**EXHIBIT A** 

## **Liberty Square LLC**



To,

#### The Town Of Lake Park

Introducing the all-new Lake Park, Downtown District, a vibrant destination in Palm Beach County where living, working, and leisure merge into a seamless tapestry of modern living. As we embark on a transformational journey, our commercial location is poised to be at the forefront of this exciting vision. Our remodeled space will become the beating heart of the community, a hub of innovation, creativity, and opportunity. By investing in this rebranding, we are not just renovating a location; we are actively shaping the future of Lake Park, propelling it to new heights of prosperity. As the go-to destination for residents and visitors alike, our revitalized space will spark commerce, attract business, and inspire a dynamic social scene. Together, we will forge a new identity for Lake Park, fostering a community where dreams are nurtured, ambitions are fulfilled, and memories are made. Join us in this thrilling journey as Lake Park shines brightly as a true gem in Palm Beach County's crown.

My name is Carlo Vernia, and I am both an investment property owner and a business owner in Lake Park. I own the plaza located at 796-804 10th Street. The vision from the time the building was purchased was to make this a destination place. People from all over will come with their friends and families to visit. I know eventually the area will grow to be like downtown Delray. With all of the new residential homes along the waterway and new and upcoming commercial buildings being built in Lake Park, the vision is getting closer. It has taken a little bit longer than we thought but we are finally here! We are so excited to see all that is happening and will continue to happen and the future of Liberty Square Plaza.

At this time I am seeking grant funding from the town of Lake Park for a facade change to take Liberty Square Plaza to the next level. I would also like to add a beautiful deck that can be used by all the tenants and their customers to enjoy and relax. There will be wifi access. Brooklyn Cupcakes is now open. Customers will be able to sit and eat a meal, have a dessert, enjoy a coffee or they can enjoy a beer from the brewery on a beautiful day. There will be comfortable furniture to relax and socialize. There will be music. Starting this Fall, we plan on having charity events, Art Festivals, and car shows. The possibilities are endless. Please consider helping with the funding of this facade change.

I have included in this package all of the plans and necessary information that was required to move forward for your consideration. Thank you for the opportunity to present this vision to you.

**Carlo Vernia** 

Carlo Vernia

Owner

# STRUCTURA Development

Structura Development LLC. CBC1266416 461 Springdale Cir Palm Spring, FL 33461 (561) 301-7316



### PREPARED FOR:

Liberty Square LLC. 796 10<sup>th</sup> Ave, Lake Park (914) 906-0905 qbw700@aol.com

#### **PREPARED BY:**

Structura Development LLC. 461 Springdale Cir Palm Spring, FL 33461 (561) 301-7316 Structuradevelopment@gmail.com

## **SCHEDULE OF VALUES**

## Liberty Square LLC.

Divisions	Description	Cost
Division 1	General Conditions	\$149,586.50
Division 2	Site Work	\$27,000.00
Division 3	Concrete	\$80,500.00
Division 4	Masonry	\$178,500.00
Division 5	Metals	n/a
Division 6	Wood & Plastics	\$61,800.00
Division 7	Thermal & Moisture	\$16,500.00
Division 8	Doors & Windows	\$354,250.00
Division 9	Finishes	\$124,000.00
Division 10	Specialties	n/a
Division 11	Equipment	n/a
Division 12	Fire Suppression	n/a
Division 13	Plumbing	n/a
Division 14	HVAC	n/a
Division 15	Electrical	\$10,500.00

Overhead and GC Fee	\$184,927.30
Total Project Cost	\$1,187,563.80

Note: Costs may fluctuate, but minimum investment by the Property Owner is \$720,000.

General Conditions = \$149,586.50 Overhead and GC Fee = \$184,927.30 Construction Costs (for permit application) = \$853,050

## **SCOPE CLARIFICATIONS**

Below is a list of clarifications organized by division and include the scope of work and any exclusions.

This Bid is based on the drawings dated: Tue, Feb 21, 2023, 5:30 pm

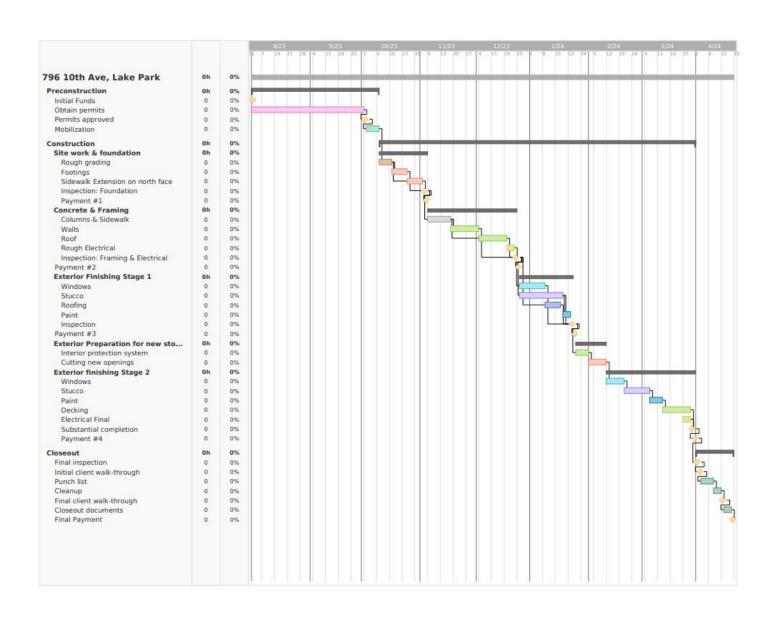
Division	Scope of Work
General Conditions	<ul> <li>Includes the Following:</li> <li>Permitting fees.</li> <li>Project management throughout the project.</li> <li>Dumpster rental throughout the project.</li> <li>Temporary toilets throughout the project.</li> <li>Equipment Rental.</li> <li>Jobsite storage throughout the project.</li> <li>Project cleanup.</li> <li>Bonding and Insurance.</li> </ul>
Site Work	<ul> <li>Includes the Following:</li> <li>Demolition in specific areas.</li> <li>Asphalt Removal in the north face of the building.</li> <li>Concrete cutting.</li> <li>Excavation for column footings.</li> <li>Site grading and preparation for concrete pouring.</li> <li>Temporary walls for interior protection of tenants occupying the units subject to modifications.</li> <li>Exterior wall cutting for new storefronts.</li> </ul>
Concrete	<ul> <li>Includes the Following:</li> <li>Concrete pouring for footings, columns and beams.</li> <li>Concrete pouring for sidewalk extension.</li> </ul>
Masonry	Includes the Following:  • Column construction.  • Façade structure construction.

Metals	Includes the Following:		
Wictais	Rebar		
	Aluminum Roof System		
Wood & Plastics	Includes the Following:		
	New exterior deck.		
Thermal & Moisture	Includes the Following:		
	Roofing for new façade structures.		
	Any necessary roof patching due to the new construction.		
Doors & Windows	Includes the Following:		
	Windows for façade Structures.		
	<ul> <li>New and replacement storefront windows.</li> </ul>		
	Replacement of storefront doors.		
Finishes	Includes the Following:		
	<ul> <li>New Stucco for all the new and existing façade of the building.</li> </ul>		
	Exterior wall tile on specified areas.		
	<ul> <li>Exterior painting of the new façade of the building.</li> </ul>		
Specialties	Includes the Following:		
	• N/A		
Equipment	Includes the Following:		
	• N/A		
Fire Suppression	Includes the Following:		
	• N/A		
Pluming	Includes the Following:		
	• N/A		
HVAC	Includes the Following:		
	• N/A		
Electrical	Includes the Following:		
	Electrical line for the new deck's lighting.		

## **Exclusions:**

## **GANTT CHART SCHEDULE**

A full Gantt Schedule will be completed and will be available to all involved with the project from day one until completion. Attached to this proposal is a preliminary Gantt Schedule.





# A SUMMARY NARRATIVE APPRAISAL REPORT OF

A Shopping Center aka Liberty Square

ADDRESS 796 10<sup>th</sup> Street Lake Park, Florida

PREPARED FOR
Liberty Square LLC
c/o Carlo Vernia
724 Sandy Point Lane
Palm Beach Gardens, Florida 33410



# EFFECTIVE DATE June 15, 2023

PREPARED BY
MICHAEL VINCENT JOHN SPAZIANI
Michael Vincent John Spaziani, BA, MABA, AMD, MSA, MNAA
State Certified General Real Estate Appraiser RZ1167
State Licensed Real Estate Broker 462488
2875 South Ocean Boulevard
Palm Beach, Florida 33480

LETTER OF TRANSMITTAL June 15, 2023

Michael Vincent John Spaziani, BS, MBA, AMD, MSA, MNAA 2875 South Ocean Boulevard Suite 200 Palm Beach, Florida 33480

Liberty Square LLC c/o Mr. Carlo Vernia 724 Sandy Point Lane Palm Beach Gardens, Florida 33410

Job Number: 23-190

To Whom It May Concern:

The following narrative appraisal presented in a summary format has been prepared to comply with the reporting guidelines of the Appraisal Institute, those of the Appraisal Foundation and the State of Florida.

The subject property is improved with one (1) shopping center building containing a total of 26,182 square feet. This is a one-story Class "C" retail shopping center presently being leased by six tenants. The building is in very good condition and above average quality construction and was built in 1963 and has been renovated over the last five years. The building sits on 2.29 acres of land +/- with 239 feet of frontage on 10<sup>th</sup> Street.

The tenants within the building are on various term leases which are explained in detail in the Income Approach of this report. A detailed study of shopping center rents and sales were derived from the market. Market rates will be used in this appraisal to estimate the market value via the Income Approach and the Sales Comparison Approach. The Cost Approach was added for insurance purposes only, no weight was placed on the Cost Approach due to the difficulty of estimating the long-lived depreciation on a shopping center that has been recently renovated.

The purpose of the appraisal is to estimate the Market Value of the subject as of June 15, 2023 for internal decision making. The intended user is Liberty Square LLC, etal and the intended use is to determine the market value for internal decision making regarding a proposed construction to the shopping center.

#### LETTER OF TRANSMITTAL (Continued)

The final indicated "as is" value as of June 15, 2023 via the Sales Comparison and the Income Approach is \$4,450,000 and \$5,840,000 "as completed as per plans and specifications".

Sincerely,

## Michael Vincent John Spaziani

Michael Vincent John Spaziani, BS, MBA, AMD, MSA, MNAA Cert. Gen. RZ1167 State Certified General Real Estate Appraiser RZ1167 Licensed Real Estate Broker BK 462488

#### **CERTIFICATION**

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the Subject of this appraisal report, and I have no personal interest or bias with respect to the parties involved.
- 4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value of direction in value that favors the cause of the client, the amount of value, opinion. The attainment of a stipulated results, or the occurrence of a subsequent event directly replated to the intended use of the appraisal.
- 7) The reported analyses, opinions, and conclusions were developed, and this review report has been prepared, in conformity with the requirements of the Code of Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP)
- 8) The use of this report to the requirements of the Appraisal Institute and the State of Florida relating to review by its duly authorized representatives.
- 9) Michael Vincent John Spaziani has made a personal inspection of the property that is the subject of this report.
- 10) No one provided significant professional assistance other than the person signing the report.
- 11) Michael Vincent John Spaziani has not performed any services, as an appraiser, regarding the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The final indicated "as is" is: \$4,450,000 "as completed": \$5,840,000

Michael Vincent John Spaziani

Michael Vincent John Spaziani, BS, MABA, AMD, MSA, MNAA

Cert. Gen. RZ1167

State Certified General Real Estate Appraiser RZ1167

State Licensed Real Estate Broker BK462488

#### Statement of Limiting Conditions and Certifications

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
- 2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser had no survey of the property.
- 3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless I have been given specific arrangements to do so beforehand, or as otherwise required by law.
- 4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
- 5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
- 6. The appraiser obtained the information, estimated, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- 7. The appraiser will not disclose the contents of the appraisal report except as provided in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws
- 8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
- 9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgage or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency or instrumentally of the United States or any stare or District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service (s) without having to obtain the appraiser's written consent. The appraiser's written consent and approval must be also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- 10. The appraiser is not any an employee of the company or individual (s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

#### APPRAISAL REPORT

This is an appraisal which is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice (USPAP). As such, it presents discussions of the data, reasoning and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analysis is summarized in this report and /or retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The appraiser is not responsible for the unauthorized use of this report.

Subject Property

Tax Parcel Number 36-43-42-20-06-001-0010

Client: Liberty Square LLC, c/o Mr. Carlo Vernia

Appraiser: Michael Vincent John Spaziani, BS, MABA, AMD, MSA, MNAA

Cert. Gen. RZ1167

State Certified General Real Estate Appraiser RZ1167

State Licensed Real Estate Broker BK462488 2875 South Ocean Boulevard, Suite 200

Palm Beach, Florida

33480

Subject Property Owner: Liberty Square LLC

Legal Description: City Square Tr A (Less Northerly 277 ft) Meas Along E LI

Purpose of the Appraisal: The purpose of the appraisal is to provide an opinion of Market

Value of the Subject Property, as of June 15, 2023.

Intended Use and User of the Report: The intended use of this appraisal is to provide an opinion of

market value of the Subject property to the client to render a

decision relative to an asset valuation. The valuation

assignment was developed consistent with the scope specified by the client. The intended user of this appraisal report is

Liberty Square LLC, its successors or assigns.

Interest Appraised: The property rights appraised are the unencumbered Leased

Fee Estate of the Subject Property.

Leased Fee Estate: "An ownership interest held by a landlord with the right

of use and occupancy conveyed to a tenant by a lease".

Estimated Marketing Time & Exposure Time:

Exposure time relates to the time preceding the appraisal date that the Subject hypothetically would have been offered on the market prior to a hypothetical sale on the effective date of the appraisal. Marketing time is the time required to sell the property after the appraisal date. Please see the charts in the rear of this appraisal, regarding length of marketing time & exposure time.

In estimating the marketing period for the subject, discussions were held with local real estate professionals including brokers and property managers specializing in the Subject's area. Based on discussions with brokers and other professionals in the market, a marketing time and exposure time is estimated at 2 to 4 months which is considered reasonable, assuming the marketing is done by an experienced broker at a reasonable price.

Five Year History: Sales Date Price OR Book/Page Sale Type

June 2019 \$1,775,000 30693/00075 WD

Flood Plain Information Zone "X", Community Panel 12099 CO387, 10/05/2017

Subject is NOT in the flood Plain

Effective Date of the Appraisal: 06/15/2023

Date of the Appraisal Report: 06/15/2023

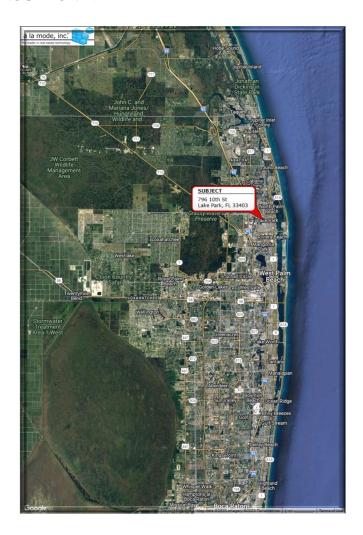
Date of Inspection: 06/15/2023

Indicated Values: "As Is"

Cost Approach: \$4,530,000 Sales Comparison Approach: \$4,720,000 Income Approach: \$4,180,000 Final Indicated Value: \$4,450,000

Indicated Value "As Completed" \$5,840,000

#### LOCATION MAP



#### NEIGHBORHOOD MAP



### AERIAL OF SUBJECT PROPERTY



#### Definition of Market Value:

The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit is this definition in consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby.

- 1) Buyer and sellers are typically motivated;
- 2) Both parties are well informed or well advised and each acting in what they consider their own best interests;
- 3) A reasonable time is allowed for exposure in the open market;
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

#### Federal Reserve System, 12 CFR Parts 208 and 225, Sec 225.6

#### Scope of the Appraisal

This report is intended to comply with the reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice for an appraisal report. As such, it presents discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentations concerning the data, reasoning. Analyses are retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this appraisal report. The appraiser is not responsible for the unauthorized use of the report.

In formulating this report, the appraiser personally inspected the Subject Property and the sales comparable. All sales comparable were verified with an interested party. The search for data was concentrated primarily in the Subjects immediate area, using similar design, condition, and quality construction office buildings.

This report will provide the appraiser's opinion of market value "as though vacant and improved" of the Subject Property and will be abbreviated format, with complete sales information contained herein. This report will contain charts summarizing the comparable properties.

The Market Value Estimate will be derived by considering the Sales Comparison Approach and the Income Approach. The Cost Approach was included for insurance purposes only.

In completing this assignment, the appraiser has engaged in original research of sales and general trends in the marketplace. Data has been gathered various sources, including public records, are brokers, appraisers, property owner, LoopNet, MLS, Showcase and published sources.

#### REGIONAL DATA

The subject property is located within Palm Beach County, Florida. Palm Beach County is located along the southeast "Gold Coast" of Florida and is the second-largest county in the state and seventh in the nation with a land area of 2,386 square miles, of which roughly 20% is within Lake Okeechobee and other wetland areas.

The county is rectangular-shaped and is bounded on the east by the Atlantic Ocean, on the west by Glades and Hendry Counties, on the south by Broward County and on the north by Martin County. The geographic center of the county is 67 miles north of Miami and 171 miles southeast of Orlando. Elevation averages 15 feet above sea-level. Natural habitat, moving east to west, includes coastal beach dune ecosystems, pine flatlands and freshwater wetland areas.

The County includes 45 miles of coastline and an average year-round temperature of 75 degrees. Average temperature ranges from a low of 65 degrees in January to 83 degrees in August. Winter temperatures are moderated by the Gulf Stream warm water current less than two miles offshore. These conditions have proven favorable for tourism, agriculture and population in-migration.

#### Education

For 2020 the Palm Beach County school system ranks as the 5<sup>th</sup> largest in Florida and the 11<sup>th</sup> largest in the nation with 174,866 students enrolled. There are number of public schools including 109 elementary schools, 33 middle schools, 23 high schools, and 41 charter schools. Overall enrollment has risen with the increase in the population over the last year. There are a number of larger private schools serving the Palm Beach County from preschool through 12<sup>th</sup> grade.

#### Transportation

Roads in the county essentially run east-west and north-south, forming a grid system over the eastern one-third of the county. Roadways that extend beyond the county's borders include State Road 80, State Road 710, Interstate 95 and the Florida Turnpike.

State Road 80 connects coastal Palm Beach County with the Glades and the west coast of Florida. This roadway was widened to four lanes from West Palm Beach to Belle Glade several years ago.

State Road 710 (Beeline Highway) runs from the West Palm Beach area of Palm Beach County and travels northwest into Martin County.

Interstate 95 is an interstate highway running from Florida to Maine. It serves as the main north/south artery in the county, transporting over 145,000 cars per day.

Florida's Turnpike is a toll road running from Wildwood to Miami. It serves a mix of tourist and local traffic. The Turnpike is generally parallel and to the west of Interstate 95. Several exits and all of the rest stops have recently undergone renovation.

Rail transport is via two carriers, the Florida East Coast Railway and Seaboard Systems Railroad. Both lines are primarily freight oriented with limited passenger service via Amtrak.

There are five public general aviation airports in Palm Beach County and eight private airfields. The largest, Palm Beach International is centrally located southwest of the city of West Palm Beach and is served by every major airline. The Palm Beach Airport had a total 5,769,583 passengers for the twelve-month period. The largest passenger carrier for the twelve-month period was Jet Blue and Delta Airlines.

#### Economy

Palm Beach County's population was 1,482,900 people in 2020. Tourism is one the major economic drivers in Palm Beach County. The county employs more than 50,000 people and contributes more than 2.6 billion annually to the economy. Hotels have experienced an increase in revenues over the last year with the pandemic what appears to be under-control.

#### Palm Beach County Office Market

High Population Growth and Tenant Demand

The Palm Beach County office market stood strong in the first quarter of 2022, with steady population growth, a decreased unemployment rate, and an influx of new tenants entering the market. These factors coupled with tenants returning to the office spurred healthy fundamentals throughout the County. Despite a steady flow of new supply over the past five years, absorption has remained positive for the past four quarters. Similarly, the vacancy rate stood at 9.6 percent, a 200-basis point drop year over- year. Palm Beach County stands out among the tri-county area for population growth over the past few years, and the forecasts expect that trend to accelerate further in 2022. As more companies continue to move into South Florida and housing prices continue to surge further south, Palm Beach may continue to sustain the highest population growth providing a workforce to support a healthy office market too.

#### Key Takeaways

- Q1 2022 ended with positive net absorption as it prepares for 702,000 square feet of new office supply currently under construction.
- The vacancy rate was stabilized and stood at 9.6%, a 200-basis point drop YOY.
- Palm Beach County is the strongest among the tri-county region in terms of the population growth rate forecasted for 2022.

#### PALM BEACH COUNTY SALES

Investment sales in Palm Beach County continued an upward trajectory in the first quarter, despite a slight uptick in interest rates. The largest office sale in the first quarter of 2022 was the Parmenter Realty Partners' purchase of the 224,663 square foot Fairway Office Center for \$81 million, or \$361 per square foot. The second largest sale was the joint venture with Related Companies, Key International and Wexford Real Estate Investors paying \$35 million, or \$270 per square foot, for the 129,253 square foot Reflections Buildings I & II. As the global financial markets cause the market to hit an inflection point there may be a little trepidation and pause among some investors. However, the strength of Palm Beach's office market, as well as population and employment growth, positions it well to capture the attention of more opportunistic buyers.

#### PALM BEACH COUNTY OFFICE MARKET (Continued)

#### Executive Summary

In the first quarter of 2022, office market fundamentals in Palm Beach County continued to strengthen. Asking rental rates in the market experienced an increase of 4.9 percent year-over-year, ending the first quarter at \$37.59 per square triple net. In stark contrast, Class A asking rental rates in the West Palm Beach Central Business District (CBD) increased 27.4 percent year-over-year, ending the first quarter at \$71.47 per square foot. Continued demand for space has been pushing rental rates and stimulating a steady flow of new construction.

At the end of first quarter, there was a total of 700,000 square feet of new supply under way. With steady leasing activity and vacancy rates dropping lower than pre-pandemic levels, it's expected that new deliveries will get absorbed quickly. As rents continue to climb in the West Palm Beach CBD, many tenants looked for high-quality space outside of the urban core. The largest lease in the first quarter of 2022 was the 120,000 square foot lease signed by Unified Physicians Management at 1751 N Military Trail in Boca Raton. The second largest lease was the 48,899 square foot renewal signed by K. Hovnanian Companies in Quantum Park. Additionally, Polen Capital Management renewed 42,277 square feet at Lynn Financial and Industrious signed a new 27,128 square foot lease at Esperante Corporate Center.

#### PALM BEACH RETAIL STUDY

The Palm Beach County Retail Market remained stable with a 3.4% vacancy unchanged from a year ago. Due to continued tenant demand, leasing activity totaled 338,000 square feet in Quarter 1 of 2023. Rental rates continued to climb and jumped up to \$30.40 per square foot triple net, an increase of 4.5% over the last year.

The Palm Beach County Retail market started 2023 on a strong footing; market with rising rental rates and healthy demand. Although there are some concerns over economic uncertainty, South Florida continues to attract new retailers with continued population growth and strong tourism. It's anticipated that this dynamic will keep the retail markets across the tri-county region afloat, despite a looming downturn in the US economy.

#### Historic Comparison

Year	22Q1	22Q4	23Q1	
Total Inventory	65,060	65,166	65,303	thousands of SF
New Supply	141.1	13.9	136.1	thousands of SF
Net Absorption	456.1	68.4	135.4	thousands of SF
Overall Vacancy	4.1%	3.4%	3.4%	
Under Construction	435.6	618.8	545.9	thousands of SF
Leasing Rates (NNN)	\$27.11/sf	\$29.10/sf	\$30.40/sf	(NNN)

Based on continued interest from new-to-market retailers wanting to open flagship locations in South Florida, its expected that the 545,900 square feet currently under construction will get absorbed quickly upon completion.

Significant leasing activity was seen throughout the first quarter of 2023 with the largest lease of the quarter being SkyZone signing a new 27,000 square foot lease at Catalina Centre. True Treasures Consigned Furniture & Home Décor signed a 12,000 square foot lease at PGA Professional and Design Center in North Palm Beach. TRX, a fitness company, also signed a new lease for 11,762 square feet of office and gym space, moving their headquarters from San Francisco to Delray Beach, one of many retailers opening a flagship location in South Florida.

In the first quarter of 2023, retail sales continued to trade in Palm Beach County. The largest purchase of the quarter was the Shoppes at Golf, which sold to Boynton Trail Shopping Center for \$41,000,000 or \$524 per square foot. A five-property portfolio of the Leviathan Buildings purchased Soloviev Group in Delray Beach submarket of \$32,000,000 and the purchase of Walgreens in Palm Springs/Lake Worth for \$6,200,000 or \$447 per square foot.

With retail supply dwindling amidst heavy demand, South Florida retail landlords have picked up on the trend of "rightsizing by resizing stores". This concept has gained attention of big retailers who are creating innovative ways to expand their reach to consumers, through down-sized, small format, brick and mortar stores. With 37 percent more on-line shoppers in 2022 than in 2021, retailers are starting to lean on in-person shopping experiences, such as using storefronts to serve as hubs of digital fulfillment, in order to continue to draw in crowds. Other benefits include the ability to experiment with new brand concepts, encourage impulse purchases and increase cost efficiencies with smaller footprints. Most of the storefront players are big-box retailers include Target, Green wise by Publix, Market by Macy's and Bloomies by Bloomingdales. This trend is expected to continue through 2023 and beyond, as economic uncertainty will continue to push retailers into cost effective, consumer focused, ways to draw in more customers. As such, landlords are breaking down big box floorplans into smaller footprints to accommodate the demand.

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Submarket Boca Raton E		Inventory (SF) 2,814,457	6.3%	Net Absorption (2,798)	Rent (NNN) \$33.19/sf
Delray Beach	172	6,580,632	3.4%	(12,047)	\$31.55/sf
N Palm Beach	198	9,271,980	3.4%	(16,571)	\$36.48/sf
Palm Beach	27	767,862	3.7%	2,988	\$77.22/sf
WPB CBD	38	1,731,549	.6%	5,750	\$48.86/sf
Suburban					
Boca Raton N	13	436,437	.4%	(1,950)	\$45.00/sf
Boca Raton W	97	5,726,750	1.8%	(9,016)	\$39.78/sf
Boyn/Lantana	189	9,221,439	3.4%	(7,920)	\$23.86/sf
Jupiter	96	3,788,186	2.1%	70,676	\$25.60/sf
PB County	76	3,208,748	3.3%	51,685	\$27.16/sf
PSprings/LW	38	1,729,653	3.0%	(2,840)	\$20.75/sf
RPB/Welling	110	7,130,142	5.6%	(31,078)	\$26.18/sf
West Palm B	295	12,878,943	3.3%	88,496	\$26.57/sf

#### Outlook.

Retail real estate's post-pandemic revival has held up firmly despite unease about a potential recession, high inflation and interest rates, and broader financial market volitivity. Near-term challenges have not yet deterred retailers from seeking out the value that physical retail locations provide in terms of profitability and customer acquisition over the long term.

No two recessions are the same, and a potential downturn in 2023 would have very different implications for retail real estate compared to past cycles. For example, household debt burdens, as a share of income, are about 20% below where they were prior to the global financial crises in 2007, meaning that a widespread consumer crisis is unlikely. Retailers' financial health is also in a better position, as we saw many troubled brands restructure prior and during the pandemic. Additionally, the rapid rise of e-commerce that disrupted retail CRE from 2010-2019 has become a more integrated part of retailer's sales strategies, so the threat to store demand is significantly lower. Despite the uncertain economic climate, retail is at low risk of major disruption over the next few years.

#### LAKE PARK COMPREHENSIVE PLAN

Ensure that the historic small-town character of Lake Park is maintained, while fostering development and redevelopment that is compatible with and improves existing neighborhoods and commercial areas. The Town shall maintain and seek opportunities to improve its ability to provide: (1) a full range of municipal services; (2) diversity of housing alternatives consistent with existing residential neighborhoods; (3) commercial, industrial and mixed-use development opportunities that will further the achievement of economic development goals; and (4) a variety of recreational activities and community facilities oriented to serving the needs and desires of the Town. Various land use activities, consistent with these Town character parameters, will be located to maximize the potential for economic benefit and the enjoyment of natural and man-made resources by residents and property owners, while minimizing potential threats to health, safety and welfare posed by hazards, nuisances, incompatibles land uses and environmental degradation.

Future growth and development shall be managed through the Future Land Use Plan Map and Comprehensive Plan, as implemented by land development regulations which: (1) coordinate future land uses with appropriate topography, soil conditions and the availability of facilities and services; (2) encourage the prevention, elimination or reduction of uses inconsistent with the Town goal statement and future land use plan; and (3) encourage redevelopment, renewal or renovation that maintains or improves existing neighborhoods and commercial areas; (4) facilitate the achievement of economic development, historic preservation, resource preservation, and other key goals; and (5) discourage the proliferation of urban sprawl. New, revised, or redeveloped uses of land shall be consistent with the designations shown on the Future Land Use Map (FLUM).

The achievement of the maximum density or intensity on a development or redevelopment site, and all development and redevelopment approvals, shall be contingent upon, and limited by, the provision of data and analysis that demonstrates the ability to meet adopted Level of Service Standards in the short term (five-year) planning horizon. Improvements necessary to achieve the Level of Service Standard as a result of development or redevelopment must be programmed in the Five-Year Capital improvements schedule as condition for the development approval. It is the Town's intent to promote development and redevelopment in accordance with the Future Land Use Plan Map over a 20-year long-range planning period, and only to permit development or redevelopment when services are in place or planned to meet the increased demand, in accordance with the concurrency management system.

Concurrency, site constraints, and other factors will ensure that redevelopment happens in a deliberate and controlled manner and may inhibit the developers' ability to achieve maximum build-out.

#### New Development in Lake Park

Boaters at the Lake Park Marina see a significant change to the small-scale neighborhood as the town pushes for more development along U.S. 1. The project's name is Nautilus 220, and the town hopes the \$180 million development will jumpstart its vision for what its waterfront will be one day: an area with restaurants, shops and sky-scraping luxury condos walkable from the town's neighborhoods.

Anyone driving north on U.S. 1 today will see Nautilus 220 at Cypress and Lake Shore drives, just west of the town marina. The project sits opposite strip malls that give way to seven blocks of single-family homes to the west of U.S. 1.

A gas station, St. Mark's Thrift Store and a Dunkin' will one day be the immediate neighborhood where residents of the 330 luxury condos next door will walk their dogs when the development opens in late 2023.

Lake Park changed master plan, zoning code to allow for towers

The project signals a new vision for Lake Park's waterfront. It's one that Community Development Director Nadia DiTommaso said the town negotiated with developers in order to achieve.

Lake Park amended its comprehensive plan, which previously didn't allow for buildings taller than eight stories, in order to pave the way for Nautilus 220. It made changes in its zoning code and allowed new levels of density for the project.

Nautilus 220 promises \$2 million in property taxes each year, a contribution that will make up 16% of the town's current annual budget of \$12 million.

Money has already begun to flow in from the project. Boca Raton-based Forest Development paid the town \$1.8 million to go toward public improvements just days after its site plan was submitted, DiTommaso said. Nautilus 220 will be the firm's first development in Palm Beach County, said Peter Baytarian, Forest Development's managing partner.

O'Rourke said that money will pay for improvements at the public parks around town, including those such as Bert Bostrom Park that are far from the project site and in neighborhoods where a majority of the town's Black and Hispanic residents live.

"Those are huge numbers for a small town like ours," O'Rourke said. "This gives us the opportunity to work to make that area a real part of our community and have them share in all the benefits."

Developers also will pay \$2.1 million in permitting fees to the town, which O'Rourke said will fund new programs and services the town couldn't afford to put on in the past, such as youth activities, park developments and a potential workforce housing program.

Besides taxes, business leaders are taking notice of the development and what it means for jobs in Lake Park. "With an estimated \$750 million in economic impact for our northern region, including the creation of 1,850+ direct and indirect jobs, we believe Nautilus 220 will be a transformational development for the Town of Lake Park and Palm Beach North as a whole," Noel Martinez, CEO of the Palm Beach North Chamber of Commerce, said in a written statement about the project.

At the same time, the project represents a stark departure from the quiet, small-town-feel Lake Park has long enjoyed. "People have mixed feelings about the development," DiTommaso said. "They want to make sure that the small-town character and feel is retained over time."

Nautilus 220 will cast shadows over homes to its west in the morning and at the Lake Park Marina in the evening. The building will have condos that range from one to four bedrooms that are estimated to cost between \$600,000 and \$3 million.

The top penthouse units will have private terraces and plunge pools — small pools equipped with motors so swimmers can work against moving water. Baytarian said a penthouse unit sold for just under \$4 million, and he said a majority of pre-construction buyers are coming from New York, New Jersey and the Boston area.

The building will be the tallest development in Lake Park, but it will mirror tall condo developments across the Intracoastal Waterway on Singer Island. Tiara Condominiums, a 42-floor building, and Eastpointe 1, which has 22 floors, are among two dozen buildings that will dot the horizon from the balconies at Nautilus 220.

The collapse of Champlain Towers South in Surfside has government officials across South Florida discussing the safety of high-rise condominium buildings, especially those like Nautilus 220 that are near the water and that could be vulnerable to storms and other weather conditions.

As the new investment comes in, boaters may struggle to recognize the small-scale neighborhood around the marina, where some of them have been docking since the mid-1950s.

O'Rourke said Nautilus' location is important because it "holds in place the history" of Lake Park by not displacing entire neighborhoods. "This is a change in what the town had been used to, but it

all takes place in commercial areas and it doesn't really disturb the residential areas of our town," he said.

Forest Development planned to buy two residential properties and four commercial properties to make way for the project.

A New mixed-use development along Park Avenue and a portion of 10<sup>th</sup> Street is noted within Municode and explains alternatives to the small commercial development already in this area. There is some interest in this development as one project on the corner of 10<sup>th</sup> and Park is under review in the Planning Department according to Anders, Planner of Lake Park. Detailed explanation of the mixed-use development can be found in Municode.

#### LAKE PARK DEMOGRAPHICS

Originally incorporated in 1923 as Kelsey City, the city was renamed in 1939 to the Town of Lake Park. The Town of Lake Park is a political subdivision of the State of Florida with a population of 8,505 residents (U.S. Census Bureau, 2018 estimate), ideally located in the southeastern part of the State on the Atlantic Intracoastal Waterway. The Town is primarily residential but has several types of light industry, commercial and retail businesses and shopping centers.

The Town of Lake Park operates under a commission-manager form of government. Policymaking and legislative authority are vested in a governing commission consisting of the Mayor, Vice-Mayor and three Commissioners. The governing body is responsible for, among other things, passing ordinances, adopting the budget, appointing committees, and hiring both the Town Manager and Town Attorney. The Town Manager serves as the Chief Administrative Officer for the Town and is responsible for day-to-day operations, including the hiring, discipline, and firing of all town employees.

