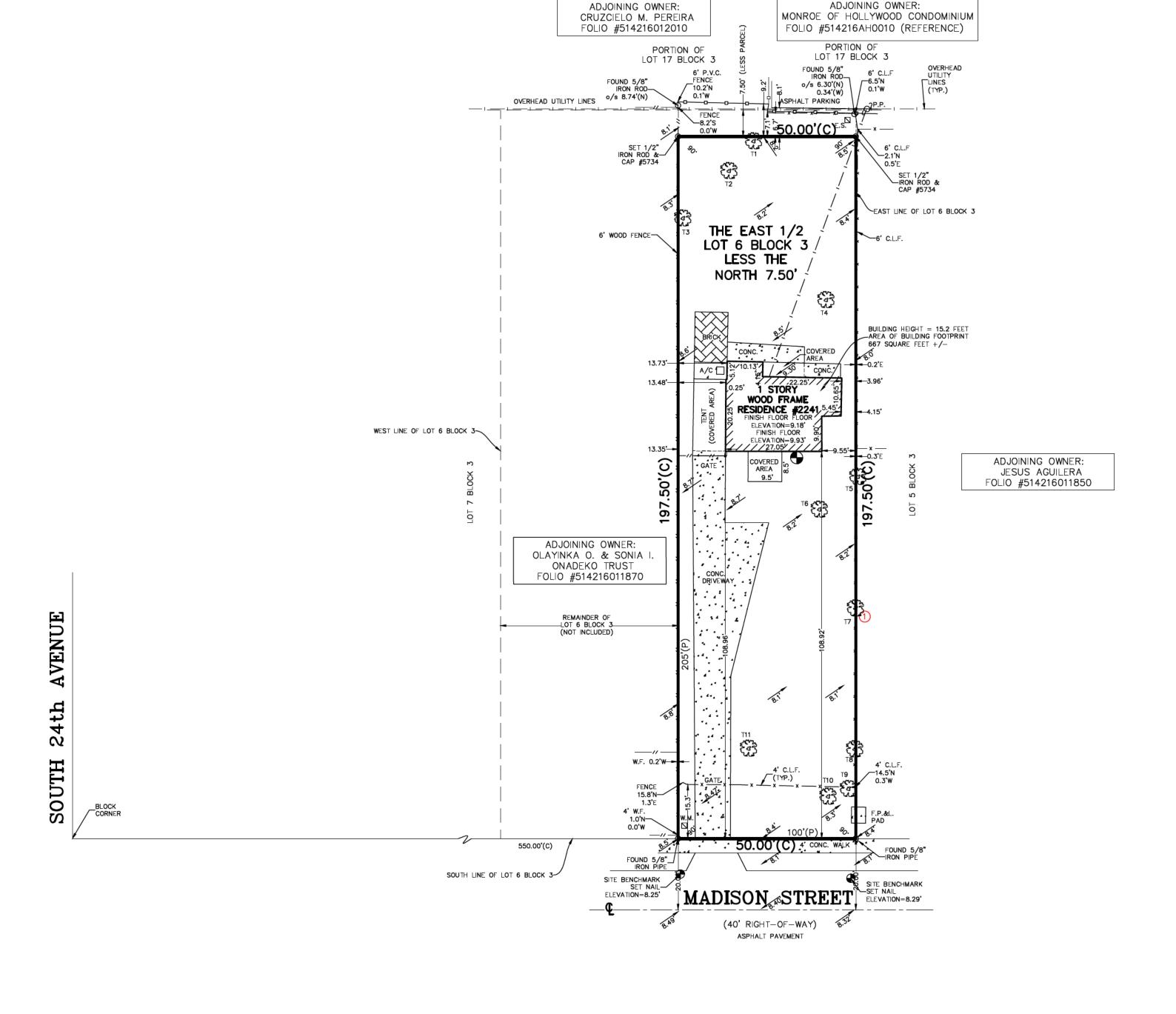
= FIRE HYDRANT

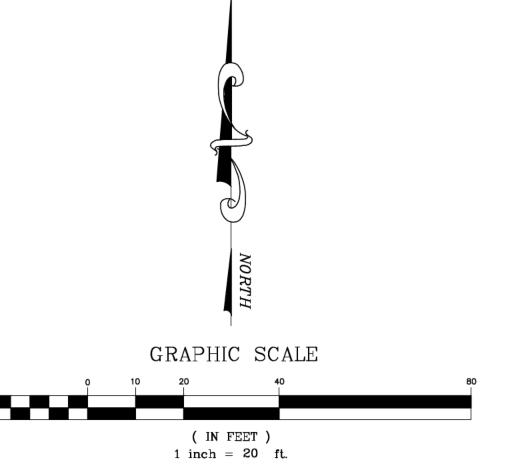
= UTILITY POLE

= LOCATION OF INGRESS/EGRESS = LOCATION OF BUILDING HEIGHT MEASUREMENT

= ENCROACHMENT REFERENCE

= SPOT ELEVATION = TREE AND TREE NUMBER





COCONUT CREEK, FLORIDA 33073 PHONE: (954)418-4940 FAX: (954)418-4941 LICENSED BUSINESS #6857

PROJECT ADDRESS: 2241 MADISON STREET HOLLYWOOD, FLORIDA 33020

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THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY JASON H. PINNELL, P.S.M. #5734

PROFESSIONAL SURVEYOR & MAPPER LICENSE NO. 5734 - STATE OF FLORIDA

REVISIONS:			
	REVISION	DATE	CHECKED BY
	ADD ELEVATIONS AND TRESS (24-1465)	10/03/24	K.M.
		1	_

PROJECT NAME: 260 191 TER, LLC.

JOB NO.: 24-1019

Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc. Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc. Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc. Survey prepared by Pinnell Survey, Inc.

GENERAL

- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
- A. THESE GENERAL NOTES (INCLUDING OTHERWISE NOTED ON PLANS OR SPECIFICATIONS)
- B. DESIGN AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH FLORIDA BUILDING CODE 2020, 7TH EDITION, FLORIDA FIRE PREVENTION CODES 7TH EDITION WHICH INCLUDES NFPA 1 AND NFPA 101, 2018 EDITIONS AND ALL AMENDMENTS AND REVISIONS TO THE CODE AND REQUIREMENTS SET FORTH BY THE LOCAL BUILDING OFFICIAL (CITY OF HOLLYWOOD, FLORIDA) AT THE DATE OF THESE DOCUMENTS.
- C. ALL CURRENT APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
- NATIONAL ELECTRIC CODE, OSHA AND NATIONAL AND OTHER CODE REGULATIONS.
- E. ALL WORK SHALL BE DONE UNDER PROPER BUILDING PERMITS.
- F. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE DONE IN COMPLIANCE WITH THE STATE OF FLORIDA MODEL ENERGY CODE AND AMERICANS WITH DISABILITIES ACT (A.D.A.).
- F. INTERIOR FINISHES SHALL COMPLY WITH NPFA 101, CHAPTER 31, SECTION 31.3.3 INTERIOR FINISHES.
- G. ALL NEW AND EXISTING AUTOMATIC ENTRY GATES INSTALLED IN EITHER COMMERCIAL OR MULTIFAMILY COMMUNITIES SHALL BE PROVIDED WITH A UNIVERSAL ACCESS SYSTEM, APPROVED BY THE FIRE PREVENTION SUBCOMMITTEE OF THE FIRE CHIEFS ASSOCIATION OF BROWARD COUNTY, TO ALLOW RAPID ENTRY.
- H. CONSTRUCTION TYPE: IIA
- I. OCCUPANCY GROUP: R2

