



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 06/14/2024

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A

APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

☐

LEVEL I

ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)

☐ New nonresidential less than 5,000 square feet

☐ Change of use (if same impact or less than existing use)

☐ Plat note or Nonvehicular access line (NVAL) amendment

☐ Administrative site plan

☐ Amendment to site plan*

☐ Affordable Housing per §166.04151(7) Fla. Stat. (Live Local Act)

☐ Property and right-of-way applications (MOTs, construction staging)

☐ Parking Agreements (separate from site plans)

COMPLETE SECTIONS
B, C, D, G

☒

LEVEL II

DEVELOPMENT REVIEW COMMITTEE (DRC)

☒ New Nonresidential 5,000 square feet or greater

☐ Residential 5 units or more

☐ Nonresidential use within 100 feet of residential property

☐ Redevelopment proposals

☐ Change in use (if greater impact than existing use)

☐ Development in Regional Activity Centers (RAC)*

☐ Development in Uptown Project Area*

☐ Regional Activity Center Signage

☐ Affordable Housing (≥10%)

COMPLETE SECTIONS
B, C, D, E, F

☐

LEVEL III

PLANNING AND ZONING BOARD (PZB)

☐ Conditional Use☐ Parking Reduction☐ Flex Allocation☐ Cluster / Zero Lot Line☐ Modification of Yards*☐ Waterway Use☐ Mixed Use Development☐ Community Residences*☐ Social Service Residential Facility (SSRF)☐ Medical Cannabis Dispensing Facility*☐ Community Business District for uses greater than 10,000 square feet

COMPLETE SECTIONS
B, C, D, E, F

☐

LEVEL IV

CITY COMMISSION (CC)

☐ Land Use Amendment☐ Rezoning☐ Plat☐ Public Purpose Use☐ Central Beach Development of Significant Impact*☐ Vacation of Right-of-Way

City Commission Review
No PZB Review
☐ Vacation of Easement*

COMPLETE SECTIONS
B, C, D, E, F

☐

MISCELLANEOUS

☐ Affordable Workforce Housing Tax Reimbursement☐ Community Residence☐ Construction Noise Waiver☐ Design Review Team (DRT)

COMPLETE SECTIONS
B, C, D, I

☐

EXTENSION OR DEFERRAL

☐ Request to defer after an application is scheduled for public hearing☐ Request extension to previously approved application (request must be within original approval date timeframe)

COMPLETE SECTIONS
B, C, H

☐

APPEAL

☐ Appeal decision by approving body and De Novo hearing items

COMPLETE SECTIONS
B, C, H

☐

PROPERTY AND RIGHT-OF-WAY

☐ Road Closures☐ Construction Staging Plan☐ Revocable licenses

COMPLETE SECTIONS
B, C, H

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B

APPLICANT INFORMATION

If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/
Property Owner

Address

City, State, Zip

Phone

Email

Proof of Ownership

Applicant Signature:

Performance Property Group LLC

6681 NW 17th Ave.

Fort Lauderdale, FL 33309

561-988-5757

steve.benvenuto@primetest.com

Warranty Deed

Signature

Authorized Agent

Address

City, State, Zip

Phone

Email

Authorization Letter

Agent Signature:

Heidi Davis Knapik, attorney

450 E. Las Olas Blvd., Suite 1400

Fort Lauderdale, FL 33301

954-468-1391

hdavis@gunster.com

Provided

Signature

C

PARCEL INFORMATION

Address/General Location

Folio Number(s)

Legal Description (Brief)

City Commission District

Civic Association

6681 NW 17th Ave., Fort Lauderdale, FL 33309

4942 09 09 0010

See Legal Attached

1 - John Herbst

None

D

LAND USE INFORMATION

Existing Use

Land Use

Zoning District

Proposed

Proposed Land Use

Proposed Zoning District

Industrial warehouse

Employment Center

Industrial

Applications requesting land use amendments and rezonings.

no change

no change

Development Application Form

Page 1



Indicate all required and proposed standards for the project. Circle yes or no where indicated.

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

Page 2



H

EXTENSION, DEFERRAL, APPEAL INFORMATION

Provide information for specific request. Circle approving body and yes or no.

Project Name		
Request Description		
EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body	Approving Body
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting (Provide Date)
Expiration Date (Permit Submittal Deadline)	Requested Deferral Date	60 Days from Meeting (Provide Date)
Expiration Date (Permit Issuance Deadline)	Previous Deferrals Granted	Appeal Request
Requested Extension (No more than 24 months)	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement (Applicant Obtain by Code Compliance Division)	*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.	
		De Novo Hearing Due to City Commission Call-Up

I

MISCELLANEOUS

Provide information on the specific request.

Project Name		
Request Description		
AFFORDABLE HOUSING TAX REIMBURSEMENT*	COMMUNITY RESIDENCE	NOISE WAIVER*
As Is Value \$	Residence Type	DRC Case Number
Date	Certification	Request Start Date
Completion Value \$	Length of Stay	Request End Date
Date	Number of Residents	Construction Start Time
Stabilized Value \$	Number of Live-in Staff	Construction End Time
Date	Habitable Rooms	Sunday Construction Times
Acquisition Value \$	Gross Floor Area	Noise Mitigation Plan
Date	DEVELOPMENT REVIEW TEAM (DRT)* Complete Section F	Date of Plan
		Previous Extension Resolution No. (If applicable)

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- ☒ Preliminary Development Meeting completed on the following date:

not applicable per Ella Parker
- ☒ Development Application Form completed with the applicable information including signatures.
- ☒ Proof of Ownership warranty deed or tax record including corporation documents and SunBiz verification name.
- ☒ Address Verification Form that includes all parcels within the proposed development.
- ☒ project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ Electronic Files, File Naming, and Documents consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☒ Traffic Study or Statement submittal of a traffic study or traffic statement. N/A
- ☐ Stormwater Calculations signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☐ Water and Wastewater Capacity Request copy of email to Public Works requesting the capacity letter.

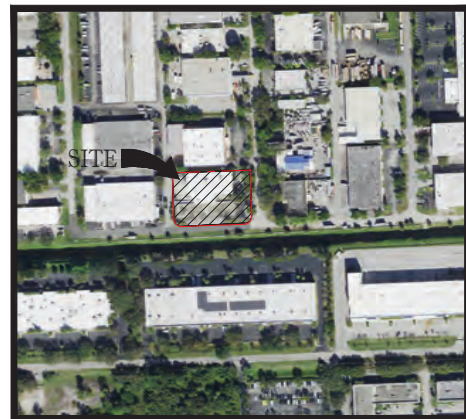
OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delay in processing.
- File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- Document Categories** choose the correct document category when uploading.

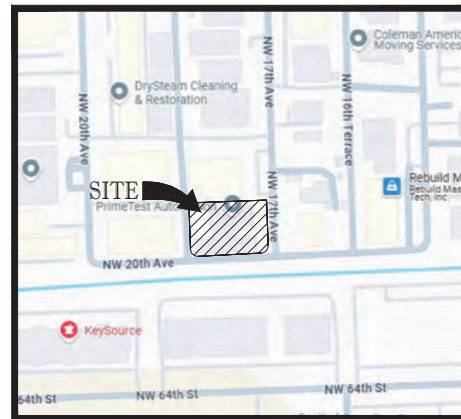
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Sunshine 

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

$$1^{30}=200$$


$1^{\text{st}}=200$



COVER SHEET	C-01
GENERAL NOTES	C-02
EROSION CONTROL PLAN	C-03
DEMOLITION PLAN	C-04
ENGINEERING PLAN	C-05
ENGINEERING DETAILS	C-06 & C-07
CROSS SECTIONS	C-08

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

Digitally signed by Frank Youngman
DN: c=US, o=Unaffiliated,
dnQualifier=A01410C0000019
88AA01ADE39, cn=Frank
Youngman
Date: 2026.05.19 12:24:44 -04'

LEGAL DESCRIPTION

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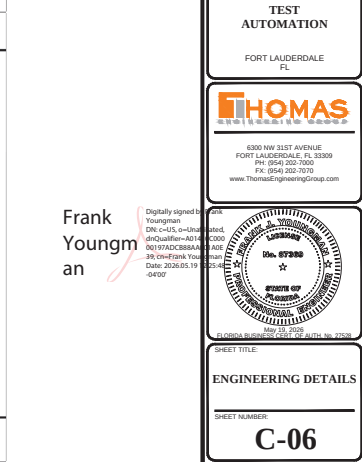
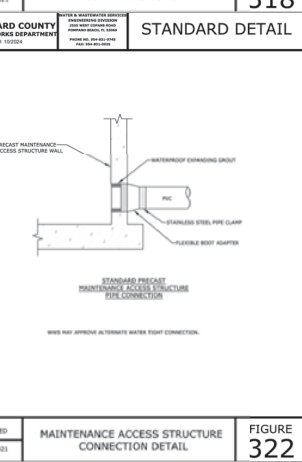
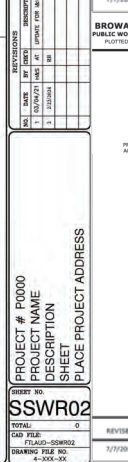
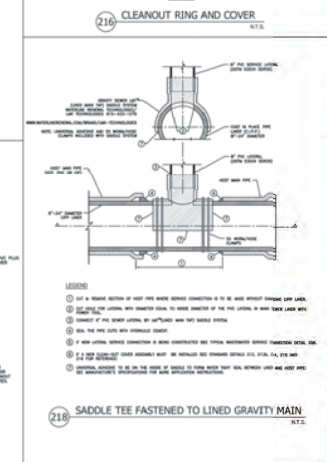
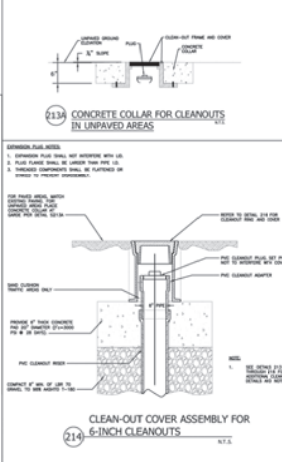
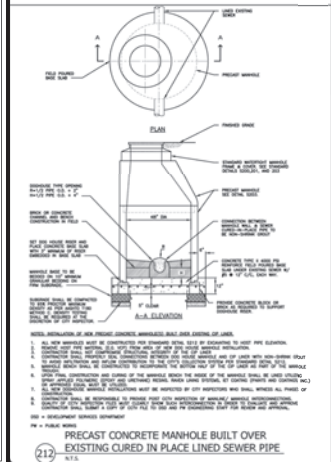
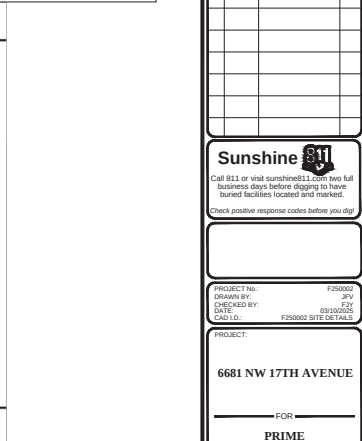
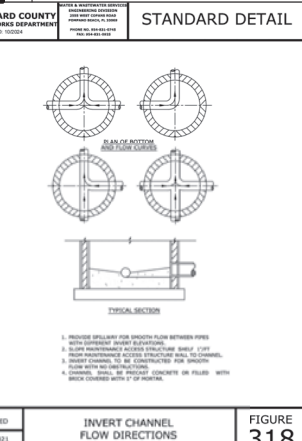
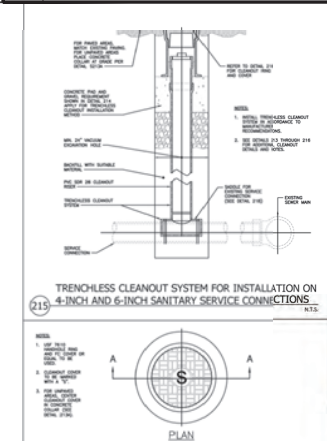
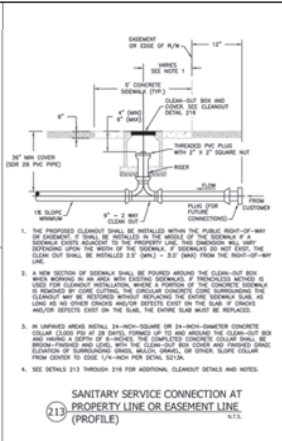
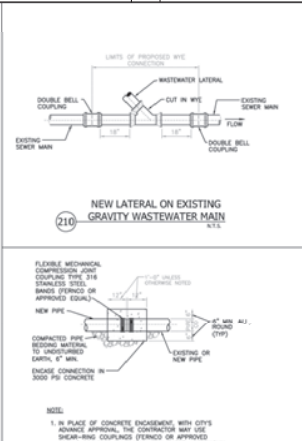
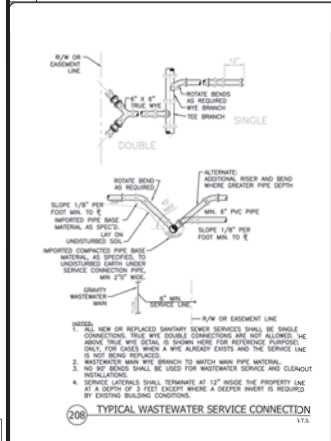
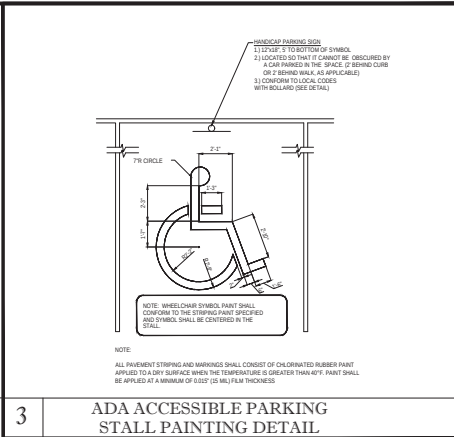
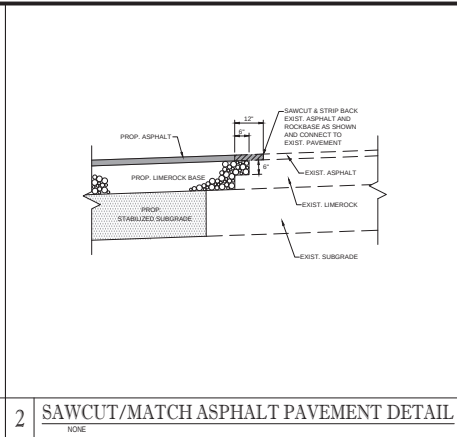
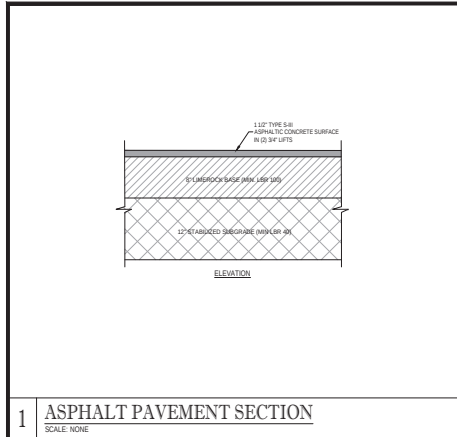
SHEET TITLE:

COVER SHEET

SHEET NUMBER:
C-01



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE PH: (954) 202-7000
FT. LAUDERDALE, FL 33309 www.ThomasEngineeringGroup.com



THOMAS
CITY ENGINEER - PROJECT PLANNING - LANDSCAPE ARCHITECT
1100 N. W. 17TH AVENUE
SUITE 100
FORT LAUDERDALE, FL 33304
P: (954) 397-4100
F: (954) 397-4101
WWW.THOMASENGINEERING.COM

REV.	DATE	COMMENT	BY

Sunshine
Call 811 or visit sunshine11.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig.

6681 NW 17TH AVENUE
FOR
PRIME TEST AUTOMATION
FORT LAUDERDALE, FL

THOMAS
8300 NW 13TH AVENUE
FORT LAUDERDALE, FL 33309
P: (954) 397-4100
F: (954) 397-4101
WWW.THOMASENGINEERING.COM

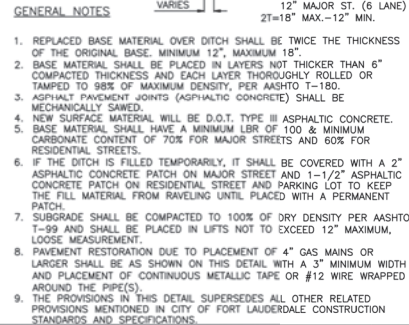
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Date: 2026.05.13 13:05:00 -0400

ENGINEERING DETAILS
SHEET NUMBER: **C-06**



1. BASE MATERIAL SHALL BE PLACED IN LAYERS NOT THICKER THAN 6" COMPACTED THICKNESS AND EACH LAYER THOROUGHLY ROLLED OR TAMPOD TO 98% OF MAXIMUM DENSITY, PER ASPHOTO 1-180.
2. ASPHALT PAVEMENT JOINTS (ASPHALTIC CONCRETE) SHALL BE MECHANICALLY SAWED.
3. NEW SURFACE MATERIAL WILL BE D.O.T. TYPE III ASPHALTIC CONCRETE.
4. BASE MATERIAL SHALL HAVE A MINIMUM ROL OF 100 & MINIMUM CARBONATE CONTENT OF 70% FOR MAJOR STREETS AND 60% FOR RESIDENTIAL STREETS.
5. IF THE PCH IS FULLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH ON MAJOR STREET AND 1-1/2" ASPHALTIC CONCRETE PATCH ON RESIDENTIAL STREET AND PARKING LOT TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL PLACED WITH A PERMANENT PATCH.
6. GAS MAINS 4" OR SMALLER IN SIZE SHALL BE CONSTRUCTED AS SHOWN IN THIS DETAIL WITH THE PROVISION OF 3" MINIMUM WIDTH CONTINUOUS METALLIC TAPES OR 2" MINIMUM WIDTH FIBERGLASS CONDUITS.
7. THE PROVISIONS IN THIS DETAIL SUPERSEDES ALL OTHER RELATED PROVISIONS MENTIONED IN CITY OF FORT LAUDERDALE CONSTRUCTION STANDARDS AND SPECIFICATIONS.
8. THIS DETAIL APPLIES FOR ROAD CROSSINGS ONLY, FOR PARALLEL INSTALLATIONS WITHIN THE ROADWAY, EITHER HALF A LANE OR A FULL LANE INSTALLATION SHALL BE CONSTRUCTED IN CONFORMANCE WITH APPLICABLE DETAILS.

DATE: APRIL '04	SCALE: N.T.S.	RESTORATION OF PAVEMENT UTILITIES INSTALLATION CROSSING	P 4.11 2 OF 2
REVISED: MARCH '09	Drawn by:		



DATE: APRIL '04	SCALE: N.T.S.	RESTORATION OF PAVEMENT UTILITY CROSSING	P 4.1
REVISED: MARCH '09	DRAWN BY:		

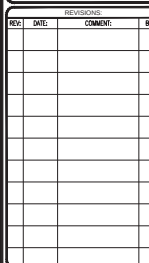


1. REPLACE BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE. MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN LAYERS NOT THICKER THAN 6" COMPACTED THICKNESS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER ASHTO T-180.
3. ASPHALT PAVEMENT JOINTS (ASPHALTIC CONCRETE) SHALL BE MECHANICALLY SAWEED.
4. NEW SURFACE MATERIAL WILL BE D.O.T. TYPE III ASPHALTIC CONCRETE.
5. BASE MATERIAL SHALL HAVE A MINIMUM LRR OF 100 & MINIMUM CARBONATE CONTENT OF 70% FOR MAJOR STREETS AND 60% FOR RESIDENTIAL AREAS.
6. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH ON MAJOR STREET AND 1-1/2" ASPHALTIC CONCRETE PATCH ON RESIDENTIAL STREET AND PARKING LOT TO KEEP THE FUTURE TRAFFIC FROM RAVELING LAYS PLACED WITH A PERMANENT PATCH.
7. SUBGRADE SHALL BE COMPACTED TO 100% OF DRY DENSITY PER ASHTO T-99 AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" MAXIMUM, LOOSE MEASUREMENT.
8. PAVEMENT RESTORATION DUE TO PLACEMENT OF 4" GAS MAINS OR LARGER SHALL BE AS SHOWN ON THIS DETAIL WITH A 3" MINIMUM WIDTH AND THE PLACEMENT OF CONTINUOUS METALLIC TAPE OR #12 WIRE WRAPPED AROUND THE PIPE(S).
9. THE PROVISIONS IN THIS DETAIL SUPERSEDES ALL OTHER RELATED PROVISIONS MENTIONED IN CITY OF FORT LAUDERDALE CONSTRUCTION STANDARDS AND SPECIFICATIONS.

DATE: APRIL '04	SCALE:	FULL LANE RESTORATION OF PAVEMENT	P
REVISED:	N.T.S.		
MARCH '09	DRAWN BY:	PARALLEL UTILITY INSTALLATION	4.2



Digitally signed by
Youngman
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dnQualifier=A014
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9, cn=Frank Youn
Date: 2026.05.19
04:00

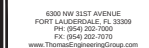


PROJECT No.:	F25000
DRAWN BY:	JF
CHECKED BY:	FJ
DATE:	03/10/202
CAD I.D.:	F250002 SITE DETAIL

PROJECT:

6681 NW 17TH AVENUE

FOR
PRIME
TEST
AUTOMATION

FORT LAUDERDALE
FL

SHEET TITLE:

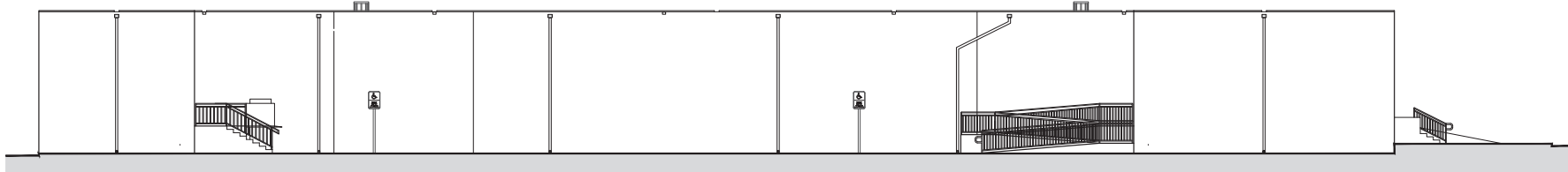
ENGINEERING DETAIL

SHEET NUMBER: _____

C-07

PERFORMANCE PROPERTY GROUP LLC.

6605 N.W. 17th AVENUE
FORT LAUDERDALE, FLORIDA
33309



PROJECT DIRECTORY	
ARCHITECT CES DESIGN GROUP, INC. 664-A SOUTH MILITARY TRAIL DEERFIELD BEACH, FL 33442 (954) 564-3044	THOMAS CIVIL THOMAS ENGINEERING GROUP 6300 NW 31ST AVENUE FORT LAUDERDALE, FL 33309 (954) 202-7000
MECHANICAL BACH DESIGN ENGINEERS 5130 N. FEDERAL HWY. #1, FORT LAUDERDALE, FL (954) 461-4314	

SCOPE OF WORK: THE SCOPE OF WORK WILL INCLUDE THE ADDITION OF A ONE-STORY OFFICE AND WAREHOUSE BUILDING ON THE SOUTH SIDE OF THE LOT AND ADJACENT TO THE EXISTING BUILDING ALONG WITH THE RE-DESIGN OF THE PARTIAL SITE TO ACCOMMODATE NEW PARKING SPACES AND LOADING AREA.

THESE ALTERATIONS ARE TO COMPLY WITH CODE ENFORCEMENT.

OCCUPANCY	MODERATE-HAZARD FACTORY INDUSTRIAL GROUP F1	FBC 2023 UPDATES FFPC 2023
SUB CLASSIFICATION	---	---
TYPE OF CONSTRUCTION	TYPE II B	FBC 2023 SECTION 602
MEAN ROOF HEIGHT	17'-0"	
WIND SPEED	170 (3 SECOND GUSTS)	
WIND EXPOSURE	C	
WIND IMPORTANCE	1.0	
FEMA	---	

BUILDING FOOT PRINT	OCCUPANCY
EXISTING	WAREHOUSE A = 5,644.6 SQ.FT. WAREHOUSE B = 5,499 SQ.FT.
TOTAL SQUARE FOOTAGE	= 11,143.6 SQ.FT.
SCOPE OF WORK (1.4 PARKING SPACE REQUIRED (1.4 PROVIDED) (2 HANDICAP))	

5) BUILDING INFORMATION

- TYPE II-B PROTECTED NON-COMBUSTIBLE, NON-SPRINKLERED OCCUPANCY
- Moderate-hazard factory industrial-Light Manufacturing Group F-1
- ZONING:
 - 1-General Industrial
- BUILDING DESIGNED: ENCLOSED

8) BUILDING SQUARE FOOTAGE AND USE		
FUNCTION OF SPACE	OCCUPANCY LOAD FACTOR	LOAD
WAREHOUSE (FACTORY INDUSTRIAL)	300 GROSS	11,143.6 SQ.FT. / 300 = 37.1 (37)
TOTAL OCCUPANTS = 37 PEOPLE		
EXIT REQUIREMENTS		
EXIT WIDTH REQUIRED=	37 OCCUPANTS X .2	= 6.2
EXIT WIDTH PROVIDED=		= (4) (36')

1) PROJECT DIRECTORY		
ARCHITECTURAL		STRUCTURAL
CVR	COVER SHEET	S-0 STRUCTURAL NOTES
A0.1	GENERAL NOTES	S-1 FOUNDATION PLAN AND NOTES
D1.0	DEMOLITION SITE PLAN AND NOTES	S-3 FRAMING ROOF PLAN
SP1.0	SITE PLAN AND NOTES	S-4 STRUCTURAL DETAILS
SP2.0	ENLARGE STAIR AND RAMP AND ELEVATIONS	M.E.P.
SP3.0	SITE PLAN DETAILS	M1.0 MECHANICAL PLAN AND NOTES
LS1.0	LIFE SAFETY PLAN AND NOTES	M2.0 MECHANICAL DETAILS AND SCHEDULES
A0.1	ARCHITECTURAL NOTES	E1.0 ELECTRICAL PLAN AND NOTES
A1.0	FLOOR PLAN AND DOOR & WINDOW SCHEDULE	E2.0 ELECTRICAL PANEL & RISER
A2.0	REFLECTED CEILING PLAN	E3.0 ELECTRICAL DETAILS
A3.0	ROOF PLAN AND DETAILS	P1.0 PLUMBING PLAN, NOTES AND TABLES
A4.0	ELEVATIONS	P2.0 PLUMBING NOTES, RISERS AND DETAILS
A5.0	BUILDING SECTIONS	CIVIL
A6.0	WALL SECTIONS	C-01 CIVIL COVER SHEET
A7.0	PLANS & DETAILS	C-02 GENERAL NOTES
A8.0	ARCHITECTURAL DETAILS	C-03 EROSION CONTROL PLAN
A9.0	ARCHITECTURAL DETAILS	C-04 DEMOLITION PLAN
A10.0	ROOM FINISH PLAN	C-05 ENGINEERING PLAN
		C-06 ENGINEERING DETAILS
		C-07 ENGINEERING DETAILS

3) SCOPE OF WORK

CONSTRUCTION TO CONFORM TO FLORIDA BUILDING CODE 2023 CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT IMMEDIATELY. ALL CONTRACTORS TO SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW. CONTRACTOR TO VERIFY AND COORDINATE ALL FINISH MATERIALS WITH OWNER. SPRINKLER SYSTEM DRAWINGS. DRAWINGS BY OTHERS. SECURITY OPTIONAL - VERIFY LOCATION WITH OWNER. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW.

GREEN BUILDING PRACTICES. CROSS-VENTILATION, ENERGY EFFICIENCY, AND GREEN BUILDING DESIGN SHALL BE CONSIDERED FOR ALL PROJECTS.

NOTE: WE PROPOSE TO COMPLY WITH GREEN BUILDING PRACTICES WITH ENERGY EFFICIENT GLAZING, ROOFING MATERIAL, A/C EQUIPMENT, LED INTERIOR LIGHTING, GREEN ELEVATOR, ENCOURAGE CROSS VENTILATION WITH DOORS THAT OPEN TO THE EXTERIOR

6) CONSTRUCTION CLASSIFICATION

ALTERATION LEVEL 3

FLORIDA BUILDING CODE (FBC) - 8TH EDITION (2023)
FORT LAUDERDALE MUNI CODE PARKING REQ'5 - SECTION 47-20.2

(B) BUILDING
(A) ACCESSIBILITY
(EC) ENERGY CONSERVATION
(M) MECHANICAL
(P) PLUMBING
(EB) EXISTING BUILDING

NATIONAL ELECTRIC CODE 2020
FLORIDA FIRE PREVENTION CODE (FFPC) - 7TH EDITION

NFPA 1 - FIRE CODE 2023 EDITION
NFPA 101 - LIFE SAFETY CODE 2023 EDITION

AMERICANS WITH DISABILITY ACT INCLUDING REVISIONS THOUGHT SUPPLEMENTS ALL LOCAL ORDINANCE HAVING JURISDICTION NATIONAL FIRE PROTECTION NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE. FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

9) OCCUPANT LOAD & MEANS OF EGRESS		
TAKEN FROM FBC PLUMBING CODE 2023 TABLE 403.3		
TENANTS INFORMATION	37 PEOPLE =	20 MALE / 21 FEMALE
	WATER CLOSET =	1 REQ. 2 PROV.
	LAVATORY =	1 REQ. 2 PROV.
	BATH/UBY SHOWER =	0 REQ. 0 PROV.
	DRINKING FOUNTAIN (H-Low) =	1 REQ. 2 PROV. (HIGH/LOW)
	SERVICE SINK =	1 REQ. 2 PROV.

2) DRAWING INDEX	4) GENERAL SITE NOTES	7) APPLICABLE CODES	10) PLUMBING FIXTURE REQUIREMENTS
------------------	-----------------------	---------------------	-----------------------------------

Design Group, Inc.
Architecture + Planning

ADDRESS
664-A South Military Trail
Deerfield Beach, Florida 33442
(954) 564-3044 (office)
(954) 564-3044 (fax)

Henry Frankly
y

Digitally signed by Henry Frankly
Date: 2026.05.18 15:55:01 -0400

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, FLORIDA PLUMBING CODE, AND FLORIDA ELECTRICAL CODE.

