

**POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY
STRATEGIC INVESTMENT PROGRAM GRANT AGREEMENT**

THIS POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY STRATEGIC INVESTMENT PROGRAM GRANT AGREEMENT (the "Agreement") is made and entered into this 21st of October, 2025, by and between the POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, under Part III, Chapter 163, Florida Statutes, 501 Dr. Martin Luther King Jr. Boulevard, Pompano Beach, FL 33060 (the "CRA"), and JELLYFISHES INC with an address 199 N Ocean Boulevard Pompano Beach, FL 33062 (the "GRANTEE").

WITNESSETH:

WHEREAS, the CRA undertakes activities for redevelopment and to remedy blight in the community redevelopment areas of the City of Pompano Beach; and

WHEREAS, in furtherance of its goals, the CRA adopted redevelopment incentive programs to provide grants to eligible recipients; and

WHEREAS, the GRANTEE is a tenant in the property in the Pompano Beach Redevelopment Area, and has applied for a grant under the Strategic Investment Program; and

WHEREAS, the CRA wishes to enter into an Agreement with the GRANTEE to provide a grant for property improvement and to define the relationship between the parties.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the value of which is hereby acknowledged by both parties, the parties agree as follows.

SECTION 1. RECITALS

The recitals set forth above are incorporated herein and made a part of this Agreement.

SECTION 2. THE PROPERTY

2.1 The Property is owned or leased by GRANTEE. The property is located at **199 N Ocean Boulevard Pompano Beach, FL 33062** legally described as:

31-48-43 PAR OF LAND BOUNDED ON N BY S R/W/L OF NE 2 ST,BNDED ON S BYLINE 250 S OF & PARA TO N/L OF PARCEL,BNDED ON E BY W R/W/L OF SR AIA,BNDED ON W BY LINE PER TO N & S/L & LOCATED 225 W OF SE COR OF PAR

Parcel Identification Number: 4843 31 00 0525

2.2 GRANTEE shall provide proof of long-term lease or ownership of the Property and the status of the business, satisfactory to CRA, prior to disbursal of any funds by CRA.

SECTION 3. THE GRANT

- 3.1 The CRA hereby awards GRANTEE a sum not to exceed **one hundred thousand, five hundred and forty-seven 00/100 Dollars (\$100,547.00)** (the "Grant"). The full amount of the Grant shall be used solely for interior renovations to the Property. The use of all funds shall be governed by the Application and Scope of Work attached and incorporated herein as composite Exhibit "A" (the "Scope of Work").
- 3.2 The CRA's obligation is limited to awarding the Grant. The CRA does not assume any liability for GRANTEE'S personnel decisions, business decisions or policies, including but not limited to the hiring of staff, paying of staff salaries or the expenditure of overhead costs.
- 3.3 Changes in the use of the Grant proceeds or amendments to the project's budget must be approved, in writing, by the CRA's Executive Director. Requests for changes must be in writing by the GRANTEE to the CRA Executive Director and include a detailed justification for the request.
- 3.4 As security for GRANTEE'S performance hereunder, GRANTEE shall, at the discretion of the CRA's Executive Director, execute a Promissory Note, a Mortgage and Security Agreement, a Restrictive Covenant and/or a Guaranty in favor of CRA (the "Grant Documents"), all of which shall be cancelled upon full compliance with the terms of said documents by GRANTEE. The Restrictive Covenant shall provide that the property may not be sold or transferred by the GRANTEE for a period of two years.
- 3.5 All disbursements of the Grant proceeds shall be made on a reimbursement basis according to the "Project Overview" outlined in Exhibit "A". Grant funds may be used solely for interior leasehold improvements to The Property and are subject to the CRA's receipt of documentation establishing prior payment by the GRANTEE of improvements, including receipts, invoices, canceled checks, and such other documents as the CRA may require. The submissions for reimbursements must be submitted to the CRA Executive Director and shall include a letter summarizing the funding request. Disbursements of the Grant proceed may be made on a reimbursement basis or paid directly to the Service Provider, in accordance with the Scope of Work and provided applicant first approves of payment to Service Provider.

SECTION 4. INSURANCE

- 4.1 The Grant awarded to GRANTEE is subject to the following Insurance requirements:
 - 4.1.1 The CRA's receipt of an original certificate of insurance for the following forms of insurance:
 - 4.1.2 Worker's Compensation insurance for all employees of the GRANTEE, as required by Chapter 440, Florida Statutes, as may be amended from time to time.

- 4.1.3 General Liability insurance annually in an amount not less than \$300,000 combined single limits per occurrence for bodily injury and property damage which lists the CRA as an additional insured.
- 4.1.4 The insurance coverage required must include those classifications listed in standard liability insurance manuals, which most nearly reflect the operations of the GRANTEE.
- 4.1.5 Companies issuing all insurance policies required above must be authorized to do business under the laws of the State of Florida, with the following qualifications:
- 4.1.6 The company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to Do Business in Florida," issued by the State of Florida Department of Insurance and be a member of the Florida Guaranty Fund;
- 4.1.7 Certificates of Insurance must provide that the GRANTEE will make no material adverse change, cancellation, or non-renewal of coverage without thirty (30) days advance written notice to the CRA.

SECTION 5. SCOPE OF WORK

- 5.1 Grantee shall use funds provided in accordance with the Scope of Work.
- 5.2 Any amendments to composite Exhibit "A" desired by GRANTEE shall be submitted in writing to the CRA Executive Director. Amendment must be accompanied by written justification and must be approved by the CRA Executive Director in writing before the amendment becomes effective.

SECTION 6. TERM, COMMENCEMENT AND COMPLETION DATES

- 6.1 The effective date of this Agreement shall be the date of execution by the last of the parties.
- 6.2 The term of this Agreement shall be for twenty-four (24) months from the effective date (the "Term").
- 6.3 Work provided in the Scope of Work in shall not commence before the effective date. GRANTEE shall obtain a Building Permit within six (6) months of the effective date and commence construction within twelve (12) months of the effective date. The work shall be fully completed not later than 60 days prior to the end of the Term.

