

PLANNING DIVISION

File No. (internal use only): _____



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 06/06/2023

950 South Federal Highway, Hollywood Fl 33020
1813-1815 Dewey Street Hollywood Fl 33020

Location Address: _____ Hollywood Southside Addition No. 2

Lot(s): 12 and 13,14,15 Block(s): 12 Subdivision: _____

Folio Number(s): _____ Parcels ID# 514222-10-2250 and ID# 514222-10-2240

Zoning Classification: Federal Highway District Land Use Classification: FH-2

Existing Property Use: Commercial and residential Sq Ft/Number of Units: 4

Is the request the result of a violation notice? () Yes (x) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

- Economic Roundtable
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

Explanation of Request: _____

Number of units/rooms: 113 Sq Ft: 712.78

Value of Improvement: TBD Estimated Date of Completion: TBD

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Conkreta QOZB, LLC.

Address of Property Owner: 2980 NE 207 Street Unit 409 Aventura Fl 33180

Telephone: 305-303-8581 Fax: _____ Email Address: ibk@conkretagroup.com

Name of Consultant/Representative/Tenant (circle one): Jonathan Brief

Address: 2980 NE 207 Street Unit 409 Aventura Fl 33180 Telephone: 305-303-8581

Fax: _____ Email Address: ibk@conkretagroup.com

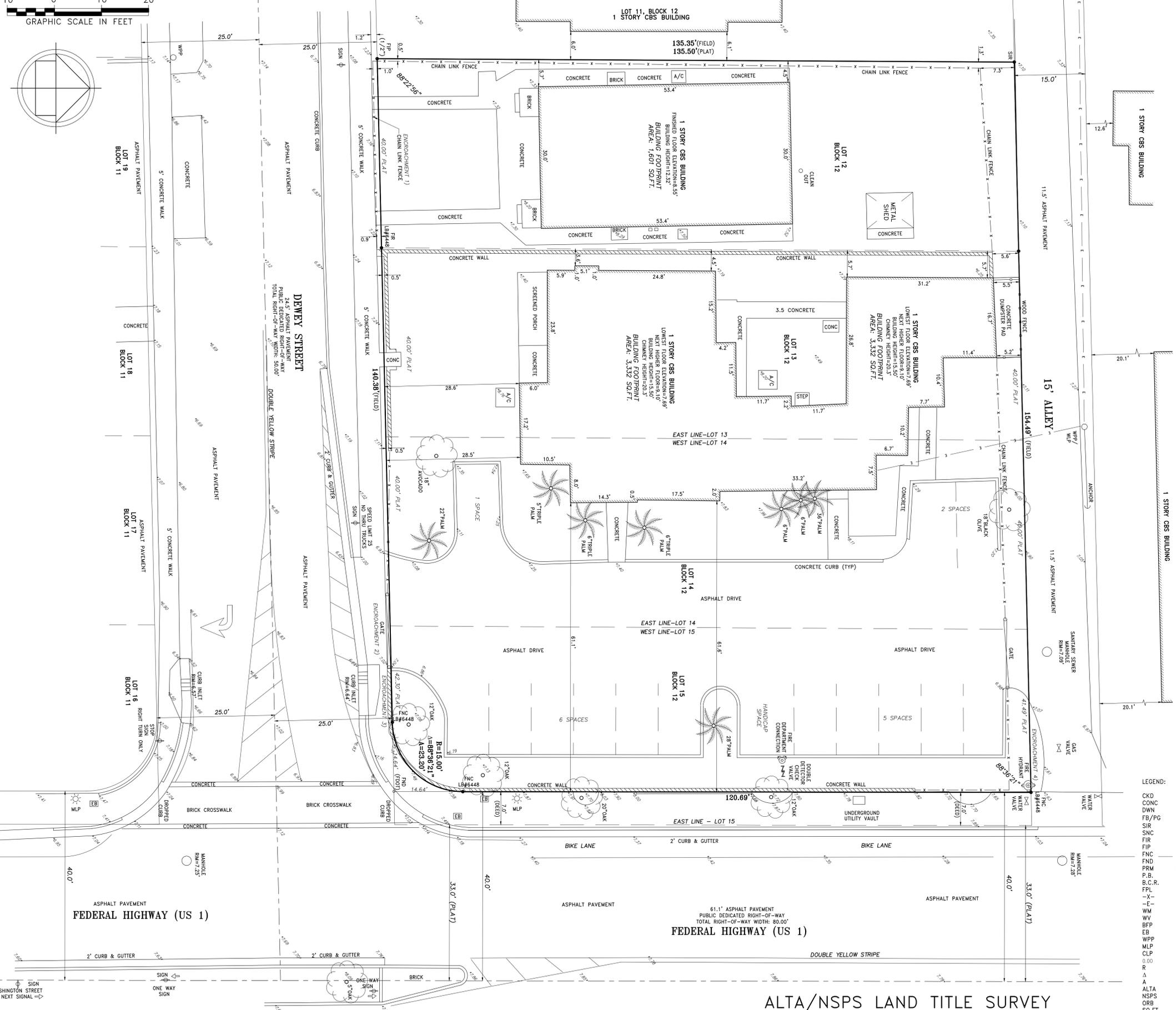
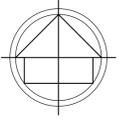
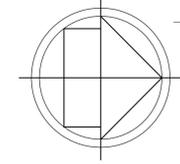
Date of Purchase: 11-18-2022 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____



LAND DESCRIPTION:

PARCEL NO. 1:
 LOT 12, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL NO. 2:
 LOTS 13, 14 AND 15, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 7 FEET OF LOT 15, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING THAT PART OF SAID LOT 15 WHICH LIES WITHIN 40 FEET WEST OF THE CENTER LINE OF RIGHT OF WAY AND CENTERLINE OF CONSTRUCTION FOR STATE ROAD 5 ACCORDING TO THE RIGHT OF WAY MAP FOR SECTION 86010-2510 AND

THAT PART OF LOT 15, BLOCK 12 OF SAID "HOLLYWOOD SOUTH SIDE ADDITION NO. 2" WHICH IS INCLUDED IN THE EXTERIOR AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 7 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 15.

NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK REFERENCE: CITY OF HOLLYWOOD BENCHMARK AT 17TH AVENUE AND RODMAN STREET, ELEVATION=5.32' (NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN OWNERSHIP AND ENCUMBRANCE REPORT FILE REFERENCE: 23-RE-7064, DATED OCTOBER 18, 2023. THE EVIDENCE OF TITLE EXAMINED AS TO EACH OF THE PARCELS IS A TITLE SEARCH REPORT PREPARED PURSUANT TO FILE NO. 1429833 ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC, A SUBSIDIARY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COVERING THE PERIOD FROM APRIL 21, 1930 THROUGH OCTOBER 12, 2023. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

RESTRICTIONS/EASEMENTS:

- ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD SOUTH SIDE ADDITION NO. 2, AS RECORDED IN PLAT BOOK 3, PAGE 17, B.C.R.
- SURVEY AFFIDAVIT RECORDED ON FEBRUARY 4, 2019 AS INSTRUMENT NO. 115592553 OF B.C.R. (AFFECTS/NOT PLOTTABLE)
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- ENCROACHMENTS: 1) 39.7' OF CHAIN LINK FENCE ENCROACHES ONTO RIGHT-OF-WAY OF DEWEY STREET AT THE SW CORNER OF THE PROPERTY. 2) 15.5' GATE ENCROACHES ONTO RIGHT-OF-WAY OF DEWEY STREET AT THE SE CORNER OF THE PROPERTY. 3) 25.5' OF CBS WALL ENCROACHES ONTO RIGHT-OF-WAY OF DEWEY STREET AT THE SE CORNER OF THE PROPERTY. 4) FIRE HYDRANT ENCROACHES ONTO SUBJECT PROPERTY AT THE NE CORNER OF THE PROPERTY.
- THE PROPERTY HAS DIRECT ACCESS TO DEWEY STREET AND FEDERAL HIGHWAY (US 1)(FOURTH AVENUE-PLAT) DEDICATED PUBLIC STREETS AS SHOWN ON PLAT BOOK 3, PAGE 17, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- THERE ARE 14 STRIPED PARKING SPACES ON THE PROPERTY, 13 REGULAR AND 1 HANDICAP.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X-N/A" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0569H, WITH A DATE OF IDENTIFICATION OF 08/18/14, FOR COMMUNITY NO. 125113, IN BROWARD COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
FRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
WVP	BACK FLOW PREVENTER
EB	ELECTRIC POLE
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
0.00	ELEVATIONS
R	RADIUS
A	DELTA ANGLE
A	ARC DISTANCE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORDS BOOK
SQ.FT.	SQUARE FEET

SITE AREA:
 NET AREA=20,891 SQ.FT.
 GROSS AREA=32,686 SQ.FT.

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

SURVEYOR'S CERTIFICATION

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, 5, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 17 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 01/24/2024.

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

ALTA/NSPS LAND TITLE SURVEY

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

CLIENT :
CONKRETA QOZB

1813-1815 DEWEY STREET
 950 S FEDERAL HIGHWAY
 HOLLYWOOD, FLORIDA 33020

REVISIONS				
BOUNDARY & IMPROVEMENT SURVEY	DATE	FB/PG	DWN	CKD
ADDED AREA	08/21/05	SKETCH	AV	REC
ADDED CERTIFIED TO	08/30/05	----	AV	REC
UPDATE SURVEY TO ALTA/ACSM STANDARD	02/09/06	----	AV	REC
REVISED FLOOD ZONE	02/16/06	----	AV	REC
UPDATE SURVEY	03/02/06	----	AV	REC
	06/07/12	----	AV	REC

REVISIONS				
UPDATE SURVEY	DATE	FB/PG	DWN	CKD
ADDED GROSS AREA	09/28/21	----	AM	REC
ADJACENT BUILDING AND ADDITIONAL ELEVATIONS ADDED	10/07/21	----	JD	REC
UPDATE TO ALTA/NSPS LAND TITLE SURVEY	07/06/22	----	JD	REC
REVISED PER OWNERSHIP AND ENCUMBRANCE REPORT	06/25/23	SKETCH	JD	REC
ADDITIONAL RIGHT OF WAY LOCATION	10/20/23	SKETCH	AM	REC
	01/24/24	SKETCH	AM	REC

PROJECT NUMBER: 5413-05

SCALE : 1" = 10'

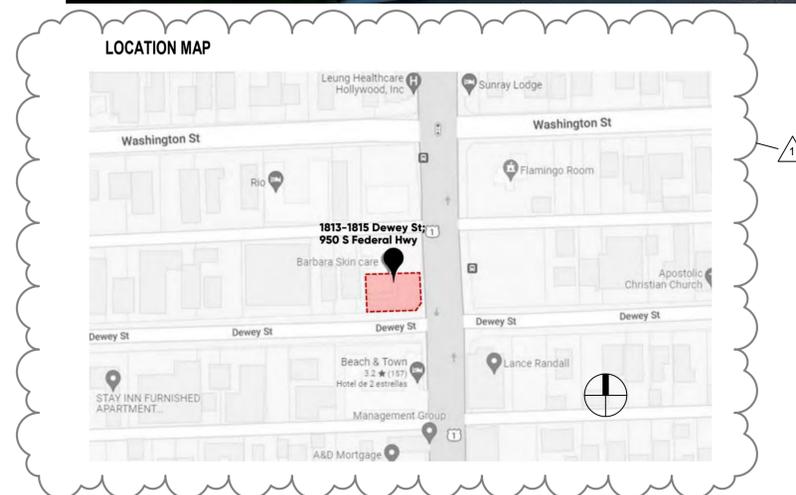
SHEET 1 OF 1 SHEET

THE GEORGE

950 S FEDERAL HWY, HOLLYWOOD, FL 33020



GENERAL	
G000	COVER SHEET
G001	INFORMATION SHEET
G003	PROJECT GENERAL NOTES
G004	PROJECT GENERAL NOTES
SITE PLAN	
SP00	SITE DATA & CODE ANALYSIS
SP01	SITE PLAN
SP02	SITE PLAN DETAILS
SP03	ALTA SURVEY
CIVIL DRAWINGS	
C-1.0	COVER SHEET
C-4.0	EROSION CONTROL PLAN
C-4.1	EROSION CONTROL DETAILS
C-5.0	SITE PLAN
C-5.2	CROSS SECTIONS
C-5.3	ACCESSIBLE PARKING DETAILS
C-5.4	LOADING ACCESS PLAN
C-5.5	PAVEMENT PLAN
C-6.0	PAVEMENT PLAN
C-9.0	GRADING PLAN
C-9.1	GRADING & DRAINAGE PLAN
C-10.0	UTILITY CONNECTION PLAN
C-10.1	BROWARD COUNTY UTILITY DETAILS
C-11.0	BROWARD COUNTY STANDARD DETAILS
LANDSCAPE DRAWINGS	
L-100	TREE DISPOSITION PLAN
L-200	LANDSCAPE PLANTING PLAN
L-201	AMENITY LEVEL LANDSCAPE PLANTING PLAN
L-202	LANDSCAPE DETAILS
ARCHITECTURAL DRAWINGS	
A101	LEVEL 1 - FLOOR PLAN
A102	LEVEL 2 - FLOOR PLAN
A103	LEVEL 3 - FLOOR PLAN
A104	LEVEL 4 - FLOOR PLAN
A105	LEVEL 5 - FLOOR PLAN
A106	LEVEL 6 TO 14 - TYP FLOOR PLAN
A107	LEVEL 15 - ROOF PLAN
A108	LEVEL 16 - UPPER ROOF PLAN
A200	ENLARGED FLOOR PLANS
A201	ENLARGED FLOOR PLANS
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A303	EXTERIOR ELEVATIONS
A304	EXTERIOR FINISHES
A305	EXTERIOR RENDERINGS
A306	URBAN CONTEXT
A1300	FBC CHAPTER 2
A1301	FBC CHAPTER 3



TAC SUBMISSION
 6/5/2023
 REVISION No.1 02/26/2024

OWNER

CONKRETA QOZB LLC
 2980 NE 207 ST #409
 AVENTURA, FLORIDA 33180

ARCHITECT

NOMADAS | NMD LLC
 19790 W DIXIE HWY, SUITE 1006
 MIAMI, FLORIDA 33180
 (305) 974-2705
 ATTN. CRISTOBAL ARRIA, AIA

CIVIL

URBN DESIGN
 666 N.E. 125TH STREET, SUITE 247
 NORTH MIAMI, FLORIDA 33161
 (305) 720-2079 EXT. 141
 ATTN. CHRISTOPHER P. COLLINS, P.E.

LANDSCAPE

GREEN EARTH LA LLC
 HOLLYWOOD, FLORIDA 33022
 (954) 638-9825
 ATTN: DALE BRYANT, P.L.A.

www.nmdnomadas.com

Forum Aventura Building
 19790 W Dixie Highway
 Suite 1006
 Miami FL 33180
 Tel. 305 974 2705

01 00 00 GENERAL REQUIREMENTS

1. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES. ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS OR PREVENTIVE MEASURES IN CONNECTION WITH THE WORK, THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY. SAFEGUARDS DURING CONSTRUCTION SHALL BE AS DIRECTED BY F.B.C. CHAPTER 33.

01 30 00 ADMINISTRATIVE REQUIREMENTS

01 31 00 PROJECT MANAGEMENT AND COORDINATION REQUESTS FOR INTERPRETATION (RFIs)

01 33 00 SUBMITTAL PROCEDURES (SHOP DRAWINGS)

1. ARCHITECT WILL REVIEW SHOP DRAWINGS AND OTHER SUBMITTALS RELATED TO THE WORK DESIGNED OR CERTIFIED BY THE ARCHITECT. INFORMATION RETAINED BY CONTRACTOR OR OWNER WHEN SUBMITTED TO ARCHITECT. ARCHITECT SHALL BE ENTITLED TO RELY UPON THE ADEQUACY, ACCURACY AND COMPLETENESS OF THE SERVICES, CERTIFICATIONS AND APPROVALS PERFORMED OR PROVIDED BY SUCH PROFESSIONALS.

SUBMITTAL PROCEDURES

CONTRACTOR SHALL COORDINATE PREPARATION AND PROCESSING OF SUBMITTALS WITH PERFORMANCE OF CONSTRUCTION ACTIVITIES.

01 40 00 QUALITY REQUIREMENTS

01 43 00 QUALITY ASSURANCE

CONFLICTING REQUIREMENTS

1. GENERAL: IF CONFORMANCE WITH TWO OR MORE STANDARDS IS SPECIFIED AND THE STANDARDS ESTABLISH DIFFERENT OR CONFLICTING REQUIREMENTS FOR MINIMUM QUANTITIES OR QUALITY LEVELS, COMPLY WITH THE MOST DEMANDING REQUIREMENTS.

01 40 00 QUALITY REQUIREMENTS

GENERAL: IF CONFORMANCE WITH TWO OR MORE STANDARDS IS SPECIFIED AND THE STANDARDS ESTABLISH DIFFERENT OR CONFLICTING REQUIREMENTS FOR MINIMUM QUANTITIES OR QUALITY LEVELS, COMPLY WITH THE MOST DEMANDING REQUIREMENTS.

04 00 00 MASONRY

GENERAL

MASONRY CONSTRUCTION, QUALITY, MATERIALS, DESIGN AND SPECIFICATIONS SHALL BE AS PER REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 21.

1. REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR ALL MASONRY WALLS NOTES AND SPECIFICATIONS. 2. BUILDINGS AND STRUCTURES LOCATED WITHIN THE HIGH-VELOCITY HURRICANE ZONE SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 2103 THROUGH 2105, 2107, 2108, 2110, 2114 AND SECTIONS 2119 THROUGH 2122 OF THE FLORIDA BUILDING CODE.

HORIZONTAL REINFORCING

1. REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR REQUIRED MORTAR AND SPECIFICATIONS OF MASONRY WALLS.

04 00 00 MASONRY

GENERAL

MASONRY CONSTRUCTION, QUALITY, MATERIALS, DESIGN AND SPECIFICATIONS SHALL BE AS PER REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 21.

1. REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR ALL MASONRY WALLS NOTES AND SPECIFICATIONS. 2. BUILDINGS AND STRUCTURES LOCATED WITHIN THE HIGH-VELOCITY HURRICANE ZONE SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 2103 THROUGH 2105, 2107, 2108, 2110, 2114 AND SECTIONS 2119 THROUGH 2122 OF THE FLORIDA BUILDING CODE.

VERTICAL REINFORCING

1. REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR REQUIRED MORTAR AND SPECIFICATIONS OF MASONRY WALLS.

CONCRETE FILL

1. CELLS, LINTELS, AND BOND BEAMS INDICATED TO BE FILLED SHALL BE FILLED W/ 3000 PSI PEA GRAVEL CONCRETE.

05 00 00 METALS

THE PROVISIONS OF THE FLORIDA BUILDING CODE CHAPTER 22 GOVERN THE QUALITY, DESIGN, FABRICATION AND ERECTION OF STEEL USED STRUCTURALLY IN BUILDINGS OR STRUCTURES.

06 00 00 WOOD, PLASTICS, AND COMPOSITES

THE PROVISIONS OF THE FLORIDA BUILDING CODE CHAPTER 23 SHALL GOVERN THE MATERIALS, DESIGN, CONSTRUCTION AND QUALITY OF WOOD MEMBERS AND THEIR FASTENERS.

FINISH CARPENTRY

1. BUILDINGS AND STRUCTURES LOCATED WITHIN THE HIGH-VELOCITY HURRICANE ZONE SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 2302, 2303.1 THROUGH 2303.1.4, 2303.1.8, 2303.2, 2303.5, 2303.5.2, 2304.12, 2304.12.9 AND SECTIONS 2314 THROUGH 2330 OF THE FBC.

WOOD TRUSSES

1. WOOD TRUSSES SHALL COMPLY WITH FLORIDA BUILDING CODE SECTIONS 2303.4.1 THROUGH 2303.4.7. 2. THE TRUSS LAYOUT SHOWN ON ARCHITECTURAL DRAWINGS IS SCHEMATIC IN NATURE. THE SUPPORTING STRUCTURE HAS BEEN DESIGNED BY THE STRUCTURAL ENGINEER. PERMISSION FROM THE REGISTERED PROFESSIONAL OF RECORD WHO SHALL REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.

FINISH CARPENTRY

1. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO ARCHITECT AND CONTRACTOR PRIOR TO FABRICATION. 07 00 00 THERMAL AND MOISTURE PROTECTION THESE MATERIALS AND INSULATION MATERIALS SHALL BE AS PER FLORIDA BUILDING CODE CHAPTER 7 SECTION 720. INSULATING MATERIALS, INCLUDING FACINGS SUCH AS VAPOR RETARDERS AND VAPOR PERMEABLE MEMBRANES, SIMILAR COVERINGS AND ALL LAYERS OF SINGLE AND MULTIPLE INSULATION MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 720 WHERE A FLAME SPREAD INDEX OR A SMOKE DEVELOPED INDEX IS SPECIFIED, SUCH INDEX SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E84 OR UL 723.

NMD | NOMADAS logo and contact information including address, phone number, and website.

STAMP nmdnomadas.com

DATE: _____

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Key Plan

Project North

Table with columns for ISSUE, DATE, TAC SUBMISSION, and 6/5/2023.

REVISION SCHEDULE

Table with columns for Mark, DESCRIPTION, and Date.

Drawing Title

PROJECT GENERAL NOTES

Client Name: Kreta Holdings LLC
Project Number: 2208
Date: 6/5/2023
Approved by: NMD NOMADAS
Scale: 1/4" = 1'-0"
Drawing Number: G003

MOLD MITIGATION

CONTRACTOR SHALL TAKE MEASURES TO:
1. DELIVER A WATER TIGHT BUILDING ENVELOPE.
2. PROVIDE NECESSARY SITE WORK TO MOVE WATER AWAY FROM THE BUILDING DURING CONSTRUCTION.
3. COMPLETE AND SEAL THE BUILDING ENVELOPE PRIOR TO INSTALLING ANY FINISH MATERIAL.
4. ESTABLISH PROCEDURES TO PROVIDE DELIVER AND STORE MATERIALS SO AS TO PREVENT WATER DAMAGE. ALL MATERIALS SHALL BE INSPECTED FOR WATER DAMAGE PRIOR TO ACCEPTING DELIVERY.
5. TAKE REASONABLE STEPS TO MAINTAIN EFFECTIVE DRY-IN CONDITIONS DURING THE 'CONTROLLED' PHASE OF CONSTRUCTION.
6. ENSURE THAT ALL SURFACES ARE DRY AND UNEXPOSED TO SOURCES OF HUMIDITY PRIOR TO COVERING THEM WITH FINISH MATERIALS.

08 00 00 OPENINGS

08 GENERAL NOTES MEANS OF EGRESS COMPONENTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 10.

- 1. PER NFPA SECTION 101 7.1.9 (IMPEDIMENTS TO EGRESS) - ANY DEVICE OR ALARM INSTALLED TO RESTRICT THE IMPROPER USE OF MEANS OF EGRESS SHALL BE DESIGNED AND INSTALLED SO THAT IT CANNOT, EVEN IN CASE OF FAILURE, IMPEDE OR PREVENT EMERGENCY USE ().
2. PER NFPA 101 SECTION 7.2.1.4.1 (SWINGING TYPE DOOR ASSEMBLY REQUIREMENT) - ALL DOORS IN A MEANS OF EGRESS SHALL BE OF THE FOLLOWING TYPES: (1) PIVOTED-SWINGING TYPE, THE DOOR SHALL BE DESIGNED AND INSTALLED SO THAT IT IS CAPABLE OF SWINGING FROM ANY POSITION TO THE FULL REQUIRED WIDTH OF THE OPENING IN WHICH IT IS INSTALLED.
3. PER NFPA 101 SECTION 7.2.1.5 (LOCKS, LATCHES AND ALARM DEVICES) - ALL DOORS IN A MEANS OF EGRESS SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

08 10 00 METAL DOORS AND FRAMES

- 1. DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO CONTRACTOR. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW.
2. DOOR/FLOOR STOPS ARE NOT SHOWN ON PLANS. HOWEVER, ALL DOORS SHALL RECEIVE APPROPRIATE FLOOR OR DOOR STOP.
3. EXTERIOR DOORS SHALL COMPLY WITH HIGH WIND VELOCITY REQUIREMENTS OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES. CONTRACTOR SHALL NOTIFY MANUFACTURER IN WRITING THAT DOORS ARE REQUIRED TO MEET WIND AND WATER REQUIREMENTS PER DOOR MANUFACTURERS NOTICE OF ACCEPTANCE.

08 14 00 WOOD DOORS

- 1. WOOD DOORS TO BE SOLID CORE, FLUSH, UNLESS NOTED OTHERWISE.
2. EDGES OF ALL WOOD DOORS ARE TO BE SEALED AND FINISHED.
3. ALL DOORS TO RECEIVE APPROPRIATE FLOOR OR DOOR STOPS AS REQUIRED.
4. REFER TO DOOR SCHEDULE AND DETAILS FOR ALL PROJECT DOOR TYPES.

08 51 00 METAL WINDOWS

- 1. WINDOW SUPPLIER TO PROVIDE SHOP DRAWINGS TO CONTRACTOR. SHOP DRAWINGS SHALL BE SUBMITTED BY CONTRACTOR TO ARCHITECT FOR REVIEW.
2. ALL WINDOWS SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER STRIPPED TO MINIMIZE LEAKAGE. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA STATE ENERGY CODE.
3. THE LOCATIONS SPECIFIED IN THE FLORIDA BUILDING CODE SECTIONS 2406.4.1 THROUGH 2406.4.7 SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS. PER FBC SECTION 2406.4.3 (GLAZING IN WINDOWS) - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION:
A. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET, 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR, THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR, 4. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
4. ALL WINDOWS SHALL BE IMPACT RATED WHERE REQUIRED AND SHALL MEET THE WIND PRESSURE REQUIREMENTS (POSITIVE AND NEGATIVE) SPECIFIED ON THE STRUCTURAL ENGINEER OF RECORD PLANS. CONTRACTOR IS RESPONSIBLE FOR ALL WINDOWS MEETING THE SPECIFIED PRESSURES.
5. A MINIMUM OF 3 ASRM E-1105 (AAMA 502 OR AAMA 503) WATER TEST IS REQUIRED.
GLAZING UNITS WILL BE RANDOMLY SELECTED EARLY IN THE INSTALLATION OF THE UNITS. ONCE SLIDING DOOR, ONE SWING DOOR AND PUNCH WINDOW WILL BE TESTED FOR AIR INFILTRATION AND WATER INFILTRATION IN THE FIELD. "NO UNCONTROLLED WATER LEAKAGE" WILL BE ALLOWED. UNCONTROLLED WATER LEAKAGE IS DEFINED AS ANY WATER THAT MIGRATES ONTO ANY VERTICAL OR HORIZONTAL SURFACE OF THE GLAZING UNIT OR ANY WATER THAT MIGRATES ONTO ANY FINISH SURFACE. OWNER SHALL PAY FOR 3 WATER TESTS TO BE PERFORMED BY A CERTIFIED LABORATORY. THE GLAZING CONTRACTOR IS NOT ALLOWED TO PERFORM PRE-TESTS WITHOUT THE WATER PROOFING CONSULTANT IN ATTENDANCE.

08 63 00 UNIT SKYLIGHTS

NOT USED, REFER TO PLANS AS APPLICABLE.

08 71 00 DOOR HARDWARE

- 1. DOOR HARDWARE SHALL COMPLY WITH THE FLORIDA BUILDING CODE ACCESSIBILITY REQUIREMENTS AS APPLICABLE. DOOR OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. DOOR HARDWARE SHALL BE ABLE TO BE OPERATED WITH A CLOSED FIST OR A LOOSE GRIP AND BE ABLE TO ACCOMMODATE THE GREATEST RANGE OF USERS.

08 71 00 EXIT DEVICES

NOT USED, REFER TO PLANS AS APPLICABLE.

09 00 00 FINISHES

09 20 00 PLASTER AND GYPSUM BOARD

CONSTRUCTION QUALITY AND SPECIFICATIONS SHALL BE AS PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE CHAPTERS 8 (INTERIOR FINISH) AND 25 (GYPSUM BOARD, GYPSUM PANEL PRODUCTS AND PLASTER).

GYPSUM BOARD

- 1. GYPSUM BOARD, GYPSUM PANEL PRODUCTS AND ACCESSORIES SHALL BE IDENTIFIED BY THE MANUFACTURER'S DESIGNATION TO INDICATE COMPLIANCE WITH THE APPROPRIATE STANDARDS REFERENCED IN FBC SECTION 2506 AND STORED TO PROTECT SUCH MATERIALS FROM THE WEATHER.
2. GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL CONFORM TO THE APPROPRIATE STANDARDS LISTED IN FBC TABLE 2506.2 AND FBC CHAPTER 35. WHERE REQUIRED FOR FIRE PROTECTION, PRODUCTS SHALL CONFORM TO THE PROVISIONS OF FBC CHAPTER 7 (FIRE AND SMOKE PROTECTION FEATURES).
3. GYPSUM CONSTRUCTION SHALL BE AS PER FBC SECTION 2508. GYPSUM BOARD, GYPSUM PANEL PRODUCTS AND GYPSUM PLASTER CONSTRUCTION SHALL BE OF THE MATERIALS LISTED IN FBC TABLES 2506.2 AND 2507.2. THESE MATERIALS SHALL BE ASSEMBLED AND INSTALLED IN COMPLIANCE WITH THE APPROPRIATE STANDARDS LISTED IN FBC TABLES 2508.1 AND 2511.1.1 AND CHAPTER 35.
4. GYPSUM WALLBOARD, GYPSUM LATH OR GYPSUM PLASTER SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.
5. PROVIDE AND INSTALL GYPSUM WALLBOARD IN ACCORDANCE WITH 'AMERICAN STANDARD SPECIFICATION FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD', AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATE, LATEST EDITION.
6. MATERIALS USED IN SHOWERS AND PUBLIC TOILET WALLS SHALL CONFORM TO SECTION 1210.2. MATERIALS USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE 2509.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. PROVIDE DUROCK (OR APPROVED EQUAL) CERAMIC TILE BACKER BOARD IN LIEU OF GYPSUM WALLBOARD IN ALL WALL SURFACES TO RECEIVE TILE IN WET AREAS. ALL WALLS IN SHOWER, BATH, TOILET AND WET AREAS OF ANY TYPE SHALL BE MOISTURE RESISTANT GYPSUM BOARD. CEILING AS AT ALL WET AREAS SHALL BE EXTERIOR RATED GYPSUM WALLBOARD.
8. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET.
9. OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES.
10. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

LATHING AND FURRING FOR CEMENT PLASTER (STUCCO) (CEMENTITIOUS STUCCO FINISH)

- 1. EXTERIOR AND INTERIOR CEMENT PLASTER AND LATHING SHALL BE DONE WITH THE APPROPRIATE MATERIALS LISTED IN FBC TABLE 2507.2 AND FBC CHAPTER 35.
2. MATERIALS SHALL BE STORED IN SUCH A MANNER AS TO PROTECT THEM FROM THE WEATHER.
3. INSTALLATION OF MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926 AND ASTM C1063.
4. ZMETAL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION RESISTANT MATERIAL.
5. BACKING OR A LATH SHALL PROVIDE SUFFICIENT RIGIDITY TO PERMIT PLASTER APPLICATIONS.
6. WATER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN FBC SECTION 1404.2 AND, WHERE APPLIED OVER WOOD BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF WATER RESISTIVE BARRIER COMPLYING WITH ASTM E2556, TYPE I.
7. SURFACES SHALL BE CLEAN, FREE FROM EFFLORESCENCE, SUFFICIENTLY DAMP AND ROUGH FOR PROPER BOND.
8. ALL EXTERIOR CEMENT PLASTER SHALL BE AS PER THE REQUIREMENTS AND SPECIFICATIONS OF FBC SECTION 2512. PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH OR GYPSUM BOARD BACKING AS SPECIFIED IN SECTION 2510.5 AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY OR CONCRETE. IF THE PLASTER SURFACE IS TO BE COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL, OR IS COMPLETELY CONCEALED BY ANOTHER WALL, PLASTER APPLICATION NEED ONLY BE TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN ASTM C926.

09 30 00 TILE

INTERIOR FINISH CONSTRUCTION, QUALITY, MATERIALS, DESIGN AND SPECIFICATIONS SHALL BE AS PER REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 8 (INTERIOR FINISH).

- 1. CERAMIC TILE AND ACCESSORIES SHALL COMPLY WITH FLORIDA BUILDING CODE, HEALTH DEPARTMENT REGULATIONS, TILE COUNCIL OF AMERICA SPECIFICATIONS AND ALL OTHER APPLICABLE CODES.
2. INSTALL CERAMIC TILE IN COMPLIANCE WITH PERTINENT RECOMMENDATIONS CONTAINED IN THE TILE COUNCIL OF AMERICA 'HANDBOOK FOR CERAMIC TILE INSTALLATION' AND MANUFACTURER'S PRINTED INSTRUCTIONS.
3. TILE SHALL MEET ALL APPLICABLE SLIP RESISTANCE COEFFICIENT REQUIREMENTS.
4. BATHROOMS AND OTHER WET AREAS SHALL USE DUROCK TILE-BACKER BEHIND ALL TILE AREAS.
5. USE DUROCK CERAMIC TILE BACKER BOARD IN TUBS AND SHOWER ENCLOSURE WALLS. WALL STUDS SHALL BE SPACED A MAXIMUM OF 16" O.C. A MOISTURE BARRIER (SUCH AS 15 POUND ROOFING FELT) SHOULD BE INSTALLED OVER WALL STUDS BEFORE INSTALLING THE CERAMIC TILE BACKER BOARD TO THE WALL. TILE WALLS AROUND SHOWERS SHALL ALWAYS BE TO CEILING. U.O.
6. SHOWER CURBS SHALL BE NOT LESS THAN 2 INCHES HIGH MEASURED FROM THE TOP OF THE CURB TO THE TOP OF THE DRAIN U.O.
7. SHOWER FINISH FLOOR SHALL SLOPE UNIFORMLY TOWARD THE DRAIN NOT LESS THAN 1/4" PER FOOT U.O.

09 50 00 CEILINGS

NOT USED, REFER TO PLANS AS APPLICABLE. INTERIOR FINISH CONSTRUCTION, QUALITY, MATERIALS, DESIGN AND SPECIFICATIONS SHALL BE AS PER REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 8 SECTION 803 (WALL AND CEILING FINISHES).

09 60 00 FLOORING

INTERIOR FINISH CONSTRUCTION, QUALITY, MATERIALS, DESIGN AND SPECIFICATIONS SHALL BE AS PER REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 8 SECTION 804 (INTERIOR FLOOR FINISH).
1. ALL BATHROOM FLOORS AND BASES SHALL BE OF APPROVED IMPERVIOUS MATERIALS.
2. SPRINKLER HEADS SELECTED BY INTERIOR DESIGNER OR OWNER, UNLESS SPECIFICALLY NOTED OTHERWISE.
3. ALL FLOORS (INTERIOR AND EXTERIOR) SHALL HAVE A STATIC ANTI-SLIP COEFFICIENT OF FRICTION TO BE CONSIDERED A SAFE WALKWAY SURFACE BY REGISTERED PROFESSIONAL FLORIDA ENGINEER.
4. SPRINKLER HEAD LOCATIONS SHALL BE COORDINATED BY CONTRACTOR WITH ALL OTHER CEILING ITEMS SUCH AS LIGHTING, HVAC GRILLES, ARCHITECTURAL MEMBERS, ETC. PIPING SHALL BE COORDINATED WITH HVAC DUCTS, LIGHTS, ETC. AND WHERE REQUIRED PIPING SHALL BE RELOCATED TO ACCOMMODATE THE SAME. NOTIFY ARCHITECT IMMEDIATELY IF SYSTEMS CONFLICT EXISTS.
5. ALL SPRINKLER HEADS IN FINISHED AREAS SHALL BE CHROME PLATED, PENDANT TYPE OR AS PER BUILDING STANDARDS IF IN AN EXISTING BUILDING.
6. THE SPRINKLER SYSTEM SHALL BE SUPERVISED AS REQUIRED.
7. THE SPRINKLER CONTRACTOR SHALL NOTIFY THE FIRE DEPARTMENT OR AUTHORIZED AGENT PRIOR TO WORKING ON AN EXISTING SPRINKLER SYSTEM.

09 70 00 WALL FINISHES

NOT USED, REFER TO INTERIOR DESIGN PLANS AS APPLICABLE. INTERIOR FINISH CONSTRUCTION, QUALITY, MATERIALS, DESIGN AND SPECIFICATIONS SHALL BE AS PER REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 8 SECTION 803 (WALL AND CEILING FINISHES).

09 80 00 ACOUSTICAL TREATMENT

NOT USED, REFER TO PLANS AS APPLICABLE.

09 90 00 PAINTING AND COATING

- INTERIOR FINISH CONSTRUCTION, QUALITY, MATERIALS, DESIGN AND SPECIFICATIONS SHALL BE AS PER REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 8.
1. APPLICATION OF PAINT AND OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.
2. ALL EXTERIOR AND INTERIOR SURFACES SHALL RECEIVE THE PAINTER'S FINISH EXCEPT COLOR COORDINATED FACTORY FINISH SURFACES. TOP AND BOTTOM OF ALL DOORS TO BE SEALED AND PAINTED.
3. ALL SURFACES TO BE FINISHED SHALL BE CLEAN AND FREE OF FOREIGN MATERIALS (DIRT, GREASE, ASPHALT, RUST, ECT.) INTERIOR WOOD: ALL FINISHING LUMBER MUST BE STORED IN DRY, WARM ROOMS TO PREVENT ABSORPTION OF MOISTURE, SHRINKAGE, AND ROUGHENING OF WOOD. ALL SURFACES MUST BE SANDED SMOOTH WITH THE GRAIN, NEVER CROSS IT. SURFACE BLEMISHES MUST BE CORRECTED AND THE AREA CLEANED OF DUST BEFORE COATING.
4. APPLICATION SHALL BE IN A WORKMANLIKE MANNER, AS SPECIFIED BY THE MANUFACTURER AND PROVIDE A SMOOTH SURFACE. APPLICATION METHOD AND RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER.
5. INTERIOR PAINT SELECTIONS SHALL BE AS PER INTERIOR DESIGN PLANS OR AS SELECTED BY OWNER.
6. EXTERIOR PAINT, CEMENTITIOUS FINISH, TRIM, ECT. SHALL BE AS PER MANUFACTURER'S STANDARDS AND SPECIFICATIONS AND AS REQUIRED BY FLORIDA BUILDING CODE.

10 00 00 SPECIALTIES

- 1. PROVIDE BOTH ACCESSORIES HARDWARE AND MISCELLANEOUS ITEMS AS PER DRAWINGS, SPECIFICATIONS AND/OR CLIENT'S INSTRUCTIONS. ALL ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND APPROVED INSTALLATION DRAWINGS.

11 00 00 EQUIPMENT

1. PROVIDE EQUIPMENT AS PER DRAWINGS, SPECIFICATIONS AND/OR CLIENT'S INSTRUCTIONS. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND APPROVED INSTALLATION DRAWINGS. ALL INSTALLATIONS MUST CONFORM WITH THE FLORIDA BUILDING CODE.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CLEARANCES TO AND FROM ALL EQUIPMENT PRIOR TO THE START OF CONSTRUCTION. REQUIRED CLEARANCES MUST BE CONFIRMED WITH MANUFACTURER INSTRUCTION, LOCAL CODES AND ORDINANCES, THE FLORIDA BUILDING CODE, THE NATIONAL ELECTRIC CODE, AND ALL OTHER RULES AND REGULATIONS HAVING JURISDICTION.
3. ALL APPLIANCES SHALL MEET SPECIFICATIONS AND REQUIREMENTS OF MEP OF RECORD PLANS, BE ENERGY STAR QUALIFIED APPLIANCES, AND SHALL BE SELECTED BY THE OWNER.

12 00 00 FURNISHINGS

FURNISHINGS, FABRICS AND DECORATIVE MATERIALS SHALL MEET THE REQUIREMENTS OF FLORIDA BUILDING CODE CHAPTER 8 SECTION 806 (DECORATIVE MATERIALS AND TRIM).

13 00 00 SPECIAL CONSTRUCTION

NOT USED, REFER TO PLANS AS APPLICABLE.

14 00 00 CONVEYING EQUIPMENT

ELEVATORS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED TO PROVIDE PROPER SAFETY IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE CHAPTER 9, CONSTRUCTION, INSTALLATION, AND MAINTENANCE SHALL CONFORM WITH FLORIDA ELEVATOR CODE AND REGULATIONS.

21 00 00 FIRE SUPPRESSION

FIRE PROTECTION SYSTEM DESIGN SHALL BE AS PER MEP ENGINEER OF RECORD. FIRE PROTECTION SYSTEMS SHALL BE AS PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE CHAPTER 9, FLORIDA FIRE PREVENTION CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
1. FIRE SPRINKLER SYSTEM SHALL CONFORM TO N.F.P.A. STANDARDS AND ALL APPLICABLE GOVERNING CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SIGNED AND SEALED DRAWINGS BY SPRINKLER SUBCONTRACTOR FOR PERMIT. FIRE SPRINKLER PLANS SHALL BE APPROVED BY FIRE MARSHALL PRIOR TO ISSUE OF BUILDING PERMIT.
3. SPRINKLER SYSTEM SHALL BE VERIFIED (AND OR MODIFIED IF EXISTING) BY AN APPROVED AUTOMATIC FIRE SPRINKLER CONTRACTOR WHO SHALL SUBMIT COMPLETE ENGINEERED SPRINKLER PLANS AND HYDRAULIC CALCULATIONS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL FLORIDA ENGINEER.

23 00 00 HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

- ALL HVAC SYSTEMS SHALL BE AS PER MEP OF RECORD PLANS AND SPECIFICATIONS. HVAC SHALL COMPLY WITH THE FLORIDA BUILDING CODE CHAPTER 28, FLORIDA BUILDING CODE - MECHANICAL AND ALL OTHER APPLICABLE RULES AND REGULATIONS.
1. MECHANICAL SUBCONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE AIR CONDITIONING AND MECHANICAL VENTILATION SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP-IN TO ALL UTILITIES IS REQUIRED. SUBCONTRACTORS SHALL INSTALL AND CHECK ALL DEVICES PRIOR TO OPERATION OF SYSTEM.
2. PROVIDE FIRE DAMPERS AT SUPPLY AND RETURNS WHICH PASS THROUGH RATED ASSEMBLIES AS PER MECHANICAL DRAWINGS AND SPECIFICATIONS.
3. SIZE OF MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND REQUIRED CLEARANCES WITH RESPECTIVE EQUIPMENT MANUFACTURER BEFORE ORDERING AND INSTALLATION. NOTIFY MEP OF RECORD IMMEDIATELY IF CONFLICT EXISTS.
14. ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY EQUIPMENT FURNISHED AGAINST THOSE SPECIFIED OR INTENDED AND REVISE BRANCH CIRCUITS AS MAY BE REQUIRED WITH PRIOR APPROVAL OF ENGINEER OF RECORD.
15. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER & LIGHT COMPANY AND TELEPHONE COMPANY.
16. FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS CALLED FOR ON PLANS, OR AS SELECTED BY OWNER.
17. COORDINATE RACEWAY INSTALLATIONS WITH OTHER TRADES PRIOR TO CONSTRUCTION.
18. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL EXIT SIGNS AS REQUIRED BY THE LOCAL FIRE MARSHAL AND BUILDING INSPECTOR - WHETHER SHOWN ON THE PLANS OR NOT.

22 00 00 PLUMBING

ALL PLUMBING SHALL BE AS PER MEP ENGINEER OF RECORD PLANS AND SPECIFICATIONS. PLUMBING SHALL COMPLY WITH THE FLORIDA PLUMBING BUILDING CODE CHAPTER 29, FLORIDA BUILDING CODE - PLUMBING AND ALL OTHER APPLICABLE RULES AND REGULATIONS.

- 1. SUBCONTRACTORS SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, ROOF AND FLOOR DRAINS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP-IN TO ALL UTILITIES IS REQUIRED. SUBCONTRACTORS SHALL INSTALL AND CHECK ALL PRESSURE REDUCING VALVES, POP OFF VALVES AND OTHER SAFETY DEVICES PRIOR TO OPERATION OF SYSTEM.
2. MATERIALS, DESIGN AND INSTALLATION OF ALL PLUMBING FIXTURES AND WATER HEATERS SHALL BE GOVERNED BY THE FLORIDA BUILDING CODE - PLUMBING, CHAPTER 29.
3. MATERIALS, DESIGN AND INSTALLATION OF WATER SUPPLY AND DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE FLORIDA BUILDING CODE - PLUMBING, CHAPTER 6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE OF PROVIDING POTABLE WATER TO THE BUILDING.
4. SANITARY DRAINAGE SYSTEMS AND STORM DRAINAGE SYSTEMS SHALL BE GOVERNED BY THE FLORIDA BUILDING CODE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE SANITARY SYSTEM AND FOR ALL CONNECTIONS TO THE MUNICIPAL SEWER SYSTEM.
5. PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL LAYOUT, SLEEVING, CONCRETE CUTTING, PATCHING AND CONCRETE COREBORING AS REQUIRED TO COMPLETE THEIR WORK. ALL REQUIRED CUTTING, PATCHING AND CONCRETE COREBORING SHALL BE APPROVED BY CONTRACTOR AND THE STRUCTURAL ENGINEER OF RECORD PRIOR TO THE PLUMBING SUBCONTRACTOR EXECUTION OF SAME. ANY VOIDS, PATCHING, CORE DRILLING ETC. IN REQUIRED RATED ASSEMBLIES SHALL BE FINISHED TO MAINTAIN REQUIRED FIRE RATING WITH U.L. RATED SYSTEM AND IS THE RESPONSIBILITY OF THE SUB CONTRACTOR PERFORMING THE WORK AND THE CONTRACTOR.

23 00 00 HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

- ALL HVAC SYSTEMS SHALL BE AS PER MEP OF RECORD PLANS AND SPECIFICATIONS. HVAC SHALL COMPLY WITH THE FLORIDA BUILDING CODE CHAPTER 28, FLORIDA BUILDING CODE - MECHANICAL AND ALL OTHER APPLICABLE RULES AND REGULATIONS.
1. MECHANICAL SUBCONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE AIR CONDITIONING AND MECHANICAL VENTILATION SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP-IN TO ALL UTILITIES IS REQUIRED. SUBCONTRACTORS SHALL INSTALL AND CHECK ALL DEVICES PRIOR TO OPERATION OF SYSTEM.
2. PROVIDE FIRE DAMPERS AT SUPPLY AND RETURNS WHICH PASS THROUGH RATED ASSEMBLIES AS PER MECHANICAL DRAWINGS AND SPECIFICATIONS.
3. SIZE OF MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND REQUIRED CLEARANCES WITH RESPECTIVE EQUIPMENT MANUFACTURER BEFORE ORDERING AND INSTALLATION. NOTIFY MEP OF RECORD IMMEDIATELY IF CONFLICT EXISTS.
14. ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY EQUIPMENT FURNISHED AGAINST THOSE SPECIFIED OR INTENDED AND REVISE BRANCH CIRCUITS AS MAY BE REQUIRED WITH PRIOR APPROVAL OF ENGINEER OF RECORD.
15. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER & LIGHT COMPANY AND TELEPHONE COMPANY.
16. FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS CALLED FOR ON PLANS, OR AS SELECTED BY OWNER.
17. COORDINATE RACEWAY INSTALLATIONS WITH OTHER TRADES PRIOR TO CONSTRUCTION.
18. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL EXIT SIGNS AS REQUIRED BY THE LOCAL FIRE MARSHAL AND BUILDING INSPECTOR - WHETHER SHOWN ON THE PLANS OR NOT.

25 00 00 INTEGRATED AUTOMATION

NOT USED, REFER TO PLANS AS APPLICABLE.

26 00 00 ELECTRICAL

- ALL ELECTRICAL SHALL BE AS PER MEP ENGINEER OF RECORD PLANS AND SPECIFICATIONS. ELECTRICAL SHALL COMPLY WITH THE FLORIDA BUILDING CODE CHAPTER 27, FLORIDA BUILDING CODE - ELECTRICAL AND ALL OTHER APPLICABLE RULES AND REGULATIONS.
1. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL LAYOUT OF ELECTRICAL SYSTEMS. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO MEP OF RECORD PLANS FOR EXACT LOCATION OF EQUIPMENT AND SPECIFICATIONS. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, INCLUDING VOLTAGE, PHASE AND CURRENT. PRIOR TO BIDDING THE PROJECT, THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE UTILITY PROVIDER THE LOCATION OF SERVICE AND SHALL LOCATE METER & PANELS AS REQUIRED. CONTRACTOR IS FULLY RESPONSIBLE FOR PROVIDING ELECTRICAL SERVICE TO BUILDING.
2. THESE PLANS DO NOT SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO IDENTIFY AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND MEET ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
3. THE WORK SHALL CONSIST OF FURNISHING LABOR, EQUIPMENT AND MATERIALS TO PROVIDE A COMPLETE INTEGRATED AND PROPER FUNCTIONING SYSTEM.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
5. ALL EQUIPMENT AND MATERIALS PROVIDED SHALL BE NEW AND IN CONFORMANCE WITH APPLICABLE PROVISIONS OF NEMA, ANSI, UL, ETC., AND SHALL BEAR UNDERWRITERS LABELS WHERE APPLICABLE.
6. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER TRADES SO AS TO AVOID INTERFERENCE.
7. THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY STATE AND LOCAL LAW AND ORDENANCES.
8. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERABLE AND ACCEPTANCE BY ENGINEER AND CONTRACTOR SHALL BE A CONDITION OF THE SUB CONTRACT AND THE OWNER.
9. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL FURNISH OWNER CERTIFICATES OF FINAL INSPECTIONS AND APPROVALS FROM AUTHORITIES HAVING JURISDICTION.
10. THE REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
11. ANY DEFECTS FOUND DURING THE COMPLETION OF THE WORK, SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING OF HIS WORK.
12. THE CONTRACTOR SHALL COORDINATE WITH FPL ALL REQUIREMENTS FOR CONDUIT ENTRY AND CABLE TERMINATION IN THE UTILITY TRANSFORMER AS REQUIRED IN ARTICLE 250, NATIONAL ELECTRICAL CODE. IF ANY CONFLICT EXISTS SHALL BE BROUGHT TO THE ENGINEER OF RECORD ATTENTION PRIOR TO THE COMMENCEMENT OF WORK.
13. ELECTRICAL CONTRACTOR SHALL CHECK ALL EQUIPMENT IN THE PROJECT FOR PROPER VOLTAGE, PHASE, AND CURRENT BEFORE CONNECTION TO CIRCUITS.
14. ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY EQUIPMENT FURNISHED AGAINST THOSE SPECIFIED OR INTENDED AND REVISE BRANCH CIRCUITS AS MAY BE REQUIRED WITH PRIOR APPROVAL OF ENGINEER OF RECORD.
15. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER & LIGHT COMPANY AND TELEPHONE COMPANY.
16. FURNISH AND INSTALL LIGHTING FIXTURES AND LAMPS AS CALLED FOR ON PLANS, OR AS SELECTED BY OWNER.
17. COORDINATE RACEWAY INSTALLATIONS WITH OTHER TRADES PRIOR TO CONSTRUCTION.
18. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL EXIT SIGNS AS REQUIRED BY THE LOCAL FIRE MARSHAL AND BUILDING INSPECTOR - WHETHER SHOWN ON THE PLANS OR NOT.

27 00 00 COMMUNICATIONS

- 1. PROVIDE PRE-WIRED TELEPHONE OUTLETS AS SHOWN ON MEP ENGINEER OF RECORD PLANS.
2. PROVIDE PRE-WIRED T.V. OUTLETS FOR CABLE TV AS SHOWN ON PLANS. COORDINATE ALL REQUIREMENTS WITH CABLE TV COMPANY AND COMPLETE ALL CONNECTIONS WITH CABLE TV UTILITY COMPANY.
3. PRE-WIRE CONNECTION FOR FUTURE T.V. SATELLITE INSTALLATION.

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

1. PROVIDE SMOKE DETECTORS AS REQUIRED BY FLORIDA BUILDING CODE, N.E.C. AND STATE AND LOCAL AGENCY REQUIREMENTS.

31 00 00 EARTHWORK

- EXCAVATION, GRADING AND FILL SHALL BE AS PER FLORIDA BUILDING CODE CHAPTER 18 SECTION 1804.
1. GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH FBC SECTIONS 1803.3 THROUGH 1803.5. PROJECT PLANS HAVE BEEN PREPARED BASED ON GEOTECHNICAL SOILS REPORT RECOMMENDATIONS PREPARED BY A REGISTERED STATE OF FLORIDA SOILS ENGINEER HIRED BY OWNER. THE GEOTECHNICAL REPORT IS PART OF THE CONTRACT DOCUMENTS. THE STRUCTURAL ENGINEER OF RECORD HAS DESIGNED THE BUILDING AND ITS FOUNDATIONS BASED ON THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR STRICTLY FOLLOWING ALL RECOMMENDATIONS, INSTRUCTIONS AND SPECIFICATIONS INCLUDED IN THE GEOTECHNICAL SOILS REPORT.
2. EXCAVATION FOR ANY PURPOSE SHALL NOT REDUCE LATERAL SUPPORT FROM ANY FOUNDATION OR ADJACENT FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST DETRIMENTAL LATERAL OR VERTICAL MOVEMENT, OR BOTH.
3. WHERE UNDERPINNING IS CHOSEN TO PROVIDE THE PROTECTION OR SUPPORT OF ADJACENT STRUCTURES, THE UNDERPINNING SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PROVISIONS OF FBC CHAPTERS 18 (SOILS AND FOUNDATIONS) AND 33 (SAFEGUARDS DURING CONSTRUCTION).
4. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOLDERS OR WITH A CONTROLLED LOW STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL.
5. PER FBC 1804.4 (SITE GRADING) - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL, IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
6. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
7. CONTRACTOR IS RESPONSIBLE TO COMPLETE ALL GRADING AS REQUIRED PER CIVIL ENGINEER OF RECORD PLANS AND FOR COMPLYING WITH ALL DRAINAGE REQUIREMENTS OF STATE AND LOCAL GOVERNMENT AGENCIES.
8. WALLS OR PORTIONS THEREOF THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED AND DAMPROOFED IN ACCORDANCE WITH FBC SECTION 1805 (DAMP-PROOFING AND WATERPROOFING).

32 00 00 EXTERIOR IMPROVEMENTS

- 1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EXTERIOR IMPROVEMENTS NECESSARY TO OBTAIN A FINAL CERTIFICATE OF OCCUPANCY, WHETHER SUCH IMPROVEMENTS HAVE BEEN SHOWN IN THE PLANS OR NOT.

33 00 00 UTILITIES

- 1. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES, BOTH ABOVE AND BELOW GRADE. CONTRACTOR SHALL VERIFY LOCATION OF POWER LINES, POWER POLES, TRANSFORMERS, UTILITY METERS, FIRE HYDRANTS, WATER, SEWER AND GAS LINES PRIOR TO BIDDING THE WORK. NOTIFY ARCHITECT IN WRITING IF CONFLICT EXISTS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES.
3. CONTRACTOR SHALL COORDINATE WITH REPRESENTATIVES OF WATER, SEWER, ELECTRICAL, GAS, TELEPHONE AND TELEVISION COMPANIES TO VERIFY AVAILABLE FACILITIES, AND, IF APPLICABLE, TO ESTABLISH TEMPORARY FACILITIES.

34 00 00 TRANSPORTATION

NOT USED

DIVISION 35 - WATERWAY AND MARINE CONSTRUCTION

NOT USED

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Key Plan

Kreta Holdings LLC
THE GEORGE



Project North

ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title

PROJECT GENERAL NOTES

Client Name	Kreta Holdings LLC
Project Number	2208
Date	6/5/2023
Approved by	NMD NOMADAS
Scale	1/4" =

NOTABLE SECTION NFPA 1

PROJECT MUST COMPLY WITH 12.3.2 QUALITY ASSURANCE FOR PENETRATIONS AND JOINTS IN NEW BUILDINGS THREE STORIES OR GREATER IN HEIGHT. A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE RDP RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRESTOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.2.

PARKING COUNT ANALYSIS

PARKING SPACES PER PARKING LEVEL			
LEVEL 1			22
LEVEL 2			43
LEVEL 3			43
LEVEL 4			42
TOTAL			150

PARKING COUNT REQUIREMENTS			
1 PER ST UNIT	REQUIRED	PROVIDED	
1 PER 1B UNIT	19	19	
1.5 PER 1B UNIT PLUS DEN	65	67	
1.5 PER 2B UNIT	15	18	
1.5 PER 2B UNIT	29	35	
GUEST PARKING (1 per 10 Res Units)	11	11	
TOTAL	139	150	

ACCESSIBLE PARKING SPACES			
TOTAL NUMBER OF PARKING	101 to 150	NUMBER OF ACCESSIBLE PARKING REQUIRED	5
TOTAL	150	TOTAL	5

ELECTRIC VEHICLE CHARGING STATION			
TOTAL NUMBER OF PARKING	150	NUMBER OF EV CHARGING SPACES	16
TOTAL	150	TOTAL	16

BICYCLE RACK COUNT			
RESIDENTIAL USE	1 PER 15 PARKING	PARKING PROVIDED	BICYCLE PARKING
		150	10

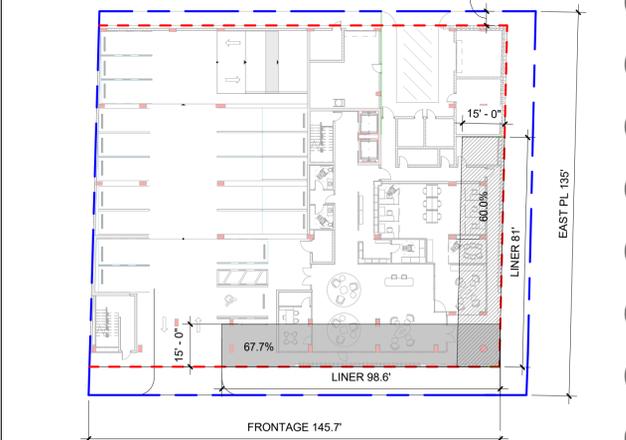
FLOOR AREA RATIO (BEING CALCULATED USING OPPORTUNITY ZONE BENEFITS)

FAR (3.0)	
	SQ. FT.
GROSS AREA	32,686
TOTAL ALLOWED FLOOR AREA	98,058

PROPOSED FAR	
LEVEL	TOTAL (SQ. FT.)
LEVEL 1 GF	4967
LEVEL 5 AMENITIES + UNITS	5571
LEVEL 6 UNITS	9728
LEVEL 7 UNITS	9728
LEVEL 8 UNITS	9728
LEVEL 9 UNITS	9728
LEVEL 10 UNITS	9728
LEVEL 11 UNITS	9728
LEVEL 12 UNITS	9728
LEVEL 13 UNITS	9728
LEVEL 14 UNITS	9728
TOTAL (SQ. FT.)	98090

GREEN BUILDING CERTIFICATION PLAN

PROJECT HAS BEEN DEVELOPED TO ACHIEVE A GREEN BUILDING CERTIFICATION OF BRONZE BASED ON THE 2015 NATIONAL GREEN BUILDING STANDARD.