In 2008, the Department of Justice of the United States filed a civil action against the Town alleging that the then current at-large method of electing the Commissioners for the Town, enhanced by the use of staggered terms and designated posts, resulted in black citizens of the Town having less opportunity than white citizens to participate in the political process and elect candidates of choice in violation of Section 2 of the Voting Rights Act of 1965.

Subsequent to the end of Fiscal Year 2009, as a result of the Department of Justice Consent Decree with the Town, which requires that the Town change the manner in which candidates for Commission seats are elected by imposing a method known as "Limited Voting", an ordinance was adopted to amend the Charter to reflect this change. The seat of Mayor is elected in one election year and the four remaining commissioners are elected in the next election year, with no election occurring in the third year. The Mayor and Commission members are elected on a non-partisan basis. There are no term limits for elected officials.

The Town of Lake Park provides a full range of services, including building inspections, code enforcement, residential and commercial sanitation service, a public library, recreation and cultural events. Police and fire protection are contracted through Palm Beach County. Water and sewer service is provided through the Seacoast Utility Authority.

The Town's financial statements also include the Lake Park Community Redevelopment Agency (CRA); a dependent special district established by the Town, under authority granted by Florida Statute 163, Section III. The Town is financially accountable for the CRA which is included in the Town's financial statements as a blended component unit reported in a governmental (special revenue) fund, the CRA Fund.

The Town is required by State law to adopt an annual budget for the general fund. The annual budget serves as the foundation for the Town's financial planning and control. The budget is prepared by fund, function (e.g., public safety) and department (e.g., police). The Town Manager may transfer resources within a department or fund up to \$10,000. Budgetary transfers require the approval of the Town Commission for any of the following: transfers above \$10,000, transfers between funds, transfers from Unassigned Fund Balance, or transfers from the Town's Contingency Account.

#### LOCAL ECONOMY

The Town's economic growth continues to be stable over the last few years. Property values increased dramatically throughout Palm Beach County and the Town of Lake Park between the years of 2021 through 2023. The taxable value of property within the Town decreased 6.3% in 2009, mainly due to the passage of Amendment One (Property Tax Reform), an additional 15.6% in 2010 due to the economic downturn, and values dropped an additional 18.3% in 2011, and 5.5% in 2012. The taxable value has recovered 3.90% in 2013, 7.1% in 2014, 9.1% in 2015, 10.1% in 2016, 8.6% in 2017, 6.14% in 2018, 8.6% in 2019, 7.3% in 2020 and 5.79% in 2021. The relationship of commercial assessments compared to residential assessment has historically been around 50/50, but with the decline in the housing market, this relationship has shifted to approximately 54/46. The Town is experiencing the buildout of some of the remaining vacant parcels but does not anticipate any significant changes in the type of development that will occur. It is anticipated that redevelopment and reuse of existing structures will eventually take place and that the Town will continue to diversify is tax base. The decline in both commercial and residential assessments appear to have been reversed.

The Town continues to look for ways to provide essential services to the public in the most cost efficient, effective way without the health, safety and welfare of the community being compromised. The use of one-time sources of revenue for recurring expenditures is not an option given the modest level of reserves and the threat of hurricanes an annual possibility. Alternative sources of revenue and possibly increased fees will be explored for future budgets.

With the arrival of Covid in March of 2020, the Town became adept at changing the way it conducted day to day business to cope with the restrictions, quarantine notices and business closures that occurred. Staff from all departments and funds stepped up to the challenge and continued to provide quality service to the Town's residents.

The Community Redevelopment Agency (CRA) purchased commercial property in 2008, located at 800 Park Avenue, was refurbished and was used as an art studio and gallery for a period in 2010 and 2011. In 2012 the building was leased to The Artists of the Palm Beaches who are to provide free

classes, have monthly exhibits, and use the building as the group's base of operations. Currently, the building is now operating as the Recreation Center for the Town of Lake Park. The building will host various recreation programs including summer camp. Improvements have continued for the downtown alleyways; in 2012 completing the alleyway between 7th and 8th streets south of Park Avenue. There are several incentives included in the CRA Plan including; *façade improvement grants* and limited business development loan programs that continues to be in place. These incentives may be utilized in the future to encourage development of the downtown business district located within the CRA boundaries.

LAKE PARK DEMOGRAPHICS	0.004
Population Estimates, July 1, 2022, (V2022)	8,981
Population estimates base, April 1, 2020, (V2022)	9,070
Population, percent change - April 1, 2020 to July 1, 2022	-1.0%
Population, Census, April 1, 2020	9,047
Population, Census, April 1, 2010	8,155
Age and Sex	
Persons under 5 years, percent	8.0%
Persons under 18 years, percent	28.1%
Persons 65 years and over, percent	13.9%
Female persons, percent	56.7%
Race and Hispanic Origin	
White alone, percent	31.9%
Black or African American alone, percent(a)	54.6%
American Indian and Alaska Native alone, percent(a)	0.0%
Asian alone, percent(a)	0.4%
Native Hawaiian and Other Pacific Islander alone, percent(a)	0.0%
Two or More Races, percent	12.2%
Hispanic or Latino, percent(b)	12.9%
White alone, not Hispanic or Latino, percent	25.9%
write alone, not ruspaine of Latino, percent	∠J.7 /0

LAKE PARK DEMOGRAPHICS  Population Characteristics	
Veterans, 2017-2021	161
Foreign born persons, percent, 2017-2021	24.7%
Totalgh both persons, percent, 2017-2021	24.770
Housing	
Housing units, July 1, 2022,	
Owner-occupied housing unit rate, 2017-2021	47.6%
Median value of owner-occupied housing units, 2017-2021	\$264,800
Median selected monthly owner costs -with a mortgage, 2017-2021	\$1,642
Median selected monthly owner costs -without a mortgage	\$555
Median gross rent, 2017-2021	\$1,207
Families de Lining Amangaments	
Families & Living Arrangements Households, 2017-2021	2,944
Persons per household, 2017-2021	3.04
Language other than English spoken at home	31.2%
Computer and Internet Use	
Households with a computer, percent, 2017-2022	95.1%
Households with a broadband Internet subscription 2017-2022	90.8%
Education  Link spherel analysis on higher paragent of paragens are 25 years.	84.9%
High school graduate or higher, percent of persons age 25 years+ Bachelor's degree or higher, percent of persons age 25 years+`	29.0%
bachelor's degree of higher, percent of persons age 25 years	27.070
Health	
With a disability, under age 65 years, percent, 2017-2021	3.8%
Persons without health insurance, under age 65 years, percent	20.8%
Economy	=0 /
In civilian labor force, total, percent of population age 16 years	66.7%
In civilian labor force, female, percent of population age 16 years	65.3%
Total accommodation and food services sales, (\$1,000)(c)	31,645
Total health care and social assistance receipts/revenue, (\$1,000)(c) Total transportation and warehousing receipts/revenue, (\$1,000)(c)	20,385 5,899
Total retail sales, (\$1,000)(c)	686,358
Total retail sales, (\$\pi\$,000)(c)  Total retail sales per capita, 2017(c)	\$80,417
	11 ~ ~ , • • • •

22.2
660,632
25,015
5.2%
161
275
355
866
,339.1
3,749.0
2.09
2.18
1 3 3

#### SHIFTING DEMOGRAPHICS

There has been a significant shift in demographics over the last couple of years in South Florida. Despite the influx of new companies moving into the market and in-migration numbers being strong, the net population growth of Miami-Dade and Broward Counties is less striking. However, Palm Beach County continues to see significant increases. Over recent years, multiple firms from larger cities have been drawn to South Florida for the lenient tax structure and lower cost of office rents. In many cases, this has caused corporate branches (including higher earning executives) to relocate. Another dynamic within the region is a migration north, to Palm Beach County, where more affordable residential developments are growing and the office market is strengthening.

SUBJECT SITE ANALYSIS

 Tax Parcel
 Lot Size Sf

 36-43-42-20-06-001-0010
 2.2886 acres

99,691 square feet

**TAXES** 

 Tax Parcel
 Total Assessed Value
 Taxes

 36-43-42-20-06-001-0010
 2,394,577
 \$53,556

Size and Shape

The subject's lot is an irregularly shaped lot and contains a total of

99,961 square feet.

Location and Accessibility: The subject is located on 10<sup>th</sup> Street, a four-lane median divided

street which runs parallel to Old Dixie Highway. Location is considered good with ease of accessibility from 10<sup>th</sup> Street to the

subject parcel.

Topography: The subject sits above road grade and is level in topography.

Easements and

Encroachments: There does not appear to be any encroachments on the subject

according to the survey furnished to the appraiser. Typical utility

easements are noted.

Environmental Concerns: The appraiser is unaware of any environmental issues with the

subject property. Should there be any issues such as mold, asbestos, or other environmental issues, this may or may not affect the value

herein.

Utilities: The subject is supplied with city water and city sewer by Seacoast

Utility Authority. Electricity is provided by FPL and

communications are provided by AT&T/Bell South or other private contractors. All other municipal services are also available

to the site including police and fire protection.

Zoning: "C2"- Business District

Land Use: Commercial

#### **SUBJECT**

#### REAL ESTATE ASSESSMENTS & TAXES

36-43-42-20-06-001-0010

Tax Year	Assessed Value	Real Estate Taxes	Change y-t-y
2022	\$2,394,577	\$53,556	11.6%
2021	\$1,500,000	\$47,968	2.6%
2020	\$1,450,000	\$46,752	

#### SUBJECT- BUILDING IMPROVEMENTS

Building Size: The subject is improved with a 26,182 square foot concrete block retail

shopping center that was built in 1963 and renovated from 2019 through 2023. The subject building is in very good condition and of above average

quality construction.

Effective Age: 25 years
Actual Age: 60 years
Remaining Economic Life: 35 years

Retail: There are six retail units within this retail building. Please see the sketch on the

following pages. The retails spaces are improved with acoustical drop

ceilings/exposed metal support beams with drywall walls. Flooring is tile/vinyl

flooring.

Air

Conditioning: The subject is cooled by central air conditioning units. The air conditioning was

in very good condition at the time of the inspection.

Foundation: Concrete slab.

Roof: The subject is improved with a flat bitumen roof which appears to be in very

good condition as it was replaced a few years ago. No apparent leaks were

noted at the time of the inspection.

Doors: Entrance doors to the office are glass doors throughout the building.

Windows: Tempered Glass

Please see the photographs on the following pages for a detailed view of the exterior and interior of the subject building.





FRONT OF SUBJECT

REAR OF SUBJECT





REAR/SIDE OF SUBJECT

REAR/SIDE OF SUBJECT





REAR OF SUBJECT

REAR OF SUBJECT





REAR OF SUBJECT

REAR/SIDE OF SUBJECT





FRONT/SIDE OF SUBJECT

PARKING LOT





FRONT OF SUBJECT

FRONT OF SUBJECT



28



UNIT 1 UNIT 1





UNIT 2 UNIT 2





UNIT 2 UNIT 2





UNIT 3 UNIT 3





UNIT 3 UNIT 3





UNIT 4 UNIT 4





UNIT 4- BREW MAKING EQUIPMENT-PERSONAL PROPERTY





UNIT 5 UNIT 5



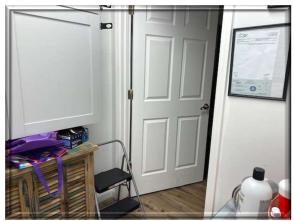


UNIT 5 UNIT 5





UNIT 6 UNIT 6





UNIT 6 UNIT 6

THE PHOTOS ARE REPRESENTATIVE OF THE ENTIRE OFFICE BUILDING

#### SEC. 78-72. - C-2 BUSINESS DISTRICTS.

#### WITHIN C-2 BUSINESS DISTRICTS, THE FOLLOWING REGULATIONS SHALL APPLY:

#### (1) Uses permitted.

Within C-2 business districts, no building, structure or land shall be used and no building shall be erected, structurally altered or enlarged, unless otherwise permitted by these regulations, except for the following uses:

- a. Appliance stores, including radio and television services.
- b. Bakeries having not more than five employees.
- c. Bakeries the products of which are sold at retail but not produced on the premises.
- d. Banks.
- e. Barbershops, beauty shops, chiropodists and masseurs.
- f. Grocery stores, specialty, at least 2,000 square feet and not more than 10,000 square feet with at least 50 percent of the sales area, including shelving, containing foods of a specialty or ethnic nature and otherwise subject to the requirements of section 78-70(r).
- g. Clubs for social, recreational, fraternal or benevolent purposes.
- h. Fertilizer, stored and sold at retail only.
- i. Ice delivery stations.
- j. Laundry-pickup stations.
- k. Offices, business and professional.
- 1. Outdoor miniature golf courses, all objects limited to eight feet in height and the building or premises is located not less than 500 feet from the premises of an existing nursery school, elementary school or high school.
- m. Restaurants.
- n. Shops, including shops for making articles without use of machinery, to be sold, at retail on the premises.
- o. Theatres.
- p. No residences, dwellings or living quarters shall be permitted in C-2 business districts.
- q. Transient residential use.

#### (2) Special exception uses permitted.

Within the C-2 business district, no building, structure or land shall be used, and no building shall be erected, structurally altered or enlarged for the following uses unless a special exception has been approved by the town commission, pursuant to section 78-184 and the standards set forth herein:

- a. Boats and marine engines. Sales, service and installation thereof in an enclosed building.
- b. Building supplies/garden center, retail and wholesale outlets.
- c. Bus stations.
- d. Electric substations.
- e. Garages.
- f. Gasoline and other motor-fuel stations.
- g. Hospitals, sanitariums and medical clinics.
- h. Laundries, dry cleaning and dyeing establishments.
- i. Mortuaries.
- j. Motor vehicle sales on property on which a permanent building is erected, shall mean the area where buildings are used in connection with the sale or lease of motor vehicles and the areas where motor vehicles are displayed for lease or
- k. Printing and publishing plants.
- 1. Planned unit developments.
- m. Railroad passenger station.
- n. Storage warehouses.

The town commission may permit special exception uses in the C-2 zoning district provided the town commission determines that the proposed use meets the special exception zoning criteria established in this chapter and is consistent with the goals, objectives and policies of the town's comprehensive plan. In order to ensure that the special exception use is consistent with and implements good zoning practices and the goals, objectives and policies of the town's comprehensive plan. The town commission may impose conditions upon the approval of a special exception use,

including, but not limited to, conditions which require an applicant to exceed standards which have been adopted pursuant to the town's land development regulations.

- o. Brewpub. Is an establishment that manufactures and sells beer products in conjunction with a restaurant that acts as the primary use. A brewpub may only be located within the boundaries of the town's community redevelopment area. In addition to meeting the land development regulations established for the use of restaurant in the appropriate zoning district, a brewpub shall comply with the following:
- 1. Revenue from food sales shall constitute more than 50 percent of the total business revenues;
- 2. No more than 50 percent of the total gross floor area of the establishment shall be used to brew beer including, but not limited to, the brewing house, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
- 3. Where permitted by local ordinance, state and federal law, retail carryout sale of beer produced on the premises is permitted provided the product is sealed in a growler or crowler holding no more than a U.S. gallon (3,785 ml/128 US fluid ounces);
- 4. Brewpubs shall produce no more than 15,000 barrels (465,000 US gallons/17,602.16 hectoliters) of beer per year and may sell beer in keg containers larger than a U.S. gallon (3,785 ml/128 US fluid ounces) for the following purposes and in the following amounts:
- (a)An unlimited number of kegs for special events, the primary purpose of which is the exposition of beers brewed by brewpubs, which may include the participation several brewers;
- (b)An unlimited number of kegs for town co-sponsored events where the purpose of the event is not for commercial profit and where the beer is not wholesaled to the event co-sponsors but is instead, dispensed by employees of the brewpub.
- 5. All mechanical equipment visible from public streets, or rights-of-way, an adjacent residential use or residential zoning district shall be screened such that they are not visible using architectural features which are consistent with the principal structure:
- 6. Access and loading bays shall not face toward any street, excluding alleys;
- 7. Access and loading bays facing an adjacent residential use or residential zoning district, shall have the doors closed at all times, except during the movement of raw materials used for brewing, and finished products into and out of the building;
- 8. Service trucks for the purpose of loading and unloading materials and equipment are prohibited between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday and between 11:00 a.m. and 7:00 p.m. on Sundays and national holidays;
- 9. No outdoor storage of materials, supplies, portable storage units, cargo containers and/or permanent parking of tractor trailers is permitted.
- p. Microbrewery. Is an establishment that manufactures and sells beer products in conjunction with an accessory use such as a restaurant, tasting room, or other retail sales. A microbrewery may only be located within the boundaries of the town's community redevelopment area. In addition to meeting the land development regulations for the use of restaurant, tasting room, or retail use types in the appropriate zoning district, a microbrewery shall comply with the following:
- 1. The microbrewery shall produce no more than 15,000 barrels (465,000 US gallons/17,602.16 hectoliters) of beer per year;
- 2. This use shall be permitted only in conjunction with the use of restaurant, tasting room or other retail sales and service:
- (a) No more than 75 percent of the total gross floor space of the establishment shall be used to brew beer including, but not limited to, the brewing house, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
- (b) The façade of an interior accessory use(s) (examples listed hereinabove) shall be oriented toward the street, and, if located in a shopping center, to spaces of public access;
- (c) Pedestrian connections shall be provided between public sidewalks and the primary entrance(s) to any accessory use(s).

- 3. All mechanical equipment visible from the street, or public right-of-way, an adjacent residential use or residential zoning district shall be screened using architectural features consistent with the principal structure;
  - 4. Access and loading bays shall not be located along primary facades.
- 5. Access and loading bays facing any street, adjacent residential use or residential zoning district, shall have the doors closed at all times, except during the movement of raw materials used for brewing, and finished products into and out of the building;
- 6. Service trucks for the purpose of loading and unloading materials and equipment are prohibited between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday and between 11:00 a.m. and 7:00 p.m. on Sundays and national holidays;
- 7. No outdoor storage of portable storage units, cargo containers, or permanent parking of tractor trailers, is permitted except spent or used grain may be stored outdoors for more than 24 hours consecutively. The temporary storage area of spent or used grain shall be:
  - (a) Designated on the approved plan that identifies the outdoor areas;
  - (b) Permitted within the interior side or rear yard or within the minimum building setbacks;
  - (c) Prohibited within any yard directly abutting a residential use or a residential zoning district;
- (d) Fully enclosed within a suitable container, secured and screened behind a solid, opaque fence or wall measuring a minimum five feet in height.
- q. Brewery—Regional (small) and large brewery. Is an establishment that manufactures beer products. A brewery may only be located within the boundaries of the town's community redevelopment area. Regional (small) and large breweries shall comply with the microbrewery standards herein, but shall be permitted to occupy 100 percent of the total gross floor space of the establishment. A public viewing area shall be made available and opened during certain hours.
- (3) Building height limit. No building or structure shall exceed two stories or 30 feet in height and the minimum external height shall not be less than 13 feet. The minimum internal height from floor to ceiling shall be eight feet. No dwelling structure shall exceed two stories or 30 feet in height.
- (4) Building site area. The minimum width and length of any store building shall be 25 feet.
- (5) Minimum floor area. For dwelling structures, the following restrictions shall apply:
- a. The minimum required first floor area of a single-family dwelling structure shall be 1,000 square feet, exclusive of carport, garage, unenclosed terraces and porches. Where a carport or garage is attached to the structure, the required first floor area may be reduced to 900 square feet. The minimum required first floor area of a two-family dwelling structure (duplex) shall be 1,400 square feet, exclusive of carports, garages, unenclosed terraces and porches, with each unit 700 square feet. A one-bedroom unit of not less than 580 square feet may be built together with a second unit of not less than 820 square feet.
- b. Where a utility or storage room is constructed and finished in a like manner and type of construction as the balance of the living quarters and has direct entrance and access to the living quarters, such utility room may be considered a part of the living quarters
- c. For structures of more than two dwelling units, the minimum required floor area shall have an additional 580 square feet for each dwelling unit in excess of two, added to the base of 1,400 square feet.
- d. The minimum required first floor area of a business or commercial structure shall be 1,200 square feet and in no event less than 25 feet in depth.
- (6) Yard regulations.
- a. Front yard. There shall be a front yard of not less than 25 feet measured from the street or highway or highway right-of-way line to the front wall of the building or structure. On "thru" lots having frontages on two streets, the required front yard shall be provided on both streets.
- b. Side yard. On a corner lot, there shall be a side yard of not less than 15 feet from the property line of the intersecting streets. However, there shall be a rear yard of not less than five feet on all property lying east of the Florida East Coast Railroad right-of-way and west of 10th Court between North Lake Boulevard and Northern Drive.
- c. Rear yard. There shall be a rear yard of not less than 15 feet, except where there is an existing dedicated alleyway adjacent to the rear lot line, the rear yard shall be not less than five feet.
- (7) Off-street parking. See section 78-142 for off-street parking regulations.

- (8) Special exception subject to commission approval. The commission may permit the use of a premises in the C-2 zoning district as an educational facility, by approval of a special exception therefor, provided the town commission determines as a fact, after review of the application and plans submitted therewith, that the proposed use or uses are consistent with good zoning practice and are not contrary to the policies of the town comprehensive plan, and that the conditions and requirements enumerated below have been met:
- a. The site must comply with all applicable regulations of this Code, including, but not limited to, this chapter, including parking regulations and landscaping requirements and this subpart B, land development regulations.
  - b. No outdoor instruction or recreational activities will be permitted on the site.
- c. Enrollment shall not exceed a limit which is mutually agreed upon by the owner of the premises and the community development director; such limit to be established so as to avoid congestion and adverse impact on adjacent and nearby properties, with special consideration to properties located within 300 feet of the site.
  - d. The facility is in compliance with all laws and regulations governing educational facilities.
- e. The owners of all properties within 300 feet have had an opportunity to provide comment regarding the appropriateness of the intended use in light of the general business/office character of the district.
- f. The application for special exception hereunder has fulfilled the requirements of the community development director and has been reviewed by the planning and zoning board. (Code 1966, § 45-37; Ord. No. 32-1967, § II, 6-19-1967; Ord. No. 10-1984, § 1, 8-1-1984; Ord. No. 7-1992, § XI, 8-5-1992; Ord. No. 14-1995, § I, 8-15-1995; Ord. No. 25-2001, § 1, 1-2-2002; Ord. No. 23-2002, § 1, 9-18-2002; Code 1978, § 32-52; Ord. No. 1-2005, § 2, 4-20-2005; Ord. No. 12-2009, § 3, 9-16-2009; Ord. No. 05-2017, § 12, 6-7-2017; Ord. No. 02-2018, § 3, 1-17-2018; Ord. No. 02-2019, § 2, 4-17-2019)

#### PADD Sub-District Regulating Plan

As illustrated in Municode, the PADD is divided into two sub-districts: the Core Sub-District and the Outer Sub-District. Within the Core Sub-District, see the property development regulations within Table 78-70-2. The subject is located within the Core Sub-District as per the map. Within the Outer Sub-District, see the property development regulations within Table 78-70-3.

#### Table 78-70-2 - CORE Sub-District Regulations

Building Height (Maximum) 12 stories (160 feet).

See 78-70(b)(7)b.3. for an additional height waiver for structured parking.

Story Height Maximum 12 feet per story, 20 feet maximum for ground floor,

and top floor or middle floor

Minimum Building Height New development shall have a minimum building height of two stories.

Building Coverage 90% maximum Front Setback 15 feet (Maximum)

Side Setback (Interior) 15 feet when adjacent to existing buildings

Side Street Setback None Rear Setback None

Parking Standards Parking shall be located at the rear of the site

Sidewalk Width (Minimum) 10 feet

Lot Size 1 acre (minimum, or Outer Sub-District Regulations shall apply)

Density Maximum density shall be 48 dwelling units per acre.

The Town Commission may approve a project in excess of 48 units provided that the average density for the entire contiguous Downtown Future Land Use area does not exceed 48 du/acre and the Town Commission finds it in keeping with the purpose and intent established for the PADD.

#### HIGHEST AND BEST USE

Highest and Best Use is defined by The Appraisal Institute in the publication Real Estate Appraisal Terminology as follows:

Highest and Best Use: That reasonable and probable use that will support the present value as of the effective date of the appraisal. Alternatively, that use, from among the reasonable, probable, and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which results in the highest land value.

As Though

Vacant

Legally Permissible

The subject property is zoned, "C-2", Business District. The land has development requirements based upon its zoning, see above. The subject is located within a commercially zoned area and a commercial use (retail use) appears to be a legally permissible use of the property. No legal restrictions such as easements or deed covenants are noted which would impair the development of the subject property.

#### Physically Possible

The subject size was relied upon the Palm Beach County Property Appraisers Website and a survey. The subject property contains 2.2886 acres of land +/- or 99,691 square feet.

There is ample amount of land on the site to develop most commercial uses.

#### Financially Feasible

The subject's neighborhood along this strip of 10<sup>th</sup> Street in Lake Park, Florida. This street contains numerous shopping centers, retail/office use and restaurants. It appears that most commercial uses would be financially feasible, due to its location and visibility to the public.

#### Maximally Productive

Based upon the legally permissible, physically possible, and financially feasible the maximally productive use of the subject property would be a commercial use.

#### HIGHEST AND BEST USE AS THOUGH IMPROVED

#### Legally Permissible

According to the Zoning Codes, the use of the property as a retail shopping center is a permissible use. The subject has been used for this purpose since 1963. Please see the zoning requirements.

#### Physically Possible

The subject property has been used as a retail use since 1963 and has been renovated through the years. This building conforms to today's building and zoning requirements, except for the maximum lot coverage. Below are the minimum/maximum requirements of CPD PUD

Minimum/Maximum Restrictions	Code	Existing
Minimum Side Yard	15 feet	15 feet/60 feet
Minimum Rear Yard	15 feet	16 feet
Minimum Front Yard	25 feet	110 feet

#### Financially Feasible

The property has been used as a retail building for the last sixty years. It is presently designed for that purpose with a plethora of office rooms/retail space and support areas. The design is appealing and the layout of the rooms is well-planned. The demand for retail space is considered to be desirable. The financially feasibility of the subject as improved appears to be a retail use.

#### Maximally Productive Use

The subject is in very good condition and of above average quality construction materials. The layout and design for the building is functional and well-planned for a retail use. Based upon the above noted criteria, the highest and best use of the property is its continued use as a retail building.

#### SALES COMPARISON APPROACH

The Sales Comparison Approach is an appraisal technique that compares similar properties that have recently sold. The sales are compared to the subject property and adjusted for any dissimilarity. The principle behind the sales comparison approach is a buyer will not pay more than what similar properties in the area are selling for. This approach is most reliable when there are adequate data available.

A comprehensive search was conducted in the subject market area for recent sales of similarly improved properties considered comparable to the subject, which have sold within the past few years. The appraiser was able to locate five similar properties from the Lake Park Downtown area.

#### **Adjustments**

Date of Sale: Based upon the observation and analysis of the comparable sales, the sales prices have increased over the last year. Albeit the market appears to be appreciating, there was not enough sales in this price range to perform a reliable time adjustment.

Location: Most of the sales are located in similar locations and thus no adjustment was made to the location.

Quality: All of the sales were built of concrete block construction. Some adjustments were made for quality of construction. Retail buildings with higher-end materials often sell for a premium. There are no items of immediate repair which were adjusted after the adjusted sale price. The proposed renovations to the subject will be discusses in the "as completed" section of this appraisal.

Age/Condition: The sales were built at various times and are in various states of condition. The appraiser adjusted the sales for age/condition on a quantitative basis primarily on age differences.

#### RECONCILIATION

After making the proper adjustments to the sales, most weight was placed on Sales #2 and #4 which required the least percentage of gross adjustments. The value via the Sales Comparison Approach is \$4,720,000.

#### Description of the Improved Sales

Improved Sale #1 is located at 1220 10<sup>th</sup> Street in Lake Park, Florida. This property contained a 19,866 square foot retail/office/warehouse building that was built in 1967 and renovated in 2010. The property sits on 2.7755 acres of land and sits on the same side of the road as the subject and backs up to the railroad line. The property sold for \$4,500,000 in June 2022 and was recorded in Official Records Book 33644, Page 01964. This property sold from 1220 Lake Park Partners LLC to JS 1220 10<sup>th</sup> Street LLC. It was on the market for 30 months, partially due to Covid.

Improved Sale #2 is located at 700 Park Avenue in Lake Park, Florida. This property contained a 30,160 square foot retail/theatre/brewery building that was built in 1962. The property has been renovated through the years. The property sits on 1.3918 acres of land and sits on the main business district, Park Avenue. The property sold for \$3,800,000 in September 2021 and was recorded in Official Records Book 32901, Page 00475. This property sold from 700 Park Avenue Holdings LLC to Aram LLC. It was on the market for 68 Days.

Improved Sale #3 is located at 955 Park Avenue in Lake Park, Florida. This property contained a 6,750 square foot retail/restaurant building that was built in 1964/1965. The property has been renovated through the years. The property sits on 21,976 square feet of land and sits on the main business district, Park Avenue. The property sold for \$1,445,000 in February 2023 and was recorded in Official Records Book 34121, Page 00625. This property sold from Southbound Realty Inc, grantor to Tenth and Park Avenue. It was on the market for 112 days.

Improved Sale #4 is located at 924 Park Avenue in Lake Park, Florida. This property contains 3,516 square foot retail/office building that was built in 1958. The property was in above average condition and upgraded through the years. The property sits on 9,426 square feet of land and sits on the main business district, Park Avenue. The property sold in May 2023 for \$660,000 and was recorded in Official Records Book 34312, Page 01122. This property sold from Todd Dry, grantor to Alder at Lake Park, LLC, grantee.

Please see the chart on the following page. Sales on Park Avenue are in a superior location compared to the subject and were adjusted for that location difference.

