

PLANNING DIVISION



File No. (internal use only):

17-DP-58

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 ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 08/02/2017

Location Address: 1954 N. 30th Rd, Hollywood, FL 33021 (Central Golf Section of Hollywood)

Lot(s): N/A Block(s): N/A Subdivision: N/A

Folio Number(s): 5142 08 01 0041

Zoning Classification: IM-1 Land Use Classification: Low-Intensity Industrial & Mfg Districts

Existing Property Use: Industrial Warehouse Sq Ft/Number of Units: 35,429.05

Is the request the result of a violation notice? () Yes ☒ 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): PACO Meeting – July 10th, 2017

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

Explanation of Request: We are now presenting for the Preliminary Site Plan Review (TAC)

Number of units/rooms: _____ Sq Ft: 269,260.48 sf

Value of Improvement: \$11,616,290 Estimated Date of Completion: 08/01/2018

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

Name of Current Property Owner: Eyal Lalo

Address of Property Owner: 3069 Taft Street, Hollywood, FL. 33021

Telephone: 954-921-2444 Fax: _____ Email Address: elalo@invictawatch.com

Name of Consultant/Representative/Tenant (circle one): Brian Sosnow (Owner's Agent)

Address: 17435 NE 12th Ct., North Miami Beach, FL. 33162 Telephone: 305-770-1314

Fax: _____ Email Address: greenandgold@comcast.net

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ☒

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing Gany Lalo glalo@invictawatch.com

Elmar Benavente (BE Design Associates, Inc.) Address: 170 E. Boca Raton Rd. – Suite 1,

Email Address: elmar@be-design.net

Boca Raton FL. 33432

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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 8/25/17

PRINT NAME: Eyal Lalo

Date: 08/02/2017

Signature of Consultant/Representative: _____

Date: 8/25/17

PRINT NAME: Brian Sosnow (Owner's Agent)

Date: 08/02/2017

Signature of Tenant: _____

Date: _____

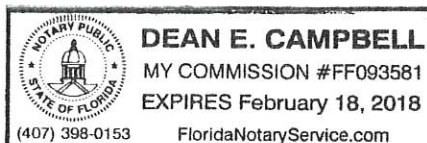
PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 25th day of Aug, 2017



Notary Public
State of Florida

Signature of Current Owner

Print Name

My Commission Expires: 2/18/18 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

APPLICABLE CODES			
Florida Building Code 5 th Edition (2017).			
LAND USE: COMMERCIAL ZONING: IM1 CONSTRUCTION TYPE: I-B (FBC 601, 602) BUILDING IS FIRE SPRINKLERED LEVEL OF ALTERATION: ALTERATION LEVEL 3 / NEW CONSTRUCTION			
ABBREVIATIONS			
ACOUS. ACOUSTICAL	GA. GAUGE	Q.T. QUARRY TILE	
ADJ. ADJUSTABLE	GALV. GALVANIZED	R. RISER, RADIUS	
A.I.D. ARCHITECTURAL	GL. GLASS	R.A.D. RADIUS	
INT. INTERIOR DRAWINGS	GR. GRADE	REINF. REINFORCE	
AL. ALUMINUM	GYP. GYPSUM	REQ. REQUIRED	
APPROX. APPROXIMATE	H.B. HOSE BIB	RM. ROOM	
B.D. BOARD	H.C. HOLLOW CORE	R.O. ROUGH OPENING	
B.P. BUILDING	H.W. HARDWOOD	R.W.D. REDWOOD	
B.K. BLOCK	H.W.E. HARDWARE	R.W.L. RAIN WATER LEADER	
B.L.G. BLOCKING	HGT. HEIGHT	S.C. SOLID CORE	
B.M. BEAM	H.M. HOLLOW METAL	SCHED. SCHEDULE	
BT. BOTTOM	HORIZ. HORIZONTAL	SHE. SHEET	
CAB. CABINET	I.D. INSIDE DIAMETER	SIM. SIMILAR	
CEM. CEMENT	INCAND. INCANDESCENT	SQ. SQUARE	
CER. CERAMIC	INSUL. INSULATION	SST. STAINLESS STEEL	
CL. CAST IRON	INT. INTERIOR	STD. STANDARD	
CL. CLEAR		STL. STEEL	
COL. COLUMN	JAN. JANITOR	STOR. STORAGE	
CONC. CONCRETE	JT. JOINT	STRUCT. STRUCTURAL	
CONN. CONNECTION		SUSP. SUSPENDED	
CONT. CONTINUOUS	LAM. LAMINATE	SYM. SYMMETRICAL	
CTSK. COUNTERSUNK	LAV. LAVATORY		
DECOR. DECORATIVE	LOC. LOCATION	T. TREAD	
D.F. DETAIL	MAX. MAXIMUM	T.C. TOP OF CURB	
D.F. DOUGLAS FIR	MECH. MECHANICAL	TEL. TELEPHONE	
DI. DIAMETER	MET. METAL	T&G TONGUE AND GROOVE	
DM. DIMENSION	MFR. MANUFACTURER	T.O.B. TOP OF BEAM	
DN. DOWN	MIN. MINIMUM	T.O.F.R. TOP OF FRAMING	
D.S. DOWN SPOUT	MISC. MISCELLANEOUS	T.O.L. TOP OF LEDGER	
DWG. DRAWING	M.O. MASONRY OPENING	T.O.P. TOP OF PLATE	
	MTD. MOUNTED	T.O.S. TOP OF SLAB	
	MUL. MULLION	TYP. TYPICAL	
EA. EACH	N.I.C. NOT IN CONTRACT		
EL. ELEVATION	N.F.P.A. NATIONAL FIRE	U.O.N. UNLESS OTHERWISE	
ELEC. ELECTRICAL	PROTECTION	NOTED	
EQ. EQUIP.			
EXP. EXPANSION	ASSOCIATION		
EXT. EXTERIOR	N.T.S. NOT TO SCALE	V.O.S. VERIFY ON SITE	
EXIST. EXISTING		VERT. VERTICAL	
EVOS. EXISTING, VERIFY ON SITE	O.A. OVERALL	VEST. VESTIBULE	
ELEV. ELEVATOR	O.B. OBSCURE	V.G.D.F. VERTICAL GRAIN	
	O.C. ON CENTER		
PA.U. FORCE AIR UNIT	OFF. OFFICE	W/ WITH	
FF. FINISH FLOOR	OPNG. OPENING	W/O WITHOUT	
F.F.F. FROM FINISH FLOOR	OPP. OPPOSITE	W.C. WATER CLOSET	
F.H.C. FIRE HOSE CABINET		W.W. WINDOW	
FIN. FINISH	PL. PLATE	W.H. WATER HEATER	
FL. FLOOR	PLAS. PLASTER	W.P. WATER PROOF	
FLASH. FLASHING	PLYWD. PLYWOOD	WSCOT. WAINSCOT	
FLUOR. FLUORESCENT	PR. PAIR	WT. WEIGHT	
F.O.F. FACE OF FINISH	PRCST. PRECAST		
F.O.M. FACE OF MASONRY	P.T.D.F. PRESSURE TREATED		
F.O.S. FACE OF STUD	DOUGLAS FIR		
FT. FOOTFEET	FTN. PARTITION		
FTG. FOOTING			

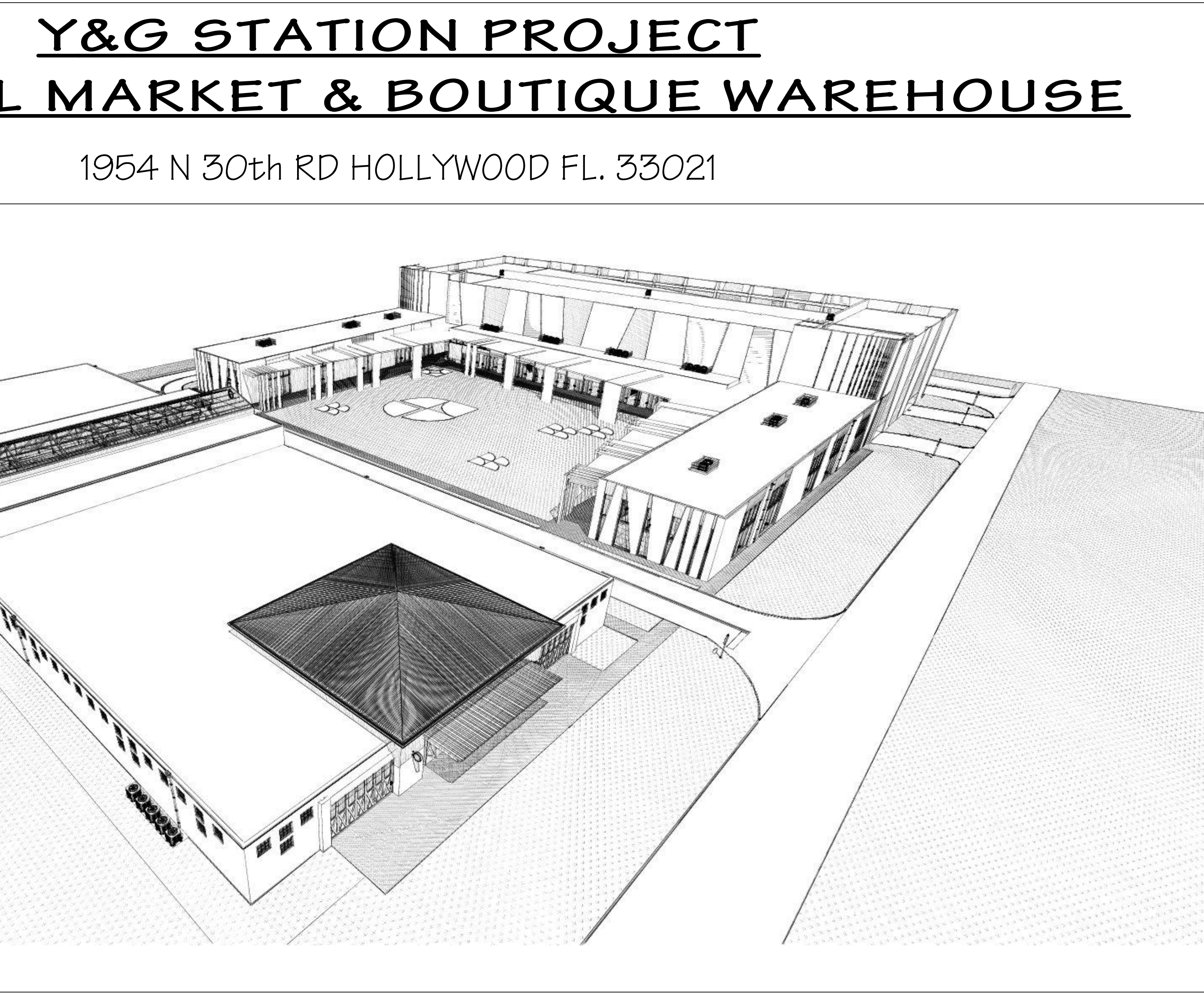
- SEE INDIVIDUAL PLANS OF EACH DISCIPLINE FOR FURTHER NOTES AND SPECS.
- BE DESIGN ASSOCIATES INC.** IS THE DESIGNER OF THIS PROJECT AND WILL BE CALLED **"THIS OFFICE"**. THIS SET OF DOCUMENTS (DRAWINGS, TEXTS, SPECIFICATIONS, ETC) IS PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT AND TO THE BEST OF OUR KNOWLEDGE, BELIEVE AND PROFESSIONAL JUDGMENT, THE ARCHITECTURAL DESIGN OF THIS BUILDING IS IN COMPLIANCE WITH THE LATEST BUILDING CODE APPLICABLE. WE RESERVE THE RIGHT TO ORDER MINOR CHANGES TO THE WORK NOT INVOLVING ADJUSTMENT OF THE CONTRACT SUM OR THE EXTENSION OF THE CONTRACT TIME, NOT INCONSISTENT WITH THE OWNER'S PROGRAM OR THE INTENT OF THE CONSTRUCTIONS DRAWINGS.
- THE CONSTRUCTION OF THIS PROJECT SHALL BE PERFORMED UNDER THIS CONTRACT, SHALL **COMPLY WITH THE MOST RECENT EDITION OF THE BUILDING CODE, CITY LABOR LAWS, CITY ORDINANCES, CITY/COUNTY ZONING CODES, BUILDING AND REGULATION APPLICABLE CODES** (WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THESE PLANS AND NOTES) AT THE TIME OF PERMIT SUBMISSION TO THE JURISDICTION OF WHICH IT IS BEING CONSTRUCTED. THE ARCHITECTOR (G.C.) SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS TO CARRY OUT THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
- THE GENERAL CONTRACTOR AS MENTIONED HEREIN, DEFINED AS THE ENTITY TO WHICH HAS THE CONTRACTUAL AGREEMENT WITH THE OWNER FOR THE FULL CONSTRUCTION OF THE PROJECT AND WHICH INCLUDES ANY AND ALL OTHER PARTIES CONTRACTUALLY OBLIGATED TO THE GENERAL CONTRACTOR TO COMPLETE THIS PROJECT.
- WHEN OWNER IS MENTIONED, SHALL BE HIM AND/OR HIS AGENT.