ACTIVE LINER SOUTH FRONTAGE = 67.7% EAST FRONTAGE = 60.0%
GROUND LEVEL - ACTIVE LINER CALCULATION
 1" = 30'-0"

OPEN PARKING GARAGE

FBC SECTION 406.5.1 STATES THAT OPEN PARKING GARAGE SHALL BE OF TYPE I, II, OR IV CONSTRUCTION. THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER SHALL BE NOT LESS THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER. THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION SHALL BE NOT LESS THAN 40 PERCENT OF THE PERIMETER OF THE TIER. INTERIOR WALLS SHALL BE NOT LESS THAN 20 PERCENT OPEN WITH UNIFORMLY DISTRIBUTED OPENINGS. HOWEVER, OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING

BUILDING CONSTRUCTION TYPE

FIRE-RESISTANCE RATING BASED ON BUILDING ELEMENTS (FBC TABLE 601) DUE TO THE PROPOSED OCCUPANCIES CLASSIFICATIONS, BUILDING HEIGHT, AND NUMBER OF STORIES IN THE PROJECT, THE CONSTRUCTION TYPE FOR THE BUILDING HAS TO BE **TYPE I-B CONSTRUCTION** IN ACCORDANCE WITH FBC TABLES 504.3, 504.4 AND 506.2. THE FIRE RESISTANCE RATING REQUIREMENTS FOR TYPE I-B CONSTRUCTION ARE OBTAINED FROM TABLE 601 OF FBC.

ZONING ANALYSIS

PROJECT NAME	9505 FEDERAL HWY, HOLLYWOOD, FL 33020
LOCATION	9505 FEDERAL HWY, HOLLYWOOD, FL 33020
OPPORTUNITY ZONE	HH-2 FEDERAL HIGHWAY MEDIUM-HIGH DENSITY MIXED USE DISTRICT
FEMA ZONE	N/A
LAND USE DESIGNATION	REGIONAL ACTIVITY CENTER (RAC)
LEGAL DESCRIPTION	LOT 12 BLOCK 12 HOLLYWOOD SOUTHSIDE ADDITION No. 2 ACCORDING TO THE MAP OR PLAT THEREON, AS RECORDED IN PLAT BOOK 3, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
PARCEL ID#	59222-00-2200
PROPERTY ADDRESS	913-915 DEWEY STREET, HOLLYWOOD, FLORIDA 33020
PERMITTED ADDRESS	ALLOWED
MAX FLOOR AREA RATIO	150
MIN. GROUND FLOOR RESIDENTIAL USES ELEVATION ABOVE THE SIDEWALK	18
MIN. FLOOR TO FLOOR HEIGHT	8
MIN. DWELLING UNIT SIZE	400
NEW CONSTRUCTION	160
MIN. PER UNIT	160
CUMULATIVE AVERAGE	250
MIN. PER UNIT	250
BASE GROUND FLOOR (55 FT) BUILDING SETBACKS	15
MIN. ALL FRONTAGE NON-RESIDENTIAL	30
MAX FEDERAL HIGHWAY FRONTAGE	30
MIN. SIDE INTERIOR	0
MIN. ALLEY	0
TOWERS BUILDING (ADJACENT) SETBACKS	10
MIN. ALL FRONTAGE NON-RESIDENTIAL	15
MIN. SIDE INTERIOR	0
MIN. ALLEY	0
TOWER	50
MIN. TOWER SEPARATION	300
MAX. TOWER HEIGHT	300
AVERAGE TOWER FLOOR/STORY	300
RESIDENTIAL AND HOTEL USES	34000 - 30000
MINIMUM ACTIVE USES	60%
PROHIBITED FEDERAL HIGHWAY PROJECTIONS	
ARCHITECTURAL FEATURES (VERTICAL PROJECTIONS)	
BUILDING BASE PARAPETS (MAX. BASE HEIGHT, NOT TO EXCEED 10 FT)	20%
TOWER PARAPETS	5%
ROOFTOP AMENITIES (MAX. HEIGHT)	5%
METEOROLOGICAL EQUIPMENT (HORIZONTAL PROJECTIONS)	75%
BALCONIES (MAX. OF THE REQUIRED SETBACK)	30%
MECHANICAL EQUIPMENT (MAX. OF THE FRONT BUILDING FACADE)	30%
GROUND FLOOR OPEN SPACES	25%
MIN. SELECTED AREA	10%
MIN. OVERHEAD COVER	1800 SQ. FT.
MIN. LINEAR FOOT OF SEATING	10%
ACTIVE USE LINER DEPTH	
COMMERCIAL	25'
GROUND FLOOR (MIN.)	75'
RESIDENTIAL	15'
GROUND FLOOR (MIN.)	15'
ABOVE GROUND FLOOR (MIN.)	15'

DEVELOPMENT AREAS

LEVEL	AREAS (SQ. FT.)								
	SERVICES	AMENITIES	STORAGE	UNITS	CIRCULATION	PARKING	AIR CONDITIONED	NON-AIR CONDITIONED	TOTAL (SQ. FT.)
LEVEL 1 GF	1844	4,477			722	7,509	5,199	9,333	14,522
LEVEL 2 PARKING					80	16,076	80	16,256	16,256
LEVEL 3 PARKING			322		80	16,072	80	16,574	16,574
LEVEL 4 PARKING			322		80	15,930	80	16,402	16,402
LEVEL 5 AMENITIES + UNITS	191	3,492	99	3,103	1,242		8,506	191	8,697
LEVEL 6 UNITS	191			8,563	1,023		9,586	191	9,777
LEVEL 7 UNITS	191			8,563	1,023		9,586	191	9,777
LEVEL 8 UNITS	191			8,563	1,023		9,586	191	9,777
LEVEL 9 UNITS	191			8,563	1,023		9,586	191	9,777
LEVEL 10 UNITS	191			8,563	1,023		9,586	191	9,777
LEVEL 11 UNITS	191			8,563	1,023		9,586	191	9,777
LEVEL 12 UNITS	191			8,563	1,023		9,586	191	9,777
LEVEL 13 UNITS	191			8,563	1,023		9,586	191	9,777
LEVEL 14 UNITS	191			8,563	1,023		9,586	191	9,777
TOTAL CONSTRUCTION AREA (SQ. FT.)	3,754	7,969	743	71,770	11,681	55,557	96,979	60,495	156,874
TOTAL LEASABLE AREA (SQ. FT.)				7793					

RESIDENTIAL UNIT MIX

LEVEL	UNIT MATRIX										TOTAL
	ST	509	562	578	672	759	755	999	997		
	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT	
LEVEL 5	1				1	1	1	1	1	1	5
LEVEL 6	2	2	1	2	1	1	1	1	1	1	12
LEVEL 7	2	2	1	2	1	1	1	1	1	1	12
LEVEL 8	2	2	1	2	1	1	1	1	1	1	12
LEVEL 9	2	2	1	2	1	1	1	1	1	1	12
LEVEL 10	2	2	1	2	1	1	1	1	1	1	12
LEVEL 11	2	2	1	2	1	1	1	1	1	1	12
LEVEL 12	2	2	1	2	1	1	1	1	1	1	12
LEVEL 13	2	2	1	2	1	1	1	1	1	1	12
LEVEL 14	2	2	1	2	1	1	1	1	1	1	12
TOTAL	19	18	9	18	10	10	10	9	10	10	113
CUMULATIVE AVERAGE					712.78						

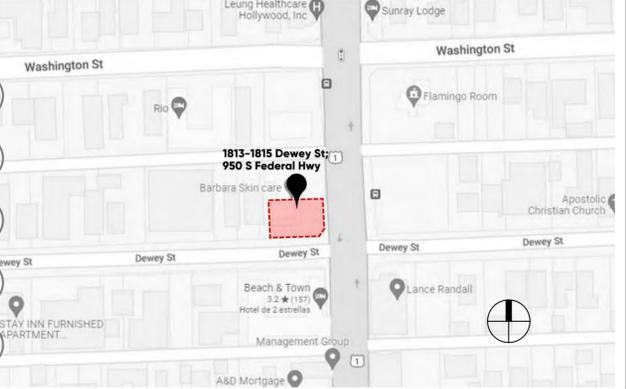
RESIDENTIAL UNITS					
LEVEL	ST	1B	1B+	2B	TOTAL
LEVEL 1					
LEVEL 2					
LEVEL 3					
LEVEL 4					
LEVEL 5	1	2	1	1	5
LEVEL 6	2	7	1	2	12
LEVEL 7	2	7	1	2	12
LEVEL 8	2	7	1	2	12
LEVEL 9	2	7	1	2	12
LEVEL 10	2	7	1	2	12
LEVEL 11	2	7	1	2	12
LEVEL 12	2	7	1	2	12
LEVEL 13	2	7	1	2	12
LEVEL 14	2	7	1	2	12
TOTAL					113

RESIDENTIAL UNITS BY TYPE		
UNIT TYPE	DESCRIPTION	COUNT
ST	Studio	19
1B	One Bedroom	65
1B+	One Bedroom Plus Den	10
2B	Two Bedroom	19
TOTAL		113

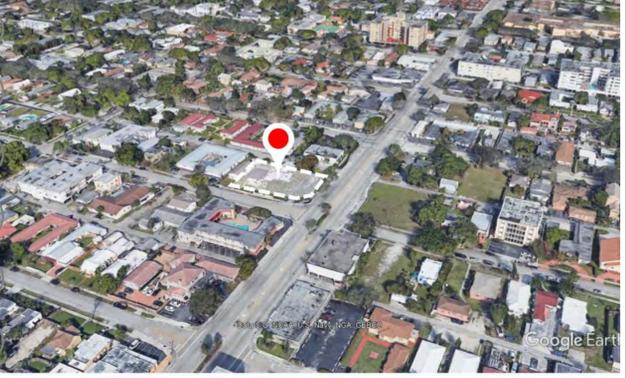
SCOPE OF WORK

MIXED-USE BUILDING COMPOSED OF 14-STORIES. THE BUILDING HAS PRIMARY USE OF [GROUP R-2], RESIDENTIAL (LEVELS 5 THROUGH 14) ALONG WITH [GROUP S-2] PARKING, [GROUP S-3] STORAGE AND MEP, [GROUP A-3] FITNESS CENTER, [GROUP B] BUSINESS/OFFICE SPACES. THE HIGHEST OCCUPIABLE LEVEL IS GREATER THAN 75 FEET (130 FEET 6 INCHES) AND CONSIDERED AS A HIGH-RISE BUILDING. THE BUILDING WILL BE PROTECTED THROUGHOUT BY AUTOMATIC SPRINKLERS DESIGNED IN ACCORDANCE WITH NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, AND AN EMERGENCY-VOICE ALARM COMMUNICATION SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE

LOCATION MAP



AERIAL



STREET VIEW FROM S FEDERAL HWY



APPLICABLE CODES

- BUILDING CODE**
 - FBC: FLORIDA BUILDING CODE, SEVENTH EDITION.
- FIRE PREVENTION/LIFE SAFETY CODE**
 - FFPC: FLORIDA FIRE PREVENTION CODE, SEVENTH EDITION.
- ELECTRICAL CODE**
 - NFPA 70: NATIONAL ELECTRICAL CODE® (NEC), 2017 EDITION.
- MECHANICAL CODE**
 - FBC-M: FLORIDA BUILDING CODE – MECHANICAL, SEVENTH EDITION.
- PLUMBING CODE**
 - FBC-P: FLORIDA BUILDING CODE – PLUMBING, SEVENTH EDITION.
- MAJOR NFPA STANDARDS**
 - NFPA 10: STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2016 EDITION.
 - NFPA 13: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2016 EDITION.
 - NFPA 14: STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2016 EDITION.
 - NFPA 20: STANDARD FOR INSTALLATION OF STATIONARY FIRE PUMPS FOR FIRE PROTECTION, 2016 EDITION.
 - NFPA 72: NATIONAL FIRE ALARM AND SIGNALING CODE®, 2016 EDITION.
 - NFPA 88A: STANDARD FOR PARKING GARAGE STRUCTURES, 2015 EDITION.
 - NFPA 90A: STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS, 2015 EDITION.
 - NFPA 92: STANDARD FOR SMOKE CONTROL SYSTEMS, 2015 EDITION.
 - NFPA 110: STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2016 EDITION.

BUILDING CLASSIFICATION

NON-SEPARATED MIXED-USE OCCUPANCY IN ACCORDANCE WITH FBC SECTION 508.3. FIRE RATED SEPARATION IS NOT REQUIRED BETWEEN THE OCCUPANCIES EXCEPT AS INDICATED BELOW. THE PARKING GARAGE MUST BE SEPARATED FROM ALL OTHER OCCUPANCIES BY A 2-HOUR FIRE BARRIER IN ACCORDANCE WITH NFPA 88A SECTION 5.2.1.

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Key Plan

Project North

ISSUE	DATE
TAC SUBMISSION	6/5/2023

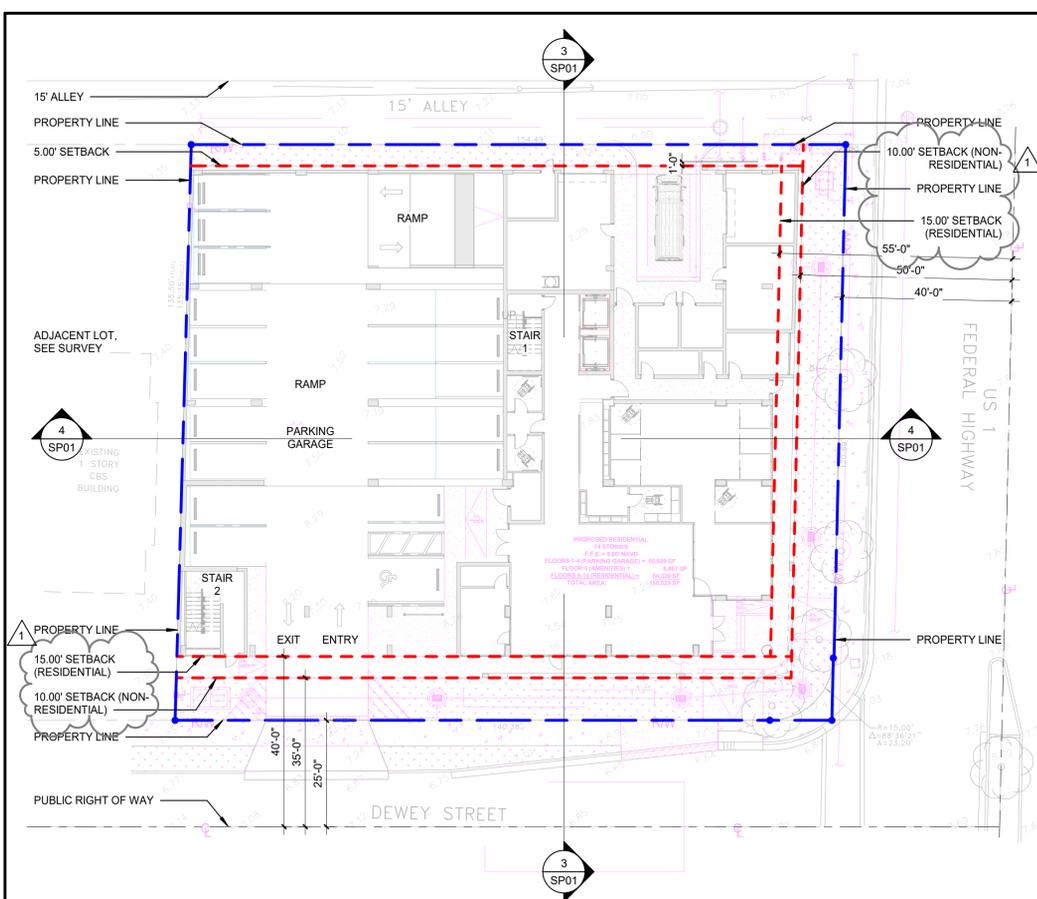
REVISION SCHEDULE		
Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

SITE DATA & CODE ANALYSIS

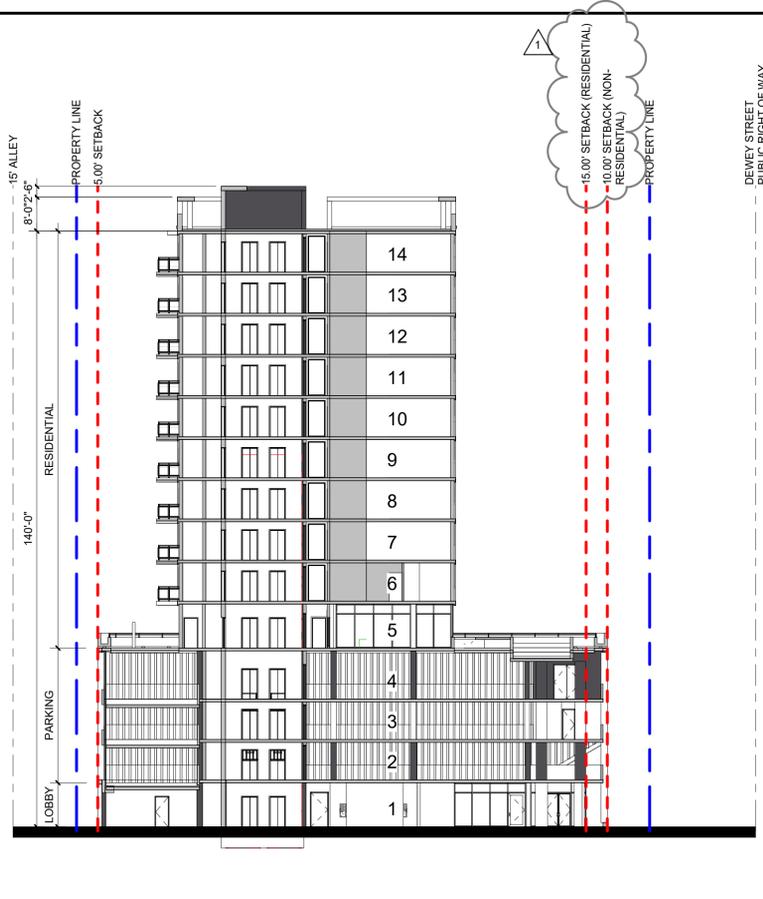
Client Name	Kreta Holdings LLC
Project Number	2208
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Approved by	NMD NOMADAS
Scale	1" = 30'-0"

Drawing Number

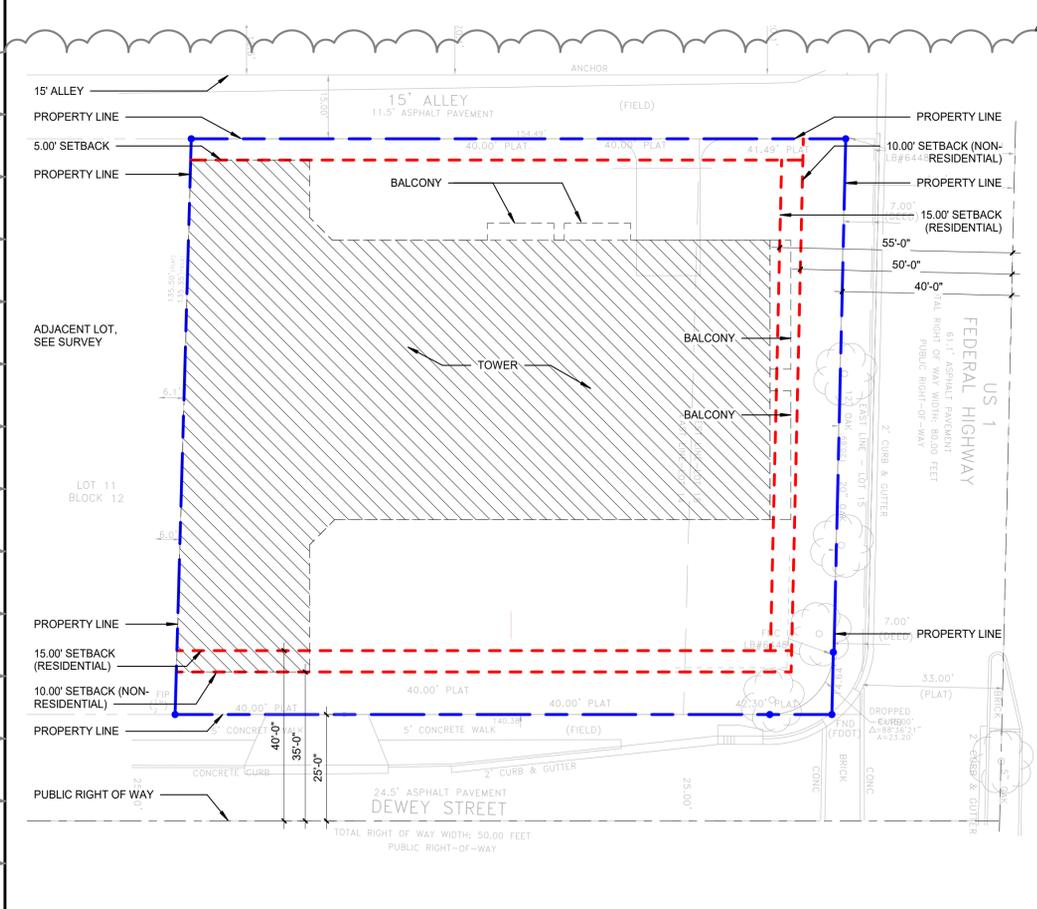
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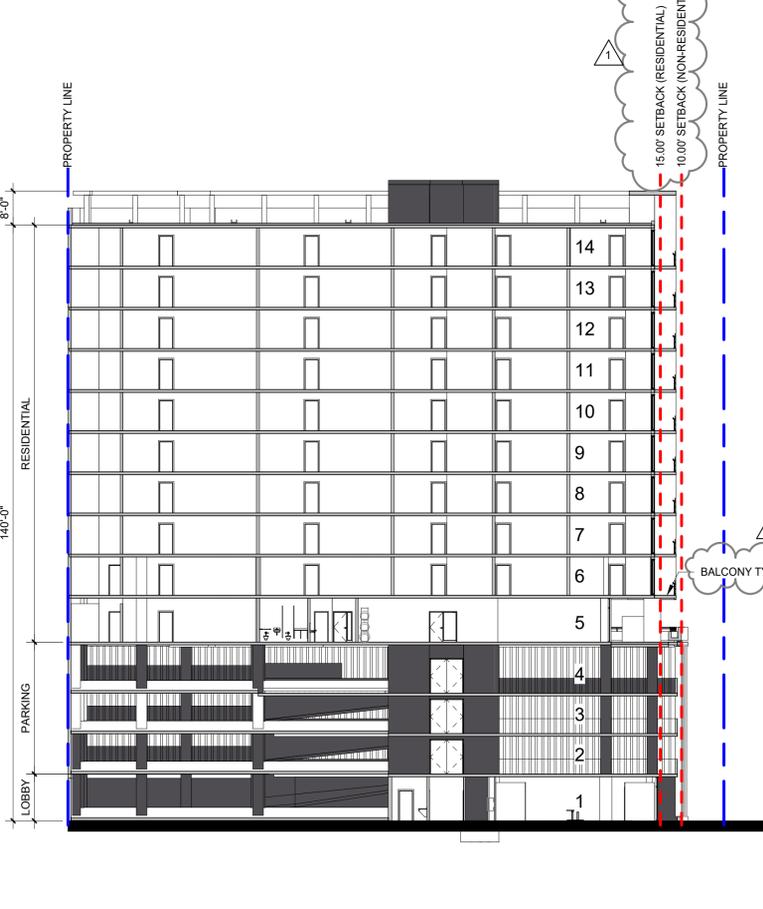
1 SITE PLAN
1" = 20'-0"



3 SITE BUILDING SECTION
1" = 20'-0"



2 SITE PLAN - PROPERTY LINE AND SETBACKS
1" = 20'-0"



4 SITE BUILDING SECTION
1" = 20'-0"

SITE PLAN NOTES:

17. MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
 18. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
- ADA ACCESSIBLE ROUTE SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS OF FLORIDA BUILDING CODE - ACCESSIBILITY (REFER TO ADA SHEETS FOR DETAILS):**
- (1) AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH CHAPTER 4 SECTION 402 SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS, TO AN ACCESSIBLE BUILDING ENTRANCE.
 - (2) AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH CHAPTER 4 SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
 - (3) ALL OBJECTS THAT PROTRUDE FROM SURFACES OR POSTS INTO CIRCULATION PATHS SHALL COMPLY WITH SECTION 307.
 - (4) WALKING SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE SPACES SHALL COMPLY WITH SECTION 403.
 - (5) DETECTABLE WARNINGS ARE REQUIRED PER SECTION 406.8 AT ALL CROSS WALKS AND AREAS WHERE PEDESTRIANS MAY COME IN CONTACT WITH AUTOMOTIVE TRAFFIC. DETECTABLE WARNINGS SHALL COMPLY WITH SECTION 705.
 - (6) PASSENGER DROP OFF AREAS SHALL HAVE A FLUSH CURB CONDITION - SEE CIVIL DRAWINGS.
 - (7) CATCH BASINS ARE TO BE PLACED SO AS NOT TO INTERFERE WITH CLEARANCES AND MAXIMUM SLOPES ALONG DESIGNATED ACCESSIBLE ROUTES.
 - (8) LOOSE EXTERIOR ACCESSORIES MUST BE LOCATED IN A WAY THAT MAINTAINS A 36" WIDE ACCESSIBLE ROUTE MINIMUM.
- ADA PARKING:**
- ACCESSIBLE SPACES COMPLYING WITH SECTION 502 SHALL BE PROVIDED IN PARKING AREA. SUCH SPACES SHALL BE DESIGNED AND MARKED FOR EXCLUSIVE USE OF THOSE INDIVIDUALS. THE NUMBER OF ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE MINIMUM REQUIRED PER TABLE 208.2 PARKING SPACES.
- ACCESSIBLE PATH OF TRAVEL FROM EACH EMERGENCY EXIT TO PUBLIC WAY SHALL MEET ALL REQUIREMENTS OF NFPA 101 SECTION 7.1.6.
- 1/2" BEVEL MAX VERTICAL DIFFERENCE IN FLOOR SURFACE
 - 44" MIN. PATH OF TRAVEL WIDTH
 - 1:20 MAX PATH OF TRAVEL SLOPE
 - 1:12 MAX COMPLIANT RAMP SLOPE
 - 1:50 MAX CROSS SLOPE

SITE PLAN NOTES:

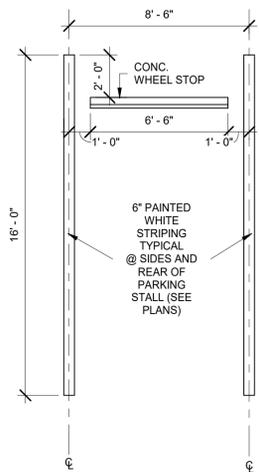
1. REFER TO RECORD SURVEY FOR EXACT BUILDING LOCATION, APPLICABLE PLAT INFORMATION AND FLOOD ZONE CRITERIA. THE INFORMATION CONTAINED ON THE SITE PLAN IS BASED ON INFORMATION SUPPLIED BY OWNER, SURVEYOR AND CIVIL ENGINEER OF RECORD.
2. REFER TO CIVIL ENGINEERING PLANS AND DETAILS FOR ALL GRADE AND FINISH FLOOR ELEVATIONS, DRAINAGE AND RETENTION CALCULATIONS. ELEVATIONS SHOWN ON THIS PLAN ARE FOR REFERENCE PURPOSES ONLY. CIVIL ENGINEER PLAN IS CONTROLLING SITE PLAN.
3. CIVIL ENGINEER SHALL PROVIDE CONCRETE CURBS AND GUTTER DETAILS, ALL CURB RADI AND ALL OTHER SITE RELATED DETAILS AS REQUIRED.
4. CONTRACTOR SHALL CONFIRM REQUIRED LOWEST FLOOR ELEVATION OF BUILDING WITH THE CIVIL ENGINEER AND SURVEYOR OF RECORD PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE LOWEST FLOOR ELEVATION SHALL BE ESTABLISHED AS REQUIRED FOR THE DESIGN FLOOD ELEVATION RELATIVE TO THE DATUM SPECIFIED ON THE LOCAL AUTHORITIES LEGALLY DESIGNATED FLOOD HAZARD MAP AND REQUIRED FEMA FLOOD INSURANCE RATE MAP DESIGNATION (FIRM) CRITERIA. FLOOD HAZARD AREA DETERMINATION, DESIGN AND CONSTRUCTION SHALL BE AS PER FLORIDA BUILDING CODE SECTION 1612.
5. FOUNDATION DESIGN SHALL BE AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING STUDY AND STRUCTURAL ENGINEER OF RECORD PLANS. SOILS AND FOUNDATIONS SHALL BE AS PER FLORIDA BUILDING CODE CHAPTER 18.
6. TERMITE PROTECTION SHALL BE AS PER FLORIDA BUILDING CODE SECTION 1816.
7. PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IF CONFLICT EXISTS. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT THAT ADDITIONAL COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
8. REFER TO LANDSCAPE ARCHITECT OF RECORD PLANS FOR ALL EXTERIOR PLANTING, IRRIGATION, SOFT-SCAPE, LOW VOLTAGE LANDSCAPE LIGHTING HARDSCAPE FINISHES AND SPECIFICATIONS.
9. PROVIDE DENSE LANDSCAPE SCREENING AT MECHANICAL EQUIPMENT LOCATIONS. ALL EQUIPMENT (INCLUDING DRYER VENTS) SHALL BE SCREENED WITH LANDSCAPING OR OTHER MEANS.
10. MAINTAIN APPROPRIATE SIGHT-LINES AT DRIVEWAY ENTRANCE AND EXITS. SEE CIVIL PLANS FOR REQUIRED SITE VISIBILITY TRIANGLES.
11. FIRE PROTECTION MARKINGS: PROVIDE BUILDING ADDRESS SIGN AT EXTERIOR OF FRONT ELEVATION. BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL FIRE PROTECTION MARKINGS SHALL COMPLY WITH NFPA SECTION 10.11 FIRE PROTECTION MARKINGS.
12. PROVIDE ACCESSIBLE PASSENGER DROP OFF AREA WITH ADJACENT CLEAR ACCESS AISLE - DROP OFF & ACCESS AISLE SHALL BE AT THE SAME LEVEL (NO CURB/ FLUSH) & SHALL HAVE A SLOPE NOT TO EXCEED 1:48. TACTILE WARNING SURFACE IS REQUIRED WHERE WALKWAY AREA MEETS ADJOINING VEHICULAR LANE.
13. EXTERIOR DECKS AND HARDSCAPE SHALL COMPLY WITH FBC ACCESSIBILITY REQUIREMENTS. REFER TO ADA DETAILS AND GENERAL NOTES.
14. WALKWAY SLOPES SHALL NOT TO EXCEED 1:48 IN ANY DIRECTION.
15. AT LEAST 1 ACCESSIBLE ROUTE IS REQUIRED TO PUBLIC RIGHT OF WAY WITH A MAX. RUNNING SLOPE OF 1:20 AND A MAX. CROSS SLOPE OF 1:48. ALL PAVED SURFACES, PAVERS, CURB RAMPS AND TRANSITIONS ALONG PATH TO MEET FLORIDA BUILDING CODE-ACCESSIBILITY REQUIREMENTS.
16. ALL CURB RAMPS SHALL MEET FLORIDA BUILDING CODE-ACCESSIBILITY REQUIREMENTS AND HAVE TACTILE WARNING SURFACE. SEE CIVIL ENGINEERING PLANS FOR DETAILS.

	REQUIRED	PROVIDED
BASE GROUND FLOOR (55 FT) BUILDING SETBACKS		
MIN. ALL FRONTAGE NON-RESIDENTIAL	10	10
MIN. ALL FRONTAGE RESIDENTIAL	15	15
MAX. FEDERAL HIGHWAY FRONTAGE	30	30
MIN. SIDE INTERIOR	0	0
MIN. ALLEY	5	5
TOWER BUILDING (ABOVE 55 FT) SETBACKS		
MIN. ALL FRONTAGE NON-RESIDENTIAL	10	10
MIN. ALL FRONTAGE RESIDENTIAL	15	15
MIN. SIDE INTERIOR	0	0
MIN. ALLEY	5	5

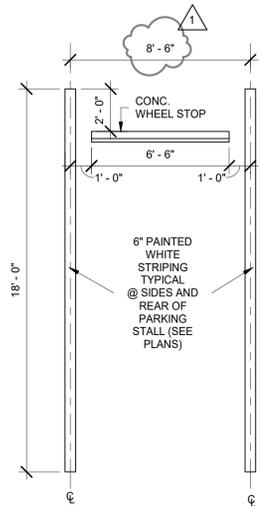
ISSUE	DATE
TAC SUBMISSION	6/5/2023

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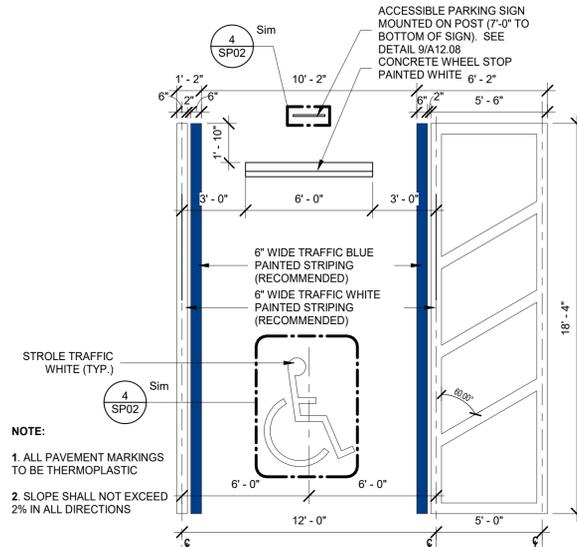
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1	TAC Rev 1	02/26/2024



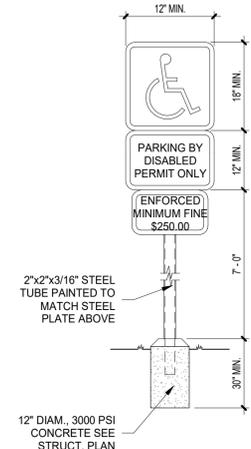
1 PARKING STALL - COMPACT CAR
1/4" = 1'-0"



2 PARKING STALL - STANDARD
1/4" = 1'-0"

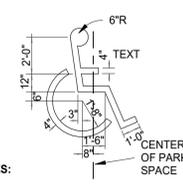


3 PARKING STALL - ACCESSIBLE
1/4" = 1'-0"



4 PARKING SIGN DETAILS
1/4" = 1'-0"

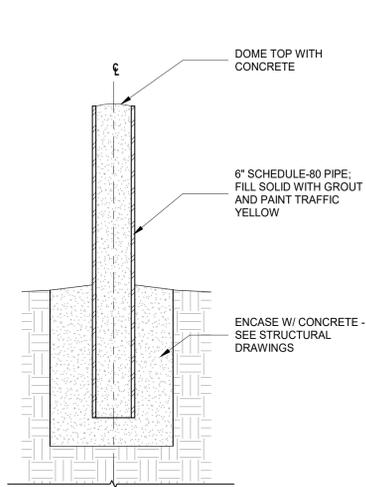
- NOTES:
1. TOP PORTION OF FTP 25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. ONE SIGN REQUIRED FOR EACH PARKING SPACE
 4. BOTTOM EDGE OF SIGN TO BE 7'-0" ABOVE PAVEMENT
 5. CONTRACTOR SHALL INCLUDE SIGNAGE FOR FINES IF REQUIRED BY LOCAL MUNICIPALITY
 6. SIGN FACE SHALL BE LOCATED NO FURTHER THAN 6'-0" FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM OF 3'-0" CLEARANCE



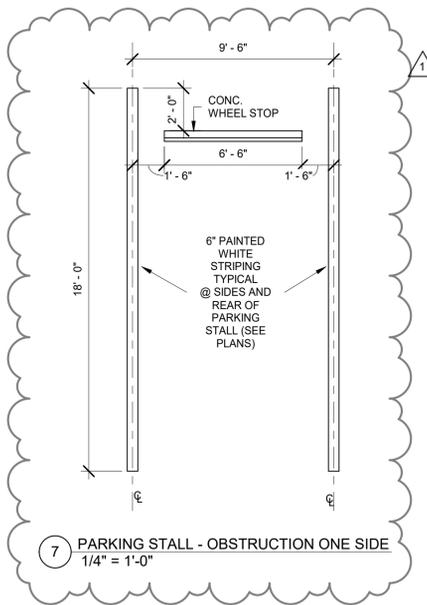
5 WARNING HEIGHT SIGN DETAIL
12" = 1'-0"



- NOTES:
1. SIGN SHALL BE INSTALLED TO PROVIDE A CLEARANCE HEIGHT OF 7'-0". AND SHALL BE INDICATED AS FOLLOWS:
WARNING 7'-0" CLEARANCE BEYOND THIS POINT
 2. SIGN SHALL BE LOCATED AT THE BEGINNING OF THE RAMP AT LEVEL 7.
 3. SIGN SHALL COMPLY WITH FLORIDA LAW § 553.511 FS. AND SHALL WARN HANDICAPPED EQUIPPED VAN OPERATOR OF HEIGHT LIMITATIONS SO THEY WILL NOT PASS BEYOND A POINT WHERE THE VAN CAN NOT BE MANEUVERED.
 4. THE CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET (2134 MM). FBC 2017 SIX EDITION 406.4.1 CLEAR HEIGHT.



6 BOLLARD DETAIL - IN GROUND
1" = 1'-0"



7 PARKING STALL - OBSTRUCTION ONE SIDE
1/4" = 1'-0"

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ISSUE	DATE
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Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title

SITE PLAN DETAILS

Client Name	Kreta Holdings LLC
Project Number	2208
Date	6/5/2023
Approved by	NMD NOMADAS
Scale	As indicated
Drawing Number	

SP02

DATE: _____
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Key Plan

Kreta Holdings LLC
THE GEORGE



Project North

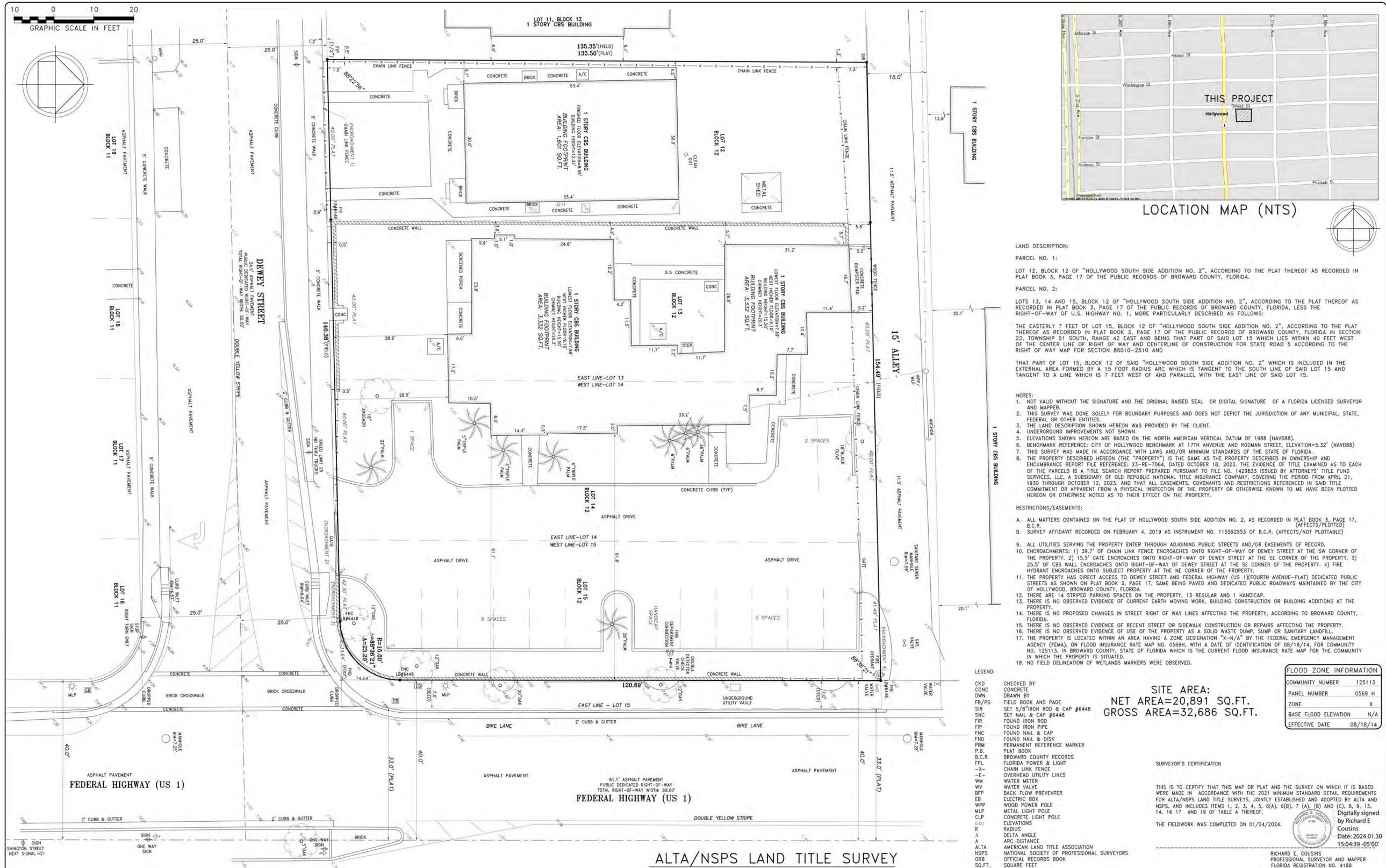
ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE		
Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title
ALTA SURVEY

Client Name **Kreta Holdings LLC**
 Project Number **2208**
 Date **6/5/2023**
 Approved by **NMD NOMADAS**
 Scale **NOT TO SCALE**
 Drawing Number _____

SP03
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LAND DESCRIPTION:
 PARCEL NO. 1:
 LOT 12, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 PARCEL NO. 2:
 LOTS 13, 14 AND 15, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE EASTERLY 7 FEET OF LOT 15, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING THAT PART OF SAID LOT 15 WHICH LIES WITHIN 40 FEET WEST OF THE CENTER LINE OF RIGHT OF WAY AND CENTERLINE OF CONSTRUCTION FOR STATE ROAD 5 ACCORDING TO THE RIGHT OF WAY MAP FOR SECTION 86010-2510 AND
 THAT PART OF LOT 15, BLOCK 12 OF SAID "HOLLYWOOD SOUTH SIDE ADDITION NO. 2" WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 7 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 15.

- NOTES:**
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
 - BENCHMARK REFERENCE: CITY OF HOLLYWOOD BENCHMARK AT 177H AVENUE AND RODMAN STREET, ELEVATION=5.32' (NAV88)
 - THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
 - THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN OWNERSHIP AND ENCUMBRANCE REPORT FILE REFERENCE: 23-RE-7064, DATED OCTOBER 18, 2023. THE EVIDENCE OF TITLE EXAMINED AS TO EACH OF THE PARCELS IS A TITLE SEARCH REPORT PREPARED PURSUANT TO FILE NO. 1429833 ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC, A SUBSIDIARY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COVERING THE PERIOD FROM APRIL 21, 1930 THROUGH OCTOBER 12, 2023, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

- RESTRICTIONS/EASEMENTS:**
- ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD SOUTH SIDE ADDITION NO. 2, AS RECORDED IN PLAT BOOK 3, PAGE 17, B.C.R. (AFFECTS/PLOTTED)
 - SURVEY AFFIDAVIT RECORDED ON FEBRUARY 4, 2019 AS INSTRUMENT NO. 115592553 OF B.C.R. (AFFECTS/NOT PLOTTABLE)
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
 - ENCROACHMENTS: 1) 39.7' OF CHAIN LINK FENCE ENCLOSED ONTO RIGHT-OF-WAY OF DEWEY STREET AT THE SW CORNER OF THE PROPERTY. 2) 15.5' GATE ENCLOSED ONTO RIGHT-OF-WAY OF DEWEY STREET AT THE SE CORNER OF THE PROPERTY. 3) 25.5' OF CBS WALL ENCLOSED ONTO RIGHT-OF-WAY OF DEWEY STREET AT THE SE CORNER OF THE PROPERTY. 4) FIRE HYDRANT ENCLOSED ONTO SUBJECT PROPERTY AT THE NE CORNER OF THE PROPERTY.
 - THE PROPERTY HAS DIRECT ACCESS TO DEWEY STREET AND FEDERAL HIGHWAY (US 1) (FOURTH AVENUE-PLAT) DEDICATED PUBLIC STREETS AS SHOWN ON PLAT BOOK 3, PAGE 17, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
 - THERE ARE 14 STRIPED PARKING SPACES ON THE PROPERTY, 13 REGULAR AND 1 HANDICAP.
 - THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJACENT TO THE PROPERTY.
 - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
 - THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X-N/A" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0569H, WITH A DATE OF IDENTIFICATION OF 08/18/14, FOR COMMUNITY NO. 125113, IN BROWARD COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
 - NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

LEGEND:

- CKD CONCRETE
- DWN FIELD BOOK AND PAGE
- FB/PG SET 5/8" IRON ROD & CAP #6448
- SIR SET NAIL & CAP #6448
- SNC FOUND IRON ROD
- FIR FOUND IRON PIPE
- FNC FOUND NAIL & CAP
- FMD FOUND NAIL & DISK
- FRM PERMANENT REFERENCE MARKER
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- FFL FLORIDA POWER & LIGHT
- F- CHAIN LINK FENCE
- E- OVERHEAD UTILITY LINES
- WM WATER METER
- WV WATER VALVE
- BFP BACK FLOW PREVENTER
- EB ELECTRIC POLE
- WPP WOOD POWER POLE
- MLP METAL LIGHT POLE
- CLP CONCRETE LIGHT POLE
- ELV ELEVATIONS
- R RADIUS
- Δ DELTA ANGLE
- A ARC DISTANCE
- ALTA AMERICAN LAND TITLE ASSOCIATION
- NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- ORB OFFICIAL RECORDS BOOK
- SG.FT. SQUARE FEET

SITE AREA:
 NET AREA=20,891 SQ.FT.
 GROSS AREA=32,686 SQ.FT.

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

SURVEYOR'S CERTIFICATION

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, 5, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 13, 14, 15, 17 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 01/24/2024.

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

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

CLIENT : **CONKRETA QOZB**
 1813-1815 DEWEY STREET
 950 S FEDERAL HIGHWAY
 HOLLYWOOD, FLORIDA 33020

REVISIONS

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	08/21/05	SKETCH	AV	REC
ADDED AREA	08/30/05	---	AV	REC
ADDED CERTIFIED TO	02/09/06	---	AV	REC
UPDATE SURVEY TO ALTA/NSPS STANDARD	02/16/06	---	AV	REC
REVISED FLOOD ZONE	03/02/06	---	AV	REC
UPDATE SURVEY	06/07/12	---	AV	REC

REVISIONS

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY	09/28/21	---	AM	REC
ADDED GROSS AREA	10/07/21	---	JD	REC
ADDED BUILDING AND ADDITIONAL ELEVATIONS ADDED	07/06/22	---	JD	REC
UPDATE TO ALTA/NSPS LAND TITLE SURVEY	06/25/23	SKETCH	JD	REC
REVISED PER OWNERSHIP AND ENCUMBRANCE REPORT	10/20/23	SKETCH	AM	REC
ADDITIONAL RIGHT OF WAY LOCATION	01/24/24	SKETCH	AM	REC

PROJECT NUMBER: 5413-05
 SHEET 1 OF 1 SHEET
 SCALE : 1" = 10'

NOTE: ALTA SURVEY FOR REFERENCE ONLY



1 GROUND LEVEL - OVERALL FLOOR PLAN
1/8" = 1'-0"

BUILDING FLOOR PLAN NOTES:

- REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR ALL STRUCTURAL INFORMATION AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO BEARING HEIGHTS, COLUMN LOCATIONS, CMU FILLED CELLS AND WALL REINFORCEMENT.
- ALL DIMENSIONS ARE FROM CENTERLINES, FACE OF CMU OR FACE OF STUDS, UNLESS OTHERWISE NOTED. VERIFY ALL MASONRY, METAL AND WOOD FRAME OPENING SIZES TO FIT DOORS AND WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF CONFLICT EXISTS. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
 - SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATIONS, WALL PARTITION ASSEMBLIES AND WALL DETAILS.
 - PROVIDE FIRE RATED WOOD BLOCKING AS REQUIRED IN ALL WALLS WHERE CABINETS, COUNTER TOPS, SHELVING & TOILET ACCESSORIES ARE TO BE INSTALLED.
 - REFER TO REFLECTED CEILING PLANS FOR CEILING TYPE, HEIGHTS, SOFFITS AND FINISHES. SEE MEP PLANS FOR LOCATION OF ALL LIGHT FIXTURES AND MECHANICAL EQUIPMENT. ALL DROP CEILING HEIGHTS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT/ CHANGE DUE TO MECHANICAL INSTALLATION.
 - OCCUPABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" A.F.F. NOTIFY ARCHITECT IF HEIGHT PROBLEM IS ENCOUNTERED. ALL CEILING HEIGHTS ARE CALCULATED FROM TOP OF STRUCTURAL SLAB.
 - FLOORS TO SLOPE TO DRAINS (1:48 MAX) IN ALL AREAS AND ROOMS WITH FLOOR DRAINS AND FLOOR DRAINS TO BE LOCATED IN WET AREAS AS PER FLORIDA BUILDING CODE - PLUMBING. SEE MEP PLANS FOR FLOOR DRAIN LOCATIONS AND SPECIFICATIONS.
 - REFER TO CIVIL ENGINEERING PLANS FOR FIRST FINISH FLOOR LOWEST TOP OF SLAB ELEVATION.
 - PROVIDE DUROCK (OR APPROVED EQUAL) CERAMIC TILE BACKER BOARD IN LIEU OF GYPSUM WALLBOARD IN ALL WALL SURFACES TO RECEIVE TILE IN WET AREAS. ALL WALLS IN SHOWER, BATH, TOILET AND WET AREAS OF ANY TYPE SHALL BE MOISTURE RESISTANT GYPSUM BOARD. CEILING AT ALL WET AREAS SHALL BE EXTERIOR RATED GYPSUM WALLBOARD. ALL GYPSUM BOARD PRODUCTS SHALL BE AS PER CHAPTER 25 OF THE FLORIDA BUILDING CODE.
 - MAINTAIN MIN. 1 HR. RATING AT ALL ELECTRICAL PANEL LOCATIONS.
 - BUILT-IN FURNITURE AND CABINETS ARE BY OTHERS. VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND PROVIDE FIRE RETARDANT TREATED WOOD BACKING AS REQUIRED.
 - INSTALLATION OF ALL INTERIOR BUILDING FINISHES SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE CHAPTER 8.
 - SEE SECTIONS AND INTERIOR ELEVATIONS FOR PARTIAL WALL HEIGHTS.
 - PLUMBING FIXTURES SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE - PLUMBING. SEE MEP PLANS FOR FIXTURE SCHEDULE AND SPECIFICATIONS.
 - TUB AND SHOWER VALVES SHALL BE ANTI SCALD WITH INTEGRAL STOPS.
 - ALL EGRESS COMPONENTS INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, STAIRWAYS, HANDRAILS, GUARDRAILS AND COMPONENTS THERE OF SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF CHAPTER 10 - MEANS OF EGRESS OF THE FLORIDA BUILDING CODE, CHAPTER 14 FPPC.
 - PER SECTION 1015 OF THE FLORIDA BUILDING CODE - ALL GUARDRAILS SHALL BE MIN. 42" HIGH. NO OPENINGS SHALL ALLOW PASSAGE OF A 4" SPHERE. COLOR, DESIGN AND MATERIAL TO BE REVIEWED BY ARCHITECT.
 - ALL AREAS WITH GLASS ENCLOSURES SHALL BE TEMPERED SAFETY GLASS PER SECTION 2406 OF THE FLORIDA BUILDING CODE.
 - CONTRACTOR TO VERIFY SIZE, LOCATION AND SPECIFICATIONS OF ALL EQUIPMENT BEFORE INSTALLATION.
 - CONTRACTOR SHALL COORDINATE PLACEMENT OF ELECTRICAL DEVICES, FIXTURES, DIFFUSERS, ACCESS PANELS, MECHANICAL SYSTEMS AND INTERIOR GRAPHICS.
 - ALL EQUIPMENT INTENDED FOR PUBLIC USE SHALL BE PLACED SO THAT CONTROLS ARE WITHIN THE REQUIRED ACCESSIBLE REACH RANGES AS DEFINED BY THE FLORIDA BUILDING CODE - ACCESSIBILITY. CONTRACTOR SHALL VERIFY THAT ALL EQUIPMENT MEETS THESE REQUIREMENTS PRIOR TO INSTALLATION.
 - PROVIDE PLASTIC CORNER GUARDS AT ALL BUILDING COMMON PUBLIC AREA OUTSIDE CORNERS.
 - EXTERIOR AND BUILDING COMMON AREAS SHALL COMPLY WITH FLORIDA BUILDING CODE - ACCESSIBILITY REQUIREMENTS AND THEIR SLOPE SHALL NOT TO EXCEED 1:48 IN ANY DIRECTION. REFER TO ADA DETAILS AND GENERAL NOTES.
 - PROVIDE MIN. 1/4" IN 12" SLOPE AT ALL EXTERIOR TERRACES, DECKS, EXTERIOR HORIZONTAL SURFACE PROJECTIONS & BALCONIES, TYPICAL U.N.O. - SEE ROOF PLAN FOR ROOF SLOPES.
 - ALL SIGNS IDENTIFYING BUILDING COMMON AREA ROOMS OR SPACES ARE REQUIRED TO HAVE VISUAL AND RAISED CHARACTERS AND BRAILLE. SIGNAGE TO BE MOUNTED ON LATCH SIDE OF DOOR WITH THE LOWEST TACTILE CHARACTERS NO LOWER THAN 48" AND THE BOTTOM OF THE HIGHEST TACTILE CHARACTERS NO HIGHER THAN 60" AFF.
 - PROVIDE ACCESSIBLE FLOOR TRANSITIONS AT ALL LOCATIONS WHERE THERE IS A CHANGE IN FLOORING MATERIAL OR AT DOOR THRESHOLDS. THE CHANGE OF LEVEL BETWEEN MATERIALS MUST BE NO MORE THAN 1/4" OR UP TO 1/2" IF SLOPED AT 1:2.
 - ARRANGE/MAINTAIN MOVABLE FURNITURE SO AS TO PROVIDE AN ACCESSIBLE ROUTE THROUGH ALL BUILDING COMMON PUBLIC AREAS.
 - AC CONDENSER PADS ARE SHOWN FOR REFERENCE ONLY. REFER TO MEP PLANS FOR ACTUAL PAD LOCATION AND REQUIRED CLEARANCES AROUND CONDENSERS.
 - INSULATION IN ALL EXTERIOR WALLS AND AT ROOF/ CEILING SHALL BE AS PER ENERGY CALCULATIONS.
 - PROVIDE SOUND ISOLATION UNDERLAYMENT WHERE HARD SURFACE FLOORING IS SPECIFIED INCLUDING BUT NOT LIMITED TO TILE AND WOOD FLOORS. ASSEMBLY TO EXCEED 50 STC RATING. GROUND FLOOR UNITS DO NOT REQUIRE SOUND ISOLATION UNDERLAYMENT. REFER TO INTERIOR DESIGN PLANS FOR FINISH SCHEDULE AND SPECIFICATIONS.
 - ALL SHOP DRAWINGS SHALL REQUIRE NOA AND BUILDING DEPARTMENT APPROVALS.
 - ALL AREAS WITH CHEMICALS SHALL HAVE AN EYE WASH STATION.
 - SPRINKLER HEADS IN PUBLIC & UTILITY AREAS SHALL BE PLACED AS NOTED ON THE FIRE PROTECTION DRAWINGS.
 - ALL ACCESSIBLE ROUTES, LANDING SLOPES AND CROSS-SLOPES TO COMPLY WITH FBC ACCESSIBILITY CODE TYPICAL THROUGHOUT.