SALES COMPARISON	CHART					
SALES COM ARISON	CIMKI					
	SUBJECT	SALE #1	SALE #2	SALE #3	SALE #4	Listing #1
	796 10th Street	1220 10th St	700 Park Ave	955 Park Ave	924 Park Ave	450 Northlake Boulevan
Comparable:	Lake Park, Florida	Lake Park, Florida	Lake Park., Florida	Lake Park, Florida	Lake Park, Florida	Lake Park, Florida
	Í	,			,	í
Property Type:	Retail Shopping	Retail Shopping	Retail Shopping	Retail Shopping	Retail Shopping	Retail Shopping
Sale Date:	Not listed	Jun-22	Sep-21	Feb-23	May-23	Jun-23
		Arms Length	Arms Length	Arms Length	Arms Length	Under Contract
Sale Price:	Na	\$4,500,000	\$3,800,000	\$1,445,000	\$660,000	\$3,500,000
Days on Market	Na	# 1,000 jour	40,000,000	#-,,,,,,,,,	4000,000	10,000,000
Land Size (SF):	99,691	120,901	60,627	21,976	9,426	57,749
	77,072	,,, , , -		,,,,,	7,1=0	2.,,,,,
Building Size (Net SF):	26,182	19,866	30,120	6,750	3,516	14,998
Bldg Coverage Ratio:	26%	16%	50%	31%	37%	26%
Diag Coverage Ratio.	2070	1070	3070	3170	3770	2070
No. Stories:	1	1	1	1	1	1
140. Stolles.	1	1		1	1	1
Year Built:	1963	1967	1962	1965	1958	1962
Tear Danes	1703	1707	1702	1,000	1750	1702
Effective Age:	20	20	30	20	30	20
Construction/Quality:	CB/Above Average	CBS/Above Average	CB/Average	CBS/Above Average	CBS/Average	CB/Above Average
Sale Price/SF:		\$226.52	\$126.16	\$214.07	\$187.71	\$233.36
Quantitative Adjustmen	ts					
Market Conditions:		0%	50%	0%	0%	0%
Age/Condition:		-10%	0%	0%	20%	0%
Location:		0%	-20%	-20%	-20%	-25%
Adjusted Sale Price:		\$203.87	\$164.01	\$171.26	\$187.71	\$175.02
Qualitative Adjustments						
Building Size		Smaller	Larger	Smaller	Smaller	Smaller
Building Coverage Ratio		Inferior	Superior	Similar	Superior	Same
Quality		Superior	Inferior	Similar	Inferior	Same
0 110 1111		0 :	*	0: "	0: "	
Overall Comparability:		Superior	Inferior	Similar	Similar	
X7.1 /X7.1.		6002.07	Ø4.6.4.0.4	Ø4.74.06	Ø4.07.74	6475.00
Value/Unit:		\$203.87	\$164.01	\$171.26	\$187.71	\$175.02
Y7.1		£100.27	26102.00	£4.700.447		
Value:		\$180.37	26182.00	\$4,722,447		
Rounded:				£4.700.000		
Rounded: Less: Deferred Maintenand				\$4,720,000		
	ce			\$0		
Value:				\$4,720,000		



#### IMPROVED SALE #1

Address: 1220 10th Street, Lake Park, Florida

Market: Lake Park County: Palm Beach

Tax Parcel: 36-43-42-20-01-123-0030

#### Physical Property Summary

Property Type: Retail Shopping
Gross Building Area: 19,866 square feet
Rentable Area: 19,866 square feet
Land Acres: 2.7755 acres
Land Square Feet: 86,075 square feet

Land to Building Ratio: 4.33 Number of Buildings: 1 Number of Stories: 1

Year Built: 1967/2010

Construction: Concrete Block Stucco
Parking: 44,840 square feet
Condition: Above Average

Investment Class C

Zoning: C2- Business District

#### IMPROVED SALE #1

Sale Data:

Transaction: Sale-June 2022

Listing: December 2019-Loopnet 17939088

Marketing Time: 30 months

Grantor: 1220 Lake Park Partners LLC
Grantee: JS 1220 10th Street LLC

 Sale Price:
 \$4,500,000

 Sale Date:
 June 2022

 OR Book/Page:
 33644/01964

#### IMPROVED SALE #2



IMPROVED SALE #2-PHOTO

#### IMPROVED SALE #2

Address: 700 Park Ave Market: Lake Park County: Palm Beach

Tax Parcel: 36-43-42-20-01-010-0010

### Physical Property Summary

Property Type: Retail/Theatre/Brewery
Gross Building Area: 30,160 square feet
Rentable Area: 30,160 square feet
Land Acres: 1.3918 acres
Land Square Feet: 60,627 square feet

Land to Building Ratio: 2.01 Number of Buildings: 1 Number of Stories: 1 Year Built: 1962

Construction: Concrete Block Stucco
Parking: 26,525 square feet
Condition: Above Average

Investment Class C

Zoning: PADD Park Avenue Downtown

#### IMPROVED SALE #2

Sale Data:

Transaction: Sale-September 2021

Listing: May 2021 Marketing Time: 68 Days

Grantor: 700 Park Avenue Holdings LLC

Grantee: Aram LLC
Sale Price: \$3,800,000
Sale Date: September 2021
OR Book/Page: 32901/00475

#### IMPROVED SALE #3



#### IMPROVED SALE #3

Address: 955 Park Avenue, Lake Park, Florida

Market: Lake Park County: Palm Beach

Tax Parcel: 36-43-42-20-01-003-0240

#### Physical Property Summary

Property Type: Retail/Restaurant
Gross Building Area: 6,750 square feet
Rentable Area: 6,750 square feet
Land Acres: .5045 acres
Land Square Feet: 21,976 square feet

Land to Building Ratio: 3.26 Number of Buildings: 1 Number of Stories: 1

Year Built: 1964/1965

Construction: Concrete Block Stucco Parking: 12,725 square feet

Condition: Average Investment Class C

Zoning: PADD Padd Park Avenue Downtown

#### **IMPROVED SALE #3**

Sale Data:

Transaction: Sale-February 2023 Listing: December 2022 Marketing Time: 112 DOM

Grantor: Southbound Realty Inc
Grantee: Tenth & Park Avenue LLC
Sale Price: \$1,445,000 (\$214.07/sf)
Sale Date: February 14, 2023
OR Book/Page: 34121/00625

#### IMPROVED SALE #4



#### IMPROVED SALE #4

Address: 924 Park Ave, Lake Park, Florida

Market: Lake Park County: Palm Beach

Tax Parcel: 36-43-42-20-01-002-0110

### Physical Property Summary

Property Type: Retail

Gross Building Area: 3,516 square feet
Rentable Area: 3,516 square feet
Land Acres: .2164 acres
Land Square Feet: 9426 square feet

Land to Building Ratio: 2.68
Number of Buildings: 1
Number of Stories: 1
Year Built: 1958

Construction: Concrete Block Stucco
Parking: 2,952 square feet
Condition: Above Average

Investment Class (

Zoning: PADD Park Avenue Downtown

#### IMPROVED SALE #4

Sale Data:

Transaction: Sale-May 2023 Listing: 02/24/2022 Marketing Time: 173 DOM

Grantor: Downtown Realty Group LLC Grantee: Hanley Center Foundation Inc

 Sale Price:
 \$5,575,000

 Sale Date:
 August 2022

 OR Book/Page:
 33757/1012

#### **IMPROVED LISTING #1**



LISTING #1

Address: 450 Northlake Boulevard

Market: Lake Park County: Palm Beach

Tax Parcel: 36-43-42-21-03-140-0010

Physical Property Summary

Property Type: Retail Shopping Center Gross Building Area: 14,998 square feet Rentable Area: 14,998 square feet

Land Acres: 1.35 acres

Land Square Feet: 58,806 square feet

Land to Building Ratio: 3.92 Number of Buildings 1 Number of Stories 1 Year Built 1962

Construction: Concrete Block Stucco/Bitumen Roof

Parking 34,192 square feet

Investment Class:

Zoning: C-1 Business District-Lake Park

LISTING #1
Sale/Listing Data:

Transaction: Active Listing Listing Date: 06/05/2023

Listing Price: \$3,500,000 (\$233.56/sf)

Grantor: Colusa LLC

Grantee: Listed under contract

Last Sale Price \$50

Last Sale Date: 07/18/2019 Last OR Book/Page: 30784/00861

#### INCOME CAPITALIZATION APPROACH

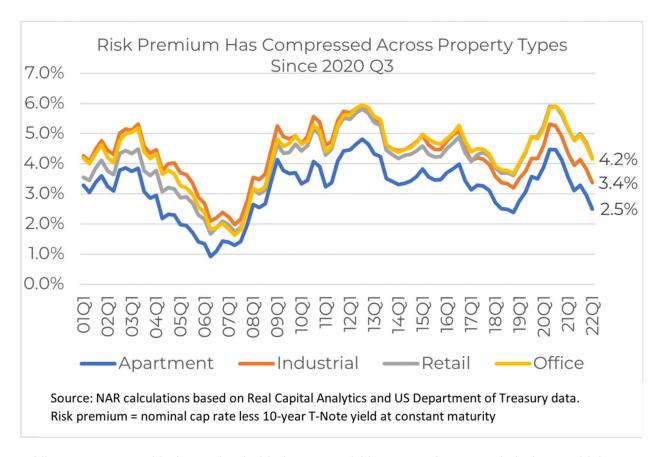
- A rental study from comparative analysis of competing properties with similar utility and amenities located in the same market area. From this analysis, an optimal rental rate is estimated. The potential gross income estimate also includes incomes sources associate with the operation of the property. In this section of the appraisal a comparison of actual rents and market rents are discussed.
- 2) Vacancy and Collection losses are estimated. This estimate is based upon an analysis of historical vacancy trends and reasonable forecast for the subject property for a typical investment holding period or for the remaining economic life of the improvements. The vacancy and collection allowance are deducted from the potential gross income that results in an effective gross income.
- 3) The total expenses are estimated in the operation of the subject property. These expenses that do not fluctuate with the operation of the building. Fixed expenses include real estate taxes and insurance. Operating expenses include maintenance, management, and reserves for replacement. Deducting the fixed and operating expenses results in a net operating income for the subject property.
- 4) The Net Operating Income is converted in an indicated value through the use of capitalization techniques. The capitalization technique used may be either the direct capitalization rates from the actual sales, the Modified Band of Investment, and the Debt-Coverage Ratio Method.

Rising interest rates are likely to put some upward pressure on cap rates in 2023. However, the rise will be modest compared to the increase in the benchmark 91-day Treasury that has already increased by 1.3 percentage points as of the end of April from one year ago (2.7% as of April 26). This is because other factors are creating upward pressure on commercial real estate prices. The apartment market is likely to benefit from the higher mortgage rates due to increased demand for rental units. Reduced consumer spending will tend to lower the demand for industrial space but increased demand for warehouse space to minimize supply disruptions (just-in-case inventory management) could boost absorption. Inflation will hit consumer spending but retail stores providing essential services like the neighborhood centers will do better than retail stores providing non-essential services like high-end shopping malls. The continuing return to the office will also tend to minimize the decline in demand due to slower business formation.

With interest rates rising, Caldwell says they're getting some pushback. However, compared to multifamily, industrial or office, retail is "going to shake out to be much stronger" than those sectors because of the yields it currently offers, she notes. In November 2022, cap rates on sales involving retail assets averaged 6.3 percent, according to MSCI Real Assets, compared to 4.7 percent on sales involving multifamily properties and 5.4 percent on industrial transactions

#### CAP RATE TRENDS AS OF 2023

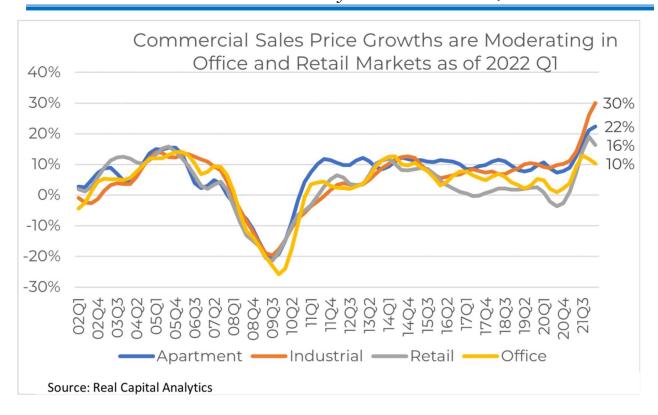
Though interest rates have been rising amid mounting inflation and the Fed's efforts to control inflation by raising the federal funds rate (with anticipated rate increases every quarter), investors are factoring in the strong demand for commercial assets and local economic conditions. Nationally, employment conditions continue to improve, with 20 million jobs recovered of the 22.5 million jobs lost during 2020, and on average, there are nearly 2 job openings for every job seeker.



While cap rates are positively associated with the 10-year yield, cap rates don't move in lock-step with it. For example, during the height of the pandemic in 2020 Q3, the risk spread for office and retail, which were the hardest hit assets after the economy went into a lockdown and many businesses remained closed, rose to as high as 6%. With an improving economy and the reopening of businesses, the risk-premium for office and retail assets has compressed to around 4%.

Because of the inverse relationship between cap rates and prices, the cap rate compression corresponds to a sharp rise in sales prices. As of 2022 Q1, office real estate prices are up 10% year-over-year on average while prices of retail real estate are up 16%. Industrial properties experienced the strongest price gain of 30% followed by apartment assets at 22%, according to the transaction-based commercial price indices reported by Real Capital Analytics.

Retail properties had the highest cap rates in the United States as of the fourth quarter of 2022, followed by office properties. Industrial properties, on the other hand, had the lowest cap rates at 4.54 percent. Cap rates measure the expected rate of return-on-investment properties and are calculated by dividing the net operating income of the property by the current asset value. While a higher cap rate indicates a higher rate of return, it is also associated with higher risk.



#### SUBJECT RENTS

The appraiser was furnished with a summary of the present leases on the property. The owner has indicated that the shopping center was in below average condition at the time of purchase in 2019. Subsequent to the purchase the owner has renovated the property and the property is now in very good condition. Leases were assigned during the 2019-2022, thus Covid and the empty spaces were leased at what appears to be below market rates. Most shopping centers are leased at NNN with the tenants paying a base rent plus their pro-rata share of the Common Area Maintenance (real estate taxes, insurance and maintenance).

# INCOME APPROACH SUMMARY

POTENTIAL GROSS INC	COME							
		SIZE			RENT/SF			
UNIT 1		8,700	SF	@	\$12.93	/SF	=	\$112,491.00
UNIT 2		4,888	SF	@	\$15.30	/SF	=	\$74,786.40
UNIT 3		7,200	SF	@	\$12.00	/SF	=	\$86,400.00
UNIT 4		1,500	SF	@	\$16.80	/SF	=	\$25,200.00
UNIT 5		600	SF	@	\$34.00	/SF	=	\$20,400.00
UNIT 6		2,400	SF	@	\$22.50	/SF	=	\$54,000.00
								\$373,277
LESS: VACANCY AND (		N LOSS						
	% OF POTE		SS IN	ICON	1E			(\$12,691)
	2) (2							40.00 -0.0
EFFECTIVE GROSS INC	OME							\$360,586
LESS: OPERATING EXPE	INSES							
REAL ESTATE TAX	KES				\$53,556.00			
INSURANCE	\$0.24	/SF			\$6,400.00			
UTILITIES	\$0.05	/SF			\$1,224.00			
MANAGEMENT	4%				\$14,423.44			
MAINTENANCE	\$0.45	/SF			\$10,000.00			
RESERVES	2%				<u>\$7,211.72</u>			
TOTAL EXPENSES					\$92,815.16			(\$92,815)
NET OPERATING INCC	)ME							\$267,771
DIVIDED BY OVERALL	CAPITALIZA	 ATION RAT	E					6.40%
NALLE TO								Φ4 102 010
VALUE								\$4,183,919
ROUNDED TO								\$4,180,000
LESS: DEFERRED MAIN	ITENANCE							\$0
VALUE:								\$4,180,000
								26182
								\$159.65

#### RENTAL SURVEY

Rental Survey in Lake Park has noted base rents from \$16.50 per square foot to \$20.00 per square foot. These are NNN leases where the tenant is responsible for the real estate taxes, insurance and maintenance. The existing leases on the subject are gross leases where the owner pays for the real estate taxes, insurance and maintenance.

#### TAX COMPARABLES

	REAL ESTATE TAXES	SIZE OF BUILDING	TAXES/SQUARE FOOT
Subject-796 10 <sup>th</sup> Street	\$53,556	26,182 sf	\$2.05/sf
Sale #1-1220 10 <sup>th</sup> Street	\$57,625	19,866 sf	\$2.88/sf
Sale #2-700 Park Avenue	\$87,419	30,120 sf	\$2.91/sf
Sale #3-955 Park Avenue	\$14,294	6,750 sf	\$2.12/sf
Sale #4-924 Park Avenue	\$11,746	3,516 sf	\$3.24/sf

Real Estate Taxes for the subject appear to be slightly lower than the tax comparables due to the rents within the building which are below market.

#### INSURANCE COMPARABLES

The insurance comparables range from \$1.50 per square foot to \$3.10 per square foot. The subject's insurance rate for the subject falls below the market as the subject property does not carry wind insurance in its policy.

#### MAINTENANCE

The subject has gone through revitalization/renovations over the last four years. Most of the renovations took care of the problems with the building after the purchase in 2019. A maintenance fee of \$10,000 per year will be allocated as the roof was redone last year with a new silicon top coat and most of the air conditioning units have been replaced.

#### **MANAGEMENT**

Typical commercial management fees are between 4% to 10% of the Effective Gross Income. In this building there are only six units with and a 4% management fee was used.

#### **UTILITIES**

Electric and water are the responsibility of the tenants. Trash and sewer are included in the real estate tax bill every year. There is a small amount of electricity used on the exterior of the building for security lights.

CAPITALIZATION RATE							
	BANI	d of investme	NT METH	OD			
MORTGAGE RATIO (M)							70%
INTEREST RATE							4.25%
LOAN TERM (YEARS)							20
<b>EQUITY DIVIDEND RATE</b>							4.00%
PROJECTION PERIOD (YE	(ARS)						20
ANNUAL CONSTANT (RA	M)						0.07431
1) MORTGAGE RATIO (M)	) X ANN	UAL CONSTANT (	(RM)				
	0.70	X	0.07431			=	0.05202
2) EQUITY RATIO (I-M) X	EQUITY D	DIVIDEND RATE					
	0.30	X	0.0400			=	<u>0.01200</u>
INDICATED CAP RATE:							0.06402
ROUNDED:							6.40%
	DEBT COVERAGE RATIO METHOD						
	L TO V	X	RM	X	DCR	=	CAP RATE
	0.70	X	0.07431	X	1.23	=	6.40%

#### DERIVATION OF THE CAPITALIZATION RATES

#### Debt Coverage Ratio Rate

A capitalization rate was performed using a debt coverage ratio. The debt service coverage ration (DCR) is the ratio of net operating income to annual debt service. The capitalization rate is derived by multiplying the debt service coverage ratio by the mortgage constant and loan-to-value ratio. Debt Coverage ratios from the market are between 1.20-1.25 in the office sector. A 1.23 debt coverage ratio was used in this analysis. A debt coverage ratio of 1 or above indicates that it generates sufficient operating income to covering its annual debt and interest payments. This method obtained a 6.40% Capitalization Rate.

#### Band of Investment Rate

The phrase "Band of Investments" refers to a method used by commercial appraisers or investors to calculate a rate known as an overall capitalization rate. This rate is then used to convert the net income produced by a property into an indication of value. This method obtained a 6.40% Capitalization Rate.

Most weight was placed on the Debt Coverage Ratio and the Band of Investments given the information from the market (financial journals and banking studies) to construct the Ro. The sales within the report were leased but no income/expenses were obtained from the realtors regarding the properties nor was a reliable Ro (capitalization rate) obtainable from them.

#### Exposure Time

The exposure time from office buildings within this market range from 4 months to 6 months.

#### INCOME RECONCILIATION

The subject rents are older rents and were put in place during Covid and during the renovations. The typical shopping center rents are triple net leases; these rents are Gross rents where the owner pays for the real estate taxes, insurance and maintenance. The appraiser has estimated the market rent for the subject property based upon its existing rents. The value obtained by this method is \$4,180,000.

#### COST APPROACH

	SUBJECT	LAND SALE #1	LAND SALE #2	
	796 10TH ST	10TH STREET	801 IOTH STREET	
	LAKE PARK,FL	LAKE PARK.FL	LAKE PARK, FL	
OR BOOK PAGE		33482/01542	33548/00050	
SALE PRICE:	N/A	\$576,000	\$600,000	
SALE DATE:	JUN-23	APR-22	MAY-22	
	APPRAISAL DATE			
LOCATION:	ABOVE AVERAGE	ABOVE AVERAGE	ABOVE AVERAGE	
SHAPE:	IRREGULAR	RECTANGULAR	RECTANGULAR	
ZONING:	C2-BUSINESS DISTRICT	C-1 BUSINESS DISTRICT	CI-BUSINESS DISTRICT	
LAND SIZE (SF):	99,691	42,606	36,085	
SALE PRICE/SF:		\$13.52	\$16.63	
QUANTITATIVE ADJUST	MENTS			
MARKET CONDITIONS:		0%	0%	
ADJUSTED SALE PRICE/SF:		\$13.52	\$16.63	
QUALITATIVE ADJUSTM	ENTS			
LOCATION		COMPARABLE	COMPARABLE	
ACCESS/FRONTAGE		COMPARABLE	COMPARABLE	
SHAPE		COMPARABLE	COMPARABLE	
ZONING		COMPARABLE	COMPARABLE	
SIZE		SMALLER	SMALLER	
OVERALL COMPARABILITY	Y:	COMPARABLE	COMPAR ABLE	
SALE PRICE /SF:		\$13.52	\$16.63	
LAND VALUE:		\$13.52	/SF X 99.691 SF	\$1,347,822
ROUNDED:		\$1,350,000		

MARSHALL VALUATION	SERVICE	
CALCULATOR COST	FORM	
ENTER ALL DATA PERTAINING TO SUBJECT		
DATE OF SURVEY	JUN-23	
BUILDING TYPE	RETAIL	
LOCATED AT	10TH ST LAKE PARK	
BUILDING CLASS	С	
QUALITY	ABOVE AVERAGE	
EXTERIOR WALL	CBS	
NUMBER OF STORIES	1	
HEIGHT PER STORY	14	
AVERAGE FLOOR AREA	26,182	
AVERAGE PERIMETER	392	
EFFECTIVE AGE	25	
CONDITION	AVG-GOOD	
REGION	EASTERN	
CLIMATE	MILD	
BASE SQUARE FOOT COST	\$189.34	
SQUARE FOOT REFINEMENTS		
HVAC	\$1.50	
SPRINKLERS	\$3.50	
ADJUSTED SQ. FT. COST	\$194.34	
,		
FINAL CALCULATIONS		
STORY HEIGHT MULTIPLIER	1.000	
PERIMETER MULTIPLIER	0.949	
CURRENT COST MULTIPLIER	1.090	
LOCAL MULTIPLIER	0.970	
TOTAL SF BASE COST	\$195.00	
AREA	<u> 26,182</u>	
BLDG. REPLACEMENT COST	\$5,105,490	INSURANCE
SITE IMPROVEMENTS		
PAVING, LANDSCAPING,	\$60,000	
LIGHTING, FENCING AND DRAINAGE	\$82,343	
TOTAL	\$142,343	
OTHER COSTS & FEES		
IMPACT FEES	\$65,927	
ENVIRONMENTAL AUDIT	\$0	
PROFESSIONAL FEES	\$3,500	
PERMANENT FINANCING FEES	\$9,000	
TOTAL FINANCING & OTHER	\$78,427	
REPLACEMENT COST	\$5,105,490	
DEPRECIATION 42%	\$2,144,306	
DEPRECIATED COST APPROACH	\$2,961,184	
SITE IMPROVEMENTS	\$142,343	
OTHER COSTS & FEES	\$78,427	
LAND VALUE	\$1,350,000	
COST APPROACH	\$4,531,954	

COMMERCIAL AND RESIDENTIAL REAL ESTATE APPRAISERS 2875 SOUTH OCEAN BOULEVARD

SUITE 200

The appraiser was able to locate two land sales which were across the street from the subject property. Most weight was placed on the sale that was larger in size and an economy of scale was used. The land value was estimated at \$1,350,000. The Cost Approach broke down the replacement cost for insurance purposes and a Cost Approach which includes the land, site improvements and other costs and fees which are not included in the insurance estimate. The Cost Approach is estimated at \$4,530,000 rounded.

#### RECONCILIATION

Equal weight was placed on the Sales Comparison Approach and the Income Approach. As the subject is a 60-year-old building, no weight was placed on the Cost Approach due to the difficulty of estimating the long-lived depreciation.

Cost Approach: \$4,530,000 (rounded)

Sales Comparison Approach: \$4,710,000

Income Approach: \$4,180,000

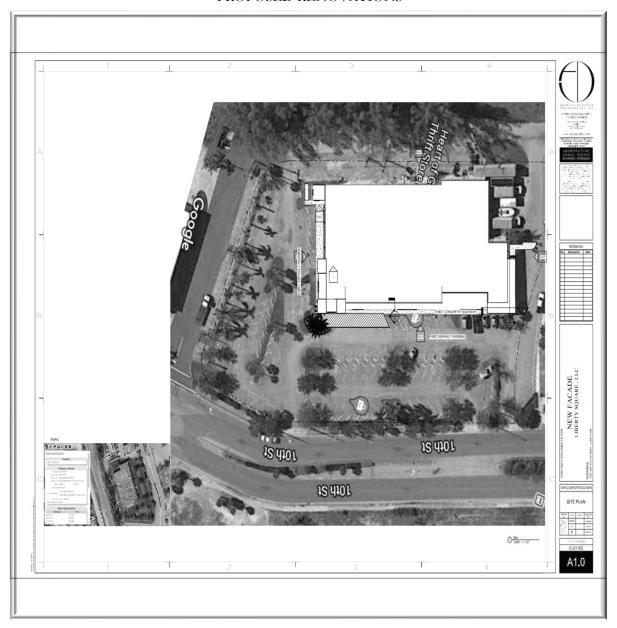
The final indicated value is: \$4,450,000

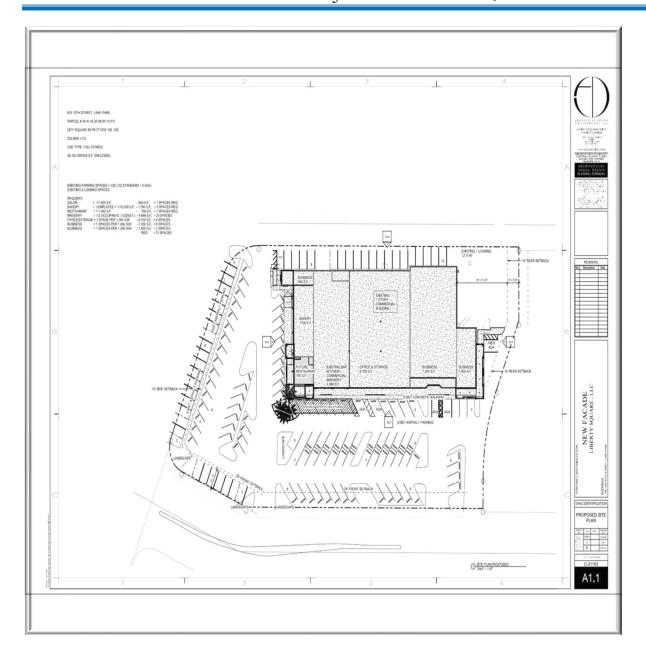
Four Million Four Hundred Fifty Thousand Dollars

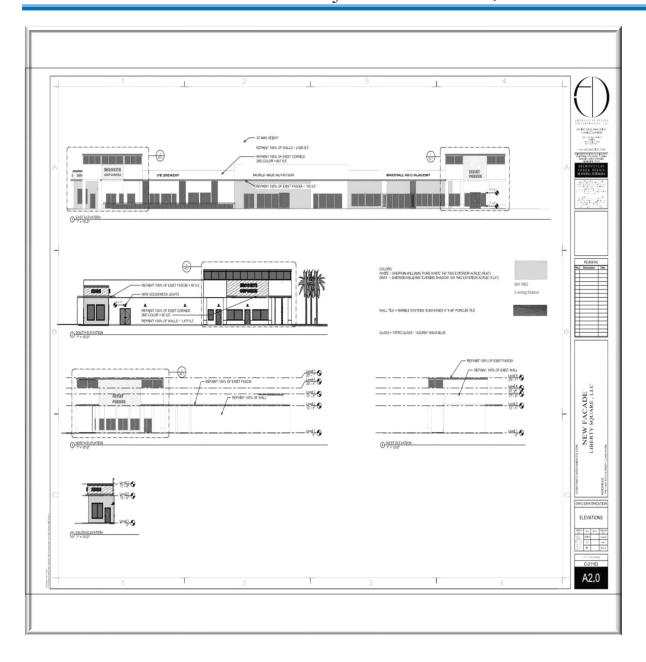
### Michael Vincent John Spaziani

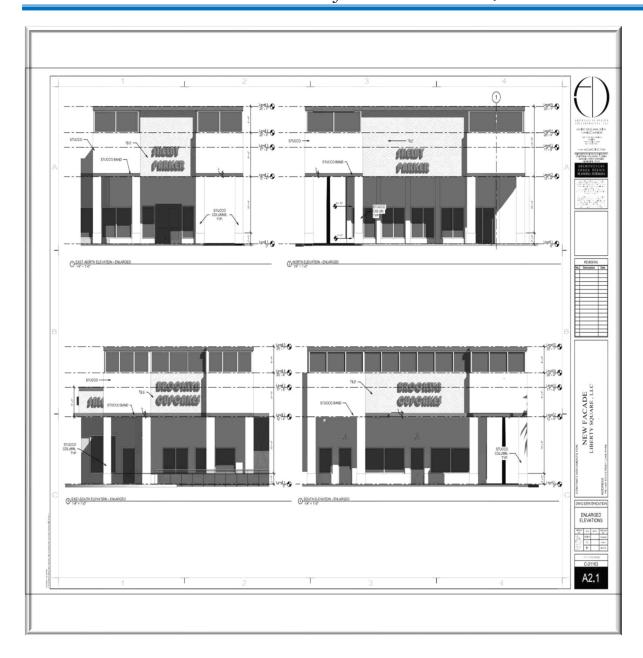
Michael Vincent John Spaziani, BS, MABA, AMD, MSA, MNAA State Certified General Real Estate Appraiser RZ1167 State Licensed Real Estate Broker

#### PROPOSED RENOVATIONS









The above noted drawings on the previous four pages are renditions of the construction changes proposed for the subject property. These drawings were furnished to the appraiser. A list of construction costs is noted on the following page which were also furnished to the appraiser from the owner.

### **CONSTRUCTION COSTS**

Contractor-Structura Development-Bid February 2023

LIBERTY SQUARE RENO	VATION COST
GENERAL CONDITION	\$149,585.50
SITE WORK	\$18,000.00
CONCRETE	\$67,500.00
MASONRY	\$168,500.00
WOOD/PLASTIC	\$61,800.00
THERMAL/MOISTURE	\$61,800.00
DOORS WINDOWS	\$358,250.00
FINISHES	\$124,000.00
ELECTRICAL	\$10,500.00
OVERHEAD/GC FEE	<u>\$184,927.30</u>
TOTAL PROJECT FEE	\$1,159,563.80

Scope Clarifications

General Conditions

Permitting Fees

Project management throughout the project

Dumpster Rental throughout the project

Temporary Toilets throughout the project

Equipment Rental

Jobsite storage throughout the project.

Project cleanup.

Bonding and Insurance.

Site Work

Demolition in specific areas

Asphalt removal in the north face of the building.

Concrete cutting.

Excavation for column footings.

Site grading and preparation for concrete pouring.

Temporary walls for interior protection of tenants occupying the units subject to modifications.

Exterior wall cutting for new storefronts.

Concrete

Concrete pouring for footings, columns and beams.

Concrete pouring for sidewalk extension.

Masonry

Column construction.

Façade structure construction.



## Construction Costs (Continued)

Metals

Rebar

Aluminum Roof System

Wood & Plastics

New exterior deck

Thermal & Moisture

Roofing for new façade structures.

Any necessary roof patching due to new construction.

Doors & Windows

Windows for façade structures

New and replacement storefront windows

Replacement of storefront doors

Finishes

New stucco for all the new and existing façade of the building.

Exterior wall tile on specified areas.

Exterior painting of the new façade of the building.

**Electrical** 

Electrical line for new deck's lighting.

## INCOME APPROACH- AS CONSTRUCTION COMPLETED

The appraiser has included a Discounted Cash Flow Analysis which includes base rents being changed as leases expire. All of the leases are increased by 5% per year on top of the proposed change in the base rent. A chart below shows the base rent changes over the next 3 years when leases expire.

2024	2026	2027	UNIT
\$ 139,200.00	\$139,200.00	\$139,200.00	1.00
\$ 74,768.76	\$ 74,768.76	\$ 74,768.76	2.00
\$ 86,400.00	\$144,000.00	\$144,000.00	3.00
\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	4.00
\$ 22,200.00	\$ 22,200.00	\$ 22,200.00	5.00
\$ 54,000.00	\$ 54,000.00	\$ 72,000.00	6.00
\$ 403,568.76	\$ 461,168.76	\$ 479,168.76	
\$ 26,182.00	\$ 26,182.00	\$ 26,182.00	
\$ 15.41	\$ 17.61	\$ 18.30	

The chart on the previous page shows the rent increases for each unit upon the expiration. An additional increase of 5% increase in rent per year still persists after the increase in the base rents. Expenses were also increased 5% per year due to inflation.

After including the rent bumps, 5% rent per year increases and 5% per year expense increases, the appraiser then discounted the cash flow at 6.4% to produce a net present value (NPV); adding the 11<sup>th</sup> year NOI and using a going out cap rate of 7.4% (adding 100 basis points to the existing cap rate) and subtracting closing costs indicating an "as completed" value of \$5,840,000.

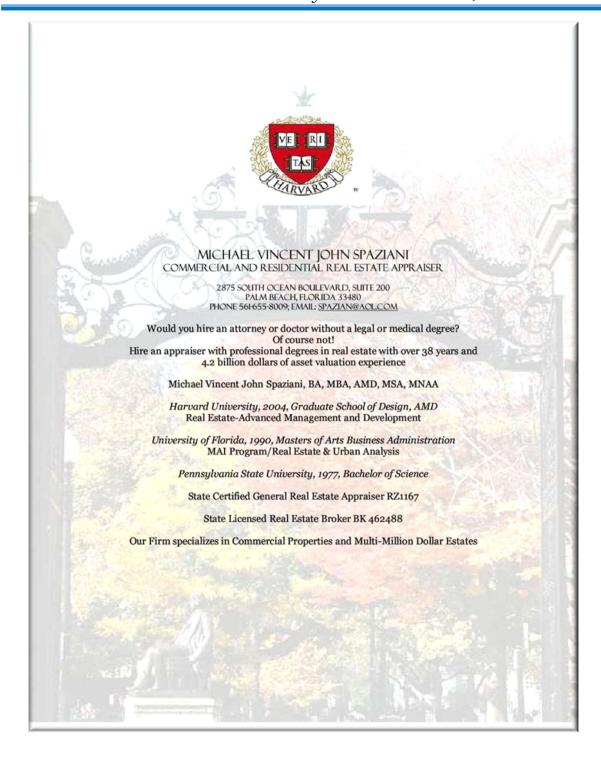
				DISCO	DUNTE	D CAS	H FLO'	W					
					N-YEAR H			• •					
				(		OMPLETED							
			2023-24	2024-2025	2025-2026			2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	REVERSION
			YEAR	YEAR	YEAR	YEAR.	YEAR	YEAR	YEAR.	YEAR.	YEAR	YEAR	YEAR
INCOME			1	2	3	4	5	6	7	8	9	10	11
			_		_						-		
INCOME	26,182	SF	\$373,094	\$403,465	\$423,625	\$461,065	\$479,131	\$503,087	\$528,241	\$554,654	\$582,386	\$611,506	\$642,08
LESS: VACANCY & COLLECTION	ON LOSS	(a)	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3
		Ť	(\$12,685)	(\$12,104)	(\$12,709)	(\$13,832)	(\$14,374)	(\$15,093)	(\$15,847)	(\$16,640)	(\$17,472)	(\$18,345)	(\$19,26
EFFECTIVE GROSS INCOME			\$360,408	\$391,361	\$410,916	\$447,233	\$464,757	\$487,995	\$512,394	\$538,014	\$564,915	\$593,160	\$622,81
OPERATING EXPENSES													
REAL ESTATE TAXES			\$53,556	\$56,234	\$59,045	\$61,998	\$65,098	\$68,353	\$71,770	\$75,359	\$79,127	\$83,083	\$87,23
INSURANCE	.24/SF	/SF	\$6,400	\$6,720	\$7,056	\$7,409	\$7,779	\$8,168	\$8,577	\$9,005	\$9,456	\$9,929	\$10,42
MANAGEMENT EXPENSE @	4%	EGI	\$14,416	\$15,654	\$16,437	\$17,889	\$18,590	\$19,520	\$20,496	\$21,521	\$22,597	\$23,726	\$24,91
UTILITIES	\$0.05	/SF	\$1,224	\$1,285	\$1,349	\$1,417	\$1,488	\$1,562	\$1,640	\$1,722	\$1,808	\$1,899	\$1,99
REPAIRS AND MAINTENANCE	\$1.05	/SF	\$10,000	\$10,500	\$11,025	\$11,576	\$12,155	\$12,763	\$13,401	\$14,071	\$14,775	\$15,513	\$16,289
RESERVES	2%	EGI	\$7,208	\$7,569	\$7,947	\$8,344	\$8,762	\$9,200	\$9,660	\$10,143	\$10,650	\$11,182	\$11,74
TOTAL EXPENSES			(\$92,804)	(\$97,962)	(\$102,860)	(\$108,633)	(\$113,872)	(\$119,565)	(\$125,543)	(\$131,821)	(\$138,412)	(\$145,332)	(\$152,599
NET OPERATING INCOME			\$267,604	\$293,399	\$308,056	\$338,600	\$350,885	\$368,429	\$386,851	\$406,193	\$426,503	\$447,828	\$470,220
PLUS: REVERSION VALUE			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,163,689	
TOTAL NET ANNUAL INCOME			\$267,604	\$293,399	\$308,056	\$338,600	\$350,885	\$368,429	\$386,851	\$406,193	\$426,503	\$6,611,518	
DISCOUNT FACTOR	6.40%	ó	0.939850	0.883317	0.830185	0.780249	0.733317	0.689208	0.647752	0.608789	0.572170	0.537754	
CASH FLOW			\$251,507	\$259,164	\$255,744	\$264,192	\$257,310	\$253,924	\$250,583	\$247,286	\$244,032	\$3,555,371	
PRESENT VALUE OF INCOMES	TR FAM		\$5.839.115										
ROUNDED TO			\$5,840,000										
LESS: DEFERRED MAINTENAN	CE		\$0										
VALUE:			\$5,840,000										
ANNUAL MARKET DERIVED E	SCALAT	IONS	5%										
IITH YEAR, NOI			\$470,220										
"GOING OUT" CAP RATE			7.40%										
VALUE			\$6,354,319										
LESS: 3% SALES COSTS			(\$190,630)										
REVERSION VALUE			\$6,163,689										

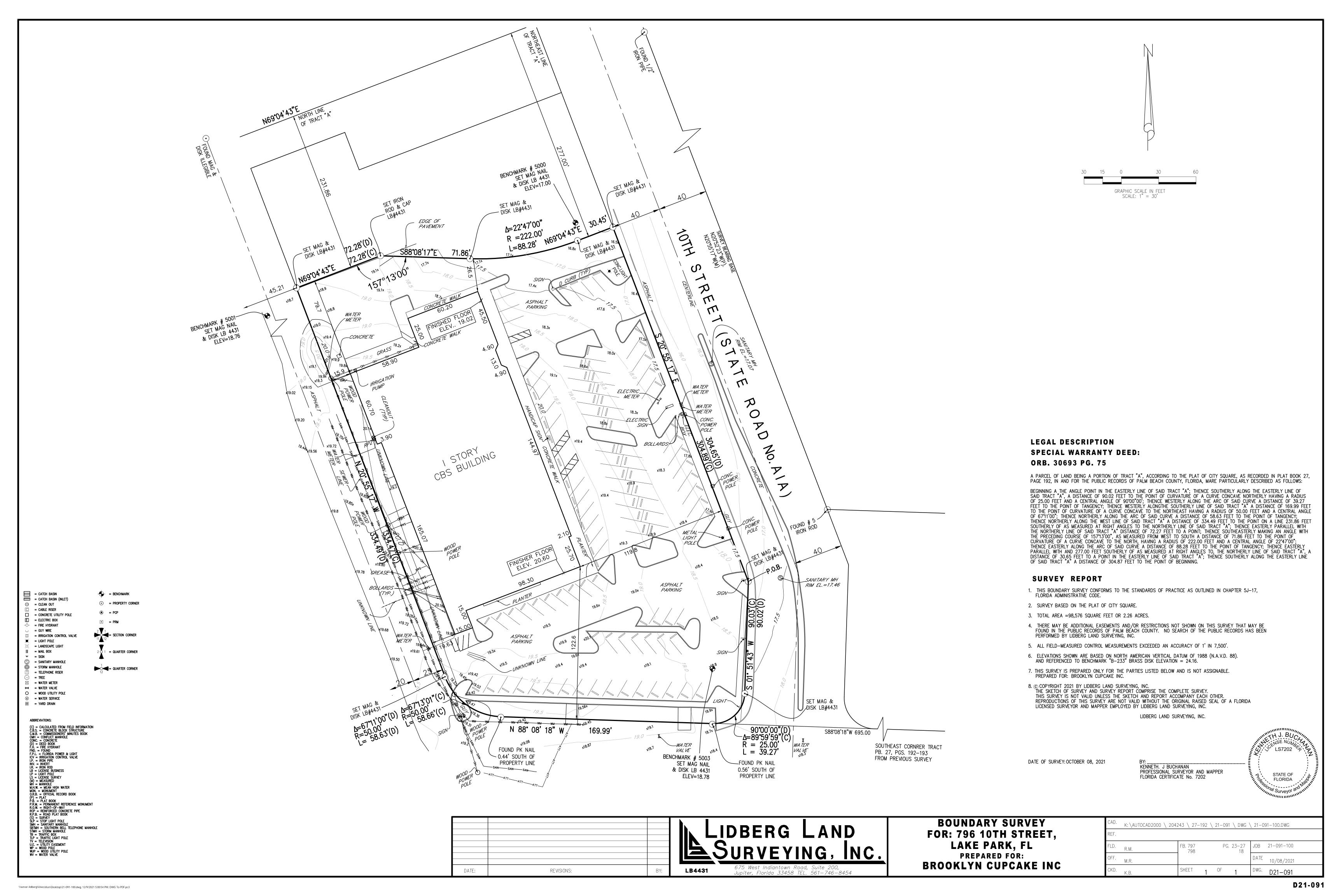
The "as completed" value considers the increase in rents due to time and the additional rents attributed to the proposed façade construction. The "as completed" value is estimated at \$5,840,000.