2. CONDITIONS

- A. THE GENERAL CONTRACTOR SHALL:
- VISIT THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF THE WORK PRIOR TO PROJECT STARTUP.
- VERIFY ALL DIMENSIONS, ELEVATIONS, ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR COMMENCING ANY WORK.
- VERIFY REVIEW ALL INFORMATION ON THESE CONSTRUCTIONS DRAWINGS,

ACCEPTANCE OF THESE PLANS CONSTITUTES APPROVAL

- NOTIFY ARCHITECT AND ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES FOUND ON CONSTRUCTION DRAWINGS.
- REVIEW THAT NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY AND ACCURATELY LAYOUT THE WORK AND FOR THE LINES AND MEASUREMENTS HEREIN.
- THE GENERAL CONTRACTOR SHALL ESTABLISH ALL THE NECESSARY REFERENCE MARKS AND PERMANENT BENCHMARKS FROM WHICH BUILDING LINES AND ELEVATIONS SHALL BE TAKEN.
- CONTRACTOR WILL STUDY THE CONSTRUCTION DOCUMENTS AND REPORT TO ARCHITECT ANY DISCREPANCIES WITH SOUTH FLORIDA BUILDING CODE, PRIOR TO SIGNING CONTRACT.
- BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE AND FINISHED FLOOR ELEVATIONS WITH RESPECT TO THE CITY OF SUNNY ISLES FLORIDA - FLOOD CRITERIA EXISTING CROWN OF THE ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY GOVERNING BODY.
- FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN LEVEL AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION
- VERIFY ELECTRICAL EQUIPMENT SIZES, VOLTAGE, CURRENT CHARACTERISTICS, ETC. BEFORE ORDERING ANY EQUIPMENT. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED OF ANY CONFLICTS BEFORE PROCEEDING WITH THE ELECTRICAL
- VERIFY ALL OPENINGS OF DOORS AND WINDOWS BEFORE ORDERING.
- VERIFY ALL DIMENSIONS AND ROOF SLOPES PRIOR TO BEGINNING OF THE WORK.
- BE RESPONSIBLE FOR PROVIDING ALL THE NECESSARY TEMPORARY POWER, WATER AND HVAC TO ACCOMPLISH THE WORK.
- USE BUILDING MATERIALS FOR THIS PROJECT WITH EFFICIENCY TO PREVENT AND AVOID THE ACCUMULATION OF NEEDLESS WASTE AS A RESULT OF LACK OF CARE IN CUTTING, SHAPING, SANDING, AND ANY OTHER CONSTRUCTION METHOD
- BE RESPONSIBLE FOR OBTAINING THE CERTIFICATE OF OCCUPANCY FOR THE CLIENT, PRIOR TO THE CLIENT'S MOVE-IN. COPIES OF THE CERTIFICATE TO BE PROVIDED TO THE BUILDING DEPARTMENT.
- COORDINATE AND ASSURE ALL CLEARANCES REQUIRED FOR CEILING TYPES, LIGHT FIXTURES, PLUMBING, STRUCTURAL, HVAC, FIRE PROTECTION, ETC. PRIOR TO INSULATION, SUBMITTALS TO BE SUPPLIED FOR REVIEW.
- SUBMIT A COMPLETE REDLINE SET OF AS-BUILTS DRAWINGS, OPERATION AND MAINTENANCE MANUALS (THREE SETS), AND WARRANTIES FOR EQUIPMENT INSTALLED, OR PROVIDED.
- B. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
- C. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB, UNLESS OTHERWISE NOTED OR SHOWN. FULL SCALE, OR LARGE-SCALE DETAILS OR DRAWINGS SHALL GOVERN OVER SMALL DETAILS OR DRAWINGS WHICH THEY ARE INTENDED TO AMPLIFY DETAILS OR CONDITIONS INDICATED FOR A PORTION OF THE WORK BUT NOT CARRIED OUT FULLY. FOR OTHER PORTIONS SHALL APPLY THROUGHOUT TO ALL SIMILAR PORTIONS EXCEPT AS OTHERWISE SPECIFICALLY NOTED. IN EVERY CASE, A HIGHER QUALITY ITEM OR METHOD SHALL BE ASSUMED OVER A LESSER QUALITY ONE, AND DIMENSIONS SHALL BE FIGURED RATHER THAN BE DETERMINED BY RULER OR SCALE
- D. ALL CONDITIONS AND ALL APPLICABLE REQUIREMENTS OF THE CONTRACT BETWEEN THE CONTRACTOR AND OWNER SHALL GOVERN ALL SPECIFICATIONS.
- E. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENT AND DRAWINGS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR FOR INCLUSION OF ANY WORK BY MENTION, NOTE, DETAIL, ITEMIZATION OR IMPLICATION, HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL THE SAME TYPE OF WORK. ALL WORK PERFORMED TO BE PART OF A COMPLETED PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
- F. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INVESTIGATING IN REFERENCE TO WHERE THIS STRUCTURE CAN BE BUILT ON THIS REFERENCE SITE. PAYMENT OF THESE CONSTRUCTION DRAWINGS CONSTITUTES ACCEPTANCE AND AGREEMENT WITH THE FOLLOWING STATEMENT; NO PARTY SHOULD DELAY PAYMENTS TO ARCHITECT. STRUCTURAL ENGINEER OR ANY OTHER ENGINEERING TRADE. LIABILITIES SHOULD BE LIMITED TO DESIGN AND ENGINEERING FEES
- G. ALL PERMITS, INSPECTIONS, APPROVAL, ETC., SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR IN ALL FIELDS OF HIS WORK AND HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTION AND APPROVAL OF HIS WORK. AU BUILDING PERMITS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR
- ALL SITE VISITS AND SITE INSPECTIONS BY ARCHITECT, LANDSCAPE ARCHITECT, AND STRUCTURAL ENGINEER. ELECTRICAL ENGINEER, PLUMBING ENGINEER, MECHANICAL ENGINEER AND ANY OTHER ENGINEERING TRADE REQUESTED BY CITY OFFICIAL, GENERAL CONTRACTOR OR OWNER WIU BE REQUESTED IN WRITING WITH 5 DAYS OF ANTICIPATION AND PAID IN FULL AT THE JOB SITE
- . THE STANDARD SPECIFICATIONS OF ANY MANUFACTURER APPROVED FOR USE IN THE PROJECT ARE HEREBY MADE PART OF THESE NOTES WITH THE SAME FORCE AND EFFECT AS THOUGH WRITTEN OUT IN FULL HEREIN, EXCEPT THAT WHEREVER THE DRAWINGS REQUIRE HEAVIER MEMBERS, BETTER QUALITY MATERIALS, OR ARE

OTHERWISE MORE STRINGENT. THESE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

A. THE GENERAL CONTRACTOR SHALL PAY FOR ALL TEMPORARY UTILITIES INCLUDING ELECTRICITY, WATER AND TELEBHONE.

B. PRIOR TO COMMENCING WORK. THE G.C. SHALL VERIFY LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER/ARCHITECT AND ALL BUILDING OFFICIALS AND OTHER AUTHORITIES HAVING JURISDICTION IF SO DIRECTED, THE CONTRACTOR SHALL INCLUDE ANY ADDITIONAL COST TO HIS BID.

C. ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICES AND PROVIDE ALL FENCES, BARRICADES. ETC., AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.