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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A NEW OFFICE BUILDING FOR:
Performance Property Group LLC

6605 N.W. 17th AVENUE
FORT LAUDERDALE, FL 33309

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07-18-23	101 COMMENTS
07-23-23	ALL COMMENTS
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GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE OWNER/CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH CONTAINS THE GENERAL AND SUPPLEMENTARY CONDITIONS, AND THE SPECIFICATIONS), THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
2. THE G.C. SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, AND SHALL NOTIFY ARCHITECT OF ALL DISCREPANCIES WITH A WRITTEN REQUEST FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS OR THE SPECIFICATIONS SHALL BE CORRECTED BY THE G.C. AT NO EXPENSE TO THE OWNER OR ARCHITECT.
3. THE GENERAL CONTRACTOR (GC) SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS, OR COMMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF THE WORK AND/OR ORDERS.
4. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND ENGINEERS DRAWINGS ON LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION BEFORE EXECUTION.
5. ALL WORK SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS WHENEVER POSSIBLE. WORK INVOLVING EXCESSIVE NOISE OR DUST, OR WHICH WOULD OTHERWISE INTERFERE WITH THE NORMAL OPERATION OF THE FACILITY/TENANTS SHALL BE DONE ON AN OVERTIME, NON-REGULAR BUSINESS HOURS BASIS TO BE COORDINATED WITH THE OWNER/AND/OR ORDERS.
6. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXISTING UTILITIES, NOT COVERED IN THE CONSTRUCTION/DEMOLITION DOCUMENTS, WHICH MAY INTERFERE WITH COMPLETING THEIR SCOPE OF WORK. THE ARCHITECT, AND GENERAL CONTRACTOR SHALL DISCUSS THE REMOVAL OF THESE UTILITIES. WHEN REMOVAL IS APPROVED BY THE ARCHITECT, THE GENERAL CONTRACTOR SHALL DISCONNECT THE SPECIFIED UTILITY, CUT BACK TO THE SOURCE OR PERIMETER OF LEASE SPACE AND CAP. ALL BUILDING PENETRATIONS RESULTING FROM THE REMOVAL SHALL BE SEALED WITH NEW CONSTRUCTION TO MATCH ADJACENT BUILDING FINISHES.
7. "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
8. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE OF SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
9. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION OF PLANS AND ELEVATIONS.
10. WORK AREAS ARE TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SECURITY OF THE JOBSITE.
11. THE G.C. SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY, INCLUDING HEALTH DEPT.
12. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS SHOWN OR REFERRED TO AT A GIVEN LOCATION, SHALL BE PROVIDED AS THOUGH SHOWN ON ALL (U.O.N.) ONE NOTE ON LOCATION OF THE DRAWING OR SPECS IS GOOD FOR ALL SUCH SIMILAR CONDITIONS ANYWHERE IN THE DRAWINGS.
13. SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO ARCHITECT FOR DISTRIBUTION (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION. REFER TO PROJECT MANUAL FOR SPECIFIC PROCEDURES.
14. THE G.C. SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND TO THE SATISFACTION OF LOCAL FIRE MARSHALL.
15. ALL WORK SHALL BE COORDINATED WITH THE OWNER BY THE G.C., INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, BUILDING FACILITIES, ETC.
16. THE SCOPE OF WORK AND ADJACENT AREA INCLUDING ACCESSIBLE PATH AND LOBBY WHERE IT APPLIES TO THIS WORK SHALL BE PROTECTED FROM ANY DAMAGE THAT OCCURS BECAUSE OF THIS WORK. ANY DAMAGE THAT OCCURS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE G.C.
17. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, AND CONDITIONED PER MANUFACTURERS INSTRUCTIONS, IN THE CASE OF DIFFERENCES BETWEEN THE MANUFACTURERS INSTRUCTION AND THE CONTRACT DOCUMENTS.
18. ACCESS PANELS, CLEARDOUTS, AND THE LIKE SHALL BE MAINTAINED FOR EXISTING BUILDING SYSTEMS.
19. THE G.C. SHALL HAVE A FULL-TIME REPRESENTATIVE ON SITE AT ALL TIMES WHILE CONSTRUCTION ACTIVITIES ARE OCCURRING ON G.C.
20. G.C. TO VERIFY THAT EXISTING CONCRETE FLOORS ARE LEVEL, SMOOTH, AND FREE FROM SCALING. G.C. TO REPORT ANY VARIATIONS IN FLOOR LEVEL GREATER THAN 1/4" IN 10'-0" TO THE ARCHITECT, AND PATCH AND PREPARE AFTER RECEIPT OF NEW FINISH.
21. THE G.C. SHALL INSPECT, TEST AND DISCONNECT UTILITY SERVICES AT MAIN SOURCE OR MAIN BRANCH. G.C. SHALL SECURELY CAP AND/OR VALVE UTILITY SERVICES BEHIND PAINT FINISHED SURFACES OF INTENDED CONSTRUCTION OR, ONLY WHEN NOTED, AT FINISHED FACE PRIOR TO DEMOLITION OPERATIONS. UTILITY SERVICE SHALL BE DEFINED AS PLUMBING, HVAC, ELECTRICAL, AND FIRE PROTECTION SYSTEMS. G.C. SHALL INDICATE PERMANENTLY ABANDONED UTILITIES ON A RECORD DRAWING TO SERVE AS PART OF THE "AS BUILT" SET.
22. THE G.C. SHALL FORWARD COPIES OF ALL TRANSACTIONS (IE. THOSE LISTED IN NOTE #1) TO THE ARCHITECT PRIOR TO COMMENCING WORK.
23. THE G.C. SHALL ARRANGE FOR INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
24. THE G.C. SHALL INFORM ARCHITECT OF ANY EXISTING THRESHOLDS WITH ELEVATIONS VARIATIONS GREATER THAN 1/4".
25. THE G.C. SHALL INVESTIGATE AND VERIFY LOCATIONS OF STRUCTURAL, MECHANICAL AND ELECTRICAL ELEMENTS, AND OTHER EXISTING CONDITIONS PRIOR TO DRILLING OR CUTTING OF SLABS OR STRUCTURAL MEMBERS. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO BEGINNING WORK.
26. THE G.C. SHALL BE RESPONSIBLE FOR PROVIDING AND BLOCKING AS REQUIRED FOR WALL AND CEILING MOUNTED ITEMS.
27. THROUGHOUT THE DRAWINGS ARE ABBREVIATIONS WHICH ARE IN COMMON USE. THE LIST OF ABBREVIATIONS PROVIDED IS NOT INTENDED TO BE COMPLETE OR REPRESENTATIVE OF CONDITIONS OR MATERIALS ACTUALLY USED ON THE PROJECT. THE ARCHITECT WILL DEFINE THE INTENT OF ANY IN QUESTION.
28. DO NOT SCALE THE DRAWINGS.
29. THE CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS AS WELL AS SHOP DRAWINGS AND COORDINATE WITH THE WORK.
30. PROVIDE FIRE DAMPERS AT DOOR PENETRATION THROUGH RATED PARTITIONS. FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
31. ALL SINKS, LAVATORIES, TOILETS, ETC., ARE TO BE EQUIPPED WITH WATER FLOW RESTRICTING DEVICES TO LIMIT WATER FLOW PER CODE.
32. SEE ELECTRICAL MECHANICAL DRAWING FOR ADDITIONAL NOTES AND INFORMATION.
33. QUANTITY AND LOCATION OF THERMOSTAT SHALL BE APPROVED BY ARCHITECT.
34. SUBMIT PROPOSED LOCATION FOR FIRELIFE SAFETY, SPRINKLER HEADS, SPEAKERS, AND ANY OTHER EQUIPMENT THAT IS VISIBLE TO THE ARCHITECT FOR REVIEW PRIOR TO LAYOUT IN THE FIELD. OBTAIN BACKGROUNDS FORM EACH SUBCONTRACTOR AND SHOW THE RELATIONSHIP OF YOUR TRADE WITH ALL OTHER TRADES IN THE SUBMITAL.
35. WOOD MATERIALS SHALL MEET APPLICABLE CODES. THEY SHALL BE FIRE RETARDANT TREATED WOOD IN ACCORDANCE WITH LOCAL BUILDING CODES.
36. SEPARATE PLANS FOR ALL FIRED AND MOBILE FIRE PROTECTION EQUIPMENT (SUCH AS STANDPIPE, SPRINKLER SYSTEMS) AND FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE FIRE MARSHALL FOR APPROVAL PRIOR TO INSTALLATION. THE INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL COMPLY WITH THE CODES. STANDPIPE SYSTEMS SHALL COMPLY WITH CODES.
37. THE CONSTRUCTION, REMODEL OR DEMOLITION OF A BUILDING SHALL COMPLY WITH CODES.
38. ALL FIRE ALARM SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH CODES.

ACCESSIBILITY NOTES

NOTE: FOLLOWING ARE FLORIDA ACCESSIBILITY GUIDELINES ONLY. LISTED ITEMS DO NOT REPLACE AMEND AND ARE FOR G.C. INFORMATION FEDERAL, STATE, OR LOCAL CODES.

1. ALL EXTERIOR DOORS TO HAVE A 24" CLR. HORIZONTAL OPEN SURFACE AREA AT THE STRIKE SIDE/PAUL SIDE OF DOORS WITH SLUG/SPRACH. ALL INTERIOR DOORS TO HAVE 18" CLEAR AT THE STRIKE SIDE/PAUL SIDE OF DOORS, PROVIDE 12" CLR. HORIZONTAL CLEAR SURFACE ON THE PUSH SIDE/STRIKESIDE.
2. ALL EMERGENCY EXISTING ALARMS AND SIGNAGE TO COMPLY WITH FEDERAL, STATE AND MUNICIPAL CODES FOR ACCESSIBILITY.
3. GENERAL CONTRACTOR TO ALLOW FOR APPLIED FINISH DIMENSIONS IN ADDITION TO STANDARD CONSTRUCTION TOLERANCES IN ACHIEVING ALL ACCESSIBILITY CLEARANCES PER DRAWINGS AND/or ADA GUIDELINES.
4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2". WHEN THESE CHANGES DO OCCUR, THEY SHALL BE BEVELED WITH SLOPE NO GREATER THAN 1:2. EXCEPT LEVEL CHANGES NOT EXCEEDING 1/4" VERTICAL.
5. MAX. EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS, MEASURED WITH THE PUSH/PULL EFFORT APPLIED AT RIGHT ANGLES TO THE DOORS.
6. ALL FLOORS MUST MEET ADA OR FAC FINISHED REQUIREMENTS
7. EXISTING PANE HARDWARE
8. ALL KITCHEN SINKS SHALL BE ADA COMPLIANT CHAPTER 11 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

CEILING NOTES

1. LOCATIONS OF FIXTURES, REGISTER, SWITCHES, ETC., SHALL BE AS SHOWN ON THESE PLANS AND DETAILS. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING CONSTRUCTION. REFER TO MECHANICAL, ELECTRICAL, AND SPECIFICATIONS FOR DESIGN OF THESE SYSTEMS (DUCT SIZES, CIRCUITING, ETC.).
2. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, DUCTS STRUCTURAL ELEMENTS AND OTHER APPLICABLE ITEMS. NOTIFY ARCHITECT OF INADEQUATE CLEARANCES FOR CEILING LAYOUT.
3. ALL REGISTERS AND LIGHTING FIXTURES SHALL OCCUR WITH GRID LINES AND SPRINKLER HEADS, INADEQUATE RATING, OR OTHER CEILING ELEMENTS SHALL BE LOCATED ON THE CENTERLINE OF ACOUSTICAL UNITS, UNLESS OTHERWISE NOTED.
4. QUANTITY AND LOCATION OF THERMOSTATS SHALL BE DETERMINED BY DESIGN-BUILD HVAC ENGINEER. REF. ENGINEERING DRAWINGS.
5. SUBMIT FIRE SPRINKLER LAYOUT FOR COORDINATION BY ARCHITECT/ENGINEER. PATTERN OF SPRINKLER LAYOUT SHALL COORDINATE WITH PATTERN OF LIGHTING LAYOUT AND OTHER CEILING COMPONENTS. BUT NO LESS THAN 1200MM.
6. NO ACCESS PANELS ARE ALLOWED IN GYPSUM BOARD CEILINGS. ANY SERVICE EQUIPMENT REQUIRING ACCESS SHOULD BE LOCATED IN AREAS WITH OPEN OR LAY-IN CEILINGS.
7. PROVIDE RECESSED SPRINKLER HEAD AND COVER PLATES AT GYPSUM BOARD CEILINGS. COVER PLATES ARE TO BE FACTORY FINISHED TO MATCH THE COLOR OF THE ADJACENT CEILING. PROVIDE SEMI-RECESSED SPRINKLER HEADS AND ESCUTCHEONS AT LAY-IN CEILING. ESCUTCHEONS COLOR TO BE WHITE.
8. UNLESS OTHERWISE NOTED, PLEASE LOCATE LIGHT FIXTURES AND CONNECTIONS POINTS, FIRELIFE SAFETY DEVICES AND SPRINKLER HEADS IN THE CENTER OF CEILING TILES.
9. SUBMIT PROPOSED LOCATION FOR FIRELIFE SAFETY, SPRINKLER HEADS, SPEAKERS, AND ANY OTHER EQUIPMENT THAT IS VISIBLE TO THE ARCHITECT FOR REVIEW PRIOR TO LAYOUT IN THE FIELD. OBTAIN BACKGROUNDS FROM EACH SUBCONTRACTOR AND SHOW THE RELATIONSHIP OF OUR TRADE WITH ALL OTHER TRADES IN THE SUBMITAL.
10. CHALK OUT THE LOCATIONS OF ALL CRITICAL TYPICAL LIGHT FIXTURES SPRINKLER HEADS 4 FIRELIFE SAFETY DEVICES ONLY. VERIFY IN THE FIELD FOR REVIEW BY THE ARCHITECT. THE ARCHITECT RESERVES THE RIGHT TO ADJUST THE LOCATIONS UPON THIS REVIEW.
11. ARCHITECTS REFLECTED CEILING PLAN TAKES PRECEDENCE OVER ENGINEERS PLANS FOR LOCATIONS OF LIGHTS, SWITCHES AND EXIT
12. LOCATIONS OF LIGHT FIXTURES DICTATES FRAMING OF GYPSUM BOARD CEILINGS AND NEEDS TO BE COORDINATED. SIGNAGE.
13. LOCATE CEILING MOUNTED HVAC HARDWARE A MINIMUM OF 18" HORIZONTALLY AWAY FROM WALLS, SHELVING, FILES AND UPPER CABINET UNITS AS SHOWN ON PLANS.
14. PROVIDE RATED CONSTRUCTION AROUND ALL DUCTWORK AND TELEPHONE AND DATA CONDUIT THAT PENETRATES RATED CONSTRUCTION.
15. ORDER AND INSTALL ALL COVE AND STAGGERED STRIP LIGHTING TO PROVIDE EVEN LIGHT DISTRIBUTION WITHOUT DARK SPOTS.
16. SEE ENGINEERING DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
17. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS AND ALL OTHER APPLICABLE ITEMS: INSTALL APPLICABLE NEW PLUMBING, MECHANICAL PANS, DUCTS, CONDUITS, AND OTHER RELATED AND APPURTENANCE ITEMS SO AS NOT TO CONFLICT WITH ANY FIELD CONDITIONS.
18. IF CONFLICT SHOULD OCCUR FOR CEILING LAYOUTS BETWEEN MECHANICAL, ELECTRICAL, OR FIRE PROTECTION WORK, CONTACT ARCHITECT IMMEDIATELY FOR CLARIFICATION.
19. LOCATION OF LUMINAIRES AND OTHER ITEMS AS SPECIFIED ON REFLECTED CEILING PLAN AND RELATED DOCUMENTS, SHALL NOT BE CHANGED WITHOUT APPROVAL, IN WRITING, BY ARCHITECT
20. PROVIDE ADEQUATE CLEARANCES FOR FIXTURES, DUCTS, CEILINGS AND RELATED APPURTENANCE ITEMS NECESSARY TO MAINTAIN THE SPECIFIED FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR SLAB.
21. INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT, AS REQUIRED.
22. SUBMIT GRILLE AND OTHER ELEMENTS TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
23. INSTALL INCANDESCENT LUMINAIRES AND OTHER FIXTURES ON CENTER OF CEILING TILE, UNLESS OTHERWISE NOTED.
24. CEILING, SWITCHES AND ELECTRICAL RECEPTACLES SHALL BE BLACK IN COLOR, U.O.N.
25. INSTALL SPRINKLER HEADS SYMMETRICALLY AND HARMONIOUSLY IN ALIGNMENTS WITH RESPECT TO LUMINAIRES AND OTHER CEILING FIXTURES, U.O.N.
26. INSTALL SPRINKLER HEADS WITHIN TWO INCHES (2") OF CENTER OF CEILING TILE, U.O.N.

FINISH NOTES

1. REFER TO ELEVATIONS FOR ADDITIONAL FINISH NOTES.
2. ALL FLOORS TO BE U.O.N.
3. ALL PARTITIONS TO BE PAINTED U.O.N. BATHS PAINTED
4. ALL GYP. BD. CEILING 4 SOFFITS TO BE PAINTED TO BE MATCH U.O.N.
5. ALL BLDG. PERIMETER MOVING TO BE RECESSED FRAME TAMPERED. NDA
6. ALL BASES TO BE COVE BASE U.O.N.
7. ALL MILLWORK 4 DOORS SCHEDULED TO BE PAINTED SHALL BE SHOP FINISHED IN U.O.N.
8. DOOR FRAMES ALUMINUM PAINTED TO MATCH ADJACENT WALL COLOR IN SEMI-GLOSS FINISH.
9. ENQUIRE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. STARTING OF WORK SHALL INDICATE INSTALLERS ACCEPTANCE OF SUBSTRATE.
10. UNLESS OTHERWISE NOTED PROVIDE MIN. 3-COAT PAINT SYSTEMS AS SPECIFIED FOR EACH SUBSTRATE, REFER TO FINISH SCHEDULE FOR COLORS AND SHEENS.
11. FINISH BUILD WHERE ONE FLOORING TERMINATES AT OTHER FLOORING. ADJUST RAISED FLOOR, AS REQUIRED TO SET TOP OF TILE 1/4 INCH ABOVE ADJACENT FINISH.
12. TRANSPARENT FINISHED WOOD DOORS, ARCHITECTURAL, WOODWORK, AND CABINERY SHALL BE SHOP FINISHED U.O.N..
13. PRIOR TO PURCHASE OR INSTALLATION OF ANY FINISHED MATERIALS SUBMIT SAMPLES TO ARCHITECT FOR REVIEW IN CONFORMANCE WITH SPECIFIED PROCEDURES. ALLOW TIME FOR SUBMITTAL REVIEW AND FOR RESUBMITTALS IF REQUIRED.
14. TRANSITION OF FLOOR MATERIALS TO BE LOCATED AT CENTER OF DOORS IN CLOSED POSITION U.O.N.
15. PROVIDE STRAIGHT, FLUSH RESILIENT BASE AT FLOORING AREAS U.O.N.
16. PAINT ALL EXPOSED DUCTWORK, CONDUIT AND SPRINKLERS TO MATCH ADJACENT CEILING FINISH, UNLESS OTHERWISE NOTED.
17. FIRE EXTINGUISHER AND HOSE CABINET SHALL BE PAINTED WITH A SEMI-GLOSS ALYD/EPER FIRE MARSHALL
18. ALL COLOR MATCHING AND DEVELOPMENT BY MANUFACTURERS SHALL USE THE SAME LAMPS SPECIFIED FOR USE IN THE PROJECT. REFER TO CEILING PLANS AND SPECIFICATIONS FOR MANUFACTURER, LAMP TYPE, AND COLOR TEMPERATURE.
19. WHERE DEMOLITION AFFECTS WALLS, CEILINGS, CARPETS, ETC. SCHEDULED TO REMAIN, PATCH AND REFINISH TO PROVIDE THE NEW APPEARANCE.
20. ALL NEW AND EXISTING FINISHES SCHEDULED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED BY CONTRACTOR WITH NO COST TO OWNER OR TENANT.
21. REPAIR AND PREPARE (E) SURFACES TO REMAIN AS REQUIRED FOR APPLICATION OF NEW FINISHES.
22. ENSURE THAT SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLERS ACCEPTANCE OF SUBSTRATE.
23. CONTRACTOR TO COORDINATE WITH VENDORS SO THAT DELIVERY OF CASEWORK AND FINISH CARPENTRY WILL FOLLOW PAINTING, WET WORK, AND SIMILAR OPERATIONS WHICH COULD DAMAGE FINISHED WORK. INSTALLATION SHALL OCCUR AFTER HVAC SYSTEMS HAVE BEEN PROPERLY OPERATING FOR TEN DAYS.
24. INITIAL RESILIENT "DOE" TYPE TRANSITION STRIP WHERE TILE TERMINATES AT RESILIENT FLOORING UNLESS OTHERWISE NOTED. SUBMIT COLOR SAMPLES TO ARCHITECT FOR REVIEW.
25. PREPARE SUBFLOOR AS REQUIRED FOR APPLICATION OF NEW FLOOR FINISH UNLESS OTHERWISE NOTED.
26. TRANSITION OF FLOOR MATERIALS TO BE LOCATED AT CENTER OF DOORS IN CLOSED POSITION UNLESS OTHERWISE NOTED.
27. FIRE EXTINGUISHER AND HOSE CABINETS SHALL BE PAINTED TO MATCH ADJACENT WALL SURFACE.
28. PAINT BACK SIDES OF REMOVABLE ACCESS PANELS AND HINGED COVERS TO MATCH EXPOSED SURFACE.
29. ALL CODE-REQUIRED LABELS SUCH AS "U.L." FACTORY MUTUAL, OR ANY EQUIPMENT IDENTIFICATION, NAME, OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED.
30. SAMPLES OF ALL FINISHES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF WORK.
31. ALL PAINT, WALL COVERINGS, AND WALL PANELS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS FOR THE PARTICULAR SURFACE APPLIED UPON.
32. FLOOR COVERING IN CLOSETS SHALL BE THE SAME AS THAT OF THE SPACE OUTON WHICH THE CLOSET DOOR OPENS, UNLESS OTHERWISE NOTED.
33. PROVIDE A LEVEL AREA FOR SPECIFIED FLOORING INSTALLATION AND FLOORING TRANSITIONS. PREPARE FLOOR PER FLOORING SPECS.
34. FRICTIONAL REQUIREMENTS OF FLOOR SURFACES MUST MEET UL UNDERWRITERS NATIONAL STANDARDS FOR SLIP COEFFICIENT, TO AVOID A SLIP AND FALL ACCIDENT.

PARTITION NOTES

1. CONTRACTOR SHALL NOT SCALE DIMENSIONS. WRITTEN DIMENSIONS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN.
2. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT WRITTEN APPROVAL FROM ARCHITECT.
3. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT WRITTEN APPROVAL FROM ARCHITECT.
4. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION.
5. VERIFY PARTITION THICKNESS FOR INTERNAL INCLUSIONS. SUCH AS PLUMBING, AND CORRECT INSTALLATION OF PANELS, BOXES, ETC., WITH ARCHITECT.
6. PROVIDE FIRE-RESISTIVE WOOD BLOCKING AND NAILERS IN PARTITIONS FOR ALL MILLWORK ITEMS ATTACHED TO WALLS.
7. ALL PARTITIONS ARE DIMENSIONED FINISHED-FACE TO FINISHED-FACE, U.O.N.
7. CENTER PARTITIONS ON WINDOW MULLIONS WHEREVER PARTITIONS EXTEND TO PERIMETER WALLS.
8. ALL DIMENSIONS TO EXTERIOR WINDOW WALL ARE TO INSIDE FACE OF WINDOW MULLION.
9. ALL HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR, U.O.N.
10. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
11. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, U.O.N.
12. CONTRACTOR SHALL LAY OUT ALL WALL AND DOOR LOCATIONS FOR ARCHITECTS REVIEW AND THE GAPS APPROVAL PRIOR TO CONSTRUCTION.
13. UNDERCUT ALL DOORS TO CLEAR TOP OF FINISH FLOOR BY 1/4 INCH MINIMUM, U.O.N.
14. UNLESS OTHERWISE NOTED DOORS SHALL BE LOCATED THE MINIMUM DISTANCE FROM ADJACENT WALL TO ALLOW FOR 90 DEGREE SWING.
15. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY ARCHITECT OF CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK.
16. TEST AND ADJUST DOORS FOR SMOOTH, QUIET OPERATION.
17. FILL AND JOG PATCH HOLES IN EXIST. COLUMNS, BEAMS, AND CEILINGS WHICH REMAIN EXPOSED. SAND SMOOTH AND PAINT AS SCHEDULED.
18. FINISH ALL EXISTING BASE BUILDING PARTITIONS AS NECESSARY TO RECEIVE NEW FINISH.
20. CONTRACTOR TO COORDINATED HEIGHT, STUO SPACING AND BRACING OF ALL PARTITIONS. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
21. FOR TYPICAL WALL PENETRATION DETAILS SEE 1 AND 2014.0.
22. REFER TO EXISTING SPECIFICATIONS FOR HARDWARE SCHEDULE
23. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE, UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, V.C.T, ETC.
24. DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, UNLESS OTHERWISE NOTED.
25. GRID LINES ARE SHOWN FOR VISUAL REFERENCE ONLY AND DO NOT NECESSARILY IMPLY STRUCTURAL COLUMN CENTER LINES OR EXISTING EDGES.
26. NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINTS, U.O.N..
27. CHALK OUT PARTITION LAYOUT IN THE FIELD FOR REVIEW BY ARCHITECT PRIOR TO CONSTRUCTION. REVISE LAYOUT AS REQUIRED BY ARCHITECT.
28. CHALK OUT SYSTEM FURNITURE BLOCKS FOR REFERENCE DURING FIELD REVIEW NOTED IN NOTE #5 ABOVE.

PLUMBING NOTES

RESTAURANTS

1. TEMPERING VALVES SHALL BE PLACED ON SINKS AND LAVS.

CODE NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODES AND OR ORDINANCES. IN CASE OF ANY CONFLICT WHERE THE METRIC OR SI UNITS OF MEASUREMENT OR INSTALLATIONS OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. THE FOLLOWING ARE NOTED AS CONFLICTS INCLUDING HEALTH DEPT.
2. ALL EXIT CORRIDORS SHALL BE 44" CLEAR MINIMUM.
3. PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF FIRE RATED ELEMENTS AS REQUIRED BY THE FIRE MARSHALL.
4. ALL EXITS ARE TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. NO DEADLOCKS, NO PANEIC DEVICES SLIDING BOLTS, ETC.
5. ALL INTERIOR OPENINGS IN CORRIDORS (DOORS AND FRAMES) TO BE 20 MINUTE FIRE RATED ASSEMBLIES WITH SELF CLOSURES. DOOR OPENINGS SHALL BE PROTECTED WITH A LIGHT TIGHTING SMOKE AND DRAFT CONTROL ASSEMBLY OF NOT LESS THAN A 20 MINUTE RATING. DOORS WHICH ARE REQUIRED TO BE LEFT OPEN MUST HAVE AN AUTOMATIC CLOSER WITH SMOKE DETECTOR ACTIVATION.
6. ALL HAD ACTIVATED DOOR HARDWARE SHALL BE LEVER TYPE HARDWARE.
7. PRIMARY PATH OF TRAVEL TO TENANT SPACE MUST COMPLY WITH A D.A
8. FLOOR LEVEL EXIST SIGNS, EXIT MARKERS AND EXIT PATH MARKINGS SHALL BE PROVIDED PER CODE.
9. EACH TENANT SPACE SHALL BE SEPARATED FROM OTHER SPACES BY A WALL HAVING A FIRE-RATED RATING OF NOT LESS THAN ONE HOUR. THE SEPARATION WALL SHALL EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR ABOVE (713 C OF APPENDIX). CONNECTION OF WALL TO UNDERSIDE OF THE FLOOR MUST ALSO BE SMOKE TIGHT.
10. PROTECT ALL OPENINGS INTO EXTENDED I/E ENCLOSURE WALLS. DOOR AND FRAME MUST BE FIRE LABELED TO ITS FULL CLOSURE. AT LEAST ONE PAIR OF DOORS SHALL MEET THIS OPENING WITH REQUIREMENT. REVOLVING DOORS SHALL NOT BE USED AS A REQUIRED ENTRANCE FOR THE PHYSICALLY HANDICAPPED.
11. DOORS WHEN FULLY OPENED SHALL NOT REDUCE THE REQUIRED WIDTH OF CORRIDORS BY MORE THAN 7% DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE HALF. AS PER CODE.
12. HAND ACTIVATED DOOR OPERATING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE. BY PANEIC BARS, PUSH-PULL ACTIVATED BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL REMAIN AS ABOVE IN EGRESS DIRECTIONS.
13. WIDTHS AND HEIGHTS: EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET 8 INCHES IN HEIGHT, WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING 90 DEG. AND SHALL BE SO MOUNTED THAT THE CLEAR WITH OF WIDTH OF THE EXIT IS NOT LESS THAN 32 INCHES.
14. FOR HINGED DOORS THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGS. TO ITS CLOSED POSITION. IF THE DOOR IS A PAIR OF DOORS, EACH DOOR SHALL MEET THIS REQUIREMENT. REVOLVING DOORS SHALL NOT BE USED AS A REQUIRED ENTRANCE FOR THE PHYSICALLY HANDICAPPED.
15. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH FULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER LINE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
16. CONSTRUCTION: THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNTEXTURED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEEL CHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE HOLLOW FRAME DOORS ARE USED A 10 INCH HIGH UNTEXTURED PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
17. THRESHOLDS SHALL NOT EXCEED 1/2 INCH IN HEIGHT.
18. WHERE TURNSTILES ARE USED A DOOR OR GATE THAT IS ACCESSIBLE TO THE HANDICAPPED SHALL BE PROVIDED WITHIN 30 FEET.
19. PROVIDE A MINIMUM OF ONE 2A (IBC CLASSIFICATION) FIRE EXTINGUISHER WITHIN 75FEET TRAVEL DISTANCE FOR EACH 6,000 SQFT OR PORTION THERE OF ON EACH FLOOR.
20. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.

MATERIAL FLAME SPREAD RATING

GYPSUM
USG S&P TYPE X GYP. BD. WITH 3-1/2" METAL STUDS, ASTM E-84 UNDER THE HILL-BURTON ACT. IT HAS A FLAME SPREAD RATE OF 15, FUEL CONTRIBUTION OF 1.5, AND SMOKE DENSITY OF 0.

PANT FINISH
ON WALLS AND OTHER SURFACES ASTM E-84, UNDER THE HILL-BURTON ACT, IT HAS A FLAME SPREAD RATE OF 0, FUEL CONTRIBUTION OF 0, AND SMOKE DENSITY OF 0.

ACOUSTICAL (IF USED)
USG CLIMA PLUS GYP. LAY. IN 2X4 VINYL COVERED PANELS. WHITE. FLAME SPREAD RATE OF 25, FUEL CONTRIBUTION OF 45, AND SMOKE DENSITY OF 0.

1. BUILDING NUMBERS SHALL BE LEGIBLE.
2. WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACTOR OR NOT IN CONTRACT, HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS. SEE FLAME SPREAD SHEET.