- GENERAL REQUIREMENTS**
- BEFORE COMMENCEMENT OF ANY WORK IN THE SITE, THE GENERAL CONTRACTOR SHALL BE FAMILIAR WITH THE CONDITIONS OF THIS PROJECT. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS AND OTHER CONTRACT DOCUMENTS RELATIVE TO THE PORTION OF THE WORKS TO BE CONSTRUCTED. IN WHOLE OR PART, ANY OF THE OWNER OR THIS OFFICE. THE GENERAL CONTRACTOR SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITION AT THE SITE AFFECTING IT. ALL THESE ACTS ARE FOR THE PURPOSE OF FACILITATING CONSTRUCTION BY THE CONTRACTOR AND ARE NOT FOR THE PURPOSE OF DISCOVERING ERRORS, OMISSIONS, AND / OR INCONSISTENCIES IN THE CONTRACT DOCUMENTS; HOWEVER ANY ERRORS, OMISSIONS AND / OR INCONSISTENCIES FOUND BY THE GENERAL CONTRACTOR SHALL BE REPORTED PROMPTLY (PRIOR TO CONSTRUCTION) TO THIS OFFICE.
 - STANDARDS CITED HERE, IN THE CODES SPECIFICATIONS AND OTHER STANDARDS NOTED AND CITED IN THESE DOCUMENTS AND PRODUCED BY THIS OFFICE, ARE HEREIN INCORPORATED AS IF FULLY SET FORTH IN DOCUMENT. THESE NOTES PROVIDE SUPPLEMENTAL INFORMATION NECESSARY FOR THE APPLICATION OF THESE CODES, SPECIFICATIONS AND OTHER STANDARDS BY THE GENERAL CONTRACTOR AND EMPHASIS CERTAIN REQUIREMENTS OF THESE CODES, SPECIFICATIONS AND STANDARDS. THESE NOTES SHALL NOT BE CONSTRUED BY ANYONE TO BE AN INCLUSION OF, OR TO REPLACE OR ALTER, IN WHOLE OR PART, ANY OF THE CODES, SPECIFICATIONS AND STANDARDS CITED HEREIN. THE GENERAL CONTRACTOR SHALL BE KNOWLEDGEABLE OF, AND SHALL AVAIL HIMSELF TO THESE CODES SPECIFICATIONS AND OTHER STANDARDS AND APPLY THEM TO THE WORK.
 - THE GENERAL CONTRACTOR SHALL COORDINATE WORK REQUIRED BY THESE CODES OR STANDARDS WITH ALL TRADES AND NOT LIMITED TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, LANDSCAPE AND OTHER DISCIPLINES.
 - THE GENERAL CONTRACTOR SHALL CONSTRUCT AND BE RESPONSIBLE FOR THE BUILDING HEREIN, THE CONTRACT DOCUMENTS (DESIGNED BY THIS OFFICE) IN ACCORDANCE TO ALL GOVERNING CODES REGULATIONS, CITIES, MUNICIPALITIES AND BUILDING OFFICIALS HAVING JURISDICTION ON THIS SITE. THE CONTRACTOR SHALL COORDINATE WORK WITH EACH APPROPRIATE TRADE DISCIPLINE TO ASSURE NO CONFLICT OR DIVISION OF ANY REQUIRED OR SPECIFIED COMPONENT FOR THE PROJECT.
 - THE G.C. IS RESPONSIBLE TO ASSURE THAT ALL MATERIALS SHALL BE NEW, OF QUALITY SPECIFIED, DELIVERY ON TIME AND AMPLIE QUANTITY TO PREVENT DELAY OF WORK AND SHALL INSTALL ALL MATERIALS ACCORDING TO MANUFACTURERS' RECOMMENDED SPECIFICATIONS.

- PROVIDE FIRE RESISTANT MATERIALS AND FIRE SEAL AS REQUIRED AT ALL OPENINGS, JOINTS, PENETRATIONS OR GAPS ON FIRE RATED ASSEMBLIES. DO NOT SCALE THE DRAWINGS TO OBTAIN DIMENSIONS. ANY DIMENSION NOT INDICATED ON DRAWINGS SHALL BE CONFIRMED WITH THIS OFFICE PRIOR TO COMMENCEMENT OF ANY WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD WITH SUB CONTRACTORS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES BETWEEN THE ACTUAL FIELD DIMENSIONS, SHOP DRAWINGS AND THESE DRAWINGS, WHERE THE CONTRACTOR ELECTS NOT TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK OR NOTIFY THE OWNER AND THIS OFFICE OF ANY DISCREPANCIES, THE GENERAL CONTRACTOR WILL ASSUME ANY AND ALL LIABILITIES FOR ANY AND ALL CORRECTIONS, REPLACEMENTS, TIME AND LABOR TO MAKE WORK IN ACCORDANCE TO THE CONSTRUCTION DOCUMENTS.
- THE GENERAL CONTRACTOR SHALL:
- IN FLORIDA CALL "SUNSHINE STATE ONE CALL" PRIOR TO DIG AT 811 OR (800) 452-4770 OR SUBMIT A REQUEST ONLINE AT WWW.CALLSUNSHINE.COM THEN WAIT FOR THE MARKS (2 BUSINESS DAYS) AND PROTECT THE MARKS DURING CONSTRUCTION.
- ACQUIRE ALL NECESSARY PRODUCT APPROVALS USED AND INSTALLED ON THIS PROJECT AS WELL AS ANY ADDITIONAL COUNTY AND LOCAL JURISDICTION REQUIRING ADDITIONAL DATA, CALCULATIONS SIGNED AND SEALED BY A STATE REGISTERED STRUCTURAL ENGINEER TO CERTIFY APPLICATION OF SAID PRODUCT IN ACCORDANCE TO THE CODE HAVING JURISDICTION.
- ASSEMBLE ALL REQUIRED GUARANTEES, WARRANTIES, AND MAINTENANCE CONTRACTS EXECUTED BY EACH OF THE RESPECTIVE MANUFACTURERS, SUPPLIERS AND SUB-CONTRACTORS. ALL THIS INFORMATION SHALL BE SUBMITTED TO THIS OFFICE, OWNER AND ALL PERTINENT PARTIES.
- PREPARE AND MAINTAIN THROUGHOUT THE LENGTH OF TIME IN CONSTRUCTION A FULL AND CURRENT SET OF ACCURATE "AS-BUILT" DRAWINGS, UPON COMPLETION OF THE PROJECT SUCH DRAWINGS WILL BE PRESENTED TO THE OWNER AND TO THIS OFFICE (2 SETS EACH) FOR PERMANENT RECORD AND INFORMATION.
- CONTRACTOR SHALL NOTIFY OWNER 72 HOURS PRIOR TO THE COMPLETION OF INTERIOR FRAMING SO TO ALLOW FOR OWNER TO REVIEW FRAMING PRIOR TO THE START OF THE ELECTRICAL AND MECHANICAL.
- CONTRACTOR SHALL HAVE ELECTRICAL AND MECHANICAL SUBCONTRACTORS TO INSTALL BOXES ONLY (NO WIRING OR DUCTS) FOR OWNER REVIEW. CONTRACTOR SHALL NOTIFY OWNER 24 HOURS IN ADVANCE.

SITE WORK

- CONTRACTOR SHALL CONFIRM SOIL BEARING CAPACITY PRIOR TO COMMENCING WORK AND SHALL SUBMIT REPORT TO OWNER AND THIS OFFICE. CONTRACTOR SHALL PROVIDE COMPACTATION FOR WALKWAYS, PLATWORK, DRIVEWAYS, ETC. AS REQUIRED.
- ALL "EXISTING" INFORMATION ON THE DRAWINGS HAS BEEN OBTAINED BY THIS OFFICE FROM THE OWNER. SUCH "EXISTING" INFORMATION SHALL BE CONSIDERED AS SHOWN SCHEMATICALLY ONLY, AND SHALL BE FIELD VERIFIED BY ALL CONTRACTORS TO SIZE, LOCATION, MATERIAL AND CURRENT CONDITION.
- ALL AREAS ADJACENT TO WORK, WHICH HAVE BEEN ALTERED AND/OR DAMAGED, SHALL BE REPAIRED TO MATCH EXISTING AND/OR FINISH OF NEW WORK.
- ALL DEMOLITION AND REMOVAL OF EXISTING UTILITIES, STRUCTURES, PLANTING MATERIALS, ETC., SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL GOVERNING AUTHORITIES.