- A. BEFORE COMMENCING WITH THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER, CURRENT INSURANCE CERTIFICATION IN THE AMOUNT REQUESTED BY THE OWNER FOR WORKMEN'S COMPENSATION INSURANCE, COMPREHENSIVE GENERAL LIABILITY INSURANCE, BODILY INJURY AND PROPERTY DAMAGE INSURANCE. IT IS THE INTENTION OF THE PARTIES THAT THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND ARCHITECT FOR ANY AND ALL COSTS, CLAIM SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY (INCLUDING DENTAL) ARISING OUT OF THE WORK OF THE CONTRACTOR
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS WORK INCLUDING, BUT NOT LIMITED TO VANDALISM, THEFT, ETC. ADDITIONALLY, THE GC SHALL BE RESPONSIBLE FOR THE OWNER'S PROPERTY. INCLUDING BUT NOT LIMITED TO ANY DAMAGE, VANDALISM, THEFT, ETC.
- C. THE CONTRACTOR SHALL GUARANTEE IN WRITING IN A FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER THE DATE OF ACCEPTANCE OF WORK BY THE OWNER, EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- D. ALL WORK AND OR MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS OR INDUSTRIES RECOMMENDATIONS OR SPECIFICATIONS.
- E. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURERS LABELS.
- F. ANY MATERIALS DELIVERED OR WORK PERFORMED, CONTRARY TO THE DRAWINGS, SPECS AND APPROVED SHOP DRAWINGS, SHALL BE REMOVED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE ALSO, AND THE WORK SHALL BE REPLACED WITH OTHER MATERIALS OR WORK SATISFACTORY TO THE ARCHITECT. THE CONTRACTOR SHALL ASSUME THE COST OF REPLACING THE WORK THAT MAY BE DISTURBED
- G. "THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A-201", LATEST EDITION, ARE HEREBY MADE PART OF THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR SHALL TAKE PRECEDENCE OVER THE "GENERAL CONDITIONS" IN THE EVENT OF A CONFLICT.

5. WORK SCHEDULING

- A. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS
- B. THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO ENSURE THAT THE WORK IS COMPLETED IN A TIMELY MATTER COMPLYING WITH THE OWNER/CONTRACTOR AGREEMENT.

SHOP DRAWINGS

- A. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DETAILING REINFORCED STEEL. STRUCTURAL AND MISCELLANEOUS STEEL, ROOF PRE ENGINEERED WOOD TRUSSES AND ANY OTHER CONSTRUCTION REQUIRING OFF SITE FABRICATION INCLUDED IN THE STRUCTURAL DRAWINGS FOR APPROVAL OF THE STRUCTURAL ENGINEER
- B. APPROVAL OF THE SHOP DRAWINGS BY THE STRUCTURAL ENGINEER IS FOR DESIGN AND LAYOUT ONLY, AND IS NOT FOR THE PURPOSE OF AUTHORIZING CHANGES TO THE CONTRACT DRAWINGS OR APPROVING SUBSTITUTIONS.
- C. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, GENERAL CONDITIONS; SUPPLEMENTAL CONDITIONS, SPECIAL CONDITIONS. AND SPECIFICATIONS APPLICABLE TO SHOP DRAWINGS AND THE SUBMITTALS.
- D. THE CONTRACTOR SHALL APPROVE THE SHOP DRAWINGS BEFORE SUBMISSION TO THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DIMENSIONS, QUANTITIES, JOB CONDITIONS, AND COORDINATION DEFINED HEREIN, AND WITH OTHER CONSTRUCTION TRADES, IF THE SHOP DRAWINGS ARE DISAPPROVED BY THE ENGINEER. THE CONTRACTOR SHALL RESUBMIT CORRECTED DRAWINGS TO COMPLY WITH THE
- E. THE CONTRACTOR SHALL USE ONLY MANUFACTURERS CERTIFIED SHOP DRAWINGS AND SPECIFICATIONS FOR SPECIAL EQUIPMENT AND OR CONSTRUCTION.
- DO NOT BEGIN FABRICATION OR CONSTRUCTION UNTIL THE REQUIRED SHOP DRAWINGS ARE APPROVED BY THE ARCHITECT AND ENGINEER.
- G. THE CONTRACTOR SHALL SUBMIT SUFFICIENT COPIES OF THE SHOP DRAWINGS TO ALLOW THE ENGINEER TO KEEP ONE SET FROM EACH SUBMITTAL FOR HIS RECORDS.
- H. THE CONTRACTOR SHALL ALLOW A MINIMUM OF 10 WORKING DAYS FOR THE ENGINEER TO REVIEW THE SHOP DRAWINGS AFTER THE DATE RECEIVED BY THE ENGINEER. FOR LARGE SUBMITTAL, ADDITIONAL TIME MAY BE REQUIRED.

7. MECHANICAL ENGINEERING

AIR CONDITIONING AND VENTILATION PERMIT BY MECHANICAL CONTRACTOR. AIR CONDITIONING CONTRACTOR SHALL BE RESPONSIBLE FOR THE AIR CONDITIONING AND HEATING SYSTEM DESIGN, LOAD CALCULATIONS, AND SYSTEM SHOP DRAWINGS. SHOP DRAWINGS SHALL INCLUDE, BUT NOT NECESSARY IS LIMITED TO, UNIT SPECIFICATION, DUCT LAYOUT AND DROP LOCATIONS, AND ALL OTHER INFORMATION REQUIRED BY THE BUILDING DEPARTMENT FOR THE PERMIT PROCESS. THE A/C CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO THE REQUIREMENTS SET FORTH IN THE "FLORIDA ENERGY EFFICIENCY CODE" AS CALCULATED FOR THIS SPECIFIC PROJECT.

8. CHASES OR HOLES

- A. THE CONTRACTOR SHALL LEAVE CHASES. HOLES OR OPENINGS OF THE PROPER SIZE THROUGHOUT THE JOB AS REQUIRED, OR CUT THE SAME OPENINGS IN EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF HIS OWN OR OTHER CONTRACTORS WORK.
- B. CONTRACTOR MUST CONSULT WITH OTHER SUB-CONTRACTORS, REGARDING THE PROPER LOCATION AND SIZE OF SAME CHASES HOLES OR OPENINGS. IN CASE OF HIS FAILURE TO LEAVE OR CUT SAME CHASES HOLES OR OPENINGS IN THE PROPER PLACE, HE MUST CUT AFTERWARDS AT HIS OWN EXPENSE.
- C. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL ANY STRUCTURAL MEMBERS BE CUT WITHOUT THE CONSENT OF THE ARCHITECT OR STRUCTURAL ENGINEER. CONTRACTORS SHALL BE FLLY RESPONSIBLE FOR THE COORDINATION. REPAIR AND PREPARATION FOR HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

COMPLETION - CHANGE ORDERS & CONTRACT

- A. SUBSTANTIAL COMPLETION SHALL BE ATTAINED ONLY WHEN ALL PHASES OF THE WORK ARE COMPLETED, EXCLUDING ALL FINAL PUNCH LIST ITEMS REGARDLESS OF OWNERS USAGE OR OCCUPANCY OF THE BUILDING.
- B. NO CLAIMS FOR EXTRAS OR CHANGE ORDERS WILL BE GIVEN CONSIDERATION, UNLESS THEY ARE IN WRITING AND SIGNED BY THE ARCHITECT, THE CONTRACTOR AND
- C. THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF THE BUILDING IS THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A-201, LATEST EDITION. ARE HEREBY MADE PART OF THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR SHALL TAKE PRECEDENCE OVER THE "GENERAL CONDITIONS" IN THE EVENT OF A CONFLICT

10. OMISSIONS AND ALTERATIONS

- A. OMISSIONS; IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THE CONSTRUCTION SHALL BE OF SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
- B. NO STRUCTURAL MEMBERS SHALL BE OMITTED, NOTCHED. CUT, BLOCKED OUT OR RELOCATED WITHOUT PRIOR APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

11. CLEANING

- A. ALL CONTRACTORS WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMAN LIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO IN ORDER TO PROVIDE A FINISHED, NEAT JOB APPEARANCE.
- B. CONTRACTOR SHALL CONTINUOUSLY CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES.
- C. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO THE COMMENCEMENT OF THE CONTRACTORS WORK.
- D. CONTRACTORS SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THEIR INSTALLATIONS ALL GLASS AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.