SECTION 7. RECORDS

- 7.1 INSPECTION. All of GRANTEE'S books and records and documents related to the grant must be made available for inspection and/or audits by the CRA and any

other organization conducting reviews for the CRA upon 24 hours notice throughout the Term of this Agreement and in accordance with Chapter 119, Florida Statutes. In addition, GRANTEE must retain all records related to the grant in proper order for at least three (3) years following the expiration of the Agreement. The CRA shall have access to such records, for the purpose of inspection or audit during the three (3) years period. This Section shall survive the expiration of this Agreement

SECTION 8. SPECIAL CONDITIONS

- 8.1 **CESSATION OF OCCUPANCY OR OWNERSHIP.** In the event the GRANTEE sells, ceases to own or occupy the Property during the Restrictive Period provided in the Restrictive Covenant associated herewith, or, in the absence of a Restrictive Covenant, two years from the date of completion of improvements, GRANTEE shall repay the full amount of the grant to the CRA and any un-advanced portion of the Grant shall be retained by the CRA. The determination that GRANTEE has sold, ceased to own or occupy the Property shall be made solely by the CRA. Additionally, sale, cessation of ownership or occupancy constitutes an event of default for which all other default provisions of this Agreement shall apply, including but not limited to those provided in Section 9 below. This provision shall survive termination or expiration of this agreement.
- 8.2 **MATERIAL CHANGE OF CIRCUMSTANCES.** GRANTEE shall immediately notify the CRA of any material change of circumstances of the project. For the purpose hereof, material change of circumstances shall include, but not be limited to, the failure of the GRANTEE to diligently and actively pursue commencement or completion of the Scope of Work, failure to fulfill the terms of this agreement or the other Grant Documents, cessation of occupancy, sale or transfer of ownership of the business or the property, voluntary or involuntary bankruptcy or an assignment for the benefit of creditors. A material change of circumstances shall constitute a default under this agreement for which the CRA shall have the right to pursue any remedy provided in this agreement or the other Grand Documents, or by law or in equity.
- 8.3 **ASSIGNMENT.** GRANTEE shall not assign, transfer, or otherwise dispose of any of its rights or obligations under this Agreement without prior written consent of the CRA.
- 8.4 **RULES, REGULATIONS AND LICENSING REQUIREMENTS.** GRANTEE and its staff must possess the licenses and permits required to conduct its affairs including federal, state, city and county. In addition, GRANTEE shall comply with all, laws, ordinances and regulations applicable to carrying out the Scope of Work including, but not limited to, conflicts of interest, building, zoning, land and property use regulations.
- 8.5 **PERSONNEL.** GRANTEE shall notify the CRA of all changes in personnel within five (5) working days of the change. All personnel of the GRANTEE are solely employees of the GRANTEE and not employees or agents of the CRA.

8.6 INDEMNIFICATION. GRANTEE shall indemnify and hold harmless the CRA and the City of Pompano Beach, Florida, and their Board or Commission members, employees or agents from any claims, liability, losses and causes of action that may arise out of any activity related to this Agreement or GRANTEE'S use of the funds. GRANTEE will pay all claims and losses of any nature related to this Agreement or GRANTEE'S use of the funds, and will defend all suits, in the name of the CRA when applicable, and will pay all costs and judgments that may issue from it, except those caused by the sole negligence of CRA employees or officers. The GRANTEE recognizes the broad nature of this indemnification and hold harmless clause, and voluntarily makes this covenant and expressly acknowledges the receipt of good and valuable consideration provided by the CRA in support of the obligation in accordance with the laws of the State of Florida. Nothing herein shall be construed to waive any of the CRA's or the City's rights set forth in Section 768.28, Florida Statutes. This paragraph shall survive the termination of this Agreement. Nothing contained in this Agreement shall be deemed a waiver of sovereign immunity by the CRA or the City.

8.7 NOTICES. All notices required in this Agreement if sent to the CRA shall be mailed to:

Pompano Beach Community Redevelopment Agency
501 Dr. Martin Luther King Jr. Boulevard
Suite 1
POMPANO BEACH, Florida 33060
Attn: Executive Director

And to:

Pompano Beach City Attorney's Office
100 W. Atlantic Blvd.
P.O. Box 1300
Pompano Beach, Florida 33060

All written notices if sent to the GRANTEE shall be mailed to the address in paragraph one of page one above.

8.8 NONDISCRIMINATION. GRANTEE represents and warrants to the CRA that GRANTEE does not and will not engage in discriminatory practices and that there shall be no discrimination in connection with GRANTEE'S performance under this Agreement on account of race, gender, religion, color, age, disability, national origin, marital status, familial status, sexual orientation or political affiliation. GRANTEE further covenants that no otherwise qualified individual shall, solely by reason of his/her race, color, sex, religion, age, handicap, marital status or national origin, be excluded from participation in, be denied services, or be subject to discrimination under any provision of this Agreement.

8.9 ADA REQUIREMENTS. GRANTEE must meet all the requirements of the Americans With Disabilities Act (ADA), which includes posting a notice

informing GRANTEE'S employees that they can file any complaints of ADA violations directly with the Equal Employment Opportunity Commission (EEOC), One Northeast First Street, Sixth Floor, Miami, Florida 33132.

- 8.10 INDEPENDENT CONTRACTOR. At all times during the term of this Agreement, the GRANTEE shall be and act as an independent contractor. At no time shall GRANTEE be considered an agent or partner of the CRA.
- 8.11 COSTS. GRANTEE shall obtain and pay for all permits, licenses, federal, state and local taxes chargeable to its operation.
- 8.12 ENTIRE AGREEMENT. This Agreement expresses the entire agreement of the parties and no party shall be bound by any promises or representations, verbal or written, made prior to the date hereof which are not incorporated herein.
- 8.13 MODIFICATION. This Agreement may not be modified, except in a writing signed by all parties hereto.
- 8.14 GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida and all legal actions necessary to enforce the Agreement shall be held in Broward County, Florida, or, if Federal, said action shall be brought in the Southern District of Florida. If any legal action or other proceeding is brought for the enforcement of this Agreement, the successful prevailing party or parties shall be entitled to recover reasonable attorneys' fees and court costs.
- 8.15 WAIVER OR BREACH. It is hereby agreed by the parties that no waiver or breach of any of the covenants or provisions of this Agreement shall be construed to be a waiver of any succeeding breach of the same or any covenant.
- 8.16 PLEDGES OF CREDIT. GRANTEE shall not pledge the CRA's credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgment, lien or any form of indebtedness.
- 8.17 SEVERABILITY. If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.
- 8.18 SUCCESSORS AND ASSIGNS. The GRANTEE binds itself and its partners, successors, executors, administrators and assigns to the CRA, in respect to all covenants of this Agreement. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of the CRA which may be a party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the CRA and the GRANTEE.
- 8.19 AGENTS. Should a GRANTEE choose to engage the services of an agent (individual or company) to assist/represent applicant in this aspect of the process, the expenses for the agent's service will be borne by the GRANTEE. Such

expenses are not reimbursable under the terms of any of the CRA's incentive programs. CRA funds cannot be applied to services other than architecture, engineering, etc. related to the construction of the interior or exterior of the building. The CRA hereby represents and warrants that the CRA has dealt with no Agent and GRANTEE agrees to hold CRA harmless from any claim or demand for commissions made by or on behalf of any agent or representative of GRANTEE in connection with this application for improvements to GRANTEE'S property.

SECTION 9. DEFAULT AND REMEDIES.