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Key Plan

Kreta Holdings LLC
THE GEORGE

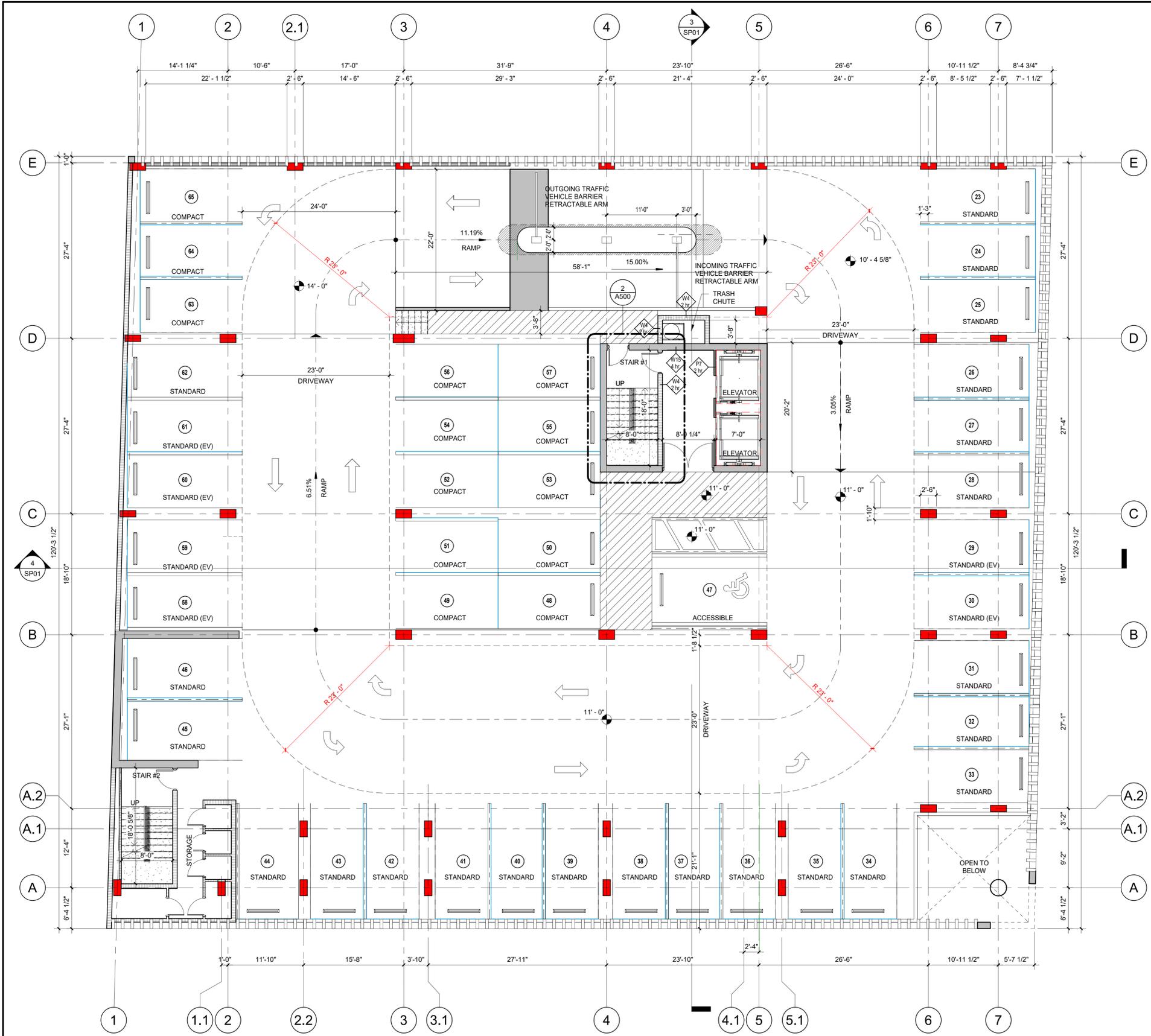


ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE		
Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title
LEVEL 1 - FLOOR PLAN
Client Name *Kreta Holdings LLC*
Project Number *2208*
Date *6/5/2023*
Approved by *NMD NOMADAS*
Scale *As indicated*
Drawing Number

A101



1 LEVEL 2
1/8" = 1'-0"

BUILDING FLOOR PLAN NOTES:

- REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR ALL STRUCTURAL INFORMATION AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO BEARING HEIGHTS, COLUMN LOCATIONS, CMU FILLED CELLS AND WALL REINFORCEMENT.
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 - SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATIONS, WALL PARTITION ASSEMBLIES AND WALL DETAILS.
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 - REFER TO REFLECTED CEILING PLANS FOR CEILING TYPE, HEIGHTS, SOFFITS AND FINISHES. SEE MEP PLANS FOR LOCATION OF ALL LIGHT FIXTURES AND MECHANICAL EQUIPMENT. ALL DROP CEILING HEIGHTS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT/ CHANGE DUE TO MECHANICAL INSTALLATION.
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 - FLOORS TO SLOPE TO DRAINS (1:48 MAX) IN ALL AREAS AND ROOMS WITH FLOOR DRAINS AND FLOOR DRAINS TO BE LOCATED IN WET AREAS AS PER FLORIDA BUILDING CODE - PLUMBING. SEE MEP PLANS FOR FLOOR DRAIN LOCATIONS AND SPECIFICATIONS.
 - REFER TO CIVIL ENGINEERING PLANS FOR FIRST FINISH FLOOR LOWEST TOP OF SLAB ELEVATION.
 - PROVIDE DUROCK (OR APPROVED EQUAL) CERAMIC TILE BACKER BOARD IN LIEU OF GYPSUM WALLBOARD IN ALL WALL SURFACES TO RECEIVE TILE IN WET AREAS. ALL WALLS IN SHOWER, BATH, TOILET AND WET AREAS OF ANY TYPE SHALL BE MOISTURE RESISTANT GYPSUM BOARD. CEILINGS AT ALL WET AREAS SHALL BE EXTERIOR RATED GYPSUM WALLBOARD. ALL GYPSUM BOARD PRODUCTS SHALL BE AS PER CHAPTER 25 OF THE FLORIDA BUILDING CODE.
 - MAINTAIN MIN. 1 HR. RATING AT ALL ELECTRICAL PANEL LOCATIONS.
 - BUILT-IN FURNITURE AND CABINETS ARE BY OTHERS. VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND PROVIDE FIRE RETARDANT TREATED WOOD BACKING AS REQUIRED.
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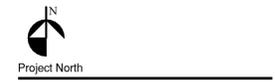
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Key Plan

Kreta Holdings LLC
 THE GEORGE



ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE		
Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title
LEVEL 2 - FLOOR PLAN
 Client Name Kreta Holdings LLC
 Project Number 2208
 Date 6/5/2023
 Approved by NMD NOMADAS
 Scale As indicated
 Drawing Number

A102
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1 LEVEL 3
1/8" = 1'-0"

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 Tel. 305 974 2705

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Key Plan

Kreta Holdings LLC
 THE GEORGE



Project North

ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE

Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

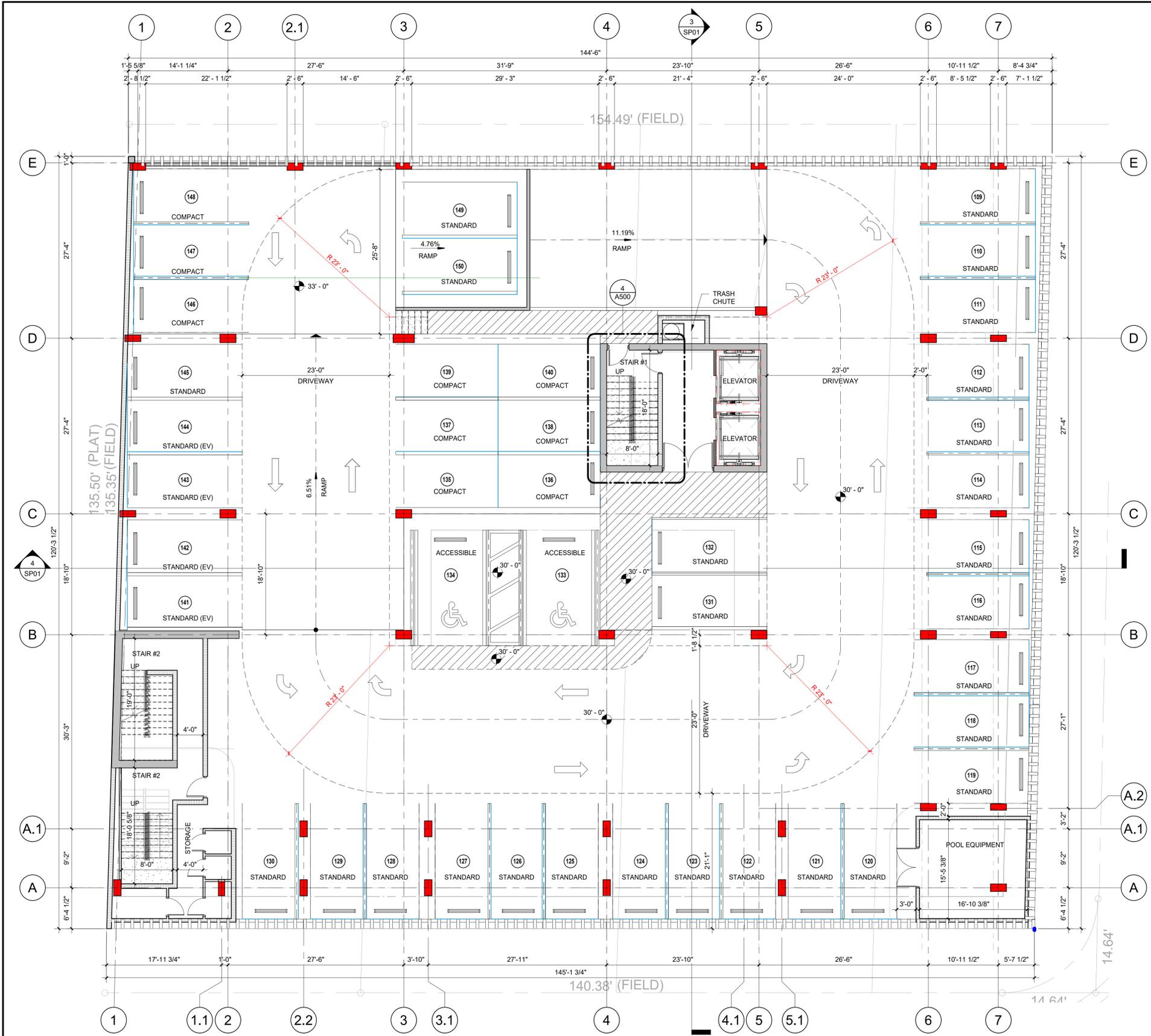
Drawing Title

LEVEL 3 - FLOOR PLAN

Client Name *Kreta Holdings LLC*
 Project Number *2208*
 Date *6/5/2023*
 Approved by *NMD NOMADAS*
 Scale **As indicated**

Drawing Number

A103



1 LEVEL 4
1/8" = 1'-0"

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Key Plan

Kreta Holdings LLC
THE GEORGE



Project North

ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE

Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title

LEVEL 4 - FLOOR PLAN

Client Name Kreta Holdings LLC

Project Number 2208

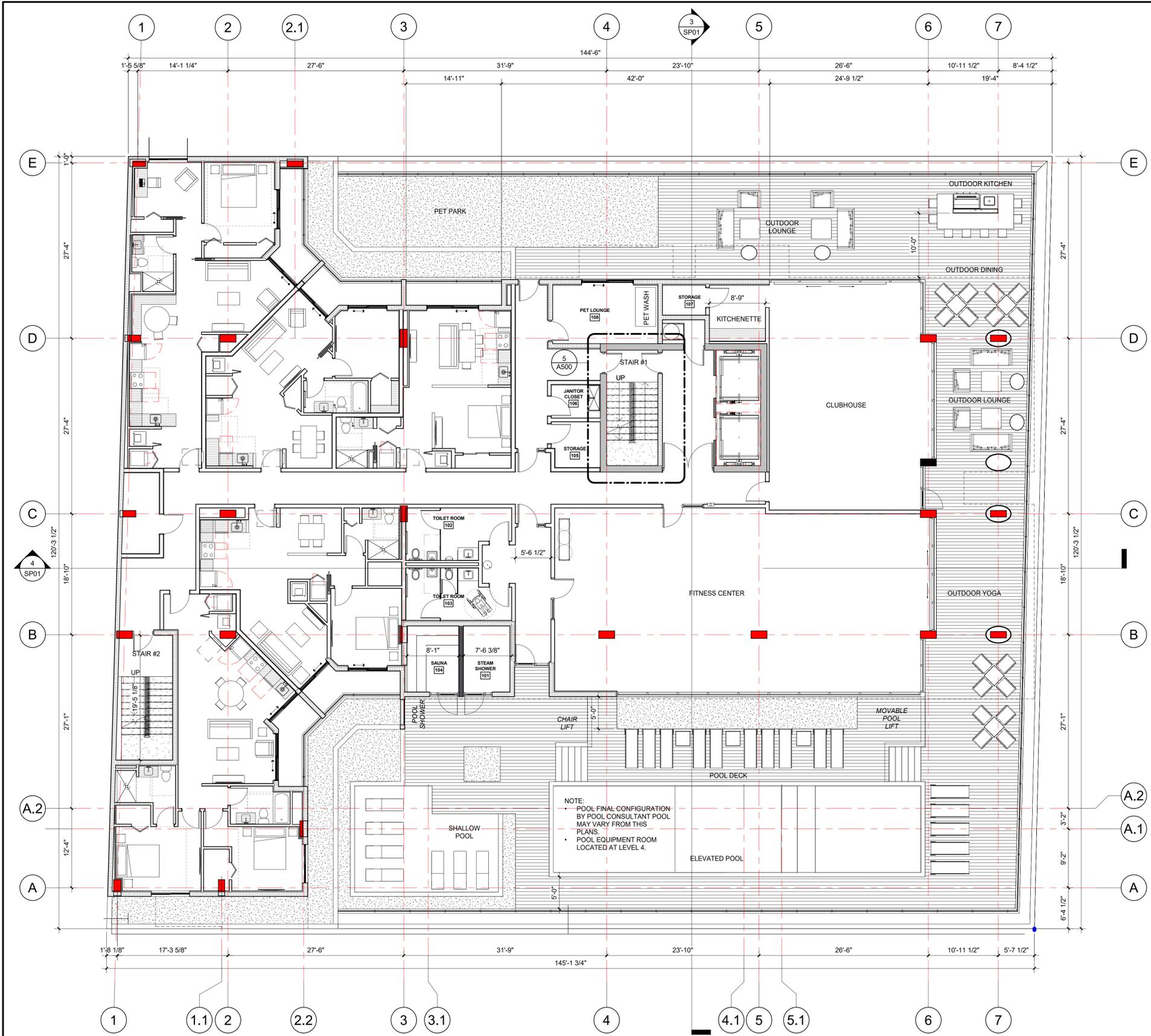
Date 6/5/2023

Approved by NMD NOMADAS

Scale As indicated

Drawing Number

A104



1 LEVEL 5
1/8" = 1'-0"

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 - SEE SECTIONS AND INTERIOR ELEVATIONS FOR PARTIAL WALL HEIGHTS.
 - PLUMBING FIXTURES SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE - PLUMBING. SEE MEP PLANS FOR FIXTURE SCHEDULE AND SPECIFICATIONS.
 - TUB AND SHOWER VALVES SHALL BE ANTI SCALD WITH INTEGRAL STOPS.
 - ALL EGRESS COMPONENTS INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, STAIRWAYS, HANDRAILS, GUARDRAILS AND COMPONENTS THERE OF SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF CHAPTER 10 - MEANS OF EGRESS OF THE FLORIDA BUILDING CODE, CHAPTER 14 F.P.C.
 - PER SECTION 1015 OF THE FLORIDA BUILDING CODE - ALL GUARDRAILS SHALL BE MIN. 42" HIGH. NO OPENINGS SHALL ALLOW PASSAGE OF A 4" SPHERE. COLOR, DESIGN AND MATERIAL TO BE REVIEWED BY ARCHITECT.
 - ALL AREAS WITH GLASS ENCLOSURES SHALL BE TEMPERED SAFETY GLASS PER SECTION 2406 OF THE FLORIDA BUILDING CODE.
 - CONTRACTOR TO VERIFY SIZE, LOCATION AND SPECIFICATIONS OF ALL EQUIPMENT BEFORE INSTALLATION.
 - CONTRACTOR SHALL COORDINATE PLACEMENT OF ELECTRICAL DEVICES, FIXTURES, DIFFUSERS, ACCESS PANELS, MECHANICAL SYSTEMS AND INTERIOR GRAPHICS.
 - ALL EQUIPMENT INTENDED FOR PUBLIC USE SHALL BE PLACED SO THAT CONTROLS ARE WITHIN THE REQUIRED ACCESSIBLE REACH RANGES AS DEFINED BY THE FLORIDA BUILDING CODE - ACCESSIBILITY. CONTRACTOR SHALL VERIFY THAT ALL EQUIPMENT MEETS THESE REQUIREMENTS PRIOR TO INSTALLATION.
 - PROVIDE PLASTIC CORNER GUARDS AT ALL BUILDING COMMON PUBLIC AREA OUTSIDE CORNERS.
 - EXTERIOR AND BUILDING COMMON AREAS SHALL COMPLY WITH FLORIDA BUILDING CODE - ACCESSIBILITY REQUIREMENTS AND THEIR SLOPE SHALL NOT TO EXCEED 1:48 IN ANY DIRECTION. REFER TO ADA DETAILS AND GENERAL NOTES.
 - PROVIDE MIN. 1/4" IN 12" SLOPE AT ALL EXTERIOR TERRACES, DECKS, EXTERIOR HORIZONTAL SURFACE PROJECTIONS & BALCONIES, TYPICAL U.N.O. - SEE ROOF PLAN FOR ROOF SLOPES.
 - ALL SIGNS IDENTIFYING BUILDING COMMON AREA ROOMS OR SPACES ARE REQUIRED TO HAVE VISUAL AND RAISED CHARACTERS AND BRAILLE. SIGNAGE TO BE MOUNTED ON LATCH SIDE OF DOOR WITH THE LOWEST TACTILE CHARACTERS NO LOWER THAN 48" AND THE BOTTOM OF THE HIGHEST TACTILE CHARACTERS NO HIGHER THAN 60" AFF.
 - PROVIDE ACCESSIBLE FLOOR TRANSITIONS AT ALL LOCATIONS WHERE THERE IS A CHANGE IN FLOORING MATERIAL OR AT DOOR THRESHOLDS. THE CHANGE OF LEVEL BETWEEN MATERIALS MUST BE NO MORE THAN 1/4" OR UP TO 1/2" IF SLOPED AT 1:2.
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 - AC CONDENSER PADS ARE SHOWN FOR REFERENCE ONLY. REFER TO MEP PLANS FOR ACTUAL PAD LOCATION AND REQUIRED CLEARANCES AROUND CONDENSERS.
 - INSULATION IN ALL EXTERIOR WALLS AND AT ROOF/ CEILING SHALL BE AS PER ENERGY CALCULATIONS.
 - PROVIDE SOUND ISOLATION UNDERLAYMENT WHERE HARD SURFACE FLOORING IS SPECIFIED INCLUDING BUT NOT LIMITED TO TILE AND WOOD FLOORS. ASSEMBLY TO EXCEED 50 STC RATING. GROUND FLOOR UNITS DO NOT REQUIRE SOUND ISOLATION UNDERLAYMENT. REFER TO INTERIOR DESIGN PLANS FOR FINISH SCHEDULE AND SPECIFICATIONS.
 - ALL SHOP DRAWINGS SHALL REQUIRE NOA AND BUILDING DEPARTMENT APPROVALS.
 - ALL AREAS WITH CHEMICALS SHALL HAVE AN EYE WASH STATION.
 - SPRINKLER HEADS IN PUBLIC & UTILITY AREAS SHALL BE PLACED AS NOTED ON THE FIRE PROTECTION DRAWINGS.
 - ALL ACCESSIBLE ROUTES, LANDING SLOPES AND CROSS-SLOPES TO COMPLY WITH FBC ACCESSIBILITY CODE TYPICAL THROUGHOUT.

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Key Plan

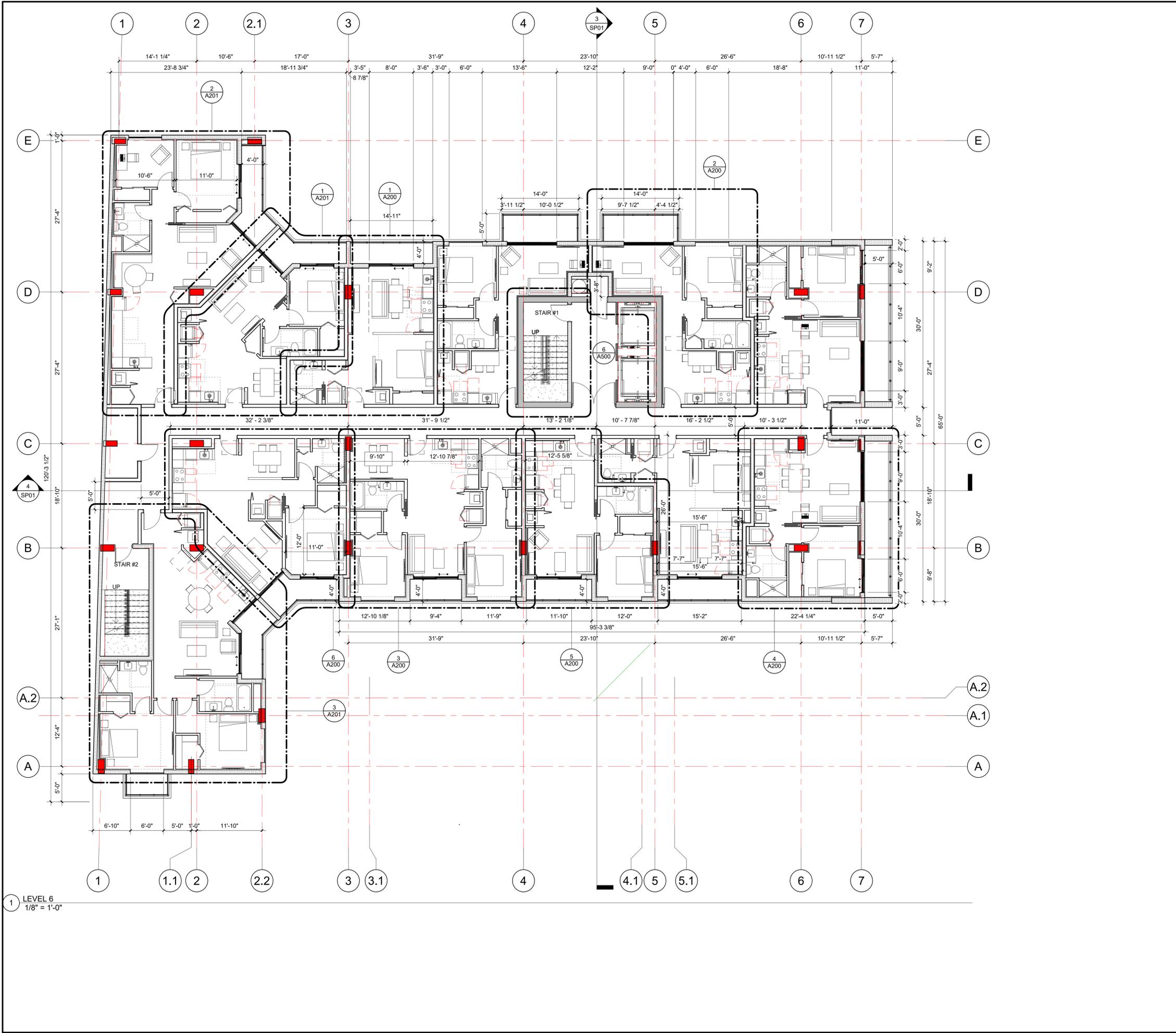
Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE		
Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

Drawing Title
LEVEL 5 - FLOOR PLAN
Client Name *Kreta Holdings LLC*
Project Number *2208*
Date *6/5/2023*
Approved by *NMD NOMADAS*
Scale *As indicated*
Drawing Number



- BUILDING FLOOR PLAN NOTES:**
- REFER TO STRUCTURAL ENGINEER OF RECORD PLANS FOR ALL STRUCTURAL INFORMATION AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO BEARING HEIGHTS, COLUMN LOCATIONS, CMU FILLED CELLS AND WALL REINFORCEMENT.
 - ALL DIMENSIONS ARE FROM CENTERLINES, FACE OF CMU OR FACE OF STUDS, UNLESS OTHERWISE NOTED. VERIFY ALL MASONRY, METAL AND WOOD FRAME OPENING SIZES TO FIT DOORS AND WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF CONFLICT EXISTS. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
 - SEE LIFE SAFETY PLANS FOR REQUIRED FIRE SEPARATIONS, WALL PARTITION ASSEMBLIES AND WALL DETAILS.
 - PROVIDE FIRE RATED WOOD BLOCKING AS REQUIRED IN ALL WALLS WHERE CABINETS, COUNTER TOPS, SHELVING & TOILET ACCESSORIES ARE TO BE INSTALLED.
 - REFER TO REFLECTED CEILING PLANS FOR CEILING TYPE, HEIGHTS, SOFFITS AND FINISHES. SEE MEP PLANS FOR LOCATION OF ALL LIGHT FIXTURES AND MECHANICAL EQUIPMENT. ALL DROP CEILING HEIGHTS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT/ CHANGE DUE TO MECHANICAL INSTALLATION.
 - OCCUPABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7'-6" A.F.F. NOTIFY ARCHITECT IF HEIGHT PROBLEM IS ENCOUNTERED. ALL CEILING HEIGHTS ARE CALCULATED FROM TOP OF STRUCTURAL SLAB.
 - FLOORS TO SLOPE TO DRAINS (1:48 MAX) IN ALL AREAS AND ROOMS WITH FLOOR DRAINS AND FLOOR DRAINS TO BE LOCATED IN WET AREAS AS PER FLORIDA BUILDING CODE - PLUMBING. SEE MEP PLANS FOR FLOOR DRAIN LOCATIONS AND SPECIFICATIONS.
 - REFER TO CIVIL ENGINEERING PLANS FOR FIRST FINISH FLOOR LOWEST TOP OF SLAB ELEVATION.
 - PROVIDE DUROCK (OR APPROVED EQUAL) CERAMIC TILE BACKER BOARD IN LIEU OF GYPSUM WALLBOARD IN ALL WALL SURFACES TO RECEIVE TILE IN WET AREAS. ALL WALLS IN SHOWER, BATH, TOILET AND WET AREAS OF ANY TYPE SHALL BE MOISTURE RESISTANT GYPSUM BOARD. CEILING AT ALL WET AREAS SHALL BE EXTERIOR RATED GYPSUM WALLBOARD. ALL GYPSUM BOARD PRODUCTS SHALL BE AS PER CHAPTER 25 OF THE FLORIDA BUILDING CODE.
 - MAINTAIN MIN. 1 HR. RATING AT ALL ELECTRICAL PANEL LOCATIONS.
 - BUILT-IN FURNITURE AND CABINETS ARE BY OTHERS. VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND PROVIDE FIRE RETARDANT TREATED WOOD BACKING AS REQUIRED.
 - INSTALLATION OF ALL INTERIOR BUILDING FINISHES SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE CHAPTER 8.
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 - PER SECTION 1015 OF THE FLORIDA BUILDING CODE - ALL GUARDRAILS SHALL BE MIN. 42" HIGH. NO OPENINGS SHALL ALLOW PASSAGE OF A 4" SPHERE. COLOR, DESIGN AND MATERIAL TO BE REVIEWED BY ARCHITECT.
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 - PROVIDE MIN. 1/4" IN 12" SLOPE AT ALL EXTERIOR TERRACES, DECKS, EXTERIOR HORIZONTAL SURFACE PROJECTIONS & BALCONIES, TYPICAL U.N.O. - SEE ROOF PLAN FOR ROOF SLOPES.
 - ALL SIGNS IDENTIFYING BUILDING COMMON AREA ROOMS OR SPACES ARE REQUIRED TO HAVE VISUAL AND RAISED CHARACTERS AND BRAILLE. SIGNAGE TO BE MOUNTED ON LATCH SIDE OF DOOR WITH THE LOWEST TACTILE CHARACTERS NO LOWER THAN 48" AND THE BOTTOM OF THE HIGHEST TACTILE CHARACTERS NO HIGHER THAN 60" AFF.
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 - ALL SHOP DRAWINGS SHALL REQUIRE NOA AND BUILDING DEPARTMENT APPROVALS.
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 - ALL ACCESSIBLE ROUTES, LANDING SLOPES AND CROSS-SLOPES TO COMPLY WITH FBC ACCESSIBILITY CODE TYPICAL THROUGHOUT.

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Key Plan

Kreta Holdings LLC
 THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	6/5/2023

Mark	DESCRIPTION	Date
1	TAC Rev 1	02/26/2024

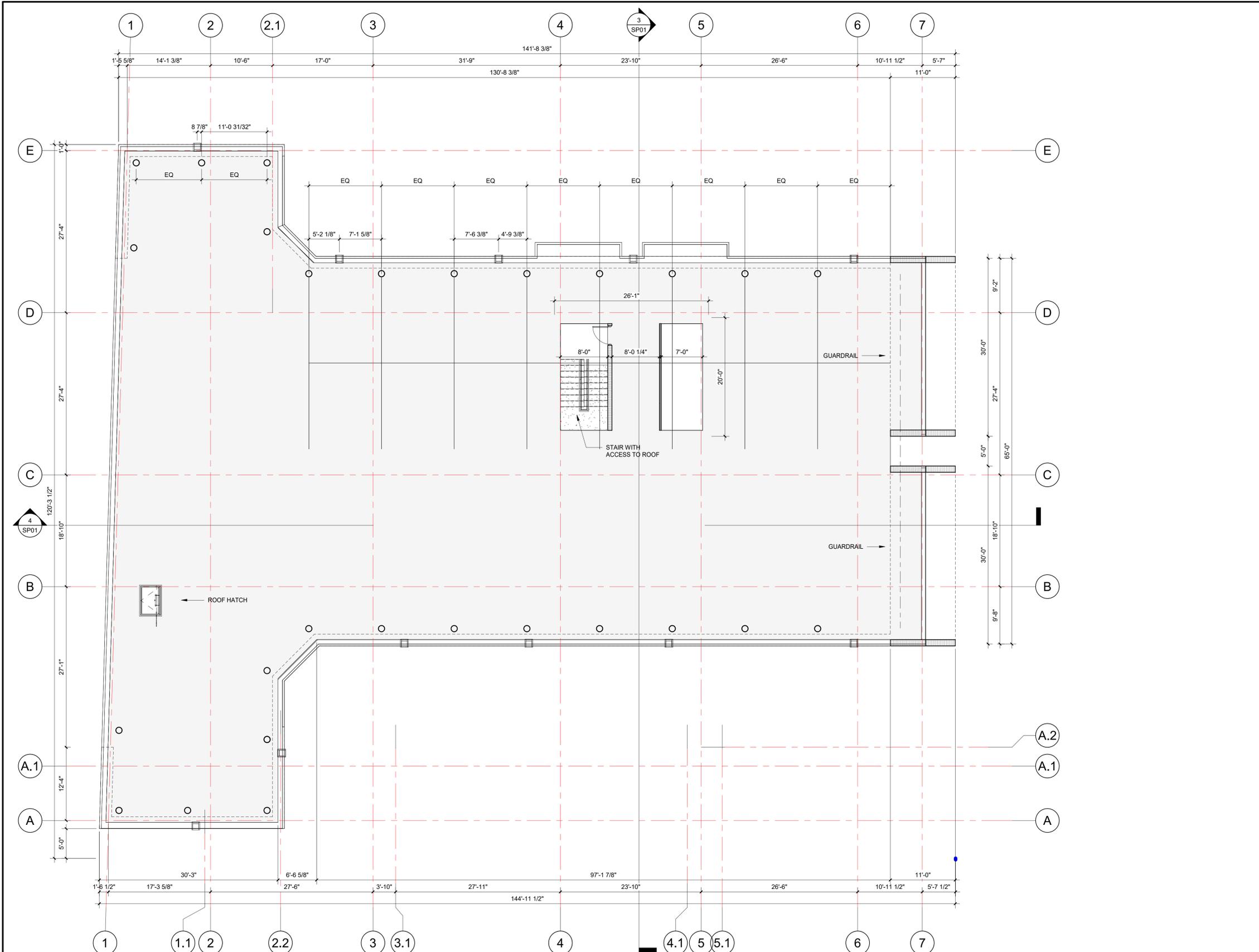
REVISION SCHEDULE

Drawing Title
LEVEL 6 TO 14 - TYP FLOOR PLAN

Client Name *Kreta Holdings LLC*
 Project Number *2208*
 Date *6/5/2023*
 Approved by *NMD NOMADAS*
 Scale *As indicated*
 Drawing Number

A106

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ROOF PLAN NOTES:

1. ALL DESIGN, MATERIALS, CONSTRUCTION, QUALITY OF ROOF ASSEMBLIES AND ROOFTOP STRUCTURES SHALL BE AS PER THE FLORIDA BUILDING CODE CHAPTER 15.
2. ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE SECTION 1503 WEATHER PROTECTION.
3. ROOF COVERINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE.
4. ATTIC VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION 1203.2 AND THE VENT PRODUCT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. FLASHING SHALL BE USED TO SEAL ROOFING SYSTEMS, WHERE THE SYSTEM IS INTERRUPTED OR TERMINATED AND SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE-PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
6. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN PROVIDED IN THE FLORIDA BUILDING CODE CHAPTER 15, TABLE 1503.2 OR IN COMPLIANCE WITH RAS 111.
7. BACK PAINT FLASHINGS WITH BITUMINOUS PAINT WHERE THEY ARE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS MATERIALS OR DISSIMILAR METAL TYP.
8. ROOF VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN NO. 28 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL AND SHALL EXTEND AT LEAST 11" FROM THE CENTER LINE EACH WAY AND SHALL HAVE THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4". ALL FLASHING TO BE INSTALLED PER SECTION 1503 OF THE FLORIDA BUILDING CODE.
9. PROVIDE SEALANT AND CAULKING MEETING APPLICABLE SPECIFICATIONS TO PROVIDE A POSITIVE BARRIER AGAINST MOISTURE AND PASSAGE OF AIR WHERE REQUIRED.
10. PARAPET WALLS SHALL BE PROPERLY COPED WITH NONCOMBUSTIBLE, WEATHERPROOF MATERIALS OF A WIDTH NO LESS THAN THE THICKNESS OF THE PARAPET WALL.
11. ALL ROOF TOP EQUIPMENT, PLUMBING, VENTS, CONDENSING UNITS, EXHAUST FANS, BOILERS, FLUES ETC. ARE TO BE CONCEALED FROM VIEW BEHIND PARAPET WALLS. KEEP ROOF MOUNTED EQUIPMENT AWAY FROM PARAPETS TO REDUCE SIGHT VISIBILITY LINES.
12. GUARDS SHALL BE PROVIDED WHERE VARIOUS COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW PER FLORIDA BUILDING CODE SECTION 1015.6 MECHANICAL EQUIPMENT, SYSTEMS AND DEVICES. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF SUCH COMPONENTS. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER. EXCEPTION: GUARDS ARE NOT REQUIRED WHERE PERMANENT FALL ARREST RESTRAINT ANCHORAGE CONNECTOR DEVICES THAT COMPLY WITH ANSISASSE Z 359.1 ARE AFFIXED FOR USE DURING THE ENTIRE ROOF COVERING LIFETIME. THE DEVICES SHALL BE REEVALUATED FOR POSSIBLE REPLACEMENT WHEN THE ENTIRE ROOF COVERING IS REPLACED. THE DEVICES SHALL BE PLACED NOT MORE THAN 10 FEET ON CENTER ALONG HIP AND RIDGE LINES AND PLACED NOT LESS THAN 10 FEET FROM THE ROOF EDGE OR OPEN SIDE OF THE WALKING SURFACE.
13. MECHANICAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ANY OPENINGS IN ROOF WITH ROOF CONTRACTOR. OPENINGS IN ROOF SHALL BE CUT BY CONTRACTOR RESPONSIBLE FOR ROOF. REFER TO ROOF DETAILS FOR TYPICAL MECHANICAL UNIT CURB DETAIL.
14. REFER TO PLUMBING DRAWINGS FOR ALL VENT STACK LOCATIONS. PLUMBING CONTRACTOR SHALL COORDINATE THE LOCATION OF ANY PENETRATION WITH ROOF CONTRACTOR. REFER TO MEP PLANS FOR TYPICAL VENT STACK DETAIL.
15. VERIFY FLUE LOCATIONS ON MECHANICAL DRAWINGS. THE MECHANICAL CONTRACTOR SHALL COORDINATE ANY ROOF PENETRATIONS WITH ROOFING CONTRACTOR. REFER TO MEP PLANS FOR TYPICAL FLUE DETAIL.
16. ELECTRICAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ANY OPENINGS IN ROOF WITH ROOF CONTRACTOR. OPENINGS IN ROOF SHALL BE CUT BY CONTRACTOR RESPONSIBLE FOR ROOF.
17. ROOF PENETRATIONS FROM EXHAUST FANS SHALL BE COORDINATED WITH MECHANICAL PLANS FOR EQUIPMENT SPECIFICATIONS AND ROOF CUT GEOMETRY.
18. PROVIDE WALKWAY PADS TO AND FROM ALL ROOF MOUNTED EQUIPMENT. SUBMIT SHOP DRAWINGS FOR ARCHITECT REVIEW.
19. THE ROOF CONTRACTOR SHALL PROTECT ALL ROOF DRAINS, SCUPPERS, AND DOWNSPOUTS FROM DEBRIS CREATED DURING CONSTRUCTION. THE ROOF CONTRACTOR SHALL INSPECT AND CLEAR ALL DRAINS, SCUPPERS, AND DOWNSPOUTS PRIOR TO THE COMPLETION OF WORK AND TO ENSURE THAT ALL ROOF DRAINS, SCUPPERS, AND DOWNSPOUTS ARE FREE OF DEBRIS AND FUNCTIONING PROPERLY.
20. LIGHTWEIGHT CONCRETE SHALL HAVE AN AVERAGE THICKNESS REQUIRED TO MAINTAIN A RESISTANCE FACTOR OF R20.
21. LIGHTNING PROTECTION IS REQUIRED AND BY OTHERS. CONTRACTOR TO REFER TO SHOP DRAWINGS.
22. PROVIDE 2" CONDUIT FROM SERVER ROOM TO ROOF FOR H.I.B.S. SATELLITE DISH ON SEPARATE CIRCUIT.
23. ALL HORIZONTAL SURFACES SHALL HAVE A SLOPE OF 1/4" PER FOOT U.N.O.
24. SEE MEP DRAWINGS FOR ALL ROOFTOP MECHANICAL EQUIPMENT DETAILS AND SPECIFICATIONS.
25. HEIGHT OF ROOF CURBS IN STRICT CONFORMANCE WITH FBC 2020 CHAPTER 15 - TABLE 1510.10 - TYPICAL NEW ROOFTOP EQUIPMENT PER FBC 2020 - SECTION 1609.8 - TYPICAL.

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Key Plan

Kreta Holdings LLC
THE GEORGE



Project North

ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE

Mark	DESCRIPTION	Date

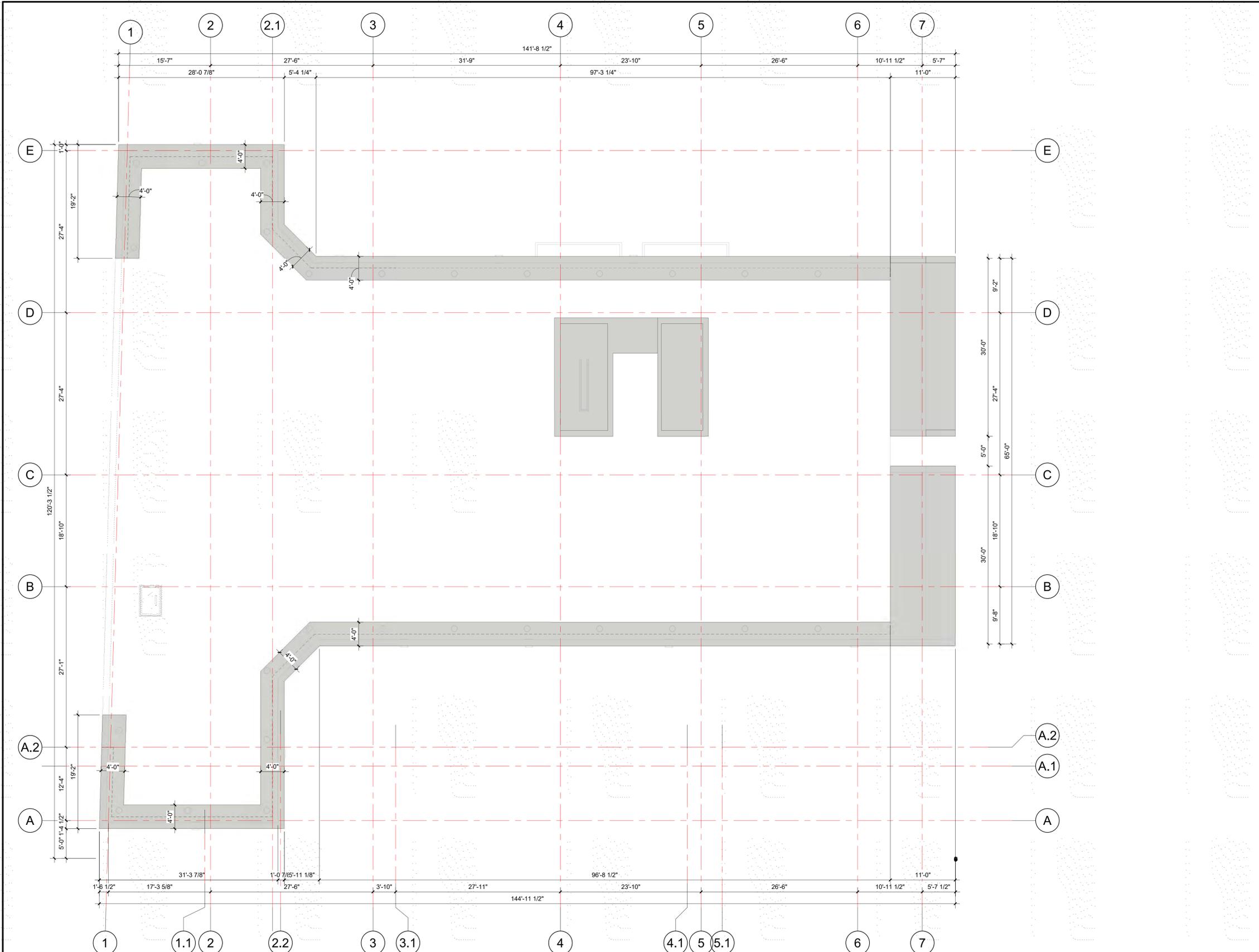
Drawing Title

LEVEL 15 - ROOF PLAN

Client Name *Kreta Holdings LLC*
 Project Number *2208*
 Date *6/5/2023*
 Approved by *NMD NOMADAS*
 Scale *As indicated*

Drawing Number

A107



1 UPPER ROOF
1/8" = 1'-0"

ROOF PLAN NOTES:

- ALL DESIGN, MATERIALS, CONSTRUCTION, QUALITY OF ROOF ASSEMBLIES AND ROOFTOP STRUCTURES SHALL BE AS PER THE FLORIDA BUILDING CODE CHAPTER 15.
- ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE SECTION 1503 WEATHER PROTECTION.
- ROOF COVERINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE.
- ATTIC VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SECTION 1203.2 AND THE VENT PRODUCT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- FLASHING SHALL BE USED TO SEAL ROOFING SYSTEMS, WHERE THE SYSTEM IS INTERRUPTED OR TERMINATED AND SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE-PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN PROVIDED IN THE FLORIDA BUILDING CODE CHAPTER 15, TABLE 1503.2 OR IN COMPLIANCE WITH RAS 111.
- BACK PAINT FLASHINGS WITH BITUMINOUS PAINT WHERE THEY ARE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS MATERIALS OR DISSIMILAR METAL TYP.
- ROOF VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN NO. 28 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL AND SHALL EXTEND AT LEAST 11" FROM THE CENTER LINE EACH WAY AND SHALL HAVE THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4". ALL FLASHING TO BE INSTALLED PER SECTION 1503 OF THE FLORIDA BUILDING CODE.
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- PARAPET WALLS SHALL BE PROPERLY COPED WITH NONCOMBUSTIBLE, WEATHERPROOF MATERIALS OF A WIDTH NO LESS THAN THE THICKNESS OF THE PARAPET WALL.
- ALL ROOF TOP EQUIPMENT, PLUMBING, VENTS, CONDENSING UNITS, EXHAUST FANS, BOILERS, FLUES ETC. ARE TO BE CONCEALED FROM VIEW BEHIND PARAPET WALLS. KEEP ROOF MOUNTED EQUIPMENT AWAY FROM PARAPETS TO REDUCE SIGHT VISIBILITY LINES.
- GUARDS SHALL BE PROVIDED WHERE VARIOUS COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW PER FLORIDA BUILDING CODE SECTION 016.6 MECHANICAL EQUIPMENT, SYSTEMS AND DEVICES. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF SUCH COMPONENTS. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER. EXCEPTION: GUARDS ARE NOT REQUIRED WHERE PERMANENT FALL ARREST RESTRAINT ANCHORAGE CONNECTOR DEVICES THAT COMPLY WITH ANSISASSE Z 359.1 ARE AFFIXED FOR USE DURING THE ENTIRE ROOF COVERING LIFETIME. THE DEVICES SHALL BE REEVALUATED FOR POSSIBLE REPLACEMENT WHEN THE ENTIRE ROOF COVERING IS REPLACED. THE DEVICES SHALL BE PLACED NOT MORE THAN 10 FEET ON CENTER ALONG HIP AND RIDGE LINES AND PLACED NOT LESS THAN 10 FEET FROM THE ROOF EDGE OR OPEN SIDE OF THE WALKING SURFACE.
- MECHANICAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ANY OPENINGS IN ROOF WITH ROOF CONTRACTOR. OPENINGS IN ROOF SHALL BE CUT BY CONTRACTOR RESPONSIBLE FOR ROOF. REFER TO ROOF DETAILS FOR TYPICAL MECHANICAL UNIT CURB DETAIL.
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- PROVIDE 2" CONDUIT FROM SERVER ROOM TO ROOF FOR H.I.B.S. SATELLITE DISH ON SEPARATE CIRCUIT.
- ALL HORIZONTAL SURFACES SHALL HAVE A SLOPE OF 1/4" PER FOOT U.N.O.
- SEE MEP DRAWINGS FOR ALL ROOFTOP MECHANICAL EQUIPMENT DETAILS AND SPECIFICATIONS.
- HEIGHT OF ROOF CURBS IN STRICT CONFORMANCE WITH FBC 2020 CHAPTER 15 - TABLE 1510.10 - TYPICAL NEW ROOFTOP EQUIPMENT PER FBC 2020 - SECTION 1609.8 - TYPICAL.

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Key Plan



Project North

ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE		
Mark	DESCRIPTION	Date

Drawing Title
LEVEL 16 - UPPER ROOF PLAN
 Client Name *Kreta Holdings LLC*
 Project Number *2208*
 Date *6/5/2023*
 Approved by *NMD NOMADAS*
 Scale *As indicated*
 Drawing Number

A108
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Key Plan

Kreta Holdings LLC
THE GEORGE



Project North

ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE

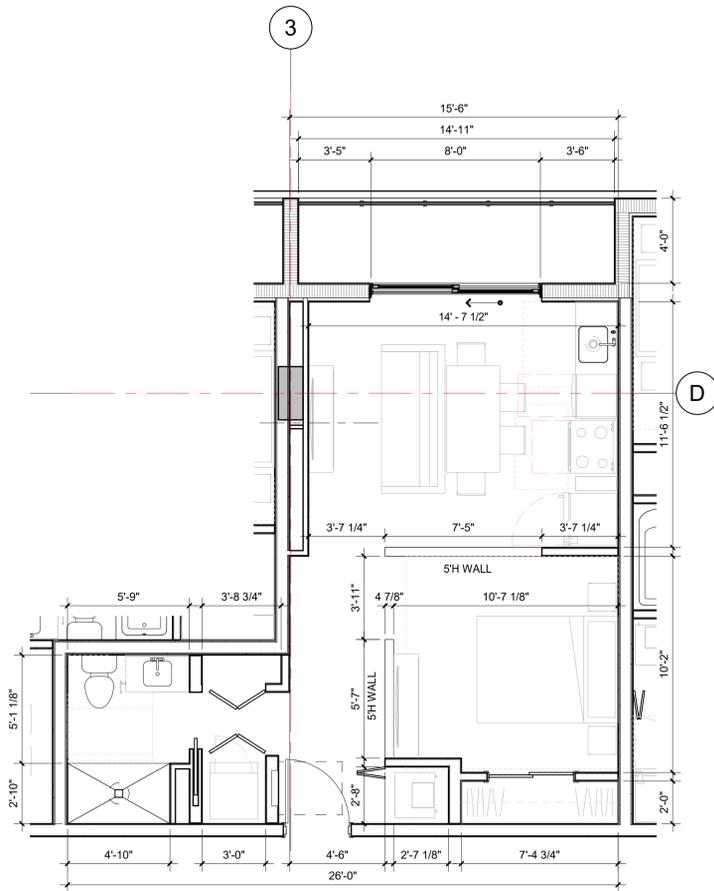
Mark	DESCRIPTION	Date

Drawing Title

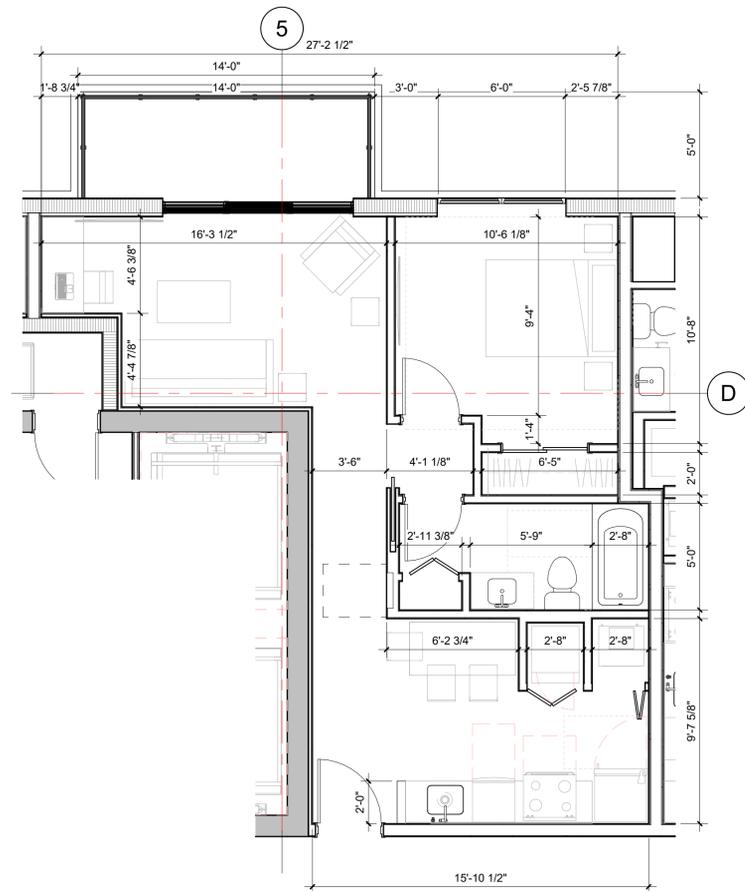
ENLARGED FLOOR PLANS

Client Name	Kreta Holdings LLC
Project Number	2208
Date	6/5/2023
Approved by	NMD NOMADAS
Scale	1/4" = 1'-0"
Drawing Number	

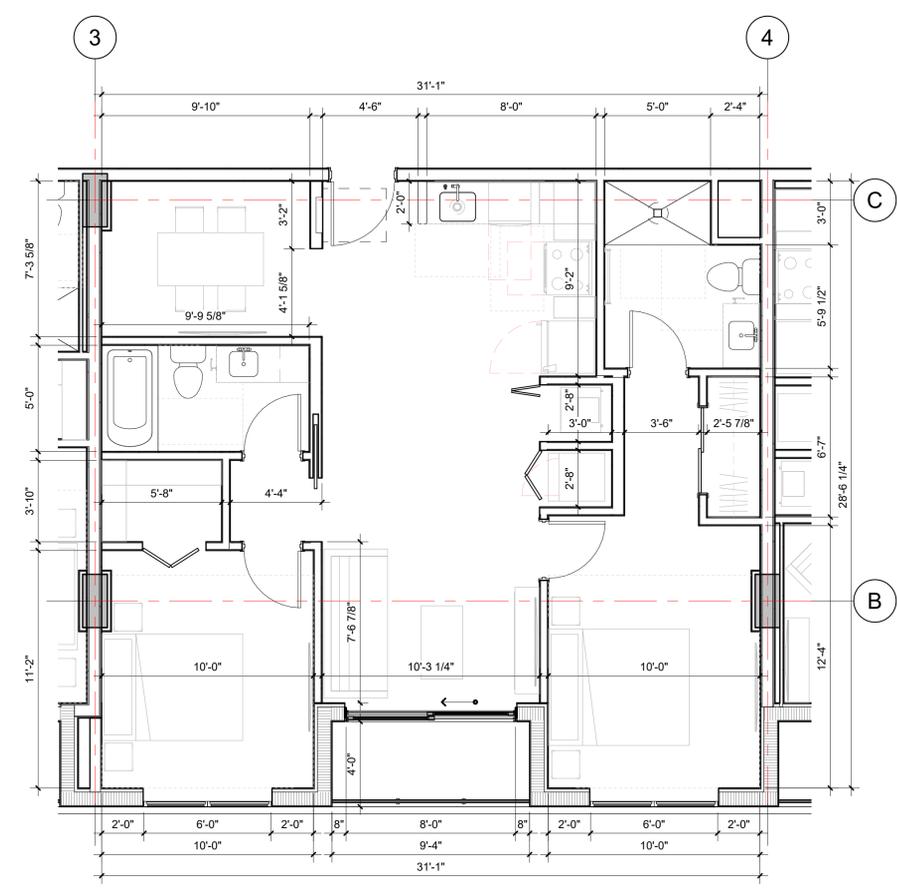
A200



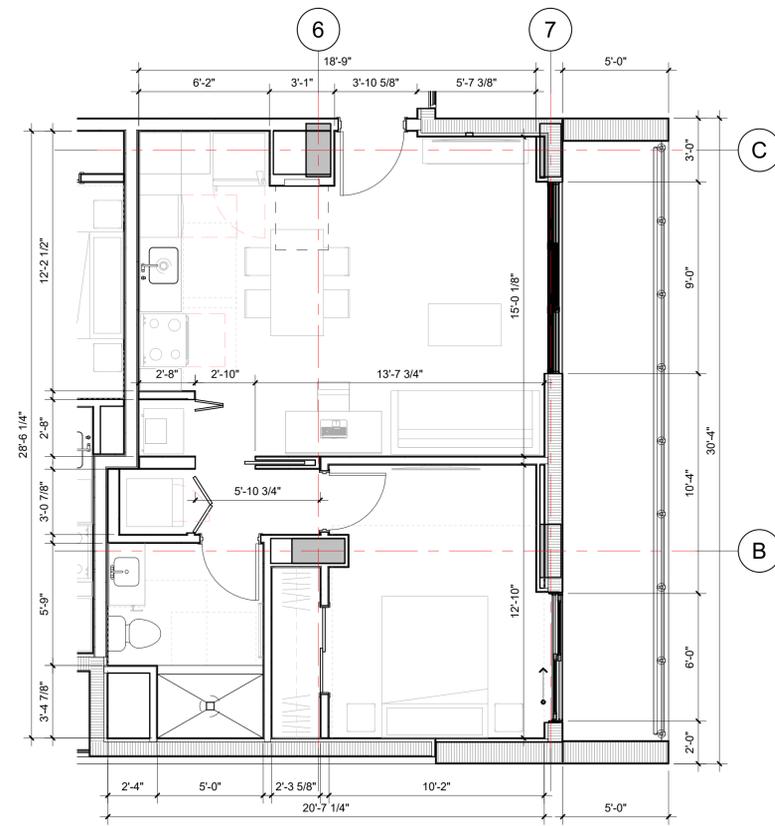
1 LEVEL 6 - ST 509 SF (STUDIO)
1/4" = 1'-0"



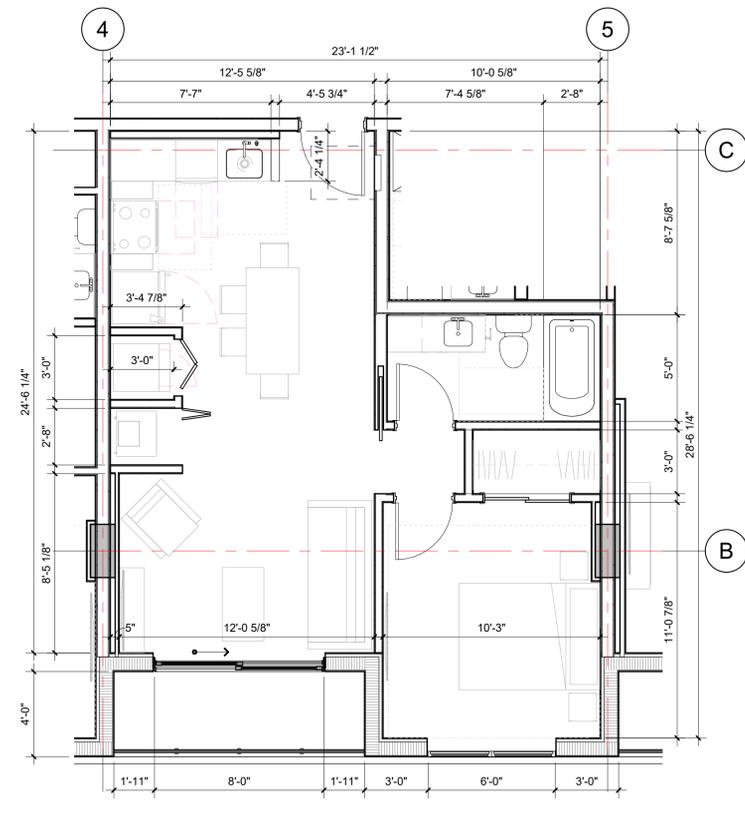
2 LEVEL 6 - 1B 562 SF
1/4" = 1'-0"