## FIVE MILLION EIGHT HUNDRED FORTY THOUSAND DOLLARS

## Michael Vincent John Spaziani

Michael Vincent John Spaziani, BS, MBA, AMD, MSA, MNAA Cert Gen RZ1167 State-Certified General Real Estate Appraiser RZ1167 State-Licensed Real Estate Broker



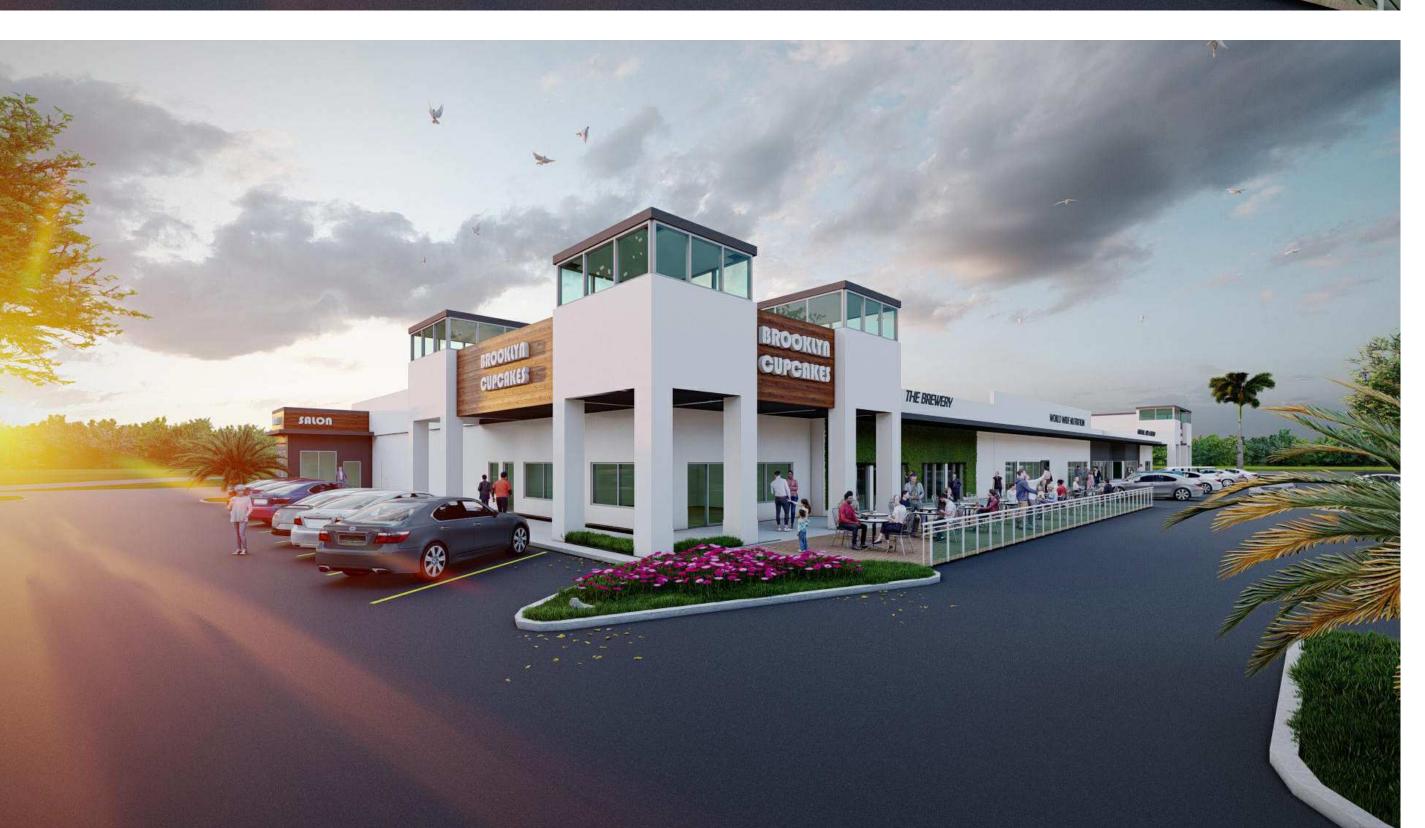


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REVISIONS:

No. Description Date

ARCHITECTS DESIGN COLLABORATIVE, LLC

ARCHITECTURE | URBAN DESIGN PLANNING | INTERIORS

REGISTRATIONS HELD IN THE FOLLOWING STATES: CALIFORNIA, COLORADO, FLORIDA GEORGIA, NORTH CAROLINA MISSISSIPPI, TEXAS

ARCHITECTURE URBAN DESIGN PLANNING INTERIORS

NEW FACADE
LIBERTY SQUARE, LLC

CONTRACT

CONTRACT

ADDRESS:
796 - 804 10TH

RENDERS

AWN BY:

DESIGN - Designe
BEEN OD - Author
WN & THE
THE
DOSE
DO ATTE:

AWN DATE:

CHECKE
BY:

CHECKE
BY:

AWN OD - Author
Approve
THE
DOSE
DO - Approve

JOB FILE NUMBER:

C-21163

WORLD WIDE NUTRITION THE BREWERY





ARCHITECTS DESIGN COLLABORATIVE, LLC

ARCHITECTURE | URBAN DESIGN PLANNING | INTERIORS

www. ADC-ARCHITECTS.NET

REGISTRATIONS HELD IN THE FOLLOWING STATES:
CALIFORNIA, COLORADO, FLORIDA
GEORGIA, NORTH CAROLINA
MISSISSIPPI, TEXAS ARCHITECTURE URBAN DESIGN PLANNING INTERIORS

**REVISIONS:** 

NEW FACADE LIBERTY SQUARE, LLC

DWG IDENTIFICATION RENDERS

JOB FILE NUMBER: C-21163

A6.1

# CONTRACT DOCUMENTS FOR: NEW FACADE

LIBERTY SQUARE, LLC



796 - 804 10TH STREET, LAKE PARK



JT JOINT JST JOIST KIT KITCHEN KO KNOCK OUT LAM LAMINATE LAV LAVATORY LT LIGHT LLH LONG LEG HORIZONTAL LLV LONG LEG VERTICAL LB POUNDS MH MANHOLE MFR MANUFACTURER MAS MASONRY MO MASONRY OPENING MAXIMUM MAX MECH MECHANICAL MED MEDIUM MEMBR MEMBRANE MTL METAL MIN MINIMUM MISC MISCELLANEOUS MOISTURE RESISTANT MR

MTD MOUNTED MTG MOUNTING MULL MULLION NC NOISE CRITERIA NOM NOMINAL NORTH NA NOT APPLICABLE NIC NOT IN CONTRACT NTS NOT TO SCALE NO NUMBER OFF OFFICE OC ON CENTER OPNG OPENING OPP OPPOSITE OA OUTSIDE AIR OD OUTSIDE DIAMETER

OVERFLOW DRAIN

OWNER FURNISHED.

PAINT OR PAINTED

OVERHEAD

INSTALLED

PAINT

PAINTED

OVERFLOW ROOF DRAIN

CONTRACTOR INSTALLED

OWNER FURNISHED, OWNER

**BUILDING DESIGN** 

GENERAL BUILDING

CONSTRUCTION TYPE

NON-BEARING WALLS & PARTITIONS INTERIOR: FLOOR CONSTRUCTION (INCLUDE: SUPPORT BEAMS & JOISTS): ROOF CONSTRUCTION

(INCLUDE: SUPPORT BEAMS & JOISTS):

FIRE RESISTANT

& CONSTRUCTION

FIRE PROTECTION

MEANS OF EGRESS

LEVEL OF RENOVATION

MATERIALS

SYSTEMS

BEARING WALLS

STRUCTURAL ELEMENTS | REQ'D

OCCUPANCY

LIMITATIONS

OD

ОН

ORD

OFCI

OFOI

PNT

PTD

PR

PERP PERPENDICULAR PLAS PLASTER PLAM PLASTIC LAMINATE PI. PLATE PLBG PLUMBING PLYWD PLYWOOD PT POINT POL POLISHED PVC POLYVINYL CHLORIDE POUNDS PER LINEAR FOOT PLF POUNDS PER SQUARE FOOT PDF POWER DRIVEN FASTENER PRECAST PREFA PREFABRICATED PT PRESSURE TREATED PROJ PROJECT QTY QUANTITY QΤ QUARRY TILE RADIUS RAD R RADIUS/RISER RWL RAIN WATER LEADER RTD RATED RTG RATING RECPT RECEPTACLE RECESSED REF REFERENCE RCP REFLECTED CEILING PLAN REFR REFRIGERATOR REG REGISTER REINF REINFORCED REINF REINFORCED REINFORCING

REL RELOCATE

REQD REQUIRED

RESIL RESILIENT

REMOVABLE

RETURN AIR

**ROOF DRAIN** 

ROUGH OPENING

2020 7TH EDITION FBC & FFPC CODE REVIEW

TABLE 504.4 ALLOWABLE NUMBER OF STORIES: 1

ROOM

REQUIREMENTS OR

(SEC. 304 FBC) M (MERCANTILE)

55 FT (TYPE III B SPRINKLERED

TABLE 506.2 ALLOWABLE AREA

TABLE 601: BUILDING TYPE: III B

CONSTRUCTION SHALL CONFORM

TO 2020 7TH EDITION FBC CHAPTER 7

TABLE 1017.2 EXIT ACCESS TRAVEL

DISTANCE SPRINKLERED M= 200'

FBC 2020 EXISTING BUILDING

FIRE SPRINKLERS: NOT REQUIERED N/A

CLASSIFICATION OF WORK

**CHAPTER 6 CLASSIFICATION OF WORK** 

UNPROTECTED SPRINKLED

FACTOR IN S.F: 12,500 (NS)

TABLE 504.3: ALLOWABLE BUILDING

HEIGHT IN FEET ABOVE GRADE PLANE:

STORIES ABOVE GRADE PLANE: 2 (NON

**ALLOWABLE** 

BUILDING)

REM

REQ

RB

REV

RD

RM

PNL

PBD

PTN

PANEL

PARTITION

PAVING

PERF PERFORATED

PERIM PERIMETER

PARTICLE BOARD

STRUC STRUCTURAL STRUC STRUCTURE OR STRUCTURAL SUBCA SUBCATEGORY SA SUPPLY AIR SURFACE MOUNTED SUSP SUSPENDED SYMMETRICAL SYM SYS SYSTEM TKBD TACK BOARD TELE TELEPHONE TEL REQUIRE/REQUIRED TV TELEVISION TMPD TEMPERED RESILIENT BASE TEMP TEMPORARY THK THICKNESS REVISION/REVISED THRU THROUGH TLT TOILET

**PROVIDED** 

M (MERCANTILE)

MEAN HEIGHT: 30'-0"

EXTERIOR REMODELING ONLY

NON SPRINKLERED ONE STORY

CONSTRUCTION SHALL

FBC CHAPTER 7

LEVEL 2

CONFORM TO 2020 7TH EDITION

**ENCLOSED** 

TYPE III B

ACTUAL

TELEPHONE/TELECOM TEMP TEMPERATURE T&G TONGUE AND GROOVE

RUBBER

SHEET

SHOWER

SIMILAR

SOUTH

SPEC SPECIFICATION

SPKR SPEAKER

SOLID CORE

COEFFICIENT

SERVICE SINK

SHEET METAL

SELF ADHERED FLASHING

SOUND TRANSMISSION

SPEC SPECIFIED OR SPECIFICATION

SPRINKLER OR SPEAKER

SPRINKLER HEAD

SQUARE FEET/FOOT

STAINLESS STEEL

STANDPIPE

STORM DRAIN

STATION

STEEL

STOR STORAGE

STRG STRINGER

SCHED SCHEDULE

SECT SECTION

SAF

SSK

SHT

SM

SHR

SIM

SC

STC

SH

SPK

SQ

SF

SS

SP

STA

STL

SD

T&B TOP AND BOTTOM TO TOP OF TOB TOP OF BEAM TOC TOP OF CONCRETE TOS TOP OF STEEL TB TOWEL BAR TREAD TS TUBE STEEL TYP TYPICAL UNFIN UNFINISHED UNO UNLESS NOTED OTHERWISE UON UNLESS OTHERWISE NOTED URNL URINAL VR VAPOR RETARDER VAR VARIES VAC VENTILATION AND AIR CONDITIONING VIF VERIFY IN FIELD VERT VERTICAL VEST VESTIBULE VCT VINYL COMPOSITION TILE VT VINYL TILE VWC VINYL WALL COVERING VP VISION PANEL WSCT WAINSCOT WC WATER CLOSET WV WATER VALVE WPM WATERPROOF MEMBRANE WP WATERPROOF/WATERPROOFI WS WEATHER-STRIPPING WT WEIGHT WWF WELDED WIRE FABRIC WWM WELDED WIRE MESH

INDEX OF DRAWINGS CURRENT DESCRIPTION **COVER SHEET** A0.0 INDEX OF DRAWINGS, ABBREVIATIONS AND SYMBOLS GENERAL NOTES AND DATA A0.3 GENERAL NOTES AND DATA SITE PLAN A1.0 A1.1 PROPOSED SITE PLAN **ELEVATIONS** A2.1 **ENLARGED ELEVATIONS** A3.0 **BUILDING PLANS** A3.1 ENLARGED PLANS A3.2 **SECTIONS** A4.0 A4.1 **SECTIONS** A4.2 WALL SECTIONS DETAILS STRUCTURAL GENERAL NOTES **CANOPY FOUNDATION** TOTAL NUMBER OF SHEETS IN SET: 17

	STAN	IDARD SYMBOLS		RCP LEGE	END S'	YMBOLS
101	ROOM SPACE NUMBER	∠SLOPE DIRECTION OF SLOPE		HI HAT LED LIGHT RECESSED		EMERGENCY LIGHT STROBE & SIREN
ABC	NOTES	—∕√— BREAK LINE	0	CEILING MOUNTED WALL MOUNTED LED LIGHT FIXTURES	<b>®</b>	SECURITY CLOSED TV - CAMERA (MONITORED) LED FIXTURE
1	WALL TYPE	1 REVISION MARK REVISION NUMBER		1 x 2 WRAPAROUND LED FIXTURE	©	SECURITY CAMERA CEILING MTD LED FIXTURE (MOTION ACTIVATED)
⟨AF⟩	WINDOW LETTER	AREA TO BE DEMOLISHED	O	4" ROUND. APERTURE VAPOR PROOF (DAMP LOCATION)		FAN
⟨1F⟩	STOREFRONT NUMBER/LETTER	FIN. 1ST FLOOR. FLOOR PLAN ELEV+0'-0" A.F.F. ELEVATION NOTE		2 x 4 RECESSED TROFFER LED FIXTURE		AIR DUCTS
101	DOOR TAG	REFLECTED CEILING		2 x 4 RECESSED TROFFER EMERGENCY		RETURN AIR GRILLE
1 1	DETAIL NUMBER     INTERIOR ELEVATION     WALL (SHADE PORTIONS - SIDE     CONSIDERED)	PLAN ELEVATION NOTE	0	2 x 32W SURFACE - MOUNT LED FIXTURE - 2 TUBE (T-8)	-	EXHAUST FIXTURE
1 1 A100	— CONSIDERED) — DETAIL NUMBERDETAIL	FIRST FLOOR ELEV. LINE/CONTROL POINT	DPK	EXTERIOR FLOODLIGHTS LED FIXTURE W/ MOTION SENSOR		FAN EXHAUST FIXTURE 75 CFM EXHAUST
1	SHEET/REFERENCE DWG NUMBER SECTION LETTER BUILDIING SECTION	+10.5' NEW OR EQUIPPED POINT ELEVATION (PLAN)		EXTERIOR FLOODLIGHTS DECKS OR SOFFITS LED FIXTURE	<b>←</b>	AC DIFFUSSER
101	SHEET NUMBER  ELEVATION  CHANGE IN SURFACE	TION  NEW OR EQUIPPED POINT ELEVATION (PLAN)  EXISTING  DECKS OR SOFFITS LED FIXTURE  EXIT LIGHT W/ BATTERY BACKUP	AC LINEAR DIFFUSSER			
<u> </u>	ELEVATION  FLUSH OR CONTINOUS	+10.5 POINT ELEVATION (PLAN)	4-7-2-3	EMERGENCY LIGHT W/ BATTERY BACKUP		ELECTRICAL PANEL LOAD CENTER CIRCUIT BREAKER PANEL
	SURFACE	+ TEST BORING	EXIT	EXIT & EMERGENCY LIGHT COMBINATION FIXTURE	O SP	EXISTING FIRE SPRINKLER HEAD

FND FOUNDATION

FF&E FURNITURE, FIXTURES AND

**EQUIPMENT** 

FURN FURNITURE

# **APPLICABLE CODES:**

BIT

BD

во

CI

CIP

CB

CB

CBU

CTR

CC

CL

CEMENTITIOUS BACKER UNETA

CENTER TO CENTER

CENTERLINE

EACH

EAST

ELEC ELECTRICAL

THE CODES LISTED HEREIN APPLY TO THE WORK TO BE PERFORMED IN ASSOCIATION W/ THESE CONTRACT DOCUMENTS. OMISSION OF A CODE REFERENCE SHALL NOT RELIEVE CONTRACTOR OF COMPLIANCE W/ ALL CODES THAT APPLY TO THE WORK INDICATED OF INFERRED BY THESE DOCUMENTS.

2020 FLORIDA BUILDING CODE 7TH EDITION 2018 7TH EDITION NFPA 101 & CURRENT NFPA 241 2020 FLORIDA FIRE PREVENTION CODE 7TH EDITION 2017 NEC. (NFPA. 72) 2017 NFPA. 70 2020 FLORIDA PLUMBING CODE 2020 FLORIDA MECHANICAL CODE 2020 LIFE SAFETY PREVENTION CODE 2020 FLORIDA ACCESSIBILITY CODE

2020 EXISTING BUILDING CODE

# INTENT OF CONTRACT DOCUMENT:

IT IS THE INTENT OF THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS TO DESCRIBE ALL LABOR MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE THE WORK CALLED FOR, INDICATED OR REASONABLY IMPLIED BY THEM. INCLUDING: ELECTRICAL, PLUMBING, AIR CONDITIONING, SITE WORK AND SUBSURFACE PREPARATIONS AND ALL OTHER ITEMS INCIDENTAL THERETO OR OTHERWISE DESCRIBED.

# PROJECT NARRATIVE:

INV

JAN

INVERT

JANITOR

JC JANITOR'S CLOSET

THESE CONSTRUCTION DOCUMENTS ARE INTENDED FOR REMODELING FASCADE OF A 1 STORY BUILDING OF 26,182 S.F. ENCLOSED LOCATED AS SHOWN ON SURVEY.

PRODUCT APPROVAL SCHEDULE							
PRODUCT	MODEL	MANUFACTURER	NOA NO.	EXPRIATION DATE	COMMENTS		
STOREFRONT SYSTEM	SERIES 3300	TRULITE GLASS OR	NOA No. 21-1216.60	07/23/2025			
STOREFRONT DOOR	351 SERIES	APPROVED EQUAL	NOA No. 20-0424.01	06/04/2025			

LOCATION:

W

WIN

W/

WD

WIDE/WEST

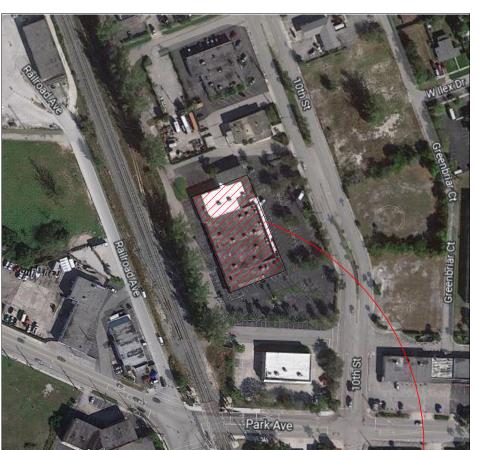
WIRE MESH

WINDOW

WITH

WOOD

W/O WITHOUT



**AREA IN SCOPE** 

SITE ADDRESS: 810 10TH STREET. LAKE PARK, FL

ARCHITECTS DESIGN COLLABORATIVE, LLC ARCHITECTURE | URBAN DESIGN

PLANNING | INTERIORS

10489 SOUTHWEST MEETING ST TRADITION,

PORT ST. LUCIE, FL 34987 TEL. (772) 286 9004

www. ADC-ARCHITECTS.NET

CALIFORNIA, COLORADO, FLORIDA

GEORGIA, NORTH CAROLINA

ARCHITECTURE

URBAN DESIGN

PLANNING INTERIORS

APPROVAL OF ARCHITEC

THESE DRAWINGS ARE NOT TO BE SCALED (WRIT DIMENSIONS SHALL GOVERN). ANY DISCREPANC BETWEEN THESE DRAWINGS AND SPECIFICATIONS .

**REVISIONS:** 

No. Description Date

NE' BERT

DWG IDENTIFICATION

**INDEX OF** 

DRAWINGS, **ABBREVIATIONS** 

JOB FILE NUMBER:

C-21163

DESIGN CD BID CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL CONDITIONS OF THE WORK PRIOR TO SUBMITTING A BID

- CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. PROOF OF INSURANCE SHALL BE SUBMITTED TO THE OWNER PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AT THE TIME THE WORK IS PERFORMED ON THE SITE. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR THE CONTRACTOR'S FAILURE TO CORRECT CONFLICTING FIELD CONDITIONS.
- CONTRACTOR SHALL GUARANTEE ALL WORK LINDER THIS CONTRACT TO BE FREE FROM EFECTS IN MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THI DATE OF FINAL ACCEPTANCE OR CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL CONTACT OWNER 30 DAYS PRIOR TO EXPIRATION OF ONE YEAR WARRANTY PERIOD FOR INSPECTION OF PREMISES EQUIPMENT AND INSTALLATIONS AND REPAIR OR REPLACE NY ITEMS FOUND TO BE DEFICIENT AS DEFINED BY THE OWNER AND WARRAN DOCUMENTS: FAILURE TO GIVE SUCH NOTICE SHALL EXTEND WARRANTY PERIOD.
- FAILURE TO SHOW DETAILS OR REPEAT ON ANY DRAWING THE FIGURES, NOTES OR DETAILS GIVEN ON ANOTHER DRAWING SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK (AT NO ADDITIONAL COST) AS IF SHOWN ON EACH AND EVERY DRAWING. ALL WORK SHALL BE IN A FIRST-CLASS WORKMANSHIP MANNER, NEAT AND COMPLETE IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS AND THE GOVERNING BUILDING CODE, THE STATE ENERGY EFFICIENCY CODE AND ALL AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL ENDEAVOR TO PROTECT THE OWNER'S AND ADJACENT OWNERS PROPERTY FROM DAMAGE DUE TO THE CONSTRUCTION PROCESS AT ALL TIMES AND REPAIR AT NO COST TO THE OWNER ANY DAMAGE THAT DOES OCCUR. CONTRACTOR SHALL ARRANGE FOR INSPECTIONS AND TESTS SPECIFIED OR REQUIRED BY THE CITY/COUNTY BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR THE SAME. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE AND PAY FOR ALI PERMITS AND UPON COMPLETION OF WORK (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY FROM THE CITY/COUNTY BUILDING AND ZONING DEPARTMENT. SHOULD A LABOR AND MATERIAL PAYMENT BOND OR A PERFORMANCE BOND BE REQUIRED BY THE OWNER, THE COST OF SAID BOND SHALL BE PAID FOR BY THE OWNER. CONTRACTOR SHALL BE REQUIRED TO CARRY COMPREHENSIVE LIABILITY NSURANCE IN THE AMOUNT OF THE CONTRACT AND WORKMAN'S COMPENSATION INSURANCE AT HIS OWN EXPENSE.
- THE GENERAL CONDITIONS OF THE CONTRACT FORM ARE HEREBY MADE PART OF THIS CONTRACT AS IF WRITTEN ON THE FACE HEREOF (SEE SUPPLEMENTARY COND ANY) HEREIN FOR ADDITIONS; DELETIONS; AND OTHER MODIFICATIONS THERETO AT THE END OF THE WORK THE CONTRACTOR SHALL FURNISH THE OWNER WITH ALL THE MANUFACTURER FOR ALL EQUIPMENT / FIXTURES INSTALLED WHETHER OR NOT SUCH GUARANTEE IS REQUESTED IN THE PLANS AND SPECIFICATIONS. COPIES OF PURCHASE ORDERS AND INVOICES SHALL BE FURNISHED FOR GUARANTEE AND WARRANTY PURPOSES UPON THE REQUEST OF THE OWNER. IN ADDITION, THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL OPERATION, MAINTENANCE AND REPAIR MANUALS SUPPLIED BY THE MANUFACTURER AND SHALL CLEARLY MARK ON ALL ELECTRICAL PANELS THE CIRCUITS THEREOF DESIGNATING AREAS AND EQUIPMENT
- WHEN A DETAIL DIMENSION OR REFERENCE IS INDICATED AS 'TYPICAL" IT APPLIES TO ALL SIMILAR CONDITIONS WHETHER INDICATED OR NOT, UNTIL IT IS CHANGED BY ANOTHER DETAIL, DIMENSION OR REFERENCE
- ALL WORK SHALL EQUAL OR EXCEED ALL APPLICABLE BUILDING CODE REQUIREMENTS UNLESS OTHERWISE NOTED HEREIN. 1COMPARISON OF ALL DOCUMENTS CIVIL, LANDSCAPE, ARCHITECTURAL, STRUCTURAL MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS SHALL BE PERFORMED BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS PRIOR TO SUBMITTAL OF BID AND AT THE BEGINNING OF CONSTRUCTION. ALL DIMENSIONS SHALL BE CHECKED AND
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND AGAINST EQUIPMENT SPACE SPECIFICATIONS DRAWINGS ARE NOT TO BE SCALED

VERIFIED BEFORE STARTING THE WORK

- ANY DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS OR SPECIFICATIONS DISCOVERED BY THE GENERAL CONTRACTOR OR ANY SUB- CONTRACTORS SHALL BE REFERRED TO THE ARCHITECT FOR FURTHER CLARIFICATION BEFORE STARTING THE WORK IN QUESTION. IF THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS FAIL TO GIVE WRITTEN NOTICE OF SUCH DISCREPANCIES, ERRORS, OR OMISSIONS AND TO OBTAIN CLARIFICATION FROM THE ARCHITECT, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE TOTAL COST (AT THE GENERAL CONTRACTOR'S EXPE OF RECTIFYING THE DISCREPANCIES, ERRORS, OR OMISSIONS AND OTHER WORK DIRECTLY OR INDIRECTLY AFFECTED BY THE RECTIFICATION
- IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, THEN, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AND QUALITY AS THOSE OF SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR IN OTHER INSTANCES OF THE FEATURES R DETAILS IN ALL INSTANCES, THE ARCHITECT SHALL BE CONSULTED FOR VERIFICATION OF ACCEPTABLE QUALITY AND CHARACTER PRIOR TO COMMENCEMENT OF WORK IN THE
- THE ARCHITECT AND/OR ENGINEER SHALL NOT HAVE CHARGE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES, OI FOR SAFETY PRECAUTIONS AND PROGRAMS USED BY THE CONTRACTOR DURING THE
- UTILITY SERVICES SHALL BE PAID FOR BY THE OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN THESE FEES APPLY, PRIOR TO THE START OF CONSTRUCTION OF THIS CONTRACTOR'S 'REQUEST FOR PAYMENT' SHALL INCLUDE RELEASES OF LIEN FOR ALL
- ALL 'CHANGE ORDERS' SHALL BE SIGNED BY & APPROVED BY THE ARCHITECT AND/OR ENGINEER AND OWNER PRIOR TO ORDERING OF MATERIALS OR EXECUTION OF THE
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PREFABRICATED ITEMS OF THE WORK AS CALLED OUT FOR IN THESE DOCUMENTS OR REQUIRED BY BUILDING DEPARTMENT. THE CONTRACTOR SHALL OBTAIN THE ARCHITECT'S WRITTEN APPROVAL OF SHOP DRAWINGS PRIOR TO FABRICATION. SAMPLES AND COLOR AND FINISH CHARTS SHALL BE SUBMITTED UPON REQUEST FOR SELECTION BY THE ARCHITECT.
- ALL REQUIRED TESTS SHALL BE PERFORMED BY AN APPROVED TESTING LABORATORY AT THE CONTRACTOR'S EXPENSE. TEST RESULTS SHALL BE SUBMITTED TO THE ARCHITECT, INCLUSIVE OF SOIL & SUBSURFACE INVESTIGATION (BORINGS) & FOUNDATION RECOMMENDATIONS BY FL. REG. ENGINEER. COST OF REPEAT TEST DUE TO FAILED STATUS SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL CLEAN ALL AREAS OF THE WORK DAILY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE AT THE CONTRACTOR'S EXPENSE ON A WEEKLY
- CLOSE OUT DOCUMENTS: CONTRACTOR SHALL PROVIDE OWNER W/A 3 RING BINDER CLEARLY MARKED "EQUIPMENT WARRANTY & REPAIR MANUAL" AT THE END OF CONSTRUCTION. SECTION 00700

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION "THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", A.I.A. DOCUMENT A201, (LATEST FOITION) AS PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS, IS HEREBY MADE A PART OF THESE SPECIFICATIONS TO THE SAME EXTENT AS IF BOUND IN THEIR ENTIRETY HEREIN.

SECTION 001010 PROJECT IDENTIFICATION AND DESCRIPTION OF WORK

1.01 PROJECT IDENTIFICATION AND DESCRIPTION OF WORK A. PROJECT IDENTIFICATION: (LIBERTY SQUARE LCC, 810 10TH STREET, LAKE PARK, FL )
B. WORK COVERED BY CONTRACT DOCUMENTS: COMPLETE CONSTRUCTION OF THE PROJECT DEPICTE IN THE CONTRACT DOCUMENTS IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT DOCUMENTS, EXCLUDING ONLY SUCH ITEMS AS SPECIFICALLY INDICATED TO BE EXCLUDED FROM THE CONTRACT AND ESCRIBED AS "BY OTHERS", "N.I.C.", OR "BY OWNER". THE PROJECT IS A COMPLETE NEW BUILDING SHELL WITH ALL SYSTEMS WORKING AND FUNCTIONAL AS SHOWN ON THE PLANS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATELY LAYING OUT THE WORK. CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON THE DRAWINGS BEFORE LAYING OUT THE WORK AND REPORT ERRORS OR INACCURACIES TO THE ARCHITECT BEFORE COMMENCING WORK.

A. REFERENCES TO CODES, SPECIFICATIONS AND STANDARDS IN THE CONTRACT DOCUMENTS SHALL MEAN THE LATEST EDITION, AMENDMENT, OR REVISION IN EFFECT AS OF THE DATE OF THESE CONTRACT 3. AS USED IN THE CONTRACT DOCUMENTS, "PROVIDE" MEANS "FURNISH AND INSTALL COMPLETE IN C. CONTRACTOR'S DUTIES

1. EXCEPT AS SPECIFICALLY NOTED, PROVIDE AND PAY FOR: B. TOOLS, CONSTRUCTION EQUIPMENT, AND MACHINERY D. OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION

2. PAY LEGALLY REQUIRED SALES, CONSUMER, AND USE TAXES 3. SECURE AND PAY FOR, AS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK A. PERMITS **B. GOVERNMENT FEES** 

C. LICENSES 4. COMPLY WITH CODES, ORDINANCES, RULES AND REGULATIONS RELEVANT TO THE WORK PROMPTLY SUBMIT WRITTEN NOTICE TO ARCHITECT OF OBSERVED VARIANCE OF CONTRACT OCUMENTS FROM LEGAL REQUIREMENTS. A. APPROPRIATE MODIFICATIONS TO CONTRACT DOCUMENTS WILL REFLECT NECESSARY

B. ASSUME RESPONSIBILITY FOR WORK KNOWN TO BE CONTRARY TO SUCH REQUIREMENTS, 6. ENFORCE STRICT DISCIPLINE AND ORDER AMONG EMPLOYEES. DO NOT EMPLOY ANY B. PERSONS NOT SKILLED IN ASSIGNED TASK.