- 9.1 GRANTEE'S DEFAULT. GRANTEE'S failure to comply with any of the provisions of this Agreement, or sale of the Property by Owner shall constitute a default upon the occurrence of which the CRA may, in its sole discretion, (i) withhold, temporarily or permanently, all, or any unpaid portion of the grant upon giving written notice to GRANTEE, and/or (ii) terminate this Agreement and demand a full refund of the Grant. Upon default as provided herein the CRA shall have no further obligations to GRANTEE under this Agreement.
- 9.2 REPAYMENT OF FUNDS. GRANTEE shall repay the CRA for all unauthorized, illegal or unlawful expenditure of funds, including unlawful and/or illegal expenditures discovered after the expiration of this Agreement. GRANTEE shall also reimburse the CRA in the event of default hereunder, in the event any funds are lost or stolen, if work was not completed as provided in the Scope of Work and the budget attached hereto as composite Exhibit "A" or the Property is sold or vacated by GRANTEE. Any portion of the grant which is to be repaid to the CRA shall be paid by delivering a cashier's check for the total amount due, payable to the Pompano Beach Community Redevelopment Agency, within thirty (30) days of the CRA'S demand therefore.
- 9.3 TERMINATION OF THIS AGREEMENT. The CRA Executive Director may terminate this Agreement with or without cause or for its convenience. Termination of this Agreement by the CRA Executive Director shall relieve the CRA of any further obligations hereunder. Such termination shall not release GRANTEE from its obligations under this Agreement including, but not limited to, obligations relating to the completion of activities funded while the Agreement was in effect but not completed prior to the date of termination, or repayment of any funds GRANTEE is obligated to repay.
- 9.4 LIMITATION ON RIGHTS AND REMEDIES. Nothing contained herein shall be construed as limiting or waiving any rights of the CRA to pursue any remedy which may be available to it in law or in equity. Nothing contained herein shall act as a limitation of the CRA's rights in the event that GRANTEE fails to comply with the terms of this Agreement.
- 9.5 CRA'S DEFAULT. In the event the CRA fails to comply with the terms of this Agreement, GRANTEE shall provide the CRA with notice detailing the nature of the default, whereupon the CRA shall have thirty (30) days within which to initiate corrective actions and ninety (90) days within which to cure the default.

Should the CRA fail to cure the default, GRANTEE'S sole remedy is to terminate this Agreement. The effective date of any such termination shall be the date of the notice of termination given by GRANTEE to the CRA.

[REMAINDER INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned parties have signed this Agreement on the date first above written.

GRANTEE

WITNESSES:

Corporate Name: JELLYFISHES INC

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Date: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of physical presence or ☐ online notarization, this 15 day of October, 2025, by Yana Yanovska who is personally known to me or who has produced DL 4626-850-75-500-0 (type of identification) as identification.

NOTARY'S SEAL:



Sarah Mulder
NOTARY PUBLIC, STATE OF FLORIDA
Sarah Mulder
(Name of Acknowledger Typed, Printed or Stamped)
HH 399538
Commission Number

Signed, Sealed and Witnessed
In the Presence of:

**POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY**

Print Name: _____

By: _____
Rex Hardin, Chairman

Print Name: _____

By: _____
Gregory P. Harrison, Executive Director

ATTEST:

Print Name: _____

Kervin Alfred, Secretary

EXHIBIT “A”

JELLYFISHES INC
199 N Ocean Boulevard

STRATEGIC INVESTMENT PROGRAM
PROGRAM APPLICATION

EXECUTIVE SUMMARY
PROJECT OVERVIEW

Description of Proposed Development/Improvement of Property

Project Address:

199 North Ocean Blvd, Pompano Beach, FL 33062, United States

Current Condition and Previous Use:

The property is a free-standing commercial building formerly occupied by Wells Fargo Branch. The property is in fair condition but requires interior renovation and modernization to support a new cultural and educational use. The building consists of approximately 9,841 square feet, including 6,008 square feet on the ground floor and 3,833 square feet on the second floor.

Proposed Use:

The applicant proposes to convert the building into the Jellyfish Museum of Pompano Beach, a unique cultural attraction featuring live jellyfish displayed in custom aquariums. The museum will serve as both an educational and entertainment facility, offering interactive exhibits, scientific demonstrations, and community programs that highlight marine life and ocean conservation.

Scope of Improvements:

The planned improvements involve a comprehensive renovation of the existing structure, including:

- Demolition and Preparation – removal of outdated finishes, ceiling, flooring, and partitions to create open exhibit areas.
- Structural Work – reinforcement of walls and installation of specialized partitions for aquarium tanks.
- Plumbing and Mechanical Systems – installation of water supply, drainage, HVAC systems improvement to support life-support systems for jellyfish aquariums.
- Electrical and Lighting – complete electrical upgrades, including energy-efficient LED lighting, emergency systems, and specialized illumination for aquariums.
- Interior Finishes – new walls, acoustical ceilings, polished concrete floors, and high-quality paint and finishes to create a clean, modern space.
- Restroom and Visitor Amenities – new plumbing fixtures, sinks, and accessibility upgrades.
- Exterior and Site Improvements – cosmetic façade upgrades, improving curb appeal and signage for visitors.

Estimated Cost:

Based on the attached contractor estimate, the total cost of the renovation is approximately \$692,460. The renovation will be conducted with private investment and coordinated with local licensed contractors.

Project Timeline:

The full renovation and build-out are expected to take approximately 8 months from commencement of construction to completion, including permitting, demolition, installation of systems, interior finishes, and final inspections.

Community and Economic Impact:

The redevelopment of this vacant property will provide significant benefits to Pompano Beach, including:

- Creation of a new cultural tourism destination that attracts residents and visitors.
- Educational opportunities for schools, families, and community groups focused on marine biology and conservation.
- Job creation through staffing, operations, and maintenance (more than 10 jobs anticipated).
- Activation of a currently underutilized building, contributing to the ongoing revitalization efforts of the CRA district.

Infrastructure Improvements**Public Right-of-Way (ROW):**

At this stage, no major infrastructure improvements are anticipated in the public right-of-way. Likely only minor work (utility tie-ins, ADA entry, signage).

Private Property (on-site):

The proposed redevelopment includes several infrastructure upgrades within the property itself, such as:

- **Plumbing system improvements** to support aquarium life-support systems, restrooms, and visitor facilities.
- **Electrical and mechanical system upgrades**, including energy-efficient lighting, HVAC, and specialized power for aquarium equipment.
- **Interior accessibility improvements**, including ADA-compliant restrooms and circulation paths for visitors.

- **Potential exterior site enhancements**, such as cosmetic façade improvements, upgraded signage, and parking/visitor access adjustments (if required by permitting).