GENERAL NOTES

- G.C. IS RESPONSIBLE FOR ADEQUATE BRACINGS OF STRUCTURAL AND NON STRUCTURAL ELEMENTS DURING CONSTRUCTION. BUILDER SHALL PROVIDE A SAFE WORKING ENVIRONMENT AS WELL AS REQUIRED MEANS OF EGRESS FOR ALL PERSONNEL ON THE PROJECT SITE AS REQUIRED BY ALL APPLICABLE CODES.
- CONCRETE**
- IF DISCREPANCY, STRUCTURAL ENGINEERING NOTES SUPERSEDE. SEE STRUCTURAL PLANS.
- CONCRETE FINISH SHALL BE LEVELED AND/OR PITCHED PROPERLY. FINISH OF ALL EXTERIOR SURFACE CONCRETE SHALL BE BROOM FINISH.
- CONTRACTOR SHALL REVIEW IN COMPLETENESS ALL PRODUCT APPROVALS AND SHOP DRAWINGS OF ERRORS AND ADDRESSES THEM, THEN SHALL SUBMIT TO THIS OFFICE AND STRUCTURAL ENGINEER (IF APPLICABLE) PRIOR TO START OF CONSTRUCTION FOR THEIR REVIEW AND COORDINATION, IF SUCH SHOP DRAWINGS ARE NOT SUBMITTED AS MENTIONED, THE RESPONSIBILITY OF THE COORDINATION AND/OR ANY CORRECTIONS WHICH MAY OCCUR ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THIS OFFICE AND THE STRUCTURAL ENGINEER ACCEPT NO RESPONSIBILITY FOR STRUCTURAL BEAMS, COLUMNS AND FOOTINGS UNTIL REVIEW OF THE APPROVED DRAWINGS AND THE ENGINEERING SIGNED AND SEALED BY A STATE REGISTERED ENGINEER, HAS BEEN COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- BLOCK WALLS AND PARTITIONS**
- PROVIDE ACOUSTICAL CAULKING TOP, BOTTOM AND SIDES OF ALL INTERIOR STUDY/GYPSUM BOARD WALLS.
- PROVIDE 5/8" TYPE X DRYWALL AT ALL WALL AND CEILING ASSEMBLIES IF NO OTHER THICK IS SPECIFIED.
- PROVIDE WATER RESISTANT GYPSUM BOARD ON ALL WET WALL APPLICATIONS.
- PROVIDE ALL NECESSARY P.T. WOOD BLOCKING AT ALL REQUIRED LOCATIONS FOR ERECTION OF EQUIPMENT, SYSTEMS AND ACCESSORIES, IN CONTACT WITH CONCRETE SURFACES.
- VERIFY OPENING OF METAL OR PIPES AND DUCTS WITH ARCHITECTURAL, MEP AND STRUCTURAL PLANS.
- ALL HOLLOW METAL DOOR FRAMES ON BLOCK WALLS ARE TO BE GROUT IN PLACE.
- DIMENSIONS TO METAL STUD PARTITIONS ARE TO THE FINISHED SURFACE (NOMINAL) AND INTERIOR DIMENSIONS TO CONCRETE OR MASONRY WALLS, ARE TO FINISHED FURRING SURFACE (1" FROM ROUGH SURFACE), UNLESS OTHERWISE NOTED.
- PROVIDE 1/2 P.T. FIRE STOP HORIZONTAL AT CEILINGS AND WALL INTERSECTIONS OR 8" O.C. VERTICAL MARK AND ALL OTHER PER CODE LOCATIONS.
- PROVIDE SCREENED VENTS AT FLOOR LEVEL IN GARAGE, 60" PER CAR MIN.
- WOOD AND PLASTIC**
- TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS, WHICH SHALL INCLUDE TRUSS PROFILES FRAMING PLAN AND CERTIFICATION BY A STATE REGISTERED ENGINEER TO THIS OFFICE AND OWNER. TRUSS MANUFACTURER SHALL NOT START FABRICATION UNTIL REVIEW OF SUCH SHOP DRAWINGS BY G.C., THIS OFFICE AND OWNER IS ISSUED. TRUSS MANUFACTURER IS RESPONSIBLE FOR SUPPLYING THE TRUSS ENGINEERING INDICATING GRAVITY LOADS AND UP-LIFT LOADS AND ENGINEERED TRUSS HARDWARE AND ANCHORAGE REQUIREMENTS FOR TRUSS TO TRUSS CONNECTIONS.
- THE TRUSS LAYOUT SHOWN IS SCHEMATIC IN NATURE HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTIONS SHOWN SCHEMATICALLY ONLY, AND SHALL BE FIELD VERIFIED BY ALL CONTRACTORS TO SIZE, LOCATION, MATERIAL AND CURRENT CONDITION.
- ALL AREAS ADJACENT TO WORK, WHICH HAVE BEEN ALTERED AND/OR DAMAGED, SHALL BE REPAIRED TO MATCH EXISTING AND/OR FINISH OF NEW WORK.
- ALL DEMOLITION AND REMOVAL OF EXISTING UTILITIES, STRUCTURES, PLANTING MATERIALS, ETC., SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL GOVERNING AUTHORITIES.
- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE TREATED WITH A WOOD PRESERVATIVE TREATMENT NOT HAVING C.C.A. (CHROMATED COPPER ARSENATE), BUT AN ALTERNATE TREATMENT APPROVED BY THE EPA (ENVIRONMENTAL PROTECTION AGENCY) FOR THIS PURPOSE.
- ALL WOOD AND LUMBER SHALL BE FIRE RETARDANT TREATED AS PER REQUIREMENTS OF ALL APPLICABLE CODES.

- A PERMANENT SIGN, WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINFORCING AND TREATMENT CONTRACT RENEWAL, SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
- DOORS AND WINDOWS**
- ALL EXTERIOR WINDOWS AND GLASS DOORS WILL HAVE AN APPROVED HURRICANE SHUTTER PROTECTION OR BE APPROVED HURRICANE WINDOWS AND DOORS.
- EVERY BATHROOM DOOR LOCK SHALL BE IN COMPLIANCE WITH NFPA 101-201-2.4.4, AND CLOSET DOOR LATCH PER NFPA 101-201-2.4.5.
- NO DOUBLE TWO SIDED LOCKS ON ENTRANCE DOORS.
- WINDOW AND DOOR BUCKS ARE CONSIDERED AS FILLERS AND THE WINDOW AND/OR DOOR SHALL BE SECURED TO THE STRUCTURE THROUGH THE BUCKS IN ACCORDANCE WITH THE MANUFACTURERS' PRODUCT APPROVAL AND SPECIFICATIONS.
- GLASS IN DOORS AND/OR ADJACENT TO DOORS SHALL BE TEMPERED.
- CONTRACTOR SHALL PROVIDE FOR PERMIT ALL CODE REQUIRED PRODUCT APPROVALS FOR ALL EXTERIOR WINDOWS AND DOORS.
- FRONT DOOR AND GARAGE DOOR SHALL MEET WIND PRESSURES IMPACT TEST, WIND CYCLE TESTS, ETC. AS REQUIRED BY GOVERNING BUILDING CODE.
- ALL EXTERIOR DOORS A DOOR INTO GARAGE SHALL HAVE WEATHER STRIPPING AND METAL THRESHOLD.
- THE SECOND MEANS OF EGRESS SHALL COMPLY WITH NFPA 101-22-2.2.3 AND SHALL HAVE A CLEAR MINIMUM OPENING OF NOT LESS THAN 5.7 SQ.FT. (MIN. 20" W/ 24" H). THE BOTTOM OF THE WINDOW OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. IF WINDOW SILL AT UPPER FLOORS IS LESS THAN 36" ABOVE ADJACENT FLOOR, PROVIDE SAFE GUARD AT 42" ABOVE FLOOR AS SPECIFIED IN BUILDING CODE (IN FLORIDA) SECTION 607.4.1.
- G.C. IS RESPONSIBLE FOR THE PROPER INSTALLATIONS AND WEATHER PROOFING. G.C. SHALL AVAIL HIMSELF OF THE INSTALLATION GUIDELINES, MANUFACTURER SPECIFICATIONS AND ALL APPLICABLE CODES.

FINISHES

- FLOOR AND BASE IN BATHROOMS SHALL BE OF IMPERVIOUS MATERIALS.
- ALL STEEL COLUMNS, PLATES AND STEEL ANGLES SHALL BE FACTORY PRIMED OR GALVANIZED. ALL EXPOSED STEEL SHALL BE PAINTED OR GALVANIZED PRIOR TO COVERING UP.
- PROVIDE PAINT OF BEST QUALITY PROFESSIONAL LINE 3 - COAT SYSTEM (PRIMER AND 2 FINISH COATS) THROUGH OUT PROJECT. EXTERIOR WALL AND TRIM PROVIDE 7-YEAR PAINT MANUFACTURE SYSTEM FOR ALL EXTERIOR LOCATIONS. SUBMIT PROPOSED SYSTEM BY A PAINT APPLICATOR WITH PROVEN EXPERIENCE WITH SIMILAR TYPE PROJECTS. SYSTEM TO BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO BID.
- SEALANT SEAL ALL EXTERIOR JOINTS OF PROJECT (DOORS, WINDOWS, TRIM AND SIDING) WITH APPROPRIATED PAINTABLE SILICONE SEALANT (DOW 795 BY DOW CORNING OR SIMILAR). PROVIDE MANUFACTURERS JOB SPECIFIC 20-YEAR WRITTEN WARRANTY. PREP AND PRIME ALL SURFACES AS RECOMMENDED BY SEALANT MANUFACTURER.
- ALL FINISHED HEIGHTS (TOP OF DOOR/WINDOWS, CEILINGS, ETC.) ARE IN REFERENCE TO THE FINISH FLOOR WHICH IS 1" (NOMINAL) ON TOP OF THE SLAB OR CONCRETE FLOOR. WITHIN AC ENCLOSURES, ALL CMU WALLS HAVE AN INTERIOR FLOORING 1" (NOMINAL) THICK.

FURNISHING

- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR SAMPLES FOR OWNERS REVIEW FOR ALL OR ANY CABINERY, BUILT-INS, TRIM, DOORS, WINDOWS, MATERIALS, CUSTOM FEATURES, ETC. THAT ARE SHOWN ON DRAWINGS. ALL INTERIOR WINDOWS, DOORS AND OPENINGS SHALL BE CASED WITH WOOD TRIM.
- GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATH TUB OR SHOWER SHALL BE SAFETY GLAZING THAT ARE LESS THAN 60" ABOVE THE FLOOR OF THE TUB OR SHOWER.
- CONTRACTOR SHALL COORDINATE ALL KITCHEN APPLIANCES, BATH FIXTURES, ACCESSORIES, ETC. WITH OWNER AND/OR THIS OFFICE. G.C. SHALL PROVIDE PROPER BACKING FOR WALL CABINETS.

MECHANICAL

- PLUMBING AND HVAC CONTRACTOR SHALL VERIFY ALL LOCATIONS / SIZES OR THEIR OUTLETS SUPPLIES AND CHASE AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME.
- HVAC CONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTATION AND PRODUCT SPECIFICATIONS TO OBTAIN A BUILDING PERMIT AND COMPLETE SUCH WORK AS REQUIRED BY MECHANICAL LATEST EDITION BUILDING CODE AND THE SPECIFICATIONS.
- PLUMBING CONTRACTOR SHALL VERIFY CENTER LINE DIMENSIONS OF ALL FIXTURES THAT HAVE BEEN SPECIFIED BY OWNER OR THIS OFFICE, AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME, MAINTAIN MINIMUM PLUMBING BUILDING CODE CLEARANCES BETWEEN TOILET FIXTURES AND ADJACENT WALL, CABINETS AND/OR PLUMBING FIXTURE.
- PLUMBING CONTRACTOR SHALL COORDINATE ALL VERTICAL STACKS TO BE DIVERTED TO THE REAR OR ROOF RIDGE. SUCH VERTICAL STACKS SHALL BE PAINTED TO MATCH ROOFING COLOR.
- PROVIDE SHUT-OFF VALVES AT ALL BATHROOMS AS REQUIRED BY LATEST BUILDING CODE APPROPRIATED SECTION.
- PROVIDE AIR CHAMBERS AT ALL FIXTURE BRANCHES. PROVIDE FIRE DAMPERS AT SUPPLY AND RETURNS WHICH PASS THROUGH RATED ASSEMBLIES IF ANY.
- WATER CONSUMPTION IN PLUMBING FIXTURES SHALL COMPLY WITH TABLES GIVEN BY THE BUILDING CODE.
- ALL SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROTECTED WITH ANTI-SCALD CONTROL VALVE.
- PROVIDE PROTECTION IN FRONT OF ALL EQUIPMENT (HVAC, WATER HEATER, WASHER, DRYER, ETC.) LOCATED IN GARAGE AT FLOOR LEVEL PER MECHANICAL CODE.
- A/C UNITS MAY HAVE CONCRETE PADS OR OTHER APPROVED MATERIAL EXTENDING ABOVE ADJOINING GRADE, OR SHALL BE SUSPENDED AT MIN. 6" ABOVE ADJOINING GRADE.

