




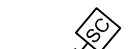

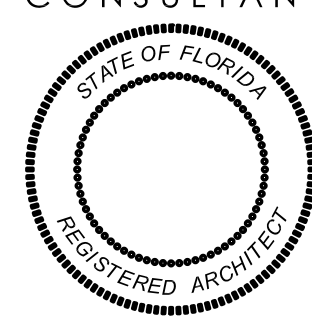



<div>GENERAL NOTES:</div> <div><div><div><div><div><div>1.</div><div>ALL WORK SHALL BE PERFORMED AND COMPLETED IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODES AND MANUFACTURER'S RECOMMENDED PROCEDURES FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT AS REQUIRED TO SATISFY THE DRAWINGS AND THESE SPECIFICATIONS.</div></div><div><div><div>2.</div><div>BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL VERIFY MEASUREMENTS AND CONDITIONS AT THE EXISTING SPACE. ANY DIFFERENCES, OR DISCREPANCIES, BETWEEN ACTUAL MEASUREMENTS AND CONDITIONS FROM THOSE SHOWN ON THE DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND DECISION BEFORE PROCEEDING WITH THE WORK.</div></div><div><div>3.</div><div>THE GENERAL CONTRACTOR SHALL FURNISH OR PROVIDE FOR ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS OR METHODS LISTED, MENTIONED OR SCHEDULED ON THE DRAWINGS AND HEREIN SPECIFIED.</div></div><div><div>4.</div><div>THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED.</div></div><div><div>5.</div><div>ALL DETAILS AND SECTIONS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.</div></div><div><div>6.</div><div>IF ANY CLARIFICATIONS OF THE CONSTRUCTION DOCUMENTS ARE REQUIRED, OR ANY DISCREPANCIES ARE NOTICED, THEY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR FURTHER CLARIFICATION.</div></div><div><div>7.</div><div>CONTRACTOR SHALL OBTAIN THE LATEST SET OF DRAWINGS FROM THE ARCHITECT, INCLUDING ANY DATED REVISIONS, BEFORE STARTING CONSTRUCTION.</div></div><div><div>8.</div><div>THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS.</div></div><div><div>9.</div><div>PROVIDE ALL SHORING, BRACING AND SHEATHING AS REQUIRED FOR SAFETY AND FOR THE PROPER EXECUTION OF THE WORK.</div></div><div><div>10.</div><div>IN THE PROCESS OF LOCATING INTERIOR PARTITIONS, THE CONTRACTOR RESPONSIBLE SHALL REPORT ANY DIMENSIONAL DIFFERENCES IN THE FIELD FROM THE DIMENSIONS INDICATED ON THE PLANS, BEFORE PROCEEDING WITH ANY WORK.</div></div><div><div>11.</div><div>WALL THICKNESS DIMENSIONS SHOWN ARE NOMINAL. PLEASE SEE PARTITION DETAILS FOR ACTUAL ASSEMBLY THICKNESSES.</div></div><div><div>12.</div><div>THESE DOCUMENTS REPRESENT THE SCOPE OF WORK TO BE TO PERFORMED BY THE GENERAL CONTRACTOR (UNLESS OTHERWISE NOTED).</div></div><div><div>13.</div><div>CHECK DIMENSIONS AND CONDITIONS IN THE FIELD ALL DIMENSIONS AND CONDITIONS OF THIS JOB SHALL BE FIELD CHECKED BY GENERAL CONTRACTOR WHO WILL BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. COSTS DUE TO A FAILURE OF REPORTING THESE DISCREPANCIES WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.</div></div><div><div>14.</div><div>ERRORS AND OMISSIONS ANY DISCREPANCIES OR OMISSIONS ON THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND BID TO OWNER. FAILURE BY THE CONTRACTOR TO IDENTIFY DISCREPANCIES OR OMISSIONS WILL THEN BECOME RESPONSIBILITY OF THE CONTRACTOR.</div></div><div><div>15.</div><div>COMPLY WITH DESIGN CRITERIA - GENERAL CONTRACTOR WILL FOLLOW AND COMPLY WITH LANDLORD'S TENANT DESIGN CRITERIA AND REQUIREMENTS FOR ALL EXHIBITS. (IF APPLICABLE).</div></div><div><div>16.</div><div>NOTES - ALL NOTES ON ANY PORTION OF THESE DOCUMENTS APPLY TO ENTIRE DOCUMENT WHETHER OR NOT THEY ARE REPEATED IN OTHER AREAS.</div></div><div><div>17.</div><div>WORK MATERIALS AND CONSTRUCTION METHODS - ALL WORK, MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM WITH ALL GOVERNING AUTHORITIES HAVING JURISDICTION.</div></div><div><div>18.</div><div>APPROVAL BY GOVERNING AUTHORITIES - APPROVAL OF THESE DRAWINGS BY GOVERNING AUTHORITIES DOES NOT RELEASE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES AND STANDARDS.</div></div><div><div>19.</div><div>INSTALLATION BY GENERAL CONTRACTOR - ALL MATERIALS AND EQUIPMENT ITEMS SUPPLIED BY THE OWNER/TENANT ARE TO BE INSTALLED BY GENERAL CONTRACTOR UNLESS INDICATED OTHERWISE.</div></div><div><div>20.