MILLWORK NOTES

1. SEE SHOP DRAWINGS FOR EXACT DETAILS.
2. PROVIDE LEVELING SLIDES BELOW DESK 1/2" MINIMUM SPACE BETWEEN BOTTOM EDGE OF FURNITURE AND FLOOR.
3. MILLWORK SHOP TO PROVIDE FINISH SAMPLES AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
4. MILLWORK SHOP TO FIELD VERIFY ALL DIMENSIONS 4 CLEARANCES PRIOR TO SHOP DRAWINGS. ALL MILLWORK MUST BE TEMPLATE TO EXACTLY SITE MEASUREMENTS AND MEASUREMENTS.



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STATE OF FLORIDA
DEPARTMENT OF
HISTORY AND
ARCHITECTURE

666 A South Military Trail
Boca Raton, FL 33431
(561) 994-3444
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A NEW OFFICE BUILDING FOR:

Performance Property Group LLC

666S W. 17th AVENUE
FORT LAUDERDALE, FL 33309

DATE: 09/10/2024

REVISIONS:

NO.	DATE	BY	REVISIONS
1	09/10/2024	AS	COMMENTS
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-
9	-	-	-
10	-	-	-

Scale: AS NOTED

Project No. 22-12852

Date: Sept. 17, 2024

ISSUE PURPOSE:
PERMIT SET

Drawn: _____

Checked: _____

CES

Sheet Title:
GENERAL NOTES

Scale: AS NOTED

Project No. 22-12852

Date: Sept. 17, 2024

ISSUE PURPOSE:
PERMIT SET

Drawn: _____

Checked: _____

CES

Sheet Title:
GENERAL NOTES

Sheet No:

A0.1



SCALE: 1/16" = 1'-0"



Municode Fort Lauderdale, FL
SECTION 47-20.2 Parking and Loading
Requirements
TABLE 1.

PARKING REQUIREMENTS
1 SPACE PER 300 SQ.FT OF OFFICE AREA BLDG SQ. FT. = 11,143.6 SF
$11,143.6 / 300 = 37.1453$ = 14 SPACE REQ.
14 SPACES PROVIDED

BUILDING SQUARE FOOTAGES

BUILDING SQUARE FOOTAGES	
WAREHOUSE A	= 4,936.8 SQ. FT.
A/C AREA A	= 550.4 SQ. FT.
WAREHOUSE B	= 4,759 SQ. FT.
A/C AREA B	= 807 SQ. FT.
TOTAL BUILDING FOOTPRINT	= 11,053 SQ. FT.

494209090010 - 6681 NW 17 AVE. (Existing Building)
494209000123 - 6605 NW 17 AVE. (Proposed Building Site)

FOLIO NUMBER OF PROPOSED BUILDING		
EXISTING LANDSCAPE.	EXISTING ADJACENT BUILDING.	ACCESSIBLE PARKING SIGN.
EXISTING ASPHALT AND GRADING. REPAIR OR SEAL AS NECESSARY.	EXISTING CHAIN LINK FENCE TO REMAIN.	EXISTING PARKING SPACE TO BE REDEVELOPED AND RE-STORED.
EXISTING PARKING STALLS TO REMAIN.	EXISTING CONCRETE POLE TO REMAIN.	EXISTING TREE / PALM TREE REMAIN.
EXISTING LOADING AREA.	NEW R.T.U. (AT +1-25-0' OF HAVP).	NEW METAL CAGE ROOF ACCESS LADDER.
EXISTING CATCH BASIN TO REMAIN.	EXISTING CONCRETE CONDUIT. PAINT.	EXISTING METAL CAGE ROOF ACCESS LADDER SERVING TO EXISTING ADJACENT BUILDING REMAIN IN PLACE.
EXISTING TRANSFORMER ON CONCRETE PAD.	NEW DUMPSTER.	
EXISTING VINYL FENCE TO REMAIN.	EXISTING DECK STAIRS & CHAIR UPLIFT.	

- THE CURRENT FLOOD ZONE IN WHICH THE BUILDING IS PROPOSED LIE. = "AE".
- THE BASE FLOOD ELEVATION (BFE) FOR THE ZONE IN WHICH THE BUILDING IS PROPOSED TO LIE. = 7' NAVD 88.
- FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER. = 12011 C0358J.
- THE PROPOSED LOWEST FLOOR ELEVATION. = 8.70 NAVD 88.
- THE PROPOSED LOWEST ELEVATION OF THE CONDENSING UNITS. = +1.25'-0" (NAVD)
- THE PROPOSED LOWEST ELEVATION OF WATER HEATERS SHOWN. = 24" ABOVE THE FINISHED FLOOR.

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STATE OF FLORIDA
JERRY FRANKY
REGISTERED ARCHITECT
A0010585
HENRY FRANKY
A0010509

NOTES:

All oral, written, and nonverbal communications regarding or intended for the Board are done in public, and the privacy of the office and private contacts, including and extending for use in and in connection with the proposed project, none of such data, records, arrangements or relationships existing or to be created through this process, whether confidential or not, and persons who are not part of the written communications of the office, written communications or those conducted shall not be contacted again or shall come within reach of the examination and consultation of the public concerned. Information of a confidential nature shall be a liability to the specific individual or firm providing such information. Confidentiality shall remain and be responsible for all confidential information on the job, and the office shall be notified of any violation with notification to the concerned. To the best of our knowledge, the plans and specifications comply with the applicable building codes.

A NEW OFFICE BUILDING FOR:
Performance Property Group LLC

6605 N.W. 17th AVENUE
FORT LAUDERDALE, FL 33309

DATE:	REVISIONS:
11-04-24	CITY COMMENTS
01-16-25	CITY COMMENTS
04-29-25	SITE PLAN COORDINATION
07-21-25	B.C. COMMENTS
04-28-2026	FIELD COORDINATION
05-18-2026	DRG SUBMITTAL

ale:	AS NOTED
Project No.	22-12852

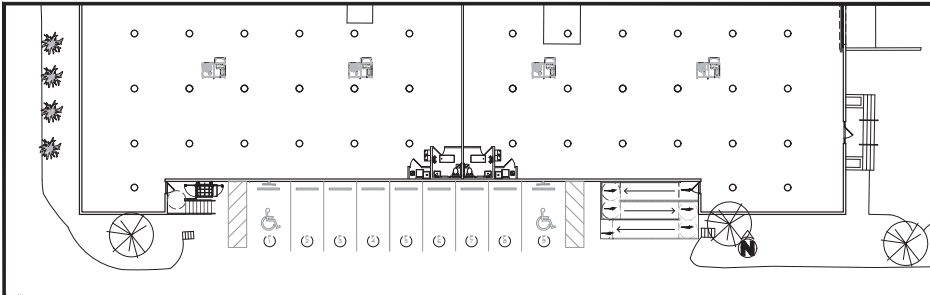
Date: Sept. 17, 2024

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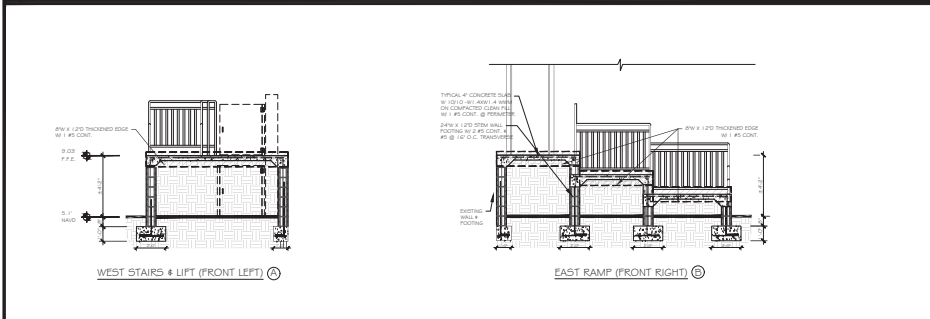
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**SITE PLAN AND
NOTES**

Sheet No:

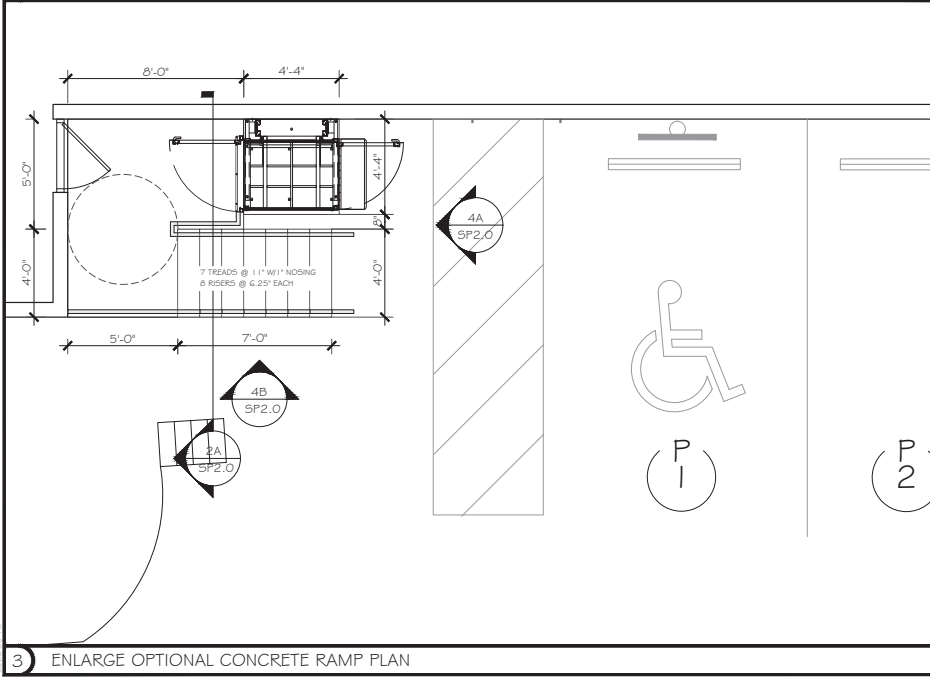
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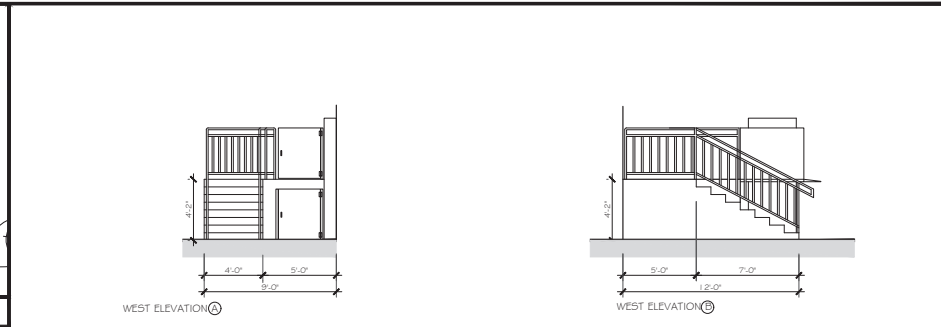
1 CONCRETE RAMP OPTION PARTIAL SITE PLAN SCALE: 1/16" = 1'-0"



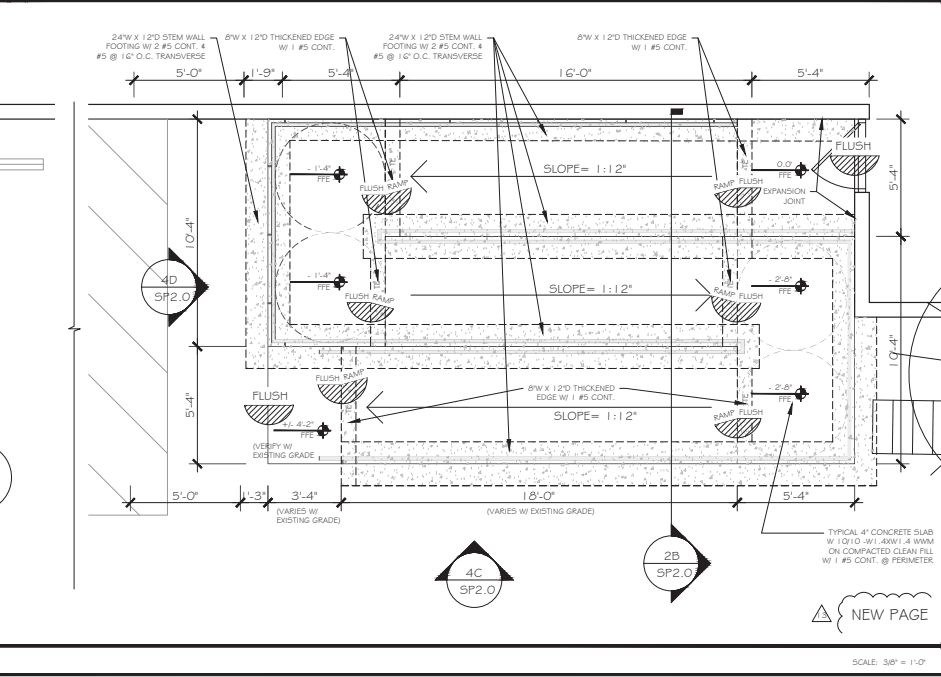
2 CONCRETE STAIR & LIFT AND RAMP SECTION - WEST & EAST SCALE: 3/8" = 1'-0"



3 ENLARGE OPTIONAL CONCRETE RAMP PLAN SCALE: 3/8" = 1'-0"



4 WEST & EAST RAMP ELEVATIONS SCALE: 1/4" = 1'-0"



SCALE: 3/8" = 1'-0"

CES
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ADDRESS:

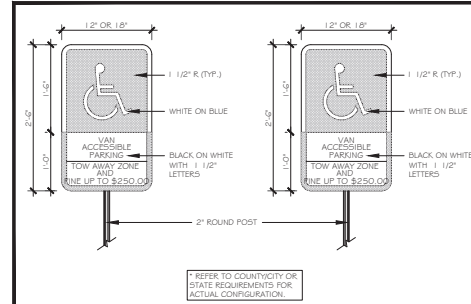
STATE OF FLORIDA
REGISTERED ARCHITECT
ADDRESS:

Performance Property Group LLC
6605 N.W. 17th Avenue
Fort Lauderdale, FL 33309

DATE	REVISIONS
09/17/2024	1.00

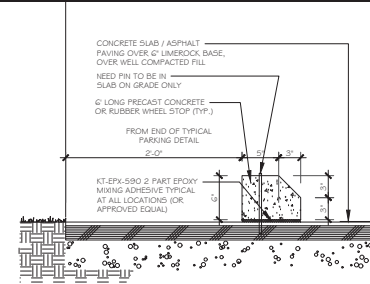
Scale:	AS NOTED
Project No.	22-12852
Date:	Sept. 17, 2024
Issue Purpose:	PERMIT SET
Drawn:	CES
Checked:	CES
Sheet Title:	PROPOSED CONCRETE RAMP AND CHAIR LIFT, DETAILS & ELEVATIONS

Sheet No:
SP2.0



1 H.C. PARKING SIGN DETAIL

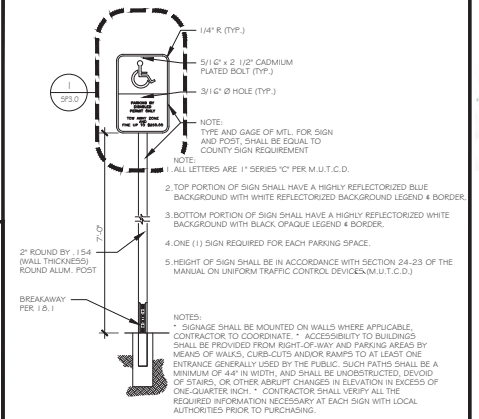
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2 PRECAST CONCRETE WHEEL STOP

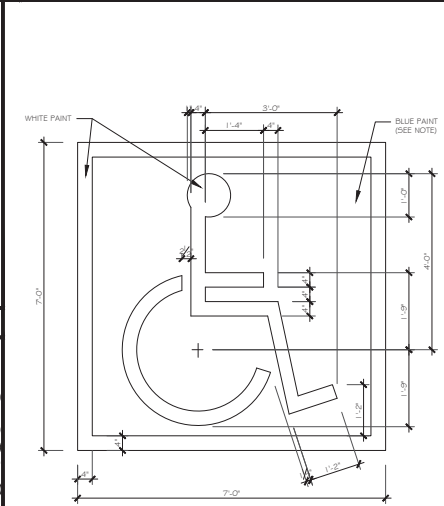
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3 NOT USED



4 ACCESSIBLE PARKING SPACE SIGN

SCALE: 1/4" = 1'-0"

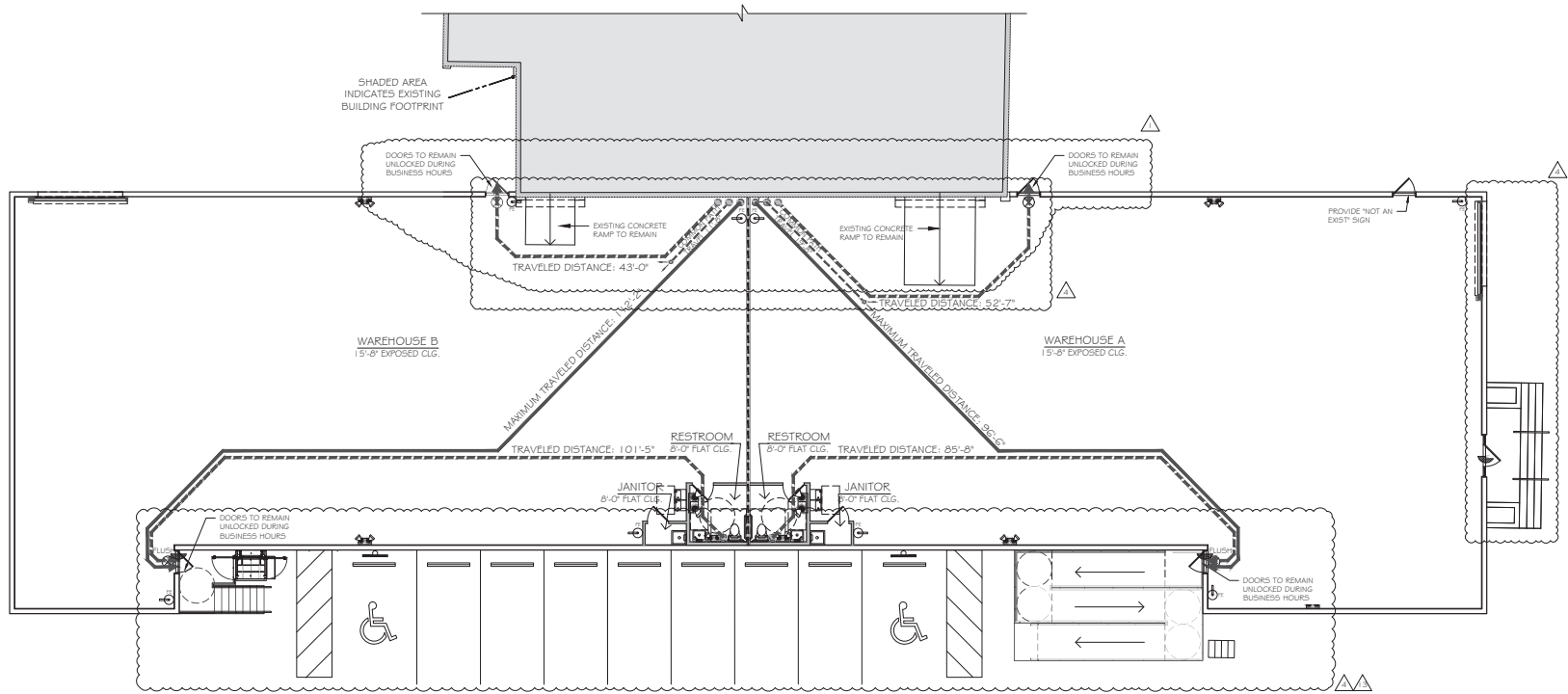


5 H.C. STRIPPED PARKING STALL SYMBOL

SCALE: 3/4" = 1'-0"

DATE	REVISIONS
09/19/20	1.0 - ALL DIMENSIONS
09/23/20	2.0 - ALL DIMENSIONS
09/23/20	3.0 - ALL DIMENSIONS
09/23/20	4.0 - ALL DIMENSIONS
09/23/20	5.0 - ALL DIMENSIONS
09/23/20	6.0 - ALL DIMENSIONS
09/23/20	7.0 - ALL DIMENSIONS
09/23/20	8.0 - ALL DIMENSIONS
09/23/20	9.0 - ALL DIMENSIONS
09/23/20	10.0 - ALL DIMENSIONS

Scale:	AS NOTED
Project No.	22-12852
Date:	Sept. 17, 2024
ISSUE PURPOSE:	PERMIT SET
Drawn:	Checked:
CES	CES
Sheet Title:	SITE PLAN DETAILS



LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

LEGEND

TD-X'	TOTAL TRAVEL DISTANCE (MAX. 100' COMMON PATH DISTANCE ALLOWED PER FBC TABLE 1014.3)
X'	DISTANCE
-----	PATH OF TRAVEL
-----	COMMON PATH
⊗	-WALL MNT. EXT. SIGN W/ GLASS & GREEN LIGHT TO BE EQUIP. WITH 90 MINUTE BATTERY BACK-UP AND WIRED TO LIGHTING CIRCUIT AHEAD OF ANY SWITCHES AND LABEL EMERGENCY EQUIPMENT CXTS. AT ELECTRICAL PANEL.
⚡	-EMERGENCY LIGHTS TO BE EQUIP. WITH 90 MINUTE BATTERY BACK-UP AND WIRED TO LIGHTING CIRCUIT AHEAD OF ANY SWITCHES AND LABEL EMERGENCY EQUIPMENT CXTS. AT ELECTRICAL PANEL.
⚡	-ONE HOUR FIRE PARTITION
☼	-CEILING MOUNTED SMOKE DETECTOR
FE	-FIRE EXTINGUISHER W/ WALL MOUNT EXTINGUISHER SHALL BE MOUNTED SUCH THAT THE TOP OF THE HANDLE WHEN MOUNTED IS 48" A.F.F. EXTINGUISHERS SHALL BE LOCATED NOT TO EXCEED 75 FT. TRAVEL DISTANCE AND MUST BE CURRENTLY TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY.
⚡	DRY CHEMICAL FIRE EXTINGUISHER CLASSIFICATION 3-A, 40-B.C. TESTED TO ANSIUL 7111 AND ANSIUL 299 MARINE TYPE U.S.C.G. TYPE A SIZE II, TYPE B-C SIZE I U.S.C.G. APPROVAL NO. 162.024EX1793 GROSS WT. 7.1BS 15 OZ. MIN. 8.1BS 11 OZ. MAX.
⚡	EXISTING FIRE ALARM HORN STROBE
⚡	EXISTING FIRE ALARM PULL STATION

LIFE SAFETY GENERAL NOTE:

NOT ALL SYMBOLS SHALL BE USED.
NOTE: THERE IS NO FIRE ALARM NOTIFICATION DEVICES IN THIS BUILDING.

FIRE PROTECTION DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING, AT HIS EXPENSE, W/ ALL APPLICABLE REQUIREMENTS OF IFPC 2020, NFPA 1, CHAPTER 16, PAGES 1-106 THROUGH 1-111. THESE INCLUDE, BUT ARE NOT LIMITED TO, PROVIDING & MAINTAINING FIRE EXTINGUISHERS ON SITE OF THE TYPE, SIZE & QUANTITY AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION, PROPERLY STORING & HANDLING FLAMMABLE MATERIALS, REMOVING DEBRIS, ETC.

EXISTING EXTERIOR CMU WALL TO REMAIN	4" INTERIOR METAL NON-BEARING PARTITION WALL @ 12" O.C.
NEW EXTERIOR CMU WALL SEE FOUNDATION PLAN FOR REINFORCING REQUIREMENTS W/ R-4, 1 MINIM. INSULATION	6" INTERIOR METAL NON-BEARING PARTITION WALL @ 12" O.C.

NFPA 101 7.2.1 & 2 ACCESS-CONTROLLED EGRESS DOORS WHERE PERMITTED IN THE MEANS OF EGRESS SHALL BE PERMITTED TO BE EQUIPPED WITH AN APPROVED ENTRANCE AND EGRESS ACCESS CONTROL SYSTEM, PROVIDED THAT THE FOLLOWING CRITERIA ARE MET:
1. A SENSOR ON THE EGRESS SIDE, ARRANGED TO DETECT AN OCCUPANT APPROACHING DOORS THAT ARE ARRANGED TO UNLOCK IN THE DIRECTION OF AN APPROACHING OCCUPANT OR LOSS OF POWER TO THE SENSOR.
2. LOSS OF POWER TO THE PART OF THE ACCESS CONTROL SYSTEM THAT LOCKS THE DOORS SHALL AUTOMATICALLY UNLOCK THE DOOR IN THE DIRECTION OF EGRESS.
3. THE DOORS SHALL BE ARRANGED TO UNLOCK IN THE DIRECTION OF EGRESS FROM A MANUAL RELEASE DEVICE LOCATED 40IN. TO 48IN. VERTICALLY ABOVE THE FLOOR AND WITHIN 60" OF THE SECURED DOORS.
4. THE MANUAL RELEASE DEVICE SPECIFIED IN 7.2.1 & 203 SHALL BE READILY ACCESSIBLE AND CLEARLY IDENTIFIED BY A SIGN THAT READS AS FOLLOWS: PUSH TO EXIT.
5. WHEN OPERATED, THE MANUAL RELEASE SHALL RESULT IN DIRECT INTERRUPTION OF POWER TO THE LOCK- INDEPENDENT OF THE ACCESS CONTROL SYSTEM ELECTRONICS, AND THE DOORS SHALL REMAIN UNLOCKED FOR NO LESS THAN 30 SECONDS.
6. ACTIVATION OF THE BUILDING FIRE PROTECTIVE SIGNALING SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOORS IN THE DIRECTION OF EGRESS, AND THE DOORS SHALL REMAIN UNLOCKED UNTIL THE FIRE PROTECTIVE SIGNALING SYSTEM HAS BEEN MANUALLY RESET.
7. THE ACTIVATION OF MANUAL FIRE ALARM BOXES THAT ACTIVATE THE BUILDING FIRE PROTECTIVE SIGNALING SYSTEM SPECIFIED IN 7.2.1 & 203 SHALL NOT BE REQUIRED TO UNLOCK THE DOORS.
8. ACTIVATION OF THE BUILDING FIRE DETECTION SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOOR IN THE DIRECTION OF EGRESS, & THE DOORS SHALL REMAIN UNLOCKED UNTIL THE FIRE PROTECTIVE SIGNAL SYSTEM HAS BEEN MANUALLY RESET.

NOTE:
DO NOT SMOKE DETECTOR SHALL SET FIRE ALARM INTO SUPERVISORY MODE, AND THE REMOTE TEST SWITCH SHALL BE PROVIDED WITH AN LED INDICATOR, LOCATED IN A NORMALLY OCCUPIED AREA 48" AFF.
ADDITIONAL EXIT AND EMERGENCY LIGHTS MAY BE REQUIRED BY THE FIELD FIRE INSPECTOR AT THE TIME OF THE FIRE FINAL.
A MAXIMUM CAPACITY SIGN TO BE PROVIDED AND POSTED FOR EACH ASSEMBLY AREA IN ACCORDANCE WITH NFPA-101 12.7.9.3.1.
NUMERICAL ADDRESSES TO BE PROVIDED ON ALL EXTERIOR DOORS AS PER CITY ORDINANCE 52.10 WITH 6" NUMBERS, WEATHERPROOF, AND CONTRASTING COLORS.

NFPA 101 6.2.1 & 2 ACCESS-CONTROLLED EGRESS DOORS, WHERE PERMITTED IN THE MEANS OF EGRESS SHALL BE PERMITTED TO BE EQUIPPED WITH AN APPROVED ENTRANCE AND EGRESS ACCESS CONTROL SYSTEM, PROVIDED THAT THE FOLLOWING CRITERIA ARE MET:

- A SENSOR ON THE EGRESS SIDE, ARRANGED TO DETECT AN OCCUPANT APPROACHING DOORS THAT ARE ARRANGED TO UNLOCK IN THE DIRECTION OF AN APPROACHING OCCUPANT OR LOSS OF POWER TO THE SENSOR.
- LOSS OF POWER TO THE PART OF THE ACCESS CONTROL SYSTEM THAT LOCKS THE DOORS SHALL AUTOMATICALLY UNLOCK THE DOORS IN THE DIRECTION OF EGRESS.
- THE DOOR SHALL BE ARRANGED TO UNLOCK IN THE DIRECTION OF EGRESS FROM A MANUAL RELEASE DEVICE LOCATED 40 IN. VERTICALLY ABOVE THE FLOOR AND WITHIN 60 IN. OF THE SECURED DOORS.
- THE MANUAL RELEASE DEVICE SPECIFIED IN 7.2.1 & 203 SHALL BE READILY ACCESSIBLE AND CLEARLY IDENTIFIED BY A SIGN THAT READS AS FOLLOWS: PUSH TO EXIT.
- WHEN OPERATED, THE MANUAL RELEASE DEVICE SHALL RESULT IN DIRECT INTERRUPTION OF POWER TO THE LOCK-INDEPENDENT OF THE ACCESS CONTROL SYSTEM ELECTRONICS-AND THE DOORS SHALL REMAIN UNLOCKED FOR NOT LESS THAN 30 SECONDS.
- ACTIVATION OF THE BUILDING FIRE PROTECTIVE SIGNALING SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOORS IN THE DIRECTION OF EGRESS, AND THE DOORS SHALL REMAIN UNLOCKED UNTIL THE FIRE PROTECTIVE SIGNALING SYSTEM HAS BEEN MANUALLY RESET.
- THE ACTIVATION OF MANUAL FIRE ALARM BOXES THAT ACTIVATE THE BUILDING FIRE PROTECTIVE SIGNALING SYSTEM SPECIFIED IN 7.2.1 & 203 SHALL NOT BE REQUIRED TO UNLOCK THE DOORS.
- ACTIVATION OF THE BUILDING FIRE DETECTION SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOOR IN THE DIRECTION OF EGRESS, AND THE DOORS SHALL REMAIN UNLOCKED UNTIL THE FIRE PROTECTIVE SIGNALING SYSTEM HAS BEEN MANUALLY RESET.

PROVIDE MAXIMUM CAPACITY SIGNS FOR ROOMS AS REQUIRED BY FIRE MARSHAL

FINISH FURNITURE LAYOUT MAY VARY FROM LAYOUT SHOWN.

INTERIOR FINISHES TO COMPLY WITH NFPA 101 130.3.3.