1.04 CONTRACTS AND CONDITIONS OF CONTRACT
A. CONTRACT: UNLESS OTHERWISE DIRECTED CONTRACT BETWEEN OWNER AND CONTRACTOR SHALL BE AIA DOCUMENT A101, "FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR WHERE THE BASIS OF B. CONDITIONS OF THE CONTRACT: UNLESS OTHERWISE INDICATED, THE GENERAL CONDITIONS OF THE CONSTRUCTION". HEREINAFTER REFERRED TO AS THE "DOCUMENT 00700. GENERAL CONDITIONS". SUPPLEMENTARY CONDITIONS (DOCUMENT 00800, MODIFICATIONS TO GENERAL CONDITIONS", MADE PART C. CONTRACTOR'S DUTIES:

DESIGNATE REQUIRED DELIVERY DATE FOR EACH PRODUCT AS REQUIRED FOR COMPLETION 2. INSPECT DELIVERED PRODUCTS, REPORT DAMAGED OR DEFECTIVE ITEMS 3. NPROTECT FROM EXPOSURE TO ELEMENTS. FROM DAMAGE I. REPAIR OR REPLACE ITEMS DAMAGED AS RESULT OF CONTRACTOR'S OPERATIONS

CONTRACTOR USE OF PREMISES A. CONFINE OPERATIONS AT SITE TO AREAS AFFECTED BY CONTRACT DOCUMENTS 3. DO NOT UNREASONABLY ENCUMBER SITE WITH MATERIALS OR EQUIPMENT C. DO NOT LOAD STRUCTURE WITH WEIGHT THAT WILL ENDANGER STRUCTURE DASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF PRODUCTS STORED SECTION 001012 INFORMATION AND PROCEDURES INSTRUCTIONS (RFI

A. THIS SECTION CONTAINS THE PROCEDURES TO BE FOLLOWED BY THE CONTRACTOR UPON DISCOVERY OF ANY APPARENT CONFLICTS, OMISSIONS, OR ERRORS IN THE CONTRACT DOCUMENTS OR UPON HAVING ANY

A NOTIFICATION BY CONTRACTOR SUBMIT ALL REQUESTS FOR CLARIFICATION OR ADDITIONAL INFORMATION (RFIS) IN WRITING TO NUMBER RFI'S SEQUENTIALLY LIMIT EACH RFI TO ONE (1) SUBJECT. END OF SECTION 001012

**SECTION 001040 COORDINATION** 

A COORDINATE SCHEDULING. SUBMITTALS AND WORK OF THE VARIOUS TRADES TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF WORK, WITH PROVISIONS FOR ANY ITEMS TO BE INSTALLED LATER.

SCHEDI II E AND COORDINATE SURMITTALS B. COORDINATE REQUESTS FOR SUBSTITUTIONS TO ASSURE COMPATIBILITY AND EFFECT ON WORK OF 1.03 COORDINATION OF SPACE

A COORDINATE USE OF PROJECT SPACE AND SEQUENCE OF INSTALLATION OF WORK WHICH IS INDICATED CLOSELY AS PRACTICABLE. WITH ALLOWANCE FOR AVAILABLE SPACE: MAKE RUNS PARALLEL WITH LINES OF IN FINISHED AREAS EXCEPT AS OTHERWISE SHOWN CONCEAL PIPES, DUCTS AND WIRING IN THE CONSTRUCTION. COORDINATE LOCATIONS OF FIXTURES AND OUTLETS WITH FINISHED ELEMENTS.

COORDINATION OF CONTRACT CLOSEOUT COORDINATE COMPLETION AND CLEANUP OF WORK IN PREPARATION FOR SUBSTANTIAL COMPLETION. B. AFTER OWNER'S OCCUPANCY OF PREMISES. COORDINATE ACCESS TO SITE FOR CORRECTION OF EFECTIVE WORK AND WORK NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS, TO MINIMIZE DISRUPTION OF OWNER'S ACTIVITIES C. ASSEMBLE AND COORDINATE CLOSEOUT SUBMITTALS. END OF SECTION 001040

**SECTION 01045 CUTTING AND PATCHING** 

A. EXECUTE CUTTING, FITTING AND PATCHING INCLUDING EXCAVATION AND FILL. TO COMPLETE WORK 1. FIT THE SEVERAL PARTS TOGETHER, TO INTEGRATE WITH OTHER WORK. 2. UNCOVER WORK TO INSTALL ILL-TIMED WORK.
3. REMOVE AND REPLACE DEFECTIVE AND NON-CONFORMING WORK. 4. REMOVE SAMPLES OF INSTALLED WORK FOR TESTING

A. INSPECT EXISTING CONDITIONS, INCLUDING ELEMENTS SUBJECT TO DAMAGE DURING CUTTING AND

. PROVIDE OPENINGS IN ELEMENTS OF WORK FOR PENETRATIONS OF MECHANICAL AND

3 N2 PREPARATION A. PROVIDE SUPPORTS AND OTHER DEVICES TO PROTECT OTHER PORTIONS OF THE PROJECT FROM B. PROVIDE PROTECTION FROM ELEMENTS FOR AREAS WHICH MAY BE EXPOSED BY UNCOVERING WORK

EMPLOY ORIGINAL INSTALLER TO PERFORM CUTTING AND PATCHING FOR WEATHER-EXPOSED, MOISTURE-RESISTANT ELEMENTS AND EXPOSED SURFACES. C. RESTORE WORK WITH NEW PRODUCTS IN ACCORDANCE WITH REQUIREMENTS OF CONTRACT D. AT PENETRATIONS OF FIRE-RATED WALL, CEILING, OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS WITH FIRE-RATED MATERIAL. FULL THICKNESS OF THE ORIGINAL ELEMENT. E. REFINISH SURFACES TO MATCH ADJACENT FINISHES TO THE SATISFACTION OF THE ARCHITECT END OF SECTION 01045

SECTION 01153 CHANGE ORDER PROCEDURES

A EXECUTE WORK BY METHODS TO AVOID DAMAGE TO OTHER WORK

A. WORK INCLUDED: MAKE SUCH CHANGES IN THE WORK, IN THE CONTRACT SUM, IN THE CONTRACT TIME OF COMPLETION, OR ANY COMBINATION THEREOF, AS ARE DESCRIBED IN WRITTEN CHANGE ORDERS SIGNED BY THE OWNER AND THE ARCHITECT AND ISSUED AFTER EXECUTION OF THE CONTRACT. IN ACCORDANCE WITH THE PROVISION OF THIS SECTION

1.02 CHANGES TO THE WORK A. CHANGES IN THE WORK, REGARDLESS OF THE AMOUNTS MUST BE DOCUMENTED BY CHANGE ORDER OF CONSTRUCTION CHANGE DIRECTIVE (CCD) B. CHANGES TO WORK MAY OR MAY NOT INVOLVE CHANGES IN CONTACT SCOPE AND/ OR SCHEDULE CHANGES THAT EFFECT THE WORK SCOPE, COST AND/ OR PROJECT SCHEDULE SHALL BE DIRECTED TO THE CONTRACTOR IN THE FORM OF A 1. CONSTRUCTION CHANGE DIRECTIVE (CCD)

CONSTRUCTION CHANGE DIRECTIVE (CCD) A CONSTRUCTION CHANGE DIRECTIVE WILL BE PREPARED BY THE ARCHITECT B. A CONSTRUCTION CHANGE DIRECTIVE AND CHANGE ORDER DIRECTS THE CONTRACTOR TO PROCEED WITH WORK IF THERE IS NO COST OR SCHEDULE CHANGE AS A RESULT OF THE CHANGE IN THE WORK IF OST OR SCHEDULE CHANGES ARE ANTICIPATED THE CONTRACTOR SHALL PREPARE A PROPOSAL FOR TH ADDITIONAL WORK CLEARLY INDICATING COST AND SCHEDULE CHANGES WITH ADEQUATE BACK UP OCUMENTATION FOR OWNER OR ARCHITECT TO EVALUATE THE COST AND SCHEDULE IMPACT

. CHANGE ORDERS WILL BE PREPARED BY THE CONTRACTOR AT THE DIRECTION OF ARCHITECT. SPECIFIC CHANGES THAT ARE TO BE INCORPORATED INTO EACH CHANGE ORDER WILL BE AGREED UPON BY THE ARCHITECT, OWNER AND THE CONTRACTOR PRIOR TO ISSUING. . CONTRACTOR WILL IDENTIFY ALL CHANGE ORDERS AS SEPARATE LINE ITEMS ON THE SCHEDULE OF

VALUES OF THE CONTRACTOR PAYMENT APPLICATION. CHANGES INITIATED BY THE OWNER  $oldsymbol{\mathsf{L}}$  . IF THE CONTRACTOR HAS BEEN DIRECTED BY THE ARCHITECT TO ADVISE HIM AS TO THE CREDIT COST OF A PROPOSED CHANGE THE CONTRACTOR SHALL: ANALYZE THE DESCRIBED CHANGE AND ITS IMPACT ON COST AND TIME

SECURE THE REQUIRED INFORMATION AND FORWARD IT TO THE ARCHITECT FOR REVIEW ALERT SUBCONTRACTORS AS TO THE IMPENDING CHANGE AND TO THE MAXIMUM EXTEN SSIBLE, AVOID SUCH WORK AS WOULD INCREASE THE OWNER'S COST FOR MAKING THE CHANGE, ADVISING THE ARCHITECT IN WRITING WHEN SUCH AVOIDANCE IS NO LONGER PRACTICAL B. IF THE CONTRACTOR HAS BEEN DIRECTED BY THE ARCHITECT TO MAKE THE DESCRIBED CHANGE IN THE WORK AT NO CHANGE IN CONTRACT SUM AND NO CHANGE IN CONTRACT TIME COMPLETION. BUT THE TRACTOR WISHES TO MAKE CLAIM FOR ONE OR BOTH OF SUCH CHANGES, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING. THE CONTRACTOR HAS BEEN DIRECTED BY THE ARCHITECT TO MAKE THE DESCRIBED CHANG SUBJECT TO LATER DETERMINATION OF COST OR CREDIT. THE CONTRACTOR SHALL CONSULT WITH THE CONSTRUCTION MANAGER AND OWNER AND REACH AGREEMENT ON THE MOST APPROPRIATE

METHOD FOR DETERMINING CREDIT OR COST FOR THE CHANGE CHANGES INITIATED BY THE CONTRACTOR A. SHOULD THE CONTRACTOR DISCOVER A DISCREPANCY AMONG THE CONTRACTOR DOCUMENTS, A CONCEALED CONDITION. OR OTHER CAUSE FOR A CHANGE IN THE WORK. CONTRACT SUM. OR CONTRACT ME OF COMPLETION, HE SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING, BEFORE COMMENCING B. THE CONTRACTOR WILL ISSUE A REQUEST FOR INFORMATION (RFI) TO COMMUNICATE ALL CONTRACTOR OR SUBCONTRACTOR QUESTIONS. NEED FOR INFORMATION OR CLARIFICATION. CONTRACTOR WILL NOTIFY THE ARCHITECT OF COST AND/ OR SCHEDULE IMPACTS WHEN ISSUING THE

D. ON AGREEMENT THAT THERE IS REASONABLE CAUSE FOR THE PROPOSED CHANGE, ARCHITECT WILL ISSUE A CCD OR ASI. A. MAKE WRITTEN REPLY TO THE ARCHITECT IN RESPONSE TO EACH CHANGE ORDER PROPOSAL STATE PROPOSED CHANGE IN THE CONTRACT SUM, IF ANY. STATE PROPOSED CHANGE IN THE CONTRACT TIME OF COMPLETION, IF ANY. CLEARLY DESCRIBE OTHER CHANGES IN THE WORK REQUIRED BY THE PROPOSED CHANGE, OR

INCLUDE FULL BACKUP DATA SUCH AS SUBCONTRACTOR'S LETTER OF PROPOSAL OR SIMILAR B. WHEN COST OR CREDIT FOR THE CHANGE HAS BEEN AGREED UPON BY THE OWNER AND THE CONTRACTOR, OR THE OWNER HAS DIRECTED THAT COST OR CREDIT BE DETERMINED IN ACCORDANCI WITH PROVISION OF CONSTRUCTION CONTRACT GENERAL CONDITIONS, THE ARCHITECT OR GENERAL C. CHANGE ORDERS WILL BE DATED AND WILL BE NUMBERED IN SEQUENCE. END OF SECTION 01153

**SECTION 01200 PROJECT MEETINGS** 

SUBMITTAL PROCEDURES

CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITHIN 7 DAYS OF NOTICE TO PROCEED. AND SHALL CONDUCT PROGRESS MEETINGS AS NEEDED THROUGHOUT THE PROGRESS OF THE ORK, TO WHICH THE ARCHITECT AND OWNER SHALL BE INVITED. B. CONTRACTOR SHALL: . MAKE PHYSICAL ARRANGEMENTS FOR MEETINGS. MEETINGS SHALL BE IN SUITABLE SPACE AT THE PROJECT SITE

. RECORD MINUTES: INCLUDE ALL SIGNIFICANT PROCEEDINGS AND DECISION 3. REPRODUCE AND DISTRIBUTE COPIES OF MINUTES WITHIN THREE DAYS AFTER EACH A. TO ALL PARTICIPANTS IN MEETING AND TO ALL PARTIES AFFECTED BY DECISIONS MADE AT MEETING. END OF SECTION 01200

A. THIS SECTION SPECIFIES ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS FOR SUBMITTALS INCLUDING:

1. SHOP DRAWINGS 2 PRODUCT DATA.

B. ADMINISTRATIVE SUBMITTALS: REFER TO REQUIREMENTS SPECIFIED IN OTHER DIVISION 1 FOR 2. APPLICATIONS FOR PAYMENT 3. PERFORMANCE AND PAYMENT BONDS (WHERE REQUIRED). 4. INSURANCE CERTIFICATES.

V. COORDINATE TIMING OF SUBMITTALS WITH CONSTRUCTION ACTIVITIES. TRANSMIT SUBMITTALS WELL IN ADVANCE OF PERFORMANCE OF WORK TO AVOID DELAYS. COORDINATE SUBMITTALS OF RELATED 1. ARCHITECT MAY REJECT, OR WITHHOLD ACTION ON SUBMITTALS REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL RELATED SUBMITTALS ARE RECEIVED 2. ALL REQUIRED FIELD VERIFICATION AND COORDINATION SHALL BE COMPLETED PRIOR TO B. PROCESSING OF SUBMITTALS: ALLOW SUFFICIENT REVIEW TIME TO ENSURE INSTALLATION WILL NOT BE 1. REVIEW BY ARCHITECT'S OFFICE ONLY: ALLOW TEN BUSINESS DAYS FOR REVIEW AND 2. REPROCESSING OF SUBMITTALS: FOR SUBMITTALS NOT APPROVED INITIALLY, ALLOW TEN NESS DAYS FOR REVIEW AND REPROCESSING OF SUBMITTALS BY ARCHITECT, AND AN ADDITIONAL FIVE BUSINESS DAYS FOR REVIEW BY EACH CONSULTANT 3. NO EXTENSION OF CONTRACT TIME WILL BE AUTHORIZED DUE TO FAILURE TO TRANSMIT SUBMITTALS SUFFICIENTLY IN ADVANCE OF SCHEDULED PERFORMANCE OF WORK EPARATION OF SUBMITTALS: PLACE TITLE BLOCK ON EACH SUBMITTAL. INDICATE PROJECT NAME, G.C. SUBMITTAL NUMBER. SPECIFICATION SECTION. DATE OF SUBMITTAL. NAME AND ADDRESS OF CT, NAME AND ADDRESS OF CONTRACTOR, NAME AND ADDRESS OF SUBCONTRACTOR AND/OR SUPPLIER NAME OF MANUFACTURER DRAWING NUMBER AND DETAIL REFERENCE 1. CONTRACTOR'S REVIEW AND ACTION STAMP: STAMP AND SIGN EACH SUBMITTAL TO SHOW GENERAL CONTRACTOR'S REVIEW AND APPROVAL PRIOR TO TRANSMITTAL TO ARCHITECT. SUBMITTALS NOT SIGNED AND STAMPED BY CONTRACTOR WILL BE RETURNED WITHOUT ACTION 2. CUSTOMIZE SUBMITTALS AS REQUIRED TO SHOW INTERFACE WITH ADJACENT WORK 3. SOURCE: SUBMITTALS RECEIVED FROM SOURCES OTHER THAN CONTRACTOR WILL BE RETURNED WITHOUT ACTION. 4. DEVIATIONS FROM CONTRACT DOCUMENTS: WHEN PRODUCTS, MATERIALS, OR SYSTEMS SUBMITTED DEVIATE FROM CONTRACT DOCUMENTS, RECORD DEVIATIONS CLEARLY ON TRANSMITTAL D. AFTER ARCHITECT REVIEWS SUBMITTAL, REVISE AND RESUBMIT AS REQUIRED. IDENTIFY CHANGES

SECTION 01405 CONTRACT QUALITY CONTROL

3. TEMPORARY SIGNAGE.

1.01 REQUIREMENT INCLUDED A. QUALITY CONTROL OF PRODUCTS AND WORKMANSHIP B. MANUFACTURER'S INSTRUCTIONS. C. MANUFACTURER'S CERTIFICATES AND FIELD SERVICES. D. EQUIPMENT OPERATIONS.

A. MAINTAIN QUALITY CONTROL OVER SUBCONTRACTORS, SUPPLIERS, MANUFACTURERS, PRODUCTS SERVICES, WORKMANSHIP AND SITE CONDITIONS, TO PRODUCE WORK IN ACCORDANCE WITH CONTRACT

A. COMPLY WITH INDUSTRY STANDARDS OF THE REGION EXCEPT WHEN MORE RESTRICTIVE TOLERANCES B. PROVIDE QUALIFIED PERSONNEL TO PRODUCE WORK OF SPECIFIED QUALITY.

MANUFACTURER'S INSTRUCTIONS A. COMPLY WITH INSTRUCTIONS IN FULL DETAIL. INCLUDING EACH STEP IN SEQUENCE. B. IF INSTRUCTIONS CONFLICT WITH CONTRACT DOCUMENTS, REQUEST WRITTEN CLARIFICATION FROM

ARCHITECT BEFORE PROCEEDING. MANUFACTURER'S CERTIFICATES A. WHEN REQUIRED IN SPECIFICATIONS, SUBMIT MANUFACTURER'S CERTIFICATE CERTIFYING THAT PRODUCTS MEET OR EXCEED SPECIFIED REQUIREMENTS.

MANUFACTURER'S FIELD SERVICES A. WHEN REQUIRED IN INDIVIDUAL SPECIFICATION SECTION, HAVE MANUFACTURE PROVIDE QUALIFIED REPRESENTATIVE TO OBSERVE FIELD CONDITIONS, CONDITIONS OF SURFACES AND INSTALLATION, QUALITY ANSHIP, START-UP OF EQUIPMENT TEST, ADJUST, AND BALANCE OF EQUIPMENT AND TO MAKE WRITTEN REPORT OF OBSERVATIONS AND RECOMMENDATIONS TO ARCHITECT. END OF SECTION 01405

SECTION 01500 CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS A. THIS SECTION SPECIFIES CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS, INCLUDING BUT NOT 1 TEMPORARY UTILITIES 2. TEMPORARY CONSTRUCTION AND SUPPORT FACILITIES.

4. SECURITY AND PROTECTION FACILITIES. B. CONTRACTOR SHALL PAY FOR ALL COSTS RELATED TO TEMPORARY FACILITIES AND UTILITY SERVICE NCLUDING BUT NOT LIMITED TO TEMPORARY HEAT, WATER AND POWER.. C. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, CODES, UTILITY COMPANIES, OSHA, AND INDUSTRY STANDARDS INCLUDING, BUT NOT LIMITED TO 3 NECA

D. ELECTRIC SERVICE: COMPLY WITH NEMA, NECA, AND UL STANDARDS AND REGULATIONS FOR TEMPORARY FLECTRIC SERVICE INSTALL SERVICE IN COMPLIANCE WITH NEPA 70. E. INSPECTIONS: ARRANGE FOR AUTHORITIES HAVING JURISDICTION TO INSPECT AND TEST TEMPORARY UTILITIES PRIOR TO USE. OBTAIN REQUIRED CERTIFICATIONS AND PERMITS. STORAGE: PROVIDE SECURE, LOCKED FACILITIES FOR AREAS WHERE MATERIALS AND EQUIPMENT ARE 2.01 MATERIALS, GENERAL:

A. MATERIALS MAY BE NEW OR USED, BUT MUST BE ADEQUATE IN CAPACITY, MUST NOT CREATE UNSAFE CONDITIONS AND MUST NOT VIOLATE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS. 2.02 TEMPORARY UTILITIES 1. PROVIDE CIRCUIT AND BRANCH WIRING, WITH AREA DISTRIBUTION BOXES LOCATED SO POWER 2. PROVIDE ADEQUATE ARTIFICIAL LIGHTING WHERE NATURAL LIGHT IS NOT ADEQUATE

TEMPORARY CONSTRUCTION AND SUPPORT FACILITIES A. SCOPE: TEMPORARY CONSTRUCTION AND SUPPORT FACILITIES INCLUDE, WITHOUT LIMITATION: 2 CONSTRUCTION AIDS.

4 WATER CONTROL 5.POLLUTION AND DUST CONTROL. B. WASTE DISPOSAL: PREVENT ACCUMULATION OF DEBRIS AT CONSTRUCTION SITE POLLUTION CONTROL: PROVIDE METHODS, MEANS, AND FACILITIES REQUIRED TO PREVENT CONTAMINATION OF SOIL, WATER, OR ATMOSPHERE BY THE DISCHARGE OF NOXIOUS SUBSTANCES FROM INSTRUCTION OPERATIONS. PERFORM EMERGENCY MEASURES REQUIRED TO CONTAIN ANY SPILLAGE AND TO REMOVE CONTAMINATED SOILS OR LIQUIDS.

SECURITY AND PROTECTION FACILITIES A. SCOPE: SECURITY AND PROTECTION FACILITIES INCLUDES, BUT IS NOT LIMITED TO: 1 TEMPORARY FIRE PROTECTION 2.BARRICADES, WARNING SIGNS, LIGHTS.

3 SECURITY PROCEDURES 4.LOCATE TEMPORARY PORTABLE FIRE EXTINGUISHERS IN CONVENIENT LOCATIONS, NOT LESS THAN ONE PER FLOOR 5.STORE COMBUSTIBLE MATERIALS IN CONTAINERS IN FIRE-SAFE LOCATIONS. 6.MAINTAIN UNOBSTRUCTED ACCESS TO FIRE EXTINGUISHERS, FIRE HYDRANTS, STAIRWAYS, AND

B BARRICADES, WARNING SIGNS, AND LIGHTS: PROVIDE BARRICADES, WARNING SIGNS, WARNING LIGHTS. AND RAILINGS WITH APPROPRIATE COLORS AND GRAPHICS TO INFORM PUBLIC AND JOB-SITE PERSONNEL OF C.SECURITY PROCEDURES: SECURE PROJECT AGAINST UNAUTHORIZED ENTRY AT ALL TIMES 1.STORAGE: PROVIDE SECURE, LOCKED FACILITIES FOR AREAS WHERE MATERIALS AND EQUIPMENT ARE STORED. END OF SECTION 01500

SECTION 01535 PROTECTION OF WORK AND PROPERTY A. PROTECTION OF PRODUCTS AFTER INSTALLATION.

B PROTECTION OF EXISTING PROPERTY

PROTECTION AFTER INSTALLATION A. PROTECT INSTALLED PRODUCTS AND CONTROL TRAFFIC IN IMMEDIATE AREA TO PREVENT DAMAGE FROM SUBSEQUENT OPERATIONS. B. PROVIDE PROTECTIVE COVERINGS AT WALLS, PROJECTIONS, CORNERS AND JAMBS, SILLS AND SOFFITS OF OPENINGS IN AND ADJACENT TO TRAFFIC AREAS. COVER WALLS AND FLOORS OF ELEVATOR CABS AND JAMBS OF CAB DOORS WITH 3/4 INCH PLYWOOD, WHEN ELEVATORS ARE USED BY CONSTRUCTION PERSONNE . PROTECT FINISHED FLOORS AND STAIRS FROM DIRT, WEAR, AND DAM 1. SECURE HEAVY SHEET GOODS OR SIMILAR PROTECTIVE MATERIALS IN PLACE, IN AREAS

SUBJECT TO FOOT TR 2. LAY PLANKING OR SIMILAR RIGID MATERIALS IN PLACE, IN AREAS SUBJECT TO MOVEMENT OF 3. LAY PLANKING OR SIMILAR RIGID MATERIALS IN PLACE, IN AREAS WHERE STORAGE OF E. PROTECT WATERPROOFED AND ROOFED SURFACES:

1. RESTRICT USE OF SURFACES FROM TRAFFIC OF ANY KIND AND FROM STORAGE OF PRODUCTS. 2. WHEN AN ACTIVITY IS MANDATORY, OBTAIN RECOMMENDATIONS FOR PROTECTION OF SURFACES FROM INSTALLER. INSTALL PROTECTION AND REMOVE ON COMPLETION OF ACTIVITY. RESTRICT USE OF ADJACENT UNPROTECTED AREAS. MECHANICAL, PLUMBING, EQUIPMENT, HVAC SYSTEMS, DUCTWORK, AND OTHER "MEP" RELATED SYSTEMS SHALL BE PROTECTED DURING AND FOLLOWING THE COURSE OF CONSTRUCTION TO PREVENT DIRT. DUST WATER OR OTHER CONTAINMENTS FROM ENTERING. INCOMPLETE PLUMBING, FLOOR DRAINS, ALL PIPING, ALL DUCTWORK AND OTHER SYSTEMS SHALL BE CAPPED AT CLOSE OF EACH DAY TO PREVENT ANY NTRUSION OR BLOCKAGE FROM OCCURRING. ALL EQUIPMENT WILL BE PROPERLY PROTECTED AT ALL TIME WHEN WORK IS BEING PERFORMED IN THE IMMEDIATE AREA OR ABOVE. PROPER WARNING SIGNAGE, RIERS AND BARRIER TAPE WILL BE UTILIZED AS REQUIRED

PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAP A. WHEN OR WHERE ANY DIRECT OR INDIRECT DAMAGE OR INJURY IS DONE TO PUBLIC OR PRIVATE PROPERTY BY OR ON ACCOUNT OF ANY ACT, OMISSION, NEGLECT, OR MISCONDUCT IN THE EXECUTION OF THE WORK, OR IN CONSEQUENCE OF THE NON EXECUTION THEREOF BY THE CONTRACTOR, THE CONTRACTOR SHALL RESTORE, AT ITS OWN EXPENSE, SUCH PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING REFORE SLICH DAMAGE OR IN ILIRY WAS DONE BY REPAIRING OR OTHERWISE RESTORING AS MAY BE DIRECTED, OR IT SHALL MAKE GOOD SUCH DAMAGE OR INJURY IN AN ACCEPTABLE MANNER, AT NO ADDITIONAL COST TO THE OWNER. END OF SECTION 01535
SECTION 01569 CONSTRUCTION CLEANING

A. MAINTAIN AREAS UNDER CONTRACTOR'S CONTROL FREE OF WASTE, SCRAPS, SURPLUS MATERIAL AND B. REMOVE DEBRIS AND RUBBISH FROM PIPE CHASES, PLENUMS, ATTICS, CRAWL SPACES, AND OTHER CLOSED OR REMOTE SPACES, PRIOR TO CLOSING THE SPACE. CLEAN INTERIOR AREAS DAILY. D. ALL COMBUSTIBLE WASTE MATERIALS SHALL BE REMOVED FROM BUILDINGS AT THE END OF EACH

E. BROOM CLEAN INTERIOR AREAS PRIOR TO START OF SURFACE FINISHING. F. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION CLEANING CONTRACTOR'S FAILURE TO CLEAN A. IF THE CONTRACTOR FAILS TO MAINTAIN LEVELS OF CLEANLINESS IN WORK AREAS, SATISFACTORY TO THE ARCHITECT, THEN THE OWNER SHALL HAVE THE RIGHT TO CAUSE SUCH AREAS TO BE CLEANED BY OTHERS AND THE COSTS FOR SUCH CLEANING SHALL BE THE OBLIGATION OF THE CONTRACTOR AND SHALL

BE DEDUCTED FROM ANY MONEY DUE THE CONTRACTOR. END OF SECTION 01569 SECTION 01600 MATERIALS AND EQUIPMENT

1.01 MATERIAL AND EQUIPMENT INCORPORATED INTO THE WORK A. DO NOT USE MATERIAL OR EQUIPMENT FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS DESIGNED PART 2 -- REUSE OF EXISTING MATERIAL 2.01 EXCEPT AS SPECIFICALLY INDICATED OR SPECIFIED, MATERIALS AND EQUIPMENT REMOVED FROM EXISTING STRUCTURE SHALL NOT BE USED IN COMPLETED WORK.

2.02FOR MATERIAL AND EQUIPMENT SPECIFICALLY INDICATED OR SPECIFIED TO BE REUSED IN THE WORK: A. USE SPECIAL CARE IN REMOVAL, HANDLING, STORAGE AND INSTALLATION, TO ASSURE PROPER FUNCTION IN COMPLETED WORK. PART 3 -- MANUFACTURER'S INSTRUCTIONS 3.01 INSTALL, HANDLE, CLEAN AND ADJUST PRODUCTS IN STRICT ACCORD WITH MANUFACTURERS

A. SHOULD JOB CONDITIONS OR SPECIFIED REQUIREMENTS CONFLICT WITH MANUFACTURER'S INSTRUCTIONS, CONSULT WITH ARCHITECT FOR CLARIFICATION. PART 4 -- STORAGE AND PROTECTION 4.01 STORE PRODUCTS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, WITH SEALS AND LABELS INTACT AND LEGIBLE A. MAINTAIN TEMPERATURE AND HUMIDITY WITHIN RANGES REQUIRED BY MANUFACTURER'S INSTRUCTIONS. B. STORE FABRICATED PRODUCTS ON BLOCKING OR SKIDS IN SUCH A MANNER AND LOCATION THAT USPENDED FLOORS ARE NOT OVERLOADED BEYOND SAFE LIVE LOADS. C. PROTECT EXISTING FLOOR FINISH FROM DAMAGE, SOILING AND STAINING BY INCLUDING BUT NOT LIMITED TO A LAYER OF AT LEAST 6 MIL POLYETHYLENE COVERED BY PLYWOOD. D. REPAIR OR REPLACE FINISHES DAMAGED BY STORAGE OF MATERIALS OR CONSTRUCTION WORK.

5.01 CONTRACTOR'S SELECTION A. FOR A PRODUCT SPECIFIED ONLY BY DESCRIPTION, PROVIDE PRODUCT CONFORMING TO THAT SPECIFIED DESCRIPTION, SUITABLE FOR USE SHOWN ON DRAWINGS.
B. FOR A PRODUCT SPECIFIED ONLY BY REFERENCE STANDARD, PROVIDE PRODUCT CONFORMING TO THAT REFERENCE STANDARD. SUITABLE FOR USE SHOWN ON DRAWINGS. C. OR A PRODUCT SPECIFIED BY ONE OR MORE NAMES AND "OR EQUIVALENT" OR "OR EQUAL", CONTRACTOR SHALL EITHER PROVIDE ONE OF THE NAMED PRODUCTS OR CONTRACTOR SHALL SUBMIT A REQUEST FOR SUBSTITUTION FOR ANY PRODUCT NOT NAMED WHICH CONTRACTOR JUDGES TO BE OF EQUAL OR HIGHER D. OR A PRODUCT SPECIFIED BY NAME AND "NO SUBSTITUTION", CONTRACTOR SHALL PROVIDE PRODUCT

6.01 SUBSTITUTION REQUESTS A. RCHITECT OR ENGINEERS AS APPROPRIATE SHALL BE JUDGE OF ACCEPTABILITY OF PROPOSED

6.02 CONTRACTOR'S REPRESENTATION: A REQUEST FOR A SUBSTITUTION CONSTITUTES A REPRESENTATION THAT CONTRACTOR: A. AS INVESTIGATED PROPOSED PRODUCT AND DETERMINED THAT IT IS EQUIVALENT TO OR SUPERIOR IN ALLRESPECTS TO THAT SPECIFIED B. ILL PROVIDE SAME GUARANTIES, WARRANTIES OR BONDS FOR SUBSTITUTION AS FOR PRODUCT

C. ILL COORDINATE INSTALLATION OF AN ACCEPTED SUBSTITUTION INTO THE WORK, AND MAKE SUCH OTHER

END OF SECTION 01600

CHANGES AS MAY BE REQUIRED TO MAKE THE WORK COMPLETE IN ALL RESPECTS.
D. AIVES ALL CLAIMS FOR ADDITIONAL COSTS, UNDER CONTRACTOR'S RESPONSIBILITY, WHICH

SECTION 01701 CONTRACT CLOSEOUT PROCEDURES

1.01 REQUIREMENT INCLUDED A. ADMINISTRATIVE PROVISIONS FOR SUBSTANTIAL COMPLETION AND FOR FINAL ACCEPTANCE.

CLOSEOUT SUBMITTALS A. PROVIDE EVIDENCE OF COMPLIANCE WITH REQUIREMENTS OF GOVERNING AUTHORITIES 1.CERTIFICATE OF OCCUPANCY AT SUBSTANTIAL COMPLETION. CERTIFICATES OF INSPECTION REQUIRED FOR STRUCTURAL, MECHANICAL, AND ELECTRICAL YSTEMS REQUIRED AT SUBSTANTIAL COMPLETION. 2. WARRANTIES AND GUARANTEES 1.MANUFACTURERS STANDARD WARRANTIES SHALL BE PROVIDED FOR ALL PRODUCTS WHETHER

OR NOT SPECIFIED. D. KEYS AND KEYING SCHEDULE: UNDER PROVISIONS OF TECHNICAL SPECIFICATIONS SECTION FOR FINISH HARDWARE BY SUBSTANTIAL COMPLETION. E. EVIDENCE OF PAYMENT AND RELEASE OF CLAIMS: IN ACCORDANCE WITH THE GENERAL CONDITIONS AND SUBCONTRACTOR'S AFFIDAVIT(S) OF SATISFACTION AND/OR CONSENT OF SURETY TO FINAL PAYMENT. APPLICATION FOR FINAL PAYMENT CERTIFICATE

A. SUBMIT APPLICATION FOR FINAL PAYMENT CERTIFICATE IN ACCORDANCE WITH PROVISIONS OF GENERAL CONDITIONS. END OF SECTION 01701

**SECTION 01710 FINAL CLEANING** 

A. EXECUTE CLEANING PRIOR TO INSPECTION FOR OCCUPANCY OR SUBSTANTIAL COMPLETION.

A. USE PRODUCTS WHICH WILL NOT CREATE HAZARDS TO HEALTH OR PROPERTY AND WHICH WILL NOT DAMAGE SURFACES. B. USE ONLY MATERIAL AND METHODS RECOMMENDED BY MANUFACTURER OF MATERIAL BEING CLEANED.