- ALL COLORS SHALL BE SELECTED ONLY BY THE ARCHITECT/ DESIGNER.
- B. ALL FINISHES INCLUDING INTERIOR/EXTERIOR TILING, PAVERS COLOR, RAILINGS, PERGOLAS AND DECORATIVE ELEMENTS TEXTURE AND FINISH, COLORS WILL BE APPROVED ONLY BY ARCHITECT.
- C. ALL COLOR SELECTION FOR EXTERIOR, INTERIOR WALLS AND CEILINGS WILL BE APPROVED ONLY BY ARCHITECT.
- D. ALL DOORS, DOOR FRAMES, DOOR HARDWARE COLOR AND FINISHES WILL BE APPROVED ONLY BY ARCHITECT.

13. SPECIFICATIONS

- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR OTHERWISE HAS AN APPROVED SEPARATING MATERIAL ALL LUMBER SHALL BE VISUALLY GRADED DOMESTIC LUMBER AND SHALL BE IDENTIFIED BY AND APPROVED AGENCY, GRADING SHALL BE BASED ON RULES PUBLISHED BY THE FOLLOWING AGENCIES:
- HEM FIR W.C.L.I B. (WEST COAST LUMBER INSPECTION BUREAU) W.W.PA (WESTERN WOOD PRODUCTS ASSOCIATION)
- SO PINE S.P.I.B. (SOUTHERN PINE INSPECTION BUREAU)
- ALL DISSIMILAR METAL SHOULD BE ISOLATED AND OR SEPARATED I.E. DIELECTRIC
- C. USE BLUE BOARD OR MOISTURE RESISTANT DRYWALL IN BATHROOM AREAS OR ANY OTHER AREAS CLOSE TO WATER SOURCES.
- D. ALL WALLS, CEILINGS AND SOFFITS WILL BE SQUARE LEVELED IN ORDER TO RECEIVE WOOD MOLDINGS. BASEBOARDS AND CABINETRY. CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE ADEQUATE CONDITIONS FOR INSTALLATION OF FUTURE E. NO SIGN OF DRYWALL TAPE WILL BE ALLOWED DRYWALL SURFACES MUST BE
- READY TO RECEIVE PRIMER AND APPROVED BY ARCHITECT PRIOR TO APPLY FINISH PAINT (REFER TO FINISH SCHEDULE NOTES). F. GENERAL CONTRACTOR WILL COORDINATE AND VERIFY WITH OWNER AND
- ARCHITECT FOR A LIST OF LIGHTING FIXTURES AND PLUMBING CONNECTIONS TO BE INSTALLED IN THE ENTIRE PROJECT. G. ALL PARTITION LAYOUTS WILL BE DONE BY THE GENERAL CONTRACTOR AND WILL
- BE APPROVED BY ARCHITECT PRIOR TO FRAMING. H. ALL GYPSUM BOARD SHEETING SHALL BE 5/8" THICKNESS (UNLESS OTHERWISE NOTED).
- I. GYPSUM WALLBOARD SHALL COMPLY WITH THE PROVISIONS OF THE "SPECIFICATIONS FOR GYPSUM WALLBOARD", ASTM C-36.
- J. GYPSUM WALLBOARD SHALL BE INSTAUED AND FINISHED IN ACCORDANCE WITH THE PROVISIONS OF THE "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD" GYPSUM ASSOCIATION SPECIFICATION GA-216.
- K. ALL INTERIOR PARTITIONS SHALL BE OF THE THICKNESS INDICATED ON THE DRAWINGS AND TYPICAL "PARTITION SECTION DETAILS".
- L. GENERAL CONTRACTOR WILL PROVIDE DOUBLE STUDS AT ALL DOOR FRAME JAMBS.

M. THE WORDING "ALIGN" DENOTES GYPSUM BOARD SHEETING OVER FACE OF BASE

- BUILDING COLUMNS AND ALL SURFACES AT JUNCTION WITH INTERIOR PARTITION TO ALIGN THE TWO DISSIMILAR PARTS AND PROVIDE A SMOOTH CRACK FREE SURFACE (TYPICAL FOR ALL CONDITIONS).
- N. PROVIDE VERTICAL METAL STUDS (20 GAUGE) 16" O.C. WHERE REQUIRED FOR HANGING CABINETS.

COMPLETION OF WORK, INCLUDING CLEANING HARDWARE, FIXTURES AND GLASS,

- O. PROVIDE STUD BACKING (FIRE RATED WOOD STUDS 2 X 4" SECTION) IN WALL CAVITY WHERE REQUIRED FOR HANGING CABINETS. P. CLEANING. REMOVE RUBBISH AND DEBRIS DAILY, LEAVE JOB SITE CLEAN AFTER
- POLISHING OF ALL FINISHED FLOORS AND MILLWORK. Q. INSTALLATION OF METAL CORNER BEADS AT EXTERNAL CORNERS OF DRYWALL WORK IS REQUIRED, ALL CORNER BEADS ARE TO BE SCREWED IN ADDITION TO BEING
- R. GENERAL CONTRACTOR WILL PROVIDE INSTALLATION OF ALL DOOR AND WINDOWS AND COORDINATE WITH ARCHITECT.
- S. ALL BUILT-INS WIU BE PERFORMED BY OTHERS. GENERAL CONTRACTOR WILL COORDINATE WITH ARCHITECT/DESIGNER FOR SPACE AUOWANCES AND APPROPRIATE BRACING WHERE BUILT IN IS NOTED ON PLANS REFER TO ELECTRICAL AND PLUMBING CONNECTIONS IN ORDER TO AVOID DISCREPANCIES WITH MILLWORK.
- T. FLASHING SHALL BE PROVIDED AS NECESSARY TO PREVENT THE ENTRANCE OF WATER AT OPENINGS IN OR PROJECTIONS THROUGH EXTERIOR WALL COVERINGS OF DIFFERENT MATERIALS, AND AT OTHER POINTS SUBJECT TO THE ENTRANCE OF WATER. FLASHING SHALL BE INSTAUED AS PER MANUFACTURER'S SPECIFICATIONS.

14. CONCRETE

ASPHALTIC CONCRETE PAVING TYPE S-1 ASPHALTIC CONCRETE WEARING SURFACE 1" COMPACTED THICKNESS ON 6" COMPACTED LIMESTONE BASE COURSE.

- STANDARDS CONFORM TO A.C.I. MANUAL OF CONCRETE INSPECTION, LATEST EDITION AND CODE STANDARD PRACTICE CRSI.
- FORMWORK PROVIDE FORMING. INCLUDING SHORES. BRACING TIES AND CLAMPS CONFORMING TO SHAPE, LINES AND DIMENSIONS OF CONCRETE AS INDICATED ON THE DRAWINGS.
- REINFORCING SHOP FABRICATED, USA MANUFACTURER, DEFORMED BARS. NEW BILLET, CONFORMING TO ASTM A-615, GRADE 60, FREE OF EXCESSIVE RUST,
- WELDED WIRE FABRIC: 6X6, 10-10, ASTM-185.

SCALE OR COATS REDUCING BOND.