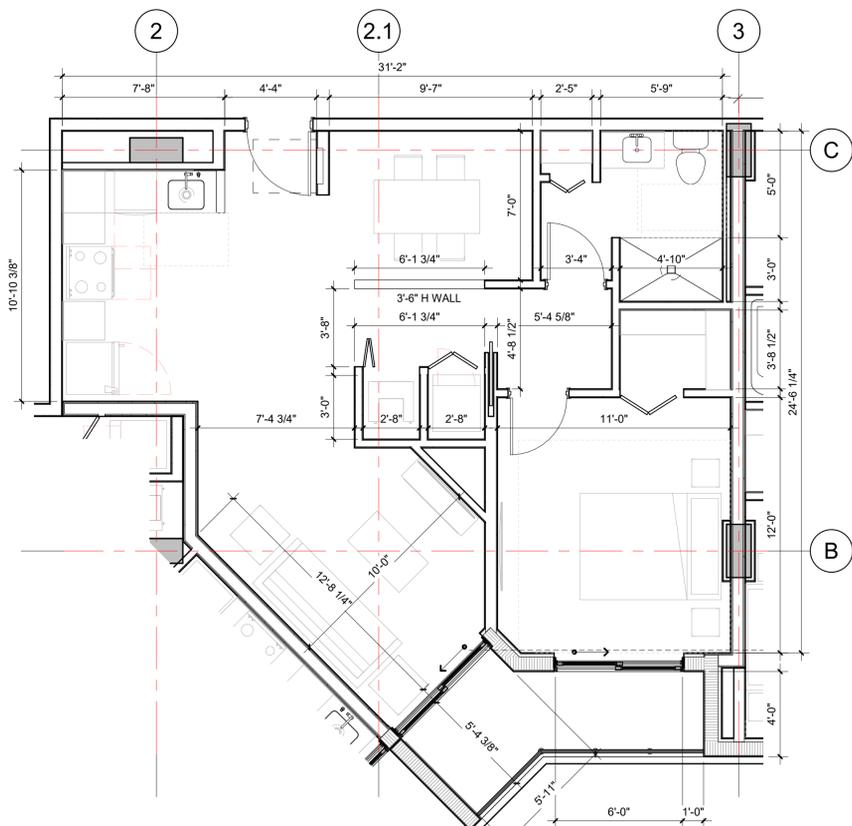
3 LEVEL 6 - 2B 919 SF
1/4" = 1'-0"



4 LEVEL 6 - 1B 654 SF
1/4" = 1'-0"



5 LEVEL 6 - 1B 578 SF
1/4" = 1'-0"



6 LEVEL 6 - 1B 759 SF
1/4" = 1'-0"

DATE: _____

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Key Plan

Kreta Holdings LLC
THE GEORGE

Project North

ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title

ENLARGED FLOOR
PLANS

Client Name Kreta Holdings LLC

Project Number 2208

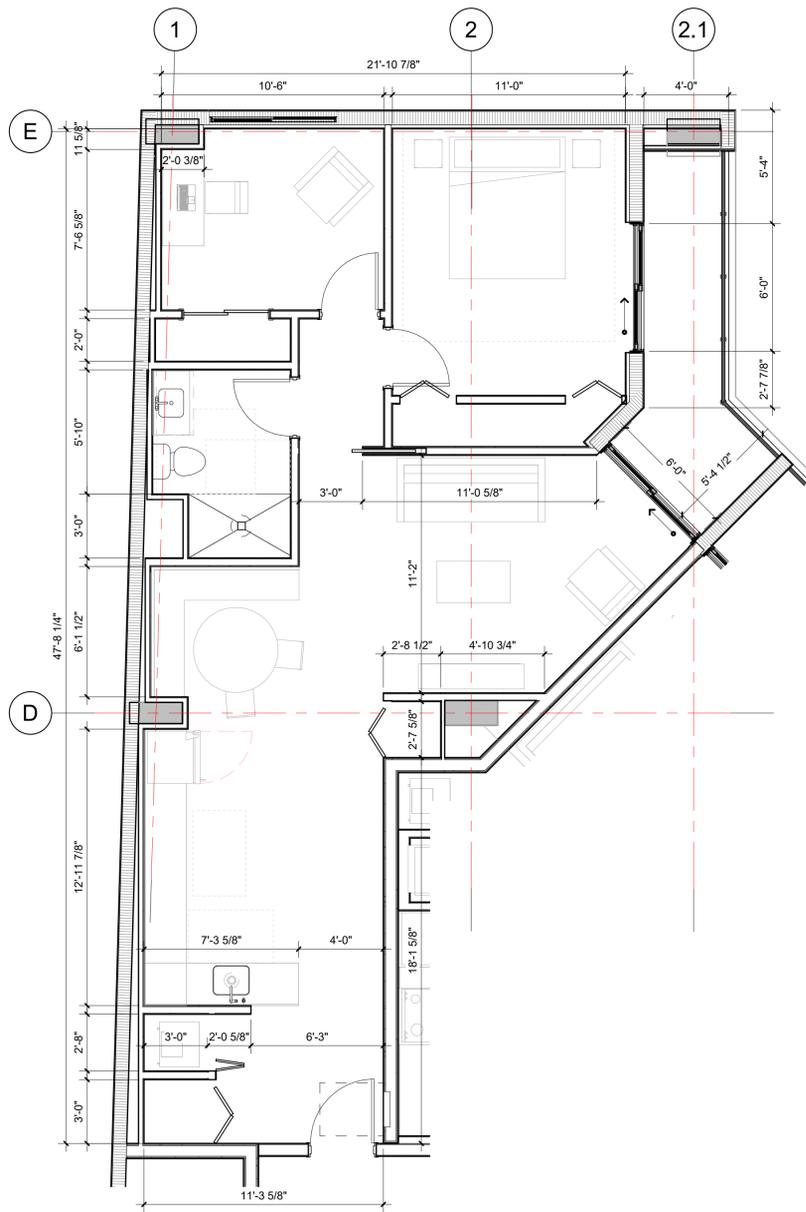
Date 6/5/2023

Approved by NMD NOMADAS

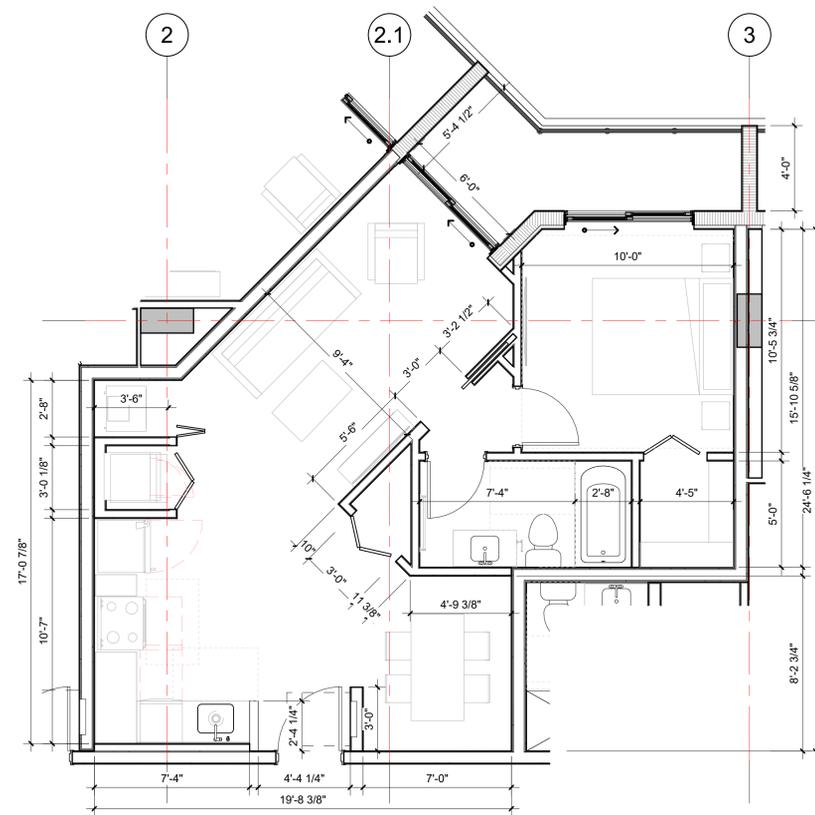
Scale 1/4" = 1'-0"

Drawing Number

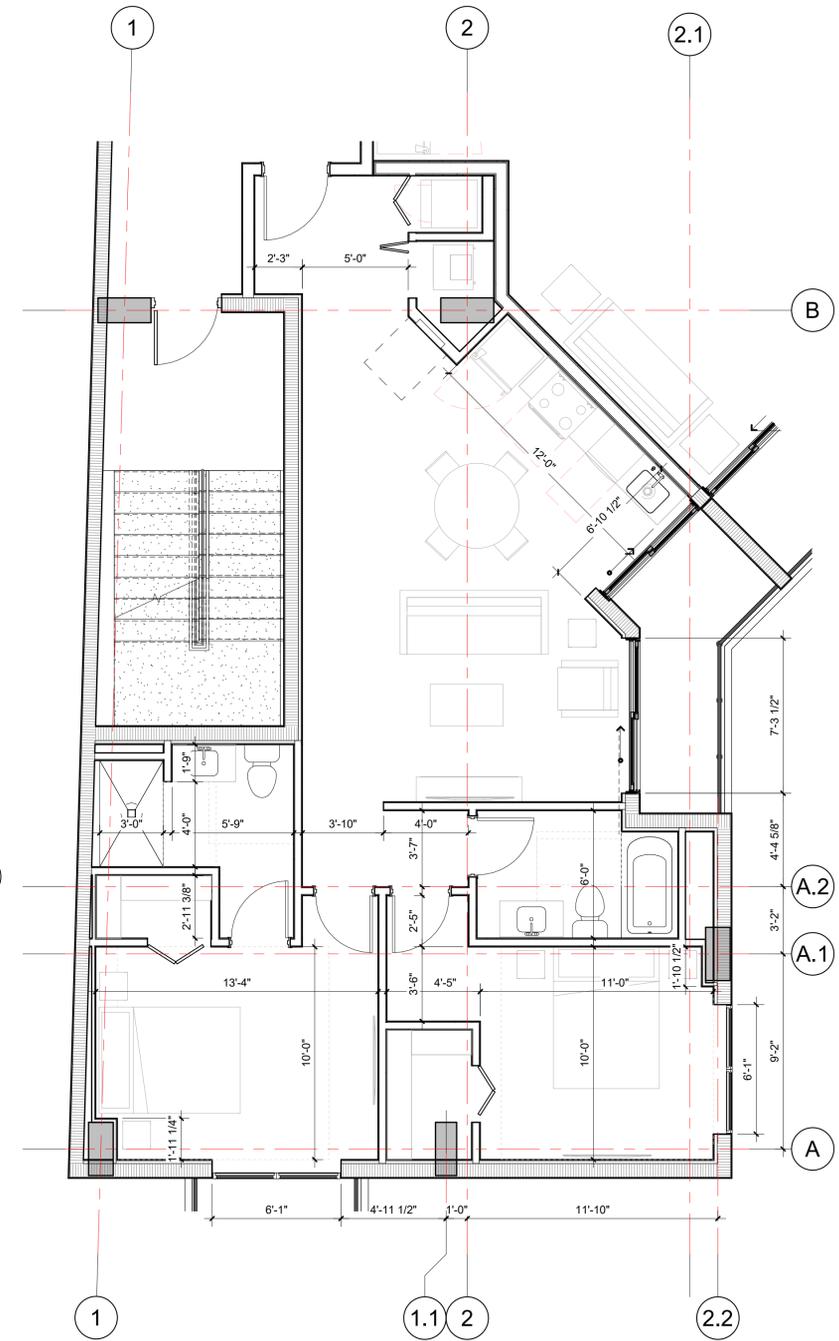
A201



2 LEVEL 6 - 1B + DEN 765 SF
1/4" = 1'-0"



1 LEVEL 6 - 1B 672 SF
1/4" = 1'-0"



3 LEVEL 6 - 2B 997 SF
1/4" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION AND SECTION NOTES:

- FIRE PROTECTION MARKINGS:**
 BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL BUILDING ADDRESS NUMBERS AND MARKINGS SHALL COMPLY WITH NFPA SECTION 10.11 FIRE PROTECTION MARKINGS.
- EXTERIOR FRAMED AND SHEATHED SURFACES TO RECEIVE SELF FURRING PAPER BACKED METAL LATH WITH CEMENTITIOUS FINISH.
 - ALL EXPOSED EXTERIOR C.M.U. AND CONCRETE SURFACES SHALL RECEIVE A CEMENTITIOUS FINISH AS SPECIFIED IN FBC SECTION 2512. FINISH SHALL BE NOT LESS THAN TWO COATS MIN.
 - SEE WALL TYPE ASSEMBLIES AND NOTES FOR CEMENTITIOUS FINISH GENERAL NOTES.
 - ALL CEMENTITIOUS BANDING, MOLDINGS AND REVEALS SHALL BE SMOOTH CEMENTITIOUS FINISH.
 - ALL MECHANICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO HEATING, VENTILATING, AIR CONDITIONING MACHINERY AND FIXTURES SHALL BE LOCATED ABOVE REQUIRED FLOOD PLAIN AND SCREENED FROM PUBLIC VIEW.
 - ALL CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED.
 - ALL PENETRATIONS SHALL BE PROPERLY FLASHED AND OR SEALED TO BE PROTECTED AGAINST POTENTIAL WATER INTRUSION. ATTACHMENTS THROUGH EXTERIOR BLDG. ENVELOPE SHALL BE SET IN BED OF SEALANT.
 - ALL BUILDING MOUNTED EQUIPMENT SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATER PROOFING.
 - ALL BALCONY FINISH FLOORS SHALL BE SLOPED MIN. 1/8" FOR DRAINAGE U.N.O. REFER TO PLANS AND DETAILS FOR EXACT SLOPE CONDITIONS.
 - ALL FINISH GRADE SHALL BE MINIMUM 6" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
 - PROVIDE SEALANT JOINTS BETWEEN DISSIMILAR MATERIALS.
 - PROVIDE POSITIVE SLOPE AT TOP OF ALL HORIZONTAL PROJECTIONS.
 - EXTERIOR WALLS SHALL BE COATED WITH PAINT FINISH COATING PRIOR TO INSTALLATION OF DOWNSPOUTS TYP.
 - PROVIDE BLOCKING FOR ALL NON STRUCTURAL ATTACHMENTS SHOWN ON ELEVATIONS. CONFIRM METHOD OF ATTACHMENT AND SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER OF RECORD PRIOR TO INSTALLATION.
 - SEE ARCHITECTURAL DETAILS FOR ALL DECORATIVE ELEMENTS, PANELS, GRILLS AND TRIM PROFILES. SUBMIT SHOP DRAWINGS FOR ANY ELEMENTS THAT REQUIRE APPROVED NOA'S.
 - GUARDS SHALL BE AS PER SECTION 1015 OF THE FLORIDA BUILDING CODE. ALL GUARDS SHALL BE 42" HIGH MIN. AND SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. COLOR, DESIGN AND MATERIAL TO BE REVIEWED BY ARCHITECT.

BUILDING ELEVATION COLOR LEGEND:

- P1 - SW 7006 EXTRA WHITE
- P2 - SW 6278 CLOAK GRAY
- P3 - SW 9154 PERLE NOIR
- P4 - SW 6258 TRICORN BLACK

EXTERIOR FINISH NOTES:

- ALL WINDOW AND STOREFRONT ALUMINUM FRAME FINISH TO BE DARK GREY.
- ALL WINDOW AND STOREFRONT GLAZING TO BE GREY TINT.
- ALL EXTERIOR METAL DOORS TO BE PAINTED TO MATCH ADJACENT WALL COLOR.
- ALL LOUVERS AND GRILLS TO BE PAINTED TO MATCH ADJACENT WALL COLOR.
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- ALL EXTERIOR WALLS SHALL BE LIGHT TEXTURED CEMENTITIOUS FINISH U.N.O.
- ALL EXTERIOR BANDS, MOLDINGS, TRIM, AND DECORATIVE ACCENTS SHALL BE SMOOTH CEMENTITIOUS FINISH U.N.O.
- ALL EXTERIOR FENCE AND GUARDRAIL SHALL BE ALUMINUM MESH RAILING SYSTEM.

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Key Plan

Kreta Holdings LLC
THE GEORGE



ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE		
Mark	DESCRIPTION	Date

Drawing Title

EXTERIOR ELEVATIONS

Client Name	Kreta Holdings LLC
Project Number	2208
Date	6/5/2023
Approved by	NMD NOMADAS
Scale	As indicated
Drawing Number	A300

A300



1 SOUTH ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION AND SECTION NOTES:

- FIRE PROTECTION MARKINGS:**
 BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL BUILDING ADDRESS NUMBERS AND MARKINGS SHALL COMPLY WITH NFPA SECTION 10.11 FIRE PROTECTION MARKINGS.
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 - SEE WALL TYPE ASSEMBLIES AND NOTES FOR CEMENTITIOUS FINISH GENERAL NOTES.
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 - ALL CONTROL JOINTS SHALL BE CONTINUOUSLY SEALED.
 - ALL PENETRATIONS SHALL BE PROPERLY FLASHED AND OR SEALED TO BE PROTECTED AGAINST POTENTIAL WATER INTRUSION. ATTACHMENTS THROUGH EXTERIOR BLDG. ENVELOPE SHALL BE SET IN BED OF SEALANT.
 - ALL BUILDING MOUNTED EQUIPMENT SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATER PROOFING.
 - ALL BALCONY FINISH FLOORS SHALL BE SLOPED MIN. 1/8" FOR DRAINAGE U.N.O. REFER TO PLANS AND DETAILS FOR EXACT SLOPE CONDITIONS.
 - ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
 - PROVIDE SEALANT JOINTS BETWEEN DISSIMILAR MATERIALS.
 - PROVIDE POSITIVE SLOPE AT TOP OF ALL HORIZONTAL PROJECTIONS.
 - EXTERIOR WALLS SHALL BE COATED WITH PAINT FINISH COATING PRIOR TO INSTALLATION OF DOWNSPOUTS TYP.
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BUILDING ELEVATION COLOR LEGEND:

- P1 - SW 7006 EXTRA WHITE
- P2 - SW 6278 CLOAK GRAY
- P3 - SW 9154 PERLE NOIR
- P4 - SW 6258 TRICORN BLACK

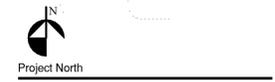
EXTERIOR FINISH NOTES:

- ALL WINDOW AND STOREFRONT ALUMINUM FRAME FINISH TO BE DARK GREY.
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Key Plan

Kreta Holdings LLC
THE GEORGE



ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE

Mark	DESCRIPTION	Date

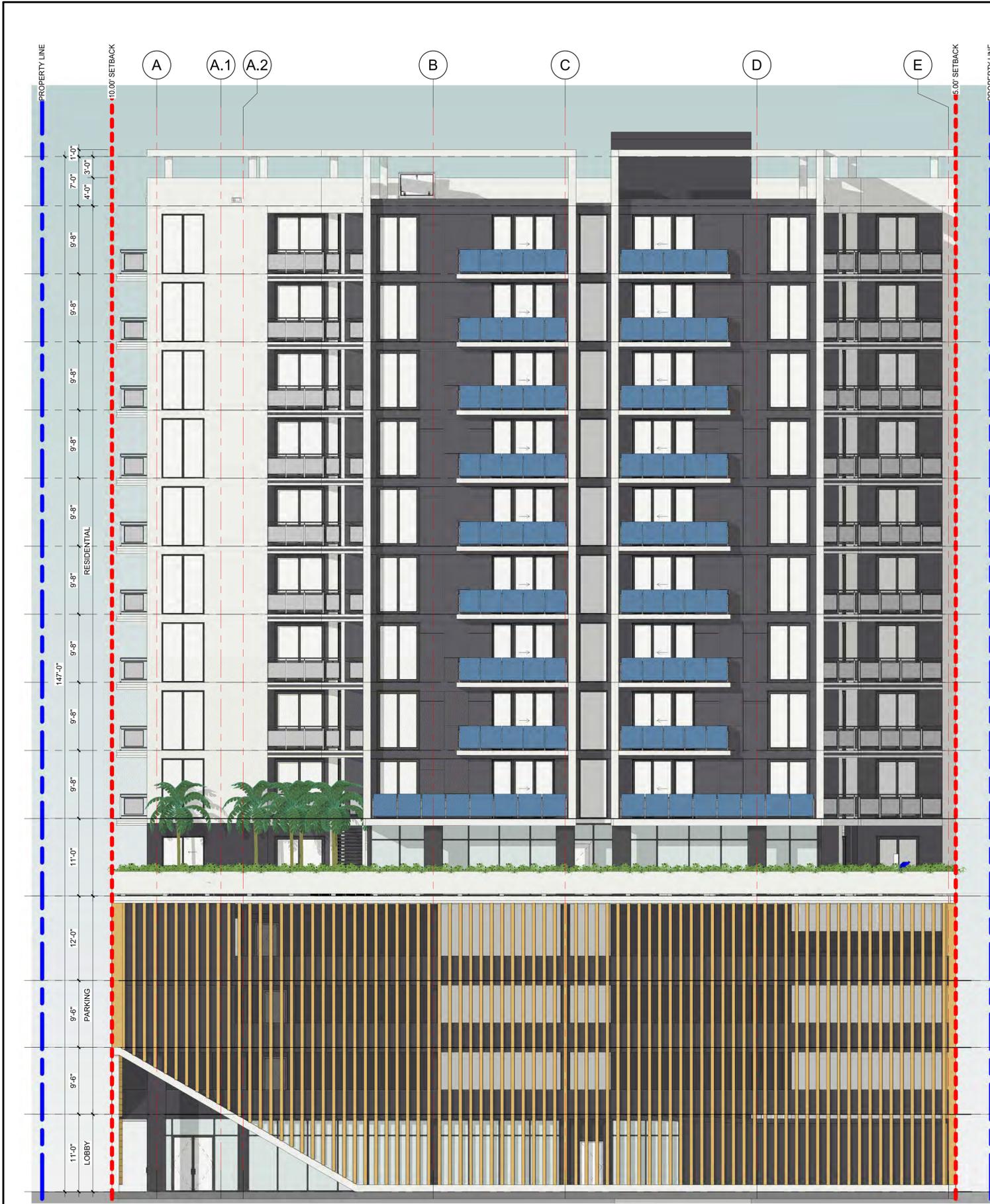
Drawing Title

EXTERIOR ELEVATIONS

Client Name	Kreta Holdings LLC
Project Number	2208
Date	6/5/2023
Approved by	NMD NOMADAS
Scale	As indicated

Drawing Number

A301



1 EAST ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION AND SECTION NOTES:

- FIRE PROTECTION MARKINGS:**
 BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL BUILDING ADDRESS NUMBERS AND MARKINGS SHALL COMPLY WITH NFPA SECTION 10.11 FIRE PROTECTION MARKINGS.
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BUILDING ELEVATION COLOR LEGEND:

- P1 - SW 7006 EXTRA WHITE
- P2 - SW 6278 CLOAK GRAY
- P3 - SW 9154 PERLE NOIR
- P4 - SW 6258 TRICORN BLACK

EXTERIOR FINISH NOTES:

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 Forum Aventura Building
 19790 W Dixie Highway, Suite 1006
 Miami FL 33180
 Tel. 305 974 2705

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Key Plan

Kreta Holdings LLC
THE GEORGE



ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title

EXTERIOR ELEVATIONS

Client Name	Kreta Holdings LLC
Project Number	2208
Date	6/5/2023
Approved by	NMD NOMADAS
Scale	As indicated
Drawing Number	

A302
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1 WEST ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION AND SECTION NOTES:

- FIRE PROTECTION MARKINGS:**
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BUILDING ELEVATION COLOR LEGEND:

	P1 - SW 7006 EXTRA WHITE
	P2 - SW 6278 CLOAK GRAY
	P3 - SW 9154 PERLE NOIR
	P4 - SW 6258 TRICORN BLACK

EXTERIOR FINISH NOTES:

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Key Plan

Kreta Holdings LLC
THE GEORGE



ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title

EXTERIOR ELEVATIONS

Client Name	Kreta Holdings LLC
Project Number	2208
Date	6/5/2023
Approved by	NMD NOMADAS
Scale	As indicated
Drawing Number	

A303

EXTERIOR FINISHES LEGEND

- 
STUCCO
 Color: WHITE
 Flat finish
- 
STUCCO
 Color: DARK GREY
 Flat finish
- 
ALUMINUM LOUVERS
 Color: NATURAL WOOD
 Semi-gloss finish
- 
METAL BALCONY GUARDRAILS
 PAINTED
 Color: DARK GREY

NOTE:
 1. PRELIMINARY FINISHES BASED ON THE CONCEPTUAL IDEA BY NMDNOMADAS. THESE FINISHES MAY VARY DURING THE CURRENT OR FUTURE DESIGN PHASES OF THIS PROJECT.

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Key Plan

Kreta Holdings LLC
THE GEORGE



ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title
EXTERIOR FINISHES
 Client Name Kreta Holdings LLC
 Project Number 2208
 Date 6/5/2023
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Key Plan

Kreta Holdings LLC
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Project North

ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title

**EXTERIOR
RENDERINGS**

Client Name *Kreta Holdings LLC*

Project Number *2208*

Date *6/5/2023*

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Key Plan

Kreta Holdings LLC
 THE GEORGE



Project North

ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE		
Mark	DESCRIPTION	Date

Drawing Title

URBAN CONTEXT

Client Name	Kreta Holdings LLC
Project Number	2208
Date	6/5/2023
Approved by	NMD NOMADAS
Scale	
Drawing Number	

A306

CONTINUATION - SCOPING REQUIREMENTS

233.3.4.1 Alterations to Vacated Buildings. Where a building is vacated for the purposes of alteration, and the altered building contains more than 15 residential dwelling units, at least 5 percent of the residential dwelling units shall comply with 809.2 through 809.4 and shall be on an accessible route as required by 206. In addition, at least 2 percent of the residential dwelling units shall comply with 809.5.

Advisory 233.3.4.1 Alterations to Vacated Buildings. This provision is intended to apply where a building is vacated with the intent to alter the building. Buildings that are vacated for the purpose of rehabilitation are not subject to the requirements to provide residential dwelling units with mobility features or communication features.

233.3.4.2 Alterations to Individual Residential Dwelling Units. In individual residential dwelling units, where a bathroom or a kitchen is substantially altered, and at least one other room is altered, the requirements of 233.3.1 shall apply to the altered residential dwelling units until the total number of residential dwelling units complies with the minimum number required by 233.3.1.1 and 233.3.1.2. Residential dwelling units required to comply with 233.3.1.1 shall be on an accessible route as required by 206.

EXCEPTION: Where facilities contain 15 or fewer residential dwelling units, the requirements of 233.3.1.1 and 233.3.1.2 shall apply to the total number of residential dwelling units that are altered under a single contract, or are developed as a whole, whether or not located on a common site.

233 RESIDENTIAL FACILITIES - continued

Advisory 233.3.4.2 Alterations to Individual Residential Dwelling Units. Section 233.3.4.2 uses the terms "substantially altered" and "altered." A substantial alteration to a kitchen or bathroom includes, but is not limited to, alterations that are changes to or rearrangements in the plan configuration, or replacement of cabinetry. Substantial alterations do not include normal maintenance or appliance and fixture replacement, unless such maintenance or replacement requires changes to or rearrangements in the plan configuration, or replacement of cabinetry. The term "alteration" is defined both in Section 106 of these requirements and in the Department of Justice ADA regulations.

233.3.5 Dispersion. Residential dwelling units required to provide mobility features complying with 809.2 through 809.4 and residential dwelling units required to provide communication features complying with 809.5 shall be dispersed among the various types of residential dwelling units in the facility and shall provide choices of residential dwelling units comparable to, and integrated with, those available to other residents.

EXCEPTION: Where multi-story residential dwelling units are one of the types of residential dwelling units provided, one-story residential dwelling units shall be permitted as a substitute for multi-story residential dwelling units where equivalent spaces and amenities are provided in the one-story residential dwelling unit.

233.3.6 All new single-family houses, duplexes, triplexes, condominiums, and townhouses shall provide at least one bathroom, located with maximum possible privacy, where bathrooms are provided on habitable grade levels, with a door that has a 29-inch clear opening. However, if only a toilet room is provided at grade level, such toilet room shall have a clear opening of at least 29 inches.

233.4 Social Service Center Establishments. Group homes, halfway houses, shelters, or similar social service center establishments that provide either temporary sleeping accommodations or residential dwelling units shall comply with the provisions applicable to residential facilities in sections 233 and 809.

233.4.1 In sleeping rooms with more than 25 beds, a minimum of 5 percent of the beds shall have clear floor space complying with section 806.2.3.

233.4.2 Facilities with more than 50 beds covered that provide common use bathing facilities shall provide at least one roll-in shower with a seat that complies with section 608. Transfer-type showers are not permitted in lieu of a roll-in shower with a seat, and the exceptions in sections 608.3 and 608.4 for residential dwelling units are not permitted. When separate shower facilities are provided for men and for women, at least one roll-in shower shall be provided for each group.

233.5 Apartments or Townhouse Facilities Provided By or on Behalf of A Place of Education. Apartments or townhouse facilities that are provided by or on behalf of a place of education, which are leased on a year-round basis exclusively to graduate students or faculty and do not contain any public use or common use areas available for educational programming shall comply with the requirements for residential facilities in sections 233 and 809.

233.6 Residential Dwelling Units Designed and Constructed or Altered by Public Entities that will be Offered for Sale to Individuals. Residential dwelling units designed and constructed or altered by public entities that will be offered for sale to individuals shall comply with the requirements for residential facilities in sections 233 and 809.

CONTINUATION - SCOPING REQUIREMENTS

233 RESIDENTIAL FACILITIES

233.1 General. Facilities with residential dwelling units shall comply with 233. Notwithstanding the requirements of this section, section 2011.1 shall apply.

Advisory 233.1 General. Section 233 outlines the requirements for residential facilities subject to the Americans with Disabilities Act of 1990. The facilities covered by Section 233, as well as other facilities not covered by this section, may still be subject to other Federal laws such as the Fair Housing Act and Section 504 of the Rehabilitation Act of 1973, as amended. For example, the Fair Housing Act requires that certain residential structures having four or more multi-family dwelling units, regardless of whether they are privately owned or federally assisted, include certain features of accessible and adaptable design according to guidelines established by the U.S. Department of Housing and Urban Development (HUD). These laws and the appropriate regulations should be consulted before proceeding with the design and construction of residential facilities. Florida law s.553.504(2), F.S., incorporated in section 233.3.6 establishes bathroom requirements for all new single-family houses, duplexes, triplexes, condominiums, and townhouses. Residential facilities containing residential dwelling units provided by entities subject to HUD's Section 504 regulations and residential dwelling units covered by Section 233.3 must comply with the technical and scoping requirements in Chapters 1 through 10 included in this code. Section 233 is not a stand-alone section; this section only addresses the minimum number of residential dwelling units within a facility required to comply with Chapter 8. However, residential facilities must also comply with the requirements of this code. For example, Section 206.5.4 requires all doors and doorways providing user passage in residential dwelling units providing mobility features to comply with Section 404. Section 206.7.6 permits platform lifts to be used to connect levels within residential dwelling units providing mobility features; Section 208 provides general scoping for accessible parking and Section 208.2.3.1 specifies the required number of accessible parking spaces for each residential dwelling unit providing mobility features; Section 228.2 requires mail boxes to be within reach ranges when they serve residential dwelling units providing mobility features; play areas are addressed in Section 240, and swimming pools are addressed in Section 242. There are special provisions applicable to facilities containing residential dwelling units at: Exception 3 to 202.3; Exception to 202.4; 203.8; and Exception 4 to 206.2.3. Florida vertical accessibility requirements of s.553.509, F.S., as incorporated in section 2011.1, require vertical access to all levels for accessible units. Florida requirements may be waived down to the ADA Standards requirements.

233.2 Residential Dwelling Units Provided by Entities Subject to HUD Section 504 Regulations.

Where facilities with residential dwelling units are provided by entities subject to regulations issued by the Department of Housing and Urban Development (HUD) under Section 504 of the Rehabilitation Act of 1973, as amended, such entities shall provide residential dwelling units with mobility features complying with 809.2 through 809.4 in a number required by the applicable HUD regulations. Residential dwelling units required to provide mobility features complying with 809.2 through 809.4 shall be on an accessible route as required by 206. In addition, such entities shall provide residential dwelling units with communication features complying with 809.5 in a number required by the applicable HUD regulations. Entities subject to 233.2 shall not be required to comply with 233.3.

Advisory 233.2 Residential Dwelling Units Provided by Entities Subject to HUD Section 504 Regulations. Section 233.2 requires that entities subject to HUD's regulations implementing Section 504 of the Rehabilitation Act of 1973, as amended, provide residential dwelling units containing mobility features and residential dwelling units containing communication features complying with these regulations in a number specified in HUD's Section 504 regulations. Further, the residential dwelling units provided must be dispersed according to HUD's Section 504 criteria. In addition, Section 233.2 defers to HUD the specification of criteria by which the technical requirements of this code will apply to alterations of existing facilities subject to HUD's Section 504 regulations.

233.3 Residential Dwelling Units Provided by Entities Not Subject to HUD Section 504 Regulations. Facilities with residential dwelling units provided by entities not subject to regulations issued by the Department of Housing and Urban Development (HUD) under Section 504 of the Rehabilitation Act of 1973, as amended, shall comply with 233.3.

233.3.1 Minimum Number: New Construction. Newly constructed facilities with residential dwelling units shall comply with 233.3.1.

EXCEPTION: Where facilities contain 15 or fewer residential dwelling units, the requirements of 233.3.1.1 and 233.3.1.2 shall apply to the total number of residential dwelling units that are constructed under a single contract, or are developed as a whole, whether or not located on a common site. 233.3.1.1 Residential Dwelling Units with Mobility Features. In facilities with residential dwelling units, at least 5 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features complying with 809.2 through 809.4 and shall be on an accessible route as required by 206.

233.3.1.2 Residential Dwelling Units with Communication Features. In facilities with residential dwelling units, at least 2 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide communication features complying with 809.5.

233.3.2 Residential Dwelling Units for Sale. Residential dwelling units offered for sale shall provide accessible features to the extent required by regulations issued by Section 504 of the Rehabilitation Act of 1973, as amended. Residential dwelling units designed and constructed or altered by public entities that will be offered for sale to individuals shall comply with the requirements for residential facilities in sections 233 and 809.

Advisory 233.3.2 Residential Dwelling for Sale. DOJ regulation 28 CFR 35.1511(j)(2), for public entities (Title II) adds the following clarification regarding construction of dwelling units for sale to preselected buyers with disabilities: "The requirements of paragraph (1) also apply to housing programs that are operated by public entities where design and construction of particular residential dwelling units take place only after a specific buyer has been identified. In such programs, the covered entity must provide the units that comply with the requirements for accessible features to those pre-identified buyers with disabilities who have requested such a unit."

233.3.3 Additions. Where an addition to an existing building results in an increase in the number of residential dwelling units, the requirements of 233.3.1 shall apply only to the residential dwelling units that are added until the total number of residential dwelling units complies with the minimum number required by 233.3.1. Residential dwelling units required to comply with 233.3.1.1 shall be on an accessible route as required by 206.

233.3.4 Alterations. Alterations shall comply with 233.3.4.

EXCEPTION: Where compliance with 809.2, 809.3, or 809.4 is technically infeasible, or where it is technically infeasible to provide an accessible route to a residential dwelling unit, the entity shall be permitted to alter or construct a comparable residential dwelling unit to comply with 809.2 through 809.4 provided that the minimum number of residential dwelling units required by 233.3.1.1 and 233.3.1.2, as applicable, is satisfied.

Advisory 233.3.4 Alterations Exception. A substituted dwelling unit must be comparable to the dwelling unit that is not made accessible. Factors to be considered in comparing one dwelling unit to another should include the number of bedrooms; amenities provided within the dwelling unit; types of common spaces provided within the facility; and location with respect to community resources and services, such as public transportation and civic, recreational, and mercantile facilities.

CONTINUATION - SCOPING REQUIREMENTS

215 FIRE ALARM SYSTEMS

215.1 General. Where fire alarm systems provide audible alarm coverage, alarms shall comply with 215.

EXCEPTION: In existing facilities, visible alarms shall not be required except where an existing fire alarm system is upgraded or replaced, or a new fire alarm system is installed.

215.2 Public and Common Use Areas. Alarms in public use areas and common use areas shall comply with 702.

215.3 Employee Work Areas. Where employee work areas have audible alarm coverage, the wiring system shall be designed so that visible alarms complying with 702 can be integrated into the alarm system.

215.4 Transient Lodging. Guest rooms required to comply with 224.4 shall provide alarms complying with 702.

215.5 Residential Facilities. Where provided in residential dwelling units required to comply with 809.5, alarms shall comply with 702

216 SIGNS

216.1 General. Signs shall be provided in accordance with 216 and shall comply with 703.

EXCEPTIONS:

- 1. Building directories, menus, seat and row designations in assembly areas, occupant names, building addresses, and company names and logos shall not be required to comply with 216.
2. In parking facilities, signs shall not be required to comply with 216.2, 216.3, and 216.6 through 216.12.
3. Temporary, 7 days or less, signs shall not be required to comply with 216.
4. In detention and correctional facilities, signs not located in public use areas shall not be required to comply with 216.

216.2 Designations. Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptors complying with 703.2 and 703.5.

EXCEPTION: Exterior signs that are not located at the door to the space they serve shall not be required to comply with 703.2.

216.3 Directional and Informational Signs. Signs that provide direction to or information about interior spaces and facilities of the site shall comply with 703.5.

216.4 Means of Egress. Signs for means of egress shall comply with 216.4.

216.4.1 Exit Doors. Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.

216.4.2 Areas of Refuge. Signs required by section 1003.2.13.5.4 of the International Building Code (2000 edition) or section 1007.6.4 of the International Building Code (2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1) to provide instructions in areas of refuge shall comply with 703.5.

216.4.3 Directional Signs. Signs required by section 1003.2.13.6 of the International Building Code (2000 edition) or section 1007.7 of the International Building Code (2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1) to provide directions to accessible means of egress shall comply with 703.5.

216.5 Parking. Parking spaces complying with 502 shall be identified by signs complying with 502.6.

EXCEPTIONS:

- 1. Reserved.
2. In residential facilities, where parking spaces are assigned to specific residential dwelling units, identification of accessible parking spaces shall not be required.

216.6 Entrances. Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.

216.7 Elevators. Where existing elevators do not comply with 407, elevators complying with 407 shall be clearly identified with the International Symbol of Accessibility complying with 703.7.2.1.

216.8 Toilet Rooms and Bathing Rooms. Where existing toilet rooms or bathing rooms do not comply with 603, directional signs indicating the location of the nearest toilet room or bathing room complying with 603 within the facility shall be provided. Signs shall comply with 703.5 and shall include the International Symbol of Accessibility complying with 703.7.2.1. Where existing toilet rooms or bathing rooms do not comply with 603, the toilet rooms or bathing rooms complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 213.2, toilet rooms or bathing facilities complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1 unless all toilet rooms and bathing facilities comply with 603.

216.9 TTYs. Identification and directional signs for public TTYs shall be provided in accordance with 216.9.

216.9.1 Identification Signs. Public TTYs shall be identified by the International Symbol of TTY complying with 703.7.2.2.

216.9.2 Directional Signs. Directional signs indicating the location of the nearest public TTY shall be provided at all banks of public pay telephones not containing a public TTY. In addition, where signs provide direction to public pay telephones, they shall also provide direction to public TTYs. Directional signs shall comply with 703.5 and shall include the International Symbol of TTY complying with 703.7.2.2.

216.10 Assistive Listening Systems. Each assembly area required by 219 to provide assistive listening systems shall provide signs informing patrons of the availability of the assistive listening system. Assistive listening signs shall comply with 703.5 and shall include the International Symbol of Access for Hearing Loss complying with 703.7.2.4.

EXCEPTION: Where ticket offices or windows are provided, signs shall not be required at each assembly area provided that signs are displayed at each ticket office or window informing patrons of the availability of assistive listening systems.

216.11 Check-Out Aisles. Where more than one check-out aisle is provided, check-out aisles complying with 904.3 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Where check-out aisles are identified by numbers, letters, or functions, signs identifying check-out aisles complying with 904.3 shall be located in the same location as the check-out aisle identification.

EXCEPTION: Where all check-out aisles serving a single function comply with 904.3, signs complying with 703.7.2.1 shall not be required.

CONTINUATION - SCOPING REQUIREMENTS

213 TOILET FACILITIES AND BATHING FACILITIES

213.1 General. Where toilet facilities and bathing facilities are provided, they shall comply with 213. Where toilet facilities and bathing facilities are provided in facilities permitted by 206.2.3 Exceptions 1 and 2 not to connect stories by an accessible route, toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.

213.2 Toilet Rooms and Bathing Rooms. Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.

EXCEPTIONS:

- 1. In alterations where it is technically infeasible to comply with 603, altering existing toilet or bathing rooms shall not be required where a single unisex toilet room or bathing room complying with 213.2.1 is provided and located in the same area and on the same floor as existing in accessible toilet or bathing rooms.
2. Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no fewer than one toilet room for each sex complying with 603 or one unisex toilet room complying with 213.2.1 shall be provided.
3. Where multiple single user portable toilet or bathing units are clustered at a single location, no more than 5 percent of the toilet units and bathing units at each cluster shall be required to comply with 603. Portable toilet units and bathing units complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1.
4. Where multiple single user toilet rooms are clustered at a single location, no more than 50 percent of the single user toilet rooms for each use at each cluster shall be required to comply with 603.

213.2.1 Unisex (Single-Use or Family) Toilet and Unisex Bathing Rooms. Unisex toilet rooms shall contain not more than one lavatory, and two water closets without urinals or one water closet and one urinal. Unisex bathing rooms shall contain one shower or one shower and one bathtub, one lavatory, and one water closet. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches.

213.3 Plumbing Fixtures and Accessories. Plumbing fixtures and accessories provided in a toilet room or bathing room required to comply with 213.2 shall comply with 213.3.

213.3.1 Toilet Compartments. Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1. In addition to the compartment required to comply with 604.8.1, at least one compartment shall comply with 604.8.2 where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.

213.3.2 Water Closets. Where water closets are provided, at least one shall comply with 604.

213.3.3 Urinals. Where more than one urinal is provided, at least one shall comply with 605.

213.3.4 Lavatories. Where lavatories are provided, at least one shall comply with 606 and shall not be located in a toilet compartment.

213.3.5 Mirrors. Where mirrors are provided, at least one shall comply with 603.3.

213.3.6 Bathing Facilities. Where bathtubs or showers are provided, at least one bathtub complying with 607 or at least one shower complying with 608 shall be provided.

213.3.7 Coat Hooks and Shelves. Where coat hooks or shelves are provided in toilet rooms without toilet compartments, at least one of each type shall comply with 603.4. Where coat hooks or shelves are provided in toilet compartments, at least one of each type complying with 604.8.3 shall be provided in toilet compartments required to comply with 213.3.1. Where coat hooks or shelves are provided in bathing facilities, at least one of each type complying with 603.4 shall serve fixtures required to comply with 213.3.6.

SCOPING REQUIREMENTS

1. THIS PROJECT IS REQUIRED TO COMPLY WITH THE SCOPING AND TECHNICAL REQUIREMENTS FOR ACCESSIBILITY TO SITES, FACILITIES, BUILDINGS, AND ELEMENTS BY INDIVIDUALS WITH DISABILITIES AS APPLICABLE BY THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. THE REQUIREMENTS ARE TO BE APPLIED DURING THE DESIGN, CONSTRUCTION, ADDITIONS AND ALTERATION OF SITES, FACILITIES, BUILDINGS, AND ELEMENTS. EXPERTS AND DETAILS SHOWN IN THESE DRAWINGS ARE FOR REFERENCE PURPOSES ONLY. THE PROVISIONS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION SHALL PREVAIL. IF A CONFLICT EXISTS THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

201 APPLICATION

201.1 Scope. This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. This code shall also apply to state and local government facilities pursuant to Section 553.503, F.S., to private clubs pursuant to Section 553.505, F.S., and to residential buildings pursuant to Section 553.504(2), F.S., and the ADA Standards for Accessible Design. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with this code. This code applies to: All areas of newly designed and newly constructed buildings and facilities as determined by the ADA Standards for Accessible Design; portions of altered buildings and facilities as determined by the ADA Standards for Accessible Design; a building or facility that is being converted from residential to nonresidential or mixed use as defined by the Florida Building Code where such building or facility must, at a minimum, comply with s. 553.508, F.S., and the requirements for alterations as determined by the ADA Standards for Accessible Design; buildings and facilities where the original construction or any former alteration or renovation was carried out in violation of applicable permitting law.

201.1.1 Vertical accessibility. Sections 553.501-553.513, F.S., and the ADA Standards for Accessible Design do not relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the Standards require an elevator to be installed in such building, structure or facility, except for: (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms.

- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas.
(3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.
(4) Theaters, concert halls, and stadiums, or other large assembly areas that have stadium-style seating or tiered seating if sections 221 and 802 are met.
(5) All play and recreation areas if the requirements of chapter 10 are met.
(6) Employee areas as exempted by 203.5.
(7) Facilities, sites and spaces exempted by section 203. Buildings, structures and facilities must, at a minimum, comply with the requirements of the ADA Standards for Accessible Design.

204 PROTRUDING OBJECTS

204.1 General. Protruding objects on circulation paths shall comply with 307.

205 OPERABLE PARTS

205.1 General. Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply with 309.

206 ACCESSIBLE ROUTES

206.1 General. Accessible routes shall be provided in accordance with 206 and shall comply with Chapter 4.

206.2 Where Required. Accessible routes shall be provided where required by 206.2.

206.2.1 Site Arrival Points. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. EXCEPTIONS:-1. Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no more than one accessible route from a site arrival point to an accessible entrance shall be required. 2. An accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing pedestrian access.

206.2.2 Within a Site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. EXCEPTION: An accessible route shall not be required between accessible buildings, accessible facilities, accessible elements, and accessible spaces if the only means of access between them is a vehicular way not providing pedestrian access.

206.2.3 Multi-Story Buildings and Facilities. At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.

Notwithstanding the requirements and exceptions of this section, section 201.1.1 shall apply. EXCEPTIONS:-1. Reserved. 2. Reserved. 3. Reserved. 4. Reserved. 5. Reserved. 6. Reserved. 7. Reserved.

206.2.4 Spaces and Elements. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path unless exempted by 206.2.3 Exceptions 1 through 7. Notwithstanding the requirements and exceptions of this section, section 201.1.1 shall apply. EXCEPTIONS: 1. Reserved. 2. Reserved. 3. Reserved.

207 ACCESSIBLE MEANS OF EGRESS

207.1 General. Means of egress shall comply with section 1003.2.13 of the International Building Code (2000 edition and 2001 Supplement) or section 1007 of the International Building Code (2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1). EXCEPTIONS:

- 1. Where means of egress are permitted by local building or life safety codes to share a common path of egress travel, accessible means of egress shall be permitted to share a common path of egress travel.
2. Areas of refuge shall not be required in detention and correctional facilities.

207.1.1 Barriers at common or emergency entrances and exits of business establishments conducting business with the general public that are existing, under construction, or under contract for construction which would prevent a person from using such entrances or exits shall be removed.

208.2 Minimum Number. Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.



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Key Plan

Kreta Holdings LLC
THE GEORGE



Project North

ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE

Mark	DESCRIPTION	Date

Drawing Title

FBC CHAPTER 2

Client Name Kreta Holdings LLC

Project Number 2208

Date 11/06/23

Approved by NMD NOMADAS

Scale

Drawing Number

A1300

NOTE:
REACH RANGES MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 308 REACH RANGES OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

308 REACH RANGES
308.1 General. Reach ranges shall comply with 308.

308.2 Forward Reach.
308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground

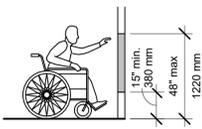


FIGURE 308.2.1
UNOBSTRUCTED FORWARD REACH

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

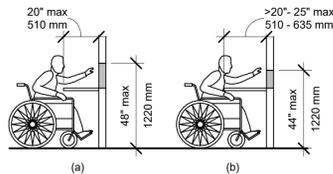


FIGURE 308.2.2
OBSTRUCTED HIGH FORWARD REACH

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

NOTE:
REACH RANGES MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 308 REACH RANGES OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

308.3 Side Reach.
308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

EXCEPTIONS:
1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

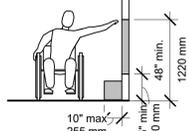


FIGURE 308.3.1
UNOBSTRUCTED SIDE REACH

308.3.2 Obstructed High Side Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

EXCEPTIONS: 1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor. 2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

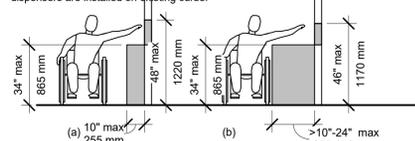


FIGURE 308.3.2
OBSTRUCTED HIGH SIDE REACH

NOTE:
PROTRUDING OBJECTS MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 307 PROTRUDING OBJECTS OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

307 PROTRUDING OBJECTS
307.1 General. Protruding objects shall comply with 307.
307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.
EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

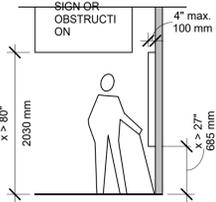


FIGURE 307.2
LIMITS OF PROTRUDING OBJECTS

NOTE:
POST-MOUNTED OBJECTS MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 307.3 OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.
EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3

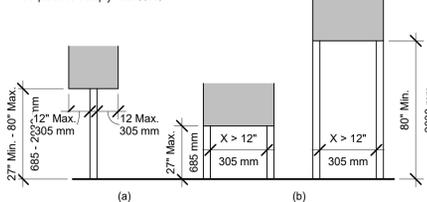


FIGURE 307.3
POST-MOUNTED PROTRUDING OBJECTS

NOTE:
PROTRUDING OBJECTS MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 307 PROTRUDING OBJECTS OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.
EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.
307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

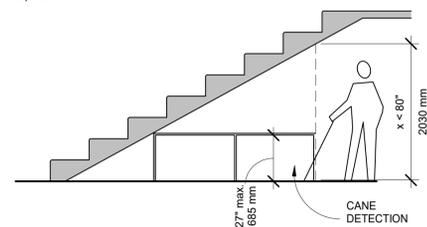


FIGURE 307.4
VERTICAL CLEARANCE

NOTE:
CLEAR FLOOR OR GROUND SPACE MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 305 CLEAR FLOOR OR GROUND SPACE OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

305 CLEAR FLOOR OR GROUND SPACE
305.1 General. Clear floor or ground space shall comply with 305.
305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.
305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.
305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.
305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

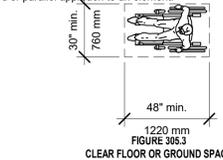


FIGURE 305.3
CLEAR FLOOR OR GROUND SPACE

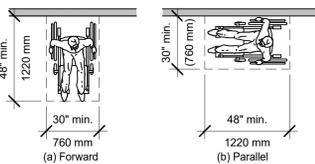


FIGURE 305.5
POSITION OF CLEAR FLOOR OR GROUND SPACE

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.
305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided accordance with 305.7.1 and 305.7.2.

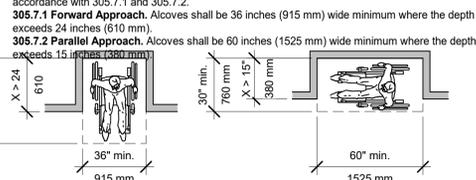


FIGURE 305.7.1
MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH

FIGURE 305.7.2
MANEUVERING CLEARANCE IN AN ALCOVE, PARALLEL APPROACH

NOTE:
TOE CLEARANCE MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 306 KNEE AND TOE CLEARANCE, 306.2 TOE CLEARANCE OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

306 KNEE AND TOE CLEARANCE
306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, this space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

306.2 Toe Clearance.
306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.
306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.
306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.
306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.
306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

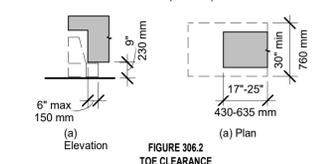


FIGURE 306.2
TOE CLEARANCE

NOTE:
KNEE CLEARANCE MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 306 KNEE AND TOE CLEARANCE, 306.3 KNEE CLEARANCE OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

306.3 Knee Clearance.
306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.
306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.
306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.
306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.
306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

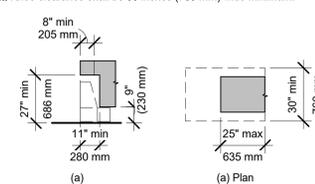


FIGURE 306.3
KNEE CLEARANCE

NOTE:
FLOOR OR GROUND SURFACES MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 302 FLOOR OR GROUND SURFACES OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

302 FLOOR OR GROUND SURFACES
302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302. **EXCEPTIONS:** 1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant. 2. Areas of sport activity shall not be required to comply with 302.

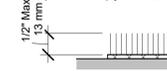


FIGURE 302.2
CARPET PILE HEIGHT

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

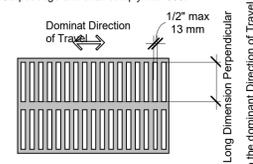


FIGURE 302.3
ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

NOTE:
CHANGES IN LEVEL MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 303 CHANGES IN LEVEL OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

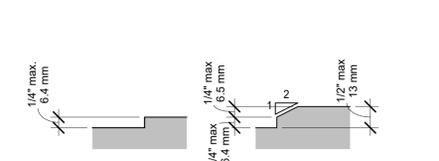


FIGURE 303.2
VERTICAL CHANGE IN LEVEL

FIGURE 303.3
BEVELED CHANGE IN LEVEL

303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

NOTE:
TURNING SPACE MUST MEET REQUIREMENTS OF CHAPTER 3: BUILDING BLOCKS, SECTION 304 TURNING SPACE OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

304 TURNING SPACE
304.1 General. Turning space shall comply with 304.
304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted. **EXCEPTION:** Slopes not steeper than 1:48 shall be permitted.
304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.
304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

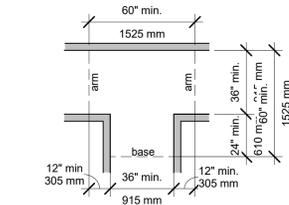


FIGURE 304.3.2
T-SHAPED TURNING SPACE

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.
304.4 Door Swing. Doors shall be permitted to swing into turning spaces.

BUILDING BLOCKS

1. BUILDING BLOCKS REQUIREMENTS SHALL MEET CHAPTER 3: BUILDING BLOCKS, OF THE Florida Building Code 2020, 7th Edition, **Accessibility**

309 OPERABLE PARTS

309.1 General. Operable parts shall comply with 309.

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require light grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

EXCEPTION: Gas pump nozzles shall not be required to provide operable parts that have activating force of 5 pounds (22.2 N) maximum.

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ISSUE	DATE
TAC SUBMISSION	6/5/2023

REVISION SCHEDULE

Mark	DESCRIPTION	Date

FBC CHAPTER 3

April 11, 2024

Project: The George
950 federal highway, Hollywood FL

Attention to: TECHNICAL ADVISORY COMMITTEE
City of Hollywood FL

Subject: Preliminary Site Plan and Design review for 114-unit residential development. (The George)
June 20, 2023, Report
Konkreta QOZB, LLC.
2980 NE 207 St#409
Aventura, Florida 33180

File Number: 23-DP-16

A. APPLICATION SUBMITTAL

1. Address on site plan and the one on the general application are not consistent. Reconcile.

Response:

The proposed development is located at 950 S Federal Highway, Hollywood, FL 33020.

2. Provide a plat determination letter from the County. Should plating be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.

Response:

Acknowledged. Plat determination letter from the County provided.

3. Ownership & Encumbrance Report (O&E):
 - a. Must be dated within 30 days of the applications submittal.
 - b. Indicate that the property was searched from time of plating or 1953 (earliest of the two).

Response:

Ownership and Encumbrance Report provided.

4. Alta Survey:
 - a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced.

Response:

Alta Survey provided.

5. Cover Letter:
 - a. Add the Page Index.
 - b. Add Preliminary and Final TAC dates.
 - c. Add location map.

Response:

a. Page Index has been added to Cover Sheet

- b. Preliminary and Final dates have been added.
- c. Location map has been added

6. Site Data and Plan:

Sheet SP00

- a. Change “TRAD Submission” to “TAC Submission” wherever this label is in the submittal.

Response:

Label has been changed throughout to TAC Submission

- b. Remove site data that doesn't apply to project (e.g., Hotel Rooms)

MIN. PER UNIT	400
CUMULATIVE AVERAGE	650
HOTEL ROOMS	
MIN. PER UNIT	250
CUMULATIVE AVERAGE	250
BASE GROUND FLOOR (55 FT) BUILDING SETBACKS	
MIN. ALL OPPORTUNITY ZONE DECIDENTIAL	10

Response:

Table has been updated as per the review comment.

- c. Combine site data and plan onto one sheet.

Response:

Kept in separate sheets. Not sufficient space to merge.

- d. Add the Land Use designation of Regional Activity Center (RAC).

Response:

Table has been updated as per the review comment.

- e. Provide Legal Description including the subdivision name, plat book page, lot and block.

Response:

Table has been updated as per the review comment.

- f. Remove the location map from site data and add it to the cover Sheet.

Response:

A location map has been added the cover sheet.

- g. Add required and provided building setbacks in a table format.

Response:

Table has been updated on sheet SP01 as per the review comment.

- h. Add a note that FAR is being calculated using Opportunity Zone Benefits.

Response:

Table has been updated as per the review comment.

- i. Include the required and provided amounts of pervious and impervious areas in square footage, acreage and percentage (i.e., buffer areas, landscape areas, building footprint, and vehicular area). Include the calculations, as appropriate.

Response:

Table has been added as per the review comment.

BUILDING AREA	15,778 S.F.	0.36 AC	76%
IMPERVIOUS AREA	2,339 S.F.	0.06 AC	11%
PERVIOUS AREA	2,775 S.F.	0.06 AC	13%
TOTAL AREA	20,892 S.F.	0.48 AC	100%

- j. The height of the structure must be included in the site data. Please compare this number against the max height allowed for the zoning district. If a variance is requested, it must be added to the site plan data table.

Response:

Table has been added as per the review comment.

- k. Provide parking calculations in parking count.

Response:

Table has been updated as per the review comment.

- l. Parking calculations must be rounded to the highest near number. Therefore, the required parking count is 135, not 134.9.

Response:

Table has been updated as per the review comment.

- m. Modify Parking Count Table as illustrated below:

PARKING COUNT			
		REQUIRED	PROPOSED
ST (1 PER UNIT)	19	19	19
1 BED (1 PER UNIT)	76	76	76
2 BED (1.5 PER UNIT)	19	28.5	29
GUEST PARKING (1 PER 10 UNITS)	14	11.4	12
TOTAL		134.9	141
		135	
INCLUDED IN PARKING COUNT			
ADA GUEST PARKING			1
ADA RESIDENT PARKING			5

Response:

Table has been updated as per the review comment.