I. UPON COMPLETION OF THE WORK AND BEFORE ACCEPTANCE AND FINAL PAYMENT IS MADE, REMOVI FROM THE SITE ALL TOOLS MACHINERY, EQUIPMENT, SURPLUS AND DISCARDED MATERIALS, RUBBISH. PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DUE TO THE CONTRACTOR'S OPERATIONS DEPOSITED ON ADJACENT PROPERTY WILL NOT BE CONSIDERED AS HAVING BEEN DISPOSED OF

3. ALL AREAS WITHIN AND CONTIGUOUS TO THE WORK UNDER THE CONTRACT, INCLUDING ALL EXTERIOR AND INTERIOR SURFACES AND ITEMS WHERE WORK HAS BEEN PERFORMED. AS WELL AS ALL AREAS MATERIALS, SHALL BE TURNED OVER IN A NEAT AND "POLISHED" HOME-CLEAN CONDITION. "BROOM-CLEAN," AS USED IN THE CONSTRUCTION INDUSTRY, WILL NOT SUFFICE C. ALL ROOF AREAS WHERE WORK IS PERFORMED SHALL BE CLEANED OF ALL DEBRIS AND EXCESS

MATERIALS. PARTICULAR ATTENTION SHALL BE GIVEN TO GUTTERS. DOWNSPOUTS. LEADER HEADS. AND UPPERS TO ASSURE THERE IS NO BLOCKAGE OF ANY KIND. ROOF AREAS SHALL BE INSPECTED TO ENSURE THAT NO DAMAGE TO ROOF MEMBRANES HAS OCCURRED. ANY DAMAGE DISCOVERED CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY A LICENSED ROOFER AT NO ADDITIONAL

D. ALL GLASS SHALL BE THOROUGHLY CLEANED AND ON BOTH SIDES. E. POWER-SCRUB AND DETERGENT CLEAN ALL CERAMIC TILE FLOORS. WASH ALL CERAMIC TILE WALLS WITH DETERGENT AND CLEAN ALL WALL SURFACES. ALL PLASTIC LAMINATE AND HARDWARE SURFACES SHALL BE CLEANED AND POLISHED. END OF SECTION 01710

SECTION 01720 PROJECT RECORD DOCUMENTS REQUIREMENTS INCLUDED

A. MAINTENANCE OF RECORD DOCUMENTS AND SAMPLES B. SUBMITTAL OF RECORD DOCUMENTS

MAINTENANCE OF DOCUMENTS AND SAMPLES A. MAINTAIN RECORD DOCUMENTS IN CLEAN, DRY, AND LEGIBLE CONDITIONS. DO NOT USE RECORD DOCUMENTS FOR CONSTRUCTION PURPOSES. RECORD DOCUMENT AND "AS BUILT" RECORDS SHALL BE MAINTAINED CURRENT AT ALL TIMES. B. CONTRACT DRAWINGS AND APPROVED SHOP DRAWINGS: LEGIBLY MARK EACH ITEM TO RECORD ACTUA CONSTRUCTION, INCLUDING: 1. FIELD CHANGES OF DIMENSIONS AND DETAILS

2. CHANGES MADE BY ADDENDA, CHANGE ORDERS, IF ANY, AND WORK ORDERS, IF ANY. 3. DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS 4. REFERENCES TO RELATED SHOP DRAWINGS AND MODIFICATIONS. C SPECIFICATIONS AND ADDENDA: LEGIBLY MARK EACH SECTION TO RECORD 1. MANUFACTURER, TRADE NAME, CATALOG NUMBER, AND SUPPLIER OF EACH PRODUCT AND ITEM OF FOUIPMENT ACTUALLY INSTALLED D. OTHER DOCUMENTS: MAINTAIN MANUFACTURER'S CERTIFICATION, INSPECTION CERTIFICATIONS, FIELD TEST RECORDS REQUIRED BY INDIVIDUAL SPECIFICATION SECTIONS.

A. AT SUBSTANTIAL COMPLETION, DELIVER RECORD DOCUMENTS AND SAMPLES TO OWNER. 3. TRANSMIT WITH COVER LETTER LISTING: 2 PROJECT TITLE AND NUMBER

3. CONTRACTOR'S NAME, ADDRESS AND TELEPHONE NUMBER.

4. NUMBER AND TITLE OF EACH RECORD DOCUMENT EXTRA MATERIAL A. WHERE SPECIFICATION SECTION REQUIRES FURNISHING EXTRA MATERIAL TO THE OWNER FOR FUTURE MAINTENANCE USE, FURNISH MATERIALS AS SPECIFIED IN MANUFACTURER'S STANDARD PACKAGING AND WITH UITABLE LABELING TO IDENTIFY CONTENTS OF EACH PACKAGE. END OF SECTION 01720

SECTION 01740 WARRANTIES AND GUARANTEES A. OBTAIN AND SUBMIT WARRANTIES AND GUARANTEES. EXECUTED IN DUPLICATE BY SUBCONTRACTORS SUPPLIERS AND MANUFACTURERS, WITHIN TEN (10) DAYS AFTER SUBSTANTIAL COMPLETION. DATE OF EGINNING OF TIME OF WARRANTY WILL BE NO EARLIER THAT THE DATE WHEN THE OWNER TAKES

B. WARRANTIES SHALL BE AS SPECIFIED IN INDIVIDUAL SECTIONS. STANDARD MANUFACTURERS WARRANTIES SHALL BE PROVIDED FOR ALL PRODUCTS WITH STANDARD MANUFACTURER'S WARRANTY, END OF SECTION 01740

**SECTION 09310 CERAMIC TILE** 

TILE FOR WALLS OVER TILE BACKER BOARD AT WET AREAS, THINSET.

SAMPLES: SUBMIT SAMPLES OF ALL FINISH MATERIALS SPECIFIED UNDER THIS SECTION TO THE ARCHITECT FOR SELECTION AND APPROVAL GROUT: SAMPLES SHOWING MANUFACTURER'S STANDARD GROUT COLORS.
MANUFACTURER'S PRODUCT DATA: SUBMIT MANUFACTURER'S PRODUCT DATA FOR TYPE OF TILE AND TILE ACCESSORY, THRESHOLD, AND TILE SETTING/WATERPROOFING MATERIALS.

PERFORMANCE REQUIREMENTS
STATIC COEFFICIENT OF FRICTION: FOR TILE INSTALLED ON WALKWAY SURFACES, PROVIDE PRODUCTS WITH THE FOLLOWING VALUES AS DETERMINED BY TESTING IDENTICAL PRODUCTS

LEVEL SURFACES & STEPS: MINIMUM 0.6 RAMP SURFACES: MINIMUM 0.8 QUALITY ASSURANCE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A108.5 INSTALLATION OF CERAMIC TILE. A118.4 LATEX-PORTLAND CEMENT MORTAF

A118.10 WATERPROOFING A137.1 GRADE STANDARI CONFORM TO THE GOVERNING LAWS AND BUILDING CODE AND THE TCA HANDBOOK. PRODUCT DELIVERY, STORAGE, AND HANDLING TILE SHALL BE BROUGHT TO THE SITE IN ORIGINAL UNOPENED CONTAINERS WITH

GRADE SEALS INTACT. MORTAR SHALL BE DELIVERED IN ORIGINAL, UNOPENED CONTAINERS MARKED WITH TYPE AND QUALITY OF PRODUCT. PRODUCTS SPECIFIED ARE BY CIOT, OLYMPIA TILE AND DALTILE. REFER TO

MATERIAL AND COLOR SCHEDULE FOR TYPE AND LOCATION. 1 BASE: COVERED 2. CAP : SURFACE BULLNOSE 3. CORNER: FIELD BUTTED SQUARE CORNERS EXCEPT AT COVERED BASE

MATERIAL AND COLOR: AS APPROVED BY ARCHITECT

PORTLAND CEMENT: ASTM C 150, TYPE 1 LIME: HYDRATED, ASTM C 206, TYPE S OR ASTM C 207, TYPES. WATER: CLEAN, POTABLE, FROM PUBLIC MAINS. FREE OF EXCESSIVE AMOUNTS OF SALTS, ACIDS, ALKALIS, OR OTHER DELETERIOUS MATERIALS. LATEX-PORTLAND CEMENT MORTAR: SHALL BE PREPACKAGED AND PRESANDED, CONFORMING TO ANSI A118.4. AS MANUFACTURED BY UPCO COMPANY; MAPEL, INC.; LATICRETE TERNATIONAL, INC.; OR APPROVED EQUAL. PROVIDE MEDIUM-SETTING BED TYPE AND THICKNESS AT

LATEX-PORTLAND CEMENT GROUT: PROPRIETARY, FACTORY-PACKAGE PRECOLORED LATEX- PORTLAND CEMENT GROUT MIXES CONFORMING TO ANSI A118.6. EQUAL TO HYDROMENT CERAMIC TILE GROUT", MANUFACTURED BY THE UPCO COMPANY, LATIC INTERNATIONAL. INC. EQUIVALENT PRODUCTS MANUFACTURED BY L&M-SURCO MFG.. INC.. OR EQUAL RODUCT BY MANUFACTURER LICENSED BY TILE COUNCIL OF AMERICA, AS APPROVED BY ARCHITEC SELECTION OF AT LEAST FOURTEEN STANDARD COLORS PLUS BLACK, WHITE, AND NATURAL MUST BE AVAILABLE FOR ARCHITECT'S SELECTION, AND GROUT-MIXES MUST BE COMPLETE PACKAGED, WITH ONLY ADDITION OF ACRYLIC LATEX GROUT ADDITIVE REQUIRED. PRECOLORED EPOXY GROUT MIXES CONFORMING TO ANSI A108.6, EQUAL TO "LATIPOXY SP 100A BY TILE COUNCIL OF AMERICA, AS APPROVED BY ARCHITECT. COLORS AS SELECTED BY THE ARCHITECT USE WATERPROOFING/ANTI-FRACTURE MEMBRANE AT ALL CRACKS AND JOINTS IN FLOORS IN ACCORDANCE WITH ANSI A118.10-1999.

WATERPROOFING: FABRIC-REINFORCED, FLUID-APPLIED SYSTEM CONSISTING OF PRODUCT AND MANUFACTURER - BASIS OF DESIGN: LATICRETE 9235 WATERPROOF MEMBRANE: INSTALL WATERPROOFING SETTING SYSTEM FOR SHOWER STALLS AND SHOWER STALL BASES

WATERPROOFING FOR THIN-SET TILE INSTALLATIONS

SURFACES TO RECEIVE MATERIALS UNDER THIS SECTION SHALL BE TURNED OVER TO THIS TRADE, TRUE, PLUMB, AND LEVEL (OR UNIFORMLY SLOPED TO REQUIRED PITCH) AND SHALL BE CLEAN, FREE OF DUST, GREASE, OIL, PAINT, MASTICS, AND OTHER DELETERIOUS MATERIALS, AND SUFFICIENTLY CURED AND DRIED. READY TO RECEIVE THE TILE THOROUGHLY EXAMINE ALL SURFACES TO RECEIVE WORK OF THIS SECTION, AND NOTIFY ARCHITECT IN WRITING OF ALL CONDITIONS WHICH WOULD ADVERSELY AFFECT THE WORK. DO NOT COMMENCE WORK IN ANY AREA WHERE SUCH NOTICE OF ADVERSE CONDITIONS HAS BEEN FILED. UNTIL CORRECTIVE WORK HAS BEEN COMPLETED OR WAIVED. STARTING OF VORK WITHOUT ISSUANCE OF SUCH NOTICE SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AS BEING SATISFACTORY TO PROPERLY RECEIVE THE WORK OF THIS SECTION 1. DO FINAL CLEANING OF SURFACES JUST PRIOR TO INSTALLATION OF TILE

SECTION 09310 CERAMIC TILE (CONTINUED)

3.02 INSTALLATION

INSTALL AND GROUT TILE IN ACCORDANCE WITH THE PROVISIONS OF THE STANDARD SPECIFICATION AND PUBLISHED DETAILS ABOVE, AS FOLLOWS AND IN ACCORDANCE WITH TCA "RECOMMENDED USES". ROOM TEMPERATURES SHALL BE MAINTAINED AT TEMPERATURES ABOVE 40 DEGREES F. FOR AT LEAST 48 HOURS PRIOR TO COMMENCING THE WORK, DURING THE TILE WORK, AND UNTIL COMPLETION OF PROJECT WHERE POSSIBLE, LAY OUT WORK SO THAT NO TILES LESS THAN HALF SIZE OCCUR. MAINTAIN PLUMB AND TRUE FINISH SURFACES. MAINTAIN JOINTS STRAIGHT, TRUE, LEVEL, PLUMB. ALL JOINTS SHALL BE STRAIGHT AND CONTINUOUS IN BOTH DIRECTIONS. INCLUDING JOINTS BETWEEN ADJOINING SHEETS AND JOINTS AT CUT TILE. REMOVE AND REPLACE ALL ILE WORK WHICH DOES NOT COMPLY WITH SPECIFICATIONS. SMOOTH AND EVEN, WITHOUT VOIDS, CRACKS OR EXCESS MORTAR OR GROUT MIXES AS SPECIFIED. DO NOT COMMENCE GROUTING UNTIL 24 HOURS AFTER TILE INSTALLATION.

PROVIDE TILE JOINTS 1/16" THICK MAXIMUM. UNIFORM IN WIDTH. MAKE JOINTS GROUTING: GROUT THE JOINTS MAXIMUM 1/16" WIDE WITH PROPRIETARY GROUT FOLLOW INSTRUCTIONS OF THE MANUFACTURER AND THE AFOREMENTIONED STANDARD SPECIFICATIONS. WET TILE WHERE NECESSARY IMMEDIATELY. DAMP CURE GROUT JOINTS AT LEAST THREE CONSECUTIVE DAYS COMMENCING IMMEDIATELY AFTER JOINTS HAVE SET. AFTER GROUTING, PROTECT TILE WORK FROM TRAFFIC FOR AT LEAST SEVEN DAYS. REMOVE ALL WORK NOT CONFORMING TO SPECIFICATION REQUIREMENTS AND REPLACE WITH ACCEPTABLE WORK. AFTER GROUT HAS SET. POLISH TILE FREE OF ALL DIRT AND MORTAR OR GROUT

STAINS WITH CLEAN, WHITE CLOTHS, USING SPONGES AND CLEAN WATER. LEAVE WORK CLEAN AND SPOTLESS. ACID CLEANERS ARE NOT PERMITTED.

PROTECTION AND FINAL CLEANING AFTER THE PLACING, CURING, AND INITIAL CLEANING OF THE WORK OF THIS SECTION, PROTECT THE WORK FROM DAMAGE UNTIL SUBSTANTIAL COMPLETION. PROVIDE ALL NECESSARY PROTECTIVE BARRIERS, COVERS, ETC., AS REQUIRED.

ADDITIONAL MATERIALS A. FURNISH TO OWNER ADDITIONAL, FACTORY SEALED, ORIGINAL CARTONS
CONTAINING A TOTAL OF AT LEAST 5% OF THE AMOUNT OF EACH DIFFERENT TYPE AND COLOR OF CERAMIC TILE USED ON THE PROJECT.

END OF SECTION SECTION 09670 RESILIENT BASE

5.COLORS: AS INDICATED ON FINISH **SCHEDULE**.

1.01 DESCRIPTION OF WORK . ACCEPTABLE MANUFACTURER: REFER TO MATERIAL AND COLOR SCHEDULE. B, WALL BASE: PROVIDE RUBBER WALL BASE CONFORMING TO FS SS-W-40. TYPE 1. WITH UV HIBITORS; WITH MATCHING END STOPS, AND PREMOLDED CORNER UNITS. REFER TO MATERIAL AND **COLOR SCHEDULE** 1.HEIGHT: 4 IN. UNLESS NOTED OTHERWISE. 2.THICKNESS: 1/8 IN. GAGE. 3.STYLE: TOP-SET COVE AT RESILIENT FLOORING, STRAIGHT AT CARPET. 4 FINISH: MATTE

SUBMIT MANUFACTURERS PRODUCT DATA AND SAMPLES.

1.03 PROJECT CONDITIONS EXAMINE PROJECT CONDITIONS PRIOR TO INSTALLATION & NOTIFY ARCHITECT OF ANY CONDITIONS WHICH MAY AFFECT THE INSTALLERS ABILITY TO PERFORM A SATISFACTORY INSTALLATION. DO NOT ALLOW WORK TO PROCEED UNTIL SUBFLOOR SURFACES ARE SATISFACTORY. INDICATE ADVERSE CONDITIONS OF ANY TYPE BY LETTER TO ARCHITECT AND FLOORING DISTRIBUTOR.

1 04 INSTALLATION A. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS B. INSTALL RESILIENT BASE IN MANNER TO ENSURE UNIFORM POSITIVE CONTACT WITH SUB-SURFACE. ND TO PRODUCE FINISHED SURFACES WHICH ARE SMOOTH, EVEN, AND IN TRUE PLANES, FREE O BUCKLES, WAVES, AND OTHER IMPERFECTIONS. STORE AND USE ADHESIVE IN ACCORDANCE WITH

A. CLEAN BASE AND ADJACENR AREAS OF ANY EXCESS ADHESIVE OR DEBRIS.

END OF SECTION 09670

SECTION 079200 JOINT SEALANTS

A. THIS SECTION INCLUDES JOINT SEALANTS FOR THE FOLLOWING APPLICATIONS, INCLUDING THOSE 1. EXTERIOR JOINTS IN VERTICAL SURFACES AND HORIZONTAL NONTRAFFIC SURFACES. . EXTERIOR JOINTS IN HORIZONTAL TRAFFIC SURFACES. 3. INTERIOR JOINTS IN VERTICAL SURFACES AND HORIZONTAL NONTRAFFIC SURFACES. 4. INTERIOR JOINTS IN HORIZONTAL TRAFFIC SURFACES. B. SEE DIVISION 8 SECTION "GLAZING" FOR GLAZING SEALANTS.

1.02 PERFORMANCE REQUIREMENTS A. PROVIDE ELASTOMERIC JOINT SEALANTS THAT ESTABLISH AND MAINTAIN WATERTIGHT AND AIRTIGHT CONTINUOUS JOINT SEALS WITHOUT STAINING OR DETERIORATING JOINT SUBSTRATES. A. SPECIAL INSTALLER'S WARRANTY: INSTALLER'S STANDARD FORM IN WHICH INSTALLER AGREES TO

OTHER REQUIREMENTS SPECIFIED IN THIS SECTION WITHIN SPECIFIED WARRANTY PERIOD. 1 WARRANTY PERIOD: FIVE YEARS FROM DATE OF SUBSTANTIAL COMPLETION B. SPECIAL MANUFACTURER'S WARRANTY: MANUFACTURER'S STANDARD FORM IN WHICH ELASTOMERIC SEALANT MANUFACTURER AGREES TO FURNISH ELASTOMERIC JOINT SEALANTS TO REPAIR OR REPLACE HOSE THAT DO NOT COMPLY WITH PERFORMANCE AND OTHER REQUIREMENTS SPECIFIED IN THIS SECTION WITHIN SPECIFIED WARRANTY PERIOD.

1. WARRANTY PERIOD: TWENTY YEARS FROM DATE OF SUBSTANTIAL COMPLETION. A COMPATIBILITY PROVIDE JOINT SEALANTS, BACKINGS, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES BASED ON TESTING AND FIELD B. VOC CONTENT OF INTERIOR SEALANTS: PROVIDE SEALANTS AND SEALANT PRIMERS FOR USE THE WEATHERPROOFING SYSTEM THAT COMPLY WITH THE FOLLOWING LIMITS FOR VOC CONTENT

WHEN CALCULATED ACCORDING TO 40 CFR 59. SUBPART F (EPA METHOD 24): 2. NONMEMBRANE ROOF SEALANTS: 300 G/L.
3. SINGLE-PLY ROOF MEMBRANE SEALANTS: 450 G/L 4. SEALANT PRIMERS FOR NONPOROUS SUBSTRATES: 250 G/L 5. SEALANT PRIMERS FOR POROUS SUBSTRATES: 775 G/L. 6 MODIFIED BITUMINOUS SEALANT PRIMERS: 500 G/L

C. COLORS OF EXPOSED JOINT SEALANTS: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL 2.03 SEALANT FOR TRAFFIC JOINTS A. ASTM C920, TYPE S (SINGLE COMPONENT) OR TYPE M (MULTICOMPONENT); GRADE P (POURABLE) OR GRADE NS (NON AG); CLASS 25, USE T AND M; AND OF COLORS AS SELECTED BY ARCHITECT-ENGINEER COATING. MANUFACTURER'S STANDARD COLOR CHART 3. ACCEPTABLE MANUFACTURERS AND BRANDS

2. PECORA: UREXPAN NR-200 OR NR-20L 3. SONNEBORN: SONOLASTIC PAVING JOINT SEALANT 2.04 SEALANT FOR NON-TRAFFIC JOINTS . ASTM C920, TYPE S (SINGLE COMPONENT) OR TYPE M (MULTICOMPONENT); GRADE NS (NONSAG); CLASS 25; USE NT, M, G AND A; AND OF COLORS SELECTED BY ARCHITECT-ENGINEER FROM 1. TREMCO: DYMERIO

1. TREMCO: THC 900 OR DYMERIC.

2. PECORA: DYNATROL I OR DYUNATROL II 3. SONNEBORN: SONOLASTIC NPI OR NPII. 4. DOW: DOW CORNING 790 SILICONE BUILDING SEALANT, DOW CORNING 795 SILICONE BUILDING SEALANT, OR DOW CORNING 999 SILICONE GLAZING SEALANT. A. ASTM C920, TYPE S (SINGLE COMPONENT) OR TYPE M (MULTICOMPONENT); GRADE NS (NONSAG) CLASS 25; USE NT, M, G AND A; AND OF COLORS AS SELECTED BY ARCHITECT FROM MANUFACTURER'S

B. ACCEPTABLE MANUFACTURERS AND BRANDS 1. TREMCO: DYMERIC. 2. PECORA: DYNATROL I OR DYNATROL II. 3. SONNEBORN: SONOLASTIC NPI OR NPII. 4. GENERAL ELECTRIC: SILPRUF WEATHERPROOFING SEALANT 5. DOW: DOW CORNING 790 SILICONE BUILDING SEALANT, DOW CORNING 795 SILICONE BUILDING SEALANT, OR DOW CORNING 999 SILICONE GLAZING SEALANT. 6. MAMECO: VULKEM 116 AND VULKEM 922.

2.08 MISCELLANEOUS MATERIALS A. PRIMER: MATERIAL RECOMMENDED BY JOINT-SEALANT MANUFACTURER WHERE REQUIRED FOR ADHESION OF SEALANT TO JOINT SUBSTRATES INDICATED, AS DETERMINED FROM PRECONSTRUCTION JOINT-SEALANT SUBSTRATE TESTS AND FIELD TESTS. B. CLEANERS FOR NONPOROUS SURFACES. CHEMICAL CLEANERS ACCEPTABLE TO MANUFACTURERS OF SEALANTS AND SEALANT BACKING MATERIALS. FREE OF OILY RESIDUES OR OTHER SUBSTANCES CAPABLE OF STAINING OR HARMING JOINT SUBSTRATES AND ADJACENT NONPOROUS SURFACES IN ANY A. COMPONENTS WAY, AND FORMULATED TO PROMOTE OPTIMUM ADHESION OF SEALANTS TO JOINT SUBSTRATES.

3.01 PREPARATION A. SURFACE CLEANING OF JOINTS: CLEAN OUT JOINTS IMMEDIATELY BEFORE INSTALLING JOINT 1.CLEAN SURFACES WITH CHEMICAL CLEANERS OR OTHER MEANS THAT DO NOT STAIN, HARM SUBSTRATES. OR LEAVE RESIDUES CAPABLE OF INTERFERING WITH ADHESION OF JOINT SEALANTS. B. JOINT PRIMING: PRIME JOINT SUBSTRATES WHERE RECOMMENDED IN WRITING BY JOINT-SEALANT MANUFACTURER. MASKING TAPE: USE MASKING TAPE WHERE REQUIRED TO PREVENT CONTACT OF SEALANT WITH ADJOINING SURFACES THAT OTHERWISE WOULD BE PERMANENTLY STAINED OR DAMAGED BY SUCH IMMEDIATELY AFTER TOOLING WITHOUT DISTURBING JOINT SEAL.

INSTALLATION SEALANT INSTALLATION STANDARD: COMPLY WITH RECOMMENDATIONS IN ASTM C 1193 FOR USE OF JOINT SEALANTS AS APPLICABLE TO MATERIALS, APPLICATIONS, AND CONDITIONS INDICATED. I. INSTALL SEALANT BACKINGS OF TYPE INDICATED TO SUPPORT SEALANTS DURING APPLICATION AND AT POSITION REQUIRED TO PRODUCE CROSS-SECTIONAL SHAPES AND DEPTHS OF INSTALLED SEALANTS SUPPORTED EQUIPMENT RELATIVE TO JOINT WIDTHS THAT ALLOW OPTIMUM SEALANT MOVEMENT CAPABILITY 1. DO NOT LEAVE GAPS BETWEEN ENDS OF SEALANT BACKINGS.

3. REMOVE ABSORBENT SEALANT BACKINGS THAT HAVE BECOME WET BEFORE SEALANT C. INSTALL BOND-BREAKER TAPE BEHIND SEALANTS WHERE SEALANT BACKINGS ARE NOT USEC 1. PLACE SEALANTS SO THEY DIRECTLY CONTACT AND FULLY WET JOINT SUBSTRATES. 2. COMPLETELY FILL RECESSES IN EACH JOINT CONFIGURATION 3. PRODUCE UNIFORM, CROSS-SECTIONAL SHAPES AND DEPTHS RELATIVE TO JOINT WIDTHS THAT ALLOW OPTIMUM SEALANT MOVEMENT CAPABILITY E. TOOLING OF NONSAG SEALANTS: IMMEDIATELY AFTER SEALANT APPLICATION AND BEFORE SKINNING OR CURING BEGINS. TOOL SEALANTS ACCORDING TO REQUIREMENTS SPECIFIED BELOW TO FORM

SMOOTH, UNIFORM BEADS OF CONFIGURATION INDICATED; TO ELIMINATE AIR POCKETS; AND TO ENSURE CONTACT AND ADHESION OF SEALANT WITH SIDES OF JOINT 1. REMOVE EXCESS SEALANT FROM SURFACES ADJACENT TO JOINTS. 2. USE TOOLING AGENTS THAT ARE APPROVED IN WRITING BY SEALANT MANUFACTURER AND THAT DO NOT DISCOLOR SEALANTS OR ADJACENT SURFACES. 3. PROVIDE CONCAVE JOINT CONFIGURATION PER FIGURE 5A IN ASTM C1193, UNLESS F. INSTALLATION OF PREFORMED SILICONE-SEALANT SYSTEM: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. G. INSTALLATION OF PREFORMED FOAM SEALANTS: INSTALL EACH LENGTH OF SEALANT IMMEDIATELY AFTER REMOVING PROTECTIVE WRAPPING, TAKING CARE NOT TO PULL OR STRETCH MATE PRODUCING SEAL CONTINUITY AT ENDS. TURNS, AND INTERSECTIONS OF JOINTS, FOR APPLICATIONS AT LOW AMBIENT TEMPERATURES WHERE EXPANSION OF SEALANT REQUIRES ACCELERATION TO PRODUCE SEAL. APPLY HEAT TO SEALANT IN COMPLIANCE WITH SEALANT MANUFACTURER'S WRITTEN H. CLEAN OFF EXCESS SEALANT OR SEALANT SMEARS ADJACENT TO JOINTS AS THE WORK MANUFACTURERS OF JOINT SEALANTS AND OF PRODUCTS IN WHICH JOINTS OCCUR.

SECTION 087000 FINISH HARDWARE

THE WORK IN THIS SECTION SHALL INCLUDE FURNISHING OF ALL ITEMS OF FINISH HARDWARE AS HEREINAFTER SPECIFIED OR OBVIOUSLY NECESSARY TO COMPLETE THE BUILDING. HARDWARE PROVIDER SHALL COORDINATE HARDWARE WITH CARD READER AND ALARM PROVIDER. CONTRACTOR SHALL SUBMIT HARDWARE SCHEDULE FOR APPROVAL.

A. FURNISH LABOR AND MATERIAL TO COMPLETE HARDWARE WORK INDICATED, AS SPECIFIED HEREIN, OR AS MAY BE REQUIRED BY ACTUAL CONDITIONS AT BUILDING. B INCLUDE ALL NECESSARY SCREWS BOLTS EXPANSION SHIFLDS OTHER DEVICES IF NECESSARY AS REQUIRED FOR PROPER HARDWARE APPLICATION. THE HARDWARE SUPPLIER SHALL ASSUME ALL RESPONSIBILITY FOR CORRECT QUANTITIES.

C. ALL HARDWARE SHALL MEET THE REQUIREMENTS OF FEDERAL STATE AND LOCAL CODES HAVING IURISDICTION OVER THIS PROJECT, NOTWITHSTANDING ANY REAL OR APPARENT CONFLICT THEREWITH IN THESE SPECIFICATIONS. FIRE-RATED OPENINGS:

1. PROVIDE HARDWARE FOR FIRE-RATED OPENINGS IN COMPLIANCE WITH ANSI, NFPA PAMPHLET NO. 80, NFPA STANDARDS NO. 101, UBC 702 (1997) AND UL10C. THIS REQUIREMENT TAKES PRECEDENCE OVER OTHER REQUIREMENTS FOR SUCH HARDWARE PROVIDE ONLY HARDWARE THAT HAS BEEN TESTED AND LISTED BY ULL FOR THE TYPES AND SIZES OF DOORS REQUIRED AND COMPLIES WITH THE REQUIREMENTS OF THE DOOR AND DOOR FRAME LABELS. 2. WHERE PANIC EXIT DEVICES ARE REQUIRED ON FIRE-RATED DOORS. PROVIDE SUPPLEMENTARY MARKING ON DOOR UL LABEL INDICATING FIRE DOOR TO BE EQUIPPED

WITH FIRE EXIT HARDWARE AND PROVIDE UL LABEL ON EXIT DEVICE INDICATING "FIRE EXIT

E. FASTENERS: 1. HARDWARE AS FURNISHED SHALL CONFORM TO PUBLISHED TEMPLATES GENERALLY PREPARED FOR MACHINE SCREW INSTALLATION. 2. FURNISH EACH ITEM COMPLETE WITH ALL SCREWS REQUIRED FOR INSTALLATION. TYPICALLY, ALL EXPOSED SCREWS INSTALLATION.

INSOFAR AS PRACTICAL FURNISHED CONCEALED TYPE FASTENERS FOR HARDWARE UNITS THAT HAVE

EXPOSED SCREWS SHALL BE FURNISHED WITH PHILLIPS FLAT HEAD SCREWS, FINISHED TO MATCH ADJACENT HARDWARE. DOOR CLOSERS AND EXIT DEVICES TO BE INSTALLED WITH CLOSED HEAD THROUGH BOLTS (SEX

A. TO THE GREATEST EXTENT POSSIBLE, OBTAIN EACH KIND OF HARDWARE FROM ONLY ONE B. ALL NUMBERS AND SYMBOLS USED HEREIN HAVE BEEN TAKEN FROM THE CURRENT CATALOGUES OF THE FOLLOWING MANUFACTURERS. PRODUCT **ACCEPTABLE** SUBSTITUTE

Locks & Latches Cylinders, Keys, Keying Schlage Everest No Substitution Glvnn Johnson Wall Stops/Floor Trimco, Burns Stops, Flushbolts Kick Plates Trimco, Burns Threshold/Weather-strip Key Cabinet

: IF MATERIAL MANUFACTURED BY OTHER THAN THAT SPECIFIED OR LISTED HEREWITH AS AN FOUAL IS TO BE BID UPON, PERMISSION MUST BE REQUESTED FROM THE ARCHITECT SEVEN (7) DAYS PRIOR TO BIDDING. IF SUBSTITUTION IS ALLOWED, IT WILL BE SO NOTED BY ADDENDUM.

A. EXTERIOR HINGES TO BE STAINLESS STEEL (32D) AND INTERIOR HINGES TO BE SATIN

DEVICES SATIN CHROME (26D) OVERHEAD HOLDERS TO BE STAINLESS STEEL (32D). FLAT GOODS

CHROME (26D). DOOR CLOSERS TO BE ALUMINUM. LOCKS TO BE SATIN CHROME (26D), EXIT

TO BE SATIN CHROME (26D) OR STAINLESS STEEL (32D) AND THE THRESHOLDS TO BE MILL FINISH A. EXTERIOR BUTTS SHALL BE STAINLESS STEEL. BUTTS ON ALL OUT SWINGING DOORS SHALL BE FURNISHED WITH NON-REMOVABLE PINS (NRP). B. INTERIOR BUTTS SHALL BE AS LISTED. C. DOORS 5' OR LESS IN HEIGHT SHALL HAVE TWO (2) BUTTS. FURNISH ONE (1) ADDITIONAL BUTT FOR EACH 2'6" IN HEIGHT OR FRACTION THEREOF. DUTCH DOOR SHALL HAVE TWO (2) BUTTS PER LEAF. A. ALL LOCKS AND CYLINDERS SHALL BE SCHLAGE EVEREST KEY SYSTEM, ALL BITTINGS SHALL BE

END OF SECTION 087000

SECTION 092116 GYPSUM BOARD ASSEMBLIE REPAIR OR REPLACE ELASTOMERIC JOINT SEALANTS THAT DO NOT COMPLY WITH PERFORMANCE AND INTERIOR GYPSUM WALLBOARD. 2. TILE BACKING PANELS.

ISSUED BY SCHLAGE LOCK, MATCHING EXISTING

KEYS. ALL KEYS TO BE PATENT RESTRICTED.