ELECTRICAL

- ELECTRICAL CONTRACTOR SHALL VERIFY ALL LOCATIONS/SIZES OF THEIR OUTLETS, SUPPLIES AND CHASE AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME.
- ALL WIRE SIZES BASED ON COPPER.
- ALL BATHROOMS, GARAGE, UTILITY ROOM, KITCHEN COUNTER AND EXTERIOR OUTLETS SHALL HAVE G.F.I. CIRCUITS.
- ALL SERVICE WIRING SHALL BE COPPER.
- ALL FEEDER WIRING SHALL BE COPPER.
- WIRE AND BREAKER SIZING FOR ALL APPLIANCES AND EQUIPMENT SHALL BE AS MANUFACTURERS NAME PLATE REQUIREMENTS AND IS RESPONSIBILITY OF THE SUB-CONTRACTOR TO VERIFY SUCH INFORMATION PRIOR TO INSTALLATION OF ELECTRICAL ROUGH. IF SUCH REQUIREMENTS DIFFER FROM THE PROPOSED ELECTRICAL SCHEDULE, THE CONTRACTOR SHALL NOTIFY THIS OFFICE AND/OR ENGINEER OF THE DISCREPANCY PRIOR TO ELECTRICAL ROUGH.
- PROVIDE ABOVE TUB AND SHOWER SHALL BE WATERPROOF AND VAPOR PROOF. PROVIDE G.F.I.C. IF WITH IN 6" RADIUS OF TOP OF TUB.
- CLOSET LIGHTS SHALL COMPLY WITH N.E.C. ARTICLE 410-8.

SITE PLAN GENERAL NOTES

- THE ARCHITECTURAL SITE PLAN, IF PROVIDED IN THESE DOCUMENTS IS FOR GENERAL LOCATION OF THE BUILDING, POOL, DRIVEWAYS, SITE FIXTURES, ETC. ONLY. THE G.C. SHALL BE RESPONSIBLE FOR VERIFYING BUILDING LOT FIT, LOT COVERAGE, EASEMENT NOTATIONS, SETBACKS AND SITE DIMENSIONS PRIOR TO PERMIT AND CONSTRUCTION. IF ANY CONFLICTS OCCUR THIS OFFICE SHALL BE NOTIFIED IN WRITING PRIOR TO PERMITTING AND CONSTRUCTION.
- VERIFY CONNECTION/LOCATION OF UNDERGROUND TELEPHONE, ELECTRICAL, CABLE TV, ETC. SERVICE ENTRANCE WITH LOCAL AGENCY. THE LOCATION OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE CONSTRUCTION DOCUMENTS ARE APPROX. ONLY. THE G.C. IS RESPONSIBLE FOR VERIFYING THE EXISTENCE AND ACTUAL LOCATION OF THEM.
- A/C AND OR POOL EQUIPMENT TO BE INSTALLED WITH MIN. CLEARANCE FROM EACH OTHER AND FROM BUILDING EDGE AS WELL AS MAINTAINING MIN. CLEARANCE FROM PROPERTY SET BACKS, ALL AS PRESCRIBED BY APPLICABLE CODES.

INSURANCE PROVISION

THE GENERAL CONTRACTOR (GC) AND INDEPENDENT PRIME CONTRACTORS (IPC) AWARDED THE CONTRACTS FOR THIS PROJECT SHALL PROVIDE ALL REQUIRED INSURANCE STATED BELOW AND BY THE AWARD OF CONTRACTS FOR THIS PROJECT, THEY ACKNOWLEDGE, UNDERSTAND AND AGREE TO THE TERMS AND CONDITIONS SET FORTH HEREIN. WORK SHALL NOT COMMENCE ON THIS PROJECT UNTIL THE GC & IPC IDENTIFIED HEREIN SHALL PROCURE, ISSUE AND MAINTAIN THE FOLLOWING INSURANCE POLICIES AND CERTIFICATES. SUCH POLICIES SHALL BE WRITTEN TO FULLY PROTECT THE OWNER, THE ARCHITECT AND THE DESIGN TEAM FROM ALL LIABILITY. CERTIFICATES OF INSURANCE SHALL NAME THE RESPECTIVE CONTRACTOR, THE OWNER, THE ARCHITECT, PAUL H. BACH, THE FIRM OF BE DESIGN ASSOCIATES, INC. AND ALL LICENSED DESIGN CONSULTANTS AND THEIR RESPECTIVE DESIGN CONSULTANT FIRMS LISTED ON THE DRAWINGS AS THE INSURED NOTATORS OF THE PROJECT. CERTIFICATES OF INSURANCE SHALL BE TIMELY ISSUED AND NAME THE NAMED INSURED ABOVE (AS ADDITIONAL INSURED), RESPECTIVELY, PRIOR TO COMMENCEMENT OF THE WORK, AND SENT TO THE ARCHITECT AT P.O. BOX 804762, MARGATE, FLORIDA 33089 AND THE ARCHITECTURAL FIRM OF BE DESIGN ASSOCIATES, INC. RESPECTIVELY. QUALITY ASSURANCE: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND MAINTAIN RECORDS ALL CERTIFICATES OF INSURANCE AT ALL TIMES.

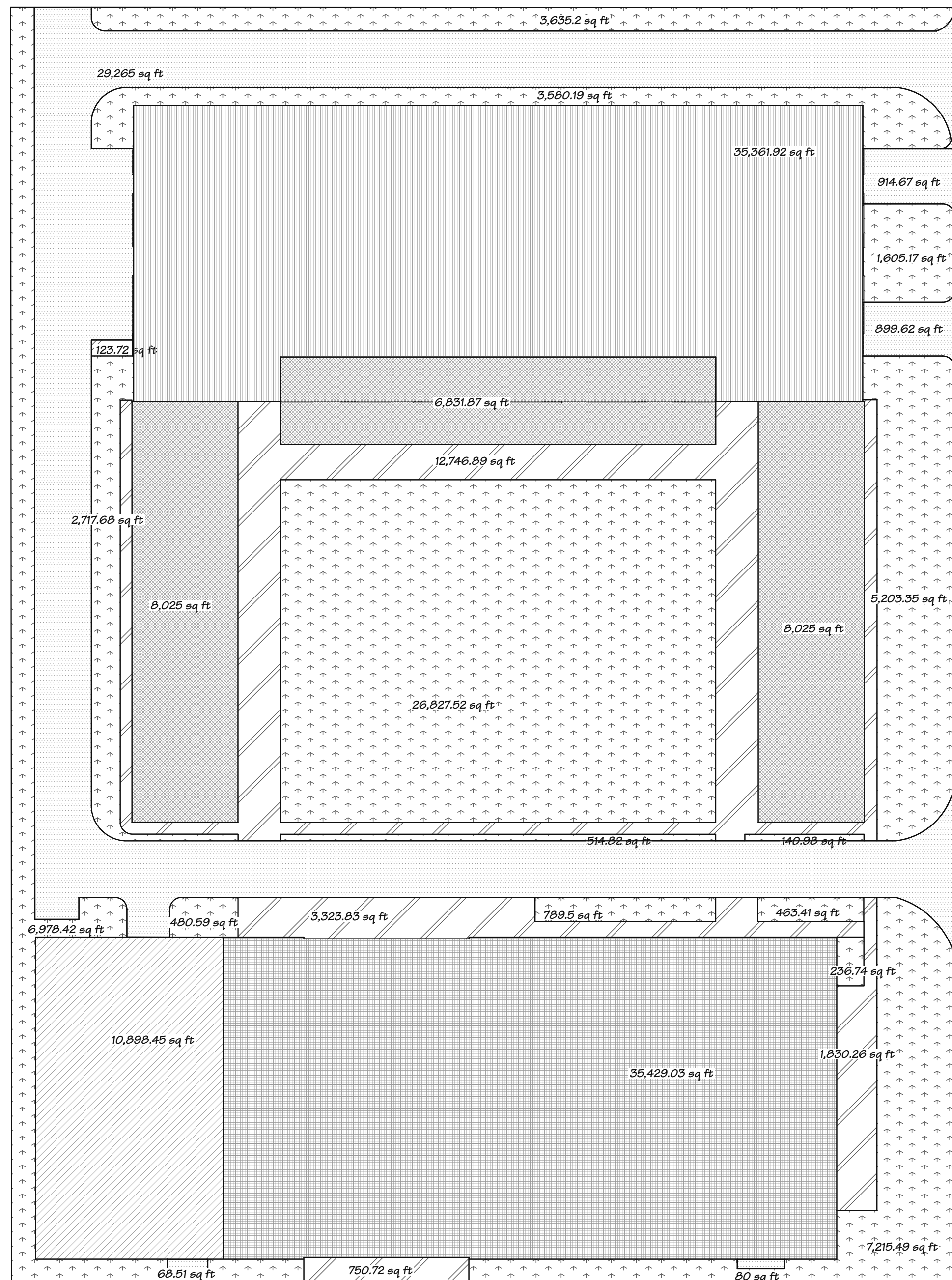
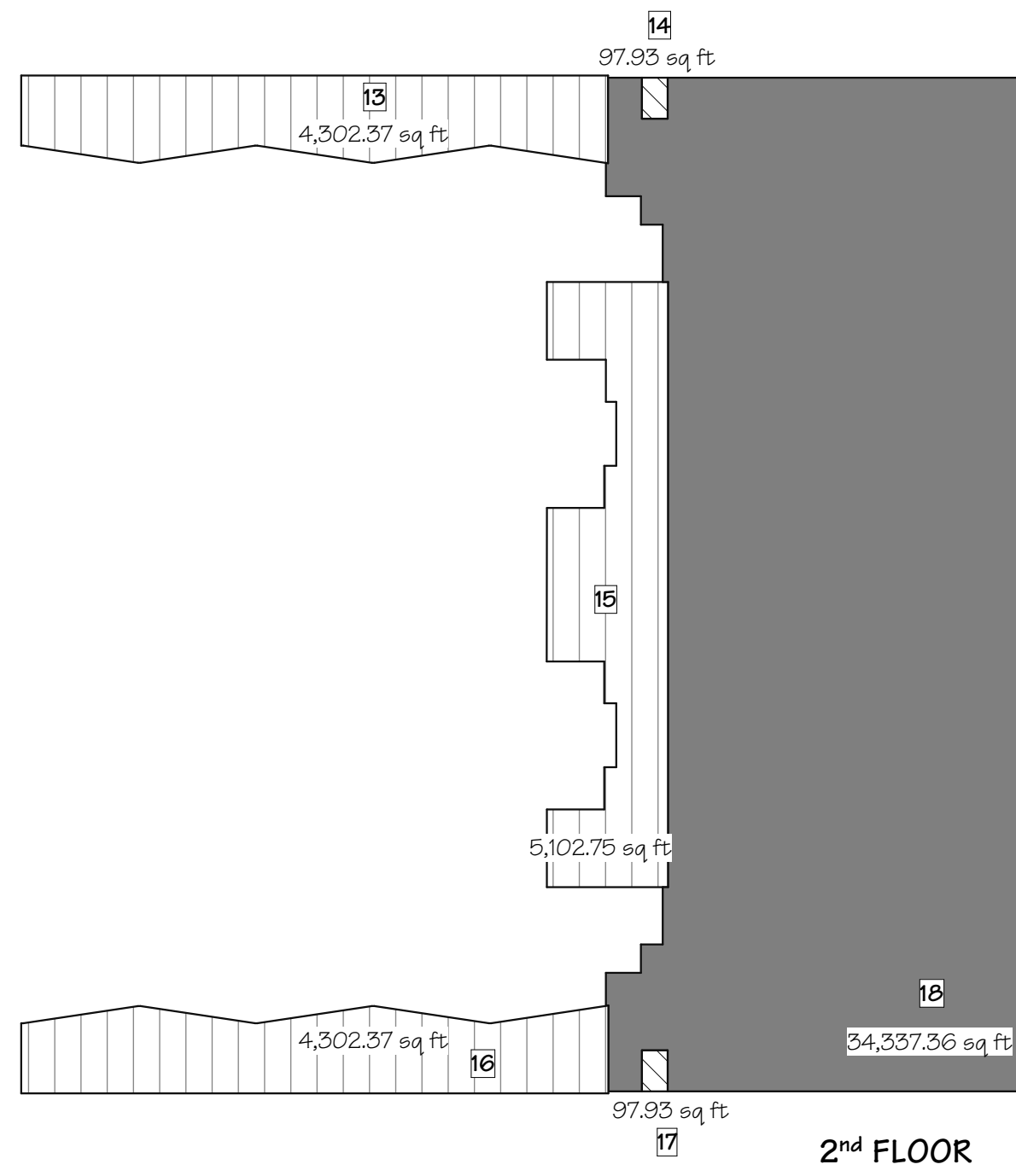
REQUIRED COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING CONTRACTUAL AND INDEMNIFICATION LIABILITY COVERING THE NAMED INSURED ABOVE AND PRODUCTS COMPLETED OPERATIONS. LIABILITY INSURANCE COVERING PERSONAL INJURY AND BODILY INJURY IN LIMITS OF NOT LESS THAN \$1,000,000 FOR INJURY OR DEATH TO ANY ONE PERSON AND NOT LESS THAN \$2,000,000 EACH OCCURRENCE AND SHALL CARRY INSURANCE AGAINST EXPECTED DAMAGE IN LIMITS OF NOT LESS THAN \$1,000,000 PER CLAIMANT AND \$2,000,000 PER OCCURRENCE AS A MINIMUM COVERAGE. CERTIFICATES OF INSURANCE FOR THE INSURANCE HEREIN SHALL BE SECURED FROM THE GC AND RESPECTIVE IPC, INCLUDING, BUT NOT LIMITED TO, IE, EXCAVATION, FOUNDATION, CONCRETE, SHELL, CARPENTRY, MECHANICAL, ELECTRICAL, PLUMBING, DOOR/WINDOW, TRUSS AND ROOFING PCA AND ANY SUB-CONTRACTORS, AND SUB-SUB-CONTRACTORS, WORKMAN, EQUIPMENT SUPPLIERS, MATERIAL SUPPLIERS AND COURIER AND DELIVERY MEN.