- n. The included in the parking count part of the table is confusing, remove and/or clarify.

Response:

Table has been updated as per the review comment.

- o. What is ST? Does that stand for Studio? If so, spell out or provide abbreviation in a key.

Response:

Table has been updated as per the review comment. See Residential Unit Type Table on SP00

- p. "Table 208.2 Parking Spaces" is unnecessary. Providing the number of handicap spaces and the calculation in the data table is sufficient.

Response:

Table has been updated as per the review comment.

- q. Add plan revision dates.

Response:

Included as per the review comment.

- r. List variances, if any.

Response:

Acknowledged

- s. Add note to site plan stating that the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).

Response:

Included as per the review comment. See SP01

- t. Floor area calculations should include a breakdown of air conditioned vs. non-airconditioned spaces (e.g., balconies, garages, terraces, etc.).

Response:

Table has been revised as per the review comment.

- u. Add the net and gross property size in square feet and in acres.

Response:

Total Acres has been added as per the review comment to SP00.

- v. List the total square footage of the building.

Response:

Refer to Development Area Table on SP00

- w. Record the allowed density per acre, if applicable.

Response:

Acknowledged. Not Applicable.

7. Complete and submit to Broward County School Board an impact fee application prior to submitting it for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website: <https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf>

Response:
Acknowledged

8. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave it blank until staff has advised of next meeting date.

Response:
Acknowledged. Added to cover sheet.

9. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).
Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information for Civic Association are located within 500 feet project site.

Response:
Acknowledged

10. Additional comments may be forthcoming.

Response:
Acknowledged

11. Provide written responses to all comments with next submittal.

Response:
Provided herein.

B. ZONING

1. Per the FH-2 Zoning district, the frontage setback is 15ft. Demonstrate on site plan and other sheets, as applicable.

Response:
Acknowledged. The 15ft setback dimension has been added. See Sheet C-5.0 Site Plan

2. Clarify how the dimensions of building lengths are illustrated. The lines and numbers are in different colors and can be hard to interpret associations.

8. Identify 'D' and 'F' curbing for all vehicle impact points.

Response:

Acknowledged. Note has been added. Please refer to sheet C-5.0 Site Plan.

9. Show the locations and identify building projections (i.e. air conditioner pads, light poles, balconies, roof overhangs, etc.).

Response:

Building projections over allowed setbacks as indicated on 4/SP01.

10. Identify locations of existing and proposed fire-hydrants on-site or the closest off-site location.

Response:

Acknowledged. Note has been added. Please refer to sheet C-10.0 Utility Connection Plan.

11. The active liner requirement is 60 percent. Demonstrate how the project meets the requirement?

Response:

Calculation diagram has been added to SP00.

C. ARCHITECTURE AND URBAN DESIGN

1. What would the amenity areas include?

Response:

*Fitness Studio
Fitness Center
Outdoor Lounge
Pet Lounge
Pool Deck
Swimming Pool
Steam Shower
Sauna
Yoga Garden
Resident Coworking*

2. Clarify the dimensions illustrations of the elevations.

Response:

All dimensions on elevations have been reviewed and revised accordingly.

3. List all building material and treatments.

Response:

Typical building material and treatments are as per Sheet A304.

4. Demonstrate building height on the elevations.

Response:

All dimensions on elevations have been reviewed and revised accordingly.

5. If applicable, provide the location and height/size of fences, walls and signage.

Response: *Acknowledged. Not Applicable.*

D. SIGNAGE

1. Provide location, size, content of any proposed signage.

Response:

Acknowledged. Not Applicable.

2. Verify with Planning Staff whether or not a sign variance is required for the “the George” sign, as proposed.

Response:

Acknowledged. Not Applicable. Signage has been eliminated from scope.

3. For review, full signage package shall be provided.

Response:

Acknowledged.

4. Include note on Site Plan indicating all signage shall be in compliance with the Zoning and Land Development Regulations.

Response:

Note has been added to SP01. Please refer to revised drawing.

Acknowledged. Note has been added. Please refer to sheet C-5.0 Site Plan.

5. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

Response:

Acknowledged.

E. LIGHTING

1. Note maximum foot-candle level.

Response:

Note has been added to SP01. Please refer to revised drawing.

Acknowledged. Lighting Plan will be provided later.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

1. As per the City of Hollywood’s green building ordinance in Chapter 151, the project will require a third-party green building certification since this project has more than 10,000 square feet of total floor area. USGBC’s LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which

third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal.

Response:
Acknowledged.

2. Submittal shall indicate compliance with Green Building Ordinance (O-2011-06). Include a list with proposed green building practices. Include a list with a minimum of ten (10) green building practices.

Response:
Acknowledged. Please refer to the attached engagement letter from third party consultant.

3. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle- charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces.

Response:
Acknowledged

4. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved.

Response:
Note has been added to SPOO. Please refer to revised drawing.

G. ENGINEERING

1. See attached Memorandum dated June 12, 2023.

Response:
Acknowledged.

2. More comments may follow upon review of the requested information.

Response:
Acknowledged.

H. LANDSCAPING

1. Disposition sheet L-100 shows existing tree number #4 as a palm symbol on the plan but labeled a Live Oak on disposition list. Review and revise.

Response:
It has been added as per the review comment. Refer to Landscape Drawings Sheet L-100 has been revised and corrected.

2. Tree or palm #4 is not shown on landscape plan sheet L-200. It is listed to remain on disposition plan. Review and revise.

Response:

It has been added as per the review comment. Refer to Landscape Drawings Sheets L-100 and L-200 have been revised, corrected, and updated.

3. Show and label the tree protection fence on sheet L-100 for existing trees to remain.

Response:

It has been added as per the review comment. Refer to Landscape Drawings Sheet L-100 has been revised to include a Tree Protection Fence detail.

4. Label and number the existing trees to remain shown on the landscape plan sheet L-200. Must match the disposition sheet numbering and location.

Response:

It has been added as per the review comment. Refer to Landscape Drawings Sheet L-200 has been revised to include numbers.

5. Crape myrtle trees are being proposed as a hedge but with tree specs. Review and revise to provide the appropriate spacing with room to grow and not overlap with other proposed trees.

Response:

It has been added as per the review comment. Refer to Landscape Drawings Crape Myrtle specs and spacing have been revised on Sheet L-200.

6. Additional comments may follow upon further review of requested items and information provided.

Response:

Acknowledged

I. UTILITIES

1. Show Water and Sewer demand calculations on proposed utilities plans.

Response:

It has been added as per the review comment. Refer to Civil Drawings

2. Include the City's latest applicable standard water and sewer details. The details are available on the City's website via the following link: <http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices>.

Response:

It has been added as per the review comment. Refer to Civil Drawings Details have been added. Please refer to sheet C-10.1 Boward County Utility Details.

3. Proposed 8"x6" wye connection is required to tie into the existing 8" VCP sanitary sewer service.

Response:

It has been added as per the review comment. Refer to Civil Drawings

4. This site resides currently within FEMA Flood Zone X and AH with Base Flood Elevation 10' NAVD88. The

proposed Finished Floor Elevations (FFE) requirements shall comply with the greatest of the following three conditions, as applicable.

- a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential use.
- b. Broward County Preliminary 2019 FEMA Flood Maps (as recommended), available online via the following link:
https://bcgis.maps.arcgis.com/apps/View/index.html?appid=ea44837317bd47eaa5373ce3e2f01_b6e;
OR
- c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link:
<https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>

Response:

Acknowledged, see enclosed drainage report.

5. Indicate FFE for all enclosed areas on the ground floor.

Response:

*It has been added as per the review comment. Refer to Civil Drawings
See Sheet C-9.0 Grading and Drainage Plan.*

6. Provide perimeter cross sections across all property limits including transition areas meeting adjacent property grades.

Response:

*It has been added as per the review comment. Refer to Civil Drawings
See Sheet C-5.2 Cross Sections*

7. Note how roof drainage will be collected and connected to the on-site drainage system.

Response:

*It has been added as per the review comment. Refer to Civil Drawings
See Sheet C-9.0 Grading and Drainage Plan and plumbing plans.*

8. Provide preliminary drainage calculations including pre and post development ensuring all stormwater runoff is retained on site.

Response:

*It has been added as per the review comment. Refer to Civil Drawings
See enclosed drainage report.*

9. Submit Erosion Control Plan and details.

Response:

*It has been added as per the review comment. Refer to Civil Drawings
See Sheet C-4.0 Erosion Control Plan and C-4.1 Erosion Control Details*

10. Permit approval from outside agencies will be required.

Response:
Acknowledged

11. Landscape plans to be submitted should coordinate with civil plans to accommodate drainage features.

Response:
Have been coordinated between disciplines. Refer to revised drawings.

12. Additional comments may follow upon further review of requested items.

Response:
Acknowledged

J. FIRE

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.

Response:
Acknowledged

2. As per NFPA 1 (2018 Ed.) Section 18.2.3.2.2 --- Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

As per NFPA 1(2018 Ed.) Section 18.2.3.2.2.1 --- When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft. (137 m).

Show compliance on the plans with all required measurements as per NFPA 1(2018 Ed.) Section 18.2.3.2.2.1 --- It appears that the building is sitting right on the property line on the WEST side thus limiting the required access as described in NFPA 1(2018 Ed.) Section 18.2.3.2.2.

Response:
*It has been added as per the review comment. Refer to Civil Drawings
Fire access is provided from the street. See Sheet C-5.0 Site Plan*

3. Plan page A101 only shows one exit stairwell. --- Clarify and correct on the plans.

Response:
There are two exit stairwells. One is required to discharge directly to the public way. Stair 2 discharges to public way.

4. Plan page A105 shows an "Outdoor Kitchen" --- Be advised that there shall be no combustible materials within 10 feet in any direction of a cooking surface. The plan page appears to show a tree above the "Outdoor Kitchen" which will not be allowed.

Response:

It has been revised as per the review comment. Please refer to A105.

As per NFPA 1 (2018 Ed.) Section 10.10.6.1 --- “For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft. (3 m) of any structure.”

Response:

Acknowledged

As per NFPA 1 (2018 Ed.) Section 10.10.6.2 --- “For other than one-and two-family dwellings, no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony.”

Response:

Acknowledged

As per NFPA 1 (2018 Ed.) Section 10.10.6.3 * --- “Listed equipment permanently installed in accordance with its listing, applicable codes, and manufacturer's instructions shall be permitted.”

Response:

Acknowledged

As per NFPA 1 (2018 Ed.) Section A.10.10.6.3 --- “It is not the intent of this paragraph to allow the permanent installation of portable equipment unless it is permitted by its listing.”

Response:

Acknowledged

5. Be advised that NFPA 1 (2018 edition) Section 11.10.1 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ.

Response:

Acknowledged

It is strongly encouraged at this time to incorporate a 2-hour fire rated vertical chase in the event a Two- Way Radio Communication Enhancement system is required at a later date

Response:

Acknowledged

As per NFPA 1221 (2016 edition) Section 9.6.2.1.3 --- Riser coaxial cables shall be rated as riser cables and routed through a 2-hour-rated enclosure. [72:24.3.13.8.3]

Response:

Acknowledged

6. As per NFPA 1 (2018 Ed.) Section 12.3.2 --- In new buildings three stories or greater in height, a quality assurance

program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the RDP responsible for design. Inspections of firestop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.2. --- Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. --- Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. --- Provide a note on the plan regarding NFPA 1 (2018 Ed.) Section 12.3.2.

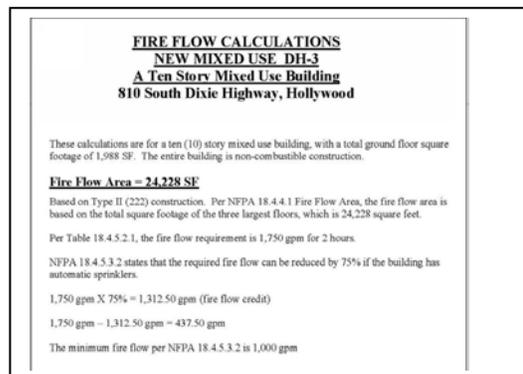
Response:

It has been revised as per the review comment

7. Water supply shall meet NFPA 1 (2018 Ed.) Section 18.4.5.3. --- In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., underground@hollywoodfl.org. --- After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building. --- For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

Response:

Acknowledged, fire flow test has been requested and calculations will be provided in the next submittal.



8. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2018 Ed.) Section 16.4.3.1.1. --- Provide a note on the plans.

Response:

Note has been added. Please refer to sheet C-10.0 Utility Connection Plan.

9. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

Response:

Note has been added. Please refer to sheet C-10.0 Utility Connection Plan.

K. PUBLIC WORKS

1. No comments received.

Response:

Acknowledged

2. Planning Staff will follow up.

*[Response:](#)
Acknowledged*

L. PARKS, RECREATION AND CULTURAL ARTS

1. Comments not received from Parks.

*[Response:](#)
Acknowledged*

2. An impact fee is required.

*[Response:](#)
Acknowledged*

M. COMMUNITY DEVELOPMENT

1. No comments received.

*[Response:](#)
Acknowledged*

2. Planning staff will follow up with Community Development.

*[Response:](#)
Acknowledged*

N. ECONOMIC DEVELOPMENT

1. Why is there no retail/commercial fronting Federal Highway?

*[Response:](#)
Building use and type is residential only. Alongside Federal Highway is the resident coworking and lobby area for a permeable approach to the public way.*

O. POLICE DEPARTMENT

1. Substantially compliant.

*[Response:](#)
Acknowledged*

2. Please see memorandum dated June 7, 2023.

*[Response:](#)
Acknowledged*

P. DOWNTOWN AND BEACH CRA

1. Comments were not received when the draft of this report was finalized.

Response:
Acknowledged

2. Planning staff will follow up to determine if comments from the CRA are appropriate.

Response:
Acknowledged

Q. PARKING

1. No comments received.

Response:
Acknowledged

2. Planning Staff will follow up with Parking.

Response:
Acknowledged

R. ADDITIONAL COMMENTS

1. Additional comments may be forthcoming.

Response:
Acknowledged

CITY OF HOLLYWOOD
FLORIDA DEPARTMENT OF DEVELOPMENT SERVICES
INTEROFFICE MEMORANDUM

DATE: June 12, 2023
FILE NO.: EN-23-141

COMMENTS:

Revision Procedure:

-Any revisions applied to the plans shall be numbered and bubbled/clouded.

-In an 8.5"x11" revision summary, identify each revision by providing the plan sheet number, revision cloud / bubble number and a narrative describing each change or how a comment is being addressed.

1. Provide application for TAC review.

[Response:](#)
Provided

2. Survey is not signed and sealed.

[Response:](#)
Provided

3. Unity of title will be required.

[Response:](#)
Provided

4. Provide plat determination letter from the Broward County Planning Council.

[Response:](#)
Provided

5. Provide FDOT Pre-Application Letter.

[Response:](#)
Meeting with FDOT was held via Teams on 9/11/2023. No requirement from FDOT.

6. Alley and US1 requires 6'X6' triangle corner right-of-way dedication, measuring 6' along property lines. Any rights-of-way dedication as required by FDOT will also need to be met. Please indicate on plans.

[Response:](#)
Triangle has been added. Please refer to sheet C-5.0 Site Plan.

7. On garage floor plan sheets, label all drive aisle and ramp widths and indicate parking stall widths and depths. Label any dimensions Typical. All stalls are to be a minimum of 8.5' X 18'. For parking stalls that are adjacent to obstructions (i.e. wall) on one side, minimum stall width is 9.5' and 10.5' for stalls adjacent to obstructions on both sides.

Response:

It has been revised as per the review comment

8. All building columns are required to be setback a minimum of 3 feet from the entrance of a parking stall. Please show setback in plan and length/width of proposed column.

Response:

Dimensions have been provided as per the review comment

9. Provide dimensions for the garage ramp's clear width.

Response:

It has been revised as per the review comment

10. Garage ramp slopes of 18.94% and over 16% are very steep, consider reducing slope to no more than 12%.

Response:

It has been revised as per the review comment

11. Sheet A101 shows garage ramp is for Down only.

Response:

It has been revised as per the review comment

12. Sheet A101, label the intended use for all spaces and rooms (i.e. room across from the elevators and room between parking stalls 19 and 20). In addition, label the stairs and elevators.

Response:

It has been revised as per the review comment

13. Label Trash Chute on all floor plans and identify and label on Sheet A101.

Response:

It has been revised as per the review comment

14. Indicate if there will be any security gate at the driveway openings. If so, please indicate type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate's operation and provide sufficient vehicle queueing. All vehicle queueing shall be within private property. If entry is not gated, minimum of one vehicle queueing space is required (8.5'x19' minimum). If no gate is being proposed, please indicate no Entrance/Exit gate on Site Plan.

Response:

It has been revised as per the review comment. Gate arm has been added to garage. Refer to A102.

15. Minimum one vehicular queueing space (8.5'x19') is required at all driveway openings prior to any conflict, i.e. parking stall, drive aisle or ramp).

Response:

Acknowledged

16. Sheet A101, label property lines.

Response:

It has been revised as per the review comment

17. All driveway opening widths shall be measured at the property line and meeting requirements under Chapter 155.08 of the City Code, please provide driveway widths dimensions at the property line.

Response:

It has been revised as per the review comment

18. Vehicular driveway access on an alley is prohibited, please eliminate.

Response:

It has been revised as per the review comment

Access to the alley has been eliminated.

19. For the Loading Space, please provide items below.

- a) Minimum stall size of 10'x25' with 14' vertical clearance at the stall and its access aisle is required. Please show on plans.
- b) Provide dimensions for the loading space curb cut width at the property line. Be sure curb cut meets requirements under Chapter 155.08 of the City codes.
- c) Demonstrate sufficient backout space is provided for typical 20' trucks. Provide Auto Turn analysis.

Response:

It has been revised as per the review comment

Auto Turn analysis has been provided in Sheet 5.4 Loading Access Plan

20. Provide ADA accessible routes are required between accessibility parking and building's Lobby access as well as an accessible route to the sidewalk in the public rights-of-way. For the accessible routes, identify any change in elevation or slopes. If there is no change in elevation, indicate on plans the transition is flush, label as such. Please add a note on the site plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements. Please note ADA aisle stripping at parking stalls is to follow the accessible route to the threshold of the entrance

Response:

It has been revised as per the review comment

Acknowledged. Accessible access routes have been added. See Sheet C-9.0 Grading & Drainage Plan

21. Provide details for the ADA ramp between the public sidewalk and the building. Include all items such as ramp slopes, landings and clear width.

Response:

Acknowledged. See Sheet C-9.0 Grading & Drainage Plan.

22. All driveway access shall have visibility triangles at the intersection of the property line and the driveway. Please show on plans all visibility triangles at all driveway accesses. A visibility triangle is an area adjacent to a driveway and the private property line where the driveway intersects a street/alley. If the property line is less than 12 feet from the edge of pavement in the rights-of-way provide a 12'X12' visibility triangle along the property line and driveway within the private property. If the distance is greater than 12 feet provide a 12' (along driveway on

private property) X 6' (along property line) visibility triangle. All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level. Please address in plans. Be sure to provide dimensions for distance between the property line and the edge of pavement.

Response:

A visibility triangle has been provided. See Sheet C-5.0 Site Plan.

23. Per Paving and Drainage Plan, Sheet C-9.0, the proposed private drainage system inlets / low points are at the property line; please shift further into private property.

Response:

Agree, structure has been moved. See Sheet C-9.0 Grading and Drainage Plan

24. Full road width of Dewey Street and the alley abutting to the project shall be milled and resurfaced. Please add a note to the site plan stating this requirement and provide a Civil plan with hatch showing limits of any trench restoration and limits of pavement mill and resurfacing and restoration of the associated pavement markings.

Response:

Hatch has been added. Please refer to sheet C-6.0 Pavement Plan.

25. Provide traffic trip generation statement for review for the proposed development to determine if a traffic impact analysis will be required.

Response:

See enclosed Traffic Statement.

26. All non-vehicle areas shall be stripped to clearly identify pedestrian areas and vehicular areas. (i.e., loading zone, any space next to parking stalls or walls etc.).

Response:

See Sheet C-5.0 Site Plan.

27. Provide separate civil engineering and streetscape plans and details showing existing conditions and proposed public improvements and work along site's adjacent streets within the rights-of-way. Review and approval by City CRA will be required.

Response:

It has been added as per the review comment. Refer to Civil Drawings

28. Please note that the City, in conjunction with the Downtown Community Redevelopment Agency, is working on developing a manual setting forth requirements for rights-of-way design and improvements guidelines in the RAC area. Continued coordination will be required.

Response:

It has been added as per the review comment. Refer to Civil Drawings

29. US1 adjacent to this proposed development's site will be undergoing a complete street reconstruction. Proposed site design and all US1 rights-of-way improvements under this project shall coordinate and be compatible with the proposed improvements and vision of the corridor. Please coordinate with FDOT project consultant, Trace

Consultants, Inc., Frank Panellas, PE, with notification to City CRA and Engineering, Transportation and Mobility Division staff.

Response:

The construction for this FDOT project has been completed for the area around this property. A new survey has been conducted after FDOT construction. The design is based on the new survey after FDOT project completion. See enclosed copy of email from Frank Panellas, P.E. and updated survey dated 01/24/2024.

30. For utilities work within City rights-of-way, ROW permit will be required at the time of permit.

Response:

It has been added as per the review comment. Refer to Civil Drawings

31. MOT plans required at the time of City Building Permit review.

Response:

Acknowledged

32. All pavement markings within the rights-of-way are to be approved by the Broward County Traffic Engineering Division, to be provided at time of permitting.

Response:

Acknowledged

33. All outside agency permits must be obtained prior to issuance of City building permit.

Response:

Acknowledged

34. This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.

Response:

Acknowledged

Crime Prevention Recommendations:

The following are the reviews and recommendations for the CPTED review of the blueprints for “950 S Federal Hwy- The George. - Hollywood, Florida” – Preliminary

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

CPTED Strategies

Examples of clear border definition may include fences, shrubbery of signs in exterior areas.

EXTERNAL LIGHTING

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have “adequate” levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

- Parking Lots 3–5-foot candles
- Walking Surfaces 3-foot candles
- Recreational Areas 2–3-foot candles

-Building Entryways 5-foot candles

- These levels may be subject to reduction in specific circumstances where after-hours use is restricted.
- The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- Exterior lighting should be controlled by automatic devices (preferably by photocell).
- Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
- Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).

[Response:](#)
Acknowledged

LANDSCAPING

- Make sure all landscaping is trimmed and well maintained.
- Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.
- Plant height appropriate shrubbery along walkways so as to not obstruct visibility or allow individuals to hide behind.
- Plants/Shrubbery should not be more than 2ft in height.
- Tree canopies should not be lower than 6ft in height.

[Response:](#)
Acknowledged

BUILDING(S) PERIMETER DOORS

- Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
- Ideally, exterior doors should be equipped with electronic propped door alarms, which announce either locally and/or at the security office.
- Electrical, Mechanical, Pump Room, Maintenance Room, should be kept locked when not in use.
- Parking Garage should be accessible to residents only. Guests can be given access by residents.
- Storage room should remain locked when not in use

[Response:](#)
Acknowledged

INTERNAL CIRCULATION AND CONTROL

- There should not be recessed areas in corridors that could be used for hiding or loitering.
- Convex mirrors should be used in corners and in stairwells.
- Stairwells should have closed areas at first level, to prevent someone from hiding beneath stairs.
- Mailroom should be locked when not in use
- Leasing office should be locked when not in use
- All offices should remain locked when not in use
- All amenity rooms should remain locked when not in use

[Response:](#)
Acknowledged

CORRIDORS

- Corridors should be well-lighted with no dark areas.

- Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.

Response:
Acknowledged

GENERAL LOCATIONS

- Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. Dumpster Enclosures.
- Pool area should have lifesaving tools (rope, ring etc.)

Response:
Acknowledged

CCTV

- CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.

Response:
Acknowledged

FENCING

- (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

Response:
Acknowledged

NON-PEDESTRIAN BUILDING ENTRY POINTS

- Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
- Locations where gas and electric utilities enter buildings should be well lit.

Response:
Acknowledged

SIGNAGE

- Ensure proper signage is posted throughout property.
- All amenity areas (gym, fitness studio etc.) should have hours of operation post and rules and regulations
- Pool should have sign posted on whether a lifeguard is on duty

Response:
Acknowledged

End of document. Official responses prepared by NMD NOMADAS the Architect

Principal
617.308.5637
crisobalarria@nomadas.net
nmdnomadas.com

Drainage Report

For

The George

950 S FEDERAL HIGHWAY
HOLLYWOOD, FLORIDA

Prepared by

URBN Design

666 NE 125th Street, Suite 247
N. Miami, FL 33161
305-720-2079

Christopher P. Collins, P.E.
Florida P.E. No. 73819



This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

The George Drainage Report

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Appendices:

- A- General Information
- B- Water Quality and Quantity Calculations
- C- ICPR
- D- Geotechnical Evaluation Report

The George Drainage Report

I. Project Description

The George project is located at 950 S Federal Highway, Hollywood, Florida and consists of a 14-story residential building. The property currently has two 1-story buildings with no existing drainage system.

This Drainage Design Report is for the new 14-story building drainage system. The total area of the project is 0.48 acres. This report analyzes the **5-year 1-day storm** for water quality, **10-year 1-day storm** for water quantity requirements, the **25-year 3-day storm** for the predevelopment vs post development offsite discharge, **100-year 3-day storm** for the finish floor elevation, and **100-year 1-day storm** per SFWMD. The new drainage system is a closed one with no outfalls. All the stormwater runoff from the top floor of the proposed building(s) and surrounding surface area will be routed into inlets and manholes that are connected to an exfiltration trench for water quality, then to a drainage well for water quality.

II. Project Characteristics and Data

A. Project Location:

950 S Federal Highway
Hollywood, Florida

B. Hydro-geological Data:

Average Ground Water (NAVD) = 1 ft
Lowest rim on site (NAVD) = 7.15 ft
Depth to water table = 6.15 ft

III. Storm Water Runoff Calculations

A. Design Storm Data: See **Appendix A**

Design Storm Duration	Purpose	Rain Amount (inch)
10-year 1-day	FDOT	3.8
10-year 8-hour	FDOT	6.8
10-year 1-day	Water Quantity	8.2
25- year 3-day	Pre vs Post	13.5
100- year 1-hour	FDOT	5
100-year 8-hour	FDOT	9.6
100-year 1-day	Building Code	12.2
100-year 3-day	Finish Floor Elevation	16.8

A. Basin Information: See **Appendix A**

Basin Pre-Development Conditions					
Basin Number	Pervious Area (ac)	Impervious Area (ac)	Building Area (ac)	Total Area (ac)	Curve Number
1	0.19	0.18	0.11	0.48	76

The George Drainage Report

Basin Post-Development Conditions					
Basin Number	Pervious Area (ac)	Impervious Area (ac)	Building Area (ac)	Total Area (ac)	Curve Number
1	0.06	0.06	0.36	0.48	91

IV. Water Quality Calculations

Water quality treatment shall be provided via the **35 LF** of exfiltration trench to treat a volume of **0.05 ac-ft**. The water quality requirement will be met in the exfiltration trench once the site stages to elevation **5.27' NAVD**.

V. Water Quantity Calculations

The design stage storage for were determined using ICPR (See **Appendix C**) is as follows:

Design Storm	Proposed Staging (ft) NAVD
10-year 1-day	5.52
10-year 8-hour	5.55
10-year 1-day	5.82
25- year 3-day	5.71
100- year 1-hour	5.44
100-year 8-hour	5.33
100-year 1-day	5.59
100-year 3-day	5.47

VI. Pre-development versus Post-development Analysis

The highest stage during the 25-Year 3-Day storm is at **5.71' NAVD** which is less than the lowest proposed finish elevation at the property line. The lowest proposed elevation at the property line is **6.90' NAVD**. No berm is required.

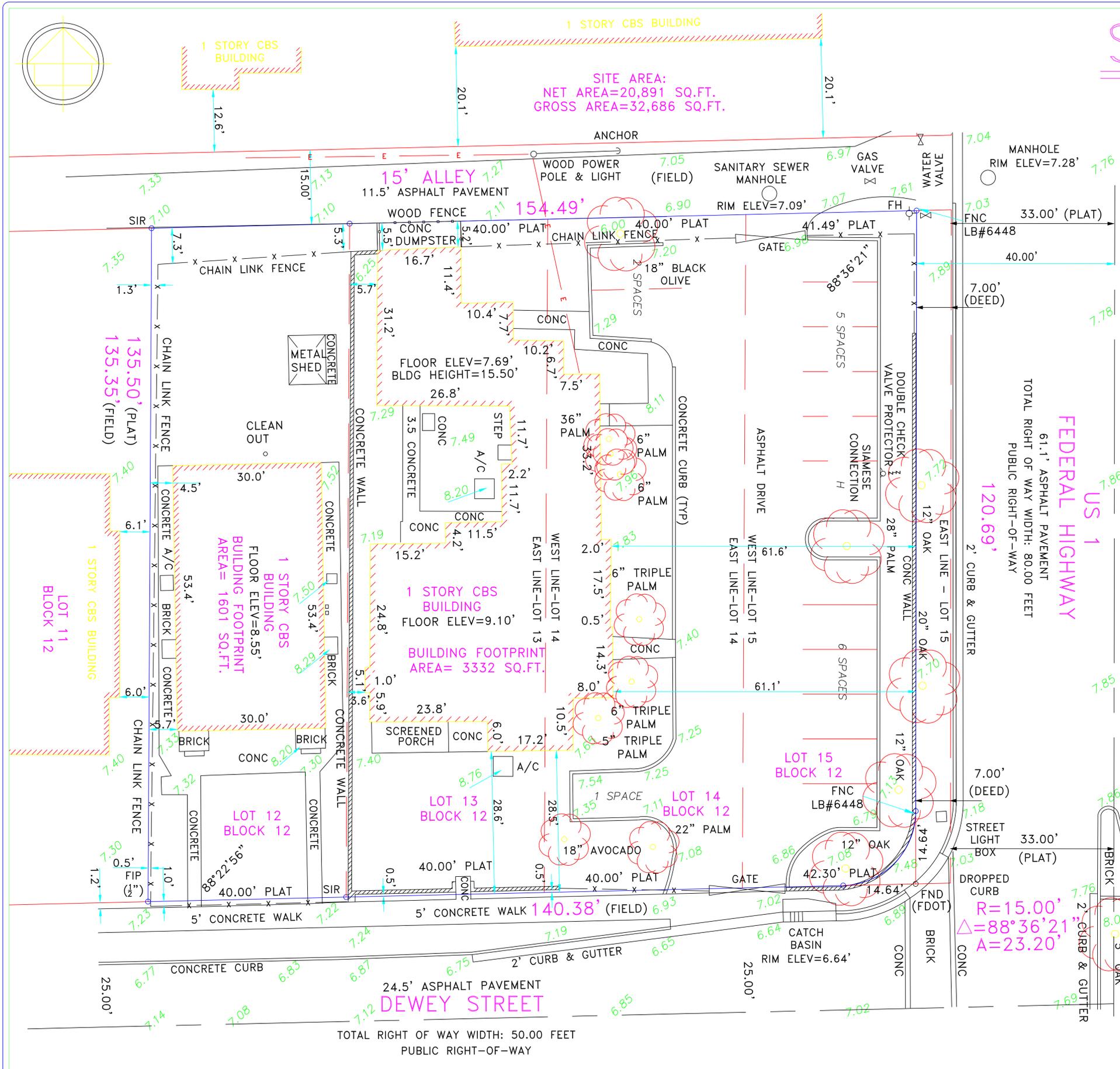
VII. Finish Floor Elevation

The proposed finish floor elevation is set to 9.50 NAVD based on the following criteria:

Category	NAVD		Residential
Broward County Preliminary 2019 FEMA Flood Maps	7.00	+0	7.00
Broward County Future Conditions 100-year Flood Map 2060	9.50	+0	9.50
Highest Crown of Road	7.86	+18"	9.36
Prop. Lowest FFE		9.50	9.50

Appendix A

SKETCH OF SURVEY



LEGEND

BCR	BROWARD COUNTY RECORDS	ELEV	ELEVATION
CKD	CHECKED BY	FH	FIRE HYDRANT
DWN	DRAWN BY	POC	POINT OF COMMENCEMENT
FB/PG	FIELD BOOK AND PAGE	POB	POINT OF BEGINNING
FIP	FOUND IRON PIPE	TSP	TRAFFIC SIGNAL POLE
FIR	FOUND IRON ROD	H	HANDICAP PARKING
ORB	OFFICIAL RECORDS BOOK	CONC	CONCRETE
PB	PLAT BOOK	CO	CLEAN OUT
PG	PAGE	WM	WATER METER
SQ.FT.	SQUARE FEET	BFP	BACK FLOW PREVENTER
Δ	CENTRAL ANGLE	4.45	ELEVATION
R	RADIUS	FDH	FOUND DRILL HOLE
A	ARC DISTANCE	-E-	OVERHEAD UTILITY LINES
TYP	TYPICAL	S.B.T.	SOUTHERN BELL TELEPHONE
SIR	SET IRON ROD & CAP #6448	T.	TELEGRAPH COMPANY
FND	FOUND NAIL & DISC	(TYP)	TYPICAL
ALTA	AMERICAN LAND TITLE ASSOCIATION	ORB	OFFICIAL RECORDS BOOK
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING	ESMT	EASEMENT
CB	CATCH BASIN	H	HANDICAP PARKING SPACE
F.S.P.L.S.	FLORIDA SOCIETY OF PROFESSIONAL LAND SURVEYORS		
FLTA	FLORIDA LAND TITLE ASSOCIATION		
-X-	WOOD/CHAIN LINK FENCE		
WPP	WOOD POWER POLE		
CLP	CONCRETE LIGHT POLE		
MFP	METAL LIGHT POLE		
CPP	CONCRETE POWER POLE		
EB	ELECTRIC BOX		
V	VACATED		

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

LAND DESCRIPTION:

LOT 12, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 13, 14 AND 15, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 7 FEET OF LOT 15, BLOCK 12 OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING THAT PART OF SAID LOT 15 WHICH LIES WITHIN 40 FEET WEST OF THE CENTER LINE OF RIGHT OF WAY AND CENTERLINE OF CONSTRUCTION FOR STATE ROAD 5 ACCORDING TO THE RIGHT OF WAY MAP FOR SECTION 86010-2510 AND

THAT PART OF LOT 15, BLOCK 12 OF SAID "HOLLYWOOD SOUTH SIDE ADDITION NO. 2" WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 7 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 15.

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE : CITY OF HOLLYWOOD BENCHMARK @ 17TH AVENUE & RODMAN STREET. ELEVATION=5.32' (NAVD88)

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JULY, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

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

SURVEY DATE : 07/06/22

COUSINS SURVEYORS & ASSOCIATES, INC.

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

CLIENT :
 KRETA HOLDINGS LLC

1813-1815 DEWEY STREET
 950 S FEDERAL HIGHWAY
 HOLLYWOOD, FLORIDA 33020

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	08/21/05	SKETCH	AV	REC
ADDED AREA	08/30/05	----	AV	REC
ADDED CERTIFIED TO	02/09/06	----	AV	REC
UPDATE SURVEY TO ALTA/ACSM STANDARD	02/15/06	----	AV	REC
REVISED FLOOD ZONE	03/02/06	----	AV	REC
UPDATE SURVEY	06/07/12	----	AV	REC

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	08/21/05	SKETCH	AV	REC
UPDATE SURVEY	09/28/21	----	AM	REC
ADDED GROSS AREA	10/07/21	----	JD	REC
ADJACENT BUILDING AND ADDITIONAL ELEVATIONS ADDED	07/06/22	----	JD	REC

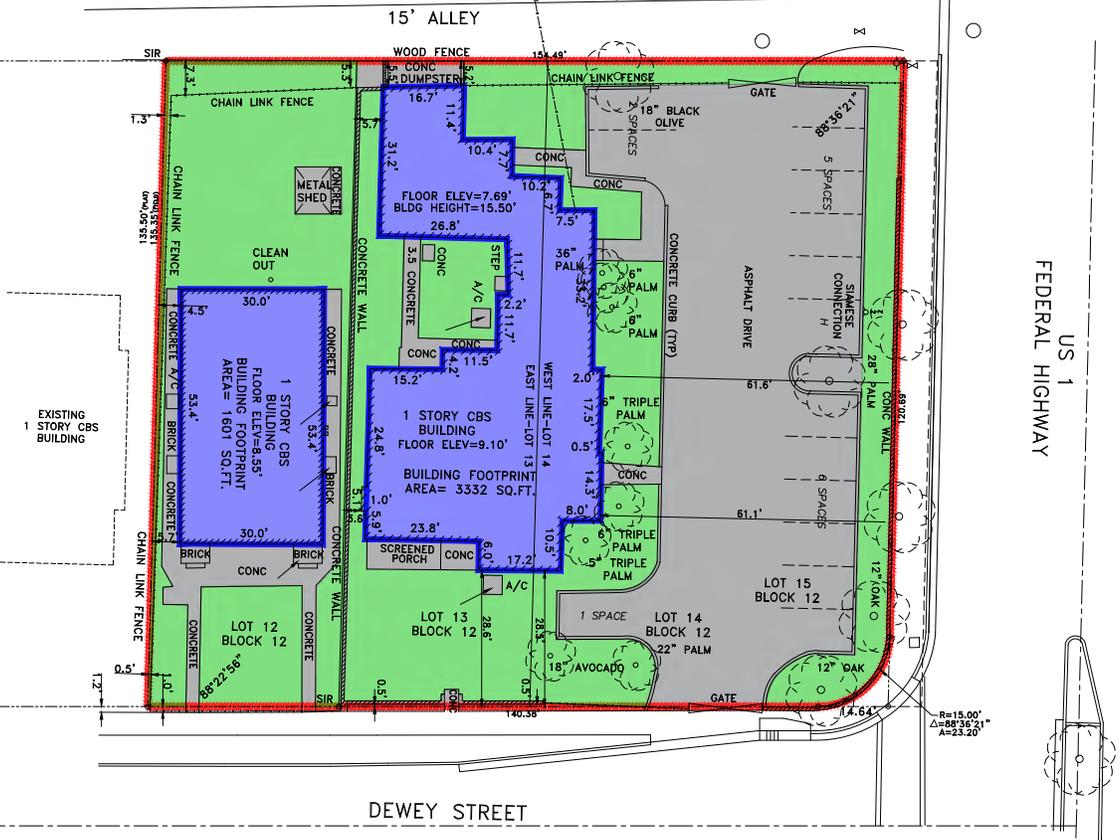
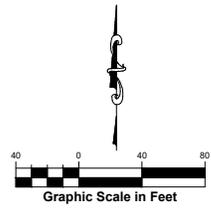
PROJECT NUMBER : 5413-05

SCALE : 1" = 10'

SHEET
 1 OF
 1
 SHEET



696 N.E. 125th STREET NORTH
 MIAMI, FL 33161
 Phone: 305.720.2079
 C.O.A. 33221



- LEGEND:**
- LIMITS OF DISTURBANCE
 - IMPERVIOUS AREA
 - BUILDING AREA
 - PERVIOUS AREA

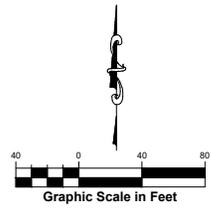
DRAINAGE AREAS TABLE			
BUILDING AREA	4,930 S.F.	0.11 AC	24%
IMPERVIOUS AREA	7,783 S.F.	0.18 AC	37%
PERVIOUS AREA	8,179 S.F.	0.19 AC	39%
TOTAL AREA	20,892 S.F.	0.48AC	100%

**EXISTING CONDITION
 DRAINAGE AREAS MAP**

THE GEORGE
 950 S FEDERAL HIGHWAY
 HOLLYWOOD, FLORIDA



696 N.E. 125th STREET NORTH
 MIAMI, FL 33161
 Phone: 305.720.2079
 C.O.A. 33221



PROPOSED RESIDENTIAL
 FLOORS = 4 FLOOR SYSTEM
 FLOOR PLAN AREA = 15,778 SF
 FLOOR PLAN PERIMETER = 1,928 SF
 FLOOR PLAN PERIMETER AREA = 1,928 SF
 TOTAL AREA = 18,706 SF

LEGEND:

- LIMITS OF DISTURBANCE
- IMPERVIOUS AREA
- BUILDING AREA
- PERVIOUS AREA

DRAINAGE AREAS TABLE

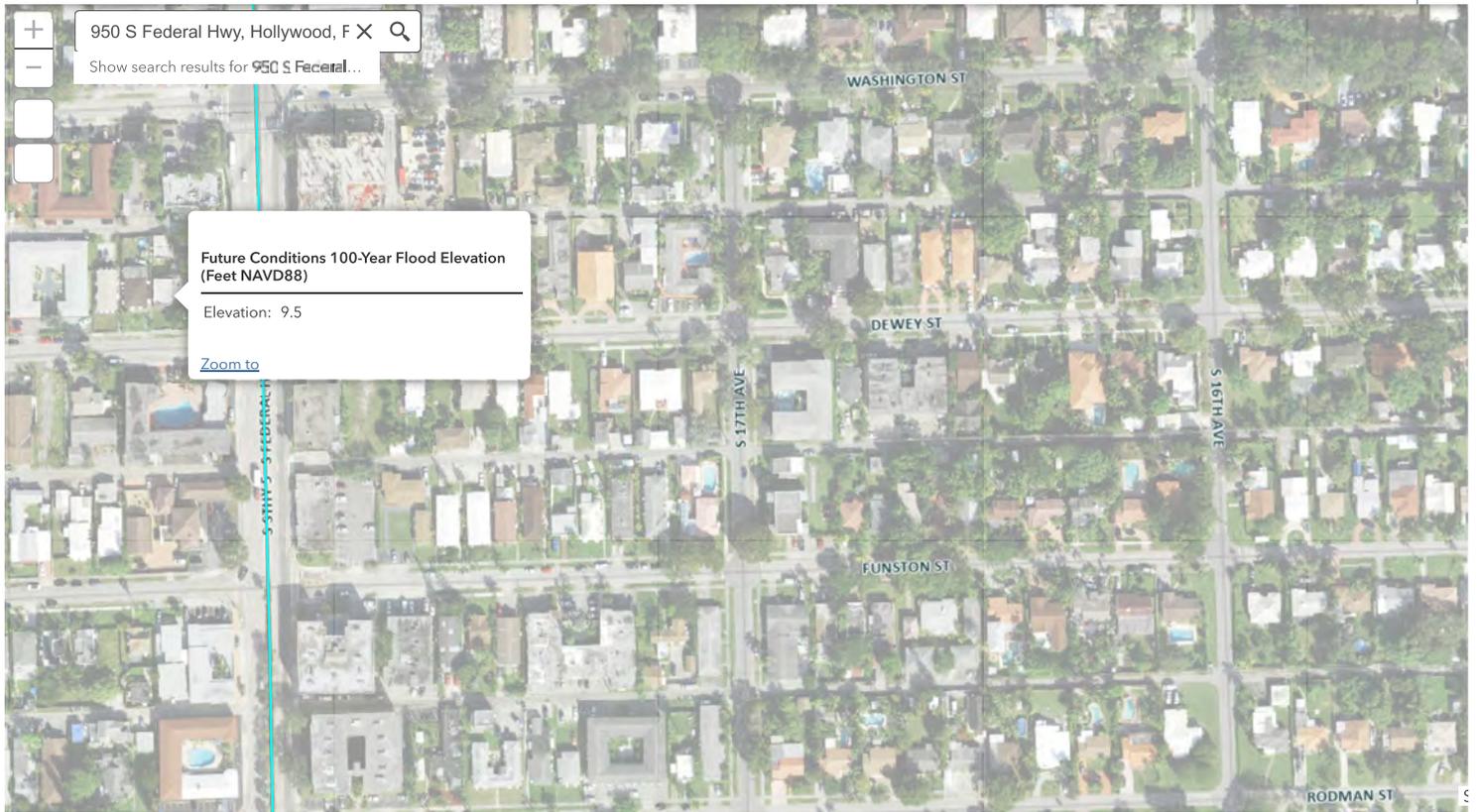
Area Type	S.F.	AC	%
BUILDING AREA	15,778 S.F.	0.36 AC	76%
IMPERVIOUS AREA	2,339 S.F.	0.06 AC	11%
PERVIOUS AREA	2,775 S.F.	0.06 AC	13%
TOTAL AREA	20,892 S.F.	0.48 AC	100%

**PROPOSED CONDITION
 DRAINAGE AREAS MAP**

THE GEORGE
 950 S FEDERAL HIGHWAY
 HOLLYWOOD, FLORIDA



Future Conditions 100-Year Flood Map 2060



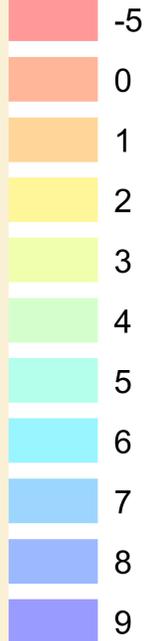
WM 2.1 Future Conditions

05/05/2017

Palm Beach County



Groundwater Table Elevation (feet, NAVD 1988)



Water Conservation Area

Atlantic Ocean

Project Location
1.00 NAVD



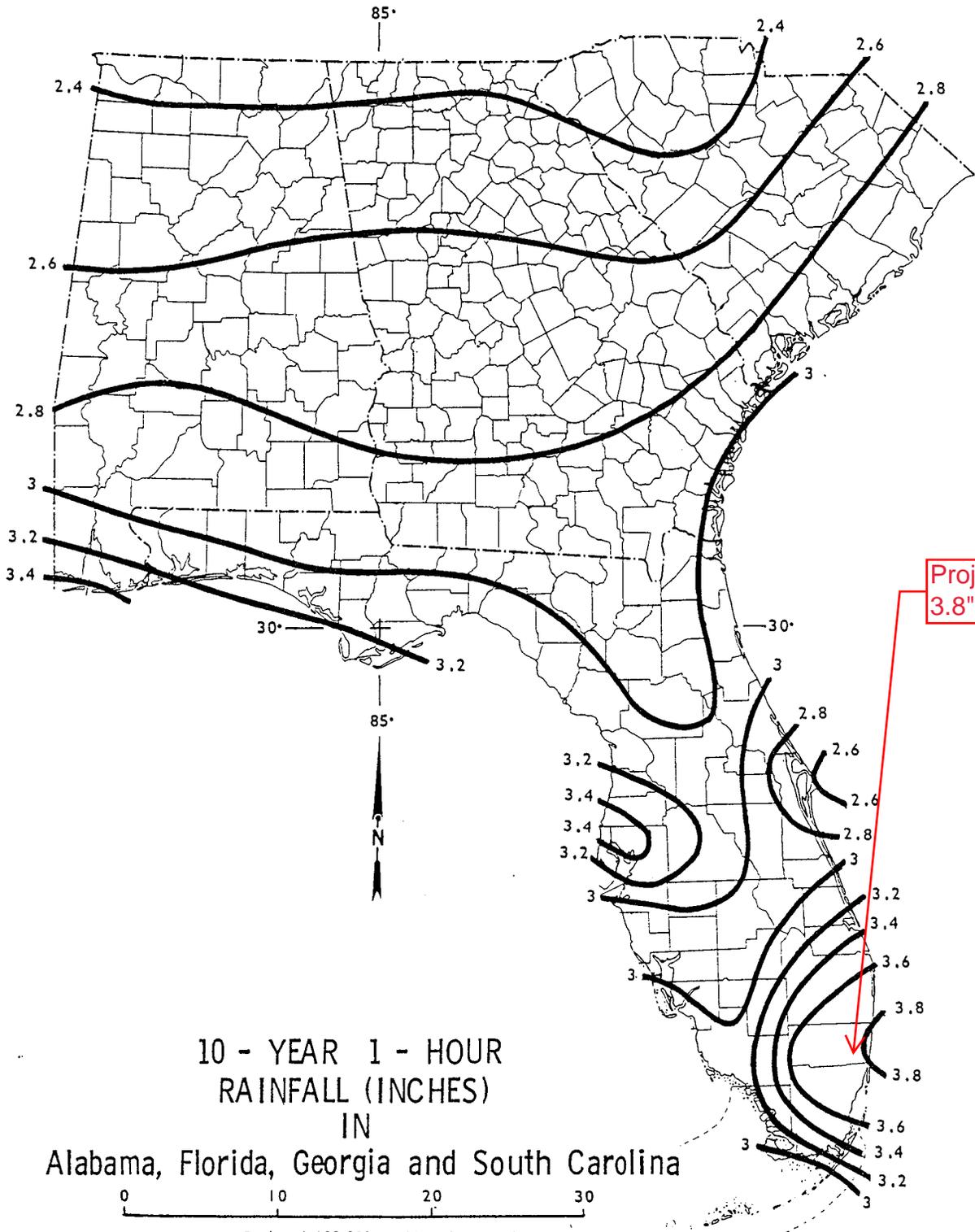
Miami-Dade County

USGS - United States Geological Survey
 COAPS - Center for Ocean-Atmospheric Prediction Studies
 CCSM - Community Climate System Model
 USACE - United States Army Corps of Engineers
 NRC3 - National Research Council Curve 3
 NAVD 88 - 1988 North American Vertical Datum

Division Name: Environmental Planning and Community Resilience
 Department Name: Environmental Protection and Growth Management

The map represents the expected future average wet season groundwater elevations for Broward County. The average is based on model outputs for the months of May through October over the period of 2060-2069. The models used are The Broward County Inundation Model and the Broward County Northern Variable Density model, both developed by the USGS and MODFLOW based. The future conditions that are modified in the models are both precipitation and sea level rise. The future precipitation pattern is based on the COAPS downscaled CCSM global model and represents an increase of 9.1% rainfall from the base case of 1990-1999 (53.4 in/yr to 58.2 in/yr). Sea level rise was based on the USACE NRC3 curve which equates to an increase of 26.6 to 33.9 inches to the future period from 1992 levels. Final results are presented in NAVD 88.

This map is for planning purposes and should not be used for legal boundary determinations.



Project Location
3.8"

10 - YEAR 1 - HOUR
RAINFALL (INCHES)
IN
Alabama, Florida, Georgia and South Carolina



Approx. Scale: 1:600,000 or .10 Inch = 1 Mile

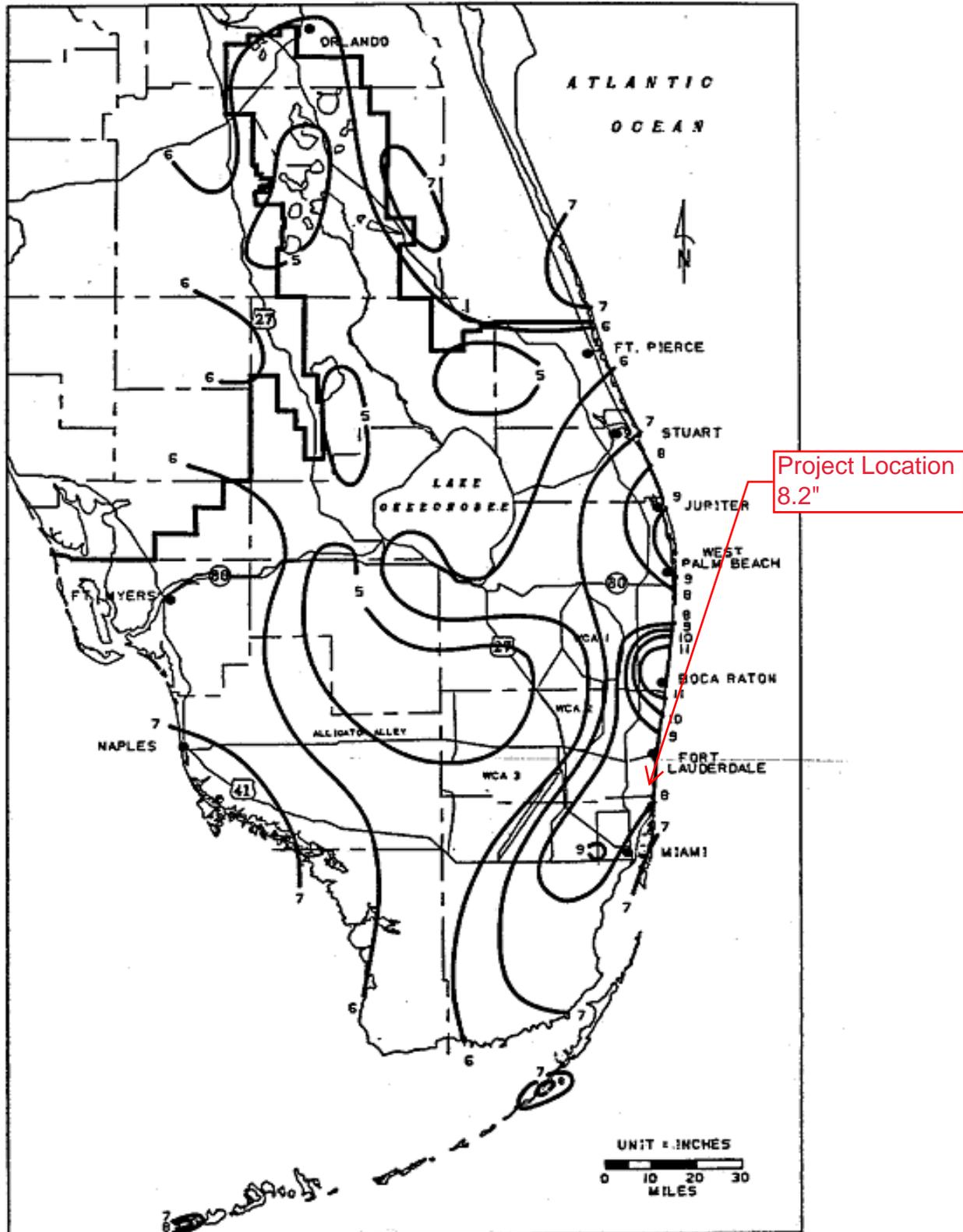


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

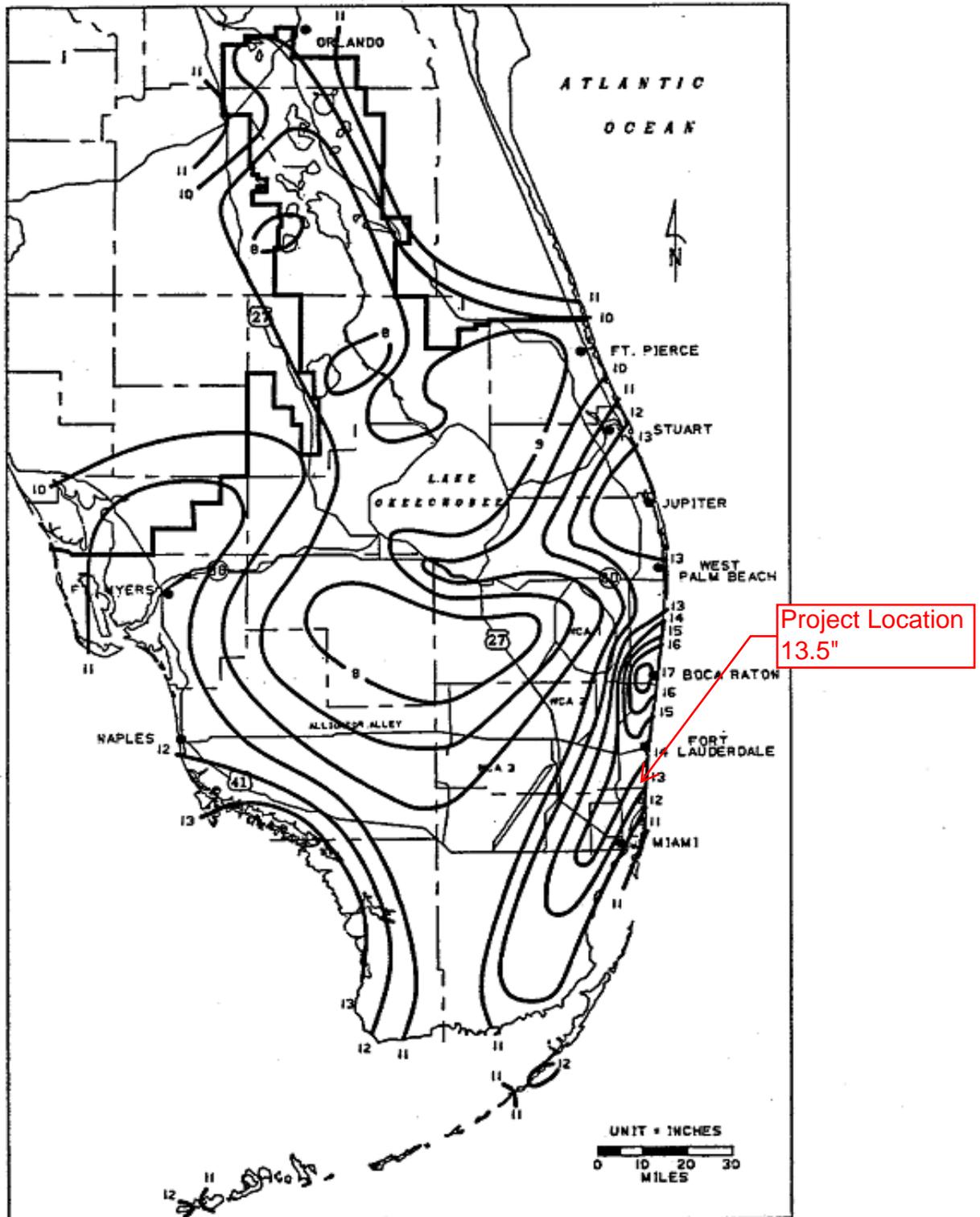


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

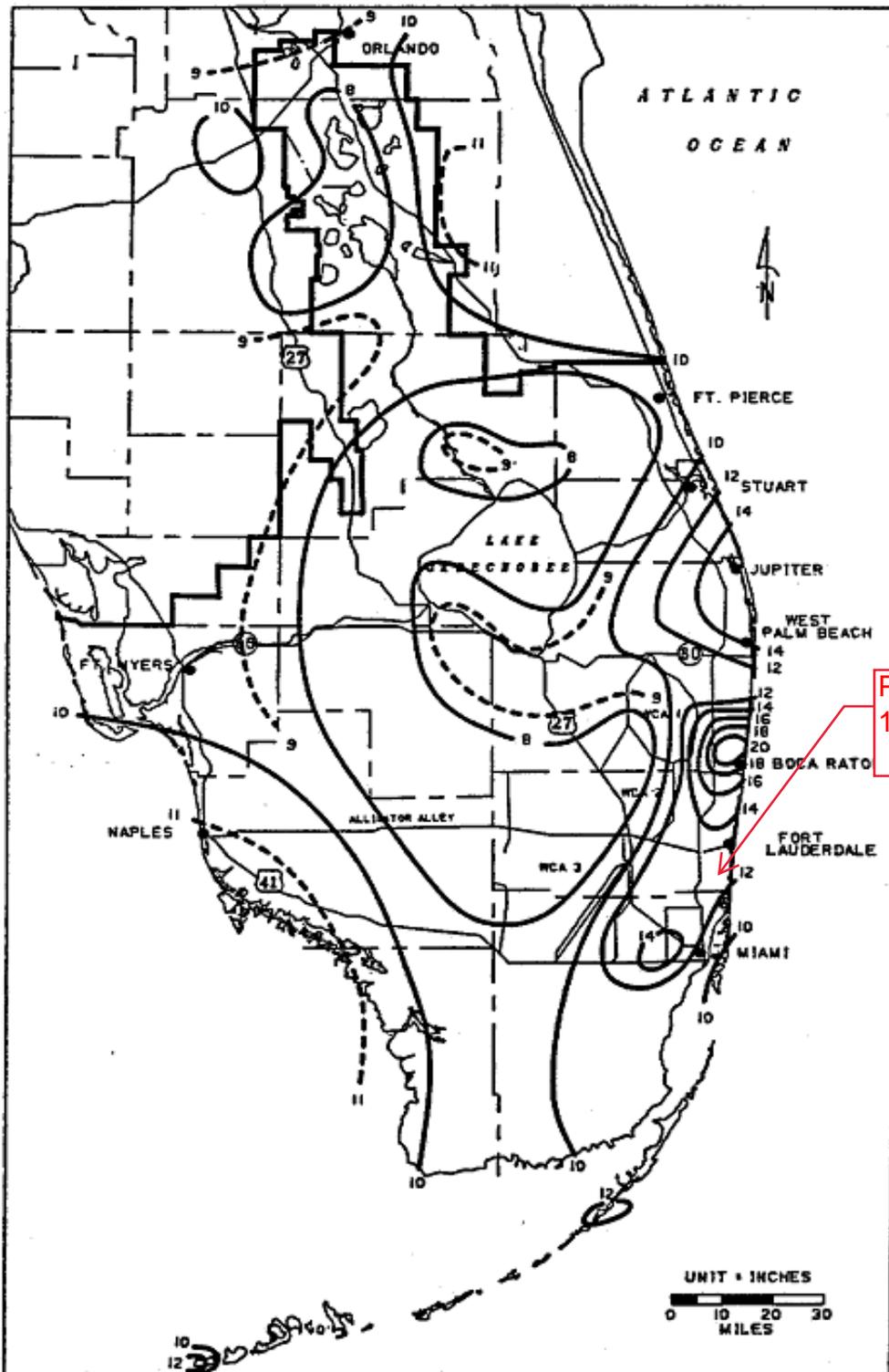


FIGURE C-6. 1-DAY RAINFALL: 100-YEAR RETURN PERIOD

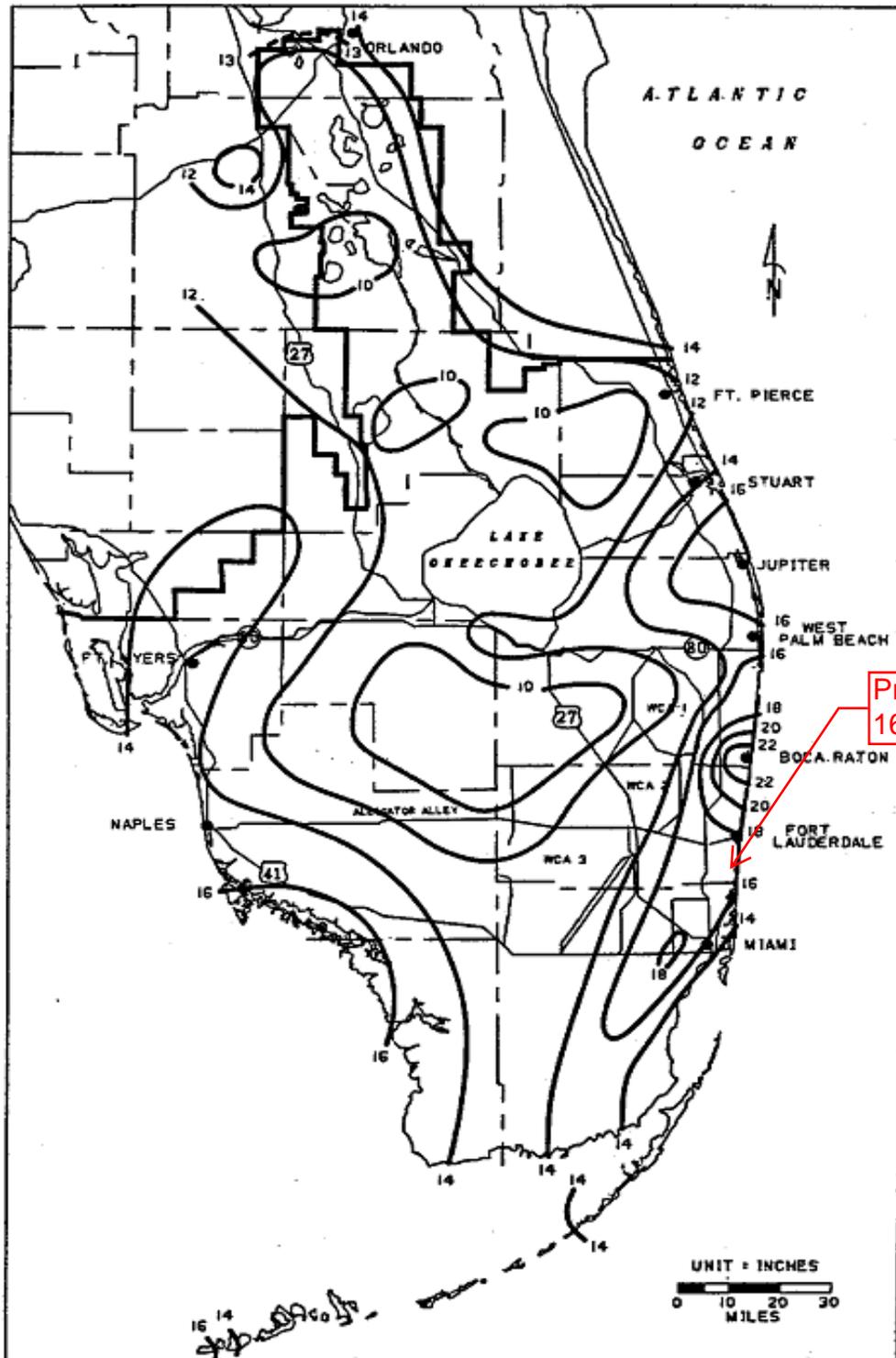


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Appendix B

The George

		Lowest El.	Highest El.
Buildings =	0.36 ac.	9.5	9.5
Lake =	0.00 ac.		
Pervious =	0.06 ac.	7.15	9.5
Roads, Parking & Sidewalk =	0.06 ac.	8.06	9.5
Total	0.48 ac.		