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(904) 583-4444 (fax)



NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:

A NEW OFFICE BUILDING FOR:
Performance Property Group LLC
6605 N.W. 17th AVENUE
FORT LAUDERDALE, FL 33309

DATE	REVISIONS
11-08-20	111 COMMENTS
04-29-20	101 PLAN COORDINATION
07-23-20	S.C. COMMENTS
10-18-2024	S.C. SUBMITTAL

Scale: AS NOTED

Project No. 22-12852

Date: Sept. 17, 2024

ISSUE PURPOSE:

PERMIT SET

Drawn: CES

Checked: CES

Sheet Title:
LIFE SAFETY PLAN AND NOTES

Sheet No:

LS1.0

DATE: 09-17-2024

1 LIFE SAFETY LEGEND / WALL LEGEND

2 EGRESS NOTES

3 GENERAL NOTES

NOTICE TO ALL CONTRACTORS

11. THE CONTRACTOR SHALL RESOLVE QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS WITH THE ARCHITECT'S/ENGINEER'S DETAILS LABELED "TYPICAL", OR (TYP) ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE OF THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAIL OR EXISTING AT THE SITE. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYS IN AT EACH LOCATION.

- ## 2) GENERAL NOTES

-

2. PROVIDE WEEPS AT MASONRY SYSTEMS W

5. THE CONTRACTOR SHALL ESTABLISH PROCEDURES TO PROVIDE, DELIVER AND STORE MATERIALS SO AS TO PREVENT WATER DAMAGE. ALL MATERIALS SHALL BE PROTECTED FROM WATER DAMAGE PRIOR TO ACCEPTING DELIVERY.
6. THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO MAINTAIN EFFECTIVE DRY-IN CONDITIONS DURING THE "CONTROLLED" PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL ENSURE THAT ALL SURFACES ARE DRY AND UNEXPOSED TO SOURCES OF HUMIDITY PRIOR TO COVERING THEM WITH FINISH.
8. THE CONTRACTOR SHALL ESTABLISH A PROTOCOL FOR DEALING WITH ANY LARGE AND UNEXPECTED WATER INTRUSION INTO COMPLETED PORTIONS OF THE BUILDING.
9. UPON COMPLETION OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER ALL AVAILABLE INFORMATION, INCLUDING BUT NOT LIMITED TO, MANUFACTURER RECOMMENDATIONS SO AS TO FACILITATE THE DEVELOPMENT OF A BUILDING OPERATION AND MAINTENANCE PLAN.

- 4 MOLD MITIGATION

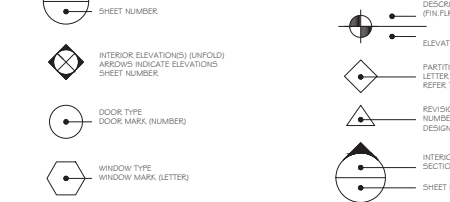


BUILDING SECTIONS OR ELEVATION
SECTION LETTERS



KEY PLAN
DRAWING

DETAILS & WALL SEC
DETAIL NUMBER



- A. SEALANTS SHOULD ADHERE TO ONLY TWO (2) SURFACES BY USE OF BACKER RODS OR BOND BREAKER TAPE. THREE (3) SURFACE ADHESION WILL LEAD TO COHESIVE FAILURE.

4. BALCONIES SHOULD HAVE A PENETRATING ROOF. IF CONSTRUCTED WITH ANY JOINTS IN THE ROOFING, THE JOINTS SHOULD BE PROTECTED BY A FLASHING.

- 7 WATERPROOFING

OR DATUM POINT

- | | |
|---------------------------------|------------------------------------|
| OR POINT | NOTE:
FOR SPECIFICATION ON WALL |
| TYPE | CONSTRUCTION |
| PARTITION TYPE | SEE WALL LEGEND |
| PARTITION DETAIL | |
| REFERENCE | |
| F REVISION CORRESP. TO | |
| CTION OF TITLE BLOCK | |
| ELEVATIONS | |
| NUMBERS | |
| NUMBER (WHERE SECTION IS DRAWN) | |

- | | | | |
|-------|---------------|---------|---------|
| [OR] | CHANNEL | PR. | PAIR |
| CLR. | CLEAR | d | PENNY |
| COL. | COLUMN | PL. | PLATE |
| CONDO | CONDO/STATION | PLYWOOD | PLYWOOD |

CONC.	CONCRETE
CONC. BLK.	CONCRETE BLOCK
CONST. GP.	CONSTRUCTION GRADE

DIA.	DIAMETER	REV.	REVISION
D.W.	DWISPACHER	REF.	REFRIGERATOR
DBL	DOUBLE	R	ROOM
DBL. PL.	DOUBLE PLATE	R.D.	ROUGH DRAIN
DOOR	DOOR	ROG	ROUGH GAWN
DR	DRAWN	ROO	ROUGH
D.S.	DOWNSPOUT	SEL. STRUCT	SELECT STRUCTURAL
DRAWER	DRAWER	S.C.O.D.	SOLID CORE
EACH	EACH	S.P.	SHELF AND POLE
ELEV.	ELEVATION	S.S.M.	SIMILAR
EQ.	EQUAL	S.L. GL.D.	SLIDING GLASS DOOR
EXH.	EXHAUST	S.L. CL.G.	SLOPING CEILING
EXTING.	EXTINGUISHING	SPRFR	SPRINKLER
EXP. JT.	EXPANSION JOINT	SHTG.	SHEDDING
EXT.	EXTENSION	SYNTH. MABLE	SYNTHETIC MABLE
ETC.	ETCETERA	TEMP. FASH	TEMPERED FASH
FACE OF MASONRY	FACE OF MASONRY	T.B.	TIE BAR
F.O.S.	FACE OF STUD	T.C.	TOP OF CURB
FIN.	FINISH	T.D.	TREAD
F.F.	FINISH FLOOR	TYP.	TYPICAL
F.F.S.	FINISH FLOOR	TAG	TONGUE AND GROOVE
FLOOR	FLOOR	T.O.P.	TOP OF F.L.P.
F.L.R.	FLOOR	T.O.B.	TOP OF BEAM
FLOOR DR.	FLOOR DRAIN	U.O.O.	UNLESS NOTED OTHERWISE
FLOOR JOIST	FLOOR JOISTS	V.T.R.	VENT THRU ROOF
FLOOR JOIST	FLOOR JOIST	V.O.S.A.	VENT TO OUTSIDE AIR
FTG.	FOOTING	VERT.	VERTICAL
FIRE EXTINGUISHER	FIRE EXTINGUISHER	V.C.T.	VENT COMPOSITION FLUE
FIRE EXTINGUISHER CABINET	FIRE EXTINGUISHER CABINET	W.C.R.	WATER CLOSET
GAGE	GAGE	W.C.	WATER CLOSET
GAUGE	GAUGE	W.M.W.	WELDED WIRE MESH
GEN.	GENERAL	WIND	WIND
GRD	GROUND	W.M.W.	WELDED WIRE MESH
GYP. DR.	GYP. DR. BOARD	WIND	WIND
H.D.	HEAD	W	WITH
H.M.C.T.	HEAD	W/O	WITHOUT
H.B.	HOSE BIBB	W.O.	WITHOUT
H.C.	HOSE BIBB	W.I.	WELDED IRON
H.C. 11	HOSE BIBB	W.L.C.	WALL IN CLOSET
H.C. 11	HOSE BIBB	W.L.C.	WALL IN CLOSET

9) ABBREVIATIONS

A NEW OFFICE BUILDING FOR:
Performance Property Group LLC

6605 N.W. 17th AVENUE
FORT LAUDERDALE, FL 33309

No.	DATE	REVISIONS
1	07-23-20	A.C. COMMENTS
2		
3		
4		
5		
6		
7		
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9		
10		

Scale:	AS NOTED
Project No.	22-12852
Date:	Sept. 17, 2024
ISSUE PURPOSE: PERMIT SET	
Drawn:	Checked:
CES	CES
Sheet Title: ARCHITECTURAL NOTES	

Sheet No.: A01

A0.1



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(561) 994-3344 (fax)



NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

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FORT LAUDERDALE, FL 33309

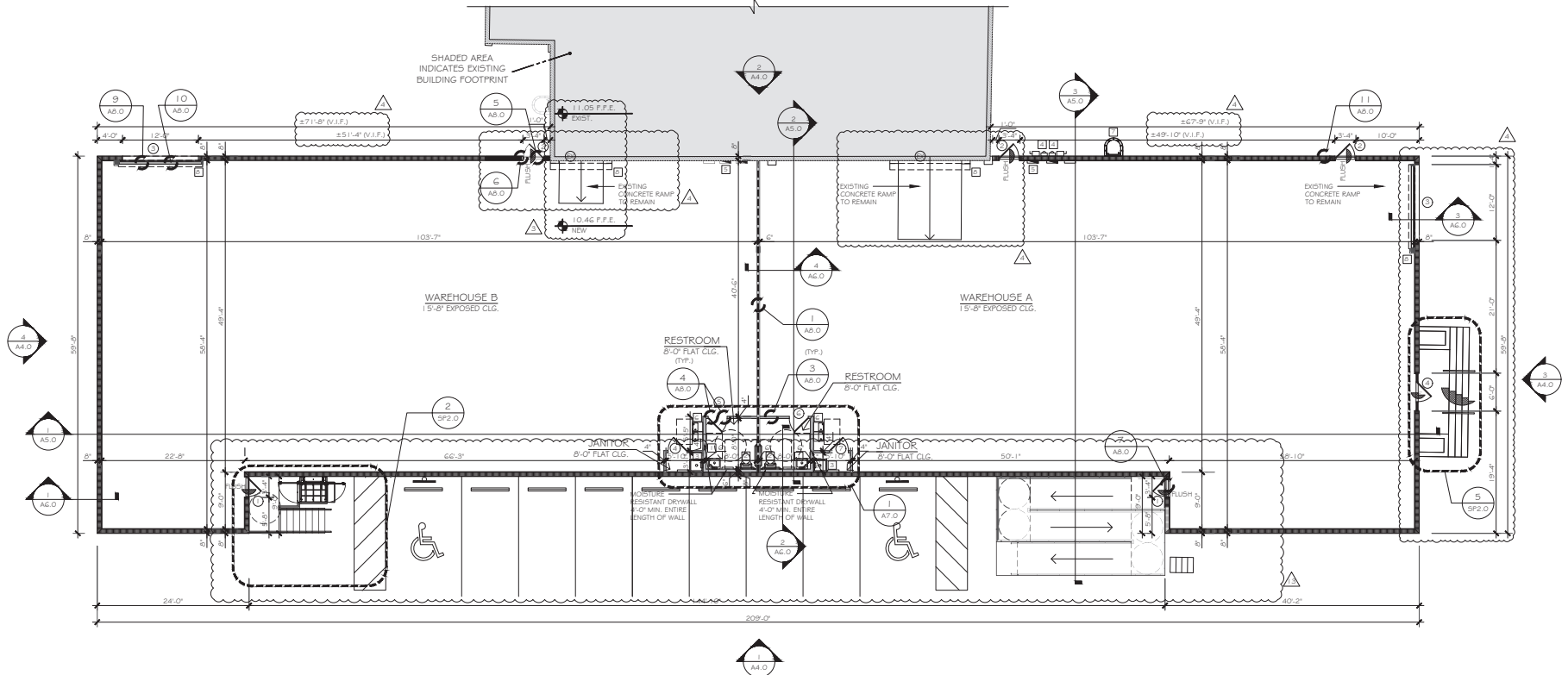
DATE	REVISIONS
10-18-20	1.01 COMMENTS
10-29-20	1.02 PLAN COORDINATION
07-23-21	1.03 COMMENTS
10-18-2024	1.04 SUBMITTAL
-	-
-	-

Scale: AS NOTED
Project No. 22-12852

Date: Sept. 17, 2024

ISSUE PURPOSE:
PERMIT SET
Drawn: CES
Checked: CES
Sheet Title:
**FLOOR PLAN AND
DOOR & WINDOW
SCHEDULE**

Sheet No:
A1.0



FLOOR PLAN
SCALE: 1/8" = 1'-0"

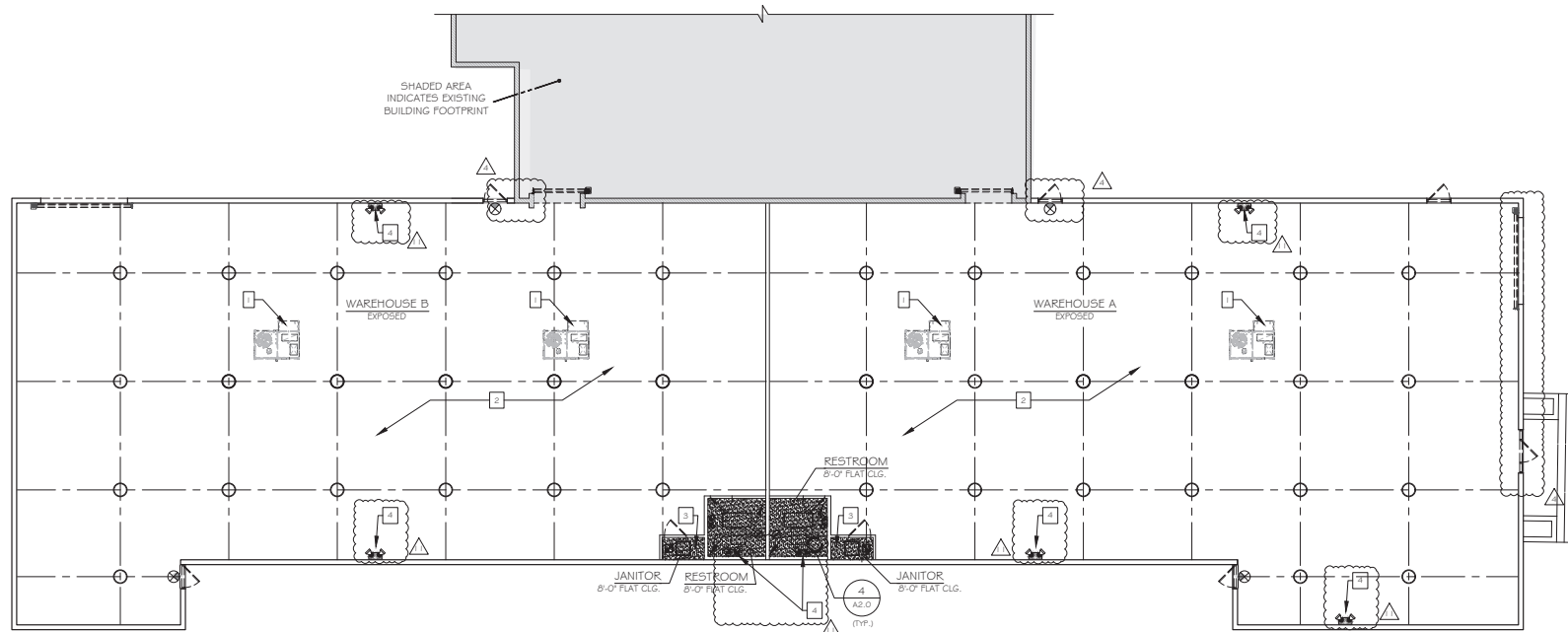
OPTIONAL NOTES	PROPRIETARY SPEC	DOOR SIZE	APPROVED PRESSURE PSI / MCF	REQUIRED PRESSURE PSI / MCF	U-FACTOR	ENCL.	PRODUCT APPROVAL	GLASS TYPE / TINT	FASTENER TYPE / SIZE	RESISTANCE TO AIR, WATER, SOUND, AND IMPACT								MULLION BARS	
										15 MIN.	30 MIN.	60 MIN.	90 MIN.	120 MIN.	150 MIN.	180 MIN.	240 MIN.	15 MIN.	30 MIN.
1	1	3'-0" x 7'-0"	+770-75	+132.84-7	1.01	0.46	FL38C30	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	N	N
2	2	3'-0" x 7'-0"	+770-75	+132.84-7	1.01	0.46	FL38C30	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	N	N
3	3	3'-0" x 7'-0"	+770-75	+132.84-7	1.01	0.46	FL38C30	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	N	N
4	4	3'-0" x 7'-0"	+770-75	+132.84-7	1.01	0.46	FL38C30	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	N	N
5	5	3'-0" x 7'-0"	+770-75	+132.84-7	1.01	0.46	FL38C30	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	IMPACT 18"	N	N

* ALL HARDWARE TO BE ADA, LEVER HARDWARE, REPLACE EXISTING DOOR HARDWARE AS REQUIRED.
FINISH HARDWARE SCHEDULE TO BE COMPATIBLE WITH SELECTED DOORS. HARDWARE MUST BE SUBMITTED
TO ARCHITECT FOR REVIEW AND OWNER APPROVAL.

1 DOOR & WINDOW SCHEDULE

2 FLOOR PLAN KEY NOTES

3 WALL LEGEND

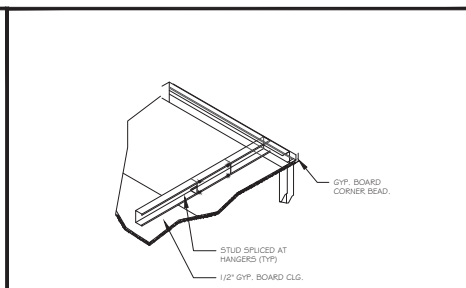


REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

SYMBOL	MOUNTED	REMARKS
	SUSP. GRID	2' x 4' LED TROFFER, LUMINOSOL LMR24, COLOR: WHITE, 50 WATTS, 3500K, (LUMENS: 5,250 (40K) SHALL BE APPROVED BY OWNER AND COORDINATED BY CONTRACTOR)
	SUSP. GRID	2' x 2' LED TROFFER, LUMINOSOL LMR22, COLOR: WHITE, 40 WATTS, 3500K, (LUMENS: 4,200 (40K) SHALL BE APPROVED BY OWNER AND COORDINATED BY CONTRACTOR)
	SUSP. FROM EXPOSED STRUCTURE	BAY LIGHT FIXTURE, MATCH EXISTING BUILDING, (SHALL BE APPROVED BY OWNER AND COORDINATED BY CONTRACTOR)
	RECESSED	EXHAUST FAN 80 CFM
	SURFACE	LETTERED: GREEN BATTERY: NICKEL-CADMIUM BATTERIES
	SURFACE	BATTERY: NICKEL-CADMIUM BATTERIES, LUMENS: 220, WATT EQUIVALENCE 2.4
		GYPSUM WALL BD. CEILING, NEW CEILING HEIGHT AS NOTED.

- ALL LAMPS USED MUST A COVER AS PER HEALTH CODE. ALL FIXTURES TO BE U.L. APPROVED.
- USE MOUNTING KITS FOR ALL RECESSED LIGHT FIXTURES AS REQUIRED.
- COORDINATE WITH ELECTRICAL DRAWINGS FOR LOCATION OF AIR DIFFUSERS, AND EMERGENCY LIGHTING, ETC. VERIFY ALL CONDITIONS IN FIELD AND NOTIFY THE DESIGNER AND/OR OWNERS REPRESENTATIVE AT ONCE OF ANY DISCREPANCIES.
- ALL LIGHT FIXTURES SHALL BE SUPPLIED BY ELECTRICAL CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR INCLUDING EMERGENCY LIGHTS AND SIGN. IF NECESSARY.
- NO LIGHT TO BE VISIBLE UNDER RECESSED FIXTURE TRIM.
- REFER TO ELECTRIC DRAWINGS FOR EXACT SPECS. OF ELECTRICAL FIXTURES AND OTHER RELATED EQUIP.
- SUPPORT TO ELECTRIC DRAWINGS FOR EXACT SPECS. OF ELECTRICAL FIXTURES AND OTHER RELATED EQUIP.
- SUPPORT WIRES FOR LAY-IN CEILING GRID MUST NOT BE CONNECTED TO LANDLORDS ELECTRICAL, PLUMBING PIPING OR EQUIPMENT.

- ROOF TOP UNIT
- EXPOSED TO STRUCTURE
- GYP. WALL BD. CEILING
- EMERGENCY LIGHTING



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STATE OF FLORIDA
REGISTERED ARCHITECT
ADDRESS

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A NEW OFFICE BUILDING FOR:
Performance Property Group LLC
6605 N.W. 17th AVENUE
FORT LAUDERDALE, FL 33309

DATE	REVISIONS
09-20-20	215 PLAN CORRECTION
07-23-20	R.C. CORRECTIONS
03-24-2020	FIELD COORDINATION
-	-
-	-
-	-

Scale: AS NOTED

Project No. 22-12852

Date: Sept. 17, 2024

ISSUE PURPOSE:
PERMIT SET

Drawn: CES
Checked: CES

Sheet Title:
REFLECTED CEILING PLAN

Sheet No:
A2.0



- 1 NEW STUCCO ON 8" C.M.U. WALL MATCH COLOR AND PAINT WITH EXISTING
- 2 ROOF OVERFLOW
- 3 METAL CAGE ROOF ACCESS LADDER
- 4 STUCCO CONCRETE JOINT
- 5 EXISTING TRANSFORMER TO REMAIN IN PLACE
- 6 EXISTING VINYL FENCE TO REMAIN
- 7 CONCRETE RAMP / STAIR RAILING
- 8 ELECTRICAL METERS AND DISCONNECT
- 9 GALV. DOWNSPOUT
- 10 EXISTING CONCRETE STEPS AND METAL HAND RAILS TO REMAIN IN PLACE
- 11 EXISTING CONCRETE STEPS TO REMAIN IN PLACE
- 12 EXISTING METAL CAGE ROOF ACCESS LADDER SERVING THE EXISTING ADJACENT STAIRS TO REMAIN IN PLACE
- 13 NEW CONCRETE RAMP WITH METAL RAILING



SCALE: $1/4" = 1'-0"$

CES

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AJ20020384

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STATE OF FLORIDA
COUNTY OF PALM BEACH
NOTARIAL PUBLIC
MY COM. EXPIRES 12/31/04

HENRY FRANKY
AB0010509

[illegible]

A NEW OFFICE BUILDING FOR:
Performance Property Group LLC

6605 N.W. 17th AVENUE
FORT LAUDERDALE, FL 33309

DATE:	REVISIONS:
11-04-24	CITY COMMENTS
01-16-25	CITY COMMENTS
04-29-25	SITE PLAN COORDINATION
07-21-25	B.C. COMMENTS
04-28-2026	FIELD COORDINATION

sale:	AS NOTED
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Project No. 22-12852

Date: Sept. 17, 2024

SUE PURPOSE:

awn:	Checked:
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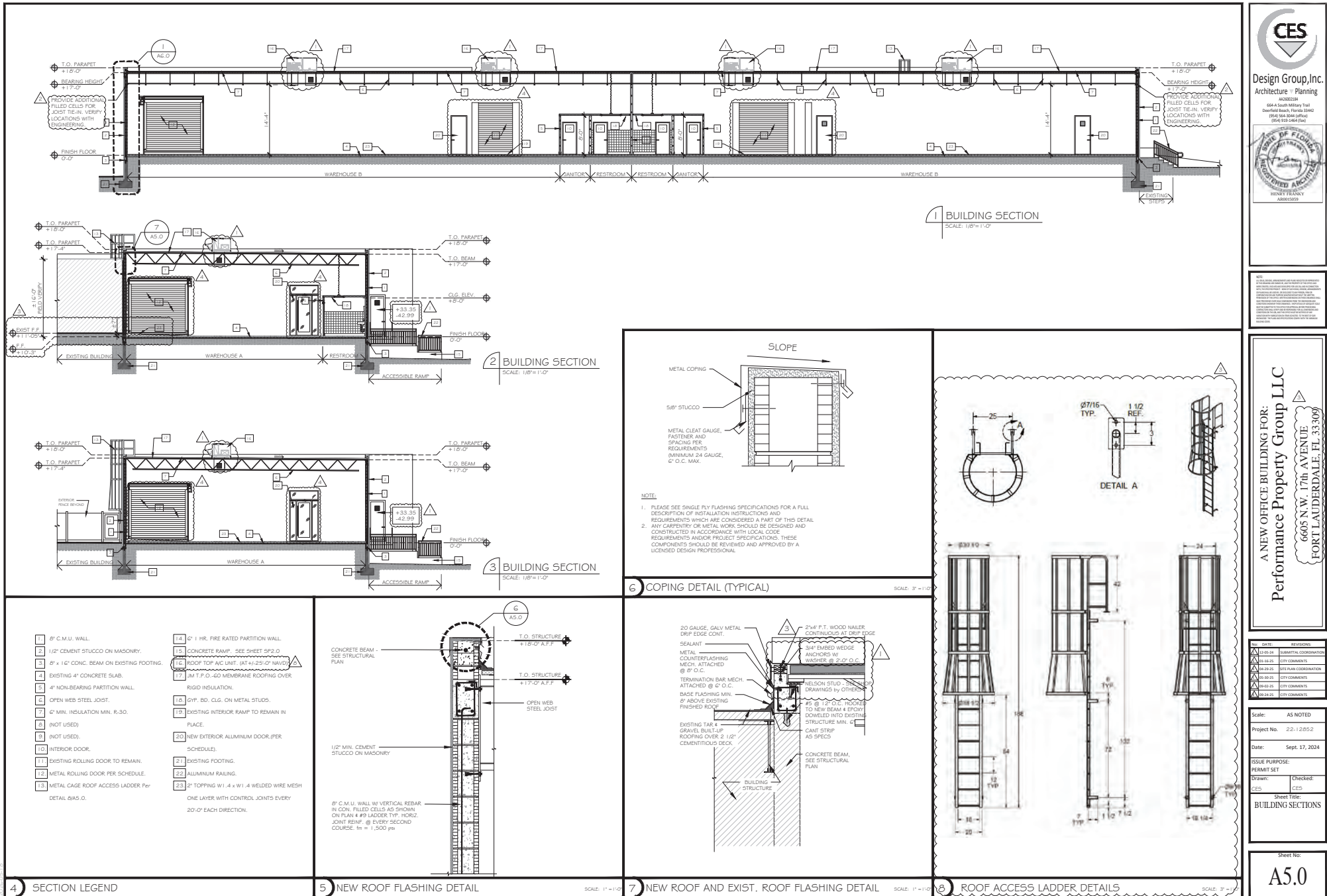
Sheet Title:

ELEVATIONS

1000

Sheet No:

A4.0



101 BUILDING SECTION

SCALE: 1/8"=1'-0"

102 BUILDING SECTION

SCALE: 1/8"=1'-0"

103 BUILDING SECTION

SCALE: 1/8"=1'-0"

104 BUILDING SECTION

SCALE: 1/8"=1'-0"

105 BUILDING SECTION

SCALE: 1/8"=1'-0"

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189 BUILDING SECTION

SCALE: 1/8"=1'-0"

190 BUILDING SECTION

SCALE: 1/8"=1'-0"

191 BUILDING SECTION

SCALE: 1/8"=1'-0"



THE BOARD OF DIRECTORS AND MANAGEMENT HAVE REVIEWED AND APPROVED THIS FINANCIAL STATEMENT. THE BOARD OF DIRECTORS HAS REVIEWED THE FINANCIAL STATEMENT AND HAS CONCLUDED THAT THE FINANCIAL STATEMENT IS FAIRLY PRESENTED IN ALL MATERIAL ASPECTS. THE BOARD OF DIRECTORS HAS REVIEWED THE FINANCIAL STATEMENT AND HAS CONCLUDED THAT THE FINANCIAL STATEMENT IS FAIRLY PRESENTED IN ALL MATERIAL ASPECTS.

A NEW OFFICE BUILDING FOR:
Performance Property Group LLC

6605 N.W. 17th AVENUE
FORT LAUDERDALE, FL 33309

DATE:	REVISIONS:
11-04-24	CITY COMMENTS
12-05-24	SUBMITTAL COORDINATION
07-21-25	B.C. COMMENTS
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AS NOTED

Project No. 22-12852

te: Sept. 17, 2024

UE PURPOSE:

Drawn:	Checked:
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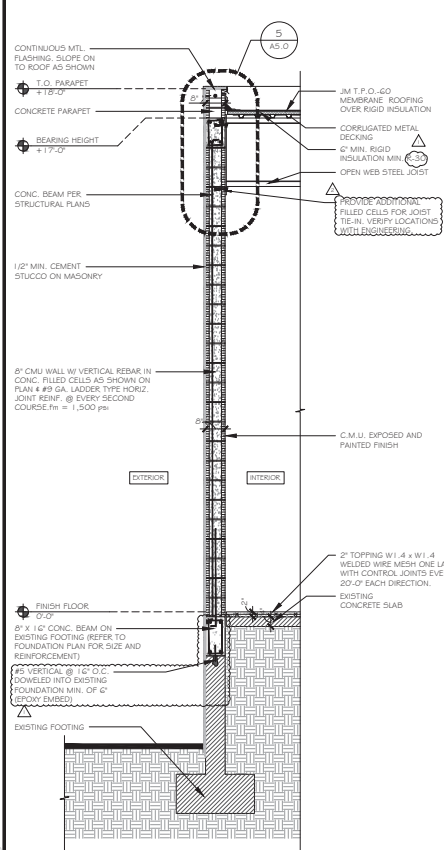
5	CES
Chart Title:	

WALL SECTIONS

Sheet No:

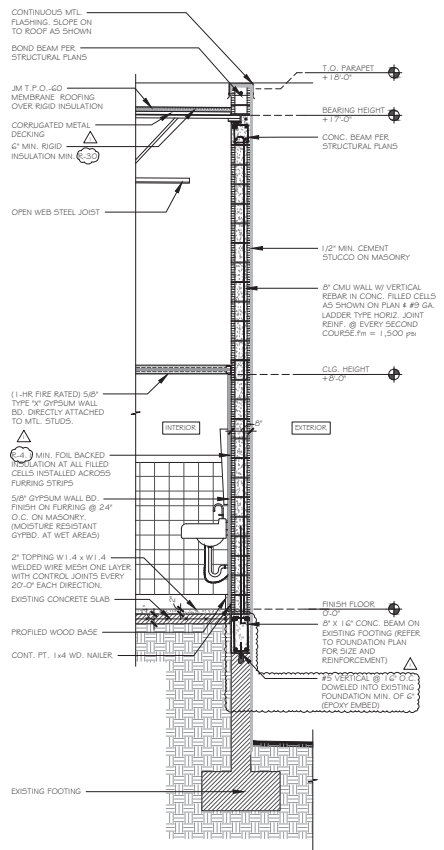
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A0.0



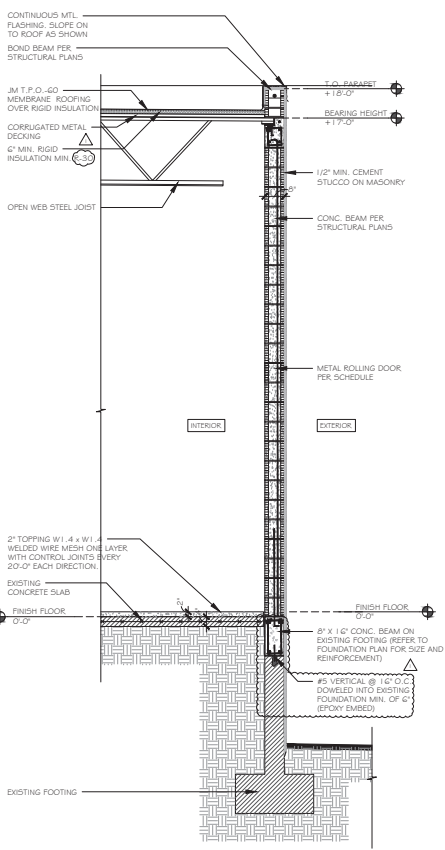
D WALL SECTION

SCALE: 1/2" = 1'-0"



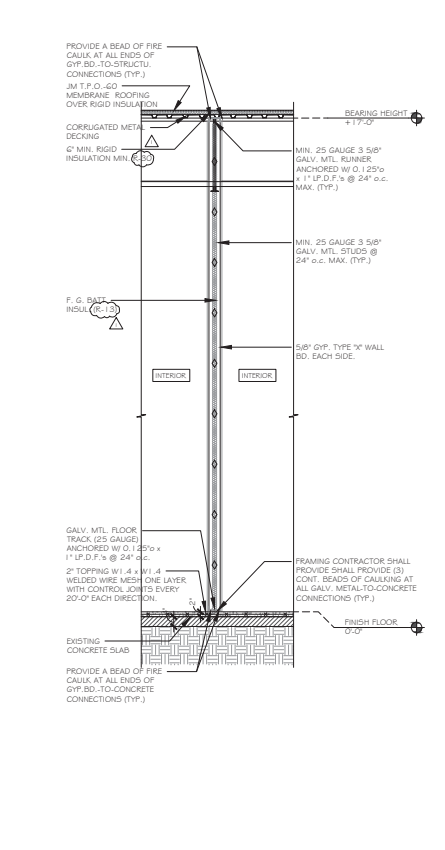
2) WALL SECTION

SCALE: 1/2" = 1'-0"



3 WALL SECTION

SCALE: 1/2" = 1'-0"



4) WALL SECTION

SCALE: 1/2" = 1'-0"

10/25/2024 10:45 AM

1

BACKING NOTES (TYPICAL)

SCALE: N.T.S.