Tenant Makeup

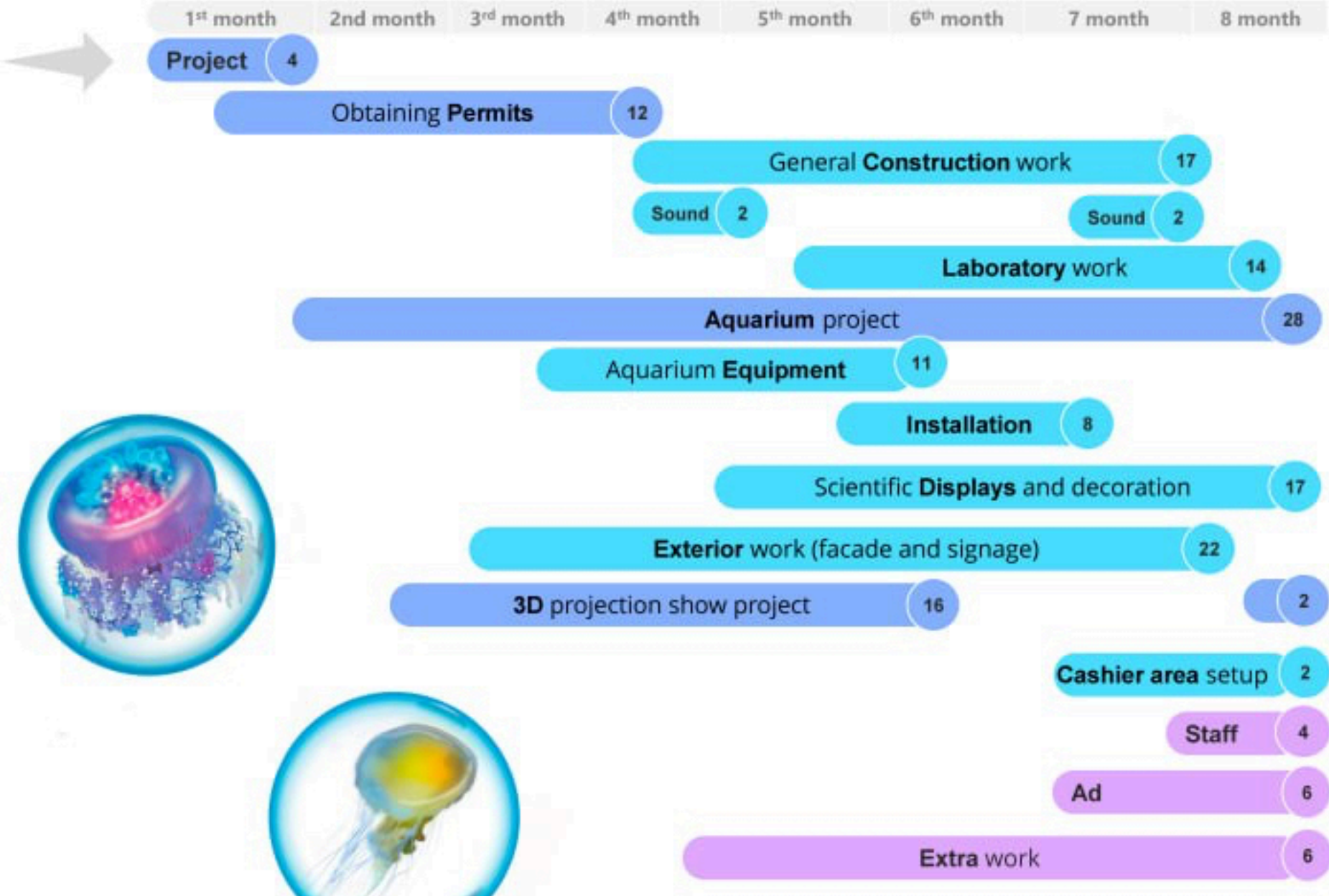
The property will be occupied entirely by the Jellyfishes Inc., a single tenant. The lease agreement is for 10 (ten) years with an option to extend.

The redeveloped premises will be a museum and will feature:

- Exhibit Areas – live jellyfish displays in custom aquariums, interactive installations, and
- Visitor Amenities – restrooms, gift shop to support guest experience.
- Administrative and Support Areas – offices, storage, and technical rooms for life-support systems and operations.

No multi-tenant leasing is planned. The property will be fully operated by the museum entity, ensuring a consistent cultural identity and maximizing community benefit.

THE PROJECT TIMELINE



PROJECT PLANS







199 N OCEAN BLVD, POMPANO BEACH, FL 33062

NE 2ND ST.

DRIVEWAYS ASPHALT

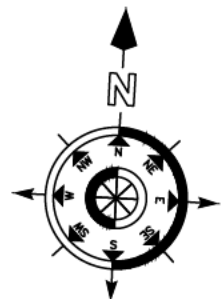
199 N OCEAN BLVD.
EXISTING
TWO-STORY
BUILDING

NORTH OCEAN BLVD.