</div><div>MATERIALS - ALL MATERIALS SHALL BE NEW AND FIRST CLASS. ALL WORK AND EQUIPMENT ITEMS SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, EXCEPT FOR MANUFACTURE'S WARRANTY WHICH MAY BE LONGER.</div></div><div><div>21.</div><div>COMBUSTIBLE MATERIALS - NO COMBUSTIBLE MATERIALS ARE PERMITTED ABOVE CEILING.</div></div><div><div>22.</div><div>FIRE EXTINGUISHERS - CAPACITY AND RATING AS REQUIRED BY N.F.P.A. PAMPHLET #10 AND LOCAL AUTHORITIES. LOCATE PER LOCAL AUTHORITIES AND N.F.P.A. 10.</div></div></div><div><div>SPECIAL NOTES:</div><div><div><div>1.</div><div>CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VISIT JOB SITE PRIOR TO THE BID. TO REVIEW ACTUAL FIELD CONDITIONS THAT MAY AFFECT THE BID. CONTACT ARCHITECT WITH ANY FIELD CONDITION AFFECTING DRAWINGS BEFORE BID TO OWNER. IF NOT COMMUNICATED WITH THE ARCHITECT, THEN CONTRACTOR & SUB-CONTRACTOR WILL BECOME RESPONSIBLE FOR ALL COSTS INVOLVED.</div></div></div></div><div><div>METAL STUDS</div><div><div><div>1.</div><div>ANY NEW METAL STUDS USED SHALL BE GALVANIZED.</div></div><div><div>2.</div><div>GALVANIZED METAL STUDS USED AT INTERIOR WALLS SHALL BE 25 GA. (MINIMUM) AT 24" O.C. (MAXIMUM).</div></div><div><div>3.</div><div>HORIZONTAL METAL TRACK RUNNERS SHALL BE USED AT THE TOP AND BOTTOM OF EACH METAL STUD WALL.</div></div><div><div>4.</div><div>ATTACHMENTS FOR METAL STUD FRAMING SHALL BE WITH USE OF SHEET METAL SCREWS AT CODE MINIMUM SPACINGS. GYPSUM WALLBOARD SHALL BE INSTALLED WITH DRYWALL SCREWS AT CODE MINIMUM SPACINGS.</div></div><div><div>5.</div><div>ATTACHMENTS FOR METAL STUD TRACK RUNNERS TO CONCRETE SHALL BE WITH USE OF APPROPRIATE FASTENERS 2" L. (MIN.) AT 24" O.C. (MAX).</div></div><div><div>6.</div><div>6" GALV. METAL STUDS SHALL BE USED AT ALL PLUMBING WET WALLS TO ALLOW PROPER CLEARANCE FOR PIPING ROUGH-IN.</div></div><div><div>7.</div><div>ALL PARTITIONS, WHICH DO NOT RUN FULL HEIGHT, SHALL BE BRACED TO THE ROOF DECK ABOVE AT 48" O.C. (MAX) WITH ANGLED STUD BRACING, STAGGERED SIDE-TO-SIDE. SEE STUD BRACING DETAIL IN THE ARCHITECTURAL DETAILS.</div></div></div></div><div><div>GYPSUM WALLBOARD</div><div><div><div>1.</div><div>GYPSUM WALLBOARD SHALL BE SCREWED TO METAL STUDS AT MIN. SPACING(S) PER CODE.</div></div><div><div>2.</div><div>PROVIDE MIN. (2) COATS DRYWALL COMPOUND AT ALL JOINTS, WITH SANDING BETWEEN COATS.</div></div><div><div>3.</div><div>TAPE SHALL BE USED AT ALL DRYWALL SHEET SEAMS, AND CORNER BEADS AT ALL EXPOSED CORNERS. DRYWALL J-BEADS SHALL BE USED AT ANY CONDITIONS WHERE DRYWALL ENDEDGE IS EXPOSED.</div></div><div><div>4.</div><div>USE MOISTURE RESISTANT AT ALL WET WALL LOCATIONS.</div></div></div></div><div><div>MILLWORK</div><div><div><div>1.</div><div>ALL CUSTOM BUILT MILLWORK SHALL BE BUILT AS PER DETAILS IN THESE PLANS, OR SHOP DRAWINGS SHALL BE PROVIDED FOR OWNER AND ARCHITECT REVIEW.</div></div><div><div>2.</div><div>IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE BACKING AND/OR BLOCKING, AS REQUIRED, FOR INSTALLATION AND SUPPORT OF ALL MILLWORK. SEE BLOCKING DETAIL IN THE ARCHITECTURAL DETAILS.</div></div><div><div>3.</div><div>ASSUMPTIONS HAVE BEEN MADE ABOUT THE FABRICATION OF MILLWORK FOR THIS PROJECT. CONTRACTOR SHALL COORDINATE BETWEEN TRADESMEN (I.E., VERIFY REQUIREMENTS OF COUNTERTOP INSTALLER, AND PROVIDE FOR SAME IN THE BASE CABINETRY).</div></div></div></div><div><div>INTERIOR FINISH CLASSIFICATIONS:</div><div><div><div>1.</div><div>ALL INTERIOR FINISHES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. THE GENERAL CONTRACTOR SHALL VERIFY THAT EACH FINISH MEETS OR EXCEEDS THESE REQUIREMENTS, PRIOR TO ORDERING, OR INSTALLATION.</div></div><div><div>AS PER THE FLORIDA FIRE PREVENTION CODE (NFPA 101) SEC. 37.3.3.2., AND FBC TABLE 803.1, THE MINIMUM INTERIOR WALL AND CEILING FINISH MATERIALS COMPLYING WITH SECTION 10.2 SHALL BE CLASSIFICATIONS SHALL BE AS FOLLOWS:</div></div><div><div>WALL AND CEILINGS: CLASS 'A', 'B', OR 'C'</div></div><div><div>FINISHES ARE TO BE SELECTED BY THE OWNER AND/OR TENANT, AND COORDINATED BY THE GENERAL CONTRACTOR.</div></div><div><div>2.