Groundwater Elevation	1.00 NAVD
Average Yearly High	2.00 NAVD

C factor for impervious area:	0.90
C factor for pervious area:	0.30
Weighted coeff. of runoff:	0.83

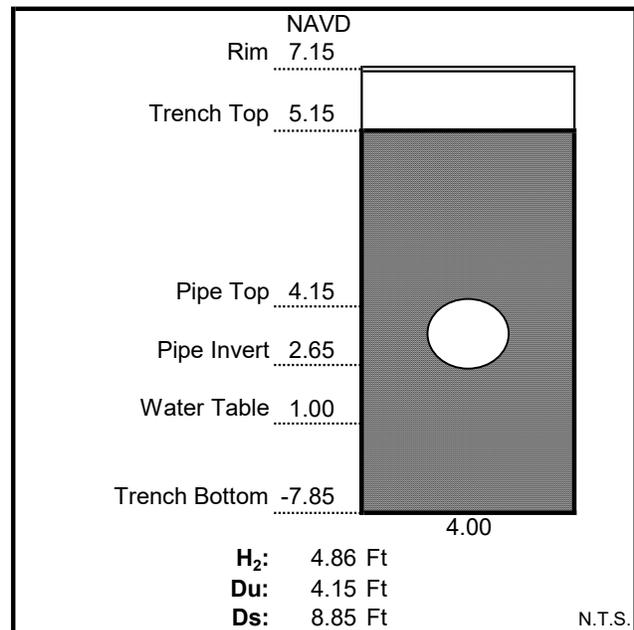
	K	Ln(K)
K1	4.00E-04	-7.824
K2		
K3		
K4		
K5		
K6		
Average K	4.00E-04	
$\exp \left[\frac{1}{n} \sum_{i=1}^n \ln \alpha_i \right]$		

10-Year 1Hr	3.8 Inch	FDOT
10-Year 8Hr	6.8 Inch	FDOT
10-Year 1Day	8.2 Inch	FDOT
25-Year 3-Day	13.5 Inch	
100-Year 1Hr	5 Inch	FDOT
100-Year 8Hr	9.6 Inch	FDOT
100-Year 1Day	12.2 Inch	FDOT
100-Year 3-Day	16.8 Inch	

Lowest Rim El.	7.15 NAVD
Depth of Trench	15 Ft
Top of Trench	5.15 Ft
Width of Trench	4.00 Ft

Exfil-Trench under roadway?	Yes
Pipe Diameter	1.50 Ft
Pipe Cover	3.00 Ft
Pipe Invert	2.65 NAVD
Pipe Top	4.15 NAVD
Weir	5.86 NAVD

Broward County Preliminary 2019 FEMA Flood Maps	7.00 NAVD
Broward County Future Conditions 100-year Flood Map 2060	9.50 NAVD
Highest Crown of Road	7.86 NAVD



II. SITE DATA & STAGE-STORAGE CALCULATIONS

I. PROJECT DATA:

A. DRAINAGE AREAS:

1.	Lake =	0.00 ac.
2.	Buildings =	0.36 ac.
3.	Roads, Parkign & Sidewalk =	0.06 ac.
4.	Pervious =	0.06 ac.
5.	Total =	0.48 ac.

B. OTHER:

1. The current land use is mixed-use retail residential

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENT RAINFALL AMOUNT:

A.	Design Event for Minimum Road Elevation:	
	Frequency:	10 year
	Duration:	1 day
	Amount:	8.20 inches
B.	Design Event for Minimum BERM Elevation:	
	Frequency:	25 year
	Duration:	3 day
	Amount:	13.50 inches
C.	Design Event for Minimum Finish Floor Elevation:	
	Frequency:	100 year
	Duration:	1 day
	Amount:	12.20 inches
	OR	
	Frequency:	100 year
	Duration:	3 day
	Amount:	16.80 inches

2. ADDITIONAL DESIGN INFORMATION:

a.	Design Water Table (Refer to Appendix A-2):	1.00 NAVD
b.	Drainage Basin / Canal Number:	N/A
c.	Receiving Body Regulated Stage Elevation:	N/A
d.	Design Storm Allowable Discharge:	N/A
e.	Time of Concentration:	0.17 hour
f.	Flood Criteria (Refer to Appendix A-3):	9.50 NGVD
g.	FEMA Flood Elevation (Refer to Appendix A-4):	7.00 NAVD

III. COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
 - = 1.00 inch X 0.480 acres X (1 foot / 12 inches)
 - = **0.040 ac-ft for the first inch of runoff** **0.480 ac-in**

2. Compute 2.5 inches times the percent impervious for the developed project site:
 - a. Site area for water quality pervious / impervious calculations only:
 - = Total Project - (Dry Retention Area + Buildings)
 - = 0.480 acres - (0.000 acres + 0.360 acres)
 - = **0.120 acres of site area for water quality calculations**

 - b. Impervious area for water quality pervious / impervious calculations only:
 - = Site area for water quality - Pervious area
 - = 0.120 acres - 0.060 acres
 - = **0.060 acres of impervious area for water quality calculations**

 - c. Percentage of impervious area for water quality:
 - = Impervious area for water quality / Site area for water quality X 100%
 - = 0.060 acres / 0.120 acres X 100%
 - = **50.00 % Impervious**

 - d. For 2.5 inches times the percentage of impervious area:
 - = 2.5 inches X 50.00 %
 - = **1.250 inches to be treated**

 - e. Compute volume required for quality:
 - = Inches to be treated X (Total Site Area - Dry Retention Area)
 - = 1.250 inches X (0.480 acres - 0.000 acres) X (1 foot / 12 inches)
 - = **0.050 ac-ft required for detention storage** **0.60 ac-in**

3. The first inch of runoff from the entire developed site = 0.040 ac-ft
 2.5 inches times the percentage of impervious area = 0.050 ac-ft

The volume of	0.050	ac-ft controls
----------------------	--------------	-----------------------

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:
 - = 0.5 inches X (Total Site Area - Dry Retention Area)
 - = 0.5 inches X (0.480 acres - 0.000 acres) X (1 foot / 12 inches)
 - = **0.02 ac-ft required for pre-treatment**

5. Compute credit for using one of the following systems:
 - a. Wet detention volume to be provided:
 - = Total required detention - Pre-treatment
 - = 0.050 ac-ft - 0.020 ac-ft
 - = **0.030 ac-ft of volume required for wet detention**

 - b. Dry detention volume to be provided (75% of the total required detention volume):
 - = Total required detention volume X 75%
 - = 0.050 ac-ft X 75%
 - = **0.038 ac-ft of volume required for dry detention**

 - c. Dry retention volume to be provided (50% of the total required detention volume):
 - = Total required detention volume X 50%
 - = 0.050 ac-ft X 50%
 - = **0.025 ac-ft of volume required for dry retention**

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity
A.1	First inch of runoff from entire project site =	0.040 ac-ft
A.2	2.5 inches times percent impervious =	0.050 ac-ft
A.3	Volume to be treated =	0.050 ac-ft
A.4	Pre-treatment required for commercial site =	0.020 ac-ft
A.5.a	Wet detention volume required =	0.030 ac-ft
A.5.b	Dry detention volume required =	0.038 ac-ft
A.5.c	Dry retention volume required =	0.025 ac-ft
A.5.d	Exfiltration trench volume required =	0.050 ac-ft

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	Buildings	V	0.360	9.50	9.50	100	100	75.00
2	Lake	V	0.00	0.00	0.00	0	50	0.00
3	Pervious	L	0.060	7.15	9.50	0	50	12.50
4	Roads & Parking	L	0.060	8.06	9.50	100	100	12.50
5	n/a	V						0.00
6	n/a	L						0.00
7	n/a	L						0.00
8	n/a	L						0.00
9	n/a	L						0.00
10	n/a	L						0.00
11	n/a	V						0.00
Total:			0.48	7.15	9.50	87.50	93.75	100.0

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
 I = Impervious
 C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **1 COASTAL**

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.60	0.53	0.45
2	2.50	2.19	1.88
3	6.60	5.78	4.95
4	10.90	9.54	8.18

2. Average Ground Elevation 8.33
 Water Table Elev 1.00
 Depth to Water Table 7.33 >>>>>> 8.18

Since the depth to the water is greater than 4 feet, the compacted water storage shall be 8.175

Soil Storage = Compacted Water Storage x % Perviousness
 Soil Storage = 8.175 X 13%
 Soil Storage = **1.02 inches**

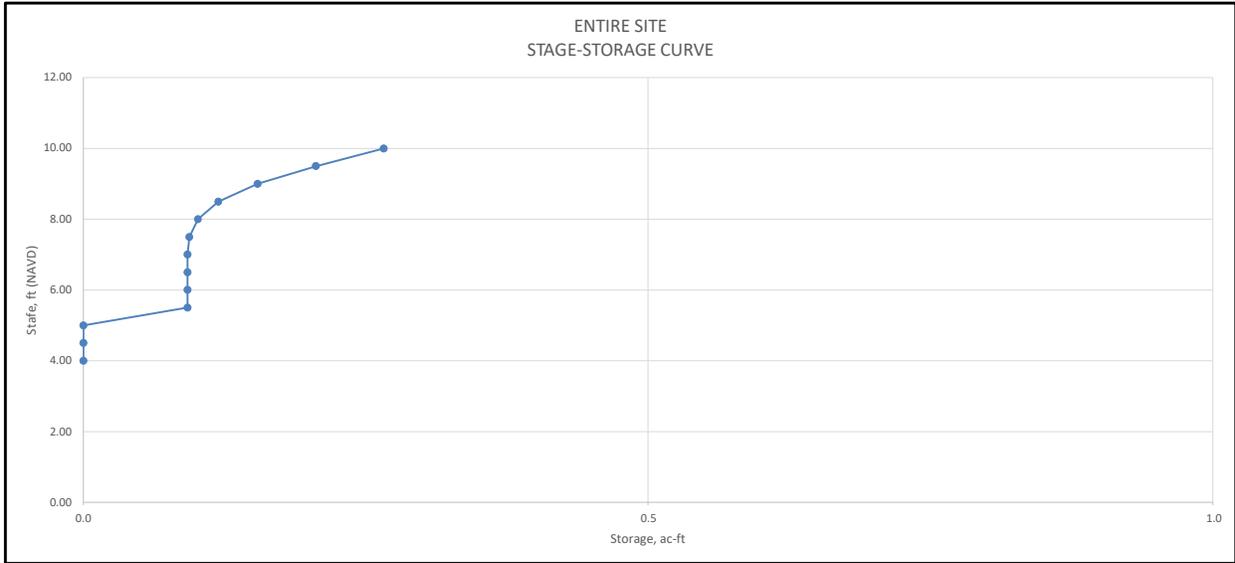
3. SCS Curve Number Calculation (CN):
 = 1000 / (S + 10)
 = 1000 / (8.175 + 10)
 = **91**

E. SURFACE STORAGE CALCULATIONS:

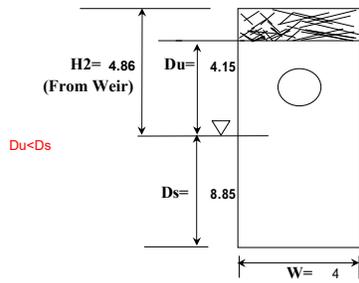
1. Stage vs. Storage Calculations:

STORAGE												
Stage ft.	Item:	(ac-ft)										Total ac-ft
		Buildings ac-ft	Lake ac-ft	Pervious ac-ft	Roads & Parking ac-ft	n/a ac-ft	n/a ac-ft	n/a ac-ft	n/a ac-ft	n/a ac-ft	Exfil. Storage ac-ft	
4.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
6.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
6.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
7.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
7.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
8.00		0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
8.50		0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12
9.00		0.00	0.00	0.04	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.15
9.50		0.00	0.00	0.07	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.09
10.00		0.00	0.00	0.10	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.27

* Abbreviations:



F. REQUIRED EXFILTRATION TRENCH FOR STORAGE:



- 7.15 Rim
- 5.15 Trench Top
- 4.15 Pipe Top
- 2.65 Pipe Invert
- 1.00 Water Table
- 7.85 Trench Bottom

Pipe Cover (ft) = 3.00
 Pipe Diameter (ft) = 1.5
K = 4.00E-04

Du < Ds

$$L = \frac{FS[(\%WQ)(\%V_{req}) + V_{static}]}{K(2H_2 D_U - D_U^2 + 2H_2 D_S) + (1.39 \times 10^{-4})WD_U}$$

Du > Ds

$$L = \frac{FS[(\%WQ)(\%V_{req}) + V_{static}]}{K(H_2 W + 2H_2 D_U - D_U^2 + 2H_2 D_S) + (1.39 \times 10^{-4})WD_U}$$

- 1- **Vwq = Water Quality Vol. to be Exfiltrated =** 0.60 ac-inch 0.050 ac-ft
- 2- Maximum water quality provided by the trench is 3.28" x Site = 1.57 ac-inch
- 3- **Assumed Length** 35.00 LF
- 3- **Volx = FS[(%Wq)(Vwq)+Vadd] = 2x((0.5*Vwq) + Vadd) =** 1.61 ac-inch
- 4- $L = \frac{FS[(\%WQ)(\%V_{req}) + V_{static}]}{K(2H_2 D_U - D_U^2 + 2H_2 D_S) + (1.39 \times 10^{-4})WD_U}$
- 5- Vadd
- 6- Vadd = 0.50 ac-inch
- 7- Total volume provided by the trench
- 8- **Total volume provided by the trench =** 1.10 ac-inch 0.09 ac-ft
- 8- If Vadd>0, then Total Vol = Vwq (Min Req) + Vadd, if not total Vol = Volx.
- 9- **Additional trench to lower peak stage =**
 - Length 0.00 LF
 - Pipe Dia 1.5 ft
 - Trench Width 4 ft
 - Trench Depth 4.15 ft (unsaturated)
 - Volume of additional trench (50% Void) =** 0.00 cf 0.00 ac-ft
- 10- Total length of exfiltration trench = 35 + 0 35.00 LF
- 10- **Total volume provided by total exfiltration trench = 0.09 + 0** 0.09 ac-ft
- SFWM D SWERP G-7: dexf = V/A = 0.19 ft = 2.30 inch to subtract from rainfall depth
- Total Trench = 35.00 LF**

Storm	Rainfall (in)	Crdt (in)	Q (in)	V (ac-ft)	Stage (ft) ICPR	
10-Year 1Day	8.2	2.30	4.83	0.19	5.52	FDOT
25-Year 3-Day	13.5	2.30	10.06	0.40	5.55	
100-Year 1Day	12.2	2.30	8.77	0.35	5.82	
100-Year 3-Day	16.8	2.30	13.34	0.53	5.71	
Water Quality of 0.05 ac-ft met at:						5.27
10-Year 1Hr	3.8	2.30	0.72	0.03	5.44	FDOT
10-Year 8Hr	6.8	2.30	3.47	0.14	5.33	FDOT
100-Year 1Hr	5	2.30	1.77	0.07	5.59	FDOT
100-Year 8Hr	9.6	2.30	6.20	0.25	5.47	FDOT

Enter Storm Duration	5	yr
C _i factor for impervious area	0.90	
C _p factor for pervious area	0.30	
Acres of impervious area	0.42	ac
Acres of pervious area	0.06	ac
Weighted coeff. of runoff C	0.83	
Total drainage area	0.48	ac
Controle Elevation (CE)	7.15	ft
October Water Elev. (GWT)	1.00	NAVD
Well Design Capacity	300	gpm/ft of head = 0.669 cfs/ft of head
Well Width (W)	4	ft
Well Length (L)	8	ft
Well Depth Below Well Rim (D)	5	ft
Storage in the system	160	cf

WATER QUANTITY CALCULATIONS	
City of Miami? (y/n)	N
i =	3.87
Peak Discharge = Q = CiA =	1.54 cfs
Effective Head = CE-GWT- ΔH* =	4.65 ft
Well Discharge Capacity =	3.11 cfs
Safety Factor =	2
Number of Wells =	0.99
Retenion Volume	
90-second retention volume:	
V = Q * 90 Seconds =	139 cf Required
Retenion Volume (W*L*D) =	160 cf Provided

WATER QUALITY CALCULATIONS

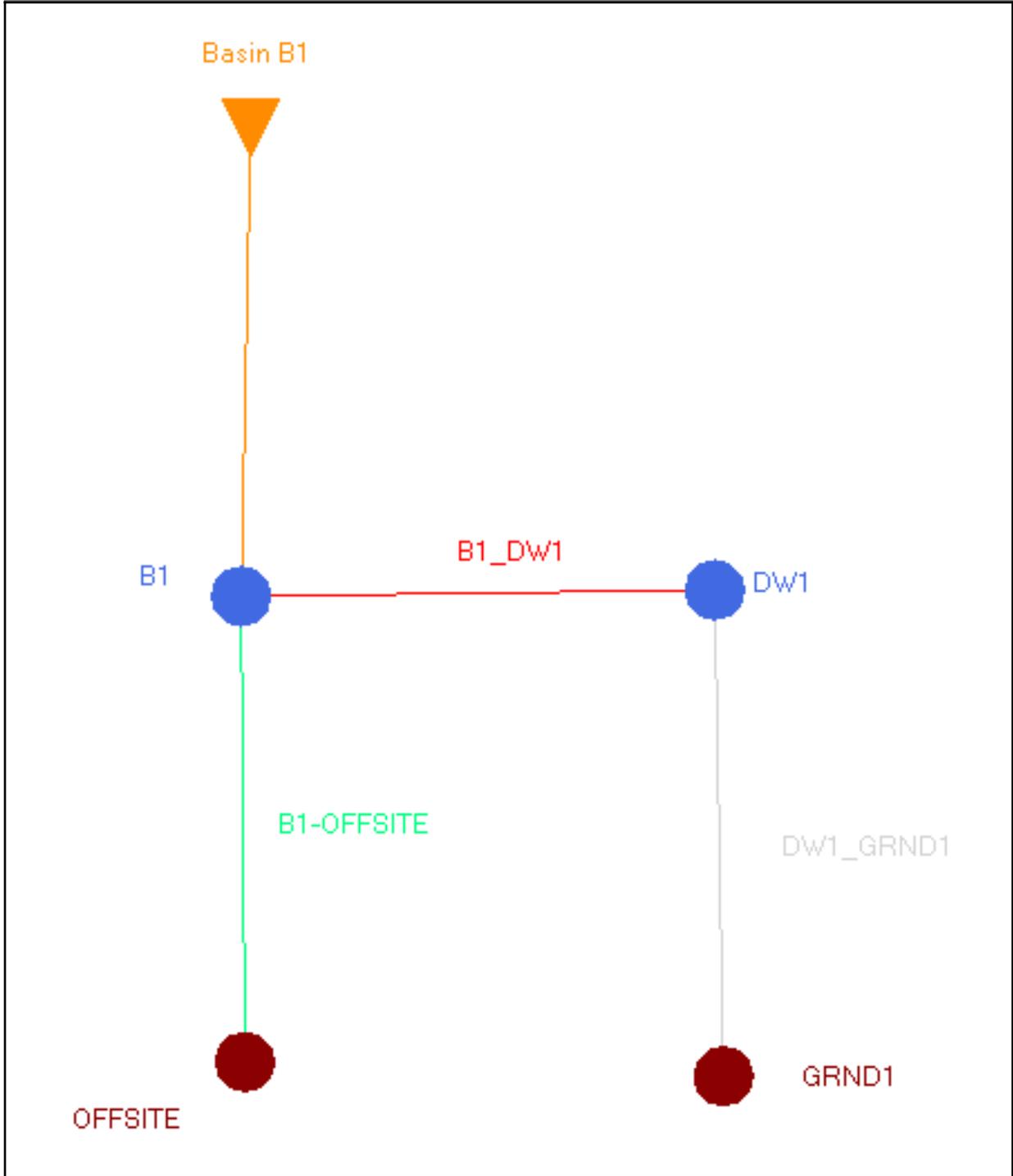
1" Over Entire Basin	0.48 ac x	1 in. =	0.48 ac-in
2.5" Over the Percent Imperviousness	0.42 ac x	2.19 in. =	0.92 ac-in
INITIAL VOLUME TO TREAT			0.92 ac-in
TIME OF CONCENTRATION			
Assume initial time of concentration (t _c) =	10 min.		
Intensity =	5 yr	$i = \frac{308.5}{48.6F^{-0.11} + t(0.5895 + F^{-0.67})}$	
Storm Frequency (F)			
Time to generate	0.91875 ac-in	V = CiAt _r	
V = Water Quality Vol (ac-in)*(43,560 sf/ac)/(12 in/ft)=	3,335 cf		
3,335 =	C x	i	x A x t / (60 min /hr)
3,335 =	0.83 x	$\frac{308.5}{40.71+t 0.93}$	x 0.48 ac x t x 60 sec/min

3,335 =	$\frac{7,374 t}{40.71+t 0.93}$
7374 t = 3335 (40.71+ t 0.93)	
7374 t =	135,786 + 3100 t
7374 t - 3100 t =	135,786
t =	32 min
Total Time = t _c + t =	42 min
TOTAL VOLUME TO TREAT	
V =	CiAt
i @	42 min = 3.87 in/hr
V =	1.08 ac-in

*ΔH: 1.5 ft is the head loss due to the difference in the density of salt water and fresh water as one foot of head loss per 40 feet of casing.

Appendix C

Background Image: Post



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URBN# C010

Simple Basin: Basin B1

Scenario: Icpr3
 Node: B1
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 999999.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: Uh256
 Peaking Factor: 256.0
 Area: 0.4800 ac
 Curve Number: 91.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

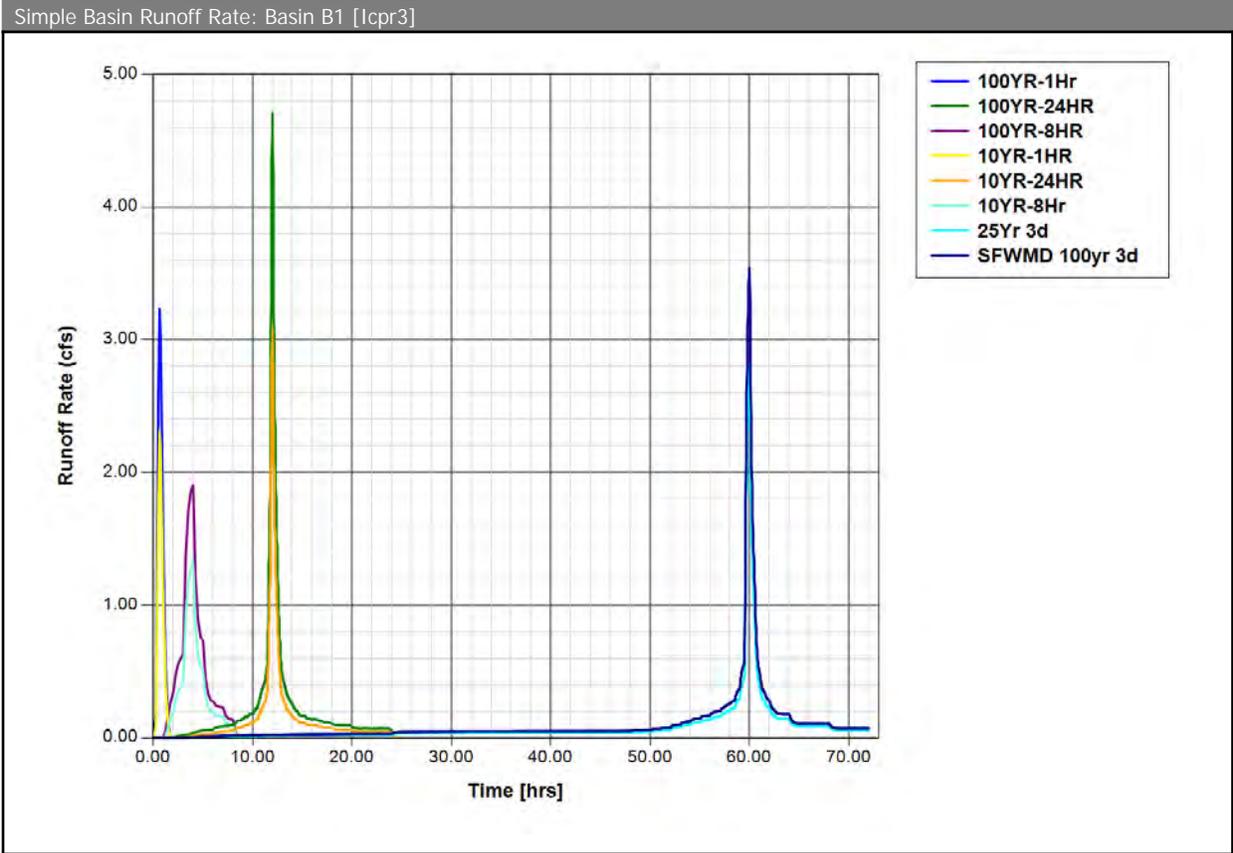
Comment:

Simple Basin Runoff Summary [Icpr3]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
Basin B1	100YR-1Hr	3.23	0.6500	5.00	3.98	0.4800	91.0	0.00	0.00
Basin B1	100YR-24 HR	4.71	12.0500	12.20	11.05	0.4800	91.0	0.00	0.00
Basin B1	100YR-8HR	1.90	4.0000	9.60	8.50	0.4800	91.0	0.00	0.00
Basin B1	10YR-1HR	2.32	0.6500	3.80	2.82	0.4800	91.0	0.00	0.00
Basin B1	10YR-24HR	3.10	12.0500	8.20	7.11	0.4800	91.0	0.00	0.00
Basin B1	10YR-8Hr	1.32	4.0000	6.80	5.74	0.4800	91.0	0.00	0.00
Basin B1	25Yr 3d	2.83	60.0167	13.50	12.34	0.4800	91.0	0.00	0.00
Basin B1	SFWMMD 100yr 3d	3.54	60.0167	16.80	15.61	0.4800	91.0	0.00	0.00

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URBN# C010

Node: B1

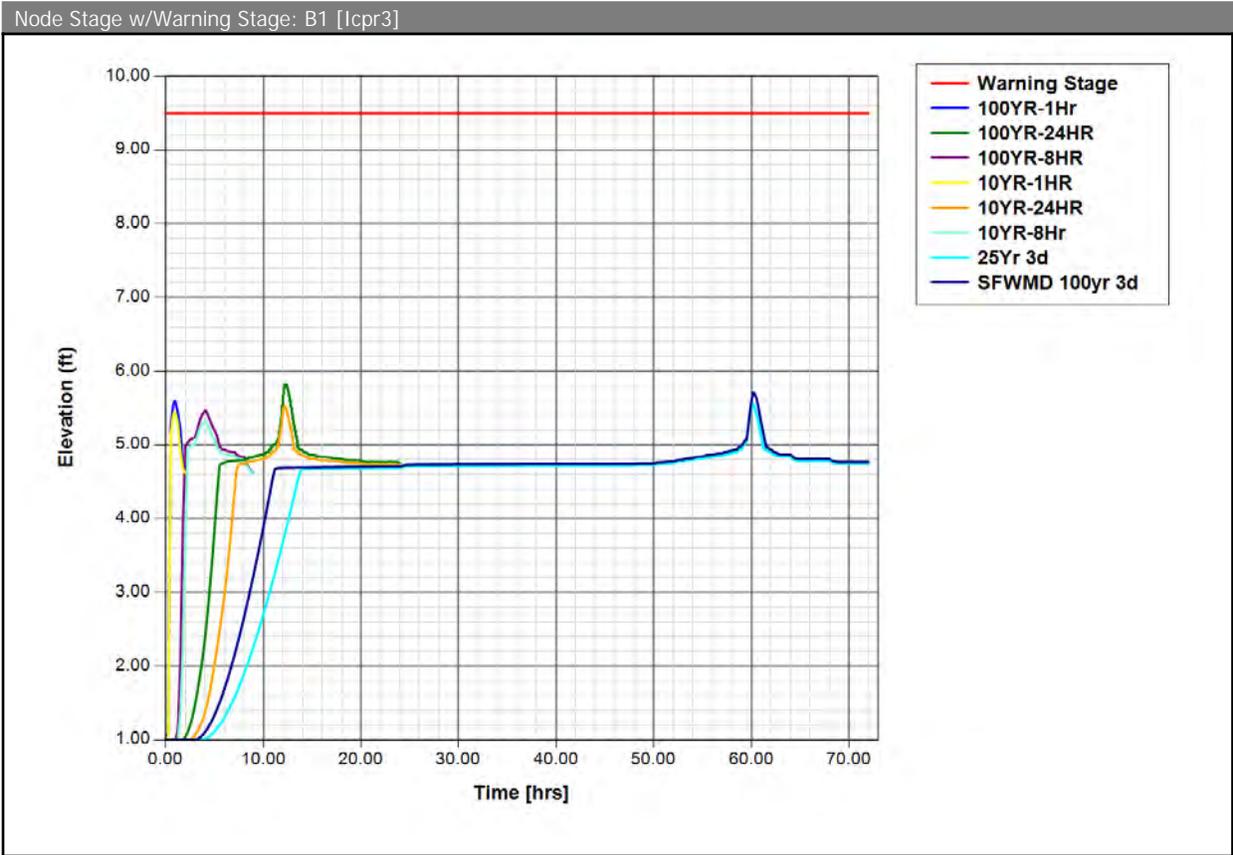
Scenario: Icp3
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 1.00 ft
 Warning Stage: 9.50 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
1.00	0.00	0
4.50	0.00	0
5.00	0.00	0
5.50	0.00	0
6.00	0.13	5663
6.50	0.13	5663
7.00	0.14	6098
7.50	0.15	6534
8.00	0.16	6970
8.50	0.19	8276
9.00	0.23	10019
9.50	0.28	12197
10.00	0.34	14810

Comment: Building

Node Max Conditions [Icp3]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
B1	100YR-1Hr	9.50	5.59	0.0013	3.23	2.14	5729
B1	100YR-24HR	9.50	5.82	0.0010	4.71	2.30	5729
B1	100YR-8HR	9.50	5.47	0.0010	1.90	1.86	5387
B1	10YR-1HR	9.50	5.44	0.0012	2.32	1.63	5091
B1	10YR-24HR	9.50	5.52	0.0010	3.10	2.08	5729
B1	10YR-8Hr	9.50	5.33	0.0010	1.32	1.23	3820
B1	25Yr 3d	9.50	5.55	0.0010	2.83	2.09	5729
B1	SFWMD 100yr 3d	9.50	5.71	0.0010	3.54	2.16	5729



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Node: DW1

Scenario: Icp3
 Type: Stage/Area
 Base Flow: 0.00 cfs
 Initial Stage: 2.40 ft
 Warning Stage: 8.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.00	0.0003	13
13.00	0.0003	13

Comment: Node for drainage well

Node Max Conditions [Icp3]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
DW1	100YR-1Hr	8.00	5.48	0.0010	2.14	1.99	113
DW1	100YR-24HR	8.00	5.75	0.0010	2.30	2.17	113
DW1	100YR-8HR	8.00	5.22	-0.0010	1.86	1.82	113
DW1	10YR-1HR	8.00	4.92	0.0010	1.63	1.62	113
DW1	10YR-24HR	8.00	5.37	-0.0010	2.08	1.92	113
DW1	10YR-8Hr	8.00	4.33	-0.0010	1.23	1.22	113
DW1	25Yr 3d	8.00	5.42	-0.0010	2.09	1.95	113
DW1	SFWMD 100yr 3d	8.00	5.62	-0.0010	2.16	2.09	113



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URBN# C010

Node: GRND1

Scenario: Icp3
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 1.00 ft
 Warning Stage: 1.01 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	1.00
0	0	0	150.0000	1.00

Comment: Ave. October Ground Water Elev. WC 2.2 = 1.0

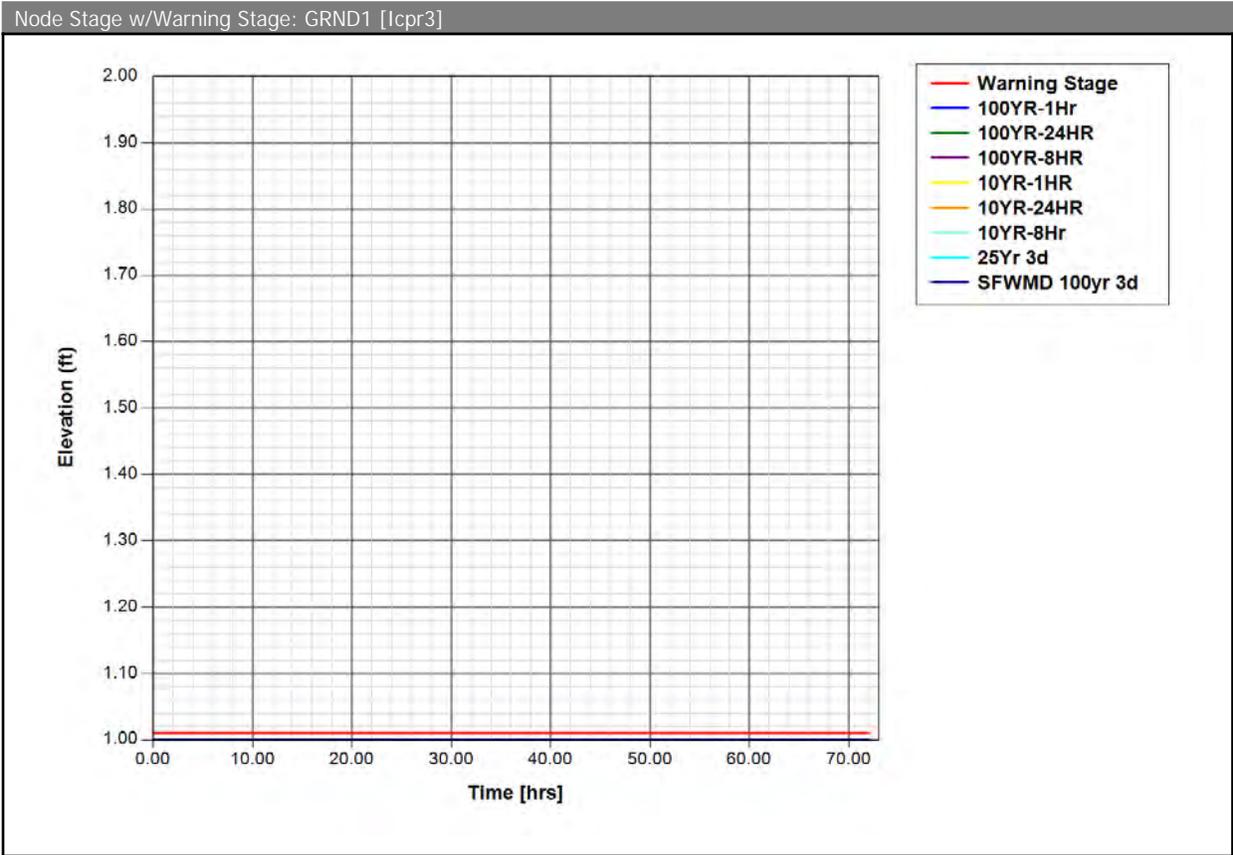


Node Max Conditions [Icp3]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
GRND1	100YR-1Hr	1.01	1.00	0.0000	1.99	0.00	0
GRND1	100YR-24HR	1.01	1.00	0.0000	2.17	0.00	0
GRND1	100YR-8HR	1.01	1.00	0.0000	1.82	0.00	0
GRND1	10YR-1HR	1.01	1.00	0.0000	1.62	0.00	0
GRND1	10YR-24HR	1.01	1.00	0.0000	1.92	0.00	0
GRND1	10YR-8Hr	1.01	1.00	0.0000	1.22	0.00	0
GRND1	25Yr 3d	1.01	1.00	0.0000	1.95	0.00	0
GRND1	SFWMD 100yr 3d	1.01	1.00	0.0000	2.09	0.00	0

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URBN# C010



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URBN# C010

Node: OFFSITE

Scenario: Icp3
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 1.00 ft
 Warning Stage: 1.01 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	1.00
0	0	0	150.0000	1.00

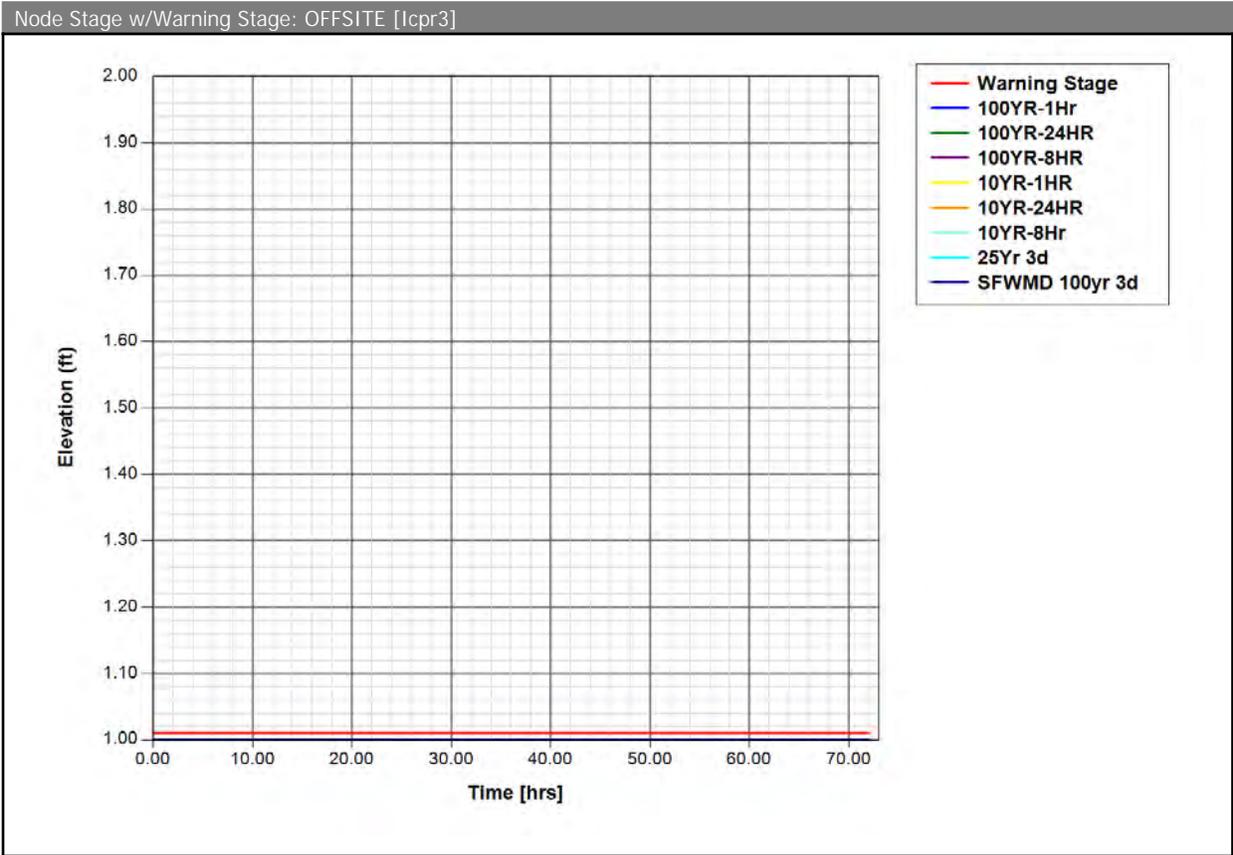
Comment: Oct. Ground Water Level per WC2.2 = 1.0

Node Max Conditions [Icp3]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
OFFSITE	100YR-1Hr	1.01	1.00	0.0000	0.00	0.00	0
OFFSITE	100YR-24HR	1.01	1.00	0.0000	0.00	0.00	0
OFFSITE	100YR-8HR	1.01	1.00	0.0000	0.00	0.00	0
OFFSITE	10YR-1HR	1.01	1.00	0.0000	0.00	0.00	0
OFFSITE	10YR-24HR	1.01	1.00	0.0000	0.00	0.00	0
OFFSITE	10YR-8Hr	1.01	1.00	0.0000	0.00	0.00	0
OFFSITE	25Yr 3d	1.01	1.00	0.0000	0.00	0.00	0
OFFSITE	SFWMD 100yr 3d	1.01	1.00	0.0000	0.00	0.00	0

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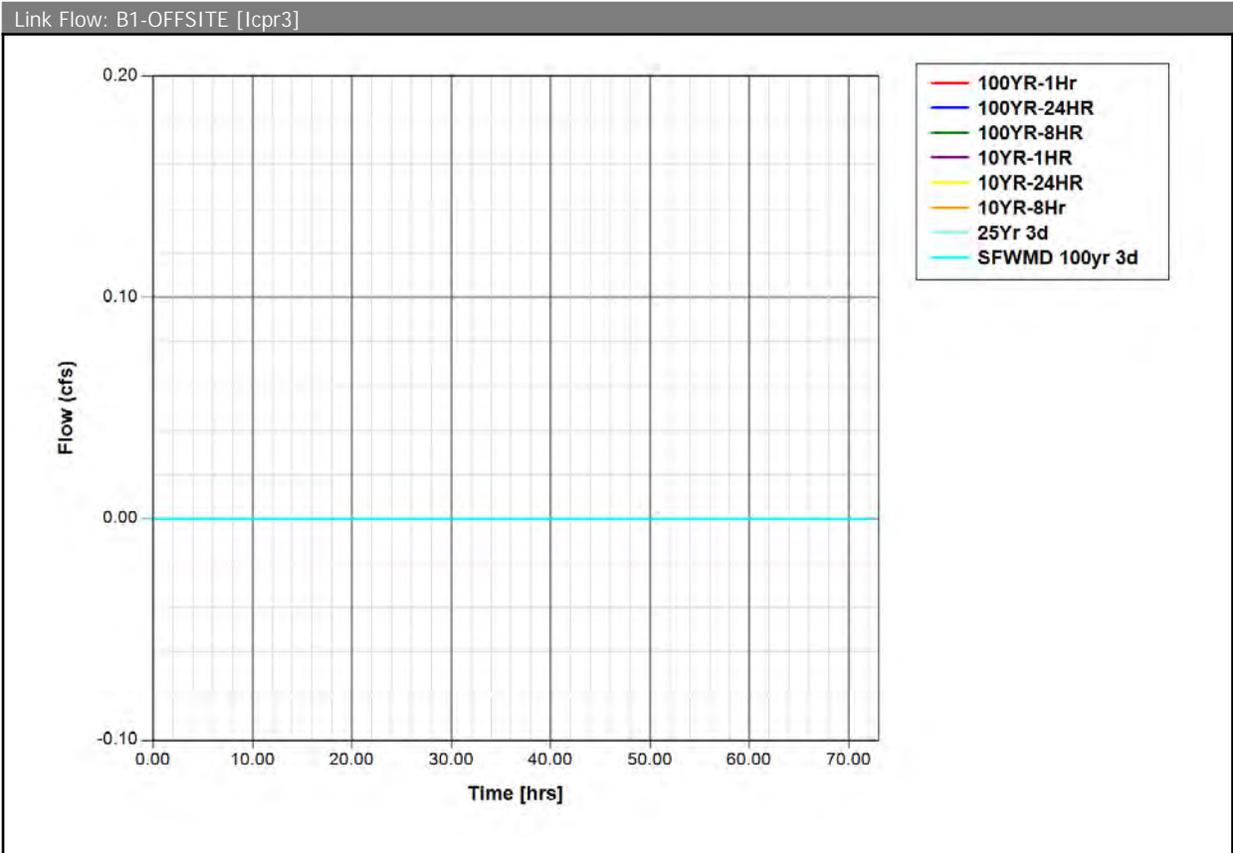


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URBN# C010

Weir Link: B1-OFFSITE	
Scenario: Icpr3	Bottom Clip
From Node: B1	Default: 0.00 ft
To Node: OFFSITE	Op Table:
Link Count: 1	Ref Node:
Flow Direction: Both	Top Clip
Damping: 0.0000 ft	Default: 0.00 ft
Weir Type: Horizontal	Op Table:
Geometry Type: Rectangular	Ref Node:
Invert: 6.90 ft	Discharge Coefficients
Control Elevation: 6.90 ft	Weir Default: 3.200
Max Depth: 0.50 ft	Weir Table:
Max Width: 20.00 ft	Orifice Default: 0.600
Fillet: 0.00 ft	Orifice Table:

Comment: This Link Weir represents the lowest point at property line to evaluate if stormwater discharges to offsite.

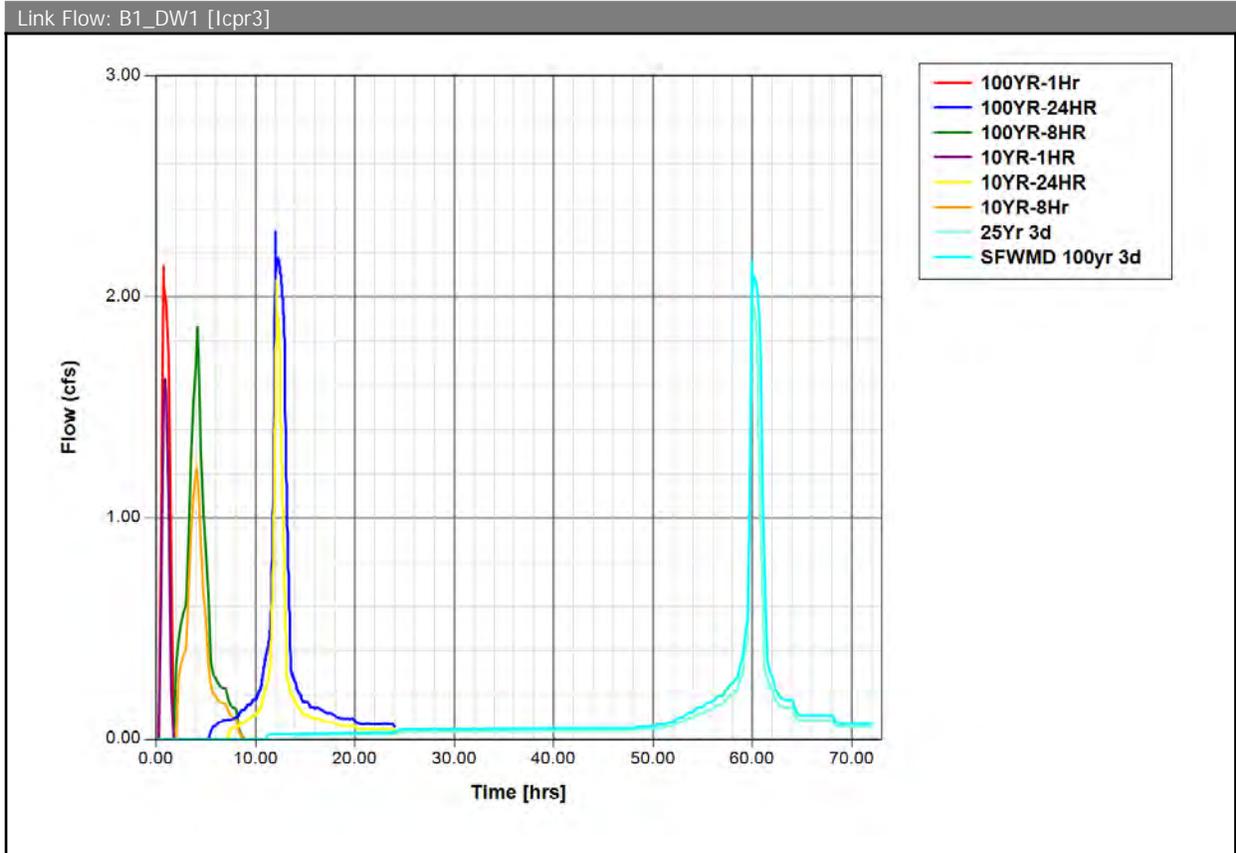


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URBN# C010

Pipe Link: B1_DW1	Upstream	Downstream
Scenario: Icpr3	Invert: 4.56 ft	Invert: 4.56 ft
From Node: B1	Manning's N: 0.0130	Manning's N: 0.0130
To Node: DW1	Geometry: Circular	Geometry: Circular
Link Count: 1	Max Depth: 1.50 ft	Max Depth: 1.50 ft
Flow Direction: Both	Bottom Clip	
Damping: 0.0000 ft	Default: 0.00 ft	Default: 0.00 ft
Length: 90.00 ft	Op Table:	Op Table:
FHWA Code: 1	Ref Node:	Ref Node:
Entr Loss Coef: 0.00	Manning's N: 0.0130	Manning's N: 0.0130
Exit Loss Coef: 1.00	Top Clip	
Bend Loss Coef: 0.00	Default: 0.00 ft	Default: 0.00 ft
Bend Location: 0.00 dec	Op Table:	Op Table:
Energy Switch: Energy	Ref Node:	Ref Node:
	Manning's N: 0.0130	Manning's N: 0.0130

Comment:



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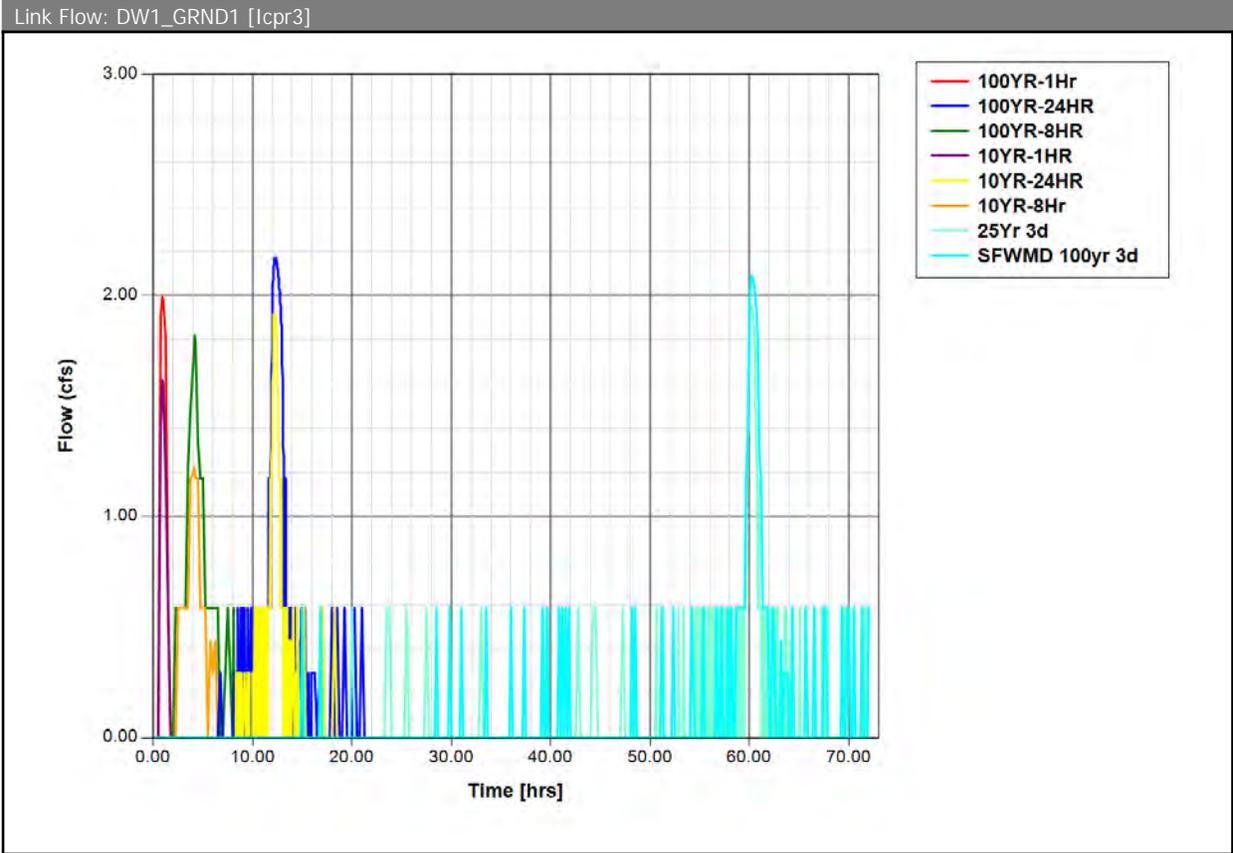
URBN# C010

Rating Curve Link: DW1_GRND1

Scenario: Icp3
From Node: DW1
To Node: GRND1
Link Count: 1
Flow Direction: Positive

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
1 Well	4.25	DW1	4.25	DW1

Elevation On is the highest of W.T. or Well Rim elevation
Oct. W.T. = 1.0 NAVD
Well Rim Elevation = 4.25 NAVD
Elevation On = 4.25 NAVD
Elevation Off = 4.25 NAVD



Simulation: 100YR-1Hr

Scenario: Icpr3
 Run Date/Time: 2/12/2024 1:39:28 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: Icp3

 Unit Hydrograph Folder: Icp3

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight Fact: 0.5 dec
 dZ Tolerance: 0.0010 ft

 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft

 Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

 Smp/Man Basin Rain Opt: Global

 Rainfall Name: ~FDOT-1
 Rainfall Amount: 5.00 in
 Storm Duration: 1.0000 hr

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URBN# C010

Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 113 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 100YR-24HR

Scenario: Icp3
 Run Date/Time: 2/12/2024 1:39:29 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000

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URBN# C010

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	24.0000	5.0000

Restart File
 Save Restart: False

Resources & Lookup Tables

Resources
 Rainfall Folder: Icpr3
 Unit Hydrograph Folder: Icpr3

Lookup Tables
 Boundary Stage Set: 24 Hr
 Extern Hydrograph Set:
 Curve Number Set:
 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight: 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft
 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft
 Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
 Smp/Man Basin Rain Opt: Global
 Rainfall Name: ~SCSII-24
 Rainfall Amount: 12.20 in
 Storm Duration: 24.0000 hr
 Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area (1D): 113 ft2
 Energy Switch (1D): Energy

Comment: 24HR Variable W: Variable groundwater during a 24HR storm event.