THE GC, IPC, SUB-CONTRACTORS, SUB-SUB-CONTRACTORS AND WORKERS ARE REQUIRED TO PROVIDE CERTIFICATES OF INSURANCE INDICATING THAT WORKERS COMPENSATION INSURANCE IS PROVIDED FOR ALL EMPLOYEES IN COMPLIANCE WITH CHAPTER 440, FL. STATUTES. THE GC SHALL NOT BE RESPONSIBLE FOR BUILDERS RISK INSURANCE. THE OWNER SHALL CARRY BUILDERS RISK INSURANCE FOR THE PERILS OF FIRE, VANDALISM, MAJUDOUS MISCHIEF AND THOSE INCLUDED IN EXTENDED COVERAGE IN THE AMOUNT OF ONE HUNDRED (100%) PERCENT OF THE VALUES AT RISK.

THE GC AND IPC SHALL DEFEND, SAVE AND HOLD HARMLESS THE OWNER, THE ARCHITECT, PAUL H. BACH, THE FIRM OF BE DESIGN ASSOCIATES, INC. AND ALL DESIGN CONSULTANTS FROM ANY CAUSE, ACTION OR INCIDENT ARISING OUT OF THE EXECUTION AND PERFORMANCE OF ANY AND ALL OF THE WORK BY SUB, PRIME, AND SUB-SUB CONTRACTORS, SUB-SUB-CONTRACTORS AND WORKSMAN IN ANY AND ALL CONTRACTS RELATIVE HERETO. THE GC, IPC, SUB-CONTRACTORS, SUB-SUB-CONTRACTORS AND WORKERS HEREBY UNDERSTAND AND AGREE TO PAY FOR ALL SUCH DEFENSE IN ALL ARBITRATION PROCEEDINGS AND IN ANY PROCEEDINGS IN ANY AND ALL COURTS OF LAW.

THE GC AND IPC SHALL MAINTAIN COMMERCIAL VEHICLE LIABILITY INSURANCE AGAINST BODILY INJURY AND PROPERTY DAMAGE IN AT LEAST THE AMOUNTS OF ONE MILLION DOLLARS (\$1,000,000) PER CLAIMANT AND TWO MILLION DOLLARS (\$2,000,000) PER OCCURRENCE. THE POLICIES OF ALL INSURANCE IN FORCE SHALL BE ISSUED BY AAA RISK COMPANIES QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA AND MEET ALL OF THE REQUIREMENTS AFOREMENTIONED AND BE ACCEPTABLE TO THE OWNER. ANY ALTERED AMOUNTS OF INSURANCE DECREASED UPON THE AWARD AND DURING THE EXECUTION OF THE WORK BY THE INSURANCE COMPANIES ISSUING THE RESPECTIVE INSURANCE POLICY SHALL NOT BE ACCEPTABLE AND WILL BE CONSIDERED AS NON-PERFORMANCE BY THE GC. INDEPENDENT PRIME CONTRACTORS, SUB-CONTRACTORS, SUB-SUB-CONTRACTORS AND WORKSMAN, RESPECTIVELY AND CAUSE TO STOP THE WORK AND/OR SPECIFIC SUB CONTRACTOR WORK, RESPECTIVELY UNTIL SUCH INSURANCE IS FULLY AND IMMEDIATELY REINSTATED. THE GC UNDERSTANDS AND AGREES THAT FAILURE TO ENFORCE AND MAINTAIN SUCH INSURANCE IS CONSIDERED NON-PERFORMANCE AND AS SUCH, IS JUST CAUSE FOR IMMEDIATE CONTRACT TERMINATION BY THE OWNER.

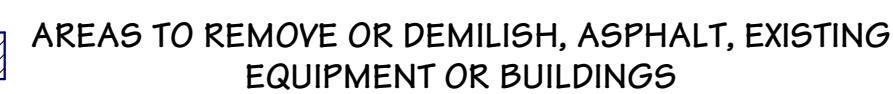
VICINITY MAP



LOT AREA	216,300.00		
		IMPERVIOUS AREA	PERVIOUS AREA
TYPE	sq ft	sq ft	sq ft
STORAGE	10,898.45	10,898.45	
ARTISANAL MARKET	35,429.03	35,429.03	
BOUTIQUE OFFICE/WAREHOUSE	6,831.87	6,831.87	
BOUTIQUE OFFICE/SHOP CAFE	16,050.00	16,050.00	
PARKING BUILDING	35,361.92	35,361.92	
SLABS FOR EQUIPMENT	148.51	148.51	
PATHWAYS AND SIDEWALKS	18,787.33	18,787.33	
ASPHALT	31,079.29	31,079.29	
SOD	61,713.60		61,713.60

LANDSCAPE MIN 25% REQUIRED =	54,075.00	25.00%
LANDSCAPE PROVIDED =	61,713.60	28.53%

-



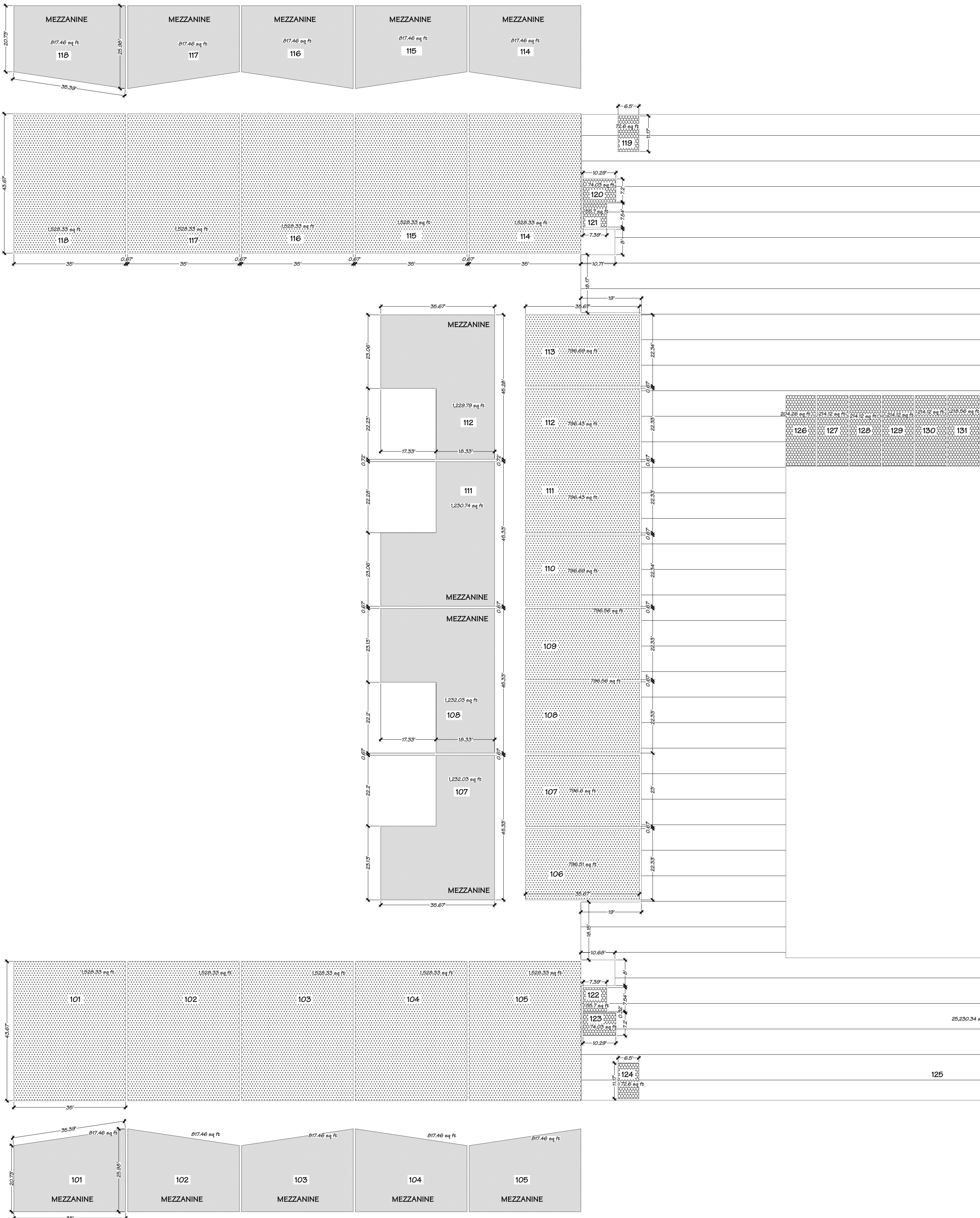
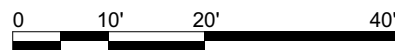
TYPE	SHAPE N°	sq ft	SHAPE N°	COVERED sq ft
STORAGE	1	10,898.45		
ARTISANAL MARKET	8	35,429.05	5 & 12	849.70
BOUTIQUE OFFICE/WAREHOUSE	7, 15	11,935.42		
BOUTIQUE/SHOP/CAFE	2, 9, 13 & 16	24,714.74	6.00	12,202.88
PARKING STRUCTURE	3, 4, 10, 11, 14, 17, 18 TO 31	173,230.24		
TOTAL		256,207.90		13,052.58
TOTAL			269,260.48	