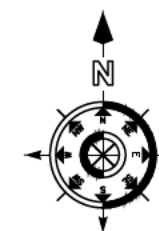
DRIVEWAYS ASPHALT

ONE-STORY
BUILDING

DRIVEWAYS ASPHALT

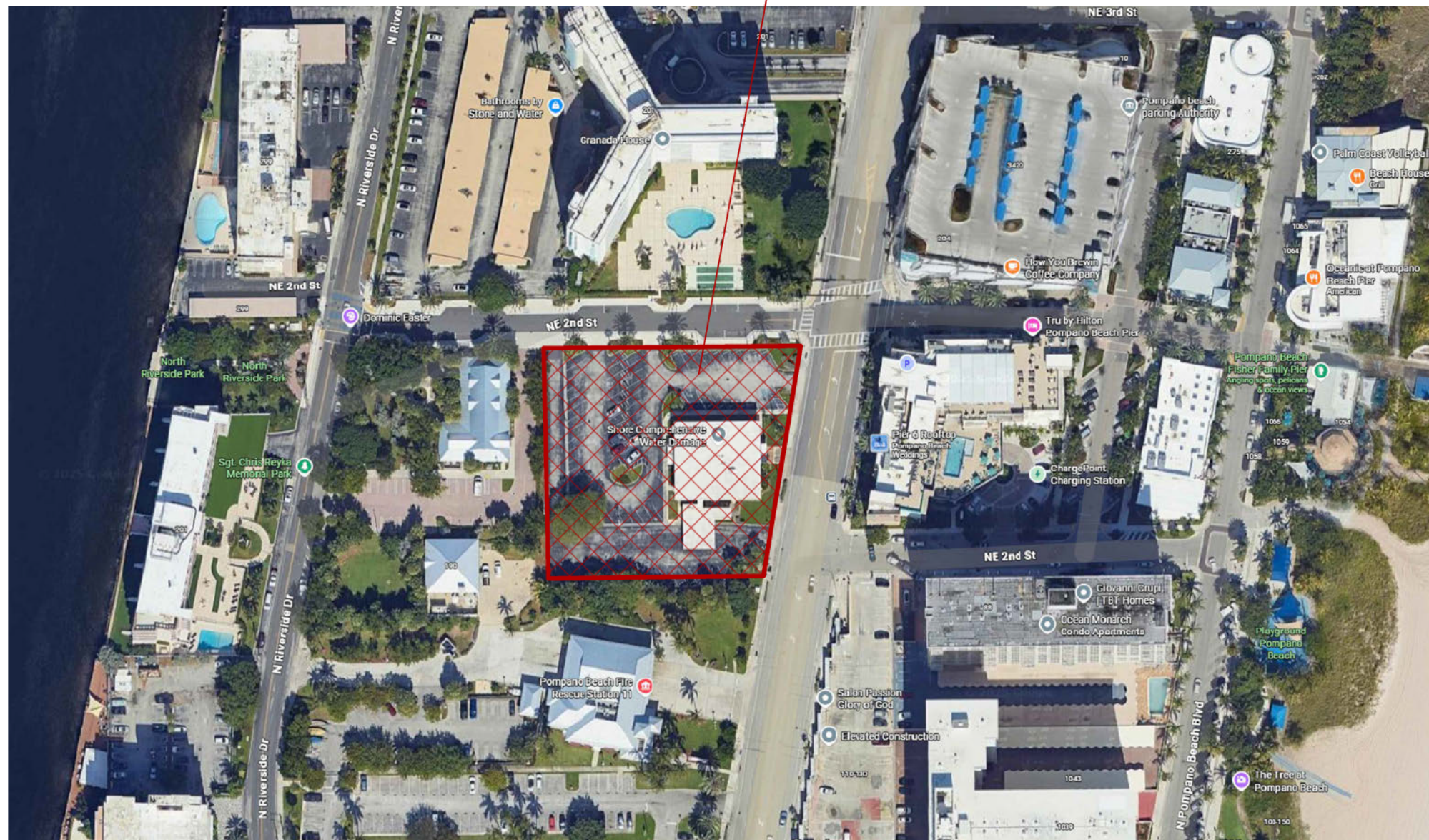


EXISTING SITE PLAN
SCALE: 1/16"=1'-0"



JOB SITE LOCATION

SUBJECT PROPERTY



PROJECT INFORMATION

- | | |
|----------------------------------|---|
| 1. ZONING DESIGNATION: | B-2 COMMERCIAL - CENTRAL |
| 2. LAND USE: | 1B-01 - OFFICE BUILDING, SINGLE TENANT - 2 OR MORE STORIES |
| 3. LOT AREA: | 61,937 SQ.FT. |
| 4. BUILDING AREA: | 9,841 SQ.FT. |
| 5. TOTAL FLOOR AREA: | 8,225 SQ.FT. |
| 6. LEVEL OF ALTERATION: | II |
| 7. REHABILITATION WORK CATEGORY: | CHANGE OF USE (ACCORDING 43.1.1, 43.2.2.1.5 N.F.P.A. CH.43)
MODIFICATION (ACCORDING 43.2.2.1.3 N.F.P.A.) |
| 8. CONSTRUCTION TYPE: | II-A |
| 9. EXISTING OCCUPANCY USE: | BUSINESS (BANK) |
| 10. PROPOSED OCCUPANCY TYPE: | MIXED:
1ST FLOOR - JELLYFISH MUSEUM - ASSEMBLY
2ND FLOOR - ADMINISTRATIVE OFFICES OF MUSEUM (NOT PUBLIC ACCESS) - BUSINESS (PER FFPC 101 CHAPTER 6) |
| 11. OCCUPANCY LOAD: | 135 PERSONS (PER FBC 2023 TABLE 1004.5) |
| 12. EXIT PROVIDED: | 4 |

SCOPE OF WORK

- CHANGE OF USE EXISTING BANK TO JELLYFISH MUSEUM.
- REMOVE EXISTING VINYL FLOORING (TOTAL 939 SQ.FT.) ON THE 1ST AND 2ND FLOORS.
- REMOVE EXISTING CARPET FLOORING (TOTAL 5,220 SQ.FT.) ON THE 1ST AND 2ND FLOORS.
- REMOVE EXISTING TILE FLOORING (TOTAL 1,525 SQ.FT.) ON THE 1ST FLOOR.
- POLISH EXISTING CONCRETE FLOORING ON THE 1ST AND 2ND FLOORS.
- PARTIALLY REMOVE THE ACOUSTICAL DROP CEILING ON THE 1ST FLOOR.
- REMOVE EXISTING PARTITION WALLS AND DOORS ON THE 1ST FLOOR AND INSTALL NEW.
- PROVIDE NEW EXHIBITION SPACES, TECHNICAL ROOMS, PHOTO ZONE, GIFT SHOP AND LOBBY AREA WITH BOX OFFICE ON THE 1ST FLOOR.
- PROVIDE NEW OPENINGS IN THE INTERIOR CONCRETE WALLS ON THE 1ST FLOOR.
- REMOVE EXISTING AND PROVIDE NEW ELECTRICAL PANEL "B" ON THE 1ST FLOOR.
- PROVIDE NEW WINDOW ON THE 2ND FLOOR.
- PROVIDE NEW AQUARIUMS WITH FILTRATION SYSTEM ON THE 1ST FLOOR.
- PROVIDE NEW JELLYFISH BREEDING BENCH AND GROWOUT SYSTEM ON THE 2ND FLOOR.
- PROVIDE NEW SALT WATER STORAGE TANKS SYSTEM.
- PROVIDE NEW DRINKING FOUNTAIN, HAND SINKS AND FLOOR DRAINS ON THE 1ST FLOOR.
- PROVIDE NEW HAND SINK AND TANKLESS WATER HEATERS ON THE 2ND FLOOR.
- PROVIDE NEW GRILLS AND DUCTWORKS ON THE 1ST FLOOR.
- PROVIDE NEW LIGHTING, SWITCHES AND OUTLETS ON THE 1ST FLOOR.
- PROVIDE NEW OUTLETS ON THE 2ND FLOOR.

NOTES:

EXISTING PARTITION WALLS, DOORS AND DROP CEILING ON THE 2ND FLOOR REMAIN UNCHANGED.
EXISTING RESTROOMS ON 1ST AND 2ND FLOOR REMAIN UNCHANGED.