</div><div>ALL INTERIOR FINISHES SHALL COMPLY WITH FLORIDA BUILDING CODE 2017 ED., CHAPTER 8, SECTION 803, TABLE 803.1.1 AND CLASSIFIED IN ACCORDANCE TO ASTM B4 OR UL 723. FINISH TYPES SHALL BE AS FOLLOWS:</div></div><div><div>CLASS 'A' FLAME SPREAD 0-25 SMOKE DEVELOPED INDEX 0-450 CLASS 'B' FLAME SPREAD 26-75 SMOKE DEVELOPED INDEX 0-450 CLASS 'C' FLAME SPREAD 76-200 SMOKE DEVELOPED INDEX 0-450</div></div><div><div>GENERAL CONTRACTOR SHALL VERIFY THAT ALL SELECTED FINISHES MEET THESE CRITERIA, OR PROVIDE SPECIFICATIONS FOR ARCHITECT REVIEW AND APPROVAL.</div></div></div></div><div><div>HANDICAPPED ACESSIBILITY</div><div><div><div>1.</div><div>CHANGES IN LEVEL AT DOOR THRESHOLDS, OR AT TRANSITIONS BETWEEN FLOORING MATERIALS SHALL BE NO GREATER THAN 3/4 INCH WITH A BEVELED EDGE (WITH A SLOPE NO GREATER THAN 1:2). CHANGES IN LEVEL UP TO 1/4 INCH MAY BE VERTICAL, AND WITHOUT EDGE TREATMENT.</div></div></div></div><div><div>FIRE SPRINKLERS PROVIDED: YES FIRE ALARM PROVIDED: YES</div><div><div>NUMBER OF MEANS OF EGRESS REQUIRED (per NFPA 36.2.4.1): (2) PER LEVEL NUMBER OF MEANS OF EGRESS PROVIDED: EXCEEDS 2 PER LEVEL</div></div><div><div>MAXIMUM TRAVEL DISTANCE ALLOWED FOR GROUP B: 300'-0" MAXIMUM TRAVEL DISTANCE ALLOWED FOR S-1: ORDINARY HAZARD 400'-0" MAXIMUM TRAVEL DISTANCE ALLOWED FOR S-2: LOW HAZARD NO LIMIT MAX. TRAVEL DISTANCE FOR THIS PROJECT: 237'</div></div><div><div>MAXIMUM 'COMMON PATH' ALLOWED: 100'-0" NFPA 36.2.5.3.1 MAXIMUM 'COMMON PATH' FOR THIS PROJECT = 35'-0"</div></div><div><div>MAXIMUM 'DEAD END' ALLOWED: 50'-0" GROUP B 100'-0" GROUP S-1 48' GROUP B</div></div><div><div>MAXIMUM 'DEAD END' FOR THIS PROJECT:</div></div><div><div>MINIMUM CORRIDOR / EGRESS AISLE WIDTH REQUIRED: (for AREAS WITH GREATER THAN 50 OCCUPANTS) 44" MINIMUM AISLE WIDTH REQUIRED: (for AREAS WITH LESS THAN 50 OCCUPANTS) 36"</div></div><div><div>TABLE 6.1.1.4.4.1 (B) REQUIRED SEPARATION OF OCCUPANCIES: BETWEEN GROUP B & GROUP S-1 & GROUP S-2 WITH AUTOMATIC FIRE SPRINKLERS REFER ENLARGED LIFE SAFETY FLOOR PLANS</div></div><div><div>FIRE EXTINGUISHERS REQUIRED: (1 F.E. PER 2,500 S.F.) REFER ENLARGED LIFE SAFETY FLOOR PLANS</div></div><div><div>EX  WALL OR CEILING, MOUNTED EXIT SIGN W/ DIRECTIONAL ARROWS</div><div><div>EM  WALL MOUNTED EMERGENCY LIGHT W/ BACK-UP BATTERY</div><div><div>EX/EM  WALL MOUNTED EMERGENCY LIGHT W/ BACK-UP BATTERY AND EXIT WALL MOUNTED FIRE EXTINGUISHER:</div></div><div><div>FEC  FIRE EXTINGUISHER IN CABINET MOUNTED TO WALL W/ MFS 2A-I O BC FIRE EXTINGUISHER. = REFER LIFE SAFETY ENLARGED PLANS</div><div><div>'FE'  WALL MOUNTED FIRE EXTINGUISHER: W/ MFS 2A-I O BC FIRE EXTINGUISHER. = REFER LIFE SAFETY ENLARGED PLANS</div></div><div><div> BUILDING SECURITY SURVEILLANCE CAMERAS, SURFACE MOUNTED PROVIDED BY CLIENT</div><div><div> ELECTRICAL PANEL LOCATION</div></div></div><div><div>1.</div><div>ALL INTERIOR FINISHES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. THE GENERAL CONTRACTOR SHALL VERIFY THAT EACH FINISH MEETS OR EXCEEDS THESE REQUIREMENTS, PRIOR TO ORDERING, OR INSTALLATION. AS PER THE FLORIDA FIRE PREVENTION CODE (NFPA 101) SEC. 36.3.3.2., AND FBC TABLE 803.1.1, THE MINIMUM INTERIOR FINISH CLASSIFICATIONS SHALL BE AS FOLLOWS:</div></div><div><div>ENCLOSED STAIRWAYS: CLASS 'A' OR 'B' WITH SPRINKLERS CORRIDORS/LOBBIES: CLASS 'A' OR 'B' OR 'C' WITH SPRINKLERS ROOMS AND ENCLOSED SPACES: CLASS 'A', 'B', OR 'C'</div></div><div><div>FINISHES ARE TO BE SELECTED BY THE OWNER AND/OR TENANT, AND COORDINATED BY THE GENERAL CONTRACTOR.</div></div><div><div>2.</div><div>ALL INTERIOR FINISHES SHALL COMPLY WITH FLORIDA BUILDING CODE 2017, 6TH ED., CHAPTER 8, SECT. 803.1.1, TABLE 803.1.1 AND CLASSIFIED IN ACCORDANCE TO ASTM B4. FINISH TYPES SHALL BE AS FOLLOWS:</div></div><div><div>CLASS 'A' FLAME SPREAD 0-25 SMOKE DEVELOPED INDEX 0-450 CLASS 'B' FLAME SPREAD 26-75 SMOKE DEVELOPED INDEX 0-450 CLASS 'C' FLAME SPREAD 76-200 SMOKE DEVELOPED INDEX 0-450</div></div><div><div>GENERAL CONTRACTOR SHALL VERIFY THAT ALL SELECTED FINISHES MEET THESE CRITERIA, OR PROVIDE SPECIFICATIONS FOR ARCHITECT REVIEW AND APPROVAL.</div></div><div><div>3.