A.SUBMIT MANUFACTURERS PRODUCT DATA IN ACCORDANCE WITH CONTRACT DOCUMENTS. B.CLEARLY INDICATE SPECIFIC PRODUCTS INTENDED FOR USE AND LOCATIONS FOR EACH

B.STORE MATERIALS INSIDE AND KEEP DRY AND PROTECTED FROM WEATHER. STACK GYPSUM PANELS FLAT TO PREVENT SAGGING. A.ENVIRONMENTAL LIMITATIONS: COMPLY WITH ASTM C 840 REQUIREMENTS OR GYPSUM

BOARD MANUFACTURER'S WRITTEN RECOMMENDATIONS, WHICHEVER ARE MORE STRINGENT. MANUFACTURERS B. LA FARGE

STEEL FRAMING A. STEEL FRAMING, GENERAL: COMPLY WITH ASTM C 754 FOR CONDITIONS INDICATED. 1.STEEL SHEET COMPONENTS: METAL COMPLYING WITH ASTM C 645 REQUIREMENTS. A. PROTECTIVE COATING 1) INTERIOR APPLICATIONS: MANUFACTURER'S STANDARD CORROSION-RESISTANT ZINC 2) EXTERIOR APPLICATIONS: ASTM A 653/A 653M, G60 HOT-DIP GALVANIZED ZINC COATING. B.SUSPENDED CEILING AND SOFFIT FRAMING 1.TIE WIRE: ASTM A 641/A 641M, CLASS 1 ZINC COATING, SOFT TEMPER, 0.0625-INCH DIAMETER WIRE, OR DOUBLE STRAND OF 0.0475-INCH-DIAMETER WIRE.

FOR ATTACHING HANGER WIRES AND CAPABLE OF SUSTAINING, A LOAD EQUAL TO FIVE TIMES THA IMPOSED BY CONSTRUCTION AS DETERMINED BY TESTING ACCORDING TO ASTM E 488 BY AQUALIFIED 1) TYPE: CAST-IN-PLACE ANCHOR, DESIGNED FOR ATTACHMENT TO CONCRETE FORMS. B. POWDER-ACTUATED FASTENERS: FABRICATED FROM CORROSION-RESISTANT MATERIALS, WITH CLIPS OR OTHER DEVICES FOR ATTACHING HANGERS CAPABLE OF SUSTAINING, A LOAD EQUAL TO EN (10) TIMES THAT IMPOSED BY CONSTRUCTION AS DETERMINED BY TESTING ACCORDING TO ASTM E 1190 BY A QUALIFIED INDEPENDENT TESTING AGENCY. 3. WIRE HANGERS: ASTM A 641/A 641 M, CLASS 1 ZINC COATING, SOFT TEMPER, 0.162-4. ROD HANGERS: ASTM A 510 (ASTM A 510M), MILD CARBON STEEL, 1/4-INCH DIAMETER WITH PROTECTIVE COATING: ASTM A 153/A 153M. HOT-DIP GALVANIZED 5. CARRYING CHANNELS: COLD-ROLLED, COMMERCIAL-STEEL SHEET WITH A BASE METAL

A. COLD ROLLED CHANNELS: 0.0538-INCH BARE STEEL THICKNESS, WITH MINIMUM  $\frac{1}{2}$ -INCH-WIDE FLANGE, 34 INCH DEEP. B. STEEL STUDS: ASTM C 645. IN DEPTH INDICATED 1) MINIMUM BASE METAL THICKNESS: 0.0179 INCH. WITH DEPTH OF 1-5/8 INCHES, 2-1/2 INCHES, 3-5/8 INCHES, 6 INCHES, 7. HAT-SHAPED, RIGID FURRING CHANNELS: ASTM C 645, 7/8 INCH DEEP A. MINIMUM BASE METAL THICKNESS: 0.0179 INCH. 8. GRID SUSPENSION SYSTEM FOR INTERIOR CEILINGS: ASTM C 645, DIRECT-HUNG SYSTEM DMPOSED OF MAIN BEAMS AND CROSS-FURRING MEMBERS THAT INTERLOCK. A. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING:

1)ARMSTRONG WORLD INDUSTRIES. INC.: FURRING SYSTEMS/DRYWALL

2)CHICAGO METALLIC CORPORATION

STEEL PARTITION AND SOFFIT FRAMING 1.COMPLY WITH ASTM C 754 FOR CONDITIONS INDICATED. 2.STEEL SHEET COMPONENTS: COMPLYING WITH ASTM C 645 REQUIREMENTS FOR METAL ND WITH MANUFACTURER'S STANDARD CORROSION-RESISTANT ZINC COATING. B. STEEL STUDS AND RUNNERS: ASTM C 645. . MINIMUM BASE METAL THICKNESS: .0359 25GA. FOR STUD PARTITIONS UNDER 10'-0" IN HEIGHT. 20 GA. FOR STUD PARTITIONS ABOVE 10'-0" IN HEIGHT DEEP-LEG DEFLECTION TRACK: ASTM C 645 TOP RUNNER WITH 2-INCH-DEEP FLANGES D. PROPRIETARY DEFLECTION TRACK: STEEL SHEET TOP RUNNER MANUFACTURED TO PREVENT

E. PROPRIETARY FIRE-STOP TRACK: . ACCEPTABLE PRODUCTS A.FIRE TRAK CORP.: FIRE TRAK F. FLAT STRAP AND BACKING PLATE: STEEL SHEET FOR BLOCKING AND BRACING TO SUPPORT WALL

1.MINIMUM BASE METAL THICKNESS: .0747, 14 GA. 1.MINIMUM BASE METAL THICKNESS: 0.209 INCH. B. STEEL DRILL SCREWS: ASTM C 1002, UNLESS OTHERWISE INDICATED. 1.USE SCREWS COMPLYING WITH ASTM C 954 FOR FASTENING PANELS TO STEEL MEMBERS FROM 0.033 TO 0.112 INCH THICK. 2.FOR FASTENING CEMENTITIOUS BACKER UNITS, USE SCREWS AS RECOMMENDED BY PANEL

NON-LOAD-BEARING STEEL FRAMING INSTALLATION A. GENERAL: COMPLY WITH ASTM C 754, AND ASTM C 840 REQUIREMENTS THAT APPLY TO FRAMING INSTALLATION. 1.WHERE STUDS ARE INSTALLED DIRECTLY AGAINST EXTERIOR WALLS, INSTALL ISOLATION STRIP BETWEEN STUDS AND WALL 2.EXTEND PARTITION FRAMING FULL HEIGHT TO STRUCTURAL SUPPORTS OR SUBSTRATES ABOVE SUSPENDED CEILINGS, EXCEPT WHERE PARTITIONS ARE INDICATED TO TERMINATE AT SUSPENDED CEILINGS. CONTINUE FRAMING OVER FRAMES FOR DOORS AND OPENINGS AND FRAME AROLIND DUCTS PENETRATINGPARTITIONS ABOVE CEILING TO PROVIDE SUPPORT FOR GYPSUM BOARD.

RUNNER TRACK SECTION (FOR CRIPPLE STUDS) AT HEAD AND SECURE TO JAMB STUDS. A.INSTALL TWO STUDS AT EACH JAMB, UNLESS OTHERWISE INDICATED B.EXTEND JAMB STUDS THROUGH SUSPENDED CEILINGS AND ATTACH TO UNDERSIDE OF FLOOR OR ROOF STRUCTURE ABOVE.

4.FRAME OPENINGS OTHER THAN DOOR OPENINGS THE SAME AS REQUIRED FOR DOOR OPENINGS, UNLESS OTHERWISE INDICATED. INSTALL FRAMING BELOW SILLS OF OPENINGS TO MATCH FRAMING REQUIRED ABOVE DOOR HEADS.

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DESIGN

CD Author BID JOB FILE NUMBER:

MEMBERS.

PROMPTLY REPORT INABILITY TO COMPLY WITH PROVISIONS

E. DISTRIBUTE COPIES OF REVIEWED SUBMITTALS TO CONCERNED PERSONS. INSTRUCT RECIPIENTS TO

END OF SECTION 010300

MAYSUBSEQUENTLY BECOME APPARENT.

INSTRUCTIONS AND SPECIFIED REQUIREMENTS.

END OF SECTION 079200

3. NON-LOAD-BEARING STEEL FRAMING DELIVERY, STORAGE, AND HANDLING A.DELIVER MATERIALS IN ORIGINAL PACKAGES BEARING NAME OF MANUFACTURER OR

B. PROVIDE TWO (2) EACH CHANGE KEYS PER LOCK AND SIX (6) EACH GRAND MASTER AND MASTER

A.ANCHORS: FABRICATED FROM CORROSION-RESISTANT MATERIALS WITH HOLES OR LOOPS THICKNESS OF 0.0538 INCH, A MINIMUM 1/2-INCH-WIDE FLANGE, AND IN DEPTH INDICATED.

STRUCTURE ABOVE. . ACCEPTABLE PRODUCTS A. DELTA STAR, INC., SUPERIOR METAL TRIM: SUPERIOR FLEX TRACK SYSTEM (SFT).

3.FRAME DOOR OPENINGS TO COMPLY WITH GA-600 AND WITH GYPSUM BOARD MANUFACTURER'S APPLICABLE WRITTEN RECOMMENDATIONS, LINESS OTHERWISE NDICATED. SCREW VERTICAL STUDS AT JAMBS TO JAMB ANCHOR CLIPS ON DOOR FRAMES; INSTALL B. Z-FURRING MEMBERS: ERECT INSULATION VERTICALLY AND HOLD IN PLACE WITH Z-FURRING

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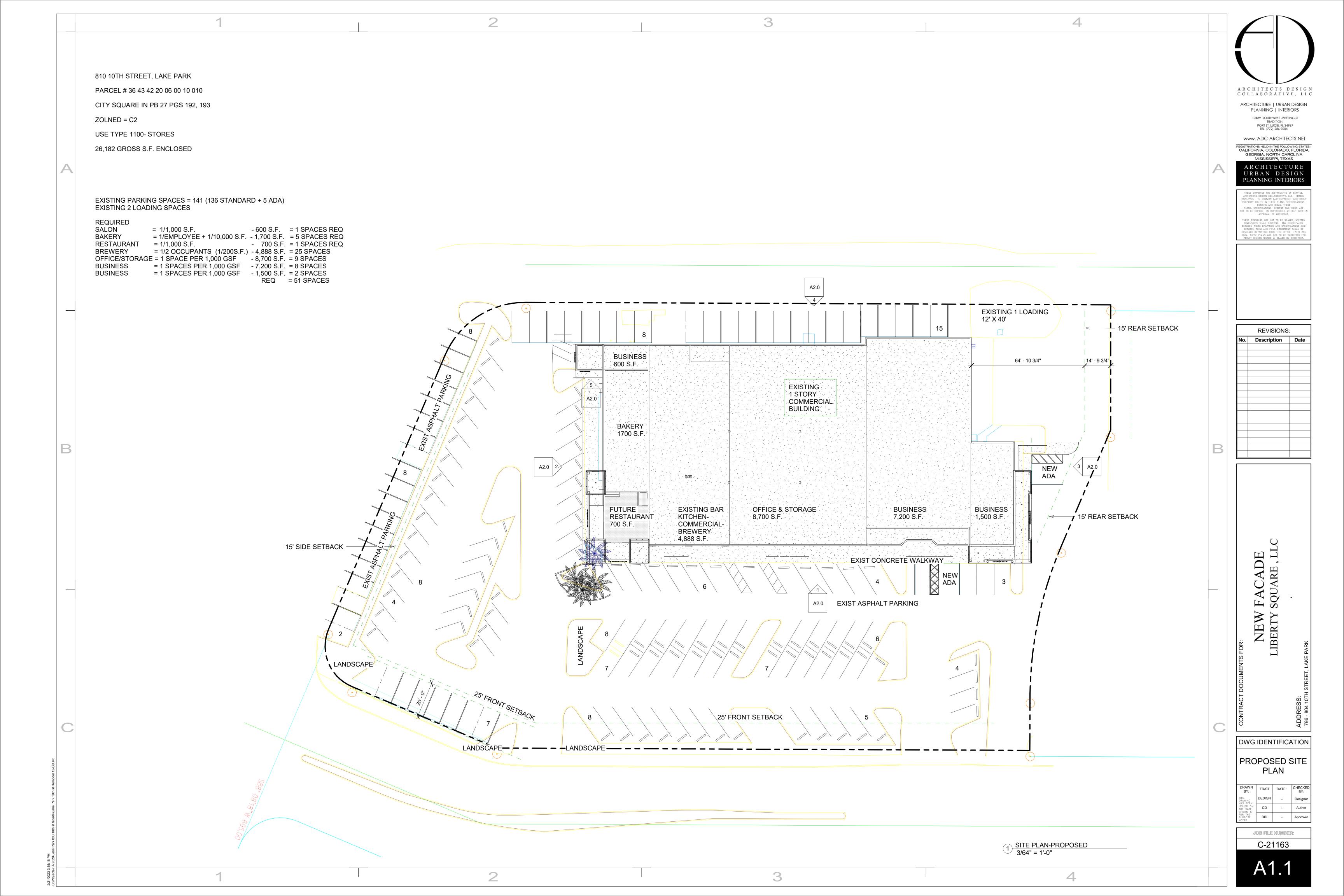


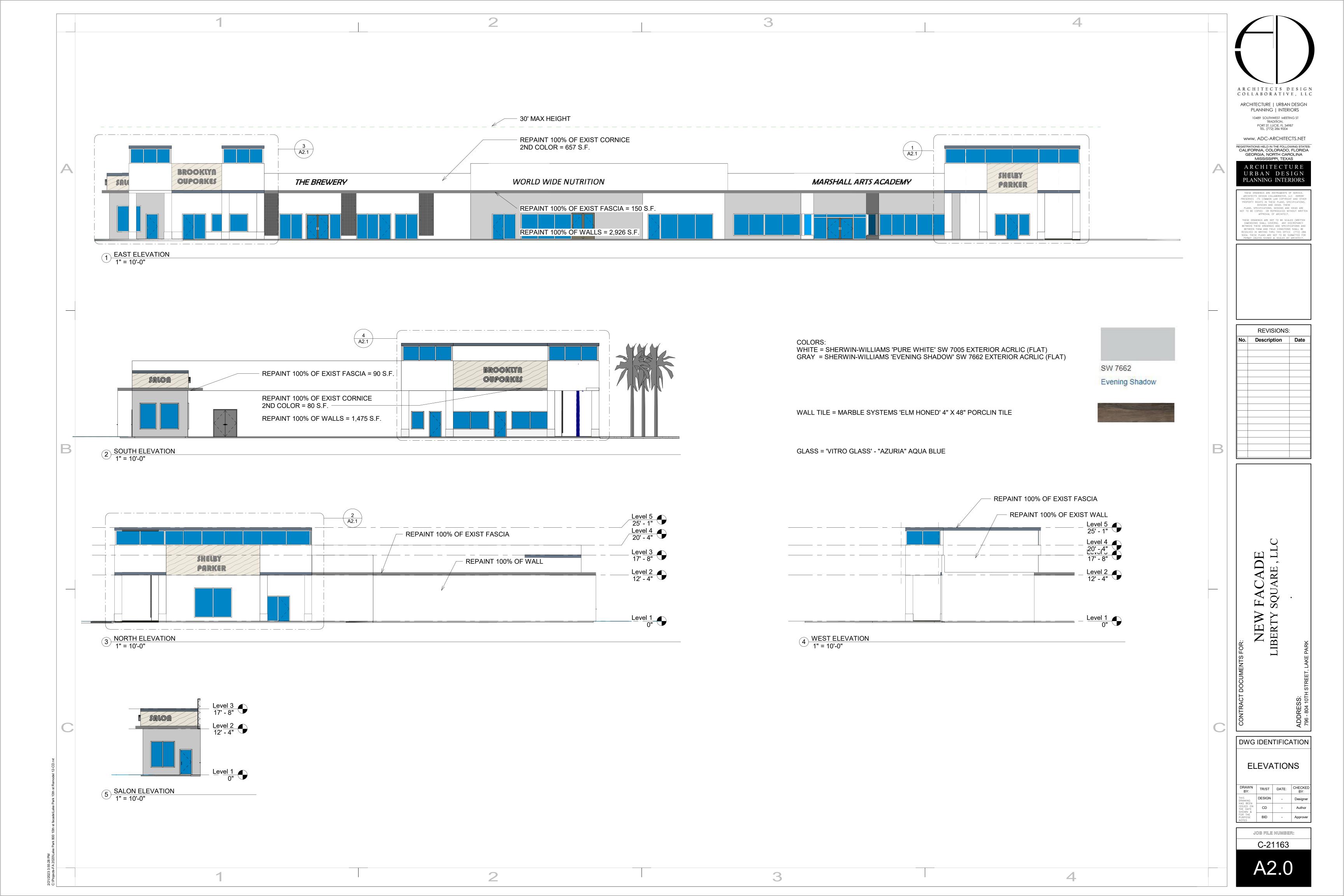


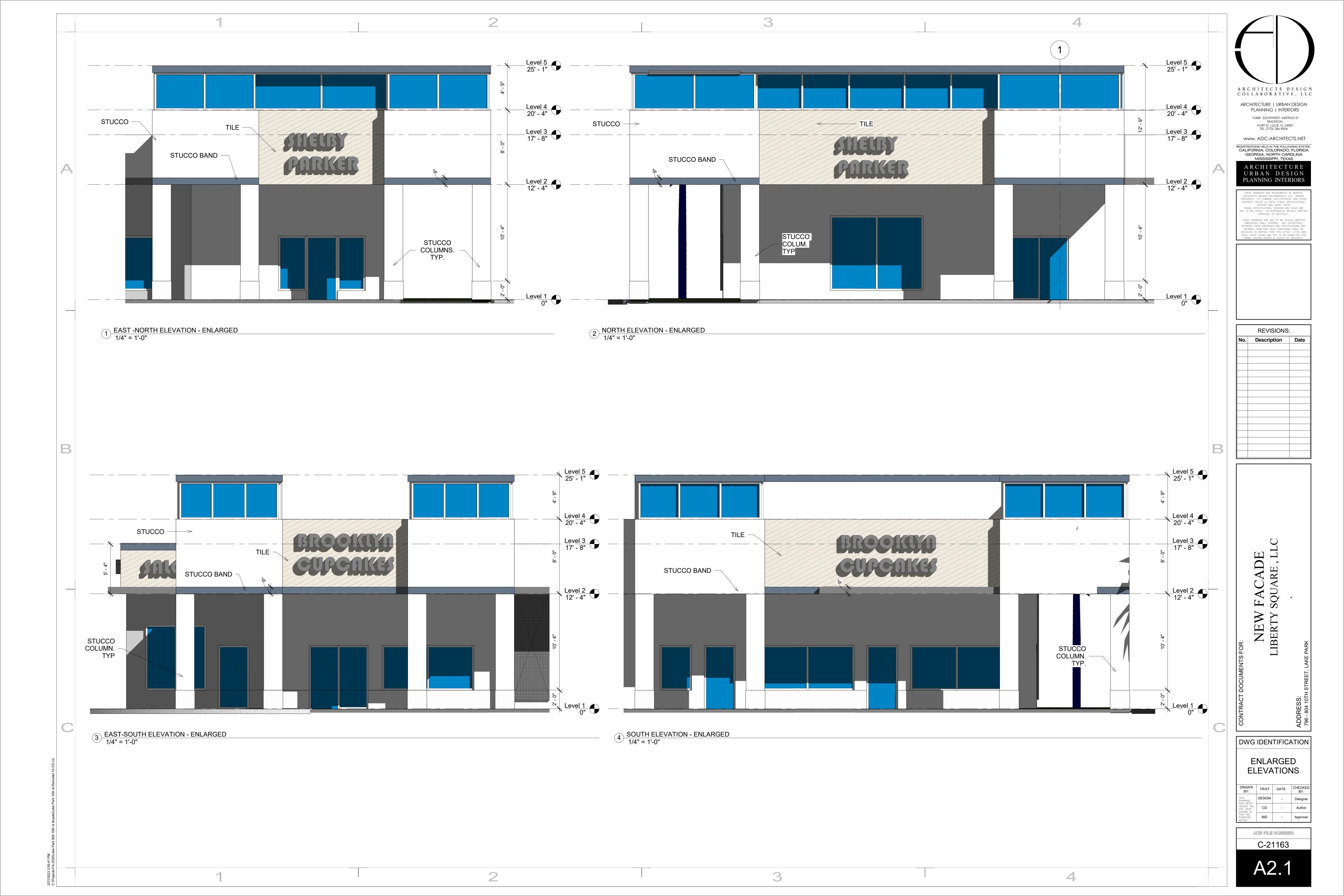
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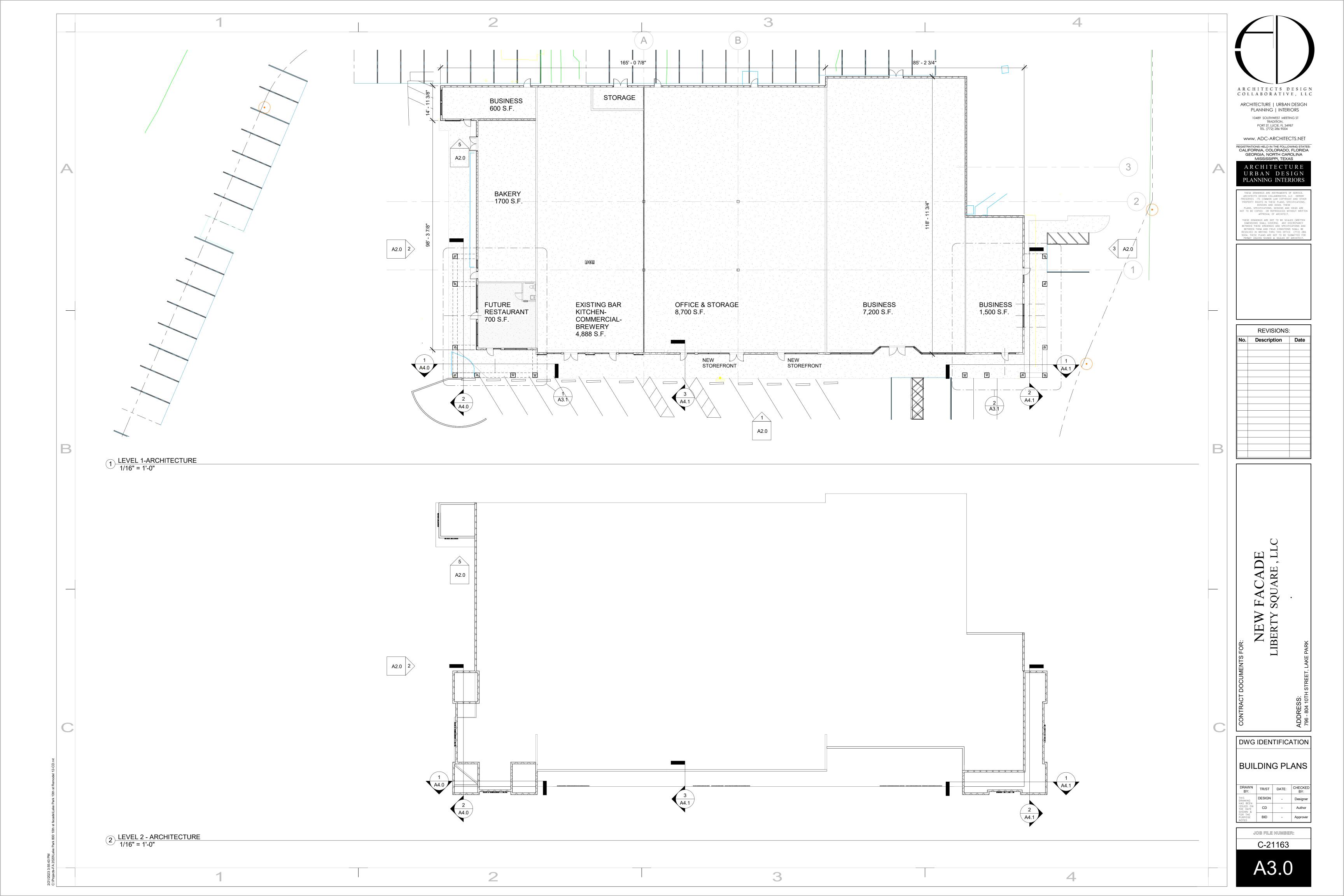
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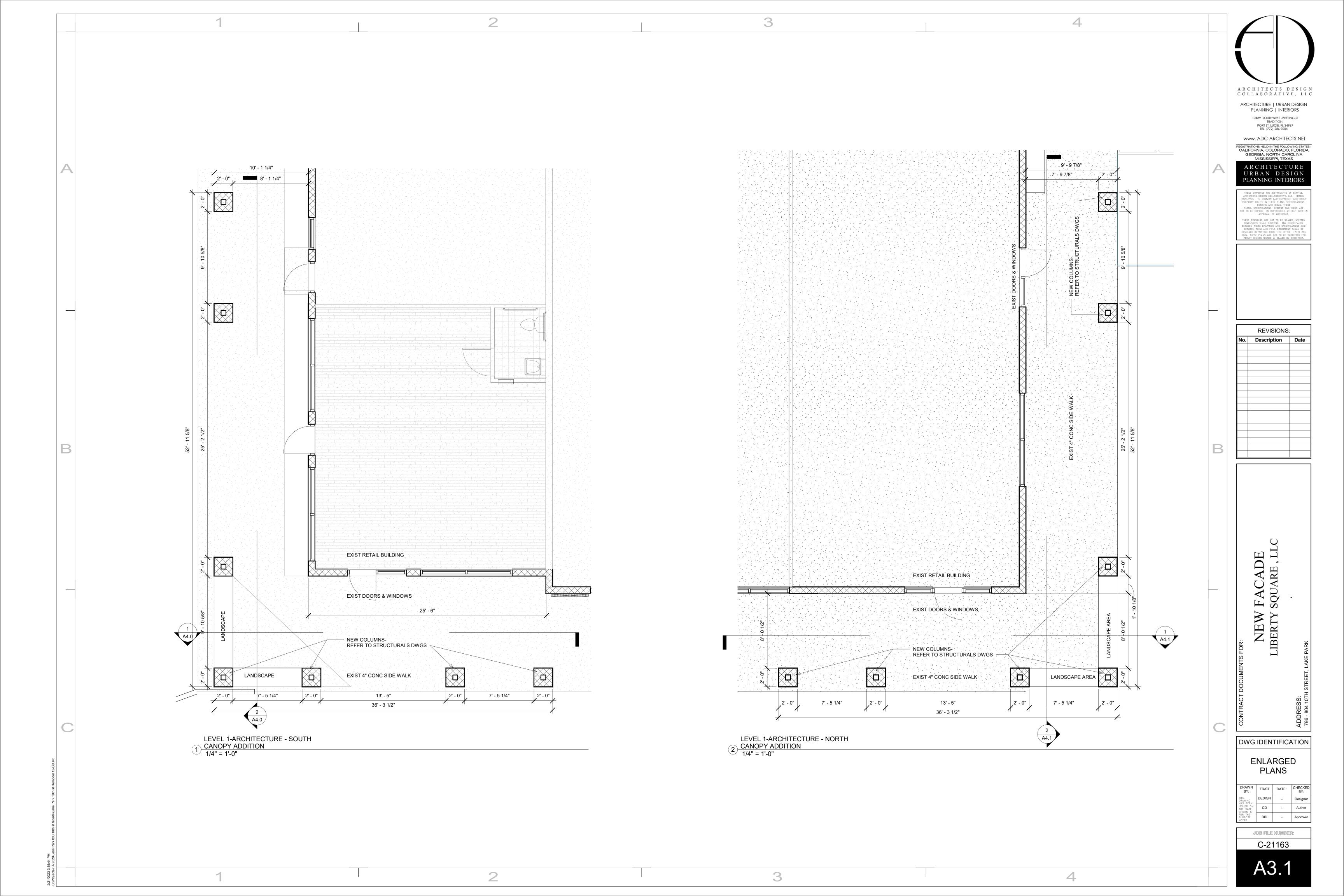
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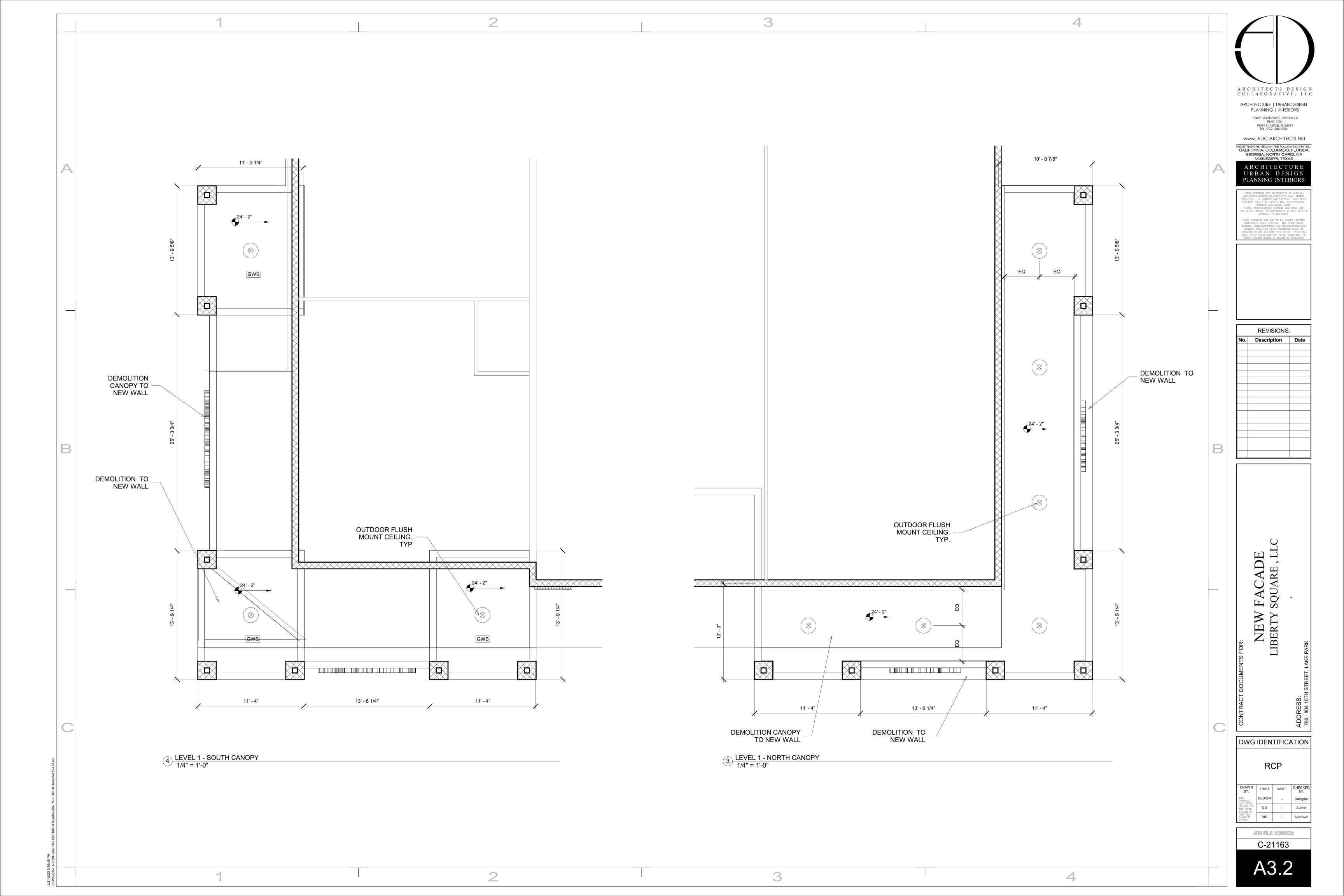