2

TRENCH DETAIL (FOR REPAIRS ONLY TYP.)

SCALE: N.T.S.

3

RESTROOMS

SCALE: 1/4" = 1'-0"

4

SIGNAGE DETAIL

SCALE: N.T.S.

5

BATHROOM FLOOR PLAN

SCALE: 1/4" = 1'-0"

6

TYPICAL BATHROOM ELEVATIONS

SCALE: N.T.S.

7

ADA BATHROOM FIXTURE MOUNTING HEIGHTS

SCALE: N.T.S.

8

BATHROOM SINK ELEVATION

SCALE: N.T.S.

9

DRINKING FOUNTAIN

SCALE: N.T.S.

3

RESTROOMS

SCALE: 1/4" = 1'-0"

4

SIGNAGE DETAIL

SCALE: N.T.S.

7

ADA BATHROOM FIXTURE MOUNTING HEIGHTS

SCALE: N.T.S.

8

BATHROOM SINK ELEVATION

SCALE: N.T.S.

9

DRINKING FOUNTAIN

SCALE: N.T.S.

CES

Design Group, Inc.

Architecture • Planning

ADDRESS

664 A South Military Trail

Deerfield Beach, Florida 33442

(561) 334-3444 (office)

(561) 334-3444 (fax)

STATE OF FLORIDA

REGISTERED ARCHITECT

NO. 100000000

EXPIRATION DATE

12/31/2025

ADDRESS

664 A South Military Trail

Deerfield Beach, Florida 33442

(561) 334-3444 (office)

(561) 334-3444 (fax)

NEW

THIS SET OF DRAWINGS IS THE PROPERTY OF CES DESIGN GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CES DESIGN GROUP, INC.

A NEW OFFICE BUILDING FOR:

Performance Property Group LLC

6605 N.W. 17th AVENUE

FORT LAUDERDALE, FL 33309

DATE	REVISIONS
10/25/24	ALL COMMENTS

Scale: AS NOTED

Project No. 22-12852

Date: Sept. 17, 2024

ISSUE PURPOSE: PERMIT SET

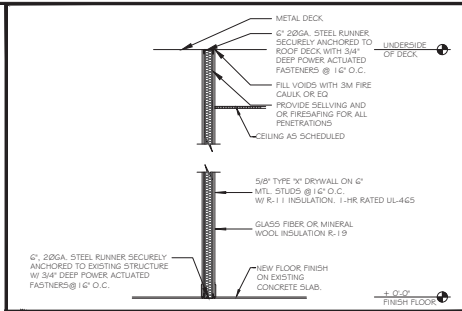
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Checked: CES

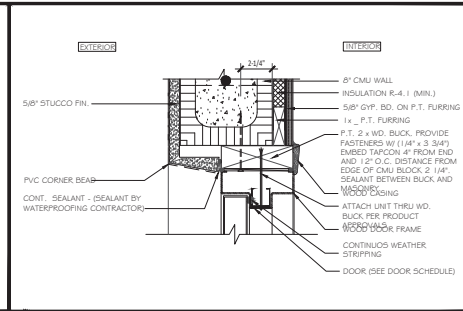
Sheet Title: PLANS & DETAILS

Sheet No:

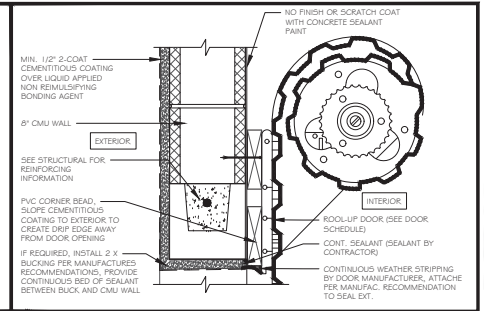
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1 ONE HOUR RATED PARTITION WALL SCALE: N.T.S.



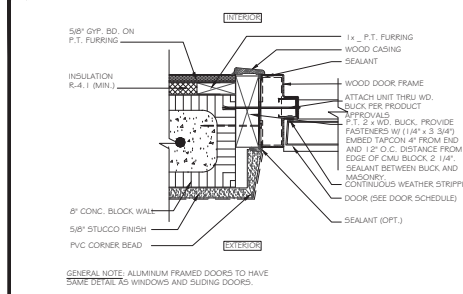
5 DOOR HEAD DETAIL (CONCRETE EXT. WALL) SCALE: N.T.S.



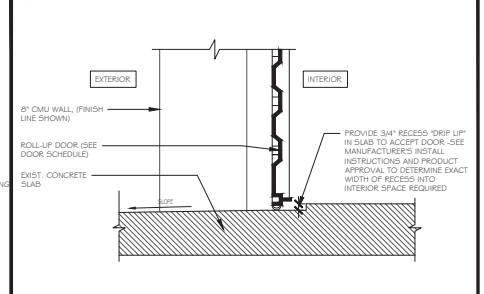
9 ROLL UP DOOR HEAD DETAIL SCALE: N.T.S.



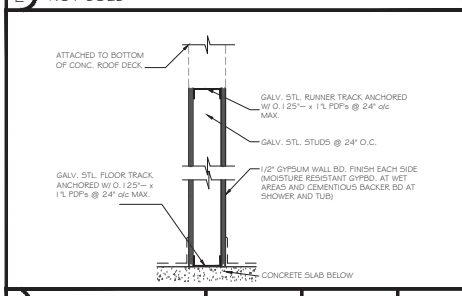
2 NOT USED SCALE: N.T.S.



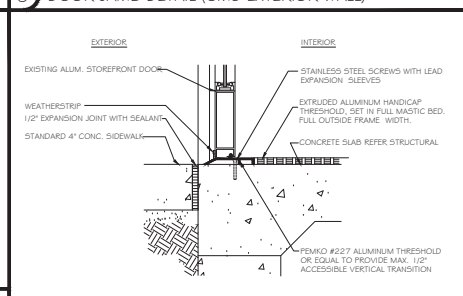
6 DOOR JAMB DETAIL (CMU EXTERIOR WALL) SCALE: N.T.S.



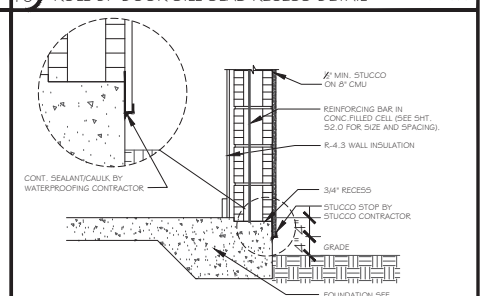
10 ROLL UP DOOR SILL-SLAB RECESS DETAIL SCALE: N.T.S.



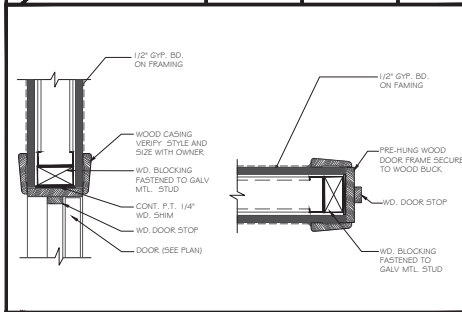
3 INTERIOR PARTITION WALL (NONBEARING) SCALE: N.T.S.



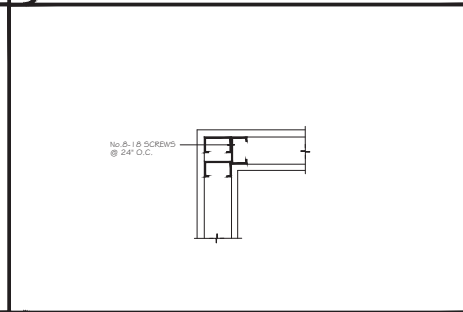
7 ACCESSIBLE TRESHOLD SCALE: N.T.S.



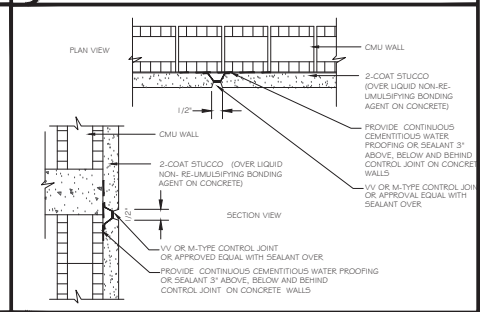
11 TYPICAL STUCCO STOP SCALE: N.T.S.



4 DOOR HEAD / JAMB DETAIL (INT. PARTITION WALL) SCALE: N.T.S.



8 TYPICAL CORNER FRAMING DETAIL SCALE: N.T.S.



12 TYPICAL 5/8" STUCCO CONTROL JOINT DETAILS SCALE: N.T.S.

CES
Design Group, Inc.
Architecture • Planning
ADDRESS
666 A South Military Trail
Boca Raton, Florida 33432
(561) 366-3444 (office)
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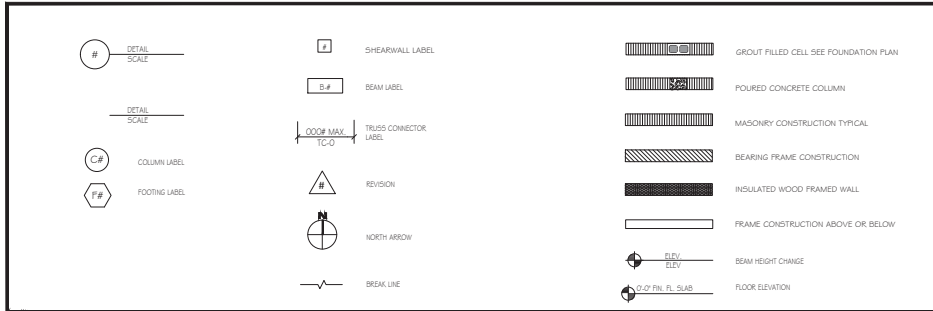
ROBERT J. FELT
REGISTERED PROFESSIONAL ENGINEER
FLORIDA
NO. 12345
EXPIRATION DATE 12/31/2024

NEW
Performance Property Group LLC
666 N.W. 17th Avenue
Fort Lauderdale, FL 33309

A NEW OFFICE BUILDING FOR:
Performance Property Group LLC
666 N.W. 17th Avenue
Fort Lauderdale, FL 33309

DATE	REVISIONS
09/17/2024	ALL COMMENTS

Scale: AS NOTED
Project No. 22-12852
Date: Sept. 17, 2024
ISSUE PURPOSE: PERMIT SET
Drawn: CES
Checked: CES
Sheet Title: ARCHITECTURAL DETAILS
Sheet No.: A8.0



ABV	ABOVE	G.T.	GRID TRUSS	P.T.	PRESSURE TREATED
AFF	ABOVE FINISHED FLOOR	GA.	GAUGE	PARTN.	PARTITION
ARU	AR-HOLDER UNIT	GAU.	GAUZE	FINED.	FINISHED
B.L.	BUILD	HST.	HEAT	R.O.	ROUGH OPENING
BRG.	BELOW	HPS.	HOURS PER HOUR	SF.	SQUARE FOOT
BNG.	BEARING	HVZ.	HIGH VELOCITY HURRICANE ZONE	SMS.	SHEET METAL SCREENS
BTM.	BOTTOM	INS.	INSULATION	STL.	STEEL
CAU.	CEILING	INT.	INTERIOR	S.W.D.	SHEARWALL OVERLAPPING FORCE
CAU.	CONCRETE MASONRY UNITS	LG.	LONG	TMF.	TEMPERED
CL.	COLUMN	M.H.	MEAN ROOF HEIGHT	T.B.	THROUGH BUT
CONC.	CONCRETE	MAX.	MAXIMUM	T.O.	TOP OF BEAM
DCL.	DOWEL	MFR.	MANUFACTURER	T.O.B.	TOP OF MASONRY BOND BEAM
DA.	DAMETER	M/M.	MINIMUM	T.O.P.	TOP OF MASONRY BOND BEAM
DR.	DOOR	N.O.	NO OPENING	T.O.T.	TOP OF THE BEAM
E.E.	EACH END	MONO.	MONOMIN	TYP.	TYPICAL
ELEV.	ELEVATION	MTL.	METAL	U.N.O.	UNLESS NOTED OTHERWISE
EXT.	EXTERIOR	O.D.	OVER HEAD DOOR	V.I.F.	VERY IN FIELD
F.B.C.	FLORIDA BUILDING CODE	OC.	ON CENTER	W.H.	WIDE HEADS
F.F.	FIRE RATED	P.L.F.	POUNDS PER LINEAR FOOT	W.	WITH
FL.	FINISHED	P.S.F.	POUNDS PER SQUARE FOOT	W.D.	WOOD
F.R.	FLOOR	P.S.I.	POUNDS PER SQUARE INCH		

LOCATION

LIVE

DEAD

TOTAL

GROUND FLOOR	55	60	125
ROOF	20	30	50
TOP STORY	0	0	0
BOTTOM CHORD	0	0	0
BTM. CHORD-ATTIC	1	0	0

WIND

ULTIMATE WIND SPEED = 170 m.p.h.

RISK CATEGORY = II

DESIGNING DESIGN AS ENCLOSED

EXPOSURE CATEGORY = C

MEAN ROOF HEIGHT = 17'-0"

ROOF DEAD LOAD FOR WIND DESIGN TAKEN AT 10 p.s.f.

NOTE

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH CHAPTER 16 OF THE 2023 FLORIDA BUILDING CODE AND ASCE 7-22

1 PLAN SYMBOL LEGEND

4 ABBREVIATIONS

7 LOAD SCHEDULE

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINETS									
SAFE LOAD - POUNDS PER LINEAR FOOT									
LENGTH	TYPE	808	816	824	832	840	848	856	864
2'-10" (34") PRECAST	2231	3069	4005	6113	7547	8074	10304	11809	
3'-6" (42") PRECAST	2231	3069	4005	6113	7547	8074	10304	11809	
4'-0" (48") PRECAST	1966	2581	2791	3620	4890	5981	7034	8167	
4'-6" (54") PRECAST	1599	1963	4005	6113	7547	8074	10304	11809	
5'-0" (60") PRECAST	1217	1599	2110	2831	3753	4576	5400	6224	
5'-10" (70") PRECAST	1062	1199	1375	1631	2000	2349	2698	3047	
6'-0" (72") PRECAST	908	1062	1217	1375	1530	1684	1838	1992	
6'-6" (78") PRECAST	743	908	1062	1217	1375	1530	1684	1838	
7'-0" (84") PRECAST	575	743	908	1062	1217	1375	1530	1684	
7'-6" (90") PRECAST	454	575	743	908	1062	1217	1375	1530	
8'-0" (96") PRECAST	362	454	575	743	908	1062	1217	1375	
8'-6" (102") PRECAST	296	362	454	575	743	908	1062	1217	
9'-0" (108") PRECAST	231	296	362	454	575	743	908	1062	
9'-6" (114") PRECAST	178	231	296	362	454	575	743	908	
10'-0" (120") PRECAST	137	178	231	296	362	454	575	743	
10'-6" (126") PRECAST	106	137	178	231	296	362	454	575	
11'-0" (132") PRECAST	81	106	137	178	231	296	362	454	
11'-6" (138") PRECAST	62	81	106	137	178	231	296	362	
12'-0" (144") PRECAST	47	62	81	106	137	178	231	296	
12'-6" (150") PRECAST	36	47	62	81	106	137	178	231	
13'-0" (156") PRECAST	27	36	47	62	81	106	137	178	
13'-6" (162") PRECAST	20	27	36	47	62	81	106	137	
14'-0" (168") PRECAST	15	20	27	36	47	62	81	106	
14'-6" (174") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
15'-0" (180") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
15'-6" (186") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
16'-0" (192") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
16'-6" (198") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
17'-0" (204") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
17'-6" (210") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
18'-0" (216") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
18'-6" (222") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
19'-0" (228") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
19'-6" (234") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
20'-0" (240") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
20'-6" (246") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
21'-0" (252") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
21'-6" (258") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
22'-0" (264") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
22'-6" (270") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
23'-0" (276") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
23'-6" (282") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
24'-0" (288") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	

(I) THE NUMBERS IN PRETHENS ARE PERCENT REDUCTIONS FOR GRAFO FELD ADDED REBAR.

(J) THE NUMBERS IN PRETHENS ARE PERCENT REDUCTIONS FOR GRAFO FELD ADDED REBAR.

- CONCRETE UNITS TO BE ASTM C 90-00. ASTM GRADES N OR NK. PROVIDE PRECAST UNITS AS NECESSARY. (N = 1500 PSI)
- MORTAR TYPE M OR S PER ASTM C 270-07.
- CONCRETE FILL.
 - ALL UNITS AND BOND BEAMS WHERE SPECIFIED SHALL BE FILLED W/ 3000 PSI PER GRAVEL CONCRETE.
 - THE MIX DESIGN SHALL BE APPROVED BY THE ARCHITECT.
- ALL CONCRETE SHALL BE OF A FLUID CONSISTENCY WITH A SLUMP OF 9"-1" MAX., WHICH MEANS THAT THE CONCRETE SHALL BE AS FLUID AS POSSIBLE FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENT PARTS.
- THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.
- REINFORCING:
 - ASTM A513-03. PER REINFORCING SECTION (GRADE 60).
 - WHEN A FOUNDATION CORNER DOES NOT LINE UP WITH A VERTICAL CORNER, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.
 - VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF INCH FROM THE MASONRY.
 - VERTICAL REINFORCING SHALL BE AS LOCATED ON THE PLAN AND AS INDICATED IN THE COLUMN SCHEDULE.
 - VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO THE TIE BEAM. PRECAST UNITS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.
- HORIZONTAL:
 - HORIZONTAL REINFORCING SHALL BE PROVIDED AS SCHEDULED IN THE BEAM SCHEDULE.
 - HORIZONTAL JOINT REINFORCEMENT SHALL CONSIST OF AT LEAST 9 GAUGE LADDER TYPE REINFORCEMENT SPACED NOT MORE THAN 16" O.C. VERT. REINFORCEMENT SHALL ALSO BE PROVIDED AT THE BOTTOM AND TOP OF ALL OPENINGS AND EXTEND NOT LESS THAN 24" BEYOND THE OPENING. PROVIDE 8" MIN. EMBEDMENT INTO CONCRETE COLUMNS AND BEAMS AND FULL DEPTH LAPS AT ALL MASONRY T-1 AND T-2 INTERSECTIONS.
- GENERAL:
 - STRUCTURAL DESIGN IS IN ACCORDANCE WITH A.C.I. 308.1-08, A.S.C.E. 7.1-07, A.S.C.E. 402-08, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH A.C.I. 308.1-08, A.S.C.E. 7.1-07, A.S.C.E. 402-08, SPECIFICATIONS FOR MASONRY STRUCTURES AND THE COMMENTARY ON SPECIFICATIONS FOR MASONRY STRUCTURES.
 - IN H1/H2 AREAS THE BUILDER SHALL EMPLOY A SPECIAL INSPECTOR APPROVED BY THE BUILDING OFFICE TO INSURE COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS IN ACCORDANCE WITH F.B.C.
 - VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAN, UNOBSTRUCTED CONJ. CELL.
 - CLEAROUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEAROUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.

- THE TRUSS AND FLOOR SYSTEM LAYOUT SHOWN ON THESE SHEETS ARE SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING TRUSS AND FLOOR SYSTEM HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS AND FLOOR SYSTEM DESIGNED LAYOUT.
- THIS FRAMING SCHEME DIRECTION OF TRUSSES AND SLABS, MAJOR G.T. BEARING POINTS, ETC. CAN BE MODIFIED. ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.
- FINAL SIGNED AND SEALED ENGINEERING TRUSS AND FLOOR SYSTEM DESIGN MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW. TRUSS AND FLOOR SYSTEM DESIGNERS MUST PROVIDE ALL TRUSS CONNECTIONS AS PART OF THE DESIGN.
- TRUSS AND FLOOR SYSTEM MANUFACTURER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OF THEIR DESIGN FOR REVIEW INCLUDING TWO (2) COPIES FOR ARCHITECT/ENGINEERS REVIEW PRIOR TO FABRICATION. REVIEW OF SHOP DRAWINGS IS A COURTESY BY THE ARCHITECT/ENGINEER AND IN NO WAY RELEASES THE MANUFACTURER OF HIS RESPONSIBILITY TO PROVIDE A LAYOUT THAT FULLY INTEGRATES WITH THE ARCHITECT/ENGINEER'S SUPERSTRUCTURE. IF THERE IS ANY CONFLICT OR ADDITIONAL STRUCTURE NEEDED, THE TRUSS AND FLOOR SYSTEM COMPANY SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF THE SPECIFIC AREAS OF CONFLICT.
- TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AND MISC. EQUIPMENT. COORDINATE LOCATIONS WITH BULKHEAD PIER FOR FABRICATION AND INDICATE ON TRUSS DRAWINGS THE BUILDER SHALL BE RESPONSIBLE FOR THE COORDINATION BETWEEN THE TRUSS DESIGN AND AIR CONDITIONING DESIGN REQUIREMENTS.
- ARCHITECT DOES NOT ACCEPT ANY RESPONSIBILITY FOR STRUCTURAL BEAMS, COLUMNS, AND FOOTINGS UNTIL REVIEW OF APPROVED TRUSS AND FLOOR SYSTEM DRAWINGS, SIGNED AND SEALED BY A REGISTERED ENGINEER.
- ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH CLIPS, TOP AND BOTTOM CHORD BUD.
- STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL" AS PUBLISHED BY THE AMERICAN INSTITUTE OF WOOD CONSTRUCTION.
- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CONTIGUOUS MATERIALS AND THE WOOD AS PER SPEC.
- BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USING DURING CONSTRUCTION OF TRUSSES AND STRUCTURAL SLABS TO PREVENT COLLAPSE OR DAMAGE.
- HEADERS FOR FRAMED OPENINGS GREATER THAN 6'-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER. (UNLESS NOTED OTHERWISE)
- ALL HEADERS OVER DOORS AND WINDOWS TO BE (2) OR (3) 2x12 UNLESS OTHERWISE NOTED. FOR WOOD FRAME CONSTRUCTION DEFLECTION ON ALL WALL THROUGHS.
- DIAPHRAGM WALLING SHALL BE SOUTHERN PINE NO. 2 OR BETTER AND SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1200 PSI IN BENDING FOR A SINGLE MEMBER UNLESS, 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULUS OF ELASTICITY OF 1,600,000 PSI OR BETTER, AS DETERMINED BY AN APPROVED WOOD GRADING AGENCY.
- NON-BEARING PARTITIONS SHALL BE CONSTRUCTED OF 25 GAUGE CEE CHANNEL TYPE STUDS AT 24" O.C. WITH MATCHING TRACKS TOP AND BOTTOM, WITH 1/2" GYP-SUM DRYWALL OR GYPSUM BOARD ATTACH OR WITH 1" LONG BULGE HEAD OR BULGE HEAD AT 12" O.C.
- METAL LATH OVER SHEATING SHALL BE 3/8" G-40M OR EQUIV. CEMENTS AND SOFFITS SHALL BE 3/8" WIRE LATH. FASTEN TO SUBSTRATE AT 4" O.C. AS FOLLOWS: CONCRETE, 3/4" LONG STUD W/ 3/8" HEAD; HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS W/ NAILS OR STAPLES TO PROVIDE AT LEAST 1" LATH PENETRATION INTO HORIZONTAL WOOD FRAMING MEMBERS; AND 3/4" PENETRATION INTO VERTICAL WOOD FRAMING MEMBERS. COMMON WALLS SHALL BE BENT OVER TO BRAGG AT LEAST THREE STRAPINGS OF LATH OR BE BENT OVER A RIB WHEN RIB LATH IS INSTALLED. SHEATHING (1/4 GAUGE STAPLES 1 L.E.G. 7/16" CROWN METAL NAIL FRAMING. SELF TAPPING SCREWS #12 @ 12" WOOD HEAD STAPLES SHALL NOT BE USED FOR SOFFITS OR COLUMNS.
- WHERE JOINTS PLASTER IS APPLIED TO LATH OVER FRAME CONSTRUCTION, BENDING OF THE PLASTER TO THE WATER BARBERS SHALL BE PREVENTED BY PROVIDING A LAY OVER OF WATER BARBERS OR BY INSTALLING A DOUBLE WRAP STRIP AT THE WATER BARBERS.
- PNEUMATIC FASTENERS SYSTEM TO BE HILTI-CLIP WALL PROGRAM. TYPE TO BE CRF 1125 1-1/2" LONG AND 1/20" DIAMETER OR APPROVED EQUAL.
- WHEN WOOD POSTS ARE NOT IN A FRAMED WALL, FIRE RATED POST AS FOLLOWS: WRAP POST ON ALL SIDES FROM BASE OF POST TO UNDERSIDE OF BEARING WITH (1) LAYER OF 5/8" TYPE 'X' GYP-SUM DRYWALL. THIS WILL PROVIDE A ONE HOUR RATING FOR THE POST.
- TRUSS MANUFACTURER SHALL DESIGN TRUSSES TO COMPLY WITH ALL SUPERIMPOSED WIND LOADS PER F.B.C. 2023.

2 CAST CONCRETE LOAD TABLES

DIAPHRAGM SCHEDULE									
SAFE LOAD - POUNDS PER LINEAR FOOT									
LENGTH	TYPE	808	816	824	832	840	848	856	864
2'-10" (34") PRECAST	2231	3069	4005	6113	7547	8074	10304	11809	
3'-6" (42") PRECAST	2231	3069	4005	6113	7547	8074	10304	11809	
4'-0" (48") PRECAST	1966	2581	2791	3620	4890	5981	7034	8167	
4'-6" (54") PRECAST	1599	1963	4005	6113	7547	8074	10304	11809	
5'-0" (60") PRECAST	1217	1599	2110	2831	3753	4576	5400	6224	
5'-10" (70") PRECAST	1062	1199	1375	1631	2000	2349	2698	3047	
6'-0" (72") PRECAST	908	1062	1217	1375	1530	1684	1838	1992	
6'-6" (78") PRECAST	743	908	1062	1217	1375	1530	1684	1838	
7'-0" (84") PRECAST	575	743	908	1062	1217	1375	1530	1684	
7'-6" (90") PRECAST	454	575	743	908	1062	1217	1375	1530	
8'-0" (96") PRECAST	362	454	575	743	908	1062	1217	1375	
8'-6" (102") PRECAST	296	362	454	575	743	908	1062	1217	
9'-0" (108") PRECAST	231	296	362	454	575	743	908	1062	
9'-6" (114") PRECAST	178	231	296	362	454	575	743	908	
10'-0" (120") PRECAST	137	178	231	296	362	454	575	743	
10'-6" (126") PRECAST	106	137	178	231	296	362	454	575	
11'-0" (132") PRECAST	81	106	137	178	231	296	362	454	
11'-6" (138") PRECAST	62	81	106	137	178	231	296	362	
12'-0" (144") PRECAST	47	62	81	106	137	178	231	296	
12'-6" (150") PRECAST	36	47	62	81	106	137	178	231	
13'-0" (156") PRECAST	27	36	47	62	81	106	137	178	
13'-6" (162") PRECAST	20	27	36	47	62	81	106	137	
14'-0" (168") PRECAST	15	20	27	36	47	62	81	106	
14'-6" (174") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
15'-0" (180") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
15'-6" (186") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
16'-0" (192") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
16'-6" (198") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
17'-0" (204") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
17'-6" (210") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
18'-0" (216") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
18'-6" (222") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
19'-0" (228") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
19'-6" (234") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
20'-0" (240") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
20'-6" (246") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
21'-0" (252") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
21'-6" (258") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
22'-0" (264") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
22'-6" (270") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
23'-0" (276") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
23'-6" (282") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	
24'-0" (288") PRESTRESSED	N.L.R.	15	20	27	36	47	62	81	

3 SCHEDULES

5 MASONRY NOTES

- CONCRETE SHALL CONFORM TO ASTM C94-07



Sheet No:

S2.0



Design Group, Inc.
Architecture + Planning



NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA, ASHRAE, AND SMACNA HANDBOOKS.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FIELD DATA AND SURVEY INFORMATION.
4. THE DESIGNER SHALL BE RESPONSIBLE FOR COORDINATING ALL CONFLICTS BETWEEN DIFFERENT DISCIPLINES.
5. THE DESIGNER SHALL BE RESPONSIBLE FOR MAINTAINING A CURRENT RECORD SET OF ALL PROJECT DOCUMENTS.