Nº	A/C sq ft	STORAGE sq ft	PARKING sq ft	COVERED sq ft
1		10,898.45		
2	8,065.00			
3		97.93		
4		1,439.45		
5				325.10
6				12,202.88
7	6,832.67			
8	35,429.05			
9	8,065.00			
10		97.93		
11			23,969.84	
12				524.60
13	4,302.37			
14		97.93		
15	5,102.75			
16	4,302.37			
17		97.93		
18			34,337.36	
19		97.93		
20			34,995.15	
21		97.93		
22		97.93		
23			38,503.81	
24		97.93		
25		97.93		
26			38,503.81	
27		97.93		
28			144.86	
29			105.90	
30			105.90	
31			144.86	
TOTAL	72,079.21	13,317.20	170,811.49	13,062.58
	A/C AREA	STORAGE	PARKING BUILDING	COVERED AREA
GRAND TOTAL 269,260.48 SQ FT				

\\SE-CLAUDEX\A\BE-Acad\161220.036.INV (micta Project - 770615.19\161220.ARCH\HCA\DWG161220.INV-15.plt)

6.
A-7.1

AREAS UNITS
SCALE: 1" = 20'



ARTISANAL MARKET

UNIT	USES	AREAS SQ FT	COMMON AREA SQ FT	STORAGE SQ FT
1 & 2	RETAIL SPACE	84.46		
3	COMMON AREA	506.24		
4	RETAIL SPACE		403.75	
5	COMMON AREA	1,865.39		
6 & 7	RETAIL SPACE	133.00		
8	COMMON AREA	505.77		
9	RETAIL SPACE		21,195.85	
10	RETAIL SPACE	180.00		
11	RETAIL SPACE	180.00		
12	RETAIL SPACE	180.00		
13	RETAIL SPACE	180.00		
14	RETAIL SPACE	180.00		
15	RETAIL SPACE	180.00		
16	RETAIL SPACE	180.00		
17	RETAIL SPACE	180.00		
18	RETAIL SPACE	180.00		
19	RETAIL SPACE	180.00		
20	RETAIL SPACE	180.00		
21	RETAIL SPACE	180.00		
22	RETAIL SPACE	180.00		
23	RETAIL SPACE	180.00		
24	POP UP SPACE	52.50		
25	POP UP SPACE	52.50		
26	POP UP SPACE	52.50		
27	POP UP SPACE	52.50		
28	POP UP SPACE	52.50		
29	POP UP SPACE	52.50		
30	POP UP SPACE	52.50		
31	RETAIL SPACE	422.50		
32	RETAIL SPACE	422.50		
33	RETAIL SPACE	651.63		
34	RETAIL SPACE	651.63		
35	RETAIL SPACE	651.63		
36	RETAIL SPACE	651.63		
37	RETAIL SPACE	651.63		
38	RETAIL SPACE	651.63		
39	RETAIL SPACE	651.63		
40	RETAIL SPACE	651.63		
41	POP UP SPACE	52.50		
42	POP UP SPACE	52.50		
43	POP UP SPACE	52.50		
44	POP UP SPACE	52.50		
45	POP UP SPACE	52.50		
46	POP UP SPACE	52.50		
47	POP UP SPACE	52.50		
48	POP UP SPACE	52.50		
49	RETAIL SPACE	180.00		
50	RETAIL SPACE	180.00		
51	RETAIL SPACE	180.00		
52	RETAIL SPACE	180.00		
53	RETAIL SPACE	180.00		
54	RETAIL SPACE	180.00		
55	RETAIL SPACE	180.00		
56	RETAIL SPACE	180.00		
57	RETAIL SPACE	180.00		
58	RETAIL SPACE	180.00		
59	RETAIL SPACE	180.00		
60	RETAIL SPACE	180.00		
61	RETAIL SPACE	180.00		
62	STORAGE	180.00		
63	STORAGE			10,741.35
TOTAL AREA		15,322.62	21,993.95	10,741.35
		LEASE AREA	COMMON AREA	STORAGE AREA

*NOTE: EACH AREA WAS CALCULATED WITHOUT WALLS

BOULIQUE OFFICE, OFFICE / WAREHOUSE, STORAGE AND PARKING

UNIT	USES	AREA SQ FT	WT FLOOR
101	LEASE BOUTIQUE /SHOP CAFÉ	1528.33	WT FLOOR
102	LEASE BOUTIQUE /SHOP CAFÉ	1528.33	MEZZANINE
103	LEASE BOUTIQUE /SHOP CAFÉ	1528.33	WT FLOOR
104	LEASE BOUTIQUE /SHOP CAFÉ	1528.33	WT FLOOR
105	LEASE BOUTIQUE /SHOP CAFÉ	1528.33	MEZZANINE
106	LEASE BOUTIQUE OFFICE, LOFT & WAREHOUSE	1528.33	WT FLOOR
107	LEASE BOUTIQUE OFFICE, LOFT & WAREHOUSE	1528.33	WT FLOOR
108	LEASE BOUTIQUE OFFICE, LOFT & WAREHOUSE	1528.33	WT FLOOR
109	LEASE BOUTIQUE OFFICE, LOFT & WAREHOUSE	1528.33	WT FLOOR
110	LEASE BOUTIQUE OFFICE, LOFT & WAREHOUSE	1528.33	WT FLOOR
111	LEASE BOUTIQUE OFFICE, LOFT & WAREHOUSE	1528.33	WT FLOOR
112	LEASE BOUTIQUE OFFICE, LOFT & WAREHOUSE	1528.33	WT FLOOR
113	LEASE BOUTIQUE OFFICE, LOFT & WAREHOUSE	1528.33	WT FLOOR
114	LEASE BOUTIQUE /SHOP CAFÉ	1528.33	WT FLOOR
115	LEASE BOUTIQUE /SHOP CAFÉ	1528.33	MEZZANINE
116	LEASE BOUTIQUE /SHOP CAFÉ	1528.33	WT FLOOR
117	LEASE BOUTIQUE /SHOP CAFÉ	1528.33	WT FLOOR
118	LEASE BOUTIQUE /SHOP CAFÉ	1528.33	MEZZANINE
119	STORAGE	72.6	WT FLOOR
120	ELECTRICAL ROOM	74.03	WT FLOOR
121	BATHROOM	55.7	WT FLOOR
122	BATHROOM	55.7	WT FLOOR
123	ELECTRICAL ROOM	74.03	WT FLOOR
124	STORAGE	72.6	WT FLOOR
125	PARKING AREA	25,330.34	WT FLOOR
126	STORAGE	214.12	WT FLOOR
127	STORAGE	214.12	WT FLOOR
128	STORAGE	214.12	WT FLOOR
129	STORAGE	214.12	WT FLOOR
130	STORAGE	214.12	WT FLOOR
131	STORAGE	214.12	WT FLOOR
TOTAL AREA		61668.26	

*NOTE: EACH AREA WAS CALCULATED WITHOUT WALLS

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Y&G STATION PROJECT

ARTISANAL MARKET & BOUTIQUE WAREHOUSE

1954 N 30th RD HOLLYWOOD FL. 33021

170 E Boca Raton Rd, Suite 1
Boca Raton, Florida 33432
Phone: 561 362 6408
Web: BE-DESIGN.NET

DESIGN ASSOCIATES, INC.

A 26001227

JOB ID	16220.INV
DRAWING EDITION	161220.INV-15.plt
PRINTING DATE	10/18/2017
DRAWN BY	E.B. - R.R.
AREAS & USES	

A-7.1

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AREAS AND USES FOR ARTISANAL MARKET, BOUTIQUE WAREHOUSE & PARKING

PARKING BUILDING

	USES	AREA SQ FT	
201	PARKING SPACE	3419.57	2nd FLOOR
202	STORAGE	72.6	2nd FLOOR
203	STORAGE	72.6	2nd FLOOR
301	PARKING SPACE	34732.81	3rd FLOOR
302	STORAGE	72.6	3rd FLOOR
303	STORAGE	72.6	3rd FLOOR
401	PARKING SPACE	38256.31	4th FLOOR
402	STORAGE	72.6	4th FLOOR
403	STORAGE	72.6	4th FLOOR
501	PARKING SPACE	38256.31	5th FLOOR
502	STORAGE	72.6	5th FLOOR
503	STORAGE	72.6	5th FLOOR
601	STAIR	144.86	6th FLOOR
602	ELEVATOR	105.9	6th FLOOR
603	ELEVATOR	105.9	6th FLOOR
604	STAIR	144.86	6th FLOOR