- EXPANSION JOINT FILLER BITUMINOUS FIBER, AST D-944.
- VAPOR BARRIER 6 MIL. POLYETHYLENE IN WIDEST PRACTICAL WIDTH, LAPPING JOINTS MIN. 6 INCHES
- CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI, TWENTY-EIGHT DAYS AFTER POUR SLUMP FOR FOOTINGS: MAXIMUM 3 INCHES ALL OTHER CONCRETE. 5 INCHES

15. MASONRY UNIT

INCLUDED TO THE EXTENT THAT WORK SHALL BE AS SHOWN ON THE DRAWINGS AND SHALL INCLUDE BUT NOT LIMITED TO:

- MASONRY WORK OF ANY KIND AS SHOWN ON THE DRAWINGS AND NOTED IN THE
- INSTALLATION OF STEEL AND PRECAST REINFORCED CONCRETE LINTELS.
- INSTALLATION OF BOLTS, AND ANCHORS, SLEEVES, FLASHING, JOINT REINFORCEMENT AND OTHER TRADES AND REQUIREMENTS OF BUILDING CONDITIONS.

MATERIAL:

- CONCRETE MASONRY UNITS: ASTMC-90. 8' X 8" X 16". 4" X 8" X 16" OR 12" X 12" X 16", 2 OR 3 CELL.
- MORTAR ASTMC-270, TYPE S/
- PORTLAND CEMENT ASTMC-150/

EXECUTION WORKMANSHIP LAY IN RUNNING BOND. PLUMB AND TRUE WIDTH 3/8" JOINTS FLUSH WITH WALL FACE UNLESS NOTED OTHERWISE.

16. PAINTING

A. WORK INCLUDED:

THE PAINTING CONTRACTOR IS FULLY RESPONSIBLE FOR THE QUALITY OF HIS WORK AND THEREFORE SHALL NOT COMMENCE ANY PART OF WORK THAT IS NOT COMPLETE AND READY TO RECEIVE THE FINISH TREATMENT

WORK COVERED BY THIS SECTION CONSIST OF THE FOLLOWING:

- PAINTING OF ALL INTERIOR SURFACES UNLESS NOTED. ALL INTERIOR WALLS AND CEILINGS MUST BE PAINTED WITH TWO COATS OF PRIMER AND TWO COATS OF FLAT PAINT OR SATIN AS PER ARCHITECTS REQUIREMENTS ALL COLORS WILL BE SELECTED BY ARCHITECT.
- COLOR OF STAIN AND FINISH APPROVED BY ARCHITECT
- PAINTING OF ALL EXPOSED INTERIOR OR EXTERIOR FERROUS METAL WORK EXCEPT FACTORY FINISHED.
- PAINTING AND FINISHING ANY OTHER WORK, REQUIRING FINISHING, BUT LEFT UNFINISHED BY OTHERS.

ALL MATERIALS AND PRODUCTS SHALL BE MANUFACTURERS BEST QUALITY. ACCEPTABLE MANUFACTURERS: PRATT AND LAMBERT, BENJAMIN MOORE, ALL COLORS SELECTED AND

APPROVED BY ARCHITECT.

- C. EXECUTION: VERIFY THAT ALL SURFACES ARE READY TO RECEIVE WORK AS INSTRUCTED BY THE PRODUCT MANUFACTURER.
- EXAMINE ALL SURFACES SCHEDULED TO BE FINISHED PRIOR TO COMMENCEMENT OF WORK, REPORT ANY CONDITIONS THAT MAY POTENTIALLY
- AFFECT PROPER APPLICATION.
- APPROVAL OF SURFACES TO BE PAINTED BY ARCHITECT. REMOVE ELECTRICAL PLATES, HARDWARE, LIGHT FIXTURES TRIM AND FITTINGS PRIOR TO REPAIRING SURFACES FOR FINISHING.
- SHELLAC OR PRIME AND SEALED MARKS, PITCH STREAKS AND SAPPY SECTIONS WHICH MAY BLEED THROUGH SURFACE FINISHES.
- CORRECT MINOR DEFECTS WHICH MAY AFFECT THE WORK OF THIS SECTION. APPLY ALL PAINT PRODUCTS IN ACCORDANCE WITH MANUFACTURERS
- REMOVE UNFINISHED LOUVERS, GRILLES, COVERS AND ACCESS PANELS ON MECHANICAL AND ELECTRICAL COMPONENTS AND PAINT SEPARATELY
- ONE COAT PRIMER SEALER.

TWO COATS OF FINISH PAINT

CEMENT PLASTER:

SEE SCHEDULE EXTERIOR FINISHES.

- E. VENEER PLASTER ONE COAT PRIMER SEALER.
- TWO COATS FLAT LATEX COLOR SELECTED BY ARCHITECT.
- FERROUS METALS
- ONE COAT IRON OXIDE PRIMER.
- TWO COATS SEMI-GLOSS EXTERIOR OIL BASE PAINT. G. GALVANIZED METALS

A. WORK INCLUDED

LOOSE MORTAR.

- ONE COAT GALVANIZED STEEL PRIMER TWO COATS SEMI-GLOSS ENAMEL COLOR SELECTED BY ARCHITECT.
- 17. CAULKING AND SEALANT

SEALING OF ALL EXTERIOR JOINTS AROUND WINDOWS AND DOORFRAMES

CAULKING JOINTS AT OTHER JUNCTIONS AS NECESSARY TO OBTAIN COMPLETE

JOINTS AND SPACES TO BE CAULKED SHALL BE DRY AND FREE FROM DUST AND

WATERTIGHT CONSTRUCTION. B. MATERIAL

- EXTERIOR TREMCO "DIMETRIC" MULTI-COMPONENT EPOXIDIZED POLYURETHANE. INTERIOR. TREMCO ACRYLIC LATEX CAULK.
- PLUMBING FIXTURES DOW CORNING 786 MILDEW RESISTANT SILICONE SEALANT.

- ALL JOINTS MORE THAT 3/4 INCH DEEP AND JOINTS WITHOUT A SUITABLE BACKSTOP SHALL BE PACKED WITH A BACKER ROD TO WITHIN 1/2 INCH OF
- SET SILLS AND THRESHOLDS IN A FULL BED OF SEALANT
- FINISH ALL CAULKED JOINTS WITH PROPER TOOL AND REMOVE EXCESS
- PRIOR TO APPLYING SEALANT TO WOOD SUBSTRATES, PRIME MATESALIR IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONSS FOF PROPER
- COMPLETE ALL CAULKING WORK AFTER ALL SUBSTRATES ARE PRIMED AND PRIOR TO APPLICATION OF FINISH COAT OF PAINT.

18. DOORS AND HARDWARE

WORK INCLUDED

- FURNISHING AND INSTALLING ALL DOOR FRAMES AND DOORS CALLED FOR ON THE CONSTRUCTION DRAWINGS OR NOTED IN THE SPECIFICATIONS. INSTALLING HARDWARE FURNISHED BY THE DOOR MANUFACTURER. STANDARD OR OPTIONAL AS SPECIFIED.
- FURNISHING AND INSTALLING HARDWARE.
- FOR DOOR AND HARDWARE MATERIAL COORDINATE WITH ARCHITECT AND REFER TO DOOR SCHEDULE AND GENERAL NOTES.
- BEFORE INSTALLATION OF DOOR HARDWARE, PROVIDE CUT SHEETS INDICATING WHAT NUMBER OF DOOR WILL BE INSTALLED AND WHERE; ARCHITECTS APPROVAL IS NECESSARY.
- ALL EXTERIOR DOORS WILL REQUIRE STRUCTURAL ENGINEERS WIND LOADS CALCULATIONS REQUIRED BY CODE AND CURRENT AND APPROVED N.O.A

19. MISCELLANEOUS SPECIALTIES A. WORK INCLUDED:

- INSTALLATION OF TOILET ACCESSORIES, ATTACHMENTS OF MISCELLANEOUS
- MEDICINE CABINETS NOTED ON DRAWINGS ALLOW SPACE REQUIREMENTS AND ELECTRICAL CONNECTIONS AS PER MANUFACTURERS SPECIFICATIONS.
- TOILET ACCESSORIES. I.E.: TOWEL BARS, TOILET PAPER HOLDERS, AND ALL REQUIRED ACCESSORIES WILL BE PROVIDED BY OWNER, AND CONTRACTOR WILL PROVIDE APPROPRIATE WALL BLOCKING AND INSTALLATION AS PER MANUFACTURERS RECOMMENDATIONS.
- WHERE APPLIES CUSTOM CLOSETS, KITCHEN CABINETRY BY OTHERS. GENERAL CONTRACTOR WILL COORDINATE WITH OWNER, ARCHITECT AND TRADES TO SCHEDULE INSTALLATION.