</div><div>ALL INTERIOR FLOOR FINISHES SHALL COMPLY THE FLORIDA FIRE PREVENTION CODE (NFPA 101) SEC. 36.3.3.3, AND FBC 804. THE MINIMUM INTERIOR FLOOR FINISH CLASSIFICATIONS SHALL BE AS FOLLOWS:</div></div><div><div>EXIT ENCLOSURES: CLASS I OR CLASS II EXIT ACCESS CORRIDORS: TO COMPLY WITH NFPA 10.2.7 CLASS I, 0.45 WATTS/CM2 OR GREATER; CLASS II, 0.22 WATTS/CM2 OR GREATER.</div></div><div><div>HWOD: HARDWARE HWOD: HARDWOOD</div></div></div><div><div>Interior Finish Classifications.</div><div><div>Group "B", Group "S-1" & "S-2"</div><div>06</div><div>General Notes</div><div>04</div></div><div><div>1.</div><div>ALL INTERIOR FINISHES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. THE GENERAL CONTRACTOR SHALL VERIFY THAT EACH FINISH MEETS OR EXCEEDS THESE REQUIREMENTS, PRIOR TO ORDERING, OR INSTALLATION.</div></div><div><div>AS PER THE FLORIDA FIRE PREVENTION CODE (NFPA 101) SEC. 12.3.3.3., AND FBC TABLE 803.1.1, THE MINIMUM INTERIOR FINISH CLASSIFICATIONS SHALL BE AS FOLLOWS:</div></div><div><div>ENCLOSED STAIRWAYS: CLASS 'A' OR 'B' WITH SPRINKLERS CORRIDORS/LOBBIES: CLASS 'A' OR 'B' OR 'C' WITH SPRINKLERS ROOMS AND ENCLOSED SPACES: CLASS 'A', 'B', OR 'C'</div></div><div><div>FINISHES ARE TO BE SELECTED BY THE OWNER AND/OR TENANT, AND COORDINATED BY THE GENERAL CONTRACTOR.</div></div><div><div>2.</div><div>ALL INTERIOR FINISHES SHALL COMPLY WITH FLORIDA BUILDING CODE 2020, 7TH ED., CHAPTER 8, SECT. 803.1.1, TABLE 803.9 AND CLASSIFIED IN ACCORDANCE TO ASTM B4. FINISH TYPES SHALL BE AS FOLLOWS:</div></div><div><div>CLASS 'A' FLAME SPREAD 0-25 SMOKE DEVELOPED INDEX 0-450 CLASS 'B' FLAME SPREAD 26-75 SMOKE DEVELOPED INDEX 0-450 CLASS 'C' FLAME SPREAD 76-200 SMOKE DEVELOPED INDEX 0-450</div></div><div><div>GENERAL CONTRACTOR SHALL VERIFY THAT ALL SELECTED FINISHES MEET THESE CRITERIA, OR PROVIDE SPECIFICATIONS FOR ARCHITECT REVIEW AND APPROVAL.</div></div><div><div>3.</div><div>ALL INTERIOR FLOOR FINISHES SHALL COMPLY THE FLORIDA FIRE PREVENTION CODE (NFPA 101) SEC. 12.3.3.5, AND FBC 804. THE MINIMUM INTERIOR FLOOR FINISH CLASSIFICATIONS SHALL BE AS FOLLOWS:</div></div><div><div>EXIT ENCLOSURES: NO REQUIREMENTS EXIT ACCESS CORRIDORS: NO REQUIREMENTS CLASS I, 0.45 WATTS/CM2 OR GREATER; CLASS II, 0.22 WATTS/CM2 OR GREATER.</div></div><div><div>INTERIOR FINISH CLASSIFICATION : GROUPS "B" & "S-1"</div></div><div><div>1.</div><div>ALL WORK SHALL BE PERFORMED AND COMPLETED IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODES AND MANUFACTURER'S RECOMMENDED PROCEDURES FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT AS REQUIRED TO SATISFY THE DRAWINGS AND THESE SPECIFICATIONS.</div></div><div><div>2.</div><div>BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL VERIFY MEASUREMENTS AND CONDITIONS AT THE EXISTING BUILDING AND SITE. ANY DIFFERENCES, OR DISCREPANCIES, BETWEEN ACTUAL MEASUREMENTS AND CONDITIONS FROM THOSE SHOWN ON THE DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND DECISION BEFORE PROCEEDING WITH THE WORK.</div></div><div><div>3.</div><div>THE GENERAL CONTRACTOR SHALL FURNISH OR PROVIDE FOR ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS OR METHODS LISTED, MENTIONED OR SCHEDULED ON THE DRAWINGS AND HEREIN SPECIFIED.</div></div><div><div>4.</div><div>THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED.</div></div><div><div>5.</div><div>ALL DETAILS AND SECTIONS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.</div></div><div><div>6.</div><div>IF ANY CLARIFICATIONS OF THE CONSTRUCTION DOCUMENTS ARE REQUIRED, OR ANY DISCREPANCIES ARE NOTICED, THEY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR FURTHER CLARIFICATION.</div></div><div><div>7.</div><div>CONTRACTOR SHALL OBTAIN THE LATEST SET OF DRAWINGS FROM THE ARCHITECT, INCLUDING ANY DATED REVISIONS, BEFORE STARTING CONSTRUCTION.</div></div><div><div>8.</div><div>THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS.</div></div><div><div>9.</div><div>PROVIDE ALL SHORING, BRACING AND SHEATHING AS REQUIRED FOR SAFETY AND FOR THE PROPER EXECUTION OF THE WORK.</div></div><div><div>10.