TOTAL AREA 146446.32

*NOTE: EACH AREA WAS CALCULATED WITHOUT WALLS

PARKING SPACES
REQUIRED

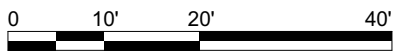
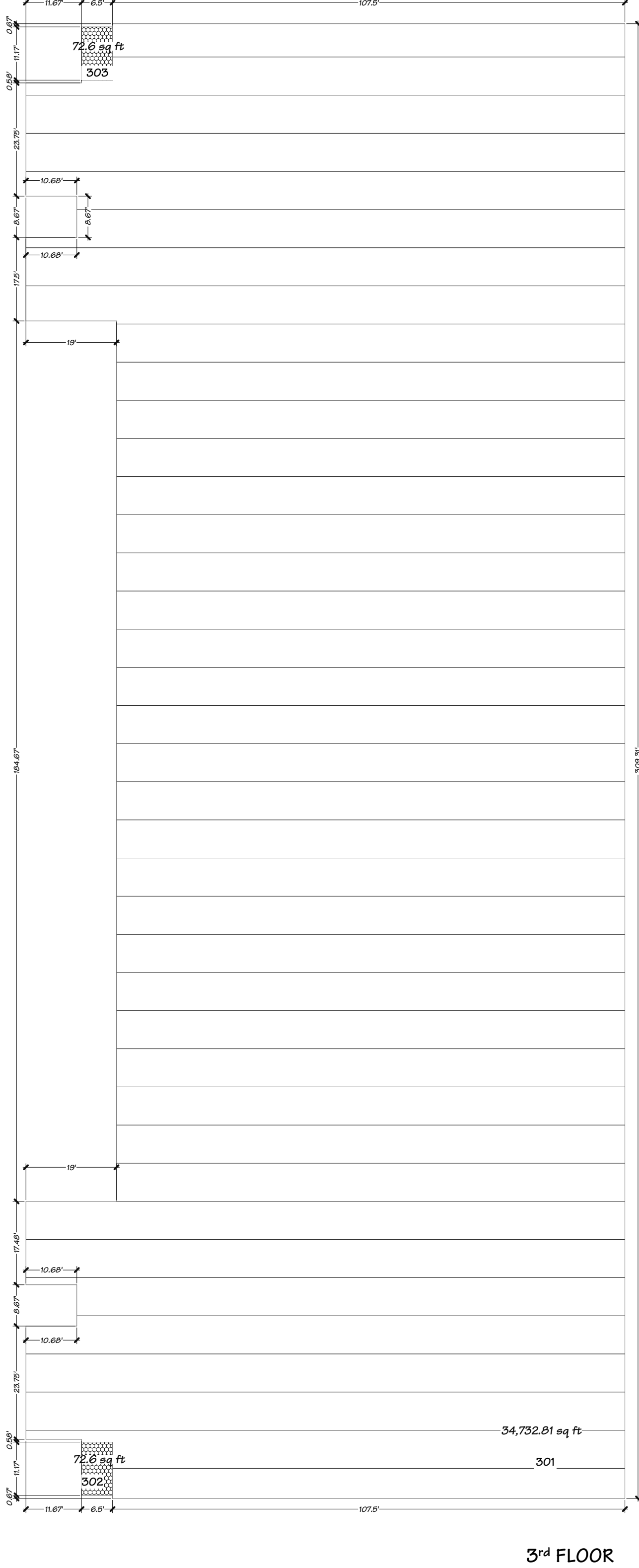
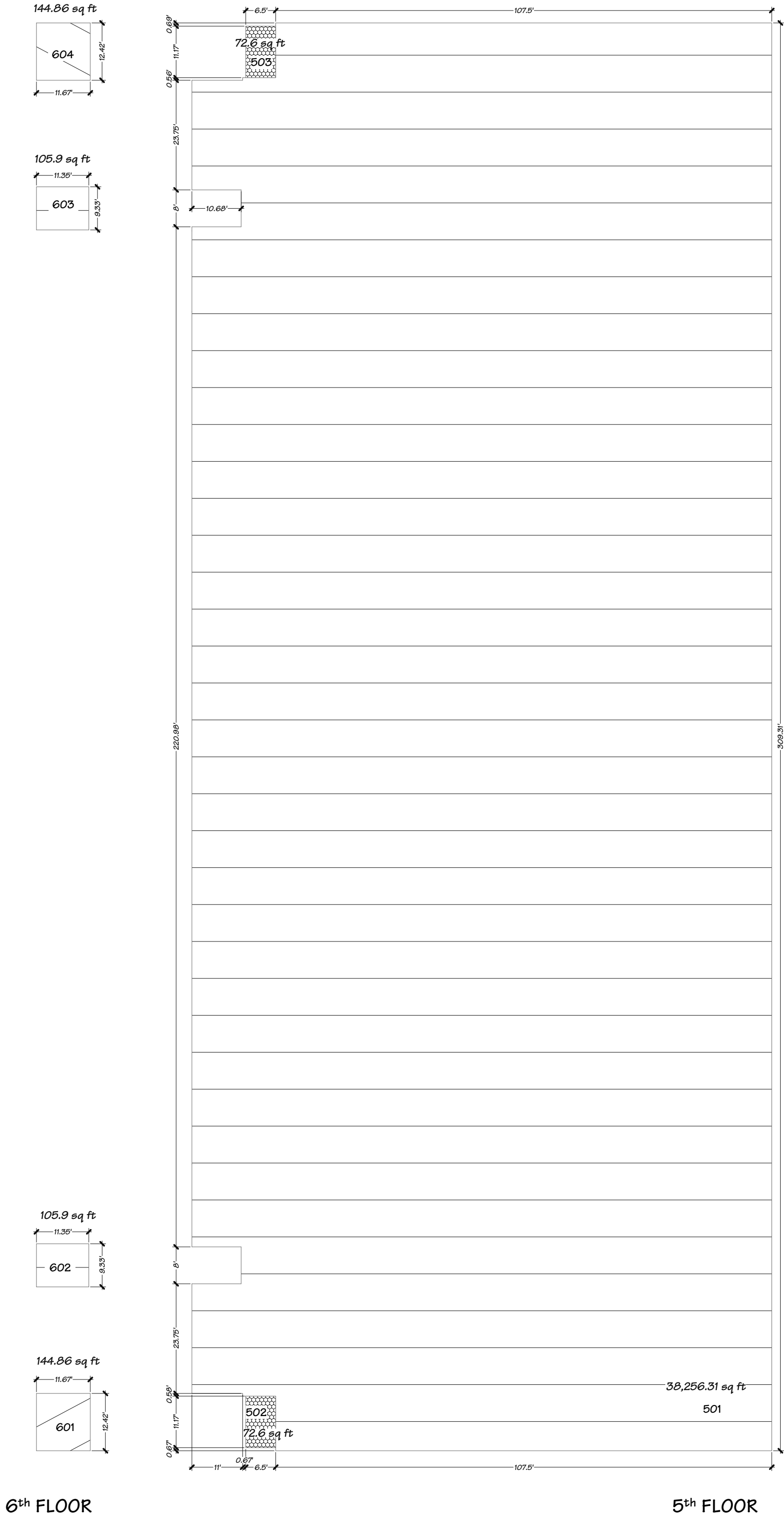
TYPE	AREAS
WAREHOUSE (STORAGE)	13,317.20 sq ft
ARTISANAL MARKET	35,429.05 sq ft
BOUTIQUE/SHOP/CAFÉ	24,720.87 sq ft
BOUTIQUE OFFICE	11,935.42 sq ft

PARKING SPACE PER CODE		
ARTISANAL MARKET	WAREHOUSE	BOUTIQUE OFFICE
1 X 250 sq ft	1 X 1,000 sq ft	1 X 400 sq ft
141.72	13.32	
988.88		
		29.84
240.60	13.32	29.84
A	B	C
TOTAL PARKING SPACES REQUIRED A+B+C=		
283.76		

PARKING SPACES
PROVIDED

	OUTSIDE			INSIDE		
	HANDICAP	SPECIAL	REGULAR	HANDICAP	SPECIAL	REGULAR
1st FLOOR				6	1	85
2nd FLOOR				6		89
3rd FLOOR				6		93
4th FLOOR				6		114
5th FLOOR				6		114
6th FLOOR ROOF				2	1	72
				32	1	567

Total handicap parking space	32
total special parking space	1
total normal parking space	567
Grand Total	600



7. GROUND FLOOR AREA
A-7.2 SCALE: 1" = 20'

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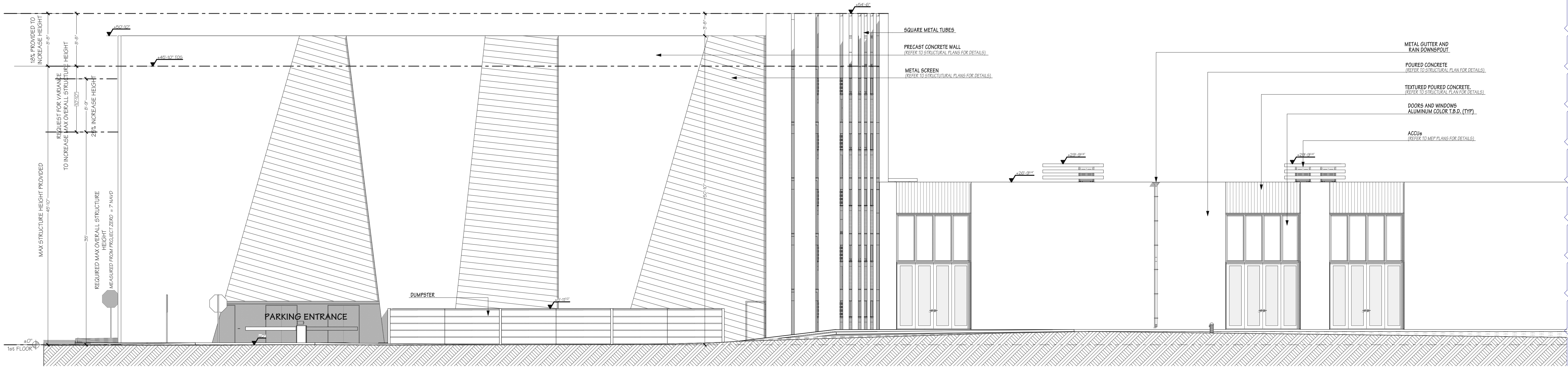
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Y&G STATION PROJECT
ARTISANAL MARKET & BOUTIQUE WAREHOUSE
1954 N 30th RD HOLLYWOOD FL. 33021

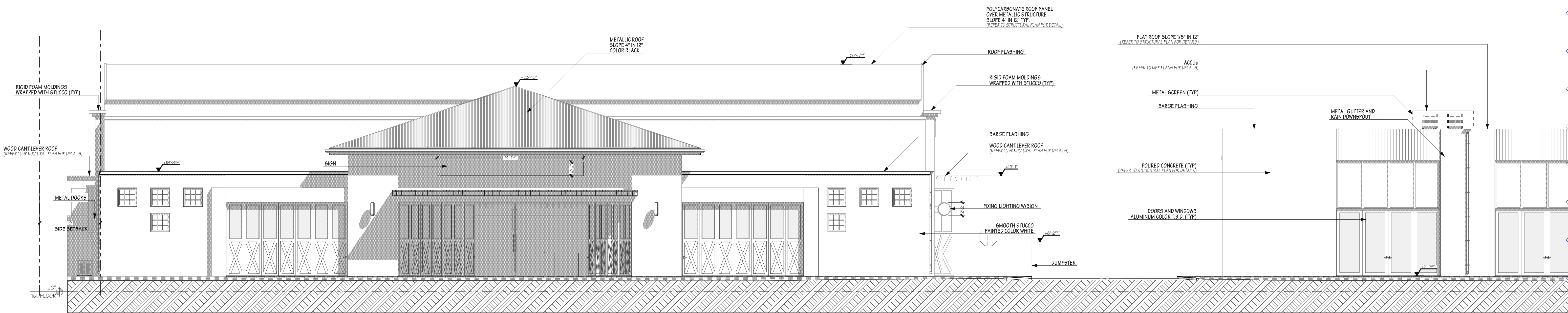
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AREAS & USES	

A-7.2



02
A-8 02 REAR VIEW ELEVATION
SCALE: 1/8" = 1'-0"



01
A-8 01 FRONT VIEW ELEVATION
SCALE: 1/8" = 1'-0"

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Y&G STATION PROJECT

ARTISANAL MARKET & BOUTIQUE

WAREHOUSE

1954 N 30th RD HOLLYWOOD FL. 33021

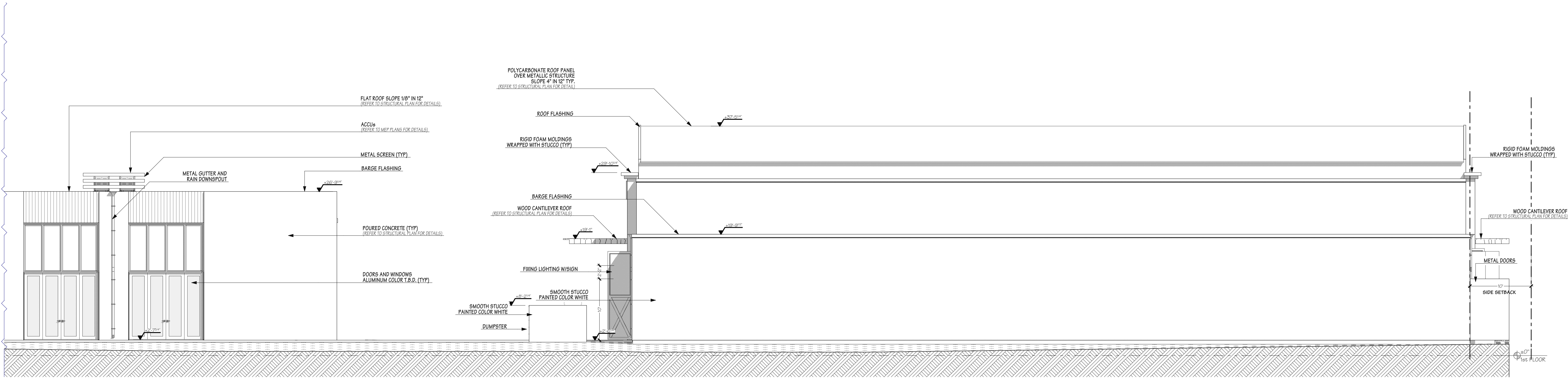
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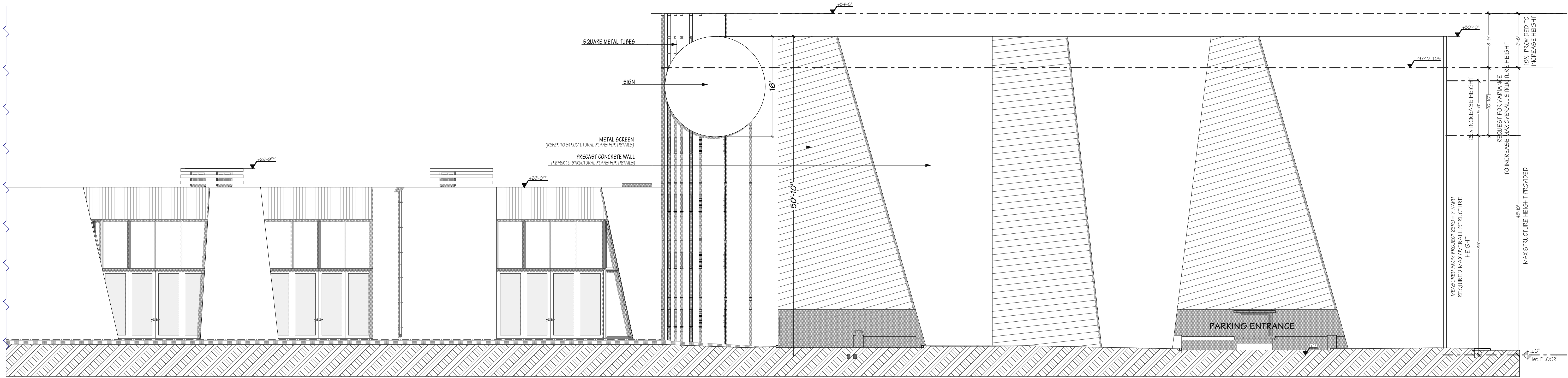
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ELEVATIONS	01-02