Simulation: 100YR-8HR

Scenario: Icpr3
 Run Date/Time: 2/12/2024 1:39:47 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

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URBN# C010

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	9.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: Icp3
 Unit Hydrograph Folder: Icp3

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:
 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:

Tolerances & Options

Time Marching: SAOR

IA Recovery Time: 24.0000 hr

The George
 950 S FEDERAL HWY.
 HOLLYWOOD, FLORIDA 33020

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Max Iterations: 6
 Over-Relax Weight 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

Smp/Man Basin Rain Global
 Opt:

Rainfall Name: ~FDOT-8
 Rainfall Amount: 9.60 in
 Storm Duration: 8.0000 hr

Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 113 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 10YR-1HR

Scenario: Icpr3
 Run Date/Time: 2/12/2024 1:39:51 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: Icp3

 Unit Hydrograph Folder: Icp3

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight Fact: 0.5 dec
 dZ Tolerance: 0.0010 ft

 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft

 Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

 Smp/Man Basin Rain Opt: Global

 Rainfall Name: ~FDOT-1
 Rainfall Amount: 3.80 in
 Storm Duration: 1.0000 hr

 Dfit Damping (1D): 0.0050 ft
 Min Node Srf Area (1D): 113 ft2
 Energy Switch (1D): Energy

Comment:

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Simulation: 10YR-24HR

Scenario: Icp3
 Run Date/Time: 2/12/2024 1:39:52 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.3300

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
 Unit Hydrograph ICPR3

Lookup Tables

Boundary Stage Set: 24 Hr
 Extern Hydrograph Set:
 Curve Number Set:

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Folder:

Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: Scsii-24
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 8.20 in
Edge Length Option: Automatic	Storm Duration: 24.0000 hr
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 113 ft2
	(1D):
	Energy Switch (1D): Energy

Comment: 24HR Variable W: Variable groundwater during a 24HR storm event.

Simulation: 10YR-8Hr

Scenario: Icp3
 Run Date/Time: 2/12/2024 1:40:11 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	9.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	10.0000	1.0000
0	0	0	14.0000	5.0000
0	0	0	16.0000	15.0000
0	0	0	24.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: Icp3

 Unit Hydrograph Icp3
 Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~FDOT-8
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 6.80 in
Edge Length Option: Automatic	Storm Duration: 8.0000 hr
	Dflt Damping (1D): 0.0050 ft

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Min Node Srf Area 113 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 25Yr 3d

Scenario: Icpr3
 Run Date/Time: 2/12/2024 1:40:16 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	48.0000	5.0000
0	0	0	56.0000	1.0000
0	0	0	64.0000	5.0000
0	0	0	72.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	48.0000	5.0000
0	0	0	56.0000	1.0000
0	0	0	64.0000	5.0000
0	0	0	72.0000	5.0000

Restart File

Save Restart: False

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Resources & Lookup Tables

Resources	Lookup Tables
Rainfall Folder: ICPR3	Boundary Stage Set: 72 Hr
Unit Hydrograph ICPR3 Folder:	Extern Hydrograph Set:
	Curve Number Set:
	Green-Ampt Set:
	Vertical Layers Set:
	Impervious Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: Sfwmd72
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 13.50 in
Edge Length Option: Automatic	Storm Duration: 72.0000 hr
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 113 ft2
	(1D):
	Energy Switch (1D): Energy

Comment: 72HR Variable W: Variable groundwater during a 72HR storm event.

Simulation: SFWMD 100yr 3d

Scenario: Icpr3
 Run Date/Time: 2/12/2024 1:41:04 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

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	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	2.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	10.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: ICPR3
 Unit Hydrograph Folder: ICPR3

Lookup Tables

Boundary Stage Set: 72 Hr
 Extern Hydrograph Set:
 Curve Number Set:
 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight Fact: 0.5 dec	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Opt: Global
Max dZ: 1.0000 ft	
Link Optimizer Tol: 0.0001 ft	Rainfall Name: Sfwmd72
	Rainfall Amount: 16.80 in
Edge Length Option: Automatic	Storm Duration: 72.0000 hr
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area (1D): 113 ft2
	Energy Switch (1D): Energy

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URBN# C010



Appendix D



June 1, 2023

Conkreta Group

2980 NE 207 Street, Suite 409
Aventura, FL 33180

Attention: Mr. Jonathan Brief, CEO
Email: ibk@conkretagroup.com
Phone: (305) 503-7899

Re: Report of Geotechnical Engineering Services
14-Story Building
950 Federal Hwy.
Hollywood, FL 33020
PACIFICA Project No.: 320-23214

Dear Mr. Brief:

Pacifica Engineering Services, LLC. (PACIFICA) has completed a geotechnical engineering study for the above-referenced project. The scope of geotechnical services was completed in general accordance with PACIFICA Proposal No. 610-12013657 dated May 4, 2023. Authorization to proceed was given via signature of the proposal on May 4, 2023.

PACIFICA appreciates the opportunity to provide geotechnical engineering services on this project and looks forward to an opportunity to participate in construction-related aspects of the development. If you have any questions or should additional information, be required, please do not hesitate to contact our office at (561) 419-8460.

Sincerely,

Pacifica Engineering Services

Florida Certification of Authorization License No. 32328

A handwritten signature in blue ink that reads "Maximo Peralta".

Maximo Peralta Alvarez, P.E.
Senior Geotechnical Engineer
FL License No. 84213

A handwritten signature in blue ink that reads "Wesley C. Foster".

Wesley C. Foster, P.E.
Principal Engineer
FL License No. 83239

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APPENDIX:

Sheet 1: Site Vicinity Map

Sheet 2: Boring Location Plan – Aerial

 Boring Location Plan – Site

 Boring Logs

 Percolation Test Results

 Moment vs. Depth Graphs from Lateral Pile Analyses

1.0 GENERAL PROJECT INFORMATION

The project is located at 950 Federal highway, Hollywood, Florida. It is understood that plans for this project include the design and construction of a fourteen-story building. A site vicinity map which shows the general location of the project site is located on Sheet 1 of the Appendix.

Structural loading was not provided at the time of this report; therefore PACIFICA has assumed maximum columns and wall loads of 2,500 kips and 4 kips/linear foot, respectively. Similarly, site grading information was not provided, therefore PACIFICA has assumed existing site grades will be within 2 feet of final site grades.

If any of the information in this report is incorrect or has changed, please notify PACIFICA so that we may check the recommendations presented in this report. PACIFICA will not be held responsible if not given the opportunity to check the recommendations once final designs have been complete.

2.0 GEOTECHNICAL EXPLORATION

2.1 Geotechnical Boring

Four (4) Standard Penetration Test (SPT) geotechnical borings were performed to assess the subsurface conditions. The borings were advanced to a depth of 80 feet with respect to the site grades at the time of the geotechnical exploration. A boring location plan can be found on Sheet 2 of the Appendix.

The SPT borings were performed using a CME-55 truck mounted geotechnical drilling rig equipped with an automatic hammer utilizing mud rotary drilling techniques. The SPT samples were collected continuously in the upper 10 feet and at 5-foot intervals thereafter until final boring depth was reached.

After the samples were collected in the split barrel sampler they were bagged, labeled and transported back to the laboratory for description and limited testing. After the geotechnical borings were completed, they were backfilled using access auger cuttings and the ground surface was generally leveled.

2.2 Subsurface & Groundwater Conditions

The individual boring log included in the Appendix shows the various soil types and stratifications. The transition between soil strata may be gradual and not as definitive as it appears on the boring log. If the contractor cannot determine the soil strata during construction the geotechnical engineer should be consulted.

Groundwater was encountered at depths of 6.0 to 7.0 feet at the time of the geotechnical exploration. The groundwater table may vary due to high/low tide fluctuations, rainfall, runoff, droughts or the infiltration rate of the soil and therefore the contractor should verify the groundwater table prior to construction.

2.3 Percolation Tests

One percolation test was performed at boring location B-4 to a depth of 10 feet below grade at the time of the geotechnical exploration. The percolation tests were performed in general accordance with the South Florida Water Management District (SFWMD) procedures for the "Usual Condition Constant Head" Percolation Test. The boreholes were advanced using a 3-inch diameter casing. A 2-inch diameter perforated PVC pipe was placed in the boreholes prior to retrieving the casing. Water was then pumped into the boreholes in order to raise the water level as close to the ground surface as possible. Once the inflow equalized with the outflow rate, the average pumping rate and level of the water for this stabilized flow rate was recorded. The results of the percolation tests are included in the Appendix section of this report. Table 1 below shows the condensed results, the full results located in the Appendix should be used when the exfiltration trenches are being designed. It should be noted that the designer should apply an appropriate factor of safety to the reported values.

TABLE 1: PERCOLATION TEST RESULTS

Boring ID	Date	Depth of Test (ft)	Depth of Groundwater Prior to Test (ft)	Average Flow Rate (GPM)	K, Hydraulic Conductivity (CFS/ft ² -ft)
B-4	05-16-2023	10	6.0	4.0	4.0E-04

3.0 GEOTECHNICAL CLASSIFICATION

The soil samples taken from the geotechnical boring were taken back to the laboratory and visually reviewed by a geotechnical engineer. The soil samples were classified using the Unified Soil Classification System (USCS) in general accordance with the American Society of Testing and Materials (ASTM) test designation D2487.

4.0 FOUNDATION RECOMMENDATIONS

4.1 Geotechnical Discussion

Based on the assumed relatively high structural loads in Section 1 of this report, proximity to adjacent buildings, and the results of the geotechnical exploration, the proposed structures could be supported on augercast piles. PACIFICA should be given an opportunity to review the final foundation design and construction sequences.

PACIFICA understands that miscellaneous lightly loaded structures may be required on this project. The details and locations of these structures are unknown at the time of this report. PACIFICA can provide structure and location specific recommendations if requested and provided the details and locations. For the purposes of this report, general recommendations for these lightly loaded structures are detailed in Section 4.4 and consist of shallow foundations.

4.3 Augercast Pile Recommendations

Augercast piles may be used to support the proposed structures. Augercast piles are known for their ease of construction when considering deep foundation systems. Additionally, augercast piles can be installed with minimal noise and vibration to the surrounding area and nearby foundation systems. The capacity of these foundations systems is reliant on the side (skin) friction that is developed along the grouted lateral area of the pile and soil strata.

The piles should be extended into the lower sand stratum. The estimated top depth of the lower sand stratum is about 50 feet below grade and is based on the geotechnical field exploration. The Augercast Pile contractor, with the assistance of a PACIFICA pile inspector should verify the depth of the competent lower sand stratum during the installation of the test piles.

Tables 2 and 3 were generated based on the geotechnical exploration and the provided loads referenced in Section 1 of this report. The following table lists allowable pile capacities for varying pile diameters and pile lengths. Once final foundations systems have been determined, PACIFICA should be notified to revise and/or amend the recommendations in this report in conjunction with the project Structural Engineer.

TABLE 2: AUGERCAST PILE ALLOWABLE AXIAL CAPACITIES

Diameter (in.)	Estimated Pile Length (ft.)	Allowable Pile Capacities (tons)		Vertical Spring Constant (kip/in.)	Min. Grout Strength (psi)
		Compression	Tension		
18	75	290	145	580	8,000
24	75	380	190	760	8,000

Notes:

1. Estimated Pile Lengths are based on site grades at the time of the geotechnical exploration and the anticipated depth of the lower sand stratum. Once structural plans are finalized PACIFICA should be retained to provide structure specific estimated pile lengths.
2. Estimated Pile Lengths should be met.
3. PACIFICA assumes that the structural design of the augercast piles will include appropriate reinforcing to resist compression, uplift and/or lateral forces as noted herein and should be designed by the structural engineer.
4. These capacities are based on the above referenced grout strength. The Structural Engineer should determine the minimum compressive strength for the grout in accordance with applicable standards.
5. Load tests will be required for each pile diameter used for the support of the proposed buildings. Load test requirements are detailed in subsection 6.1.4.

TABLE 3: AUGERCAST PILE ALLOWABLE LATERAL CAPACITIES

Diameter (in)	Allowable Lateral Pile Capacity for 0.375-inch Lateral Movement (tons)	Allowable Lateral Pile Capacity for 0.25-inch Lateral Movement (tons)
18	9.5	7.5
24	17	14

Notes:

1. Lateral pile capacities were calculated using the L-Pile computer program.



2. A fixed head condition was used to model the piles.
3. For 18-inch diameter piles: six (6) #6 steel reinforcement bars were evenly spaced circularly with 3 inches of cover.
4. For 24-inch diameter piles: six (6) #8 steel reinforcement bars were evenly spaced circularly with 3 inches of cover.
5. 60 kips per square inch (ksi) steel was used in the analyses.
6. These analyses were performed assuming a combined axial and lateral load condition.
7. These analyses assume that the recommended center to center spacing is three pile diameters.

Maximum moment versus depth graphs is provided in the Appendix Section of this report. The graphs were generated using the L-Pile computer program with the assumptions outlined in the noted of Table 3.

Settlement of the above augercast pile systems is anticipated to be on the order of one inch, with differential settlement between adjacent piles on the order of ½ inches. Settlement of the augercast pile systems is governed by the loads listed in Section 1 of this report, the allowable axial loads given in this section, and the results of the geotechnical exploration.

Augercast piles should be spaced at least three pile diameters, center to center, away from one another to reduce group effects. PACIFICA understands that a pile spacings of 2.5D are being considered. If pile spacings of 2.5D are used, then a reduction factor of 0.67 shall be used for the provided pile capacities. Full length steel reinforcement is required to provide some assurance that the augercast piles have been constructed with a continuous cross section. The full-length reinforcement should be installed immediately after grouting in the center of the augercast pile using centralizers, also known as spacers, located at intervals approved by the Geotechnical and Structural Engineer. The reinforcement should be designed by the Project Structural Engineer to resist uplift, lateral and compressive forces.

The 28-day compressive strength of the grout used in the augercast piles should be determined by the Structural Engineer.

4.4 Shallow Foundations for Miscellaneous Structures

Shallow foundations with an allowable bearing pressure of 3,000 pounds per square foot and placed at a minimum of 18 inches below finished floor elevation may be used to support one- to two-story miscellaneous structures with maximum loads less than 120 kips. Prior to placement of the shallow foundations, properly compacted existing granular soils or structural fill soils should be placed within the footprint of each shallow foundation. Recommendations in the following section should be followed. As a minimum, the foundation size should follow the Florida Building Code.

In order to prevent against punching shear failure, each individual shallow foundation should have a minimum width of 3 feet. Designers should use a friction factor of 0.55 for base shearing resistance and values calculated from this shearing resistance should be considered ultimate. Passive earth pressure resistance should be computed using an equivalent fluid pressure of 180 pounds per square foot per foot of depth, for granular materials. Additional soil values the designer may require for uplift design are the unit weight and submerged unit weight of the soil, 120 pcf and 58 pcf, respectively.

Settlement estimates were determined based on an assumed maximum column load of 120 kips for miscellaneous structures and the allowable bearing capacity detailed in the beginning of this

section. Please contact PACIFICA if the assumed loads are inaccurate. PACIFICA is not responsible nor will be held liable if the assumed loads in this report are inaccurate. Settlement estimates were determined from empirical relationships and based on experience with similar projects. Based on the geotechnical exploration, the required compaction recommendations in this report and the items listed in this section, an estimated settlement of 1 inch or less was calculated. Differential settlement between adjacent shallow foundations may be approximately $\frac{1}{2}$ the total estimated settlement. Due to the elastic characteristics of granular soils the settlement should be observed as soon as the live loads are applied. These settlements are usually considered to be tolerable for lightly loaded structures. However, if more stringent settlements are required then PACIFICA should be contacted to revise the recommendations given in this report.

4.2 Ground Floor Slab Recommendations

Ground floor slabs can bear directly on top of compacted structural fill material that is compacted based on requirements in Section 5.0. A modulus of subgrade reaction value of 150 pounds per cubic inch (pci) may be used for design. The underside of the ground floor slab should be lined with a vapor barrier at least 6 mil thick. A friction factor of 0.21 (ultimate) can be used for the soil to vapor barrier interface.

5.0 SITE PREPARATION RECOMMENDATIONS

5.1 General Site Preparation

The results of the field investigation and experience from similar projects have yielded the following recommendations detailed in steps. These steps should be carried out by an experienced contractor adhering to current standards. It should be noted that these steps should be performed with care to not damage any adjacent structures or any underground utilities.

- 1) Prior to construction activities on-site underground utilities should be identified and marked in the field. If any of the existing utility lines are in conflict with the proposed construction, then plans should be made to relocate these lines. If the utilities discovered are abandoned or out of service, they should be removed.
- 2) Topsoil, asphalt, concrete, unsuitable material or any other debris should be stripped to expose in-situ soils. If any old foundations from previous structures are encountered, then they should be removed in their entirety. If deep foundations are encountered the geotechnical engineer should be retained to assess the impact on the proposed structures and to make recommendations on mitigation.
- 3) The exposed on-site soils in the building(s) footprint should be properly compacted per the recommendations in the following section. The compaction should extend 5 feet beyond the perimeter of the building.
- 4) The contractor should prepare for heavy excavation activities as limerock and limestone was encountered at relatively shallow depths. If limestone is encountered, it may require special tools/buckets in order to break the material up.
- 5) Any unsuitable material or debris encountered should be removed and replaced with structural fill.
- 6) Any fill needed to bring up the site to the proper elevation, including any reference to structural fill in this report, should adhere to the recommendations given the section entitled Structural Fill Soils.
- 7) A representative of the geotechnical engineer should be present and properly document these activities.

- 8) Any other geotechnical related questions should be directed to the geotechnical engineer of record.

The contractor should adhere and be aware of all OSHA and any regulatory standards during construction activities. The contractor is responsible and held solely liable if these standards are not upheld.

5.2 Dewatering Recommendations

Dewatering may be required on this site if deeper excavations are warranted. Groundwater may be pumped out using pumps or other processes to at least 2 feet below and compaction activities. Well point systems may be used if deeper excavations are required for proper and safe construction. A specialty contractor should design these systems and adhere to any regulatory standards.

5.3 Compaction Recommendations

Once initial site clearing has been performed the exposed in-situ soils in the building(s) footprint should be properly compacted until the surface is firm and unyielding. The compaction should extend 5 feet beyond the perimeter of the building. Care should be taken when compacting adjacent to existing structures. A self-propelled vibratory roller no less than 40,000 pounds should be used to compact the exposed in-situ soils. The proof rolling should be observed by PACIFICA to identify and mitigate any weak subgrade conditions.

If any locations of in-situ soils overly deflect under the weight of the roller then the soils should be removed to a depth of 24 inches and replaced with properly compacted structural fill materials. The structural fill soils should be compacted to 95% of the Modified Proctor maximum dry density per ASTM D1557. Wetting of the subgrade soils may be used in order to achieve proper compaction.

5.4 Compaction Recommendations for Areas Close to the Existing Structures

Once initial site clearing has been performed, the exposed in-situ soils in the building(s) footprint should be properly compacted until the surface is firm and unyielding. The compaction should extend 5 feet beyond the perimeter of the building. Care should be taken when compacting adjacent to existing structures. The in-situ soils should be compacted using a self-propelled vibratory roller, in static mode, no less than 40,000 pounds. The proof rolling should be observed by PACIFICA to identify and mitigate any weak subgrade conditions.

If any locations of in-situ soils overly deflect under the weight of the roller then the soils should be removed to a depth of 24 inches and replaced with properly compacted structural fill materials. The structural fill soils should be compacted to 95% of the Modified Proctor maximum dry density per ASTM D1557. Wetting of the subgrade soils may be used in order to achieve proper compaction.

5.5 Structural Fill Soils

Structural fill soils should be inorganic and consist of granular material containing less than 12 percent passing the U.S. Standard No. 200 mesh sieve, a maximum particle size of 3 inches and have a Unified Soil Classification System (USCS) designation of GP, GW, GP-GM, GW-GM, SP, SW, SP-SM, or SW-SM. The structural fill material may be composed of either clean sands and/or limerock. The use of "Cyclone Sand" is not permitted.

Density tests should be performed by a qualified technician working under the supervision of the geotechnical engineer and be in accordance with the appropriate ASTM standards. The representative of the geotechnical engineer should be present and agree with the placement and compaction of all structural fill materials.

Loose lifts not exceeding 12 inches should be performed on all structural fill materials. The lifts should be compacted to 95% of the Modified Proctor (ASTM D1557). If a small vibratory plate or roller is used, then loose lifts should not exceed 8 inches.

5.6 Shallow Foundation Construction

Based on the results of the geotechnical exploration, the following recommendations apply to the soils beneath the building(s) foundations. In-situ or imported structural fill soils at the base of the footing excavations should be compacted to at least 95% of the Modified Proctor (ASTM D1557). If any locations of in-situ or imported structural fill soils overly deflect under the weight of the compactor/roller, then the soils should be removed to a depth of 24 inches and replaced with properly compacted structural fill materials.

6.0 CONSTRUCTION RECOMMENDATIONS

6.1 Augercast Pile Construction Recommendations

The following sections detail construction considerations and recommendations for the installation, construction and testing of the augercast pile foundation systems. PACIFICA recommends that a representative of the geotechnical engineering be retained to monitor and report the installation, construction, and testing of the augercast pile foundations systems.

6.1.1 Construction Verification Recommendations

Augercast Pile placement with respect to the construction drawings should be verified prior to the commencement of drilling. A placement tolerance of 3 inches is recommended. Plumbness should be limited to 2%, with respect to the vertical or design batter. The contractor should demonstrate their ability to check for plumbness and depth.

6.1.2 Drilling and Grouting Recommendations

Augercast piles are to be constructed by a contractor with 10 years of experience and can demonstrate they have installed augercast piles within the project vicinity. Piles are to be terminated at the planned tip depth or termination criteria by rotating hollow-stem continuous flight augers through the bearing stratum. Positive pressure during grouting is required before the auger can be slowly drawn up from the hole. Fluid and/or slurry return at the top of the hole is a good indication that positive pressure is being achieved. If the grout pressure suddenly drops the auger should be reinserted five feet below the level where the grout pressure dropped. Once positive pressure is achieved again the auger can continue being extracted from the hole.

Grout volumes upwards of 1.5 times the theoretical pile volume are not uncommon. If grout volumes less than 1.15, or greater than 1.5 are recorded, the Geotechnical Engineer should be contacted, and the installation of all augercast piles shall be stopped.

Ground subsidence may be observed if the grout expands laterally due to the soft soil strata and/or the weight of the grout column cause the grout to expand laterally. This is not uncommon and should be monitored and recorded. Ground subsidence of 6 inches within the first two hours of the commencement of grout placement can be typical and the contractor should pour fresh grout to achieve the required pile cut off elevation. If excess ground subsidence is observed within the first few hours or any time period thereafter, the Geotechnical Engineer should be contacted, and no further piles should be constructed.

Adjacent piles within six (6) pile diameters should not be installed on the same day or 24-hour period. The grout should be allowed to fully set so that the existing pile is not compromised by the installation of the new pile.

6.1.3 Augercast Pile Monitoring

Successful augercast piles are highly dependent on adequate installation, contractor expertise and successful monitoring. PACIFICA should be made available to review the pile installation plan and working drawings prior to the start of the augercast pile construction. Additionally, full-time observations are required for the entirety of the augercast pile installation and production. This full-time monitoring program will provide a level of assurance that the augercast piles were installed per the recommendations in this geotechnical report. Proper grout pump calibration is required prior to production pile installation. At least one set of six, two-inch cubes or three-inch diameter by six-inch high grout cylinders should be made for each 50 cubic yards of grout pumped.

6.1.4 Test Pile Program

PACIFICA recommends that at least one static compression load test and one static tensile load test be conducted for each pile diameter used on this project. Additionally, PACIFICA recommends one lateral load test for each pile diameter that is used for lateral resistance. The location of the test piles should be positioned at non-production locations. Full scale static compression tests should be performed pursuant to ASTM D1143. Static tensile load tests should be performed pursuant to ASTM D3689. Lateral Load Tests should be performed pursuant to ASTM D3966. All tests should be performed pursuant to the requirements of the aforementioned ASTM references and the Florida Building Code under the direct supervision of a Geotechnical Engineer from PACIFICA. The reaction piles that are required for the load tests may be positioned at production pile locations.

It is recommended that the load test piles be fully instrumented with strain gauges. Based on the geotechnical exploration, a pair of strain gauges attached to the reinforcing cage at the depths outlined in Table 4 is recommended. By utilizing the strain gauge data from the load test for each pile diameter, PACIFICA will identify the load distribution characteristics of the various subsurface materials.

TABLE 4: RECOMMENDED STRAIN GAUGE LOCATIONS

Strain Gauge Number	Pile Strain Gauge Level
1	One Foot Below Grade
2	10 Feet Depth
3	15
4	20
5	30
6	40
7	45

8	50
9	60
10	70
13	One Foot Above Pile Tip

Notes:

1. The depths/levels for the strain gauges are based on the grades at the time of the geotechnical investigation and the assumption that the cut off elevation will be at grade.

Once final pile elevations and lengths are determined PACIFICA should be retained to modify/edit the strain gauge locations given in the above table.

The strain gauge data will confirm the load bearing and load deformation characteristics of the subsurface strata. Therefore, it is critical that the cut off elevation of the test pile be the same as that of the production piles. Based on the results of the load tests, the geotechnical engineer will provide additional installation criteria (i.e., revised bearing pile tip elevation, production grout volumes, etc.) for the production piles, if necessary. Testing of the piles should include the standard method of loading to at least twice the allowable compressive design value.

7.0 PAVEMENT RECOMMENDATIONS

Both flexible and rigid pavement sections may be used for this project. The pavement sections require a sub-base consisting of one or multiple layers. Traffic loading has been assumed for this project and the following recommendations have been made in the following table. Once final traffic loads and estimates have been made a civil engineer should review these general pavement recommendations given in Table 5 to check the validity.

TABLE 5: GENERAL PAVEMENT SECTION RECOMMENDATIONS

Type of Pavements	Sections/Layers	Section/Layer Thickness (in)
Flexible	Florida DOT Asphalt Type S	2.0
	Crushed limerock compacted to 98% of the Modified Proctor. A minimum LBR of 100 is required.	8.0
	Stabilized sub-base fill compacted to 98% of the Modified Proctor. A minimum LBR of 40 is required.	12.0
Rigid	Florida DOT Portland Cement Concrete	6.0
	Stabilized sub-base fill compacted to 95% of the Modified Proctor. A minimum LBR of 40 is required.	12.0

Notes:

1. Sub-base fill materials should meet the requirements presented in the latest revisions of the FDOT "Specifications for Road and Bridge Construction", Section 911.

The above pavement sections and thicknesses were based on assumed values taken from similar projects. A Civil Engineer should perform a design once traffic loading and estimates are finalized. The design pavement section shall meet minimum city/county requirements.

In any areas where dumpsters or heavy equipment are to be stored for extended periods of time, it is recommended that the rigid pavement section be utilized. Periodic maintenance should be expected for the lifetime of these pavement systems.



8.0 REPORT LIMITATIONS

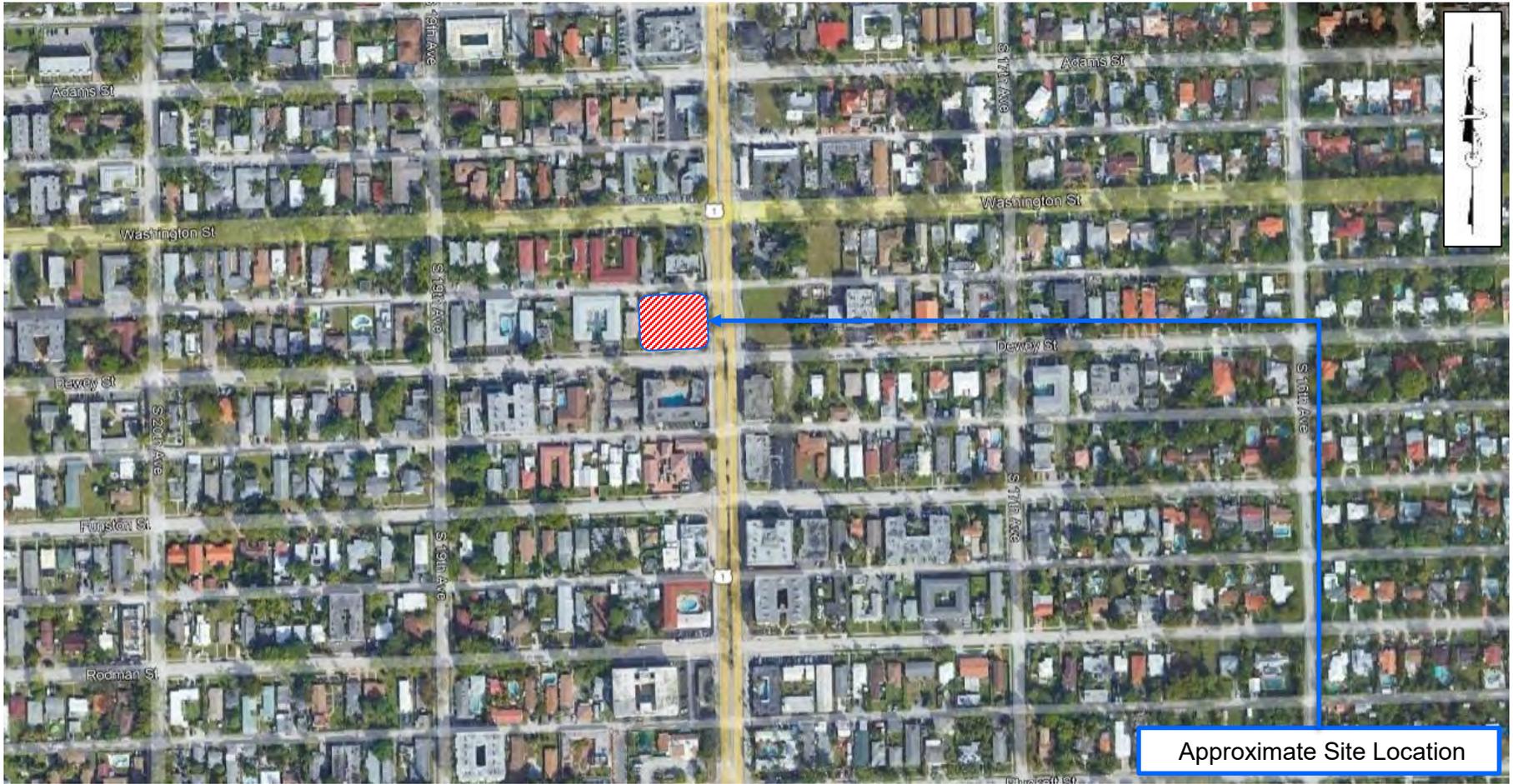
These geotechnical engineering services have been performed, findings obtained, and recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at the time of this report. PACIFICA is not responsible for the conclusions, opinions or recommendations made by others based on this data. No other warranties are implied or expressed.

After the plans and specifications are complete, PACIFICA should be provided the opportunity to review the final design and specifications, in order to verify that the earthwork and foundation recommendations are properly interpreted and implemented. At that time, it may be necessary to submit supplemental recommendations. If PACIFICA is not afforded the opportunity to participate in construction related aspects of foundation installation as recommended in this report, we can accept no responsibility for the interpretation of our recommendations made in this report or for foundation performance.

The scope of investigation was intended to evaluate soil conditions within the influence of the proposed foundations. The analyses and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. If any subsoil variations become evident during the course of this project, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe the characteristics of the conditions encountered. The applicability of the report should also be reviewed in the event significant changes occur in the design, nature or location of the proposed structures. The scope of our services did not include an environmental assessment for the presence or absence of hazardous or toxic materials in the soil and groundwater. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

This report has been prepared for the exclusive use of Konkreta Group and their design consultants for the construction of the fourteen-story building located at 950 Federal Highway in Fort Lauderdale, Florida.

SITE VICINITY MAP



Approximate Site Location

GEOTECHNICAL ENGINEERING SERVICES
14-Story Building
950 S Federal Highway, Hollywood, Florida

DATE: 5/08/2023

DRAWN: MR

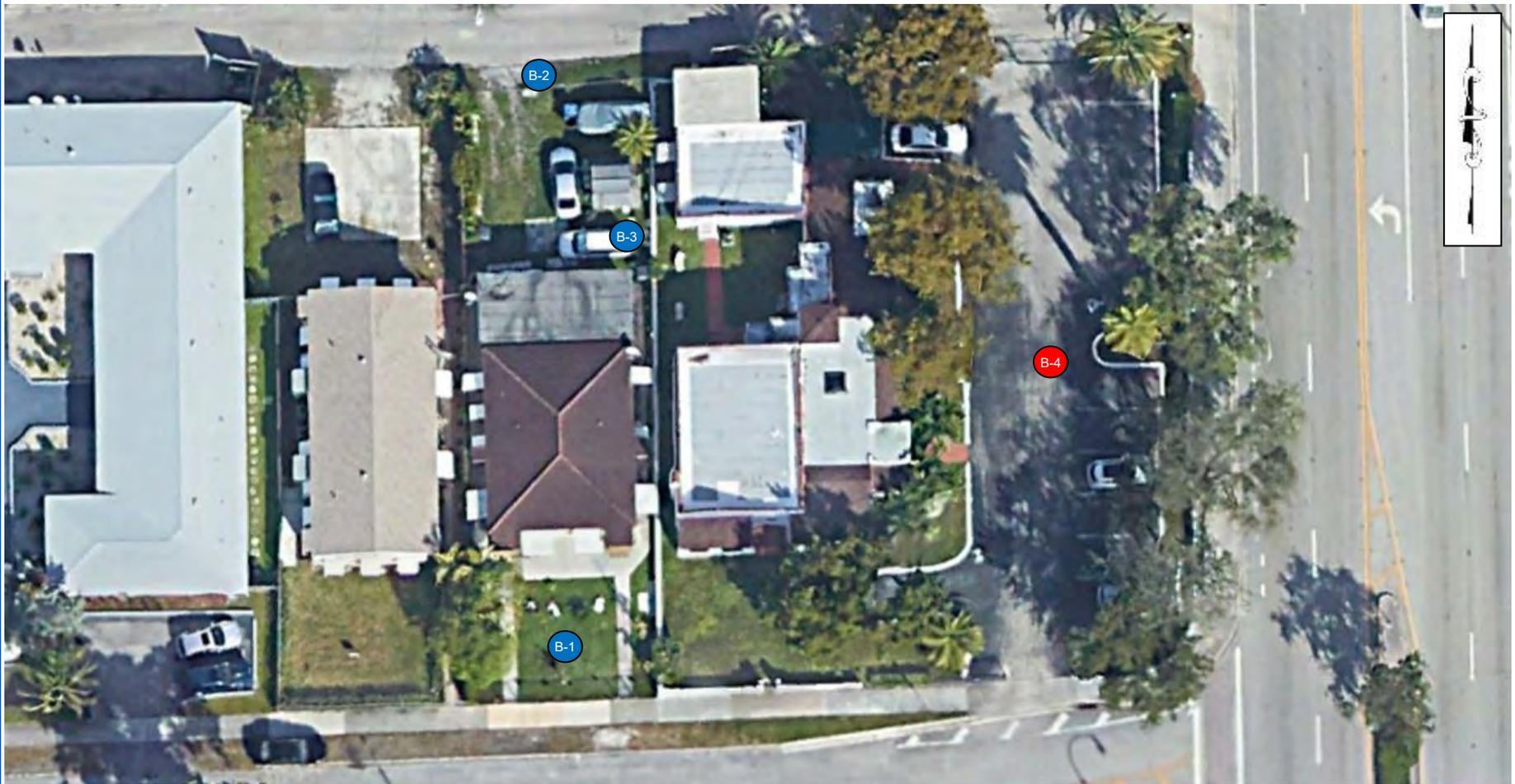
SHEET NO.: 1

PACIFICA PROJ. NO: 320-23214

CHKD: MP



BORING LOCATION PLAN - AERIAL



B-# **Approximate SPT Boring Location**

B-# **Approximate SPT Boring / Percolation Test Location**

GEOTECHNICAL ENGINEERING SERVICES
14-Story Building
 950 S Federal Highway, Hollywood, Florida

DATE: 5/08/2023
 DRAWN: MR

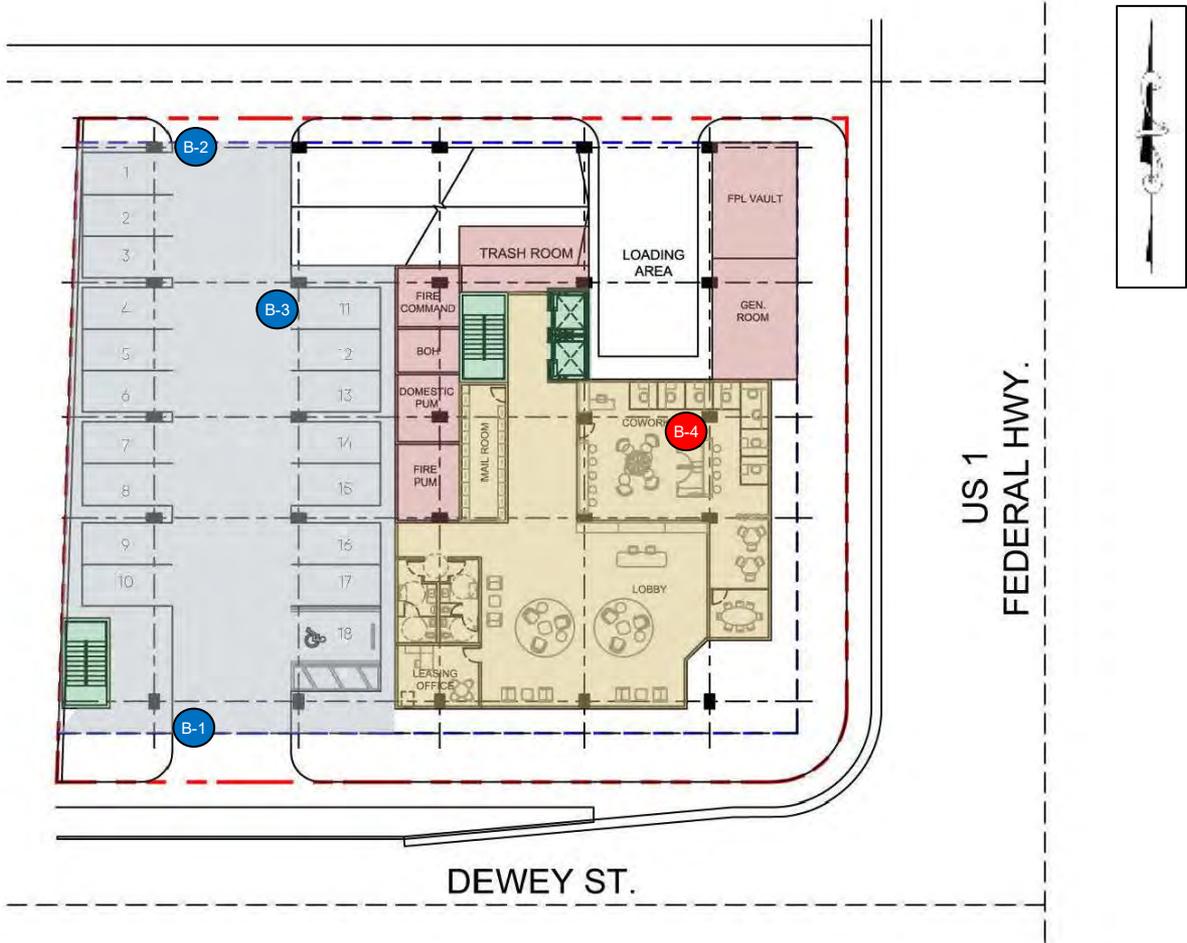


SHEET NO.: 2

PACIFICA PROJ. NO: 320-23214

CHKD: MP

BORING LOCATION PLAN - SITE



Approximate SPT Boring Location



Approximate SPT Boring / Percolation Test Location

GEOTECHNICAL ENGINEERING SERVICES
 14-Story Building
 950 S Federal Highway, Hollywood, Florida

DATE: 5/08/2023

DRAWN: MR

SHEET NO.: 3

PACIFICA PROJ. NO: 320-23214

CHKD: MP





Test Boring Log

Client Conkreta
 Project 14-Story Building
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-1
 Date Started 5/18/2023
 Date Completed 5/18/2023
 Project No. 320-23214
 Sheet No. 1 of 2
 Ground Water Depth 7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
0.0	0.0										
	2.0		Gray Fine SAND	1		SP	3-2-1-1				3
	4.0		Light Brown to Light Gray Fine SAND	2		SP	4-2-4-2				6
	6.0			3			3-4-2-1				6
	8.0		Light Brown Sandy LIMESTONE	4			7-9-5-7				14
	10.0			5			8-11-6-9				17
	12.0										
	14.0			6			6-9-7-5				16
	16.0										
	18.0										
	20.0			7			10-13-11-9				24
	22.0		Light Gray Fine SAND with Few Limestone			SP					
	24.0			8			7-9-5-4				14
	26.0										
	28.0			9			9-11-8-6				19
	30.0										
	32.0										
	34.0		Light Gray Fine SAND	10		SP	9-6-5-3				11
	36.0										
	38.0										
	40.0			11			7-5-3-5				8
	42.0										
	44.0			12			9-6-8-7				14
	46.0										
	48.0										
	50.0		Light Gray Sandy LIMESTONE	13			21-17-14-10				31

General Notes
 Driller: L.S.
 Hammer Type: Automatic
 Rig Type: CME55
 Drilling Method: SPT

601 North Congress Avenue - Suite 303 | Delray Beach, Florida 33445
 (561) 419-8460

SPT Split Spoon Sampler
 Groundwater at Time of Drilling
 WOH= Weight of Hammer



Test Boring Log

Client Conkreta
 Project 14-Story Building
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-1
 Date Started 5/18/2023
 Date Completed 5/18/2023
 Project No. 320-23214
 Sheet No. 2 of 2
 Ground Water Depth 7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE													
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value							
52.0			Light Gray Sandy LIMESTONE	14		SP	29-50/1"				50/1"						
54.0																	
56.0																	
58.0				Light Gray Fine SAND with Trace Limestone	15		SP	10-12-14-11				26					
60.0																	
62.0				Light Gray Sandy LIMESTONE	16		SP	17-10-15-12				25					
64.0																	
66.0																	
68.0																	
70.0													21-19-13-10				32
72.0																	
74.0													17-23-21-18				
76.0																	
78.0																	
80.0					19			15-11-12-10				23					
				Boring Terminated at 80.0 feet													

General Notes
 Driller: L.S.
 Hammer Type: Automatic
 Rig Type: CME55
 Drilling Method: SPT

601 North Congress Avenue - Suite 303 | Delray Beach, Florida 33445
 (561) 419-8460

SPT Split Spoon Sampler
 Groundwater at Time of Drilling
 WOH= Weight of Hammer



Test Boring Log

Client Conkreta
 Project 14-Story Building
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-2
 Date Started 5/15/2023
 Date Completed 5/15/2023
 Project No. 320-23214
 Sheet No. 1 of 2
 Ground Water Depth 7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE								
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value		
0.0	0.0											
	2.0		Dark Gray Fine SAND with Trace Roots	1		SP	2-1-3-2				4	
	4.0		Dark Gray to Brown Fine SAND	2		SP	4-2-4-3				6	
	6.0			3			2-1-3-2				4	
	8.0			4			4-5-3-4				8	
	10.0		Light Brown to Light Gray Sandy LIMESTONE	5			6-9-7-6				16	
	12.0											
	14.0			6			10-12-13-10					25
	16.0											
	18.0											
	20.0			7			13-17-10-9					27
	22.0											
	24.0			8			8-6-4-7					10
	26.0											
	28.0											
	30.0			9			4-3-2-4					5
	32.0											
	34.0			10			2-4-6-3					10
	36.0											
	38.0											
	40.0		11		9-10-12-8					22		
	42.0											
	44.0		12		11-7-6-4					13		
	46.0											
	48.0											
	50.0						9-4-8-6				12	

General Notes
 Driller: L.S.
 Hammer Type: Automatic
 Rig Type: CME55
 Drilling Method: SPT

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 (561) 419-8460

SPT Split Spoon Sampler
 Groundwater at Time of Drilling
 WOH= Weight of Hammer



Test Boring Log

Client Conkreta
 Project 14-Story Building
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-2
 Date Started 5/15/2023
 Date Completed 5/15/2023
 Project No. 320-23214
 Sheet No. 2 of 2
 Ground Water Depth 7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
52.0			Light Brown to Light Gray Sandy LIMESTONE								
54.0				14			7-14-19-10			33	
56.0											
58.0											
60.0						15			8-10-13-11		23
62.0											
64.0						16			9-7-10-17		17
66.0											
68.0											
70.0						17			13-19-24-27		43
72.0											
74.0						18			28-21-23-19		44
76.0											
78.0											
80.0				19			17-15-22-16		37		
			Boring Terminated at 80.0 feet								

General Notes
 Driller: L.S.
 Hammer Type: Automatic
 Rig Type: CME55
 Drilling Method: SPT

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 (561) 419-8460

SPT Split Spoon Sampler
 Groundwater at Time of Drilling
 WOH= Weight of Hammer



Test Boring Log

Client Conkreta
 Project 14-Story Building
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-3
 Date Started 5/13/2023
 Date Completed 5/13/2023
 Project No. 320-23214
 Sheet No. 1 of 2
 Ground Water Depth 7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE														
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value								
0.0	0.0																	
	2.0	[Dotted pattern]	Gray Fine SAND	1	[Diagonal hatching]	SP	2-1-2-3				3							
	4.0			2			3-4-3-2				7							
	6.0		Brown to Gray Fine SAND	3	[Diagonal hatching]	SP	4-5-2-4				7							
	8.0	[Brick pattern]	Light Brown Sandy LIMESTONE	4	[Diagonal hatching]		6-8-10-9				18							
	10.0			5			9-7-12-10				19							
	12.0																	
	14.0										6	[Diagonal hatching]		2-3-2-1				5
	16.0																	
	18.0																	
	20.0										7	[Diagonal hatching]		4-2-4-3				6
	22.0																	
	24.0										8	[Diagonal hatching]		2-1-2-3				3
	26.0																	
	28.0																	
	30.0			9	[Diagonal hatching]		4-6-3-4				9							
	32.0																	
	34.0			10	[Diagonal hatching]		17-15-10-13				25							
	36.0																	
	38.0																	
	40.0	[Dotted pattern]	Light Gray Fine SAND with Few Limestone	11	[Diagonal hatching]	SP	13-17-22-24				39							
	42.0																	
	44.0			12			10-11-9-7				20							
	46.0																	
	48.0																	
	50.0	[Brick pattern]	Light Gray Sandy LIMESTONE	13	[Diagonal hatching]		7-4-8-5				12							

General Notes
 Driller: L.S.
 Hammer Type: Automatic
 Rig Type: CME55
 Drilling Method: SPT

601 North Congress Avenue - Suite 303 | Delray Beach, Florida 33445
 (561) 419-8460

SPT Split Spoon Sampler
 Groundwater at Time of Drilling
 WOH= Weight of Hammer



Test Boring Log

Client
 Project 14-Story Building
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
 The transition may be gradual.

Boring No. B-3
 Date Started 5/15/2023
 Date Completed 5/15/2023
 Project No. 320-23214
 Sheet No. 2 of 2
 Ground Water Depth 7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE								
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value		
52.0			Light Gray Sandy LIMESTONE									
54.0				14	▾		10-17-19-11				36	
56.0												
58.0												
60.0						15	▾		12-14-10-19			24
62.0												
64.0						16	▾		20-17-12-13			29
66.0												
68.0												
70.0						17	▾		19-24-28-20			52
72.0												
74.0						18	▾		11-17-15-10			32
76.0												
78.0												
80.0				19	▾		21-24-19-14			43		
			Boring Terminated at 80.0 feet									

General Notes
 Driller: L.S.
 Hammer Type: Automatic
 Rig Type: CME55
 Drilling Method: SPT

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(561) 419-8460

SPT Split Spoon Sampler
 Groundwater at Time of Drilling
 WOH= Weight of Hammer



Test Boring Log

Client Conkreta
 Project 14-Story Building
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-4
 Date Started 5/12/2023
 Date Completed 5/12/2023
 Project No. 320-23214
 Sheet No. 1 of 2
 Ground Water Depth 6.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
0.0	0.0		0.5" Asphalt / Gray Fine SAND with Little Limerock Fill	1	█	SP	26-8-10-7			18	
2.0	2.0		Light Gray to Gray Fine SAND	2	█	SP	7-5-3-4			8	
4.0	4.0			3	█		4-3-4-0			7	
6.0	6.0			4	█		9-7-10-2			17	
8.0	8.0		Light Brown Sandy LIMESTONE	5	█		6-8-5-3			13	
10.0	10.0			6	█		7-6-4-7			10	
12.0	12.0			7	█		6-3-5-2			8	
14.0	14.0			8	█		5-4-2-4			6	
16.0	16.0			9	█		2-3-2-5			5	
18.0	18.0			10	█		3-5-7-4			12	
20.0	20.0			Light Gray Fine SAND with Few Limestone	11		█	SP	4-6-8-10		
22.0	22.0		12		█	7-10-6-5				16	
24.0	24.0		13		█	10-7-9-6				16	
26.0	26.0		Gray Sandy LIMESTONE								
28.0	28.0										
30.0	30.0										
32.0	32.0										
34.0	34.0										
36.0	36.0										
38.0	38.0										
40.0	40.0										
42.0	42.0										
44.0	44.0										
46.0	46.0										
48.0	48.0										
50.0	50.0										

General Notes
 Driller: L.S.
 Hammer Type: Automatic
 Rig Type: CME55
 Drilling Method: SPT

601 North Congress Avenue - Suite 303 | Delray Beach, Florida 33445
 (561) 419-8460

SPT Split Spoon Sampler
 Groundwater at Time of Drilling
 WOH= Weight of Hammer



Test Boring Log

Client Conkreta
 Project 14-Story Building
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-4
 Date Started 5/15/2023
 Date Completed 5/15/2023
 Project No. 320-23214
 Sheet No. 2 of 2
 Ground Water Depth 6.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
52.0			Gray Sandy LIMESTONE								
54.0				14			6-8-5-7			13	
56.0											
58.0											
60.0						15			11-16-19-24		35
62.0											
64.0						16			19-21-14-11		35
66.0											
68.0											
70.0						17			38-43-50/3"		50/3"
72.0											
74.0						18			10-18-13-10		31
76.0											
78.0											
80.0				19			9-17-12-18		29		
			Boring Terminated at 80.0 feet								

General Notes
 Driller: L.S.
 Hammer Type: Automatic
 Rig Type: CME55
 Drilling Method: SPT

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 (561) 419-8460

SPT Split Spoon Sampler
 Groundwater at Time of Drilling
 WOH= Weight of Hammer



Percolation Test

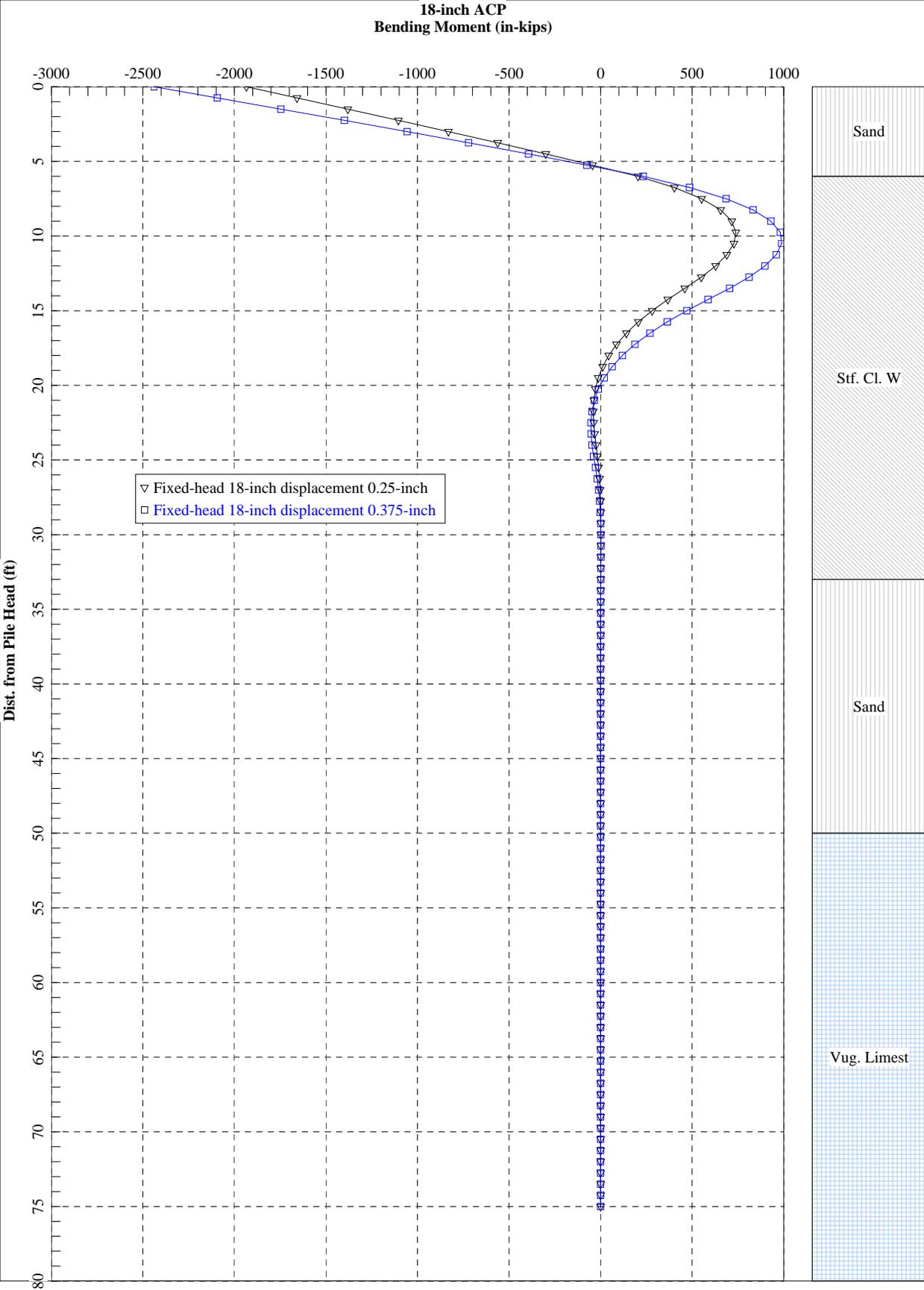
Client	Conkreta	Boring No.	P-4
Project	14-Story Building	Date Started	5/16/2023
Boring Location	See Boring Location Plan	Date Completed	5/16/2023
Elev. Ref.	N/A	PACIFICA Proj. No.	320-23214
Remarks			

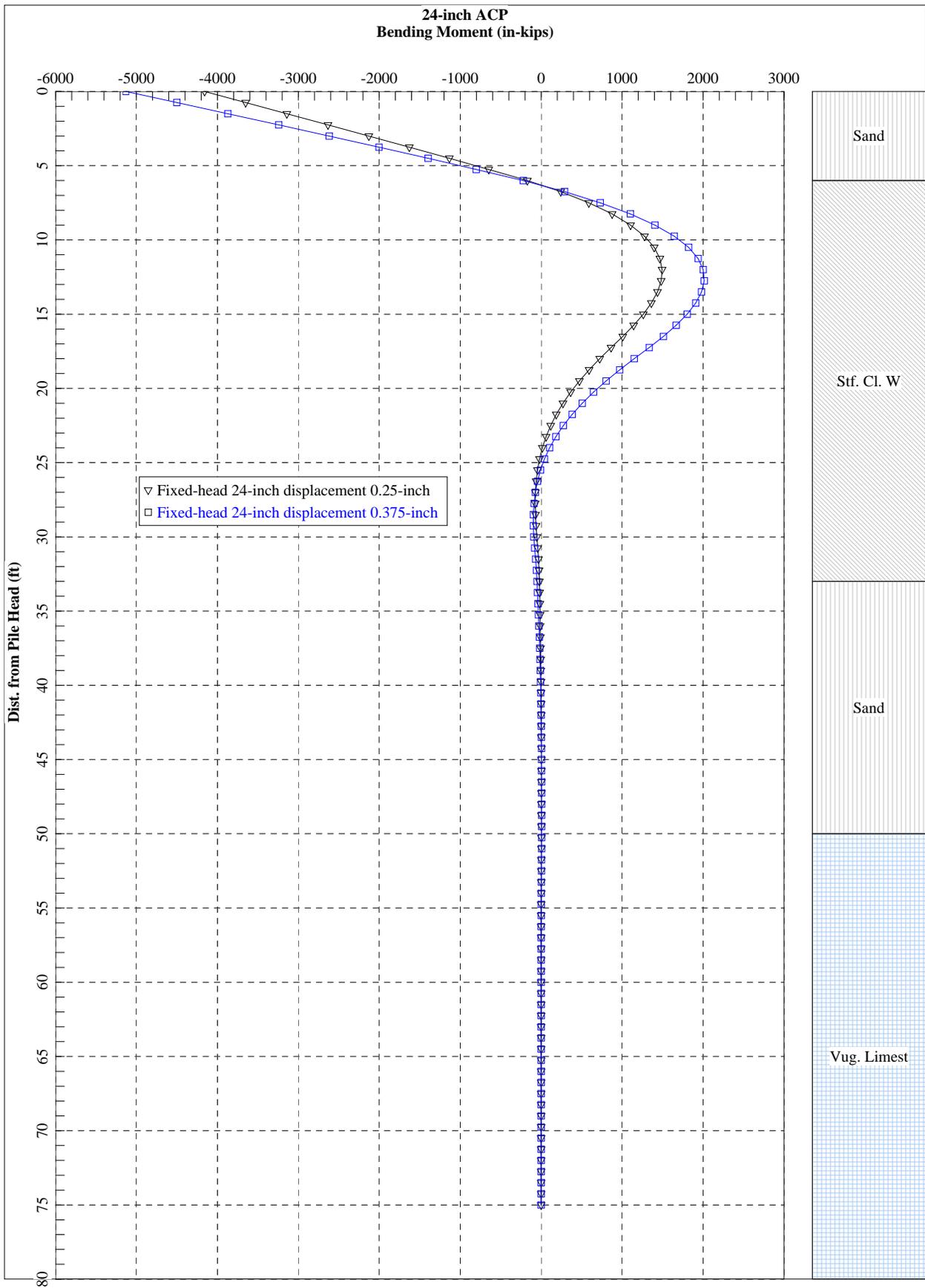
Subsurface Profile	
Depth (ft)	Soil Description
0-2	0.5" Asphalt / Gray Fine SAND with Little Limerock Fill
2-6	Light Gray to Gray Fine SAND
6-10	Light Brown Sandy LIMESTONE

Percolation Results								
Diameter		Depth of Hole (ft)	Depth of Groundwater Level Below Ground Surface (ft)		Hydraulic Head (ft)	Saturated Hole Depth (ft)	Average Flow Rate (gpm)	K, Hydraulic Conductivity cfs/ft ² -ft
Casing (in)	Perforated PVC (in)		Prior to Test	During Test				

Note:

- (1) The above hydraulic conductivity values are for a french drain installed to the same depth as the borehole tests. The values represent an ultimate value. The designer should apply the appropriate factor of safety.
- (2) The hydraulic conductivity values were calculated based on the South Florida Water Management District's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure as shown on the "Equations in SFWMD Permit Information Manual, Volume IV".
- (3) A diameter of two inches was used in the computation of the Hydraulic Conductivity value presented in the above table.