CODE INFORMATION

JURISDICTION AUTHORITY
POMPANO BEACH
BUILDING DEPARTMENT
100 WEST ATLANTIC BLVD.,
POMPANO BEACH, FL 33060

APPLICABLE CODES
FBC 2023 8TH EDITION
ALL APPLICABLE LOCAL AND STATE CODES,
ORDINANCES, AND REGULATIONS
NEC 2020
FFPC 2023 8TH EDITION

LEGAL DESCRIPTION

31-48-43 PAR OF LAND BOUNDED ON N BY S R/W/L OF NE 2 ST,BDNED ON S BYLINE 250 S OF & PARA TO N/L OF PARCEL,BDNED ON E BY W R/W/L OF SR ATA,BDNED ON W BY LINE PER TO N & S/L & LOCATED 225 W OF SE COR OF PAR

PROPERTY ID: 484331000525

MASTER DRAWING LIST

ARCHITECTURAL
A-1 COVER SHEET, EXISTING SITE PLAN.
A-2 GENERAL NOTES.
A-3 EXISTING/DEMOLITION 1ST FLOOR PLAN, NOTES.
A-4 PROPOSED 1ST FLOOR PLAN, NOTES.
A-5 PROPOSED 1ST FLOOR PLAN WITH DIMENSIONS.
A-6 EXISTING/PROPOSED 2ND FLOOR PLAN, DETAILS.
A-7 REFLECTED CEILING PLANS
A-8 LIFE-SAFETY NOTES, LIFE-SAFETY 1ST FLOOR PLAN.
A-9 LIFE-SAFETY 2ND FLOOR PLAN.
A-10 ACCESSIBILITY NOTES, ACCESSIBILITY PLANS, DETAILS.
A-11 NOTES AND DETAILS.
A-12 NOTES AND DETAILS.

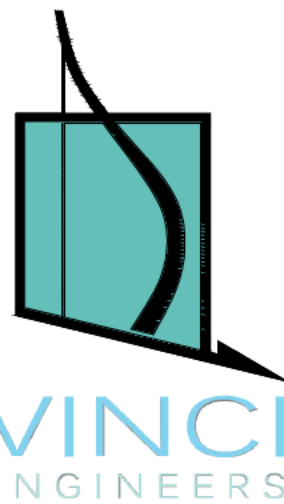
MECHANICAL
M-1 MECHANICAL NOTES, LEGENDS AND SCHEDULES.
M-2 MECHANICAL DEMOLITION PLAN.
M-3 1ST FLOOR MECHANICAL PLAN.
M-4 2ND FLOOR MECHANICAL PLAN.

ELECTRICAL
E-1 ELECTRICAL GENERAL NOTES, PROPOSED ELECTRICAL LIGHTING PLAN (1ST FLOOR).
E-2 PROPOSED ELECTRICAL POWER PLAN (1ST FLOOR), NOTES, DETAILS.
E-3 PROPOSED ELECTRICAL POWER PLAN (2ND FLOOR), PROPOSED ELECTRICAL LIGHTING PLAN (2ND FLOOR).
E-4 ELECTRICAL RISER DIAGRAM, PANEL SCHEDULES.

PLUMBING
P-1 GENERAL PLUMBING NOTES, SANITARY SEWER PLAN (1ST FLOOR).
P-2 SANITARY SEWER PLAN (2ND FLOOR), DETAILS.
P-3 SANITARY SEWER ISOMETRIC.
P-4 WATER DISTRIBUTION PLAN (1ST FLOOR), DETAILS.
P-5 WATER DISTRIBUTION PLAN (2ND FLOOR), DETAILS.
P-6 WATER DISTRIBUTION ISOMETRIC.
P-7 SALT WATER DISTRIBUTION PLANS, SALT WATER DISTRIBUTION ISOMETRIC

STRUCTURAL
S-1 STRUCTURAL NOTES, DETAILS, SLAB REPAIR PLAN.

AREA FOR AHU STAMP



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This item has been digitally signed and seal by
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document are not considered and sealed and the
signature must be verified on any electronic copies.



ALEKSEJ BEREZNOJ
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CHANGE OF USE AND
INTERIOR IMPROVEMENTS
FOR JELLYFISH MUSEUM:
199 N OCEAN BLVD,
POMPANO BEACH,
FL 33062

REVISIONS:

SCHEMATIC DESIGN ☐
CLIENT APPROVAL ☐
LANDLORD APPROVAL ☐
BIDDING ☐
PERMIT SET ☒
FOR CONSTRUCTION ☐
OWNER REQUESTED REVISION ☐

SCALE AS SHOWN
PROJECT NO. 25-60
DRAWN BY: O.G.
CHECKED BY: A.B.
DATE 04/02/2025

A-1

COVER SHEET, EXISTING SITE PLAN

GENERAL NOTES:

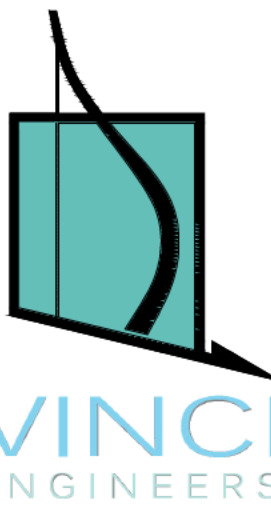
1. INSTRUCTIONS TO CONTRACTOR
- 1.1. PLANS AND DETAILS ARE COMPLEMENTARY AND MUTUALLY EXPLANATORY AND WHAT IS REQUIRED BY ONE, SHALL BE AS BINDING AS IF REQUIRED BY ALL, AND ARE NOT INTENDED TO BE USED AS SHOP DRAWINGS. WHERE VARIANCES, DISCREPANCIES, ETC. OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WITHIN EITHER DOCUMENTS ITSELF, THE ITEM OR ARRANGEMENT OF BETTER QUALITY AND OR HIGHER COST SHALL BE INCLUDED IN THE CONTRACT.
- 1.2. THE CONTRACTOR AGREES THAT HE, HIS MANAGEMENT TEAM (ESTIMATOR, PROJECT MANAGER, PROJECT ENGINEERS, SUPERINTENDENTS, AND SUBCONTRACTORS AND PRINCIPAL SUPERVISORY PERSONNEL) HAS VISITED THE SITE, EXAMINED THE SITE AND THE LOCATION OF THE PROPOSED WORK, AND EXISTING IMPROVEMENTS, AND CONDITIONS AND PHYSICAL CHARACTERISTICS OF THE JOB. THE CONTRACTOR(S) SHALL INCLUDE IN HIS BUDGET ALL COSTS ASSOCIATED WITH, AND PERTAINING TO, THE SATISFACTORY COMPLETION OF THE PROJECT AND THE COMPLETE INSTALLATION OF ALL ASSOCIATED SYSTEMS. INCLUDING THE REMOVAL AND RELOCATION OF ANY AND ALL OBJECTS OR OBSTRUCTIONS THAT MAY BE ENCOUNTERED IN THE COMPLETION OF THE WORK THAT MAY NOT HAVE BEEN PREVIOUSLY DOCUMENTED IN THE CONSTRUCTION DOCUMENTS.
- 1.3. THE WORK DESCRIBED HEREIN INVOLVES THE CONSTRUCTION OF AN INTERIOR MODIFICATIONS.
- 1.4. THE CONTRACTOR SHALL CORRELATE ALL WORK DESCRIBED ON THE DRAWINGS WITH THE ACTUAL CONDITIONS IN THE FIELD. CONTRACTORS SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY SITUATION WHICH ENDANGERS THE INTEGRITY OF THE BUILDING OR PREVENTS HIM FROM SUCCESSFULLY ATTAINING THE DESIGN INTENT.
- 1.5. CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE SUBJECT TO REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN A COPY OF ALL APPLICABLE CODES AND STANDARDS RELEVANT TO THIS PROJECT ON SITE AT ALL TIMES, AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE CURRENT FLORIDA BUILDING CODE, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS, AND LAWS.
- 1.6. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND CURRENT SET OF PERMIT DRAWINGS ON-SITE AT ALL TIMES ALONG WITH ALL REVISIONS TO THE PERMIT, INCLUDING PERMITTED SHOP DRAWINGS AND CALCULATIONS. SAID DRAWINGS ALONG WITH ALL INSPECTION LOGS, AND PERMITS SHOULD BE MAINTAINED IN AN EASILY ACCESSIBLE SPACE FOR THE OWNER, ARCHITECT, ENGINEERS, AND BUILDING OFFICIALS TO REVIEW.
- 1.7. THE CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS, PERMIT DOCUMENTS, DIMENSIONS, JOB-SITE CONDITIONS, AND COORDINATE WITH FIELD DIMENSIONS, AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAKE NOTE OF ANY AND ALL DISCREPANCIES THAT PREVENT THE INSTALLATION OF ANY ASPECT OF THE CONSTRUCTION TO ACHIEVE THE CHARACTER AND APPEARANCE DEFINED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES REGARDLESS OF THEIR NATURE TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK, REASONABLY ASSESS THE CONDITION AND DETERMINE AN APPROPRIATE SOLUTION.
- 1.8. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE DRAWINGS. NO "CHANGE ORDERS" FOR MISSED ITEMS IN OTHER SECTIONS OF THE WORK WILL BE PERMITTED. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS.
- 1.9. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FIRST CLASS WORKMANSHIP LIKE MANNER.
- 1.10. THE ARCHITECT AND OR ENGINEERS(S) SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OVER THE CONSTRUCTION MEANS, METHODS, SEQUENCES, OR PROCEDURES OR FOR THE SAFETY PRECAUTION PROGRAMS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGES OR INJURIES DUE TO HIS ACT OR NEGLECT.
- 1.11. NO UTILITIES, DATA OR COMMUNICATION CABLES, POWER OR BUILDING OPERATIONS SHALL BE INTERRUPTED WITHOUT PRIOR APPROVAL OF OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED BY UNAUTHORIZED INTERRUPTION OF EXISTING UTILITIES, CONTROLS, COMPUTER LINES, ETC. CAUSED BY THE CONTRACTOR OR SUBCONTRACTOR AND SHALL MAKE IMMEDIATE REPAIR AND THEN NOTIFY THE OWNER'S REPRESENTATIVE.
- 1.12. PROTECT THE EXISTING BUILDING AND ADJACENT AREAS FROM DAMAGE AND BE LIABLE FOR DAMAGES THEY CAUSE. PROVIDE BARRICADES AND BARRIERS AS REQD TO PROTECT ADJACENT AREAS AND PERSONNEL AND PREVENT MIGRATION OF DUST AND EXCESS DEBRIS. PROVIDE FENCE & PROTECTION TO PROTECT ADJACENT BUILDINGS.
- 1.13. AS-BUILT CONDITIONS MAY NOT COINCIDE WITH THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, BUT NOT LIMITED TO, ALL THE ITEMS LISTED FOR DEMOLITION IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR DEMOLITION OF EXISTING WORK AS REQUIRED TO COMPLETE THE NEW WORK.
2. LICENSING :
THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, CITY OF POMPANO BEACH LICENSES AND CLEARANCES SHALL CONFORM TO ALL BUILDING SECURITY POLICIES AND REGULATIONS.
3. ORDINANCES :
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING THE REQUIREMENTS OF AND ADHERING TO ALL NOISE ORDINANCES OR OTHER ORDINANCES THAT MAY RESTRICT THE ACTIVITIES OF THE WORK ON THIS JOB.
4. PERMITS :
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF WORK. THE REQUESTING AND COORDINATION OF ALL INSPECTIONS AND APPROVAL OF ALL ASPECTS OF HIS WORK, AND OBTAINING ALL TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY.
5. DEBRIS AND DISPOSAL :
THE CONTRACTOR SHALL REMOVE FROM THE SITE AND LEGALLY DISCARD IN A TIMELY MANNER ALL CONSTRUCTION DEBRIS THAT WILL NOT BE REUSED OR RELOCATED ELSEWHERE IN THE PROJECT.
6. HAZARDOUS MATERIALS :
IF ANY HAZARDOUS MATERIALS, INCLUDING ASBESTOS, ARE ENCOUNTERED DURING DEMOLITION WORK, STOP WORK IMMEDIATELY AND CONTACT MALL MANAGEMENT CONTRACTOR TO VERIFY QUANTITIES AND LOCATION OF EXISTING TELEPHONE OUTLETS, CLEAN-OUTS AND DRAINS AND CONFIRM AVAILABILITY OF REPLACEMENT ITEMS PRIOR TO DEMOLITION WORK.
7. MATERIALS AND EQUIPMENT :
THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS, EQUIPMENT, AND APPLIANCES THAT ARE TO BE USED. THE CONTRACTOR SHALL PROVIDE PROTECTION FROM VANDALISM, THEFT, WEATHER, DUST, NOISE, AND ANY OTHER SOURCE OF DAMAGE OR LOSS.