G.C. WILL COORDINATE THE APPROPRIATE LOCATION FOR ALL WALL OUTLETS

- AND PLUMBING CONNECTIONS REQUIRED TO ACHIEVE PERFECT INSTALLATION OF ALL BUILT-INS CONSIDERED IN THIS PROJECT. FASTENERS, SCREWS AND BOLTS TO BE PROVIDED BY CONTRACTOR TO SUIT
- APPLICATION. INSTALL FIXTURES, ACCESSORIES AND OTHER ITEMS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALL PLUMB AND LEVEL. SECURELY AND
- RIGIDLY ANCHORED TO SUBSTRATE. BATHROOMS VANITIES. TOILETS, WATER FAUCETS. SHUT OFF VALVES AND SHOWER SYSTEMS, WILL BE PROVIDED BY OWNER. GENERAL CONTRACTOR WILL PROVIDE ALL INSTALLATION ACCORDING MANUFACTURER'S RECOMMENDATION

FIRE STOPPING

ALL FIRE STOPPING WORK SHALL COMPLY WITH ASTM E-814 AND UL-147S AND SHALL BE SUBJECT TO THE CONTROLLED INSPECTION REQUIREMENTS OF LOCAL BUILDING CODE.

MILLWORK:

A. WORK INCLUDED:

BATHROOM VANITIES, COUNTERS, BUILT IN BOOKSHELVES, STANDING AND RUNNING TRIM, FINISH HARDWARE. SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL

EXECUTION:

 PLACE APPROPRIATELY LEVEL, PLUMB AND AT RIGHT ANGLES TO ADJACENT WORK, WHERE FIELD CUTTING OR TRIMMING IS NECESSARY, PERFORM IN A NEAT, ACCURATE, PROFESSIONAL MANNER WITHOUT DAMAGING THE PRODUCT AND ADJACENT WORK, ANACH SECURELY, WITH FASTENERS APPROPRIATE TO THE SUBSTRATE AND APPLIED LOAD SO THAT THE PRODUCTS WILL PERFORM, TO THEIR MAXIMUM ABILITY WITHOUT DAMAGE RESULTING FROM INADEQUATE

22. MILLWORK TRIM A. WORK INCLUDED

FASTENINGS

CONTRACTORS FINISH WOODWORK SHOP B. SPECIFICATION ALL WOOD TO BE SMOOTH FINISHED RUBBED WITH 600 GRADE SANDPAPER AND STEEL WOOL. FINISH WITH NON-YELLOWING SEMI-GLOSS POLYURETHANE FINISH WOOD MAY BE WALNUT OR OAK AS REQUIRED FOR PROPER COLOR STAINING.

OTHER HARDWOOD MAY BE SUBSTITUTED BUT MUST NOT HAVE PROMINENT

THROUGHOUT JOB. COLOR MATCH IS IMPORTANT. ALL WORK TO CONFORM TO

GRAINING ALL WOOD STAINED THE SAME COLOR MUST BE CONSISTENT

AWI SPECIFICATIONS FOR FINISHED WOODWORK

CONNECTORS INDICATED SHALL BE GALVANIZED.

CEILING MOLDINGS VENEER DOORS CASINGS FRAMES CUSTOM INTERIOR

WINDOWS WALL MOLDINGS, FLOOR BASES ALL WORK MUST BE CUSTOM AS PER

- 23. WOOD: ALL WOOD USED FOR STRUCTURAL FRAME WORK SHALL BE SUFFICIENT GRADING SOUTHERN PINE (SURFACE DRY, USED AT 19% MAXIMUM M.C.) WITH FB+1.200 PSI, FT= 625 PSI, FV= 90 PSI, E= 1,600.000 PSI. ALL NAILS BOLTS AND
- WHERE A MANUFACTURER PRODUCT (HURR STRAPS, ETC.) IS INDICATED,
- SIMPSON STRONG-TIE CO. PRODUCT OR APPROVED EQUAL SHALL BE USED. ALL LUMBER IN CONTACT WITH SOIL. CONCRETE OR MASONRY SHALL PRESSURE TREATED AND SO INDICATED BY APPROVED LABELING.

BUILDING SHALL HAVE PRECONSTRUCTION TREATMENT AGAINST

24. TERMITE PROTECTION

SUBTERRANEAN TERMITES A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

K-2 Design, Inc 200 SE 4th Street, Hallandale Beach, FL 33009 Phone: 786.607.3797 954.212.0165 Fax: manager@vinciengineers.com www.vinciengineers.com www.k-2design.com

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ALEKSEJ BEREZNOJ P.E. #74083, COA #31719

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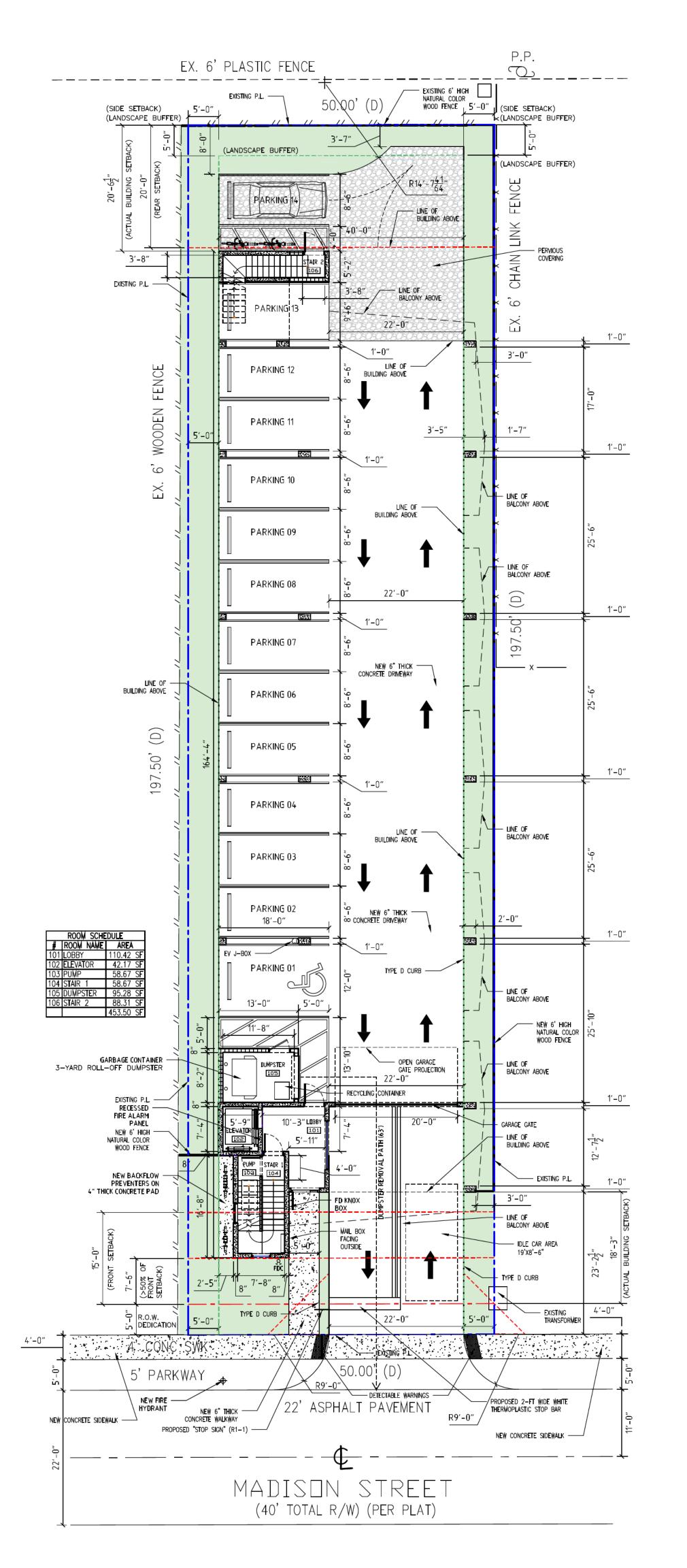
SCHEMATIC DESIGN CLIENT APPROVAL LANDLORD APPROVAL