</div><div>IN THE PROCESS OF LOCATING INTERIOR PARTITIONS, THE CONTRACTOR RESPONSIBLE SHALL REPORT ANY DIMENSIONAL DIFFERENCES IN THE FIELD FROM THE DIMENSIONS INDICATED ON THE PLANS, BEFORE PROCEEDING WITH ANY WORK.</div></div><div><div>11.</div><div>WALL THICKNESS DIMENSIONS SHOWN ARE NOMINAL. PLEASE SEE PARTITION DETAILS FOR ACTUAL ASSEMBLY THICKNESSES.</div></div><div><div>12.</div><div>PROVIDE BACKING IN PARTITIONS AND WALLS, AS REQUIRED, TO SUPPORT SHELVING AND WALL MOUNTED FIXTURES (SEE BACKING DETAIL IN THE ARCHITECTURAL DETAILS)</div></div><div><div>WOOD CONSTRUCTION</div><div><div><div>1.</div><div>ALL WOOD IN CONTACT WITH CONCRETE, OR METAL, SHALL BE PRESSURE TREATED.</div></div></div></div><div><div>METAL STUDS</div><div><div><div>1.</div><div>ANY NEW METAL STUDS USED SHALL BE GALVANIZED.</div></div><div><div>2.</div><div>GALVANIZED METAL STUDS USED AT INTERIOR WALLS SHALL BE 25 GA. (MINIMUM) AT 24" O.C. (MAXIMUM) U.O.N. WHERE PIPING IS REQ. REFER PARTITION TYPE SCHEDULE.</div></div><div><div>3.</div><div>HORIZONTAL METAL TRACK RUNNERS SHALL BE USED AT THE TOP AND BOTTOM OF EACH METAL STUD WALL.</div></div><div><div>4.</div><div>ATTACHMENTS FOR METAL STUD FRAMING SHALL BE WITH USE OF SHEET METAL SCREWS AT CODE MINIMUM SPACINGS.</div></div><div><div>5.</div><div>ATTACHMENTS FOR METAL STUD TRACK RUNNERS TO CONCRETE SHALL BE WITH USE OF APPROPRIATE FASTENERS 2" L. (MIN.) AT 24" O.C. (MAX).</div></div><div><div>6.</div><div>6" GALV. METAL STUDS SHALL BE USED AT ALL PLUMBING WET WALLS TO ALLOW PROPER CLEARANCE FOR PIPING ROUGH-IN.</div></div><div><div>7.</div><div>ALL PARTITIONS, WHICH DO NOT RUN FULL HEIGHT, SHALL BE BRACED TO THE ROOF DECK ABOVE AT 48" O.C. (MAX) WITH ANGLED STUD BRACING, STAGGERED SIDE-TO-SIDE. SEE STUD BRACING DETAIL IN THE ARCHITECTURAL DETAILS.</div></div></div></div><div><div>GYPSUM WALLBOARD</div><div><div><div>1.</div><div>GYPSUM WALLBOARD SHALL BE SCREWED TO METAL STUDS AT MIN. SPACING(S) PER CODE.</div></div><div><div>2.</div><div>PROVIDE MIN. (2) COATS DRYWALL COMPOUND AT ALL JOINTS, WITH SANDING BETWEEN COATS.</div></div><div><div>3.</div><div>TAPE SHALL BE USED AT ALL DRYWALL SHEET SEAMS, AND CORNER BEADS AT ALL EXPOSED CORNERS. DRYWALL J-BEADS SHALL BE USED AT ANY CONDITIONS WHERE DRYWALL ENDEDGE IS EXPOSED.</div></div><div><div>4.</div><div>USE MOISTURE RESISTANT AT ALL WET WALL LOCATIONS.</div></div></div></div><div><div>MILLWORK</div><div><div><div>1.</div><div>ALL CUSTOM BUILT MILLWORK SHALL BE BUILT AS PER DETAILS IN THESE PLANS, OR SHOP DRAWINGS SHALL BE PROVIDED FOR OWNER AND ARCHITECT REVIEW.</div></div><div><div>2.</div><div>IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE BACKING AND/OR BLOCKING, AS REQUIRED, FOR INSTALLATION AND SUPPORT OF ALL MILLWORK. SEE BLOCKING DETAIL IN THE ARCHITECTURAL DETAILS.</div></div><div><div>3.</div><div>ASSUMPTIONS HAVE BEEN MADE ABOUT THE FABRICATION OF MILLWORK FOR THIS PROJECT. CONTRACTOR SHALL COORDINATE BETWEEN TRADESMEN (I.E., VERIFY REQUIREMENTS OF COUNTERTOP INSTALLER, AND PROVIDE FOR SAME IN THE BASE CABINETRY).</div></div></div></div><div><div>Shop Drawings.</div><div><div><div>1.</div><div>STEEL JOIST / BEAMS / MISC. STEEL / REINFORCED STEEL</div></div><div><div>2.</div><div>ALUMINUM COMPOSITE PANELS</div></div><div><div>3.</div><div>INTERIOR STEEL STAIRS AND RAILINGS</div></div><div><div>4.</div><div>EXTERIOR AND INTERIOR WINDOW SYSTEM</div></div><div><div>5.</div><div>EXTERIOR AND INTERIOR DOORS AND HARDWARE</div></div><div><div>6.</div><div>INTERIOR MILLWORK</div></div><div><div>7.</div><div>RESTROOM ACCESSORIES</div></div><div><div>8.</div><div>RESTROOM PARTITIONS</div></div><div><div>9.</div><div>MOTORIZED OVERHEAD DOORS</div></div><div><div>10.</div><div>EXTERIOR AND INTERIOR PAINTS</div></div><div><div>11.</div><div>CEILING GRID AND TILES</div></div><div><div>12.</div><div>ELECTRICAL SWITCHGEAR SUBMITTALS</div></div><div><div>13.</div><div>LIGHT FIXTURE SUBMITTALS</div></div><div><div>14.</div><div>MECHANICAL HVAC INCLUDING REQ. CURBS</div></div><div><div>15.</div><div>PLUMBING FIXTURES AND FITTINGS</div></div><div><div>16.