A NEW OFFICE BUILDING FOR:
Performance Property Group LLC
6605 N.W. 17th AVENUE
FORT LAUDERDALE, FL 33309

DATE	REVISIONS
11/08/24	1.01 COMMENTS
12/05/24	1.02 SUBMITTAL COORDINATION
01/29/25	1.03 SITE PLAN COORDINATION
07/23/25	1.04 A.C. COMMENTS
-	-
-	-

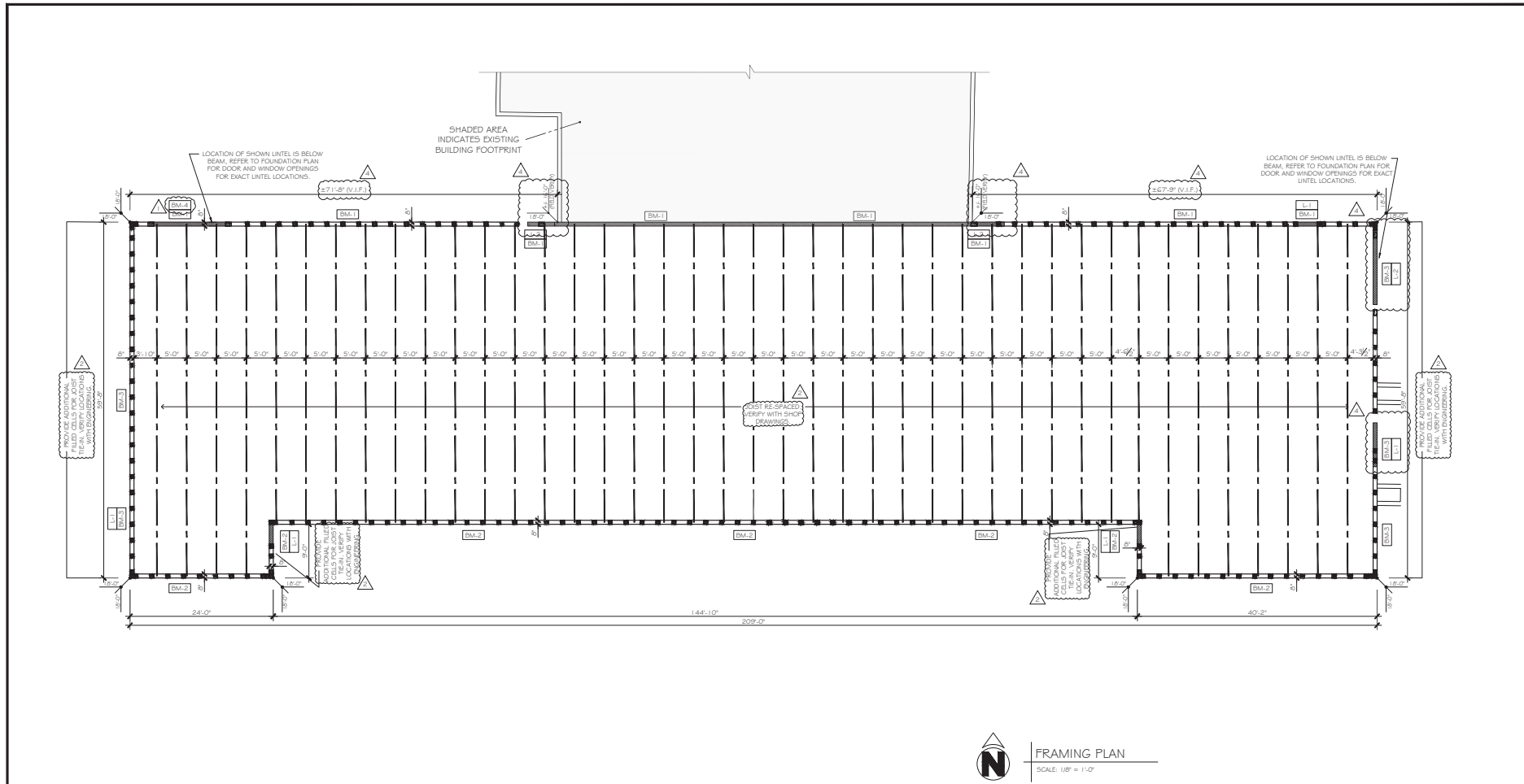
Scale: AS NOTED

Project No. 22-12852

Date: Sept. 17, 2024

ISSUE PURPOSE:
PERMIT SET
Drawn: CES
Checked: CES
Sheet Title:
FRAMING ROOF PLAN

Sheet No:
S3.0



MARK.	SIZE	TOP	MID	BOTTOM	STIRRUPS	REMARKS	T.O.B. (A.F.F.)
BM-1	8" x 12"	2 #5	--	2 #5	#3 @ 12"	POURED BEAM	17'-4"
BM-2	8" x 14"	2 #5	2 #5	2 #5	#3 @ 12"	POURED BEAM	17'-0"
BM-3	8" x 12"	2 #5	--	2 #5	#3 @ 12"	POURED BEAM	(VARIES)
BM-4	8" x 10"	2 #5	2 #5	2 #5	#3 @ 6"	POURED BEAM	12'-8"
L-1	8" x 8"	--	--	--	--	PRECAST LINTEL	(VARIES)
L-2	8" x 8"	--	--	--	--	PRE-STRESSED LINTEL	12'-8"

1 STRUCTURAL BEAM SCHEDULE

1. TIE COLUMN REINFORCING BAR SPLICES SHALL BE LAPPED 30" MINIMUM.
2. VERTICAL REINFORCING BARS SHALL BE PLACED IN CONCRETE FILLED CELLS AND SHALL EXTEND INTO THE FOOTINGS AND INTO THE BEAM. ALL SUCH BARS SHALL BE CONTINUOUS FROM FOOTING TO TIE BEAM, AND SHALL TERMINATE AT EACH END WITH A STANDARD ACI HOOK.
3. SPLICES IN THE BEAM REINFORCING STEEL ON STRAIGHT RUNS SHALL BE PROVIDED BY LAPPING MINIMUM 38 BAR DIAMETERS.
4. SPLICES IN THE BEAM REINFORCING STEEL AROUND CORNERS SHALL BE PROVIDED BY BENDING TWO BARS, ONE OUTSIDE TOP AND ONE OUTSIDE BOTTOM AROUND CORNER 30" MINIMUM, OR BY ADDING TWO #5 BARS, ONE OUTSIDE TOP AND ONE OUTSIDE BOTTOM WHICH EXTENDS 30" EACH WAY FROM CORNER.

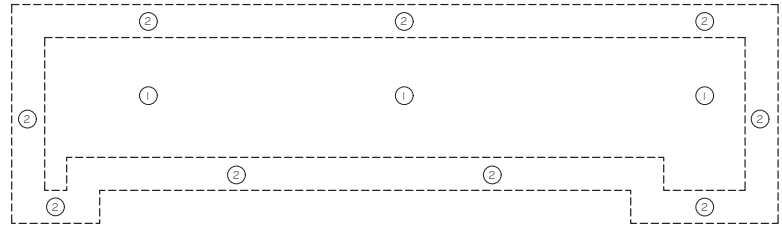
2 BEAM REINFORCING NOTES

GCP Roof			
(Fig 30.3-2a)			
Zone	Windward	Leeward	
1	0.3	-0.9	
2	0.3	-0.3	
3	0.3	-0.2	

FLAT ROOF			
ROOF PRESSURE (ASD)			
Zone	Pressure	Zone	Pressure
ZONE 1	-38	ZONE 1	-46
ZONE 2	-46	ZONE 2	-80
ZONE 3	-80	ZONE 3	-108

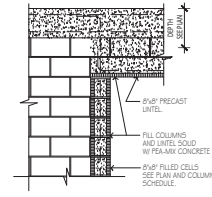
ROOF PRESSURES (Eq. 30.3-1)			
Zone	Windward	Leeward	
ZONE 1	6.41	25.66	-57.73
ZONE 1	6.41	25.66	-100.49
ZONE 2	6.41	25.66	-132.56
ZONE 3	6.41	25.66	-180.67

3 FLAT ROOF (ULTIMATE PRESSURES)



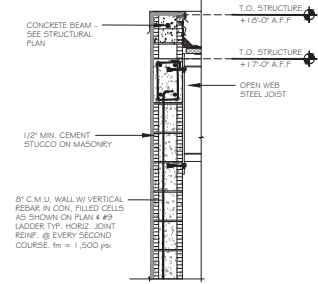
4 COMPONENTS & CLADDING UPLIFT LOADS

SCALE: N.T.S.



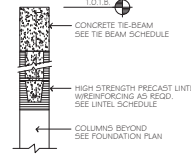
3 TYP. DET. LINTEL W/TIE BEAM

SCALE: N.T.S.



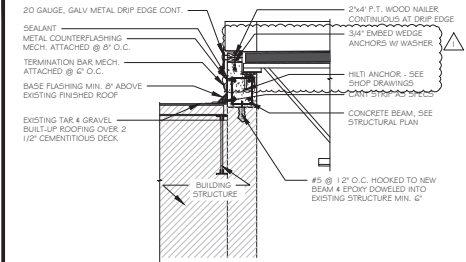
7 NEW ROOF FLASHING DETAIL

SCALE: 3/4" = 1'-0"



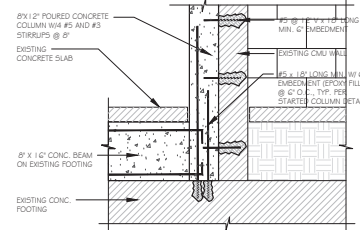
4 TYP. DET. LINTEL W/TIE BEAM

SCALE: N.T.S.



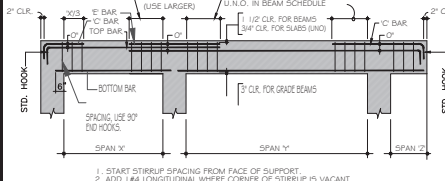
8 NEW ROOF AND EXIST. ROOF FLASHING DETAIL

SCALE: 1" = 1'-0"

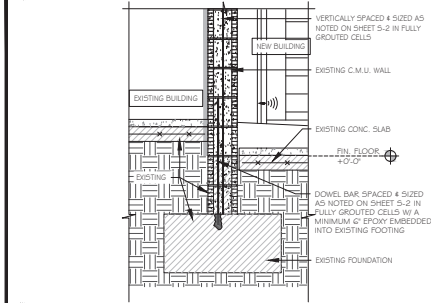


1 STARTER COLUMN DETAIL

SCALE: 1'-0" = 3/4"

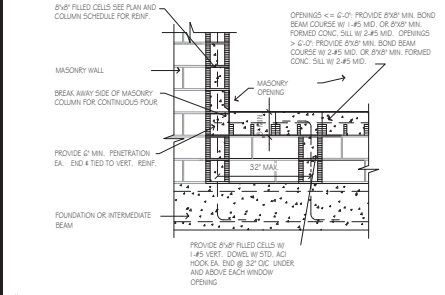


5 TYP. BENDING DIAGRAM FOR BEAMS

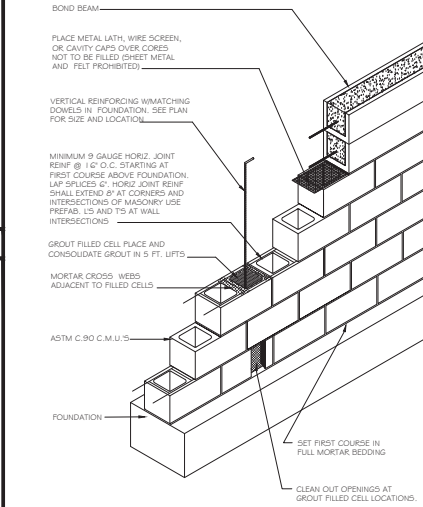


2 EXISTING FOOTING / NEW WALL ATTACHMENT

SCALE: 1'-0" = 3/4"



6 SILL REINF. AT MASONRY OPENINGS (TYP)

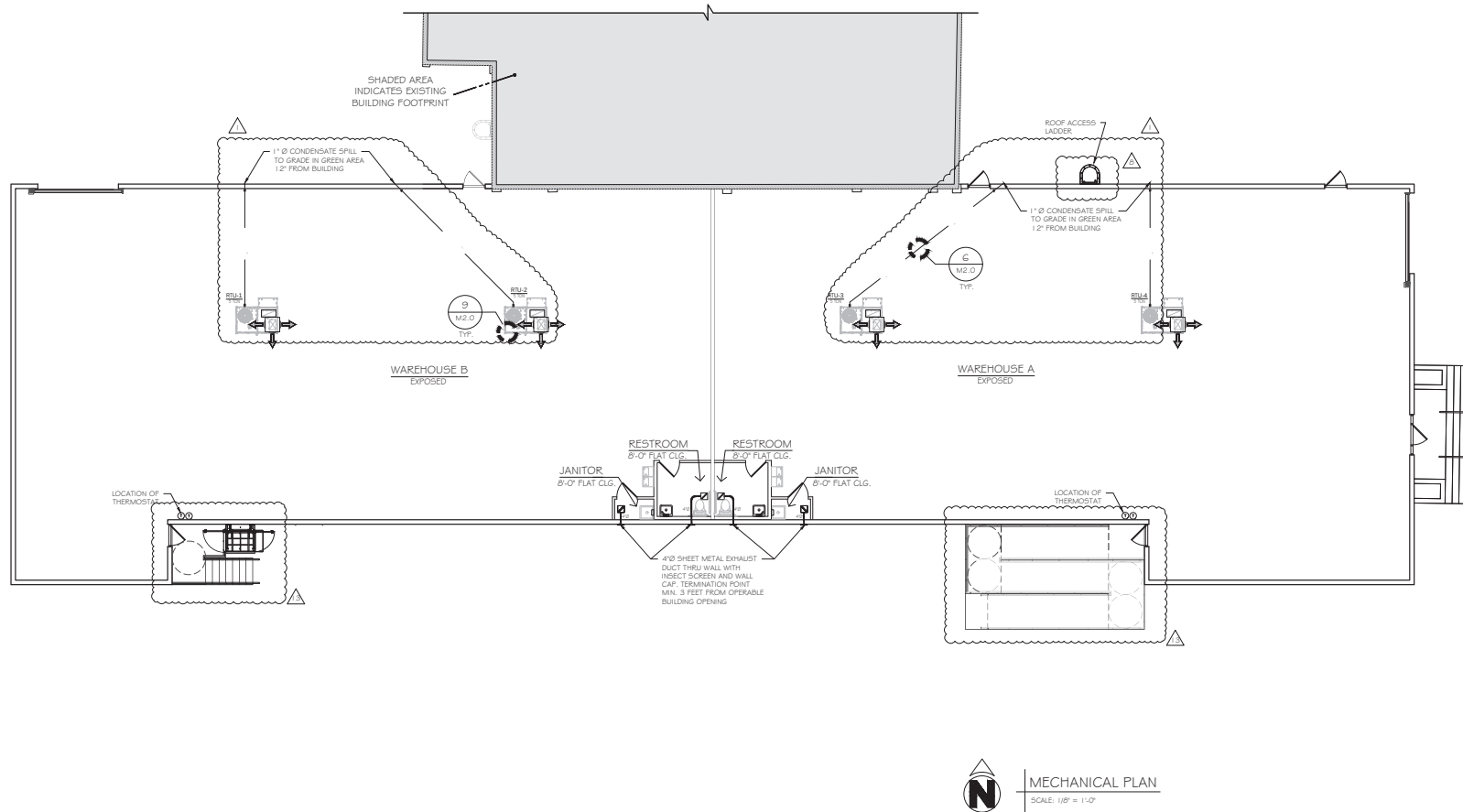


9 TYPICAL MASONRY WALL CONSTRUCTION

SCALE: N.T.S.

DATE	REVISIONS
10/20/20	1.01 - COMMENTS
10/23/20	1.02 - COMMENTS
11/10/20	1.03 - COMMENTS
11/10/20	1.04 - COMMENTS
11/10/20	1.05 - COMMENTS
11/10/20	1.06 - COMMENTS
11/10/20	1.07 - COMMENTS
11/10/20	1.08 - COMMENTS
11/10/20	1.09 - COMMENTS
11/10/20	1.10 - COMMENTS

Scale:	AS NOTED
Project No:	22-12852
Date:	Sept. 17, 2024
ISSUE PURPOSE:	PERMIT SET
Drawn:	CES
Checked:	CES
Sheet Title:	STRUCTURAL DETAILS



1. ALL MECHANICAL EQUIPMENT SHALL BE AIR 4 U.L. LISTED WHERE APPLICABLE AND RATED FOR THE REQUIRED SERVICE, PRESSURES, TEMPERATURES, AND SHALL BE PROVIDED WITH ALL NECESSARY TRANSFORMERS, SEALS, VALVES, CONNECTIONS, ETC., TO FUNCTION PROPERLY.
2. PROVIDE SMOKE DETECTORS WITH ACCESS DOORS IN ALL SUPPLY AIR DUCTS FOR FANS AND AHUS OF 2000 CFM OR ABOVE. ALL SMOKE DETECTORS SHALL BE BY ONE MANUFACTURER, COORDINATE VOLTAGE ETC., WITH ELECTRICAL CONTRACTOR AND FIRE ALARM SYSTEM BEFORE ORDERING. UPON DETECTION, SMOKE DETECTORS SHALL SHUT DOWN ASSOCIATED AIR MOVING EQUIPMENT.
3. PROVIDE TYPE 'B' FIRE DAMPERS IN ALL DUCTS OR OPENINGS PENETRATING FIRE RATED WALLS, PARTITIONS, FLOORS OR ROOF SLABS AND AT FRESH AIR INTAKES (IF REQUIRED (SEE ARCHITECTS PLANS FOR RATINGS)). PROVIDE RADIATION DAMPERS IN RATED CEILINGS FOR ALL CEILING OPENINGS, CEILING FANS, DIFFUSERS OR GRILLES RATED FOR USE IN THE CEILING ASSEMBLY AS SPECIFIED BY ARCHITECT.
4. PROVIDE BACKDRAFT DAMPERS ON ALL EXHAUST FANS AND/OR INLINE FANS.
5. PROVIDE VIBRATION ISOLATORS ON ALL MECHANICAL EQUIPMENT AS CALLED FOR IN THE SPECIFICATIONS. IF NOT SPECIFIED, AS RECOMMENDED BY MANUFACTURER FOR QUIET OPERATION (WITH 99% ISOLATION EFFICIENCY).
6. PROVIDE A MIN. OF 1'0" CLEARANCE BETWEEN OIA INTAKES AND VTR OR EXHAUST
7. HVAC SUBCONTRACTOR SHALL COMFORT BALANCE TENANT AREA TO THE SATISFACTION OF THE LANDLORD AND/OR TENANT AFTER OCCUPANCY.
8. THERMOSTAT LOCATION SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE
9. RUN INSULATED CONDENSATE DRAINS AS PER PLUMBING DRAWINGS.

10. MOUNT ALL ROOFTOP EQUIPMENT FOR WIND LOADS AND MOUNTING HEIGHTS AS REQUIRED BY LOCAL CODES. ALL CURBS SHALL EXTEND 8" MIN. ABOVE FINISHED GRADE.
11. ALL PIPING AND DUCTWORK SHALL BE SLEEVED THRU WALLS, BEAMS, SLABS, ETC. AS REQUIRED AND COORDINATED WITH THE STRUCTURAL ENGINEER. REWORK BAR JOIST CROSS BRACING AND PROVIDE NECESSARY TRANSITIONS AS REQUIRED FOR DUCTWORK INSTALLATION.
12. ALL INSULATION WILL HAVE FIRE/SMOKE RATING LESS THAN 25/50.
13. PROVIDE MOTOR STARTERS AS FOLLOWS (UNLESS OTHERWISE RECOMMENDED BY MOTOR MANUFACTURER):
A. PROVIDE OVERLOAD PROTECTION - 1/3 HP AND ABOVE (ALL PHASES).
B. PROVIDE ACROSS THE LINE VOLTAGE STARTING BELOW 25 HP.
14. ALL OUTDOOR EQUIPMENT SHALL COMPLY WITH LOCAL ZONING NOISE ORDINANCES. NOISE REQUIREMENTS SHALL NOT EXCEED A NOISE LEVEL OF 65 DB AS MEASURED RADIALLY 30 FT FROM THE EQUIPMENT IN ALL DIRECTIONS.
15. FILTERS SHALL BE IN PLACE DURING CONSTRUCTION. PROVIDE A NEW SET PRIOR TO TEST AND BALANCE AND A FINAL SET AT THE END OF ONE YEAR.

NOTES:

1. EXISTING BUILDING REQUIRES AN EXTERIOR MEANS OF ACCESS TO ROOF TOP EQUIPMENT.
2. PROVIDE CURB CONNECTION SHOP DRAWINGS TO ENGINEER FOR APPROVAL.

1. REFER TO ARCHITECTURAL PLANS FOR CEILING TYPE.
2. PROVIDE OFF WHITE FINISH (SUBJECT TO ARCHITECTS APPROVAL).
3. ALL DUCTWORK WHERE ALLOWED BY LOCAL CODES AND AND CEILING RATING SHALL BE 1" LOW PRESSURE DUCT, SEAL CLASS 'C' AND AS FOLLOWS:
A. ALL SUPPLY AIR DUCTWORK SHALL BE 1-1/2" THICK FIBERGLASS DUCTBOARD, FABRICATED AND INSTALLED AS PER LATEST EDITION OF SMACNA FIBROUS GLASS DUCT MANUAL - R-6.0 MIN.
B. ALL OUTDOOR AND EXHAUST AIR DUCTWORK SHALL BE GALVANIZED STEEL METAL OR ALUMINUM DUCT NOT LIGHTER THAN 24 GAUGE.
C. ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS.
4. FLEXIBLE INSULATED DUCTWORK WITH 1-1/2" THICK FIBERGLASS INSULATION WITH PER VAPOR BARRIER, R-6.0 MIN.
5. ALL DUCTWORK AND DIFFUSERS SHALL BE RATED FOR THE USE, PRESSURE AND TEMPERATURE SPECIFIED AND AS REQUIRED BY THE CEILING SYSTEM RATING.
6. ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS AND LOCAL BUILDING CODES.
7. SEAL ALL DUCTS, JOINTS AND SEAMS IN AN APPROVED MANNER AND INSURE
8. PROVIDE ACCESS DOORS AS REQUIRED FOR ALL MECHANICAL EQUIPMENT TO SERVICE AND VISUALLY CHECK ROTATION OF FANS AND MOTORS, POSITION OF DAMPERS, REPLACE FIRE DAMPER LINKS, ADJUST OR REPLACE CONTROLS, ETC.
9. PROVIDE VAIED ELBOWS IN ALL CASES, SPLITTER DAMPERS WHERE INDICATED

1. ALL MECHANICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE NFPA STANDARDS, ANSI STANDARDS, THE LOCAL BUILDING CODE, NOISE & HEIGHT ORDINANCES, PLANS AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE NEW AND ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, PRODUCT APPROVAL, RULES AND ORDINANCES. ANY DAMAGED EQUIPMENT SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION.
3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, ACCESS PANELS, CONTROL SYSTEMS, DEVICES, PERMITS AND SERVICES NECESSARY FOR FURNISHING AND INSTALLING A COMPLETE OPERABLE MECHANICAL SYSTEM.
4. ALL CUTTING, PATCHING, STRUCTURAL STEEL, WEATHER PROOFING, PAINTING, AND WALL OPENINGS SHALL BE BY THE GENERAL CONTRACTOR.
5. ALL OPENINGS IN BUILDING STRUCTURE, FOR DUCTWORK, PIPING, ETC. TO BE 1/2" LARGER (ON ALL SIDES) THEN THE OUTSIDE DIMENSIONS. FILL VOIDS WITH FIRE RETARDANT SILICONE FOAM (I.E. CHASE-FOAM CTC PR-855 BY CHASE
6. BUILDING HVAC CALCULATIONS ARE BASED ON THE FOLLOWING:
A. INDOOR DESIGN: SUMMER 75 DEGREE/50 FRY, WINTER 72 DOB
B. OUTDOOR DESIGN: SUMMER 91 DOB/78 DOB, WINTER 42 DOB.
7. PROVIDE FLEXIBLE DUCT CONNECTORS, RATED AS REQUIRED, TO ALL FANS, A/C UNITS, OR MECHANICAL EQUIPMENT.
8. PROVIDE MAINTENANCE AND OPERATION MANUAL ON ALL MECHANICAL EQUIPMENT OR SYSTEMS. PROVIDE 5 SETS OF SUBMITTALS ON ALL HVAC EQUIPMENT SUBMITTALS SHALL HAVE A SUMMARY SHEET SHOWING ALL SCHEDULED
9. HVAC CONTRACTOR WILL WARRANT ALL MECHANICAL SYSTEMS, DUCTWORK, THERMOSTATS, AND ALL OTHER EQUIPMENT PARTS AND LABOR UNDER THESE DRAWINGS AND SPECIFICATIONS FOR A PERIOD OF ONE (1) YEAR AFTER G.O. OF BUILDING. ANY REPAIRS REQUIRING SYSTEM SHUT DOWN WILL BE DONE DURING NON OPERATIONAL PERIODS. HVAC CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES PRIOR TO BIDDING AND PURCHASING ANY EQUIPMENT.
10. AIR QUALITY SHOULD BE TESTED BEFORE OCCUPANCY AND SHOULD BE INSTRUMENTED AND MONITORED THEREAFTER, OR AT LEAST AT REGULAR INTERVALS

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P.L.L.C. MEMBER OF THE BACH GROUP

PERMIT
THIS MECHANICAL PLAN HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE CITY OF FORT LAUDERDALE MECHANICAL CODE. THE REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE REVIEWER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

A NEW OFFICE BUILDING FOR:
Performance Property Group LLC
6605 N.W. 17th AVENUE
FORT LAUDERDALE, FL 33309

DATE	REVISIONS
10.10.2024	101 COMMENTS
10.24.2024	102 COMMENTS
10.28.2024	103 SUBMITTAL
11.01.2024	104
11.05.2024	105
11.08.2024	106
11.12.2024	107
12.01.2024	108
12.05.2024	109
12.08.2024	110

Scale: AS NOTED
Project No. 22-12852
Date: Sept. 17, 2024
ISSUE PURPOSE: PERMIT SET
Drawn: CJS
Checked: CJS
Sheet Title: MECHANICAL PLAN AND NOTES

Sheet No:
M1.0

MECHANICAL PLAN

ROOFTOP SCHEDULE															
CARRIER AS STANDARD															
MARK	MODEL NUMBER	CFM	HEATER KW	FAN STEP	FAN HP	FAN FLA	COMPRESSOR ML	COND. FAN TONGS	TOTAL MAX FLA	ELECTRICAL VOLT-1PH-HZ	CAPACITY TONS	SEER2	V1	DIMENSIONS LxWxH	
RTU-1	502E-MK428B-04-10	3000	7.9	1	1.0	1.09	5.4	1	5.0	16.4	2.4	39.0	45.0	309.5-40.0	
RTU-2	502E-MK428B-04-10	3000	7.9	1	1.0	1.09	5.4	1	5.0	16.4	2.4	39.0	45.0	309.5-40.0	
RTU-3	502E-MK428B-04-10	3000	7.9	1	1.0	1.09	5.4	1	5.0	16.4	2.4	39.0	45.0	309.5-40.0	
RTU-4	502E-MK428B-04-10	3000	7.9	1	1.0	1.09	5.4	1	5.0	16.4	2.4	39.0	45.0	309.5-40.0	

ROOFTOP AC NOTES:

1. OUTSIDE AIR DESIGN CONDITIONS: 95°F DB, 75°F WB

2. PROVIDE AC UNITS WITH HEATING AND COOLING THERMOSTAT WITH ON/OFF SWITCH FOR EACH

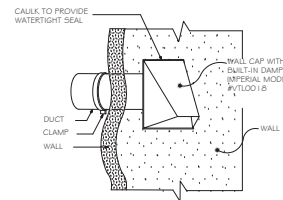
3. PROVIDE 0.25% OUTSIDE AIR INTAKE WITH RAINWATER, WIND AND AUTOMATIC DAMPER

4. PROVIDE SINGLE POINT KIT FOR ELECTRICAL PICK-UP

5. PROVIDE DISCONNECT SWITCH WITH ALL ROOFTOP PACKAGE UNITS

6. PROVIDE 120V ON OUTLET

3 ROOF TOP SCHEDULE



NOTE: DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTION M1502.4.1 THROUGH M1502.4.7

NOTE: DRYER EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL HAVING A MIN. THICKNESS.

4 WALL CAP DETAIL

SCALE: N.T.S.

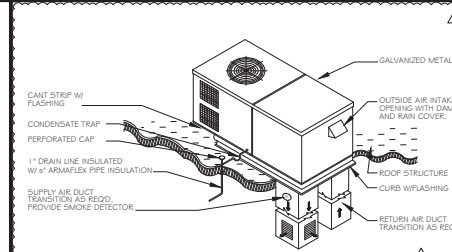
MINIMUM VENTILATION RATE (2023 8TH ED. FBC MECHANICAL TABLE 403.3)

AREA	SYSTEM	COND. T/1000 SQ. FT.	PERF. T/1000 SQ. FT.	TOTAL PERF. T/1000 SQ. FT.	CFM/1000 SQ. FT.	CFM PROVIDED
WAREHOUSE B	RTU-1 & 2	5290L	-	6	1.0	377
WAREHOUSE A	RTU-3 & 4	5440L	-	6	1.0	366

ADJUST OUTSIDE AIR TO VALUE AS SHOWN

RTU-1 = 225 CFM
RTU-2 = 225 CFM
RTU-3 = 225 CFM
RTU-4 = 225 CFM

7 MINIMUM VENTILATION RATE

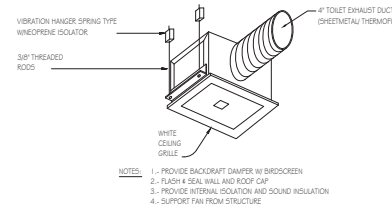


NOTE: FURNISH & INSTALL PROPER CURB AND FLASHING AS REQD. ATTACH UNIT TO CURB PER MANUFACTURER'S SPECIFICATIONS.

EXHAUST FAN SCHEDULE						
GREENHECK IS BASIS OF DESIGN. EQUAL SUBSTITUTION IS ACCEPTABLE						
MARK	MAKE	MODEL	CFM	S.P.	POWER	VOLTS/50HZ
EF-1	GREENHECK	5F-B80	80	1.0	54 WATTS	120-115-60

1. PROVIDE BACK DRAFT DAMPER.
2. PROVIDE ROOF CAP W/MS.
3. INTERLOCK WITH LIGHT SWITCH

1 EXHAUST FAN SCHEDULE

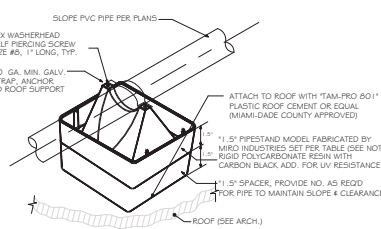


2 CABINET EXHAUST FAN DETAIL

SCALE: N.T.S.

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR		X
FIRE DAMPERS		X
SMOKE DAMPERS		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOFTOP		X
CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X

5 HVAC DESIGN REQUIRES

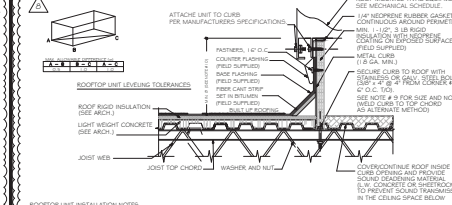


NOTE: CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS, ACCOMMODATE HEIGHT OF SUPPORT IN ORDER TO COMPLY WITH AIR GAP REQUIREMENT AT ROOF SCUPPER COLLECTOR BOX. CONDENSATE PIPE TERMINATION SHALL BE 2\"/>

6 CONDENSATE ROOF PIPING SUPPORT

8 ROOF TOP UNIT DETAIL OUTSIDE AIR

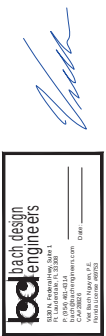
SCALE: N.T.S.