BIDDING

REVISIONS:

PERMIT SET FOR CONSTRUCTION OWNER REQUESTED REVISION

24-73 S.K. DRAWN BY: A.B. CHECKED BY: 11/22/2024



PROPERTY ADDRESS:

2241 MADISON ST, HOLLYWOOD, FL 33020

LEGAL DESCRIPTION:

LOT 6 EAST 1/2, LESS THE NORTH 7.5 FEET BLOCK 3 OF HOLLYWOOD LITTLE RANCHES. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PARCEL ID: 514216011860

FEMA ZONE: AH AREA OF MINIMAL FLOOD HAZARD

BASE FLOOD ELEVATION: 9' NGVD 1929 FIRST FLOOR ELEVATION: 10.35' NGVD 1929 TO NAVD 1988 = 8.82'

CITY ZONE: DH-2 (DIXIE HIGHWAY MEDIUM INTENSITY MULTI-FAMILY DISTRICT) LAND USE: REGIONAL ACTIVITY CENTER (RAC)

JURISDICTION AUTHORITY

CITY OF HOLLYWOOD

2600 HOLLYWOOD BOULEVARD

HOLLYWOOD, FL 33022

APPLICABLE CODES

FBC 2020 7TH EDITION

ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS

NEC 2017

FFPC 2020 7th EDITION

ALTERATION LEVEL: II CONSTRUCTION TYPE: IIA OCCUPANCY GROUP: R2

SITE AREA: 9,883 FT (0.227 AC)

SETBACKS:	REQUIRED	PROVIDE
FRONT (SOUTH)	15'	18' - 3"'
REAR (NORTH)	20'	20' - 6 1/2'
EAST SIDE	5'	5'
WEST SIDE	5'	5'

MINIMUM OPEN SPACE: **REQUIRED** PROVIDED 1,977 SF (20%) 4,265 SF (43%)

ALLOWABLE FAR 1.75

ALLOWABLE BUILDING AREA: 1.75*9,883 = 17,291 SF PROPOSED BUILDING AREA: 16,094 SF

ALLOWABLE BUILDING FOOTPRINT: 6,534 SF 5.810 SF PROPOSED BUILDING FOOTPRINT:

OVERALL BUILDING HEIGHT: 4 STORIES, 47' - 0 1/2" WITHOUT PARAPETS

PROPOSED 1 FLOOR HEIGHT: PROPOSED 2-3 FLOORS HEIGHT: 11'- 4 1/2" PROPOSED 4 FLOORS HEIGHT: 12'- 0 1/2"

PARKING CALCULATION:

TOTAL 1 BEDROOM APARTMENTS: 12, 12*1 = 12 SPACES 12 + 1 GUEST (1HD) = 13 SPACES PARKING REQUIRED: TOTAL PARKING PROVIDED: 13 REG + 1 HD = 14 SPACES

PROPOSED USE: RENTAL RESIDENTIAL APARTMENTS

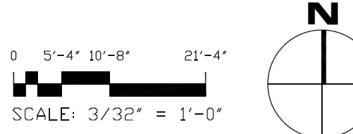
TOTAL APARTMENTS: 12

MAX. FOOT-CANDLE LEVEL AT ALL PROPERTY LINES: 0.5

UNITS PER FLOOR:

GROUND FLOOR: PARKING	AND LOBBY	
2ND FLOOR	BEDROOM	BATHROOM
GYM	N/A	1
MODEL B (202)	1	2
MODEL C (203-204)	1	2
MODEL D (205)	1	2
3RD FLOOR	BEDROOM	BATHROOM
MODEL A (301)	1	2
MODEL B (302)	1	2
MODEL C (303-304)	1	2
MODEL D (305)	1	2
4TH FLOOR	BEDROOM	BATHROOM
MODEL A (401)	1	2
MODEL B (402)	1	2
MODEL C (403)	1	2
STORAGE	N/A	N/A

UNIT SIZE:	MINIMUM	AVERAGE
REQUIRED	400 SF	650 SF
PROVIDED	736 SF	802 SF





UNIT SQUARE FOOT AREAS:	A/C AREA	BALCONIES	A/C + BALCONIES
MODEL A, 1 BEDROOM (301, 401)	736 SF	156 SF	892 SF
MODEL B, 1 BEDROOM (202, 302, 402)	892 SF	67 SF	959 SF
MODEL C, 1 BEDROOM (203-204, 303-304, 403)	875 SF	67 SF	942 SF
MODEL D, 1 BEDROOM (205)	988 SF	270 SF	1,258 SF
MODEL D, 1 BEDROOM (305)	988 SF	156 SF	1,144 SF

RESIDENTIAL GREEN BUILDING PRACTICES:

- NO GARBAGE DISPOSAL
- 2. ALL ENERGY STAR APPLIANCES
- 3. NO SHOWER WITH MORE THAN ONE SHOWER HEAD,
- AND ALL LOW FLOW SHOWER HEADS
- 4. CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
- 5. ENERGY EFFICIENT (LOW E) WINDOWS
- 6. ENERGY EFFICIENT DOORS 7. ENERGY STAR APPROVED ROOFING MATERIALS
- 8. PROGRAMMABLE THERMOSTATS
- 9. DUAL FLUSH TOILETS
- 10. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING
- 11. ALL HOT WATER PIPES INSULATED 12. MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT
- 13. ALL KITCHENS TO HAVE CABINET FOR RECYCLING BIN
- 14. RECYCLE MATERIALS FROM DEMOLITION AND CONSTRUCTION TO THE GREATEST EXTENT POSSIBLE

NOTES:

- ALL KITCHENS TO HAVE CABINET FOR RECYCLING BIN
- 2. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD **APPROVAL**
- 3. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
- 4. EACH ELECTRICALLY ILLUMINATED SIGN WILL BE SUBMITTED UNDER SEPARATE PERMIT
- 5. ALL THE DOORS TO THE STAIRS WILL HAVE SIZEABLE WINDOWS
- 6. EXTERNAL LIGHTING SHOULD BE FULLY SHIELDED AND MEET THE REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION
- 7. NO TREE REMOVALS WITHOUT A TREE REMOVAL SUB-PERMIT
- 8. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN
- ACCORDANCE 12.3.2.1 AND 12.3.2.2
- 9. THE AMERICAN CRIME PREVENTION INSTITUTE RECOMMENDS THE FOLLOWING LEVELS OF EXTERNAL ILLUMINATION:
- A. PARKING LOTS 3-5-FOOT CANDLES
- **B. WALKING SURFACES 3-FOOT CANDLES**
- C. RECREATIONAL AREAS 2-3-FOOT CANDLES
- D. BUILDING ENTRYWAYS 5-FOOT CANDLES
- E. THESE LEVELS MAY BE SUBJECT TO REDUCTION IN SPECIFIC CIRCUMSTANCES WHERE AFTER HOURS USE IS RESTRICTED
- F. THE LIGHTING FIXTURE IDENTIFICATION SYSTEM SHOULD ENABLE ANYONE TO EASILY REPORT A MALFUNCTIONING FIXTURE
- G. EXTERIOR LIGHTING SHOULD BE CONTROLLED BY AUTOMATIC DEVICES (PREFERABLY BY
- PHOTOCELL) H. EXTERIOR LIGHTING FIXTURE LENSES SHOULD BE FABRICATED FROM POLYCARBONATE,
- BREAK-RESISTANT MATERIALS
- I. PLANT MATERIALS, PARTICULARLY TREE FOLIAGE, SHOULD NOT INTERFERE WITH OR OBSCURE EXTERIOR LIGHTING
- J. LIGHT FIXTURES BELOW 10' IN GRADE SHOULD BE DESIGNED TO MAKE ACCESS TO INTERNAL PARTS DIFFICULT (I.E. SECURITY SCREWS, LOCKED ACCESS PANELS)
- 10. EXTERIOR DOORS NOT USED AS DESIGNATED ENTRY POINTS, SHOULD BE LOCKED TO PREVENT ENTRY FROM THE EXTERIOR
- 11. LOBBY SHOULD BE ACCESSIBLE TO RESIDENTS ONLY
- 12. CONVEX MIRRORS SHOULD BE USED IN CORNERS AND IN STAIRWELLS
- 13. FOR MORE DETAIL SEE CIVIL PLANS FOR PLANNED RIGHT OF WAY / SWALES IMPROVEMENTS
- 14. ALL ELEVATIONS ARE REFERENCED EROSION & SEDIMENT CONTROL PLAN TO NAVD88 VERTICAL

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CDACE		AKEA	
SPACE	AC	NON AC	FAR AREA
1ST FL LOBBY	110		
ELEVATOR	42		
PUMP ROOM		59	152
STAIR 1		59	132
STAIR 2		88	
DUMPSTER		95	
2ND FL GYM	736		
UNITS	3,632		
HALLWAY	761		
CLOSET	12		
ELEVATOR	42		5,183
TRASH CHUTE		14	
STAIR 1 (EXTERIOR)		123	
STAIR 2 (EXTERIOR)		146	
BALCONIES		674	
3RD FL UNITS	4,368		
HALLWAY	761		
CLOSET	12		
ELEVATOR	42		5,183
TRASH CHUTE		14	5,165
STAIR 1 (EXTERIOR)		123	
STAIR 2 (EXTERIOR)		146	
BALCONIES		511	
4TH FL UNITS	2,504		
STORAGE	393		
HALLWAY	522		
CLOSET	12		
ELEVATOR	42		3,473
TRASH CHUTE		14	5,775
ROOF TERRACE		1,697	
STAIR 1		123	
STAIR 2		146	
BALCONIES		290	
TOTAL FAR AREA			13,991
			,



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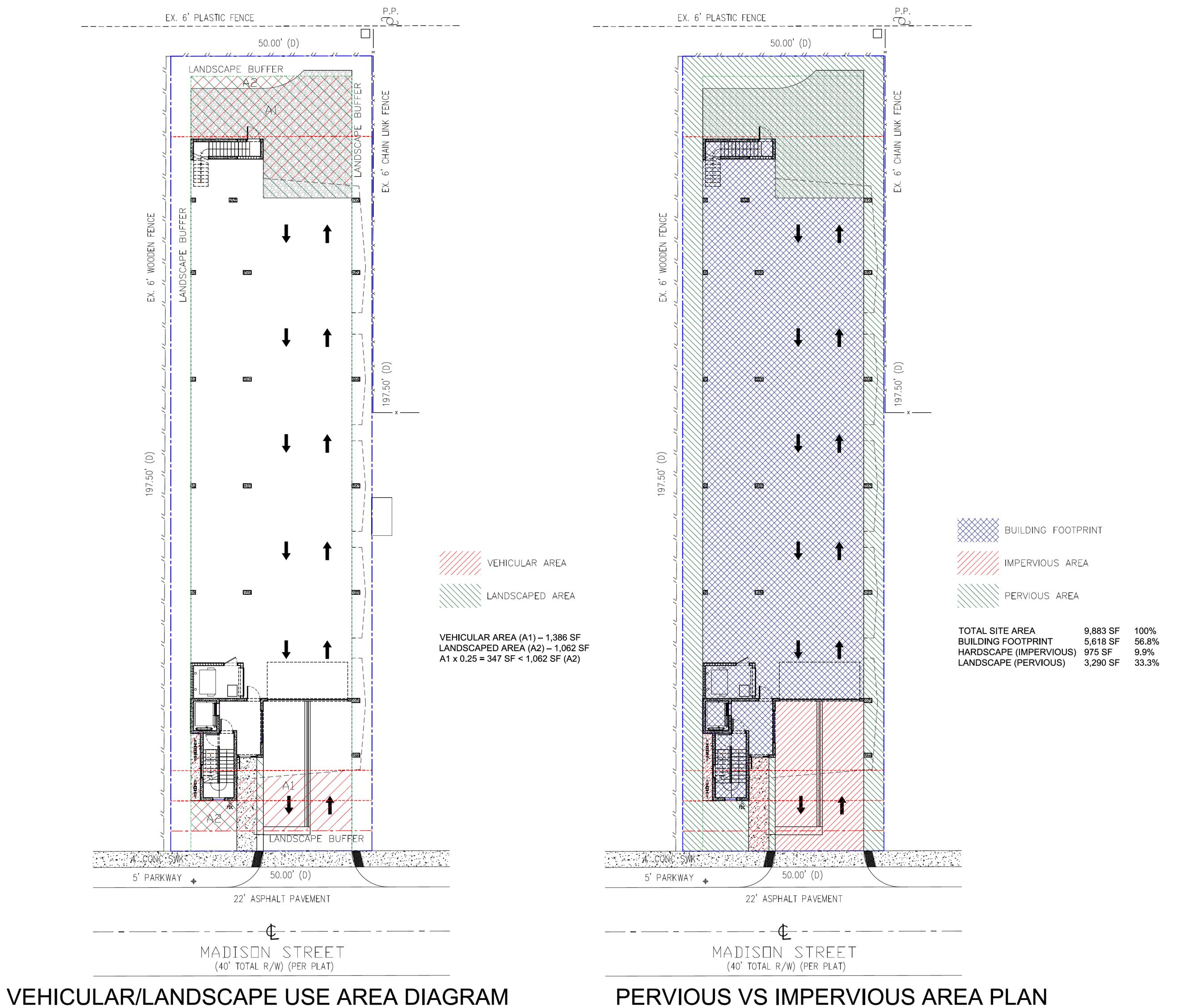
REVISIONS:

SCHEMATIC DESIGN CLIENT APPROVAL LANDLORD APPROVAL BIDDING PERMIT SET

FOR CONSTRUCTION OWNER REQUESTED REVISION

3/32"=1'-0" PROJECT NO. 2**4-**73 DRAWN BY: CHECKED BY: 12/4/2024

SITE PLAN



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3/32"=1'-0"

vehicular use area diagram pervious vs impervious area plan