</div><div>WATER FOUNTAINS</div></div><div><div>17.</div><div>FIRE ALARM DEVICES</div></div><div><div>18.</div><div>FIRE SPRINKLERS</div></div><div><div>19.</div><div>ROOF MEMBRANES INSULATION AND FLASHING</div></div></div></div><div><div>BLDG."A" NEW 2-STORY GROUPS. B / S-1</div><div><div><div>1ST FLR: GROUP "B" MOTOR VEHICLE SHOWROOM/ SALES/OFFICE 33,431 SF/100 334 OCCUPANTS</div><div>1ST FLR: GROUP "S-1" SERVICE DRIVE THRU: 9,670 SF/300 32 OCCUPANTS</div><div>2ND FLR: GROUP "B" SALES AND OFFICE: 28,189 SF/100 282 OCCUPANTS</div></div><div>TOTAL BLDG "A" 648 OCCUPANTS</div></div></div><div><div>BLDG."B" RENOVATION 1-STORY GROUP S-1.SERVICE MAINT.AUTO REPAIR</div><div><div><div>1ST FLR: GROUP "S-1" AUTO REPAIR 87 BAYS & ACCESSORY ROOMS: 86,648 SF 288 OCCUPANTS</div><div>1ST FLR: GROUP "S-1" PARTS DEPT STORAGE 18,508 SF/300 42 OCCUPANTS</div><div>1ST FLR: GROUP "S-1" PARTS DEPT RECEIVING 1,100 SF/300 4 OCCUPANTS</div><div>1ST FLR: GROUP "S-1" PARTS DEPT SPECIAL TOOLS 2,652 SF/300 9 OCCUPANTS</div><div>1ST FLR: (9) RECONDITION BAYS 6,176 SF/300 21 OCCUPANTS</div><div>1ST FLR: PHOTO BOOTH 1,649 SF/300 6 OCCUPANTS</div></div><div>TOTAL BLDG "B" SERVICE MAINTENANCE AUTO REPAIR/STORAGE 116,733 SF</div></div></div><div><div>PROPOSED OCCUPANCY BLDG'S "A" AND "B":</div><div><div>TOTAL BLDG "A" & "B" GROSS SQUARE FEET = 188,023 GSF TOTAL BLDG "A" & "B" BUILDING FOOT PRINT = 159,834 GSF</div></div></div><div><div>BLDG."C" PARKING GARAGE 4-STORY GROUP S-2. SERVICE & INVENTORY ONLY PROPOSED SEPARATE BLDG. PERMIT</div><div><div><div>1ST FLR: GROUP "S-2" : 84 STALLS SERVICE VEHICLE PARKING: 31,973 SF 106 OCC</div><div>2ND FLR: GROUP "S-2" : 98 STALLS SERVICE VEHICLE PARKING: 31,973 SF 106 OCC</div><div>3RD FLR: GROUP "S-2" : 97 STALLS INVENTORY VEHICLE PARKING: 31,973 SF 106 OCC</div><div>4TH FLR: GROUP "S-2" : 100 STALLS INVENTORY VEHICLE PARKING: 29,168 SF 97 OCC</div></div><div>TOTAL BLDG "C" OPEN AIR PARKING GARAGE 125,087 SF</div></div></div><div><div>PROPOSED OCCUPANCY BLDG. "C" PARKING GARAGE:</div><div><div>TOTAL BLDG "A" & "B" GROSS SQUARE FEET = 188,023 GSF TOTAL BLDG "A" & "B" BUILDING FOOT PRINT = 159,834 GSF</div></div></div><div><div>BLDG."A" NEW 2-STORY GROUPS. B / S-1</div><div><div><div>1ST FLR: GROUP "B" MOTOR VEHICLE SHOWROOM/ SALES/OFFICE 33,431 SF/100 334 OCCUPANTS</div><div>1ST FLR: GROUP "S-1" SERVICE DRIVE THRU: 9,670 SF/300 32 OCCUPANTS</div><div>2ND FLR: GROUP "B" SALES AND OFFICE: 28,189 SF/100 282 OCCUPANTS</div></div><div>TOTAL BLDG "A" 648 OCCUPANTS</div></div></div><div><div>BLDG."B" RENOVATION 1-STORY GROUP S-1.SERVICE MAINT.AUTO REPAIR</div><div><div><div>1ST FLR: AUTO REPAIR / ACCESSORY ROOMS: 86,648 SF/300 288 OCCUPANTS</div><div>1ST FLR: PARTS DEPT STORAGE 18,508 SF/300 42 OCCUPANTS</div><div>1ST FLR: PARTS DEPT RECEIVING 1,100 SF/300 4 OCCUPANTS</div><div>1ST FLR: PARTS DEPT SPECIAL TOOLS 2,652 SF/300 9 OCCUPANTS</div><div>1ST FLR: (9) RECONDITION BAYS 6,176 SF/300 21 OCCUPANTS</div><div>1ST FLR: PHOTO BOOTH 1,649 SF/300 6 OCCUPANTS</div></div><div>TOTAL BLDG "B" SERVICE MAINTENANCE AUTO REPAIR/STORAGE 116,733 SF</div></div></div><div><div>PROPOSED OCCUPANCY BLDG "B" : 390 OCCUPANTS</div><div><div>TOTAL BLDG "A" & "B" GROSS SQUARE FEET = 188,023 GSF TOTAL BLDG "A" & "B" BUILDING FOOT PRINT = 159,834 GSF</div></div></div><div><div>BLDG."C" PARKING GARAGE 4-STORY GROUP S-2. SERVICE & INVENTORY ONLY PROPOSED SEPARATE BLDG. PERMIT</div><div><div><div>1ST FLR: 84 STALLS SERVICE VEHICLE PARKING: 31,973 SF/300 106 OCC</div><div>2ND FLR: 98 STALLS SERVICE VEHICLE PARKING: 31,973 SF/300 106 OCC</div><div>3RD FLR: 97 STALLS INVENTORY VEHICLE PARKING: 31,973 SF 106 OCC</div><div>4TH FLR: 100 STALLS INVENTORY VEHICLE PARKING: 29,168 SF/300 97 OCC</div></div><div>TOTAL BLDG "C" OCCUPANTS 415 OCCUPANTS</div></div></div><div><div>PROPOSED OCCUPANCY BLDG "C" : 415 OCCUPANTS</div></div><div><div>REQUIRED FIRE ASSEMBLIES: CONSTRUCTION TYPE II-B</div><div><div><div>FIRE SPRINKLERS PROVIDED: YES FIRE ALARM PROVIDED: YES</div><div>FBC TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS BUILDING ELEMENTS (HOURS)</div><div><div>STRUCTURAL ELEMENTS</div><div>FIRE RATING REQUIRED</div><div>FIRE RATING PROVIDED</div></div><div><div>STRUCTURAL FRAME (INCL. COLUMNS, GIRDERS, TRUSSES)</div><div>0</div><div>0</div></div><div><div>BEARING WALLS: EXTERIOR</div><div>0</div><div>0</div></div><div><div>INTERIOR</div><div>0</div><div>0</div></div><div><div>NON-BEARING EXTERIOR WALLS AND PARTITIONS</div><div>0</div><div>0</div></div><div><div>NON-BEARING INTERIOR WALLS AND PARTITIONS:</div><div>0</div><div>0</div></div><div><div>FLOOR CONSTRUCTION:</div><div><div>BETWEEN 1ST & 2ND: "B" SHOWROOM / OFFICE</div><div>BETWEEN UPPER FLOORS AT "S-2" GARAGE :</div></div><div>0</div><div>0 BETWEEN GROUP B REQUIRED 0 HR FOR OPEN GARAGE < 50,000 SF</div></div><div><div>ROOF CONSTRUCTION:</div><div>0</div><div>0</div></div><div><div>Req. Separation of Occupancies (FBC 506.4) GROUP B and GROUP S-1 GROUP B and GROUP S-2 GROUP S-1 and GROUP S-2</div><div>2 HR. SEPARATION 2 HR. SEPARATION 2 HR. SEPARATION</div><div>1 HR. WITH FIRE SPRINKLER Non Applicable 2 HR FIRE WALL W/ FIRE SPRINKLER</div></div></div></div><div><div>PROJECT TYPE:</div><div><div>NEW CONSTRUCTION AUTOMOTIVE DEALERSHIP OFFICE / SHOWROOM /SERVICE</div></div></div><div><div>PROPERTY OWNER:</div><div><div>Copans Motors, Inc 500 West Copans Pompano Beach, Florida 33064</div></div></div><div><div>CLIENT CONTACT INFO:</div><div><div>MIKE PETERS CHAMPION PORSCHE mike@champion-porsche.com 954-946-4020</div></div></div><div><div>PROPERTY NAME /LOCATION ADDRESS:</div><div><div>PORSCHE CHAMPION CENTER GEN V DEALERSHIP 300 Northwest 24th street POMPANO BEACH, FL 33483</div></div></div><div><div>LEGAL DESCRIPTION:</div><div><div>COPANS ACRES 66-21 B. POR OF TR A DESC: BEG SW COR TR A N 57° 47' E 262.35' N30.75' E246.57' (1078.35, 3E39 72.25' S3 W50.65 TO POB A N305 OF SE 1/4 OF NE 1/4 OF NW 1/4 SEC26 4P0R DESC: BEG SE COR N 1/2 OF NW 1/4 OF SE 1/4 OF NW 1/4 SEC26 N 1577.30 SW 1/6 (91.5 W) 5 W1 58.24 SW 603.86 SW 430.17 SW 535.48 SW 522.01 NE 484.30 N36.16 W 4 N 154.4 E 484.520 E355.45 S564-42.25 667.71 TO POB A LE55 ORS 143369947, 15124308, 17446447, 3031111580, 31739664 & LE55 SW 1/6 S30</div></div></div><div><div>JURISDICTION:</div><div><div>CITY OF POMPA NO BEACH, FL</div></div></div><div><div>ZONING : LAND USE:</div><div><div>B-3 - BUSINESS DISTRICT COMMERCIAL</div></div></div><div><div>PARCEL CONTROL #:</div><div><div>4842 26 40 0010</div></div></div><div><div>EXISTING TOTAL SITE ACRES:</div><div><div>10.836 AC (472,038 GSF) (Existing Champion Showroom & Existing parking area West of McDonalds)</div></div></div><div><div>WATER /WASTEWATER SERVICE PROVIDER:</div><div><div>CITY OF POMPA NO BEACH, FL</div></div></div><div><div>CURRENT APPLICABLE CODE(S): 7TH EDITION</div><div><div>2020 FBC EXISTING BUILDING 2020 FLORIDA BUILDING CODE BROWARD COUNTY WITH ALL STATE & LOCAL AMENDMENTS FLORIDA ACCESSIBILITY CODE 2020 FL ENERGY CONSERVATION 2020 FLORIDA FUEL GAS CODE 2020 FLORIDA MECHANICAL CODE 2020 FLORIDA PLUMBING CODE 2020 FLORIDA TEST PROTOCOLS CODE 2020 NATIONAL ELEC. CODE 12th ed 2014</div></div></div><div><div>FLORIDA FIRE PREVENTION CODE 7TH ED (2020) NFPA CHAPTER 38 NEW BUSINESS OCCUPANCY NFPA CHAPTER 42 STORAGE OCCUPANCY</div></div><div><div>BLDG OCCUPANCY:</div><div><div>GROUP B: OFFICE / STORAGE GROUP S-1: AUTO SERVICE / PARTS DEPT GROUP S-2: OPEN AIR PARKING GARAGE</div></div></div><div><div>PARKING GARAGE IS NOT OPEN TO THE PUBLIC AND SHALL COMPLY WITH FBC SECTION 406 MOTOR-VEHICLE-RELATED OCCUPANCIES OPEN AIR</div></div><div><div>TYPE OF CONSTRUCTION:</div><div><div>TYPE II B WITH ALLOWABLE AREA INCREASES (100% FULLY FIRE SPRINKLER)</div></div></div><div><div>FIRE SPRINKLERS DRAWINGS PROVIDED BY SUMMER FIRE SPRINKLERS FIRE ALARM PROVIDED FIRE SEPARATIONS PROVIDED TO MEET CODE NUMBER OF STORIES: TOTAL = 4 STORIES</div></div><div><div>BLDG OCCUPANCY:</div><div><div>GROUP B: OFFICE / STORAGE GROUP S-1: AUTO SERVICE / PARTS DEPT GROUP S-2: OPEN AIR PARKING GARAGE</div></div></div><div><div>PARKING GARAGE IS NOT OPEN TO THE PUBLIC AND SHALL COMPLY WITH FBC SECTION 406 MOTOR-VEHICLE-RELATED OCCUPANCIES OPEN AIR</div></div><div><div>TYPE OF CONSTRUCTION:</div><div><div>TYPE II B WITH ALLOWABLE AREA INCREASES (100% FULLY FIRE SPRINKLER)</div></div></div><div><div>FIRE SPRINKLERS DRAWINGS PROVIDED BY SUMMER FIRE SPRINKLERS FIRE ALARM PROVIDED FIRE SEPARATIONS PROVIDED TO MEET CODE NUMBER OF STORIES: TOTAL = 4 STORIES</div></div><div><div>ALLOWABLE BUILDING HEIGHT ABOVE GRADE . FBC TABLE 504.3</div><div><div>GROUP "B" / SPRINKLER SYS. / TYPE II-B / 75' FBC ALLOWED. 