Traffic Statement

The George



950 South Federal Highway
Hollywood, Florida



Richard Garcia & Associates, Inc.

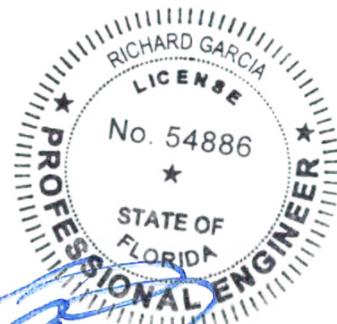
August 1st, 2023

Engineer's Certification

I, Richard Garcia, P.E. # 54886, certify that I currently hold an active Professional Engineers License in the State of Florida and am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. In addition, the firm Richard Garcia & Associates, Inc. holds a Certificate of Authorization # 9592 in the State of Florida. I further certify that this report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. and that all statements, conclusions and recommendations made herein are true and correct to the best of my knowledge and ability.

PROJECT DESCRIPTION: The George - Traffic Statement

PROJECT LOCATION: 950 South Federal Highway
Hollywood, Florida



8/01/2022

Florida Registration No. 54886

Date



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- Appendix 1: Trip Generation
- Appendix 2: Trip Distribution & Driveway Trips



Executive Summary

The objective of this report is to evaluate the trip generation associated with the proposed residential project. As such, a trip generation analysis was performed for a typical weekday AM and PM peak hour (i.e. Adjacent Street Traffic) as well as the Daily condition (24-Hr Average Weekday).

The subject site is comprised of two (2) parcels located on the southwest quadrant of South Federal Highway (US 1 / SR 5) and Dewey Street in the City of Hollywood, Florida. Both of these parcels have existing offices (total of 4,933 square feet) that will be demolished and redeveloped as multifamily housing (mid-rise, 4-10 floors of living space) with 113 dwelling units. This residential project will have a parking garage while the build-out year is slated for 2025.

Moreover, the subject project will provide a driveway on Dewey Street and two (2) other driveways on the adjacent alley. The east driveway on the alley is for service only while the west driveway provides vehicular access to the ground parking and parking garage.

The trip generation analysis was performed consistent with the methodology described in the *Institute of Transportation Engineers (ITE) Trip Generation Handbook, 3rd Edition* while the trip generation characteristics were obtained from *ITE's Trip Generation Manual, 11th Edition*. This analysis was performed for a typical weekday's AM and PM peak hour as well as the Daily condition. The following land uses, as identified by the Institute of Transportation Engineers (ITE), most closely resemble the subject project. These land uses (LU) are as follows:

Existing Use: LU 712 (Small Office Bldg.) - 4,933 Square Feet

Proposed Use: LU 221: Multifamily Housing (Mid-Rise) - 113 Dwelling Units

Moreover, the trip generation analysis accounts for multimodal (mode split) and the multimodal trip adjustment percentages (i.e. transit, walking and bicycle) were obtained from published census data for the location of the subject project (US Census Bureau, Broward County census tract 919.02). As a result, the trip generation calculations yielded 24 net external trips (2 trips-in & 22 trips-out) during the AM peak hour and 26 net external trips (18 trips-in & 8 trips-out) during the PM peak hour. The analysis for the Daily condition (24-Hr Average Weekday) resulted in 342 net trips.

In conclusion, the proposed residential project will generate 24 net external trips during the AM peak hour and 26 net external trips during the PM peak hour. These net trips will have a de-minimis traffic impact at the adjacent roadways and therefore, no additional traffic analysis is required or recommended at this time.



Introduction

The purpose of this report is to evaluate the trip generation associated with the proposed residential project. As such, a trip generation analysis was performed for a typical weekday AM and PM peak hour (i.e. Adjacent Street Traffic) as well as the Daily condition (24-Hr Average Weekday).

Project Location / Description

The subject site is comprised of two (2) parcels located on the southwest quadrant of South Federal Highway (US 1 / SR 5) and Dewey Street in the City of Hollywood, Florida. Both of these parcels have existing offices (total of 4,933 square feet) that will be demolished and redeveloped as multifamily housing (mid-rise, 4-10 floors of living space) with 113 dwelling units. This residential project will have a parking garage while the build-out year is slated for 2025.

Moreover, the subject project will provide a driveway on Dewey Street and two (2) other driveways on the adjacent alley. The east driveway on the alley is for service only while the west driveway provides vehicular access to the ground parking and parking garage. Figure 1 depicts the site's location map while Figure 2 is the site plan provided for illustrative purposes only.

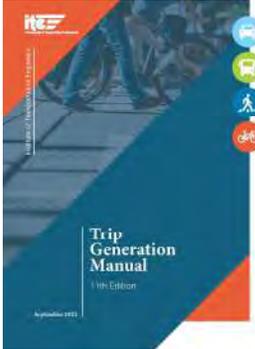
Figure 1: Location Map



Project Traffic

This section of the report describes the analysis for estimating the trip generation associated with the subject project.

Trip Generation



The trip generation analysis was performed consistent with the methodology described in the *Institute of Transportation Engineers (ITE) Trip Generation Handbook, 3rd Edition* while the trip generation characteristics were obtained from ITE's *Trip Generation Manual, 11th Edition*. This analysis was performed for a typical weekday's AM and PM peak hour as well as the Daily condition. Please note, both rates and equations were evaluated when available while Equations with an R-squared less than 0.75 or outside the data cluster were not used as per

ITE. The following land uses, as identified by the Institute of Transportation Engineers (ITE), most closely resemble the subject project. These land uses (LU) are as follows:

Existing Use: LU 712 (Small Office Bldg.) - 4,933 Square Feet

Proposed Use: LU 221: Multifamily Housing (Mid-Rise) - 113 Dwelling Units

Moreover, the trip generation analysis accounts for multimodal (mode split) and the multimodal trip adjustment percentages (i.e. transit, walking and bicycle) were obtained from published census data for the location of the subject project (US Census Bureau, Broward County census tract 919.02). As a result, the trip generation calculations yielded 24 net external trips (2 trips-in & 22 trips-out) during the AM peak hour and 26 net external trips (18 trips-in & 8 trips-out) during the PM peak hour. The analysis for the Daily condition (24-Hr Average Weekday) resulted in 342 net trips. The ITE rates and percentages for the AM and PM peak hour are included in Appendix 1. Tables 1 and 2 summarize the trip generation calculations and results for the AM and PM peak hour, respectively. Table 3 contains the results for the daily condition.

Table 1: Trip Generation - AM Peak Hour

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP RATE / EQUATION	AM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
Existing						
Small Office Building	4.933 Th.SF.	712	1.67 Fitted Curve Eqn: Not Given	7	1	8
Proposed						
Multifamily Housing (Mid-Rise) (Not Close to Rail Transit)	113 D.U.	221	0.37 T=0.44(X)-11.61	10	32	42
			R ² (0.91)>0.75 →	9	29	38
Proposed Site Gross Trips				9	29	38
External New Trips (Proposed Site Gross Trips - Existing Trips)				2	28	30
¹ Multimodal Trip Adjustments	Transit (Public Transportation) 14.7% of External Trips			0	4	4
	Bicycle 2.3% of External Trips			0	1	1
	Walking 1.9% of External Trips			0	1	1
<i>Total Multimodal Trips</i>				0	6	6
Net External Trips (External New Trips - Multimodal Trips)				2	22	24

Notes:

Sources: ITE Trip Generation, 11th Edition & ITE Trip Generation Handbook, 3rd Edition.

1 Th.SF.= 1,000 Square Feet; D.U. = Dwelling Units

Trips utilized.

¹Multimodal Adjustment (Mode Split) is the anticipated reduction of trips attributed to alternative transportation modes other than automobiles.

US Census data for the project's census tract was used to determine the multimodal trip adjustment factors.

Table 2: Trip Generation - PM Peak Hour

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP RATE / EQUATION	PM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
Existing						
Small Office Building	4.933 Th.SF.	712	2.16 Fitted Curve Eqn: Not Given	4	7	11
Proposed						
Multifamily Housing (Mid-Rise) (Not Close to Rail Transit)	113 D.U.	221	0.39 T=0.39(X)+0.34	27	17	44
			R ² (0.91)>0.75 →	27	17	44
Proposed Site Gross Trips				27	17	44
External New Trips (Proposed Site Gross Trips - Existing Trips)				23	10	33
¹ Multimodal Trip Adjustments	Transit (Public Transportation) 14.7% of External Trips			3	2	5
	Bicycle 2.3% of External Trips			1	0	1
	Walking 1.9% of External Trips			1	0	1
<i>Total Multimodal Trips</i>				5	2	7
Net External Trips (External New Trips - Multimodal Trips)				18	8	26

Notes:

Sources: ITE Trip Generation, 11th Edition & ITE Trip Generation Handbook, 3rd Edition.

1 Th.SF.= 1,000 Square Feet; D.U. = Dwelling Units

Trips utilized.

¹Multimodal Adjustment (Mode Split) is the anticipated reduction of trips attributed to alternative transportation modes other than automobiles.

US Census data for the project's census tract was used to determine the multimodal trip adjustment factors.



Table 3: Trip Generation - Daily Condition

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP RATE / EQUATION	DAILY TRIPS (24-HR AVERAGE WEEKDAY)		
				IN	OUT	TOTAL
Existing						
Small Office Building	4.933 Th.SF.	712	14.39 Fitted Curve Eqn: Not Given	36	35	71
Proposed						
Multifamily Housing (Mid-Rise) (Not Close to Rail Transit)	113 D.U.	221	4.54 T=4.77(X)-46.46	256	257	513
			$R^2(0.93) > 0.75$ →	246	247	493
Proposed Site Gross Trips				246	247	493
External New Trips (Proposed Site Gross Trips - Existing Trips)				210	212	422
¹ Multimodal Trip Adjustments	Transit (Public Transportation) 14.7% of External Trips			31	31	62
	Bicycle 2.3% of External Trips			5	5	10
	Walking 1.9% of External Trips			4	4	8
<i>Total Multimodal Trips</i>				40	40	80
Net External Trips (External New Trips - Multimodal Trips)				170	172	342

Notes:

Sources: ITE Trip Generation, 11th Edition & ITE Trip Generation Handbook, 3rd Edition.

1 Th.SF = 1,000 Square Feet; D.U. = Dwelling Units

Trips utilized.

¹Multimodal Adjustment (Mode Split) is the anticipated reduction of trips attributed to alternative transportation modes other than automobiles.

US Census data for the project's census tract was used to determine the multimodal trip adjustment factors.

Trip Distribution / Assignment

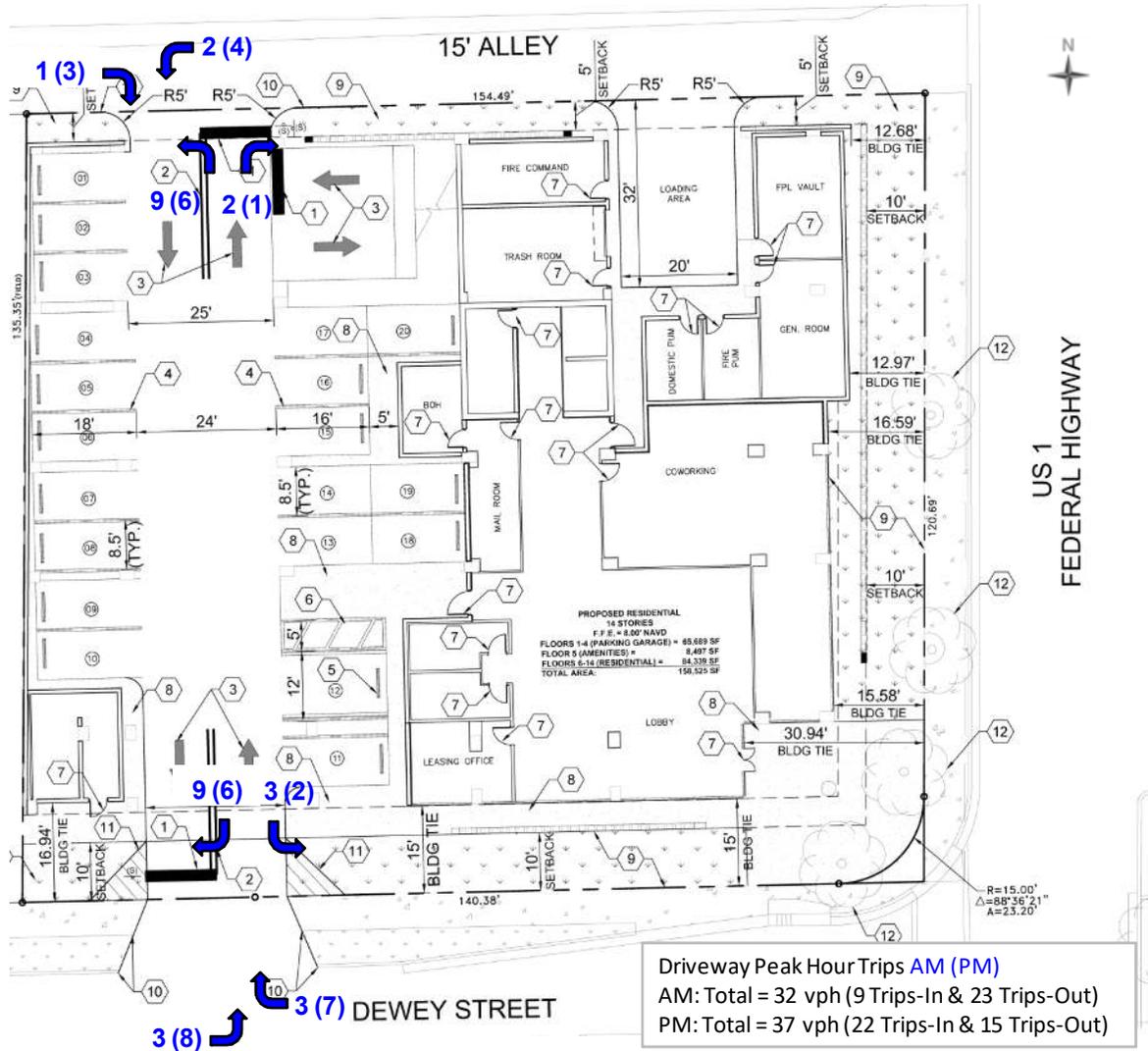
The trip distribution was performed using the manual method and based on the surrounding roadway network and area demographics within the project's vicinity. Table 3 includes the trip distribution percentages and corresponding trip assignments for the AM and PM peak hour. Lastly, Figure 3 depicts the driveway trips (net trips + existing trips) for the AM and PM peak hour. Appendix 2 contains the supporting documentation.

Table 4: Directional Trip Distribution / Assignment

DIRECTION	DISTRIBUTION	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
NORTH	30%	1	7	8	5	2	7
EAST	15%	0	3	3	3	1	4
SOUTH	30%	1	7	8	5	3	8
WEST	25%	0	5	5	5	2	7
	100.00%	2	22	24	18	8	26



Figure 3: Driveway Trips - AM & PM Peak Hour



Note: Includes Existing Trips
 AM: 8 (7 in, 1 out)
 PM: 11 (4 in, 7 out)
 Loading Area assumed off-peak use.

Conclusion

In conclusion, the proposed residential project will generate 24 net external trips during the AM peak hour and 26 net external trips during the PM peak hour. These net trips will have a de-minimis traffic impact at the adjacent roadways and therefore, no additional traffic analysis is required or recommended at this time.



Appendix 1: Trip Generation



TABLE: A1

TRIP GENERATION ANALYSIS AM PEAK HOUR

Project Name: The George

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP RATE / EQUATION	AM PEAK HOUR TRIPS					
				%	IN	%	OUT	TOTAL	
Existing									
Small Office Building	4.933 Th.SF.	712	1.67 Fitted Curve Eqn: Not Given	82%	7	18%	1	8	
Proposed									
Multifamily Housing (Mid-Rise) (Not Close to Rail Transit)	113 D.U. $R^2(0.91) > 0.75$ →	221	0.37 $T = 0.44(X) - 11.61$	23%	10	77%	32	42	
Proposed Site Gross Trips				24%	9	77%	29	38	
External New Trips (Proposed Site Gross Trips - Existing Trips)				7%	2	93%	28	30	
1 Multimodal Trip Adjustments				0%	0	100%	4	4	
Transit (Public Transportation)	14.7% of External Trips			0%	0	100%	1	1	
Bicycle	2.3% of External Trips			0%	0	100%	1	1	
Walking	1.9% of External Trips			0%	0	100%	1	1	
Total Multimodal Trips				0%	0	100%	6	6	
Net External Trips (External New Trips - Multimodal Trips)				8%	2	92%	22	24	

Notes:

Sources: ITE Trip Generation, 11th Edition & ITE Trip Generation Handbook, 3rd Edition.

1 Th. SF. = 1,000 Square Feet; D.U. = Dwelling Units

Trips utilized.

¹Multimodal Adjustment (Mode Split) is the anticipated reduction of trips attributed to alternative transportation modes other than automobiles.

US Census data for the project's census tract was used to determine the multimodal trip adjustment factors.

TABLE: A2

TRIP GENERATION ANALYSIS PM PEAK HOUR

Project Name: The George

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP RATE / EQUATION	PM PEAK HOUR TRIPS		
				%	IN	OUT
Existing						
Small Office Building	4.933 Th.SF.	712	2.16 Fitted Curve Eqn: Not Given	34%	4	7
Proposed						
Multifamily Housing (Mid-Rise) (Not Close to Rail Transit)	113 D.U. $R^2(0.91) > 0.75$ →	221	0.39 $T = 0.39(X) + 0.34$	61%	27	17
Proposed Site Gross Trips				61%	27	17
External New Trips (Proposed Site Gross Trips - Existing Trips)				70%	23	10
1 Multimodal Trip Adjustments						
Transit (Public Transportation)	14.7% of External Trips			60%	3	2
Bicycle	2.3% of External Trips			100%	1	0
Walking	1.9% of External Trips			100%	1	0
Total Multimodal Trips				71%	5	2
Net External Trips (External New Trips - Multimodal Trips)				69%	18	8
TOTAL						11

Notes:

Sources: ITE Trip Generation, 11th Edition & ITE Trip Generation Handbook, 3rd Edition.

1 Th. SF. = 1,000 Square Feet; D.U. = Dwelling Units

Trips utilized.

¹Multimodal Adjustment (Mode Split) is the anticipated reduction of trips attributed to alternative transportation modes other than automobiles.

US Census data for the project's census tract was used to determine the multimodal trip adjustment factors.

TABLE: A3

TRIP GENERATION ANALYSIS DAILY CONDITION (24-HR AVERAGE WEEKDAY)

Project Name: The George

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP RATE / EQUATION	DAILY TRIPS (24-HR AVERAGE WEEKDAY)				
				%	IN	OUT	TOTAL	
Existing								
Small Office Building	4.933 Th.SF.	712	14.39 Fitted Curve Eqn: Not Given	50%	36	35	71	
Proposed								
Multifamily Housing (Mid-Rise) (Not Close to Rail Transit)	113 D.U. $R^2(0.93) > 0.75$ →	221	4.54 $T=4.77(X)-46.46$	50%	256	257	513	
Proposed Site Gross Trips				50%	246	247	493	
External New Trips (Proposed Site Gross Trips - Existing Trips)				50%	246	247	493	
External New Trips				50%	210	212	422	
¹ Multimodal Trip Adjustments				50%	31	31	62	
Transit (Public Transportation)	14.7% of External Trips			50%	5	5	10	
Bicycle	2.3% of External Trips			50%	4	4	8	
Walking	1.9% of External Trips			50%	40	40	80	
Total Multimodal Trips				50%	170	172	342	
Net External Trips (External New Trips - Multimodal Trips)				50%	170	172	342	

Notes:

Sources: ITE Trip Generation, 11th Edition & ITE Trip Generation Handbook, 3rd Edition.

1 Th.SF. = 1,000 Square Feet; D.U. = Dwelling Units

Trips utilized.

¹Multimodal Adjustment (Mode Split) is the anticipated reduction of trips attributed to alternative transportation modes other than automobiles. US Census data for the project's census tract was used to determine the multimodal trip adjustment factors.

Land Use: 221

Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (mid-rise) (Land Use 226), and mid-rise residential with ground-floor commercial (Land Use 231) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Utah, and Virginia.

Source Numbers

168, 188, 204, 305, 306, 321, 818, 857, 862, 866, 901, 904, 910, 949, 951, 959, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1056, 1057, 1058, 1071, 1076

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

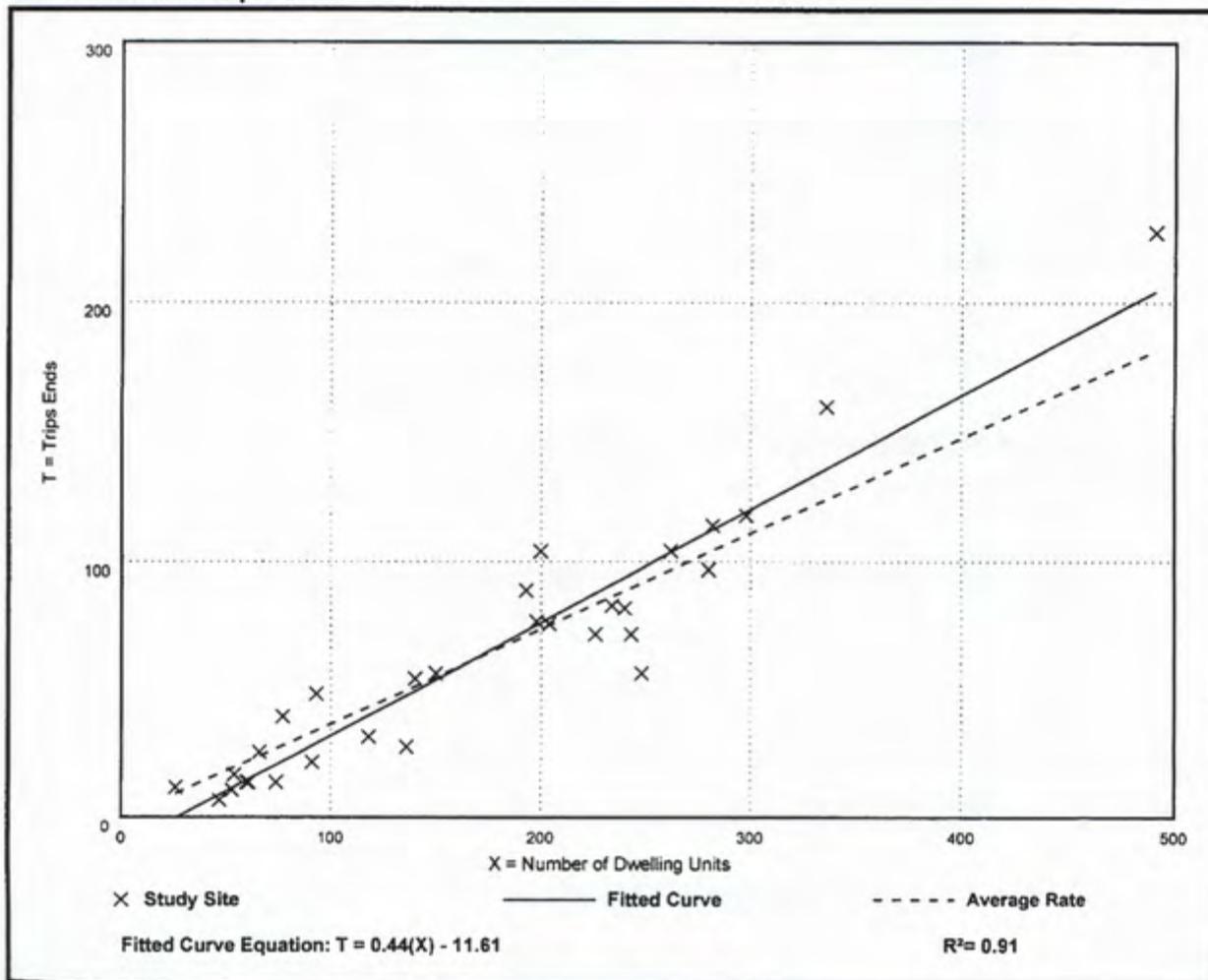
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

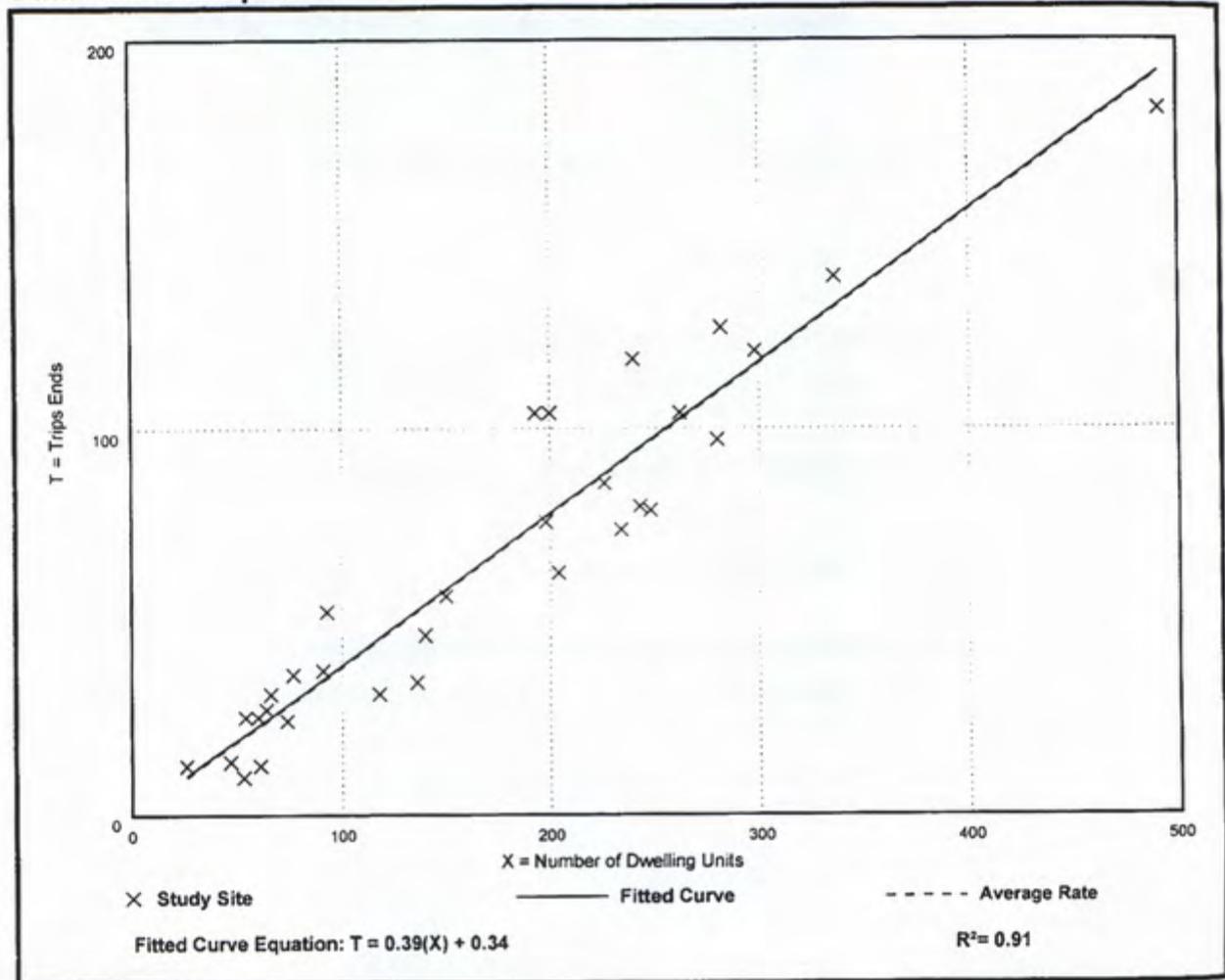
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

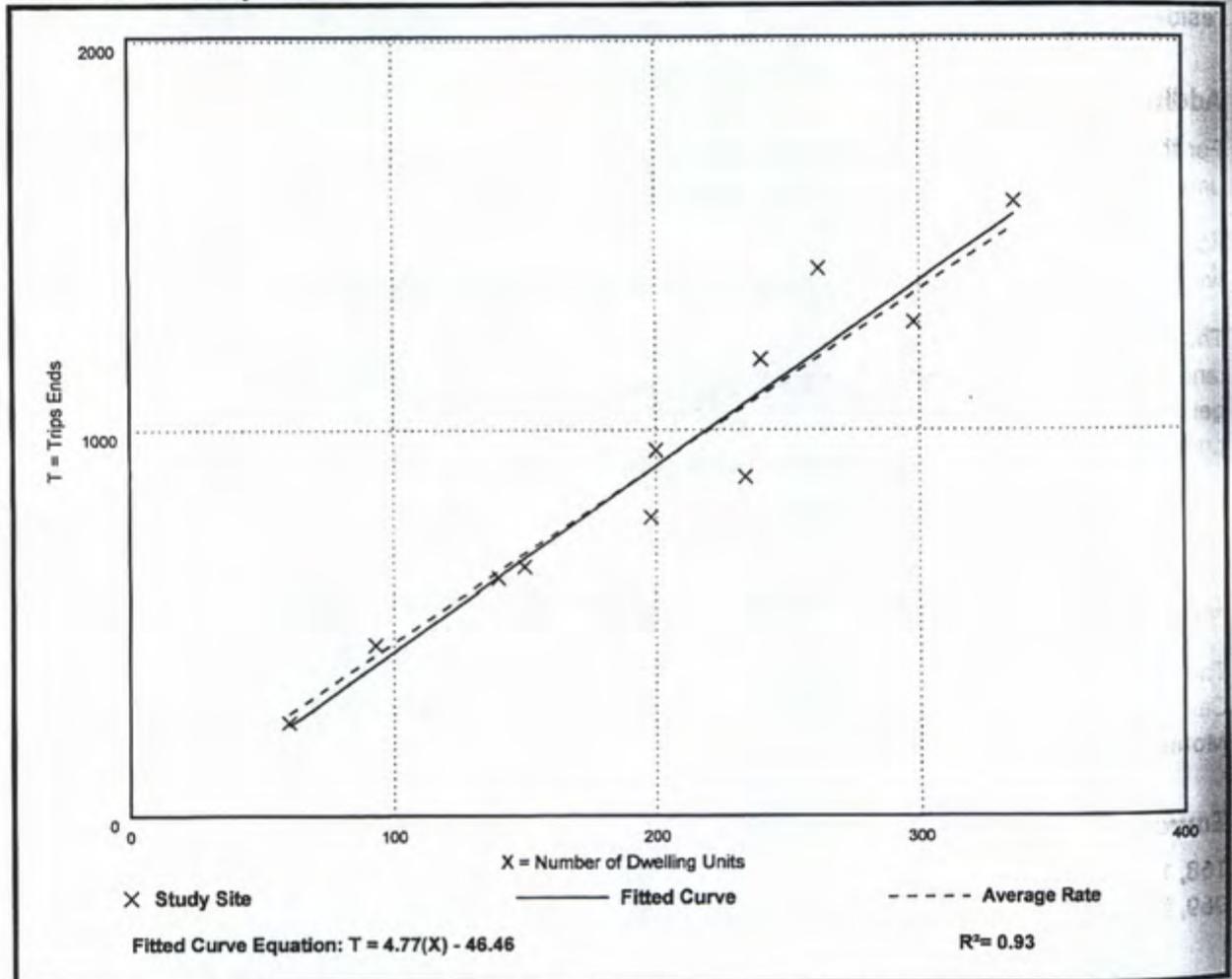
Vehicle Trip Ends vs: Dwelling Units
On a Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

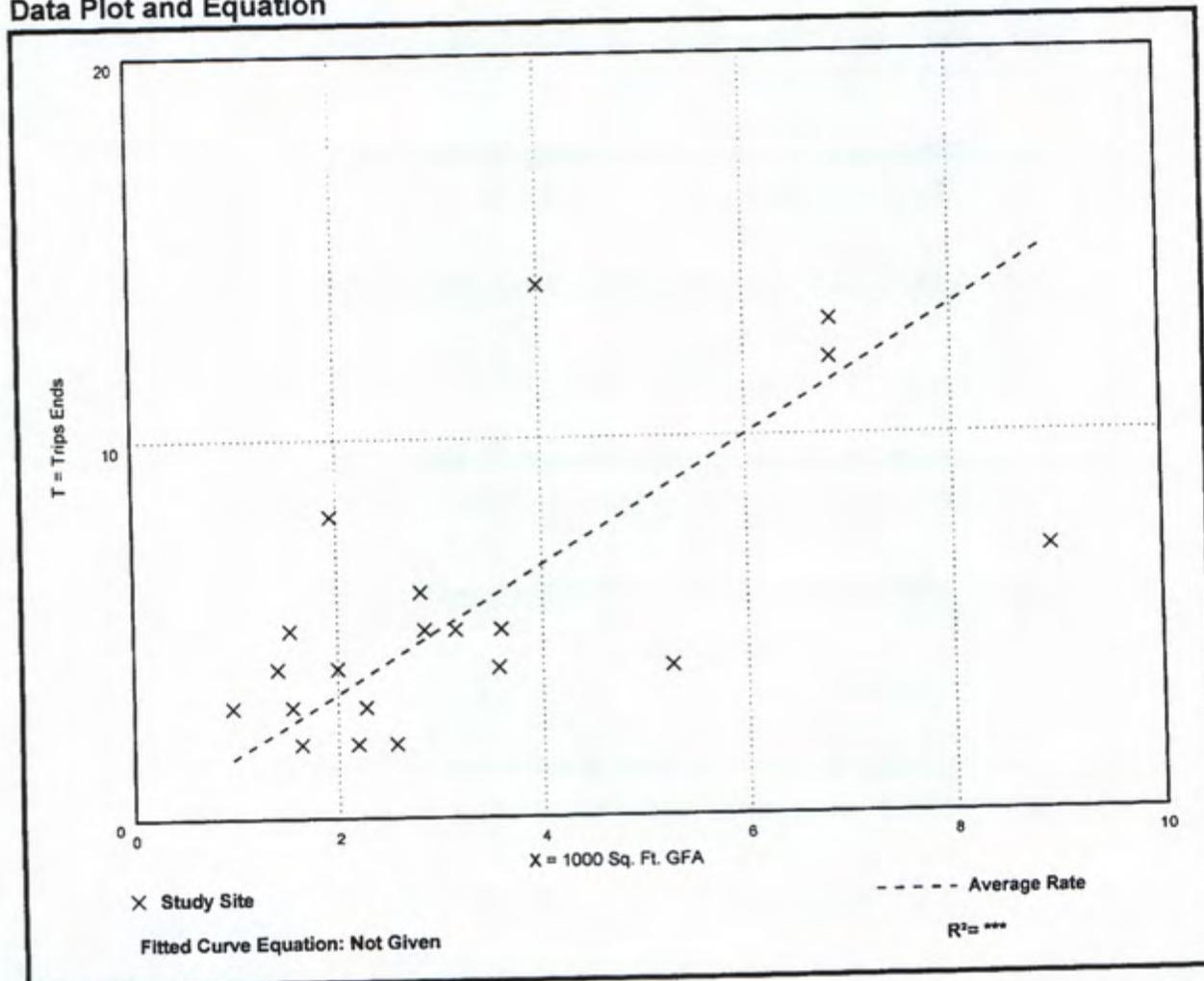
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

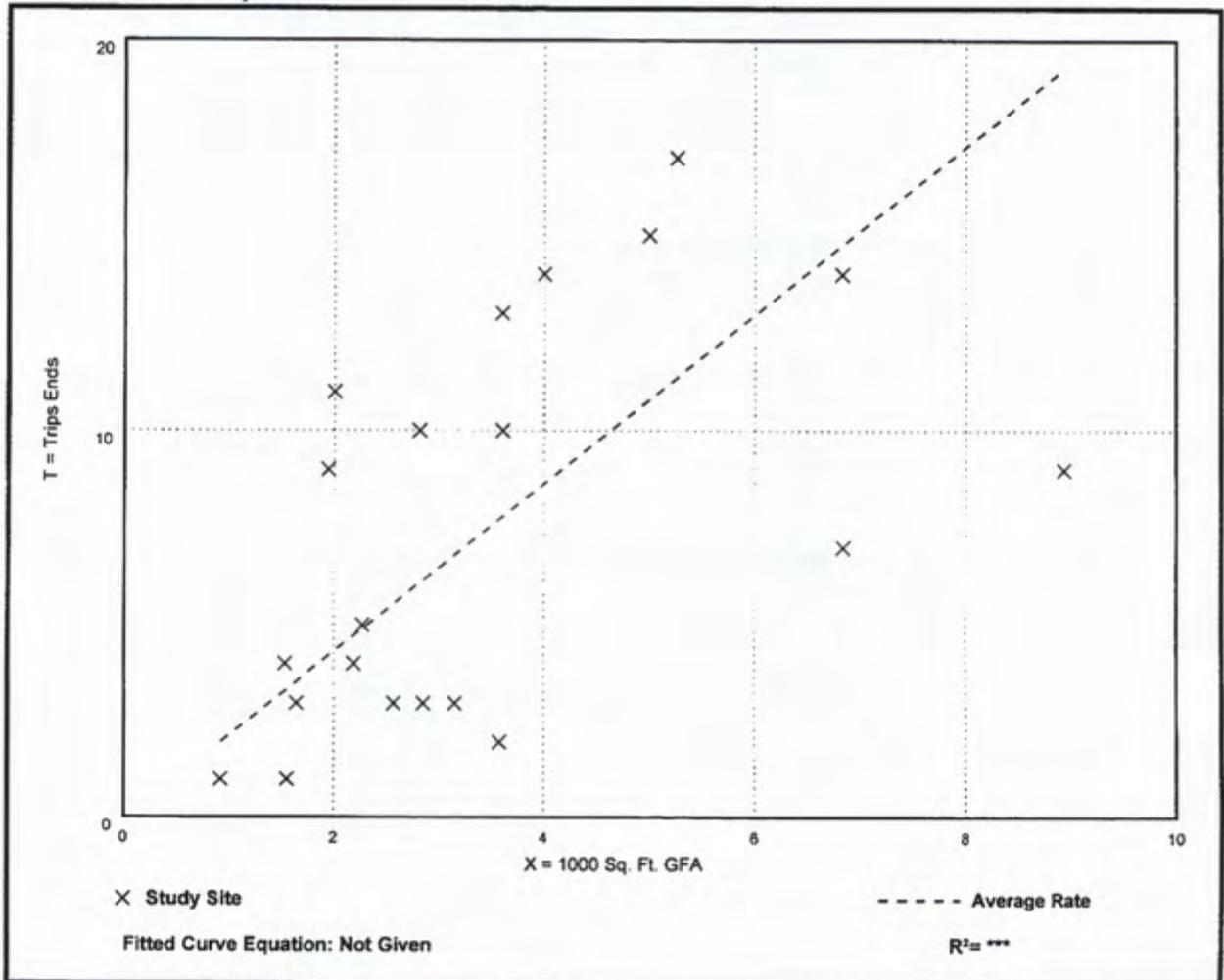
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



Small Office Building (712)

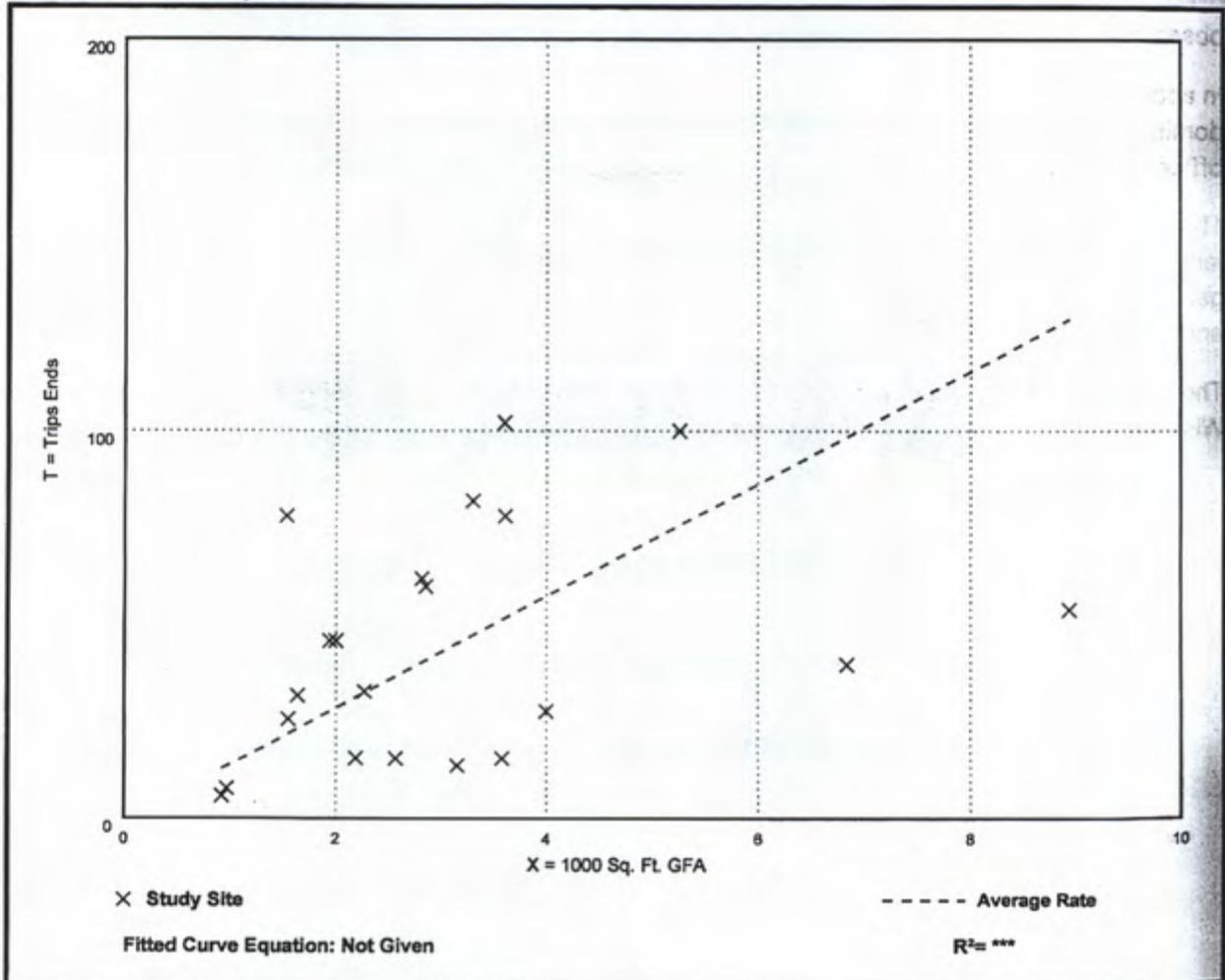
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation





MEANS OF TRANSPORTATION TO WORK

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Census Tract 919.02, Broward County, Florida			
Label	Estimate		Margin of Error
▼ Total:	2,661		±510
▼ Car, truck, or van:	1,946		±495
Drove alone	1,569		±349
▼ Carpooled:	377		±238
In 2-person carpool	252		±154
In 3-person carpool	0		±14
In 4-person carpool	0		±14
In 5- or 6-person carpool	125		±203
In 7-or-more-person carpool	0		±14
▼ Public transportation (excluding taxicab):	391	14.7%	±228
Bus	391		±228
Subway or elevated rail	0		±14
Long-distance train or commuter rail	0		±14
Light rail, streetcar or trolley (carro público in Puerto Rico)	0		±14
Ferryboat	0		±14
Taxicab	48		±70
Motorcycle	40		±67
Bicycle	60	2.3%	±68
Walked	50	1.9%	±41
Other means	22		±35
Worked from home	104		±81

Table Notes

MEANS OF TRANSPORTATION TO WORK

Universe: Workers 16 years and over

Year: 2019

Estimates: 5-Year

Table ID: B08301

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: [Change to Means of Transportation](#).

The 2015-2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

An "****" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.

An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.

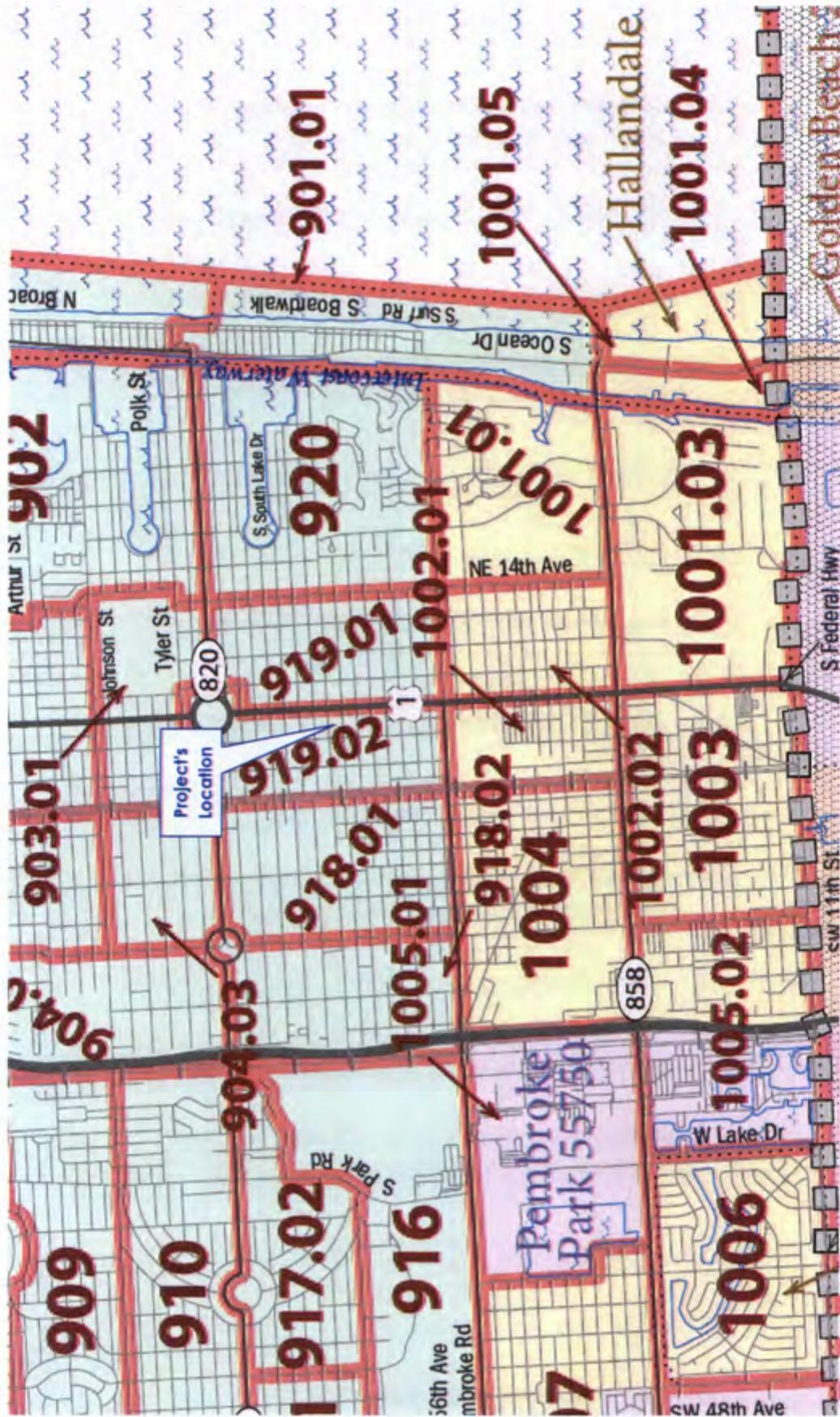
An "****" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An "(X)" means that the estimate is not applicable or not available.

Project's Census Tract



Appendix 2: Trip Distribution & Driveway Trips



TABLE A4

Trip Distribution (Manual Method)
AM Peak Hour

Project Name: The George

DIRECTION	DISTRIBUTION	AM PEAK HOUR		
		IN	OUT	TOTAL
NORTH	30%	1	7	8
EAST	15%	0	3	3
SOUTH	30%	1	7	8
WEST	25%	0	5	5
	100.00%	2	22	24

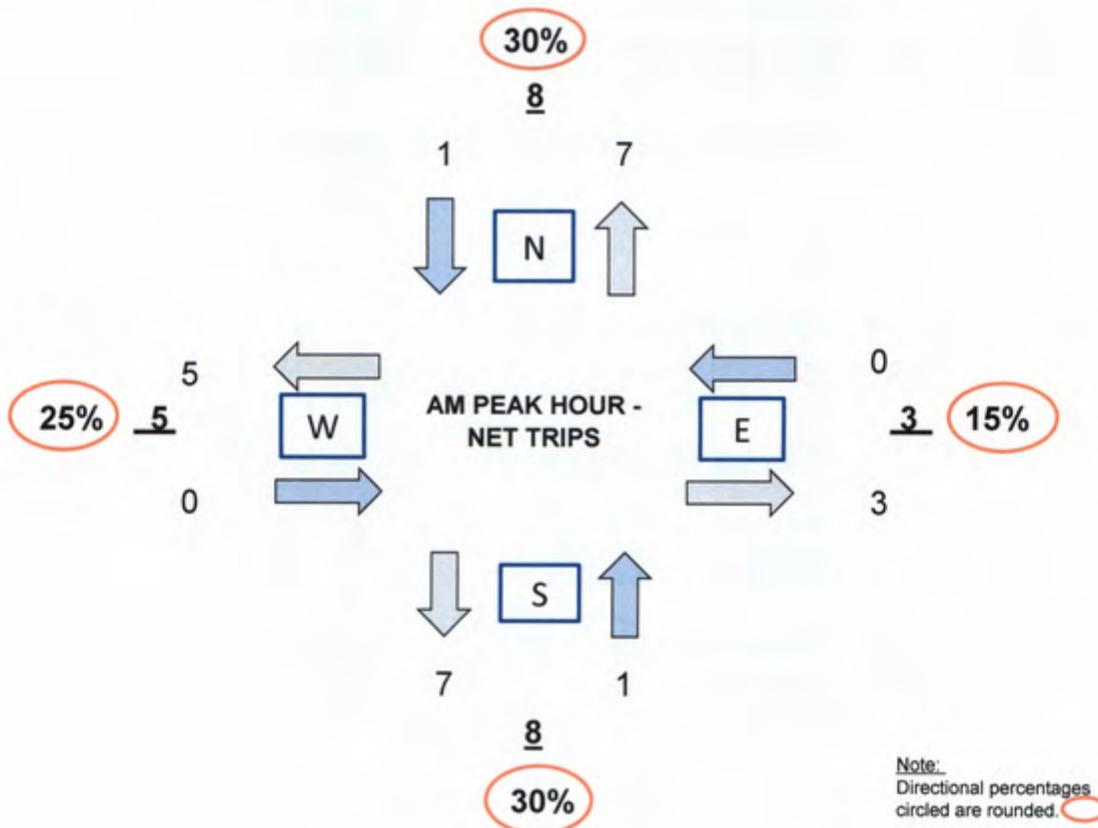
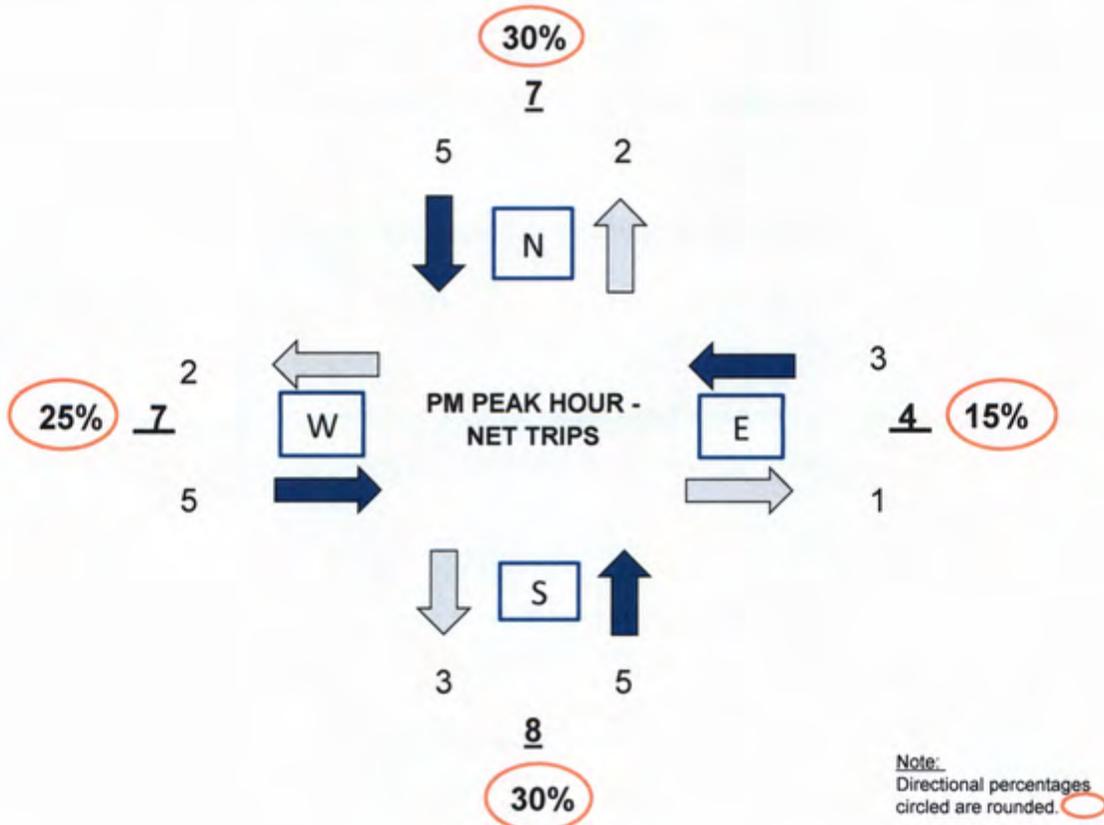


TABLE: A5

Trip Distribution (Manual Method) PM Peak Hour

Project Name: The George

DIRECTION	DISTRIBUTION	PM PEAK HOUR		
		IN	OUT	TOTAL
NORTH	30%	5	2	7
EAST	15%	3	1	4
SOUTH	30%	5	3	8
WEST	25%	5	2	7
	100.00%	18	8	26



Site Driveway Trips

Project Name: The George