A-8

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02
A-8.1 REAR VIEW ELEVATION
SCALE: 1/8" = 1'-0"



01
A-8.1 01 FRONT VIEW ELEVATION
SCALE: 1/8" = 1'-0"

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PRELIMINARY		11/06/2017

CLIENT APPROVAL	DATE
FOR PRELIMINARY DESIGN	02/27/2017
FOR PRELIMINARY ANALYSIS	02/02/2017
FOR PRELIMINARY DESIGN	02/02/2017
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FOR PRELIMINARY DESIGN	02/12/2017
FOR PRELIMINARY ANALYSIS	02/12/2017

NOT FOR CONSTRUCTION	DATE
NOT FOR CONSTRUCTION	02/27/2017
NOT FOR CONSTRUCTION	02/02/2017
NOT FOR CONSTRUCTION	02/02/2017
NOT FOR CONSTRUCTION	02/12/2017
NOT FOR CONSTRUCTION	02/12/2017

Y&G STATION PROJECT

ARTISANAL MARKET & BOUTIQUE

WAREHOUSE

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170 E Boca Raton Rd, Suite 1
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Phone: 561 362 6408
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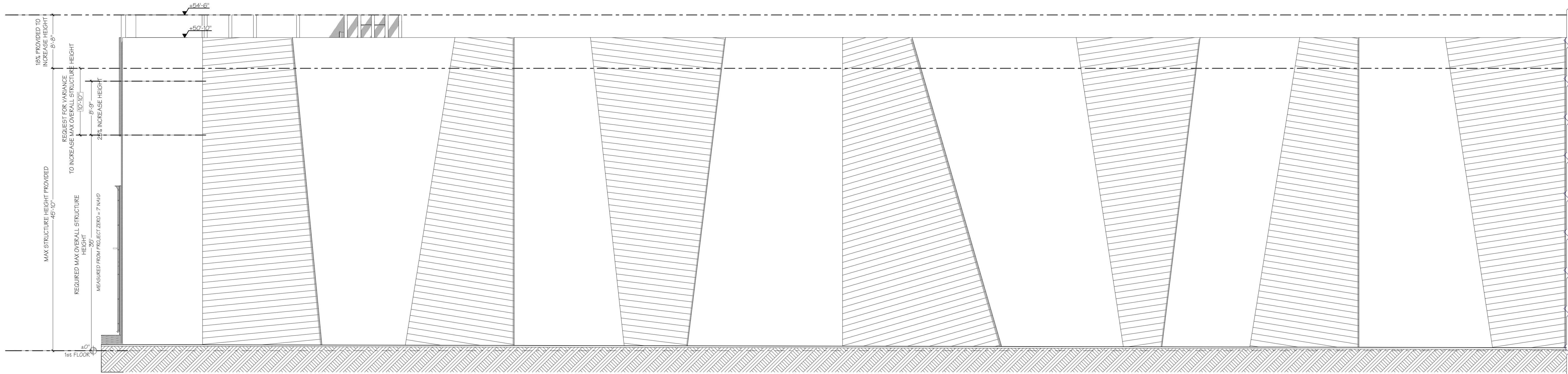
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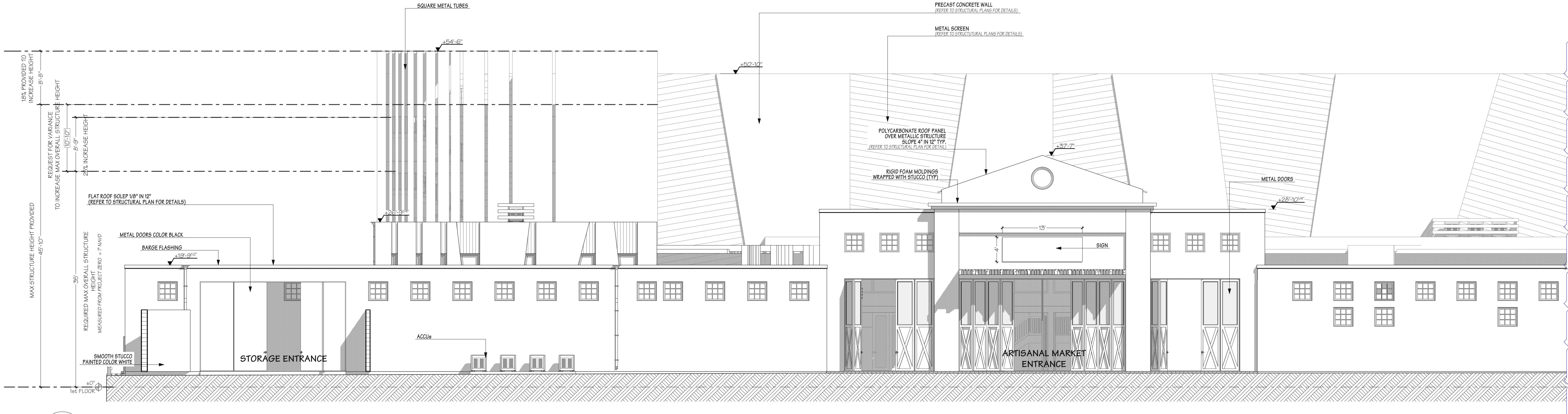
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ELEVATIONS	01-02

A-8.1

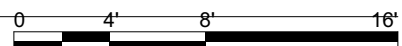
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04
A-9
04 RIGHT SIDE VIEW ELEVATION
SCALE: 1/8" = 1'-0"



03
A-9
03 LEFT SIDE VIEW ELEVATION
SCALE: 1/8" = 1'-0"



Paul H. Beck
AR 0010442

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NOT FOR PRELIMINARY CONSTRUCTION		

Y&G STATION PROJECT

ARTISANAL MARKET & BOUTIQUE WAREHOUSE

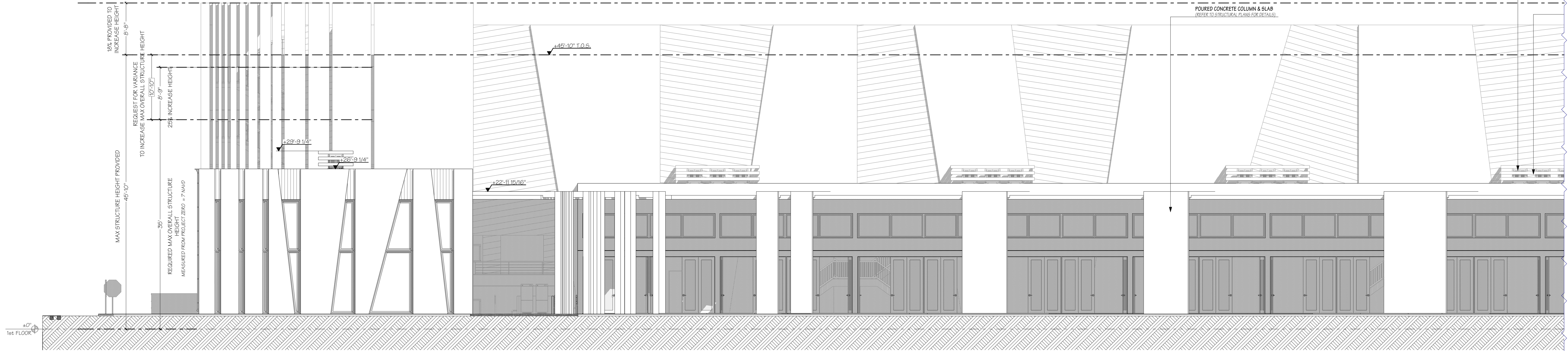
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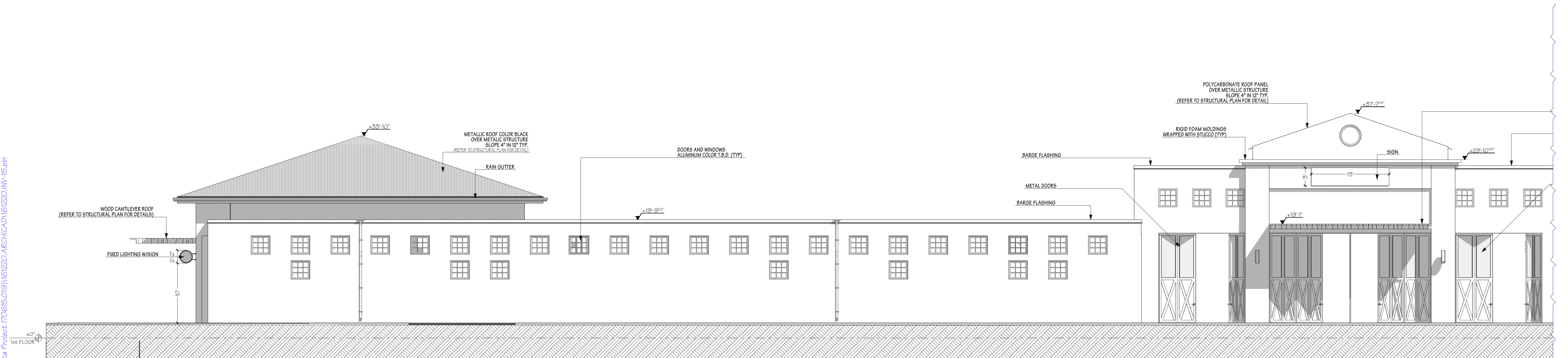
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161220.INV-15.pln
10/18/2017
E.B. - R.R.
ELEVATIONS 03-04

A-9



06 06 INTERNAL VIEW ELEVATION
A-10 SCALE: 1/8" = 1'-0"



05 05 INTERNAL VIEW ELEVATION
A-10 SCALE: 1/8" = 1'-0"

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A A 2 6 0 0 1 2 2 7



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ELEVATIONS 05-06	