ROOFTOP UNIT INSTALLATION NOTES:
1. UNIT SHALL BE INSTALLED ON A SLOPE OF 1/4\"/>

9 HVAC EQUIPMENT ROOF CURB DETAIL

SCALE: N.T.S.



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DATE	REVISIONS
10-18-23	1.01 COMMENTS
10-20-23	1.02 COMMENTS
10-24-23	1.03 COMMENTS
11-01-23	1.04 COMMENTS
11-08-23	1.05 COMMENTS
11-15-23	1.06 COMMENTS
11-22-23	1.07 COMMENTS
11-29-23	1.08 COMMENTS
12-06-23	1.09 COMMENTS
12-13-23	1.10 COMMENTS
12-20-23	1.11 COMMENTS
12-27-23	1.12 COMMENTS
01-03-24	1.13 COMMENTS
01-10-24	1.14 COMMENTS
01-17-24	1.15 COMMENTS
01-24-24	1.16 COMMENTS
01-31-24	1.17 COMMENTS
02-07-24	1.18 COMMENTS
02-14-24	1.19 COMMENTS
02-21-24	1.20 COMMENTS
02-28-24	1.21 COMMENTS
03-06-24	1.22 COMMENTS
03-13-24	1.23 COMMENTS
03-20-24	1.24 COMMENTS
03-27-24	1.25 COMMENTS
04-03-24	1.26 COMMENTS
04-10-24	1.27 COMMENTS
04-17-24	1.28 COMMENTS
04-24-24	1.29 COMMENTS
05-01-24	1.30 COMMENTS
05-08-24	1.31 COMMENTS
05-15-24	1.32 COMMENTS
05-22-24	1.33 COMMENTS
05-29-24	1.34 COMMENTS
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06-12-24	1.36 COMMENTS
06-19-24	1.37 COMMENTS
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09-11-24	1.49 COMMENTS
09-18-24	1.50 COMMENTS
09-25-24	1.51 COMMENTS
10-02-24	1.52 COMMENTS
10-09-24	1.53 COMMENTS
10-16-24	1.54 COMMENTS
10-23-24	1.55 COMMENTS
10-30-24	1.56 COMMENTS
11-06-24	1.57 COMMENTS
11-13-24	1.58 COMMENTS
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11-27-24	1.60 COMMENTS
12-04-24	1.61 COMMENTS
12-11-24	1.62 COMMENTS
12-18-24	1.63 COMMENTS
12-25-24	1.64 COMMENTS
01-01-25	1.65 COMMENTS
01-08-25	1.66 COMMENTS
01-15-25	1.67 COMMENTS
01-22-25	1.68 COMMENTS
01-29-25	1.69 COMMENTS
02-05-25	1.70 COMMENTS
02-12-25	1.71 COMMENTS
02-19-25	1.72 COMMENTS
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06-18-25	1.89 COMMENTS
06-25-25	1.90 COMMENTS
07-02-25	1.91 COMMENTS
07-09-25	1.92 COMMENTS
07-16-25	1.93 COMMENTS
07-23-25	1.94 COMMENTS
07-30-25	1.95 COMMENTS
08-06-25	1.96 COMMENTS
08-13-25	1.97 COMMENTS
08-20-25	1.98 COMMENTS
08-27-25	1.99 COMMENTS
09-03-25	1.100 COMMENTS

Scale: AS NOTED
Project No: 22-12852
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Drawn: CES
Checked: CES
Sheet Title: MECHANICAL DETAILS AND SCHEDULES

Sheet No:
M2.0

MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) 2017, IBC 2003 (6TH EDITION), IFPA 2010, IFPA 72 2018, LOCAL CODES, ORDINANCES, INCLUDING ALL AMENDMENTS TO THE E.C. EQUIPMENT, WHEN APPLICABLE, AND LISTED WITH THE UNDERWRITERS LABORATORIES, INC. QUALITY AND WORKMANSHIP ESTABLISHED BY DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REDUCED BY THE ABOVE MENTIONED CODES.

2. TO THE BEST OF OUR KNOWLEDGE AND ABILITY THESE DRAWINGS REPRESENT AN ACCURATE PRESENTATION OF EXISTING CONDITIONS BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS TO THE EXTENT REASONABLY POSSIBLE. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND IMMEDIATELY NOTIFY ENGINEER WITH ANY DISCREPANCY.

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF WORK. THE SUBMITTER OF A BID WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN AND AN EXAMINATION BEEN MADE, WILL NOT BE ALLOWED.

3. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETED SYSTEM IS TO BE FULLY OPERABLE AND ACCEPTANCE OF THIS SYSTEM BY THE ENGINEER MUST BE A CONDITION OF THE SUB CONTRACT.

4. ALL WORK TO BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. ALL WORK TO BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

5. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE.

6. CORRECTION OF ANY DEFECTS TO BE COMPLETED WITHOUT ADDITIONAL CHARGE AND TO INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.

7. ALL REQUIRED INSURANCE TO BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

8. CONTRACTOR TO PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTINGS.

9. ELECTRICAL INSTALLATION TO MEET ALL STANDARD REQUIREMENTS OF LOCAL POWER AND TELEPHONE COMPANIES. ELECTRICAL CONTRACTOR SHALL CONTACT LOCAL POWER AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.

10. ALL WIRING SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED. MINIMUM WIRE SIZE SHALL BE #12 AWG. EXCLUDING CONTROL WIRING. ALL CONDUCTORS SHALL BE COPPER WITH THIN THERM INSULATION. CONDUCTORS #10 AND SMALLER MAY BE SOLID; ALL THOSE #8 AND LARGER TO BE STRANDED.

11. OUTLET BOXES SHALL BE PRESSED STEEL. IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS, THE BE OF SPECIAL CONSTRUCTION FOR OTHER CLASSIFIED AREAS. ALL BOXES SHALL BE RECESSED PLUGS IN WALLS OR CEILINGS WHENEVER POSSIBLE.

12. DISCONNECT SWITCHES SHALL BE N.E.C. RATED. GENERAL DUTY, QUICK-BREAK, QUICK-BREAK TYPE. ENCLOSURES SHALL BE AS REQUIRED BY N.E.C. AND LOCATION (WEATHERPROOF, DRY-LOC, PROTECT, ETC.). INSULATED LAMINATED PLASTIC DISCONNECT PLATES SHALL BE FURNISHED AND INSTALLED ON ALL DISCONNECT SWITCHES, CONTROLS AND STARTERS.

13. ALL FUSES FOR SAFETY SWITCHES SHALL BE DUAL ELEMENT. CARTRIDGE TYPE. FUSES SHALL BE THOSE MANUFACTURED BY EITHER BUSHMAN OR UTILITY. THE CONTRACTOR SHALL FURNISH TO THE OWNER ONE SPARE FUSE FOR EACH SIZE AND TYPE OF FUSE INSTALLED. FUSES 600 AMPS OR LESS SHALL BE CLASS RK1. TYPICAL UNLESS OTHERWISE NOTED. FUSES OVER 600 AMPS SHALL BE CLASS RK5.

14. ALL GENERAL PURPOSE SWITCHES AND RECEPTACLES SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. CATALOG NUMBERS LISTED ARE LISTED; HOWEVER, COMPARABLE DEVICES BY PASO, SPOONER, BRYANT, OR ARROW PART WILL BE ACCEPTED. COLOR OF DEVICES AND PLATES SHALL BE WHITE UNLESS INDICATED OTHERWISE BY ARCHITECT/OWNER.

15. IT IS THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS DIRECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM, AND PROVIDE ALL NECESSARY DEVICES AND COMPONENTS FOR EQUIPMENT BE PLACED IN PROPER WORKING ORDER.

16. A SEPARATE, GREEN TYPE THIN COPPER GROUND CONDUCTOR SHALL BE RUN FROM GROUND LUG OF EACH GROUNDED RECEPTACLE TO AN APPROVED CONNECTION INSIDE THE INCLUDING STEEL, OUTLET BOX, DEVICE MOUNTING SCREWS SHALL NOT BE CONSIDERED AN APPROVED GROUND. A SEPARATE GROUND CONDUCTOR SHALL BE INSTALLED IN EVERY CONDUIT AND RACEWAY AND SECURELY BONDED IN AN APPROVED GROUNDING TERMINAL AT BOTH ENDS OF THE RUN. THE GROUNDING CONDUCTOR SHALL BE SIZED IN ACCORDANCE WITH TABLE 250.122 OF THE N.E.C. CONTRACTOR SHALL SIZE CONDUIT TO ACCOMMODATE ADDITIONAL CONDUCTOR.

17. LOAD DATA IS BASED ON INFORMATION GIVEN TO THE ENGINEER AT THE TIME OF DESIGN. VERIFY ALL EQUIPMENT NAMEPLATE RATINGS BEFORE ORDERING. LOAD DATA IS BASED ON INFORMATION GIVEN TO THE ENGINEER AT THE TIME OF DESIGN. VERIFY ALL EQUIPMENT NAMEPLATE RATINGS BEFORE ORDERING.

18. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR IS TO PROVIDE CIRCUITS AND ROUTING OF CONDUITS TO SUIT JOB CONDITIONS.

19. FURNISH AND INSTALL DISCONNECT SWITCHES, WIRING, AND CONNECTIONS ON AIR CONDITIONING SYSTEM AS SHOWN ON PLANS. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING FROM C.U.T.O. A.H.U. TERMINATION SHALL BE PERFORMED BY MECHANICAL CONTRACTOR.

20. ALL SWITCHGEAR, PANELS, STARTERS, CONTROLLERS ETC. SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. THE SYSTEM DESIGN IS BASED ON SQUARE "D" HOWEVER, COMPARABLE EQUIPMENT BY G.E. 4 DEVICES ONLY WILL BE ACCEPTED. TANDEN AND HAT-SPAC CIRCUIT BREAKERS SHALL NOT BE USED.

21. PROVIDE IDENTIFICATION FOR ALL PANELS, CABINETS, ENCLOSURES, DISCONNECTS & TRANSFORMERS USING ENGRAVED NAMEPLATES. WHITE LETTERING ON A BLACK BACKGROUND. NAMEPLATES SHALL IDENTIFY PANEL DESIGNATION NAME, VOLTAGE, PHASE & WIRE CONFIGURATION. PROVIDE TYPEWRITTEN DIRECTIONS UNDER PLASTIC COVER FOR ALL PANEL BRANCH CIRCUITS. CLEARLY INDICATING AREA AND TYPE OF LOAD SERVED BY EACH BRANCH CUT PROTECTIVE DEVICE, INCLUDING SPARES. HAND PENTED WILL NOT BE ACCEPTED.

22. CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

200V SYSTEM	240V HIGH LEG SYSTEM	480V SYSTEM	PHASE SEQUENCE
NEUTRAL - WHITE	NEUTRAL - WHITE	NEUTRAL - WHITE	ABC, TOP TO BOTTOM PHASE A - BLACK
PHASE B - RED	PHASE B - ORANGE	PHASE B - PURPLE	PHASE B - BLACK
PHASE C - BLUE	PHASE C - BLUE	PHASE C - YELLOW	PHASE A - BROWN LEFT TO RIGHT, FRONT TO BACK
GROUND - GREEN	GROUND - GREEN	GROUND - GREEN	

23. CONTRACTOR SHALL BE RESPONSIBLE FOR SOLING ALL CONDUIT PENETRATIONS MADE THROUGH FIRE RATED WALLS, CEILINGS, SABS, ETC. PENETRATION SEALS SHALL BE PER U.I. ASSEMBLY.

24. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONTRACT DRAWINGS AT JOB SITE WITH COLORED MARKINGS INDICATING PROGRESS OF WORK. THIS SET OF CONTRACT DRAWINGS IS TO BE SEPARATE FROM AND IN ADDITION TO CONTRACTORS CONSTRUCTION SET. EVERY UNIT OF EQUIPMENT, DEVICE, CONDUIT AND WIRE IS TO BE MARKED WHEN INSTALLED. USE GREEN TO INDICATE INSTALLATION AS SHOWN ON DRAWINGS AND USE RED TO INDICATE CHANGES. UPON COMPLETION OF WORK, THIS SET OF CONTRACT DRAWINGS IS TO BE TURNED OVER TO, AND BECOME PROPERTY OF THE ELECTRICAL ENGINEER.

25. IF ELECTRICAL CONTRACTOR HAS QUESTIONS, OR IN THEIR OWN OPINION DISCOVERS OMISSIONS OR ERRORS ON ELECTRICAL DOCUMENTS, IT IS THEIR RESPONSIBILITY TO BRING THIS TO THE ATTENTION OF THE ELECTRICAL ENGINEER IMMEDIATELY. IF ELECTRICAL CONTRACTOR PROCEEDS WITH ANY CHANGES TO THE CONTRACT DOCUMENTS, WITHOUT WRITTEN PRIOR APPROVAL FROM THE ELECTRICAL ENGINEER, CONTRACTOR WILL NOT BE COMPENSATED.

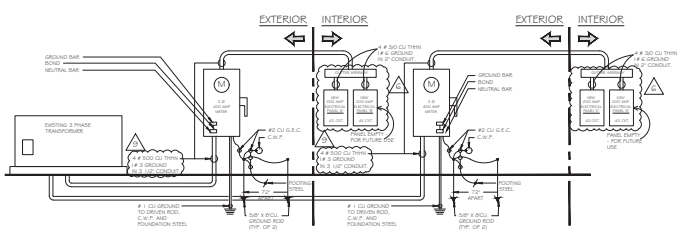
1. GENERAL ELECTRICAL NOTES

NOTES: (4)

- CONTRACTOR SHALL FIELD IDENTIFY THE METER AND DISCONNECT THAT IS ASSIGNED FOR THIS TENANT SPACE AND SHALL CONNECT ACCORDINGLY. THIS DIAGRAM DOES NOT NECESSARILY INDICATE THE EXACT METER/DISCONNECT ASSIGNED FOR THIS TENANT. PROVIDE PLACQUE ON THE IDENTIFIED METER/DISCONNECT INDICATING TENANT SPACE NUMBER - FOLLOW LANDLORD ID STANDARD.
- CONNECT TO EXISTING POLARIS PASTS.
- TO THE MAIN BUILDING GROUNDING SYSTEM.
- COORDINATE WITH LOCAL UTILITY FOR NEW METER (IF NEEDED, REFER TO PLANS).
- EXISTING ELECTRICAL ELEMENT TO REMAIN (NOT IN SCOPE OF WORK)

PROVIDE PROPER SIGNAGE AS PER 110-16. SIGNAGE TO STATE: "WARNING ARC FLASH HAZARD APPROPRIATE PPE REQUIRED. FAILURE TO COMPLY CAN RESULT IN DEATH OR INJURY. REFER TO NFPA 70 E."

2. ELECTRICAL RISER



2. ELECTRICAL RISER

3. ELECTRICAL PANEL SCHEDULES

PANEL "A"

MAIN: 150 AMP / 3 PHASE, 4 WIRE SPEC: SQUARE D MOUNTING: FLUSH TYPE NEMA 1 ENCLOSURE														VOLTAGE: 208/240V, 3Ø, 4 WIRE LOCATION: HALLWAY A/C SYMM: 10,000 MINIMUM													
DESCRIPTION	WIRE	GND.	COND.	TRIP	CKT	A PHASE KW	B PHASE KW	C PHASE KW	CT	TRIP	COND.	WIRE	DESCRIPTION	WIRE	GND.	COND.	TRIP	CKT	B PHASE KW	C PHASE KW	CT	TRIP					
RTU #1	6	10	1"	60	1	3.33	3.33	3.33	3	60	1"	6	RTU #2	6	10	1"	60	1	3.33	3.33	3.33	3					
Gen. Recept. / Warehouse (4FCI)	12	12	1/2"	20	1	1.26	1.2	1.2	1	20	1/2"	12	Gen. Lightng / Warehouse	12	12	1/2"	20	1	1.26	1.2	1.2	1					
Gen. Recept. / Warehouse (4FCI)	12	12	1/2"	20	1	1.26	1.2	1.2	1	20	1/2"	12	Gen. Lightng / Warehouse	12	12	1/2"	20	1	1.26	1.2	1.2	1					
Ext. Flood. Grd-LW	12	12	1/2"	20	11	1.5	1.5	1.5	1.5	20	1/2"	12	Exterior Lighting	12	12	1/2"	20	12	1.5	1.5	1.5	1.5					
Gen. Recept. / Warehouse (4FCI)	12	12	1/2"	20	1	1.26	1.2	1.2	1	20	1/2"	12	Gen. Lightng / Warehouse	12	12	1/2"	20	1	1.26	1.2	1.2	1					
Drinking Fountain (4FCI)	12	12	1/2"	20	15	1.5	1.5	1.5	1.5	20	1/2"	12	Exhaust Fan	12	12	1/2"	20	12	1.5	1.5	1.5	1.5					
Gen. Recept. / Warehouse (4FCI)	12	12	1/2"	20	1	1.26	1.2	1.2	1	20	1/2"	12	Gen. Lightng / Warehouse	12	12	1/2"	20	1	1.26	1.2	1.2	1					
Gen. Recept. / Warehouse (4FCI)	12	12	1/2"	20	1	1.26	1.2	1.2	1	20	1/2"	12	Gen. Lightng / Warehouse	12	12	1/2"	20	1	1.26	1.2	1.2	1					
Wheel Chair Lift	8	10	1"	25	1	23	23	23	23	25	1"	8	Emergency Lights	8	10	1"	25	1	23	23	23	23					
						23	23	23	23																		
						27	27	27	27																		
						27	27	27	27																		
						33	33	33	33																		
						33	33	33	33																		
						37	37	37	37																		
						37	37	37	37																		
						41	41	41	41																		
SUMMATION OF LIGHTING LOAD = 4.55 KW						17.24	15.12	16.2		KW PER PHASE																	



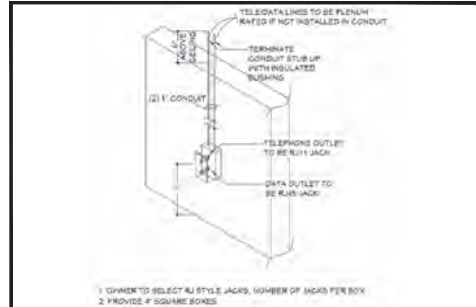
Design Group, Inc.
Architecture + Planning

ADDRESS
664 A South Military Trail
Boca Raton, Florida 33491
(561) 364-3444 (office)
(561) 364-3444 (fax)

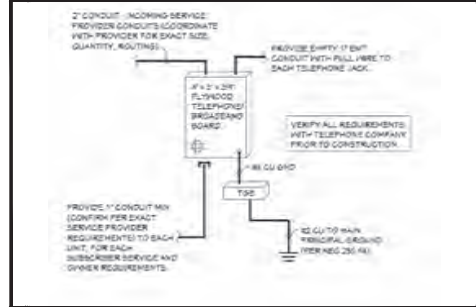


NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRIC CODE (IEC) AND THE INTERNATIONAL FIRE PROTECTION ASSOCIATION (IFPA) 70B.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
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6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRIC CODE (IEC) AND THE INTERNATIONAL FIRE PROTECTION ASSOCIATION (IFPA) 70B.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
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9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
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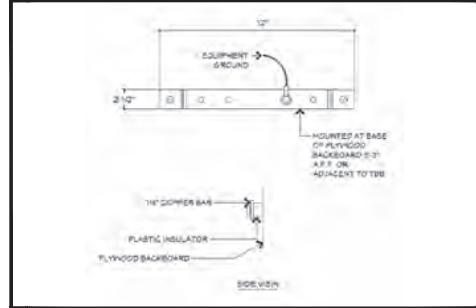
A NEW OFFICE BUILDING FOR:
Performance Property Group LLC
6605 N.W. 17th AVENUE
FORT LAUDERDALE, FL 33309



1 DATA / TELEPHONE OUTLET SCALE: N.T.S.



2 TELEPHONE / BROADBAND RISER (MAIN SERVICE) SCALE: N.T.S.



3 TELEPHONE GROUNDING BAR (TGB) SCALE: N.T.S.

NO.	DATE	REVISIONS
1	07/20/20	REV. COMMENTS
2		
3		
4		
5		

Scale: AS NOTED

Project No. 22-1285.2

Date: Sept. 17, 2024

ISSUE PURPOSE: PERMIT SET

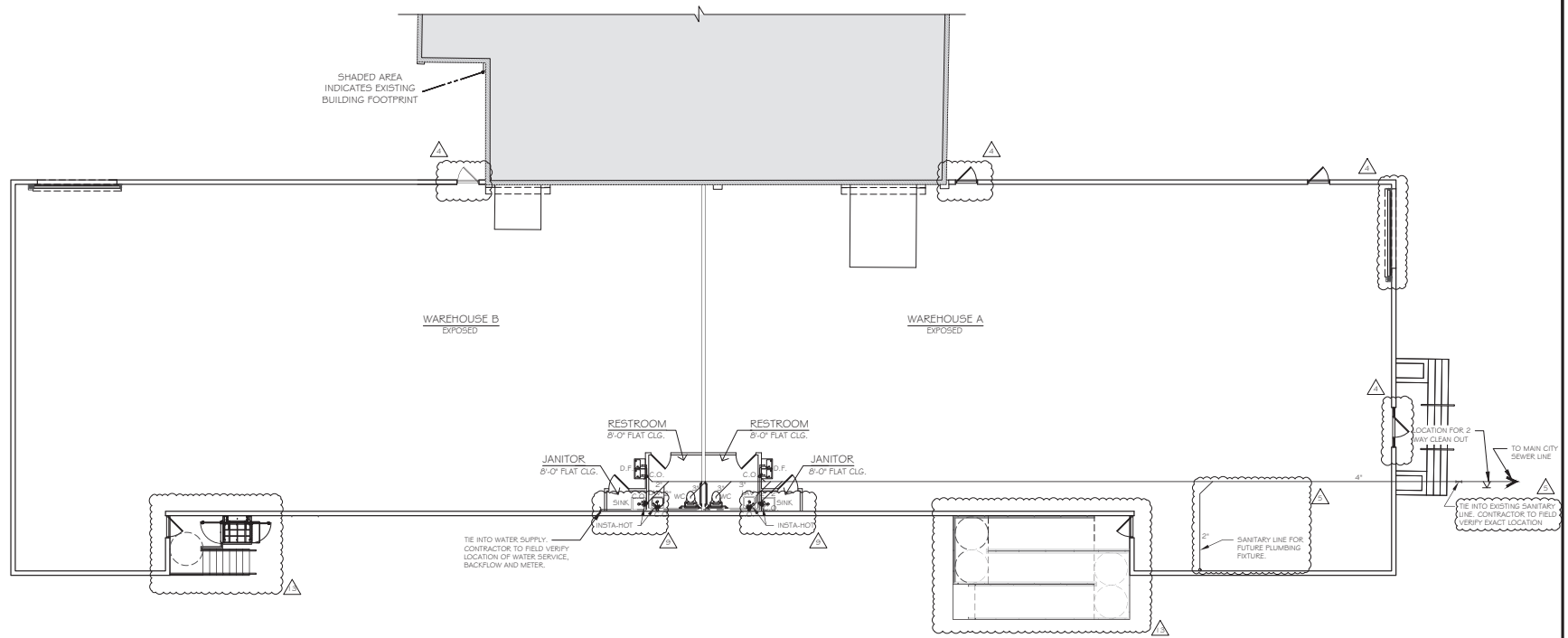
Drawn: CES

Checked: CES

Sheet Title: ELECTRICAL DETAILS

Sheet No:

E3.0



PLUMBING PLAN

SCALE: 1/8" = 1'-0"

FLORIDA BUILDING CODE 2011 PLUMBING TABLE 604.4

FIXTURE TYPE	MAXIMUM FLOW RATES (GPM)
LAVATORY, PRIVATE	2.2 GPM AT 60PSI
LAVATORY, PUBLIC (METERING)	0.25 GPM METERING CYCLE
LAVATORY, PUBLIC (OTHER THAN METERING)	0.5 GPM AT 60PSI
SHOWER HEAD	2.5 GPM AT 60PSI
SINK	2.2 GPM AT 60PSI
URINAL	1.0 GPF CYCLE
WATER CLOSET	1.6 GPF CYCLE

1 MAX FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FITTINGS

SCALE: NOT TO SCALE

TABLE 709.1 DRAINAGE FIXTURE UNITS FOR FIXTURES AND GROUPS		
FIXTURE TYPE	DRAINAGE FIXTURE UNIT VALUE AS LOAD FACTORS	PLUMBING COUNT AT
Automatic clothes washers	1	2 x (0 units) = 0
Septic or (with or without overhead shower or whirlpool attachments)	1	2 x (0 units) = 0
Dishwashing machine, automatic	1	2 x (0 units) = 0
Kitchen sink, domestic with food waste disposer and/or dishwasher	1	2 x (0 units) = 0
Lavatory	2	1 x (2 units) = 2
Shower (based on the total flow rate through showerheads and body sprays) flow rate: 5.7 gpm or less	1	2 x (0 units) = 0
Sink	1	2 x (0 units) = 0
Water closet, private (1 & grt)	3e	3 x (2 units) = 6
TOTAL FIXTURE UNITS = 12 UNITS		

2 DRAINAGE FIXTURE UNITS

SCALE: NOT TO SCALE

CO	CLEAN OUT	--- --	DOMESTIC COLD WATER PIPING
FD	FLOOR DRAIN	--- o ---	CONDENSATE DRAIN PIPE LINE (SEE MECHANICAL)
CW	DOMESTIC COLD WATER	--- o ---	PIPE RISER UP OR DROP
HW	DOMESTIC HOT WATER	--- o ---	CAPPED END OF PIPE OR AIR CHAMBER
VTR	VENT THRU ROOF	--- o ---	P-TRAP
SV	STUDOR VENT	--- o ---	
SOV	SHUT OFF VALVE	--- o ---	
GV	GATE VALVE	--- o ---	
	SEWER AND WASTE WATER PIPING	--- --	
	VENT PIPING	--- --	
	DOMESTIC HOT WATER PIPING	--- --	

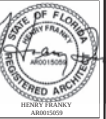
3 PLUMBING SYMBOLS

SCALE: NOT TO SCALE



Design Group, Inc.
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(904) 564-5644 (fax)



NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND THE FLORIDA PLUMBING CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIAL.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A MAINTENANCE MANUAL FOR ALL EQUIPMENT INSTALLED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETION CERTIFICATE FOR ALL WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SCHEDULE OF WORK AND A GANTT CHART.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A BUDGET AND A COST SCHEDULE.

A NEW OFFICE BUILDING FOR:
Performance Property Group LLC
6605 N.W. 17th AVENUE
FORT LAUDERDALE, FL 33309

DATE	REVISIONS
10-26-20	115 PLAN CORRECTION
10-26-20	115 COMMENTS
11-23-20	115 COMMENTS
12-08-20	115 FIELD COORDINATION
12-08-20	115 SUBMITTAL

Scale: AS NOTED

Project No. 22-12852

Date: Sept. 17, 2024

ISSUE PURPOSE:
PERMIT SET

Drawn: CES

Checked: CES

Sheet Title:
PLUMBING PLAN AND TABLES

Sheet No:

P1.0

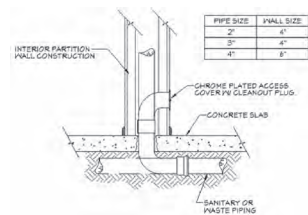
-
- Diagram illustrating the components of a cleanout assembly:
- THREADED CLEANOUT PLUG
 - GRADE
 - 12"x12" CONCRETE SLAB, MIN
 - 18"x18" MESH
 - FILL VOID WITH OILED SAND
 - CLEANOUT FITTING WITH PVC PLUG
 - TWO-WAY CLEANOUT TEE OR LONG SWEEP

UNIT	TANKLESS WH SIZE (GPM)	MIN. ENERGY FACTORS (E.F)
T.W.H.	4.8	0.93
T.W.H.	4.8	0.93

SCALE: N.T.S.