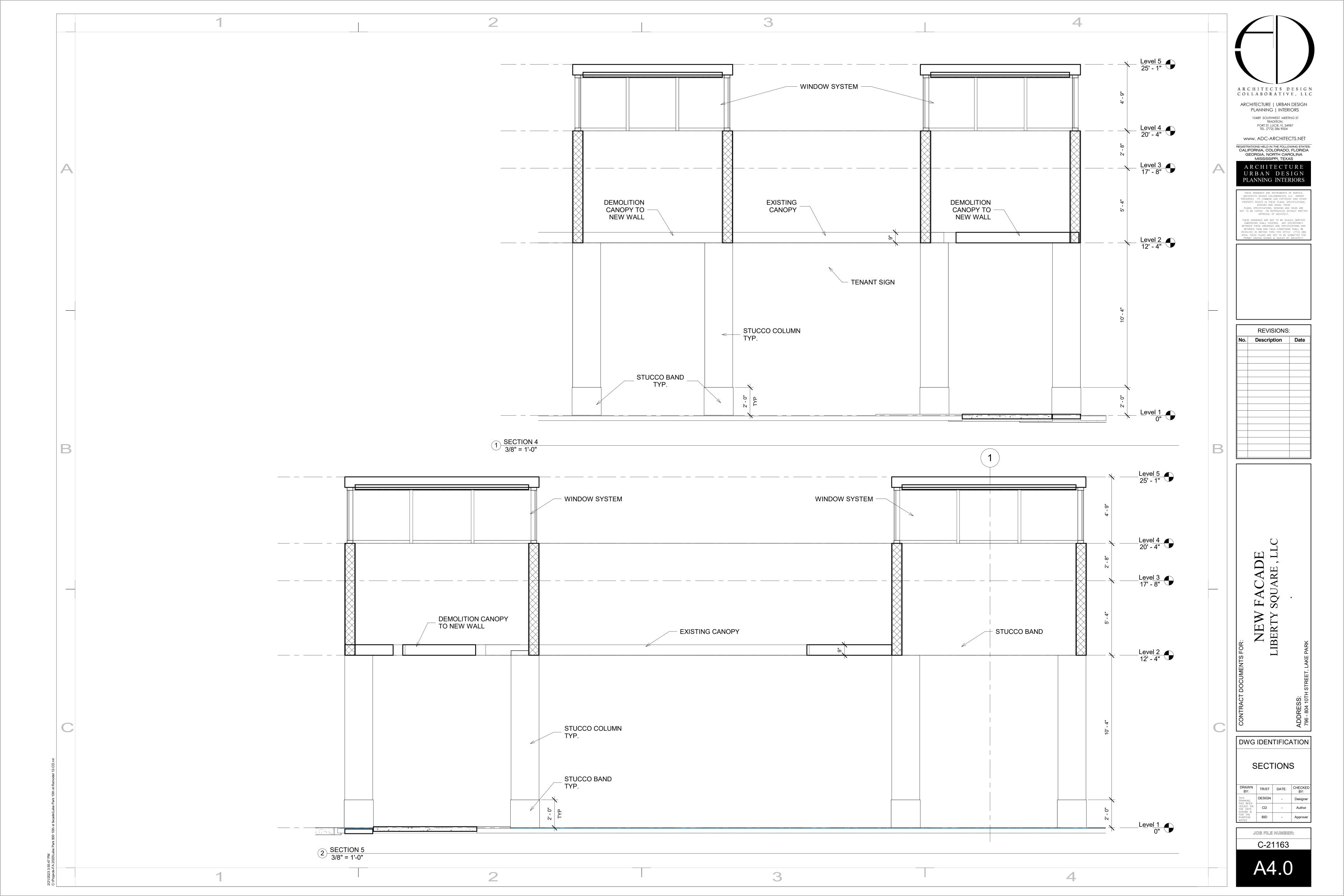


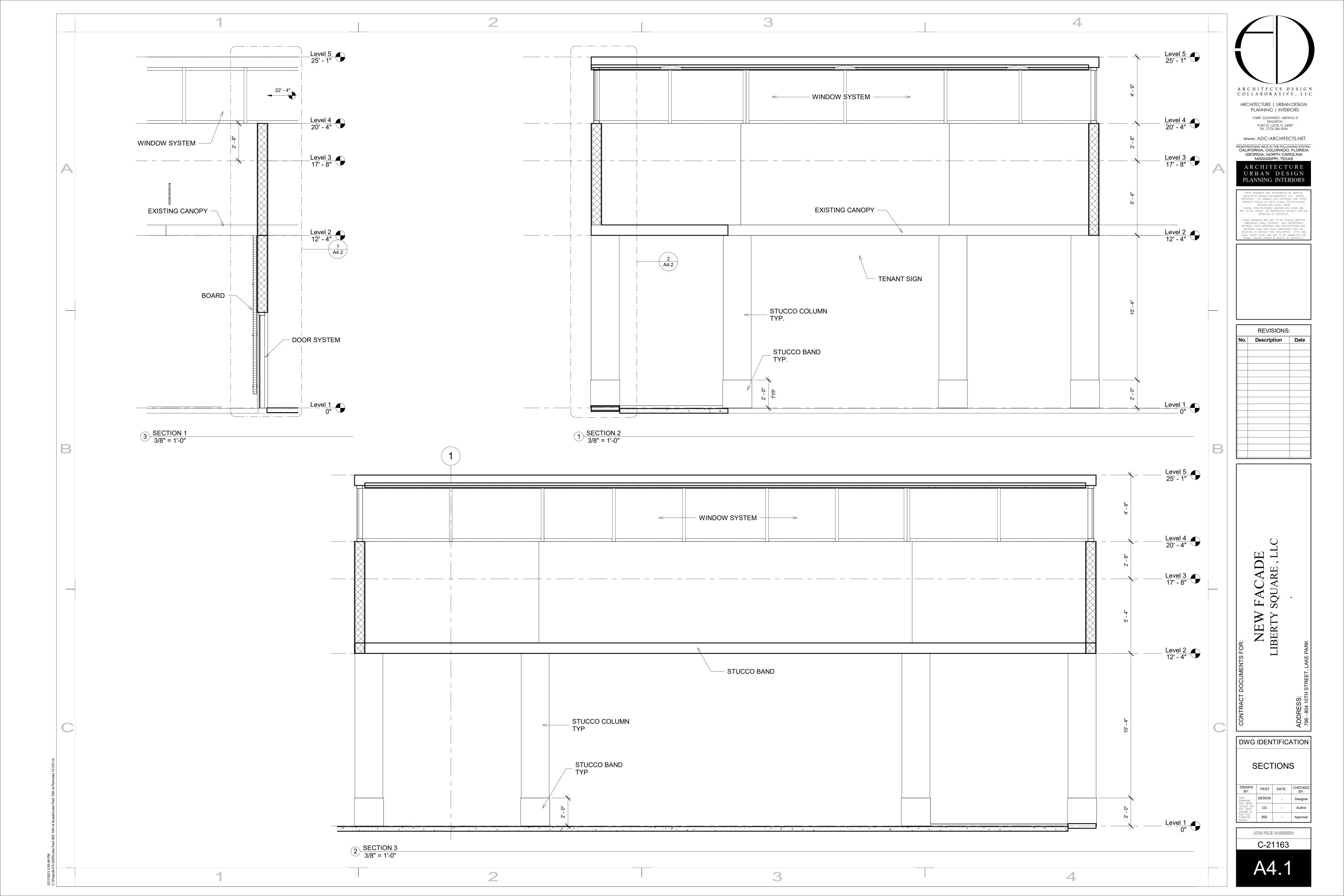


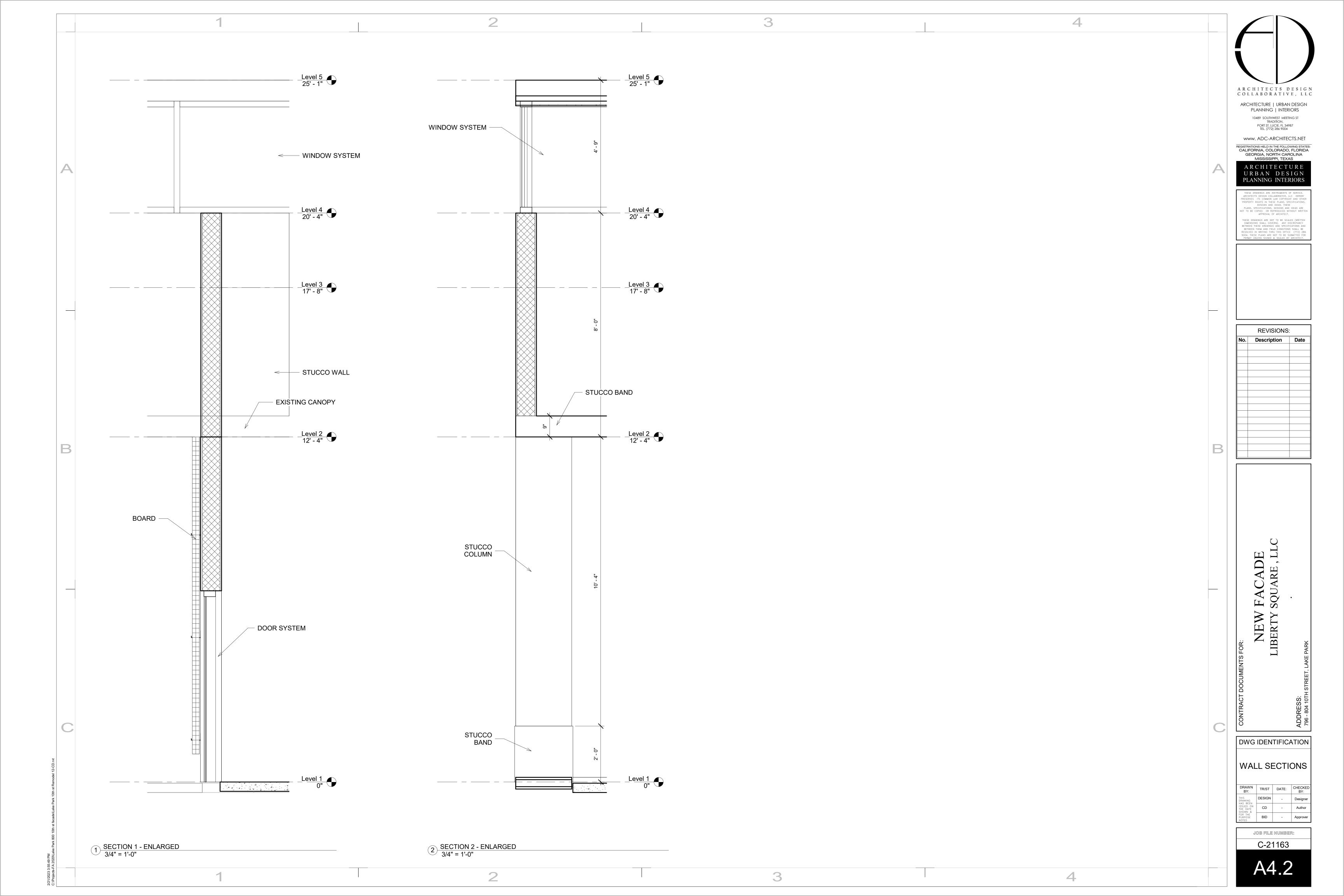


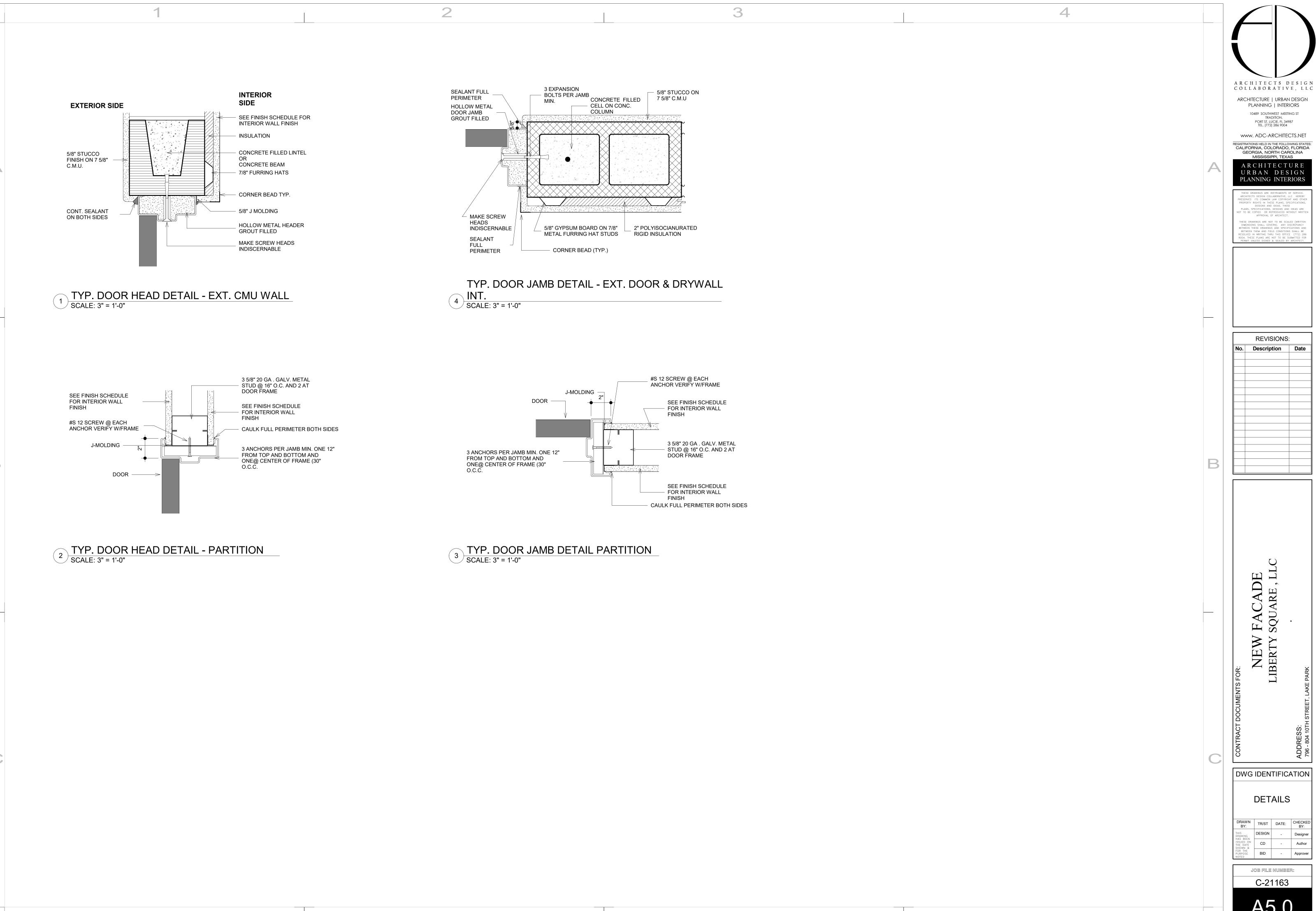












BASIC ULTIMATE WIND SPEED = 170 MPH

ROOF DEAD LOAD = 20 PSF

MEAN ROOF HEIGHT <= 15 FT WIND ZONE WIDTH a = 3'-9"

COMPONENT	AND CLA	ADDING WIND PRE	SSURES_7DEG.	< SLOPE <27 DEG
			TRIBUTARY A	AREA (SQ. FT. )
AREA	ZONE		10	20
	1,2,&3	PRESSURE psf	36	35
MAIN ROOF	1	SUCTION psf	-58	-57
	2	SUCTION psf	-101	-98
	3	SUCTION psf	-149	-145
OVERHANG	2	SUCTION psf	-127	-127
	3	SUCTION psf	-208	-200
	4&5	PRESSURE psf	63	63
WALL	4	SUCTION psf	-62	-62
	5	SUCTION psf	-77	-77

1. STRUCTURAL MASONRY HAS BEEN DESIGNED IN ACCORDANCE WIHT THE ACI BUILDING CODE CONCRETE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530/ASCE 5.

2. CONCRETE MASONRY CONSTRUCTION SHALL CONFORM TO THE ACI SPECIFICATION FOR MASONRY STRUCTURES (ACI 530/ ASCE 6.

3. CONCRETE MASONRY CONSTRUCTION SHALL HAVE TO MINIMUM COMPRESSIVE STRENGTH (f m) OF 1500 PSO AT 28 DAYS. MORTAR SHALL BE TYPE S FOR INTERIOR NON-LOAD BEARING WALLS. FOR ALL LOAD BEARING

WALLS, MORTAR SHALL BE TYPE M OR S PROPORTIONED IN ACCORDANCE WITH ASTM C270, WITH A 28 DAY COMPRESSIVE STRENGTH OF 2150 PSI MINIMUM.

PORTLAND CEMENT- LIME WITHOUT AIR ENTRAINMENT SHALL BE USED IN THE MORTAR MIX.

STRENGTH OF 2500 PSI. 5. LAP SPLICES IN REINFORCING BARS TO BE 48X BAR DIAMETER. SEE TYPICAL REINFORCED

4. MASONRY GROUT SHALL BE A HIGH SLUMP MIX HAVING A MINIMUM 28 DAY COMPRESSIVE

6. PROVIDE HOT- DIPPED, 9 GAUGE MIN., LADDER TYPE HORIZONTAL JOINT REINFORCEMENT AT

16" O.C. VERTICALLY UNLESS OTHERWISE NOTED, OR AT 8" SPACING AT THE FOLLOWING

A. TWO BED JOINTS ABOVE AND BELOW ALL OPENINGS, EXTENDING

REINFORCEMENT A MINIMUM 24" EACH SIDE OF OPENING. B. IN PARAPETS ABOVE THE ROOF LINE C. IN ALL MASONRY WALL BELOW FINISH GRADE

7. MASONRY REINFORCEMENT SHALL EXTEND FROM FOOLING TO TIE, OR BOND, BEAM AT TOP

8. CONCRETE MASONRY SHALL BE LAID IN A RUNNING BOND PATTERN.

## REINFORCING STEEL

1. REINFORCING BAR DEATILING, FABRICATING, AND PLACING SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING STANDARDS: SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301), ACI DETAILING MANUAL (SP66). THE LATEST EDITIONS OF CONCRETE REINFORCING STEEL INSTITUTE'S REINFORCING BAR DETAILING AND PLACING REINFORCING BARS MAY ALSO BE USED.

2. REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A615-85 AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI.

3. PROVIDE SPECIFIED BAR CHOIRS AND SPACERS AS REQUIRED TO MAINTAIN CONCRETE PROTECTION SPECIFIED.

4. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVAL BY THE STRUCTURAL ENGINEER. REINFORCING STEEL SHALL NOT BE FIELD BENT.

5. REINFORCING STEEL WHICH IS TO BE WELDED SHALL BE REINFORCEMENT CONFORMING TO ASTM A706 "LOW-ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT".

6. WELDING OF REINFORCEMENT BARS, WHEN APPROVED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE LATEST EDITION OF AMERICAN WELDING SOCIETY STANDARDS D1.4. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A233, CLASS E90XX.

7. WELDED WIRE FABRIC SHALL BE SMOOTH WIRE FABRIC CONFORMING TO ASTM A185 UNLESS OTHERWISE NOTESD. WELDED WIRE FABRIC IN SLABS ON GRADE SHALL BE PLACED 2 INCHES DOWN FROM THE TOP OF THE SLAB UNLESS OTHERWISE NOTED.

8. LAP TO REINFORCING BARS SHALL BE 48x BAR DIAMETER TYPICALLY.

## NON SHRINK GROUT

1. GROUT SHALL BE A HIGH EARLY STRENGTH, NON METALLIC, SHRINKAGE, RESISTANT (WHEN TESTED IN ACCORDANCE WITH THE LATEST EDITION OF ASTM C1107 OR CRD-C621), PREMIXED, NON-CORROSIVE, NON-STAINING PRODUCT CONTAINING PORTLAND CEMENT, SILICA SANDS, SHRINKAGE COMPENSATING AGENTS AND FLUIDITY IMPROVING COMPOUNDS.

2. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (fc) OF 6,500 PSI IN 28 DAYS.

3. GROUT COMPRESSIVE STRENGTH TEST SHALL BE PREFORMED IN ACCORDANCE WITH ASTM C109, WITH A RESTRAINING PLATE PLACED OVE THE MOLDS.

1. REINFORCED CONCRETE HAS DESIGN IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ( ACI 318) BY THE AMERICAN CONCRETE

2. SLABS ON GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WIHT THE GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION (ACI 302.1R).

3. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO THE LATEST EDITION OF THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301). IN CASE OF A DISCREPANCY, THE PLANS AND SPECIFICATIONS SHALL GOVERN.

4. CONCRETE IN THE FOLLOWING AREAS SHALL HAVE SAND FINE AGGGREGATE AND NORMAL WEIGHT, ANGULAR, COARSE AGGREGATE CONFORMING TO ASTM C33, AND TYPE 1 PORTLAND CEMENT COMFORMING TO ASTM C150, TO THE FOLLOWING SPECS:

LOCATION	28 DAY CONCRETE COMPRESSIVE STRENGTH	AIR CONTENT	WATER/CEMENT RATIO, MAX.
FOOTINGS AND PIERS	4000 psi	OPTIONAL	0.55 NO AIR 0.45 WITH AIR
INTERIOR SLAB ON GRADE	3000 psi	OPTIONAL	0.55 ENSURE PROPER CURING
REINFORCED CONCRETE SUBJECTED TO SALT SPRAY AND BRACKISH WATER	/ 5000 psi	5% +/- 1%	0.40

MAXIMUM CONCRETE SLUMP SHALL BE 3" WITHOUT PLASTICIZER AND 8" WITH A PLASTICIZER. MAXIMUM WATER/ CEMENT RATIO FOR AIR ENROLLMENT (6% +/- 1%) SHALL BE 0.45. PEAROCK MIXES ARE NOT TO BE USED IN SLABS.

5. FOR HEAVILY TRAFFICKED AREAS, CONCRETE SLAB ON GRADE TO HAVE ATTAINED A COMPRESSIVE STRENGTH OF 1600 PSI BEFORE TRAFFIC IS ALLOWED ON THE SLAB ON GRADE.

6. CONCRETE COMPRESSIVE STRENGTH TESTS SHALL BE PERFORMED IN ACCORDANCE WITH ASTM C39. COPIES OF THE TEST RESULTS SHALL BE FORWARDED DIRECTLY TO THE STRUCTURAL ENGINEER.

7. FLY ASH MAY BE USED AS A POZZOLAN TO REPLACE A PORTION OF THE PORTLAND CEMENT IN A CONCRETE MIX, SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER. CONCRETE MIXES USING FLY ASH SHALL BE PROPORTIONED TO ACCOUNT FOR THE PROPERTIES OF THE SPECIFIC FLY ASH USED AND TO ACCOUNT OF THE SPECIFIC FLY ASH USED AND TO ACCOUNT FOR SPECIFIC PROPERTIES OF THE FLY ASH CONCRETE THUS RESULTING. THE USE OF FLY ASH IS AT THE OPTION OF THE CONTRACTOR, NOT THE CONCRETE SUPPLIER.

8. SLUMP TESTS SHALL BE MADE PRIOR TO THE ADDITION OF PLASTICIZER. WHERE CONCRETE IS PLACED BY PUMPING METHODS, CONCRETE FOR TEST CYLINDERS AND SLUMP TESTS SHALL BE TAKEN AT THE POINT OF FINAL PLACEMENT.

9. PLACE CONRETE IN A MANNER SO AS TO PREVENT SEGREGATION OF THE MIX. DELAY FLOATING AND TROWELING OPERATIONS UNTIL THE CONCRETE HAS LOST SURFACE WATER SHEEN OR ALL FREE WATER. DO NOT SPRINKLE FREE CEMENT ON THE SLAB SURFACE. FINISHING OF SLAB SURFACES SHALL CONFORM TO THE LATEST EDITIONS OF ACI 302.1R AND ACI 304R (GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE) AND THE SPECIFICATIONS.

10. PROTECT THE CONCRETE SURFACE BETWEEN FINISHING OPERATIONS ON HOT, DRY DAYS OR ANY TIME PLASTIC SHRINKAGE CRACKS COULD DEVELOP BY USING WET BURLAP, PLASTIC MEMBRANES OR FOGGING. PROTECT CONCRETE DECK AT ALL TIMES FROM RAIN, HAIL, RUNNING WATER OR OTHER INJURIOUS EFFECTS.

11. HORIZONTAL JOINTS WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION EXCEPT AS SHOWN ON THE CONTRACT DOCUMENTS. VERTICAL JOINTS SHALL OCCUR AT CENTER OF SPANS AT LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER.

12. CONSTRUCTION JOINTS SHALL BE PREPARED BY ROUGHENING THE CONTACT SURFACE IN AN APPROVED MANNER TO A FULL AMPLITUDE OF APPROXIMATELY 1/4 INCH LEAVING THE CONTACT SURFACE CLEAN AND FREE OF LAITANCE. CONSTRUCTION JOINTS AT LOCATIONS OTHER THAN THAT INDICATED ON THE DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL.

13.CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF THE SLAB THICKNESS AND SHALL BE PLACED MIDWAY BETWEEN THE TOP AND BOTTOM REINFORCING. CONCENTRATION OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED. SEE THE FLORIDA BUILDING CODE 2014, SECTION 1925.3. CONDUITS ARE NOT ALLOWED IN ELEVATED SLABS.

14. CONCRETE COVER/ PROTECTION FAR NONPRESTRESSED REINFORCEMENT SHALL CONFIRM TO THE FOLLOWING:

	COST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3.00*
	EXPOSED TO EARTH OR WEATHER:	
	#5 BARS AND SMALLER	1.50*
	#6 THROUGH #18 BARS	2.00*
	NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUN	ND:
	SLABS, WALLS, JOISTS: #11 BARS AND SMALLER	0.75*
	BEAMS, GIRDERS, COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	S 1.50*
1		l .

15. NO UNPROTECTED ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.

16. NO HOLES OR OPENINGS THROUGH FOUNDATION WALLS AND/OR FOOTINGS WITHOUT STRUCTURAL ENGINEER'S APPROVAL.

17. PROVIDE 3/4 INCH CHAMFERS ON ALL EXPOSED CORNERS OF CONCRETE EXCEPT THOSE **OBUTTING MASONRY.** 

## **GENERAL STRUCTURAL NOTES:**

## **GENERAL**

1. THE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUCTION WITH THE OTHER CONTRACT DOCUMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO, ARCHITECTURAL, SITE, CIVIL, ELECTRICAL, AND MECHANICAL DRAWINGS, AND THE SPECIFICATIONS. REPORT ANY DESCREPANCIES BETWEEN CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE PROCEEDING.

2. THESE GENERAL NOTES ARE TO BE READ IN CONJUNCTION WITH THE NOTES ON OTHER STRUCTURAL DRAWINGS.

3. ALL WORK SHALL BE IN ACCORDANCE WIHT THE 2020 FLORIDA BUILDING CODE, FBC. ALL REFERENCED STANDARDS AND CODES SHALL BE AS LISTED IN THE FLORIDA BUILDING CODE 2020.

4. THE STRUCTURE HAS BEEN DESIGNED FOR THE IN-SERVICE LOADS ONLY. THE METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY SYSTEMS TO ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT EXISTING WORK.

5. REFER ITEMS ON THE STRUCTURAL DRAWINGS REQUIRING CLARIFICATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER. DO NOT USE SCALED DIMENSIONS. IN CASE OF A DISCREPANCY BETWEEN DIMENSIONS AND/ OR DETAILS ON THE CONTRACT DOCUMENTS, RELATING TO NEW OR EXISTING CONSTRUCTION, PLEASE NOTIFY THE ARCHITECT AND ENGINEER BEFORE

6. COVER NO WORK UNTIL THE APPROPRIATE INSPECTION HAS BEEN COMPLETED.

7. BIDDERS FOR SPECIALTY AND PRE-ENGINEERED SYSTEMS SHALL PROVIDE ALL COMPONENTS OF THESE SYSTEM, PER THE DESIGN CRITERIA, THAT IS MOST COST EFFECTIVE TO THE OWNER. ALL CLARIFICATIONS MUST BE OBTAINED BEFORE BIDDING. THE STRUCTURAL AND ARCHITECTURAL DRAWINGS SHOW THE INTENT OF THESE PRE-ENGINEERED, SPECIALTY SYSTEMS. ANY DEVIATIONS FROM THE STRUCTURAL AND ARCHITECTURAL DRAWINGS SHALL BE REPORTED TO THE STRUCTURAL EOR FOR ADJUSTMENT OF THE CONTRACT DOCUMENTS.

8. ALL SPEACIALTY AND PRE-ENGINEERED SYSTEMS SHALL BE DESIGNED FOR THE LOADS AND LOAD COMBINATIONS OF FBC 2020. THE SPEACIALTY ENGINEER IS RESPONSIBLE FOR STRUCTURAL DESIGN OF THE ACTUAL SYSTEM PROVIDED AND SHALL SIGN AND SEAL THE FINAL DESIGN CALCULATIONS AND DRAWINGS SUBMITTED TO THE EOR AND BUILDING DEPARTMENT FOR APPROVAL. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR NON-STRUCTURAL DESIGN APPROVAL OF THE ACTUAL

9. THE SPECIALTY ENGINEER SHALL BE A FLORIDA LICENSED PROFESSIONAL ENGINEER.

## COORDINATION WITH OTHER TRADES

1. WHERE NEW WORK IS TO BE FITTED TO OLD WORK, THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS IN THE FIELD, AND REPOR ANY ERRORS OR DISCREPANCIES TO THE STRUCTURAL ENGINEER PRIOR TO THE FABRICATION AND ERECTION OF ANY NEW MEMBERS. THE CONTRACTOR HAS THE RESPONSIBILITY FOR THE CARRECTNESS AND FIT OF THE NEW

2. THE CONTRACTOR SHALL COORDINATE AND CHECK ALL DIMENSIONS RELATING TO ARCHITECTURAL FINISHES, STRUCTURAL FRAMING, MECHANICAL OPENINGS, EQUIPMENT, ETC. THE STRUCTURAL ENGINEER AND ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WIHT WORK IN ANY AREA UNDER QUESTION.

3. PRINCIPAL OPENINGS IN THE STRUCTURE ARE INDICATED ON THE CONTRACT DOCUMENTS. REFER TO THE ARCHITECTURAL, MEACHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSERTS, ETC. NOT HEREIN INDICATED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF SLEEVES, OPENINGS, EMBEDDED ITEMS, ETC. AND SHALL ENSURE THAT THEY ARE IN PLACE PRIOR TO THE PLACEMENT OF THE CONCRETE. OPENINGS IN SLABS WITH A MAXIMUM SIDE DIMENSION OR DIAMETER OF 10 INCHES OR LESS SHALL NOT REQUIRE ADDITIONAL FRAMING OR REINFORCEMENT, UNLESS NOTED OTHERWISE. THE STRUCTURAL ENGINEER SHALL APPROVE THE LOCATION OF SLEEVES OR OPENINGS IN STRUCTURAL MEMBERS.

4. THE CONTRACTOR SHALL RELOCATE ALL MECHANICAL PIPING, DUCTS, EQUIPMENT, ELECTRICAL CONDUITS, WIRING AND PLUMBING AS INDICATED WHICH INTERFERE WITH THE PROPOSED CONSTRUCTIO. SERVICE SHALL BE MAINTAINED TO ALL EQUIPMENT WHICH IS SERVED BY MECHANICAL, ELECTRICAL, OR PLUMBING CONDUIT BEING RELOCATED.

5. WATER SHALL NOT BE ADDED TO THE CONCRETE AT THE JOB SITE. IT SHALL BE THE RESPONSIBILTY OF THE CONTRACTOR TO COORDINATE PUMPABLE AND WORKABLE MIX WITHOUT THE ADDITION OF WATER AT THE JOB SITE. THE USE OF PLASTICIZER, RETARDENTS, AND OTHER ADDITIVES SHALL BE AT THE OPTION OF THE CONTRACTOR SUBJECT TO THE THE APPROVAL OF THE STRUCTURAL ENGINEER. FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURER FOR THE PROPER USE OF ADDITIVES. USE OF CALCIUM CHLORIDE OR OTHER CHLORIDE BEARING SALTS WILL NOT BE PERMITTED.

1. FOUNDATION EXCOVATIONS AND SOIL RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL

2. FOUNDATION CONDITIONS NOTED DURING CONSTRUCTION, WHICH DIFFER FROM THOSE DESCRIBED IN THE GEOTECHNICAL

REPORT SHALL BE REPORTED TO THE STRUCTURAL ENGINEER BEFORE FURTHER CONSTRUCTION IS ATTEMPTED. 3. FOUNDATIONS AND SOILS RELATED WORK SHALL BE INSPECTED BY A LICENSED GEOTECHNICAL ENGINEER.

4. EXCOVATIONS FOR SPREAD FOOTINGS, OCMBINED FOOTINGS CONTINUOUS FOOTINGS AND/ OR MAT FOUNDATIONS SHALL BE CLEANED AND HAND TAMPERED TO A UNIFORM SURFACE. IF FOOTINGS CANNOT BE PLACED THE SAME DAY EXCOVATIONS ARE OPENED, ADEQUATELY PROTECT THE EXPOSED MATERIAL FROM DETRIMENTAL CHANGE IN CONDITIONS SUCH AS RAIN, DISTURBANCE OR FREEZING. SURFACE RUNOFF SHALL NOT BE ALLOWED TO ENTER THE EXCOVATION.

5. CONTRACTOR TO VERIFY DIMENSIONS, ELEVATIONS AND CONDITIONS AT EVERY EXISTING FOOTING THAT WILL BE USED FOR NEW CONSTRUCTION, EXISTING FOOTING DIMENSIONS MUST CORRESPOND TO THOSE SHOWN ON PLANS, CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.

6. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

7. EARTH FORMING OF FOOTINGS AND SLAB ON GRADE IS NOT ALLOWED.

ALLOWABLE SOIL BEARING CAPACITY= 2500 PSF MODULUS OF SUBGRADE REACTIONS = 150 PCI

8. GROUND WATER SHALL BE ALLOWED FOR SEE GEOTECHNICAL REPORT THE GEOTECHNICAL ENGINEER SHALL SPECIFY REQUIREMENTS FOR BEARING OF THE FOOTINGS BELOW GROUND WATER LEVEL.

1. SUBMIT SHOP DRAWINGS IN A TIMELY MANNER ALLOWING ADEQUATE TIME FOR PROCESSING. SUBMIT SHOP DRAWINGS FOR PROCESSING BEFORE FABRICATING.

2. ALL SHOP DRAWINGS MUST BEAR EVIDENCE OF THE CONTRCTOR'S REVIEW AND APPROVAL PRIOR TO SUBMISSION TO THE ARCHITECT AND/ OR ENGINEER.

3. THE CONTRACTOR/ FABRICATOR IS RESPONSIBLE FOR ALL MATERIALS, QUANTITIES AND DIMENSIONS SHOWN ON THE SHOP DRAWINGS, AND FOR THE METHODS EMPLOYED TO ERECT THESE MATERIALS. REVIEW BY THE ENGINEER SHALL BE FOR DESIGN CONFORMANCE ONLY.

4. SUBSTITUTIONS SHOWN ON THE SHOP DRAWINGS SHALL BE OF LOT EAST EQUAL QUALITY TO THE ITEMS SPECIFIED IN THE CONTRACT DOCUMENTS AND SHALL BE AT NO EXTRA COST TO THE OWNER, UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE ARCHITECT AND/ OR ENGINEER. SUCH APPROVAL SHALL BE SUBMITTED WITH THE SHOP DRAWINGS. THE CONTRACTOR'S REVIEW AND FORWARDING OF THE SHOP DRAWINGS TO THE ARCHITECT/ ENGINEER INDICATES THE CONTRACTOR'S APPROVAL AND ACCEPTANCE OF ALL SUBSTITUTIONS AND/ OR CHANGES SUBMITTED.

5. CONCRETE/ MASONRY SHOPS SHALL DETAIL ALL REINFORCING STEEL IN THE CONCRETE/ MASONRY CONSTRUCTUION, INCLUDING ALL BENT BARS, VERTICAL REINFORCING AND HORIZONTAL BOND BEAM REINFORCING. SUBMIT PLANS, ELEVATIONS AND SECTIONS TO CLEARLY SHOW ALL REINFORCEMENT FIT AND LAYOUT.

6. WHEN A COMPUTER GENERATED OUTPUT IS SUBMITTED FOR AN ITEM'S DESIGN, THE DESIGNER SHALL SUBMIT

A. THE NAME OF THE COMPUTER PROGRAM USED B. THE DESIGN ASSUMPTIONS USED, AND

C. A SUMMARY OF THE OUTPUT, INDICATING CLEARLY THE CONCLUSION(S) DERIVED. SUBMISSION OF COMPUTER GENERATED OUTPUTS, WITHOUT THE CLARIFICAITONS ABOVE, MAY BE RETURNED UNCHECKED. SHOP DRAWINGS FOR PRE-ENGINEERED OR SPECIALTY SYSTEMS SHALL BE SIGNED, SEALED AND DATED BY THE FLORIDA LICENSED PROFESSIONAL ENGINEER REPONSIBLE FOR THEIR PREPARATION.

7. THE SPECIALTY ENGINEER SHALL DESIGN FOR CRITERIA SHOWN ON THE STRUCTURAL CONSTRUCTION DRAWINGS. IF THE DESIGN CRITERIA IS UNCLEAR, CONTACT THE ENGINEER OF RECORD BEFORE PROCEEDING WITH A DESIGN.

SYSTEMS TO BE DESIGNED BY SPECIALTY ENGINEER

PRE-ENGINEERED METAL BUILDING (COMPLETE SUPERSTRUCTURE)

CONTRACTOR SHALL PROVIDE THE SUPERSTRUCTURE DESIGN TO THE EOR FOR VERIFICATION OF THE FOOTING SIZES BEFORE CONSTRUCTION OF THE FOOTINGS BEGIN.

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APPROVAL OF ARCHITEC HESE DRAWINGS ARE NOT TO BE SCALED (W DIMENSIONS SHALL GOVERN). ANY DISCREP, TWEEN THESE DRAWINGS AND SPECIFICATION

**REVISIONS:** Description Date

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| DWG IDENTIFICATION STRUCTURAL GENERAL NOTES

TR/ST DATE: DESIGN Designer CD Author BID

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