35' PROPOSED = LESS THAN 48' PER ZONING MAXIMUM HEIGHT ALLOWANCE. GROUP "S-1" / SPRINKLER SYS. / TYPE II-B / 75' FBC ALLOWED. 24'-6" PROPOSED = LESS THAN 48' PER ZONING MAXIMUM HEIGHT ALLOWANCE. GROUP "S-2" / SPRINKLER SYS. / TYPE II-B / 75' FBC ALLOWED. 40'-2" PROPOSED LESS THAN 105' PER ZONING MAXIMUM HEIGHT ALLOWANCE.</div></div></div><div><div>ALLOWABLE NUMBER OF STORIES HEIGHT FBC TABLE 504.4</div><div><div>GROUP "B" / SPRINKLER SYS. / TYPE II-B / 4 STORIES ALLOWED = 2 STORY PROPOSED GROUP "S-1" / SPRINKLER SYS. / TYPE II-B / 3 STORIES ALLOWED = 1 STORY PROPOSED GROUP "S-2" / SPRINKLER SYS. / TYPE II-B / 4 STORIES ALLOWED = 1 STORY PROPOSED ("S-2" ALSO COMPLIES WITH TABLE 406.5.4 RAMP ACCESS 3 TIERS)</div></div></div><div><div>ALLOWABLE BUILDING AREA. BLDG'S. "A & B" FBC TABLE 506.2</div><div><div>NOTE: BLDG "A" SHOWROOM / OFFICE & BLDG "B" SERVICE REPAIR GARAGE WILL BE SUBMITTED UNDER ONE BUILDING PERMIT. (GROUP "B" AND GROUP "S-1" OCCUPANCIES) GROUP "B" / SPRINKLER SYS. / TYPE II-B / SM = 69,000 SF ALLOWED. 71,290 SF ACTUAL GROUP "S-1" / SPRINKLER SYS. / TYPE II-B / SM = 52,500 SF ALLOWED. 116,733 SF ACTUAL TOTAL BLDG "A" AND BLDG "B" = 188,023 SF < 210,000 SF WITH ALLOWABLE BLDG AREA INCREASE.</div></div></div><div><div>ALLOWABLE BUILDING AREA INCREASE FOR THE GROUND FLOOR WITH MOST RESTRICTIVE USE "S-1" PER FBC 506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDINGS</div><div><div>$A_a = A_t + (NS \times I_f) \times S_d$$= 52,500 + (17,500 \times N .75)] \times 4 = 210,000 \text{ sf}$</div></div></div><div><div>TOTAL FLOOR ACTUAL SF =188,023 SF < 210,000 SF ALLOWED</div></div><div><div>ALLOWABLE BUILDING AREA. BLDG "C" FBC TABLE 506.2</div><div><div>GROUP "S-2" OPEN PARKING GARAGE / SPRINKLER SYS. / TYPE II-B / SM = 78,000 SF ALLOWED PER FLOOR: PROPOSED 1ST FLOOR PARKING TIER = 31,973 SF ACTUAL PARKING AREA < 78,000 SF 2ND FLOOR PARKING TIER = 31,973 SF ACTUAL PARKING AREA < 78,000 SF 3RD FLOOR PARKING TIER = 31,973 SF ACTUAL PARKING AREA < 78,000 SF 4TH FLOOR PARKING TIER = 29,168 SF ACTUAL PARKING AREA < 78,000 SF TOTAL PARKING TIERS = 125,087 SF (ALL SD COMPLIES WITH TABLE 406.5.4 < 50,000 SF AREA PER TIER ALLOWED)</div></div></div><div><div>BLDG'S "A","B" & "C" GROSS SF AREA : 313,110 GSF</div></div><div><div>General Notes</div><div>07</div><div>Symbol Legend</div><div>05</div><div>Project Information</div><div>03</div><div>Project Information</div><div>02</div><div>Project Information</div><div>01</div></div><div data-bbox="2813 47 3009 310" data-label="Complex-Block"><div>CONSULTANT</div><div></div><div>Gregory B. Molina</div><div>FL REG. # AR 93354 DATE: 04-02-2024</div><div><small>COPYRIGHT © 2024 GBM ARCHITECTURE, PA. ALL RIGHTS RESERVED. THIS DOCUMENT, OR PARTS THEREOF, MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN CONSENT FROM GBM ARCHITECTURE PA.</small></div></div><div data-bbox="2813 331 3009 566" data-label="Complex-Block"><div></div><div>ARCHITECTURE MASTER PLANNING #A26002322</div></div><div data-bbox="2813 586 3009 1465" data-label="Complex-Block"><div>320 HINMARREE STREET, SUITE 108 FORT LAUDERDALE, FLORIDA 33312 T : 9 5 4 . 9 9 9 . 5 6 3 3 C : 9 5 4 8 1 2 . 6 6 8 0 E: gregm@gbmarchitecture.com WEB: WWW.GBMARCHITECTURE.COM</div><div>Digitally signed by Gregory B. Molina DN: cn=GBM, o=Florida, ou=Fort Lauderdale, email=gregm@gbmarchitecture.com 3081312648, o=GBM Architecture PA, cn=Gregory B. Molina, email=gregm@gbmarchitecture.com Date: 2024.08.01 114614.04007</div></div></div></div></div></div></div></div></div></div></div>