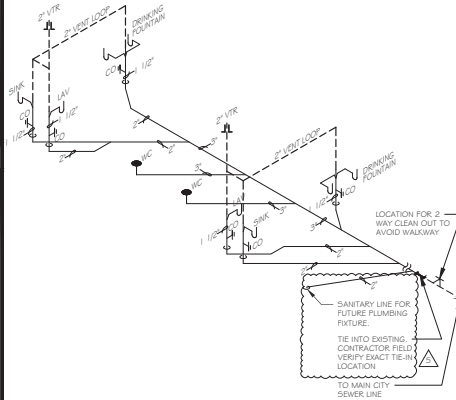
CO	CLEAN OUT		DOMESTIC COLD WATER PIPING
FD	FLOOR DRAIN		CONDENSATE DRAIN PIPE LINE
CW	DOMESTIC COLD WATER		(SEE MECHANICAL)
HW	DOMESTIC HOT WATER		PIPE RISER UP OR DROP
VTR	VENT THRU ROOF		CAPPED END OF PIPE OR AIR CHAMBER
SV	STUDBO VENT		F-TRAP
	SHUT OFF VALVE		
	GATE VALVE		
	SEWER AND WASTE		
	WATER PIPING		
	VENT PIPING		
	DOMESTIC HOT		
	WATER PIPING		

SCALE: NOT TO SCALE

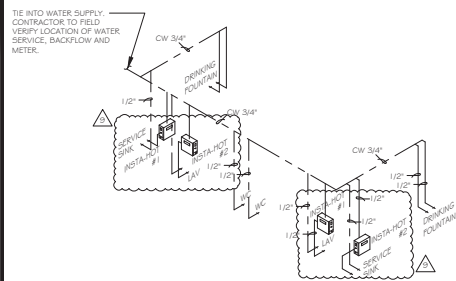


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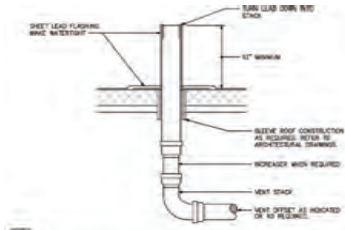
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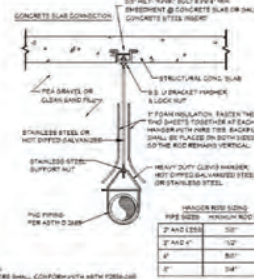
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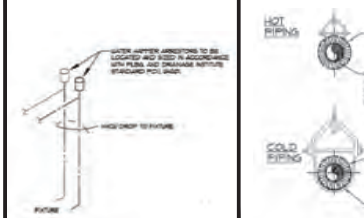
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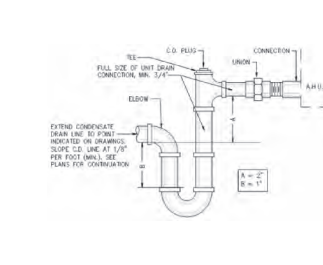
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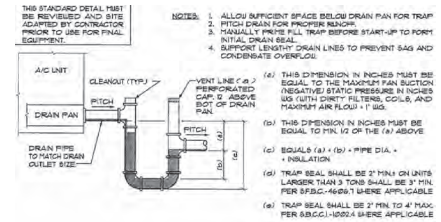
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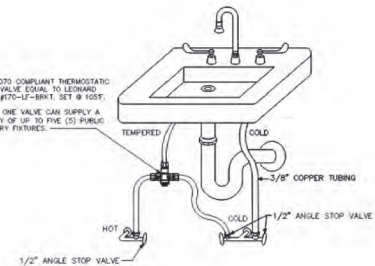
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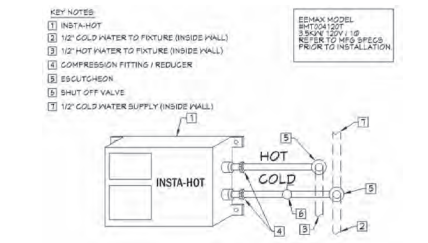
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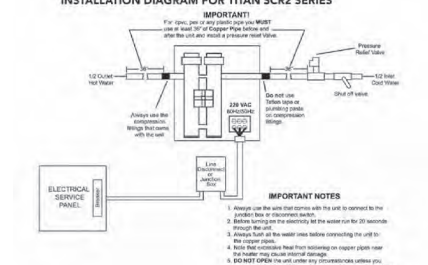
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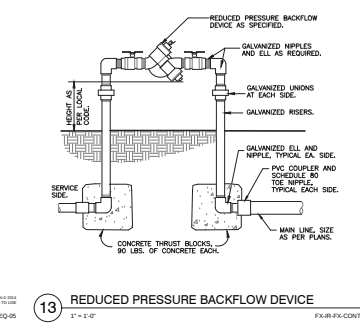
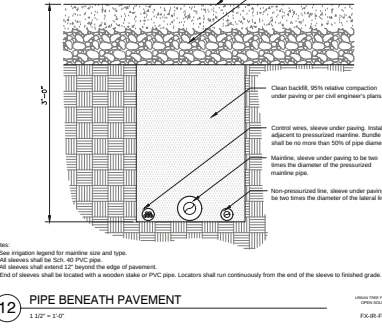
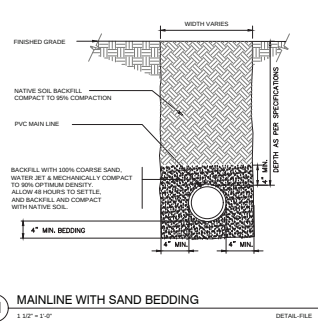
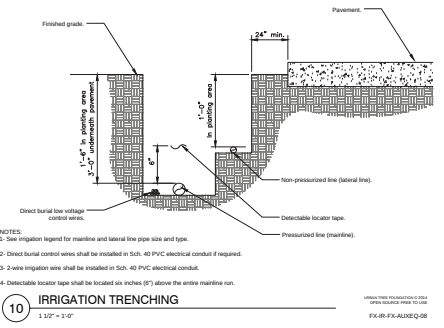
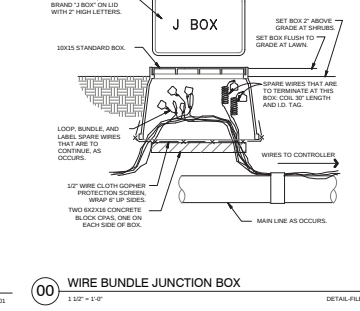
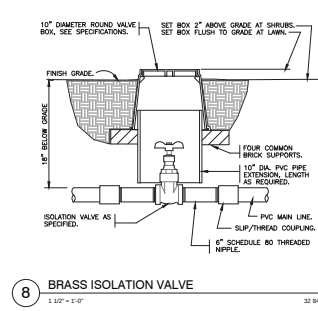
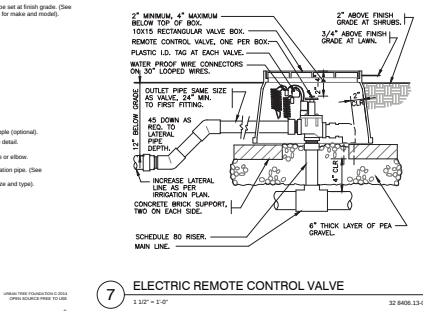
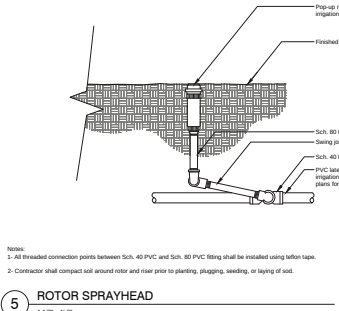
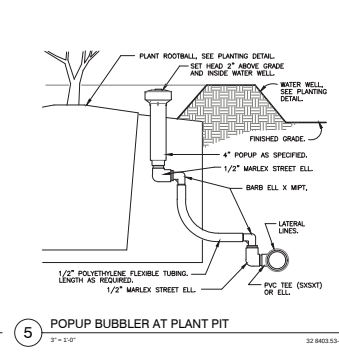
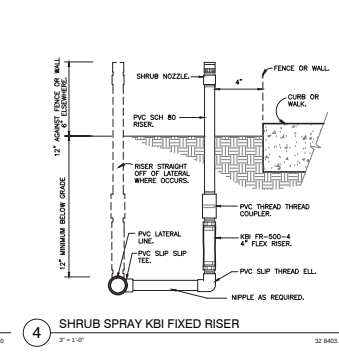
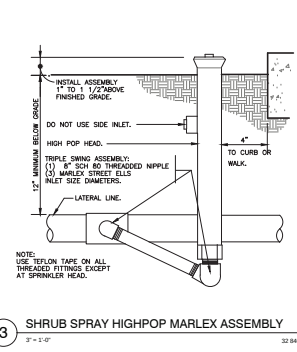
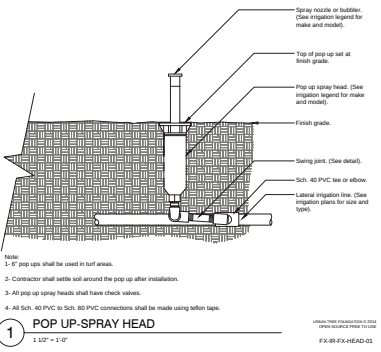
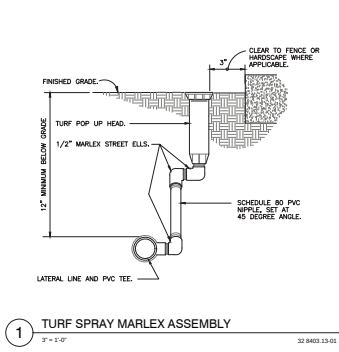


SCALE: N.T.S.



SCALE: N.T.S.





GENERAL

1) WORK INCLUDED

- a) The scope of the work for the landscape contractor for the project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape installation and grading shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required to ensure plant survivability and delivery of a completed project that meets all the required specifications.
- b) Subgrade Elevations: Elevation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
- c) Finish Grade Elevations: 1 inch below top of pathway edging

2) QUALITY ASSURANCE

- a) Subcontract landscape work to a single firm specializing in landscape work.
- b) The landscape contractor shall be responsible for ensuring all work including delivery, storage and disposal of their materials is performed in compliance with applicable jurisdictional codes.
- c) The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, and scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
- d) The plant quantities shown on the landscape contractor documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and at commencement of work. Contractor is responsible for confirming soil quantities and certifying such to the Owner or his representative.
- e) The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.
- f) Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
- g) Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
- h) The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
- i) Source Quality Control.
- j) Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
- k) Do not use substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract will be made. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
- l) Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
- m) Trees, Palms and Shrubs: Provide plants and shrubs grown in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scald, injuries, abrasions, and discoloration. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit sprouting roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.
- n) Provide trees, palms and shrubs for grade Florida No. 1 as outlined under the current edition of the Grades and Standards for Nursery Plants, Florida Department of Agriculture, unless otherwise specified.
- o) (i) Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or bolls are increased proportionately.
- p) Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.

3) SUBMITTALS

- a) Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
- b) Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and seed used for each grass seed species.
- c) Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
- d) Maintenance Instructions: Submit procedures for maintenance of landscape work.

4) DELIVERY, STORAGE AND HANDLING

- a) Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
- b) Soil: Time delivery to such that soil will be placed within 24 hours after stripping. Protect soil against drying and breaking of rolled strips.
- c) Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind-tree or shrubs in such a manner to damage bark, break branches or distort natural shape. Provide protective covering during delivery.
- d) Deliver trees, palms and shrubs after preparations for planting have been completed and planted immediately. If planting is delayed more than 8 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
- e) Do not remove container grown stock from containers until planting time.

5) JOB CONDITIONS

- a) Proceed with and complete landscape work as rapidly as portions of site become available.
- b) Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by other's removal is mutually agreed upon by parties concerned.
- c) Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
- d) Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other discipline.
- e) Maintenance: Provide specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
- f) Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

6) SPECIAL PROJECT WARRANTY

- a) Warranty: Lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
- b) Warranty trees for a period of one year after date of substantial completion against defects dead and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
- c) Warranty shrubs for 1 full year after date of substantial completion.
- d) It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required.
- e) Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified on the Landscape Plan. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.
- f) Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
- g) Another inspection will be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PRODUCTS

7) TOPSOIL

- a) Topsoil is not available on site it must be furnished as specified. Throughout all parts of site where fresh grades and contour lines drop from existing contour lines, bring to finish grade contours shown on "Grading Plan".
- b) Topsoil shall be suitable for use with representative characteristics of the soils of this State. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1/2" diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in Neutral pH range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect or Owner. Topsoil shall comply with the following quantitative analysis.

8) COMPONENTS VOLUME MEASURE PARTICLE SIZE

- a) Organic Matter 3 - 5% 0.05 to 0.002 MM
- b) (Silt) 10 - 30% 0.2 to 0.075 MM
- c) Sand 25 - 75% 0.075 to 0.002 MM
- d) Clay 5 - 25% 0.002 MM and below

9) SOIL AMENDMENTS

- a) All fertilizers to apply in accordance above specified limits:
- b) Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonate, grounds so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
- c) Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
- d) Humus Soil Conditioner: Consisting of dry trimmings and bioisolds co-compost.
- e) Commercial Fertilizer: Complete fertilizer of neutral character, with 40%-50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.
- f) For trees, palms and shrubs: provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.
- g) For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.

10) PLANT MATERIAL

- a) Planting Schedule: is part of this specification section.
- b) Quality: Trees, palms, shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture.

- c) Deciduous Trees: Provide trees of height, spread, and caliper listed or shown and with branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable. Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted.
- d) Coniferous and Broad-leaved Evergreens: Provide evergreens of size shown or listed Dimensions indicate minimum height, spread, and caliper. Provide specified quality evergreens with well-balanced root systems complying with requirements for other size relationships to the primary dimension shown and branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required.
- e) The landscape contractor is responsible for confirming the availability of all the specified plant materials within four (4) weeks of the project award. All requests for substitution due to lack of availability must be made in writing within this period. No substitution shall be permitted without prior written approval from the Landscape Architect. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
- f) No cacti or cactus on Live Oaks are not acceptable.
- g) No double or multi-trunk trees unless otherwise specified.

11) GRASS MATERIALS

- a) Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
- b) Soil: Provide strongly rooted soil free of weeds and undesirable native grasses, capable of growth and development when planted.
- c) No muck-grown soil shall be utilized in detention areas.

12) MISCELLANEOUS PLANT MATERIALS

- a) Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.
- b) Anti-Erosion Mixture: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only underdrained mulch which can be readily cut into mulch shall be used.
- c) Mulch: Melaleuca or equal. The use of cypress mulch is prohibited.
- d) Stakes and Guy: When required provide stakes and deadman of sound hard wood or treated softwood free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, plastic galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.

EXCUTION

13) PLANT REMOVAL

- a) All trees and palms to be removed shall be field-tagged and approved in writing by the Landscape Architect prior to removal. The Contractor is responsible for securing all required removal permits before any work begins.

14) LAYOUT

- a) Locate individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.

15) PREPARATION OF PLANTING SOIL

- a) The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
- b) Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- c) Mix specified soil amendments and fertilizers with soils at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
- d) For planted soils, mix planting soil prior to planting or apply on surface of topsoil and mix thoroughly before planting.
- e) Mix lime with dry soil prior to mixing of fertilizer.
- f) Prevent time from contacting roots of acid-loving plants.
- g) Remove all shelter encountered and backfill with clean sand or sand/silt mix.

16) PREPARATION FOR ALL PLANTING AREAS

- a) Locate weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, crab grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.
- b) Existing plant material to be removed, except where noted on the Landscape or Tree Disposition Plans.
- c) Pre-tilt to scarify soils in all planting areas to a minimum depth of 4". Deeply compacted areas between 85% and 90% are to be cross ripped to a minimum of 8" depth. In the process of filling remove unacceptable materials including, but not limited to, foreign debris, construction waste, rocks, concrete asphalt, and rocks greater than 1/2" diameter. Provide good fill in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
- d) All planters shall be excavated to a minimum depth to reach native soil and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- e) All road rock, concrete, asphalt and other non-natural material to be removed from all planting areas prior to landscape installation.
- f) Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting areas. Planting areas shall include all new soil areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, etc.
- g) For planted soils, mix planting soil prior to planting or apply on surface of topsoil and mix thoroughly before planting.
- h) Most prepared lawn areas before planting 1" soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
- i) Restore lawn areas to specified condition if eroded or otherwise disturbed after final grading and prior to planting.

17) PREPARATION FOR PLANTING LAWNS

- a) Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare for lawn planting as follows: Roll to depth of not less than 6" apply soil amendments and initial fertilizers; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, free of lumps, clods, stones, roots, and other extraneous matter.
- b) Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawn planting.
- c) Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
- d) Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
- e) Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
- f) Allow for soil thickness in areas to be sodded.
- g) Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
- h) Matted prepared lawn areas before planting 1" soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
- i) Restore lawn areas to specified condition if eroded or otherwise disturbed after final grading and prior to planting.

18) PREPARATION OF PLANTING BEDS

- a) Loosen subgrade of planting beds to a minimum depth of 12" using a cultimulcher or similar equipment. Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
- b) Excavation for Trees and shrubs: Excavate beds and trench with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
- c) For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
- d) For container grown trees and shrubs, excavate as specified for balled and burlapped stock, except as to size of container width to depth.
- e) Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

19) PLANTING TREES, PALMS AND SHRUBS

- a) Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required upon approval.
- b) Set balled and burlapped (B&B) stock in layer of compacted planting soil mixture, pumbs and center of pit or trench with top of ball at same elevation as adjacent finished landscape grade. Remove burlap from sides of balls; retain bottom. When set, apply additional backfill free of roots and debris around base and sides of ball and work each layer to ball and backfill and fill pockets. When excavation is approximately 2/3 full water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
- c) Balled and burlapped trees with natural burlap: Pull back or remove at a minimum the top 1/3 of the burlap from the root ball. Synthetic/plastic burlap and other non-biodegradable root balls shall be removed immediately from site.
- d) Trees in burlaps: Remove wire baskets to a depth of 18" min. All synthetic strapping and other non-biodegradable materials must be completely removed and disposed of. Any burlap must be pulled back or removed from the top of the rootball.
- e) If trees are to be containerized, root ball will be placed at the periphery to remove all circling roots.
- f) Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can remover; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- g) Top-most root ball shall be visible within the top 2" of the root ball.
- h) All proposed trees shall be installed either entirely in or entirely on planting beds. Planting beds outside shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' width offset to allow for mowers to maneuver.
- i) Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/drivable paths or other paved surfaces, unless otherwise noted on plans.
- j) Groundcover and shrubs to be laid out in a uniform and consistent pattern.
- k) Dish top of backfill to allow for mulching.
- l) Mulch pits, trenches and planting areas. Provide not less than 7" thickness of mulch over top of backfill and finish level with adjacent finish grades.
- m) Not more than 2" mulch shall be placed over the rootball of the trees. At the base of the plant, 2" must be maintained free of mulch.

20) THE LANDSCAPE CONTRACTOR SHALL INSTALL PLANT MATERIALS USING THE BEST HORTICULTURAL PRACTICES.

- a) Protect plant material from damage during delivery, staging and installation. Do not begin installation of shrub and groundcover materials prior to installation of tree and shrub installation and final grading.
- b) Do not install plant materials in winds in excess of 30 miles per hour.
- c) Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concerns prior to installation.
- d) Perform all work in accordance with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
- e) Do not use cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.
- f) The "choke" strapping method for lifting trees is prohibited.
- g) Do not drop plant material.
- h) Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
- i) Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
- j) Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18".
- k) Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after setting. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
- l) Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and in even layer jet technique to remove all air pockets repeating as required.
- m) Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
- n) Apply shredded hardwood mulch in even layer to a 3" depth. Mulch must be pulled off the base of all plant material.
- o) Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

21) PRESERVED PLANT MATERIALS

- a) The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades. Barricades are to be installed prior to any construction or earthwork takes place on the site. Barricades shall remain in place through the duration of all construction activity and not removed until authorization has been received by the Landscape Architect and governing municipality.
- b) No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area.
- c) The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

22) TRANSPLANTED PLANT MATERIALS

- a) Root prune all large canopy trees to be relocated prior relocation one half of the root system at a time and allow of adequate harden off time.
- b) Transplant Sabal Palms shall be harnum cut and rootballs shall be wrapped in burlap or plastic if not being planted within a 24 hour period.
- c) Palms of other species shall have their fronds tied together to prevent leaf damage and facilitate handling.
- d) Planting holes for transplanted material must measure two times the diameter of the root ball.
- e) Trees shall be planted at the same depth as it was in the field.
- f) The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish all transplanted trees. The contractor should continue to monitor the moisture content for all transplanted trees and adjust supplemental irrigation as needed.
- g) All relocated trees shall be staked accordingly.
- h) The contractor shall bear the sole responsibility of replacement for any damage to transplanted materials caused by construction activity, deficient irrigation, or poor transplant procedure without additional costs to the owner.

23) PRUNING

- a) All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scarred, frayed, split, or damaged branches, limbs or roots shall be pruned back to live wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
- b) Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

24) SODDING NEW LAWNS

- a) Lay sod within 24 hours from time of striping.
- b) Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or soil. Tamp or roll top of sod contact with subgrade. Work shifted soil into minor cracks between pieces to soil; remove excess to avoid smothering of adjacent grass.
- c) There shall be no gaps greater than 1/2" between pieces of sod.
- d) Water sod thoroughly with a fine spray immediately after planting. Newly sodded areas shall be kept moist for the first week after planting after which a minimum watering rate of 1" per week, including rainfall shall be applied.
- e) No muck-grown sod shall be utilized in detention areas.
- f) Landscape Contractor is responsible for replacing any damaged sod.

25) MAINTENANCE

- a) The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas immediately after planting and until final acceptance but the owner, Landscape Architect, and governing municipality.
- b) Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
- c) Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged waterways. Spray as required to keep trees and shrubs free of insects and diseases.
- d) Remove and replace excessively pruned or malformed stock resulting from improper pruning.
- e) Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
- f) Sodded lawns, not less than 30 days after substantial completion.
- g) Sodded lawns, not less than 60 days after substantial completion.
- h) Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
- i) Landscape Contractor is responsible for watering and plant materials from day of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.
- j) Contractor is responsible for returning to the site after a period of (1) one year to remove the staking from the trees and palms. Contractor is responsible for removing staking materials from the site.

26) CLEANUP AND PROTECTION

- a) During landscape work, keep pavement clean and work area in an orderly condition.
- b) Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

27) INSPECTION AND ACCEPTANCE

- a) When inspection work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for inspection in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
- b) Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass establishes. Free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
- c) Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established. Free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replacement and/or rework shall be required until the specified maintenance until re-inspected by Landscape Architect and be acceptable. Remove rejected plants and materials promptly from project site.

28) IRRIGATION

- a) An automatic irrigation system providing 100% coverage with 50% minimum overlap is to be designed and installed to maintain an established landscape. Bubbler shall be provided on all trees.
- b) The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs.
- c) The landscape contractor is responsible for obtaining all necessary permits prior to installation.
- d) Provide an as built drawing of the irrigation system to the Landscape Architect.
- e) A rain sensor is required on all irrigation systems.



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PROJECT NARRATIVE
PERFORMANCE PROPERTY GROUP
6681 NW 17th AVENUE

The Applicant, Performance Property Group LLC, is the owner of property located at 6681 NW 17th Avenue in Fort Lauderdale, Florida (the "Property"). The Property is located north of Cypress Creek Road, South of McNab Road and west of Powerline Road in an industrial warehouse area. The Property is zoned Industrial and has an Employment Center land use designation.

The Applicant purchased the Property in 2020, after one of the structures on the Property was destroyed by a fire. The Applicant met with the City building department and pulled the proper building permits to rebuild the approximately 11,100 square foot structure back within its same footprint (the "Project"). The Project was fully constructed, and final inspections were being called. However, the City is now requiring the Applicant to file this after-the-fact Site Plan Leve II - Development Review Committee application, as the structure in accordance with ULDR Section 47-24.12 – Table 1, is a non-residential development greater than 5,000 square feet in size.

As stated above, the construction of the Project is complete with plan reviews and inspections already approved for the structure. Final closeout issues are being addressed. This DRC review will review site plan issues, such as parking and vehicular use area landscaping.

PERFORMANCE PROPERTY GROUP, LLC
ADEQUACY REQUIREMENTS FOR DRC APPLICATION

The Applicant, Performance Property Group, LLC, purchased the property located at 6681 NW 17th Avenue, Fort Lauderdale, Florida (the "Property") in 2020. The Property contained two adjacent structures, one of which (the southern structure) had recently burnt down. With guidance and full building permits from the City of Fort Lauderdale (the "City"), the Applicant reconstructed the damaged structure on the original footprint. The Property did not increase square footage, and no new impacts are being made to the City's infrastructure or utilities. The Property complies with the Adequacy Requirements in Section 47-25.2 of the City's Unified Land Development Regulations as follows:

B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Acknowledged.

C. *Drainage facilities.* Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.

Acknowledged.

D. *Environmentally sensitive lands.*

- 1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:**

a. Broward County Ordinance No. 89-6.

b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.

c. Broward County Ordinance No. 84-60.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Not Applicable.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Acknowledged.

F. Parks and open space.

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

Acknowledged.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Acknowledged.

H. Potable water.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made

in accordance with city engineering standards and other accepted applicable engineering standards.

2. *Potable water facilities.*

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

Acknowledged.

I. *Sanitary sewer.*

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Acknowledged.

J. *Public Schools.* For all development including residential units, the applicant shall be required to mitigate the impacts of such development on public school facilities in accordance with the Broward County Land Development Code or [section 47-38C](#). Educational Mitigation, as applicable and shall provide a school capacity availability determination letter (SCAD) from Broward County Public Schools indicating that either the requirements of public school concurrency have been satisfied or that the application is

exempt or vested pursuant to Section 47-38C.2 of the ULDR to the city prior to the issuance of a development permit.

Acknowledged.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Acknowledged.

L. *Stormwater.* Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Acknowledged.

M. *Transportation facilities.*

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a

study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. ***Local streets.*** Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.
4. ***Traffic impact studies.***
 - a. When the proposed development may generate over one thousand (1,000) daily trips; or
 - b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half ($\frac{1}{2}$) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half ($\frac{1}{2}$) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state

- agencies have programmed the necessary construction and how this programming relates to the proposed development.
- iv. A further detailed analysis and any other information that the review committee considers relevant.
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
 - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Acknowledged. Originally approved structure rebuilt in same footprint after fire. There are no new traffic impacts.

- 5. ***Dedication of rights-of-way.*** Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Not applicable.

- 6. ***Pedestrian facilities.*** Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Acknowledged.

- 7. ***Primary arterial street frontage.*** Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Not applicable. The proposed development does not abut a primary arterial street.

8. ***Other roadway improvements.*** Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Acknowledged.

9. ***Street trees.*** In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of [Section 47-21](#), Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Acknowledged.

N. *Wastewater.*

1. ***Wastewater.*** Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Acknowledged.

O. *Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Acknowledged.

P. *Historic and archaeological resources.*

- 1.** If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

The Applicant is not currently aware of any identified archaeological or historically significant buildings on the property.

Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

The property is not located east of the Intracoastal Waterway.

Performance Property Group LLC
1101 Holland Drive, #7
Boca Raton, Florida 33487

May 19, 2026

David R. Soloman, City Clerk
City of Fort Lauderdale
1 East Broward Blvd., Suite 444
Fort Lauderdale, Florida 33301

Re: 6605-6681 Northwest 17th Avenue

To Whom It May Concern:

Gunster, Yoakley & Stewart, P.A. (specifically Heidi Davis Knapik), as agent for Performance Property Group LLC, is authorized to submit site development applications, including but not limited to Site Plan, Variances, Conditional Use and Plat applications, appear before the City's Boards, and attend meetings with City Officials and City staff on behalf of the undersigned in connection with the above referenced property.

Performance Property Group LLC

By: [Signature]

Name: Steven Benvenuto

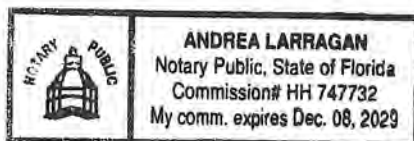
Title: President

STATE OF Florida)
) SS.
COUNTY OF Broward)

The foregoing instrument was acknowledged before me this by means of ☒ physical presence or ☐ online notarization, this 19 day of May, 2026, by Steven Paul Benvenuto as President of Performance Property Group LLC, who is ☐ personally known to me or has ☒ produced Florida Driver License as identification.

[Signature]
Notary Public

My Commission Expires: 12/08/2029



ACTIVE:39747772.1



**CITY OF FORT LAUDERDALE
DEVELOPMENT SERVICES DEPARTMENT**

ADDRESS VERIFICATION CONFIRMATION

Verification Request #: BLD-ADDVER-26060001

Completion Date: 6/2/2026

Purpose of Address Request: To verify an existing address and any formerly assigned addresses

PROPERTY INFORMATION

The property Information is listed below. If the property has more than one address, please note that more than one folio number will be listed

Folio Number: 494209090010
Address: 6681 NW 17 AVE, FORT LAUDERDALE,
Legal Description: TERUZZI PLAT 85-46 B PARCEL A & POR OF NW1/4 OF NW 1/4 OF SEC 09-49-42

Requestor Name: HEIDI Knapik
Requestor Email: HDavis@gunster.com
Requestor Phone: 9544681391

Verified / Assigned Address: 6681 NW 17 AVE, FORT LAUDERDALE,

Former / Known As Address: 6681 NW 17 AVE, FORT LAUDERDALE,

Authorized City Representative: JAZMINE EVEILLARD

Notes (If Applicable): The issuance or inclusion of this address in the City's database does not imply or guarantee permit approval, nor does it confirm that the associated location complies with permitting requirements. All properties must meet the applicable development standards as outlined in the Unified Land Development Regulations (ULDR) and the Florida Building Code (FBC).

LEGAL DESCRIPTION

Parcel 1

Parcel "A" of TERUZZI PLAT, according to the plat thereof recorded in Plat Book 85, page 46 of the public records of Broward County, Florida.

Parcel 2

A portion of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 9, Township 49 South, Range 42 East, more fully described as follows:

Commencing at the northeast corner of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said Section 9; thence southerly along the east line of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 9, a distance of 53.02 feet; thence westerly along a line 53 feet south of (as measured at right angles) and parallel to the north line of said Section 9, making an angle in the southwest quadrant of $88^{\circ} 15' 51''$, a distance of 280.13 feet; thence southerly along a line 280 feet west of (as measured at right angles) and parallel to the east line of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 9 making an angle in the southwest quadrant of $88^{\circ} 15' 51''$ a distance of 1127.52 feet to the Point of Beginning; thence continue southerly along the last mentioned course, a distance of 54.88 feet to a point of curve; thence southwesterly along a curve to the right with a radius of 25 feet and a central angle of $89^{\circ} 06' 57''$, an arc distance of 38.88 feet to a point of tangency; thence westerly along a line 58 feet north of (as measured at right angles) and parallel to the south line of the said Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 9, a distance of 215.02 feet to a point of curve; thence northwesterly along a curve to the right, with a radius of 25 feet and a central angle of $90^{\circ} 53' 03''$, an arc distance of 39.66 feet to a point of tangency; thence northerly and parallel to the said east line of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) a distance of 54.11 feet; thence easterly, making an included angle of $90^{\circ} 53' 03''$ a distance of 265.03 feet to the Point of Beginning. Said land situate, lying and being in Broward County, Florida.

This instrument prepared by:
Danielle DeVito-Hurley, Esq.
Gunster, Yoakley & Stewart, P.A.
450 E. Las Olas Blvd., Suite 1400
Fort Lauderdale, FL 33301

308049727MC
Tax ID Number: 494209000123
494209090010

STATUTORY WARRANTY DEED

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

THIS INDENTURE, made this 19th day of March, A.D. 2020,
between DRSP Enterprises, LLC, a Florida limited liability company, whose address is
90 KERRY PLACE #2, NORWOOD, MA 02062, party of the first part, and
Performance Property Group LLC, a Florida limited liability company, whose address is
6650 NW 17th AVE, FORT LAUDERDALE, FL 33309, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum
of TEN AND NO/100 (\$10.00) DOLLARS to it in hand paid by the said party of the second
part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said
party of the second part, its successors and assigns forever, the following described land,
situate, lying and being in the County of Broward, State of Florida, to wit:

See **Exhibit A** attached hereto and made a part hereof.

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

SUBJECT TO taxes for the year 2020 and subsequent years; zoning and other
regulatory laws and ordinances affecting said property; and covenants,
easements, restrictions and other matters of record, if any.

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

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

C. C.
Print Name: Alan Almeida

Hanna Migdalski
Print Name: Hanna Migdalski

DRSP Enterprises, LLC, a Florida limited
liability company

By: Stephen C. Perry
Stephen C. Perry, as Manager

By: Donna Rossetti
Donna Rossetti, as Manager

STATE OF Massachusetts.
COUNTY OF Norfolk.

The foregoing Statutory Warranty Deed was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of March, 2020, by Stephen C. Perry, as Manager, and Donna Rossetti, as Manager, of DRSP Enterprises, LLC, a Florida limited liability company, for said company, who ☐ are personally known to me, or ☐ produced license as identification.

[Notarial Seal]

Jessica Deratzian
Notary Public

Jessica Deratzian
Printed Name of Notary Public

My Commission Expires:



JESSICA L. DERATZIAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 20, 2023

Exhibit A

Parcel 1

Parcel "A" of TERUZZI PLAT, according to the plat thereof recorded in Plat Book 85, page 46 of the public records of Broward County, Florida.

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