8. HURRICANE / WINDSTORM PLAN:
THE CONTRACTOR SHALL PREPARE AND MAINTAIN A HURRICANE PREPAREDNESS PLAN. THE CONTRACTOR SHALL MAINTAIN SAID PLAN IN A LOCATION THAT IS READILY ACCESSIBLE FOR REVIEW BY THE OWNER AND OR ARCHITECT.
- 8.1. THE HURRICANE PLAN SHALL INCLUDE A LIST OF CONTACTS IN THE EVENT THAT A HURRICANE WATCH IS POSTED AND WILL ALSO ADDRESS WHAT MEASURES ARE TO BE TAKEN TO SECURE THE CONSTRUCTION SITE IN THE EVENT OF NOTIFICATION BY THE NATIONAL WEATHER SERVICE OF AN IMPENDING HURRICANE OR WINDSTORM THAT MAY THREATEN THE JOB.
- 8.2. THE HURRICANE PLAN SHALL ADDRESS HOW THE CONTRACTOR WILL MOBILIZE THE PROJECT FOLLOWING A WIND OR HURRICANE EVENT AND DOCUMENTATION OF DAMAGES AND HOW REPAIRS WILL BE HANDLED IN THE EVENT OF A LOSS.
9. DAMAGES:
IN THE EVENT OF DAMAGES TO THE BUILDING WHICH REQUIRE ASSESSMENT FOR AN INSURANCE CLAIM, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER OF THE CIRCUMSTANCES SURROUNDING THE LOSS, DOCUMENT DAMAGES, DETERMINE AND PRICE REPAIRS, DETERMINE IMPACT TO THE PROJECT SCHEDULE, SUBMIT ALL INFORMATION TO THE OWNER WITHIN 72 HOURS OF A LOSS.
10. COORDINATION :
CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AT THE TIME THE WORK IS PERFORMED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR THE CONTRACTORS FAILURE TO CORRECT CONFLICTING FIELD CONDITIONS AFTER THE WORK HAS BEEN COMPLETED.
11. SCHEDULING OF WORK :
THE CONTRACTOR SHALL WORK AND RETAIN COOPERATION WITH THE OWNER AND TENANT(S) IN SCHEDULING THEIR WORK IN ORDER TO CAUSE THE LEAST INCONVENIENCE TO PERSONNEL AND PROPERTY.
12. TESTS :
THE CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTS. PAYMENT OF ALL TEST SHALL BE AS INDICATED IN THE AGREEMENT BETWEEN THE OWNER/CONTRACTOR OR GENERAL CONDITIONS, IF NOT SPECIFICALLY DEFINED, THESE COSTS SHALL BE BORNE BY THE CONTRACTOR.
13. TYPICAL DETAILS :
CONTRACTOR SHALL RESOLVE QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS WITH THE ARCHITECT/ENGINEER. DETAILS LABELED AS "TYPICAL DETAILS, OR (TYP.) ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED OR EXISTING AT THE SITE. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION.
14. CLEANING :
PROVIDE CLEANING AS INDICATED IN THE CONTRACT FOR CONSTRUCTION BETWEEN THE OWNER/CONTRACTOR. THOROUGHLY CLEAN THE PREMISES TO MAKE READY FOR OPENING. CLEAN ALL SURFACES INTERIOR AND EXTERIOR, FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES INCLUDING:
- 14.1. POLISHING ALL HARDWARE.
- 14.2. THOROUGHLY CLEANING ALL CABINETS INSIDE AND OUT.
- 14.3. CLEANING SHELVES INSIDE AND OUT.
- 14.4. ALL MIRRORS, GLASS STOREFRONTS. AND TERRACES. WINDOWS AND, METAL FRAMING TO BE CLEANED INSIDE AND OUT, WHERE POSSIBLE.
- 14.5. REMOVE ANY SPOTS FROM AND CLEAN ALL CARPETING.
- 14.6. CLEAN STORE FINISHES AND FLOORING THOROUGHLY INCLUDING BASES.
- 14.7. CLEAN OR TOUCH UP ALL PAINTED SURFACES WHICH ARE SOILED. THE 4 GENERAL CONTRACTOR IS TO DELIVER TO THE OWNER A CLEAN BUILDING PRIOR TO OPENING TO THE PUBLIC.
15. EXISTING SURFACES / FINISHES:
- 15.1. WITHIN THE PROJECT SITE AND AT ALL OTHER AFFECTED AREAS, CLEAN PATCH, AND RESTORE ALL FLOOR AND WALL SURFACES INDICATED TO REMAIN, TO A 'LIKE NEW' CONDITION.
- 15.2. WITHIN THE LIMITS OF THE WORK, CONTRACTOR IS TO REPLACE ALL DAMAGED EXISTING FINISHES AND MATERIALS INDICATED TO REMAIN WITH NEW PRODUCTS TO MATCH EXISTING CONDITIONS.
- 15.3. FILL, FLOAT AND/OR GRIND CONC. FLOOR SLAB AND/OR ORIGINAL FLOOR TILE PRIOR TO INSTALLATION OF NEW FLOOR FINISH, PROVIDING A LEVEL SUBSTRATE.
16. USE OF DRAWINGS :
THESE DRAWINGS ARE BEING PREPARED FOR THE PURPOSE OF PERMITTING CHANGE OF USE AND MODIFICATIONS TO 199 N OCEAN BLVD, POMPANO BEACH, FL 33062.
- THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES AS ACTUAL CONDITIONS MAY VARY FROM THOSE SHOWN ON THESE DRAWINGS DUE TO CHANGE ORDERS, ALTERATIONS BY OTHERS. FIELD CONDITIONS. ETC.
- 16.2. THESE DRAWINGS AND RELATED DOCUMENTS DETAIL WORK FOR THIS SPECIFIC PROJECT INDICATED BY THE PROJECT NUMBER AND LISTED LOCATION. THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF K-2 DESIGN INC. AND MAY NOT BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT WRITTEN PERMISSION OF THE ARCHITECT, K-2 DESIGN. INC
- 16.3. THE ARCHITECT AND ENGINEERS WILL NOT PROVIDE TO THE CONTRACTOR OR HIS SUBCONTRACTORS ANY DISKS OR ELECTRONIC MEDIA PREVIOUSLY / CURRENTLY USED IN THE PREPARATION OF THE CONSTRUCTION DRAWINGS.
- 16.4. DO NOT REPRODUCE THE DRAWINGS FOR USE AS SHOP DRAWINGS.
- 16.5. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE.
17. WALL DIMENSIONS :
AT INTERIOR WALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD. ALL EXTERIOR WALL DIMENSIONS ARE TO FACES OF BLOCK WALLS (WHERE APPLICABLE).
- 17.2. ALL STUDS ARE TO EXTEND TO THE UNDERSIDE OF STRUCTURE ABOVE UNLESS OTHERWISE NOTED. PLEASE REFER TO WALL SECTIONS AND WALL TYPES FOR DETAILED WALL CONSTRUCTION INFORMATION (WHERE APPLICABLE).
18. OWNER FURNISHED MATERIALS :
18.1. FOR ANY MATERIAL FURNISHED BY THE OWNER WHICH ARE TO BE INSTALLED BY THE CONTRACTOR (F.O.I.C.) ITEMS: UNPACK AND VERIFY THE QUANTITY AND CONDITION. NOTIFY THE OWNER OF ANY DISCREPANCIES IN QUANTITY AND DAMAGES WITHIN TWELVE HOURS (12) OF RECEIVING SHIPMENT. FAILURE TO DO SO PLACES RESPONSIBILITY ON THE CONTRACTOR.
- 18.2. ALL OWNER-FURNISHED MATERIAL, IF ANY, ARE TO BE FURNISHED VIA TAILGATE DELIVERY ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE UNLOADING, EXAMINATION, AND TRANSPORTATION OF OWNER FURNISHED MATERIALS FROM THE POINT OF OFF-LOADING TO THE JOB-SITE OR STORAGE AREA AS APPLICABLE. MATERIALS WILL BE DELIVERED TO THE CLOSEST AVAILABLE TRUCK DOCK OR ALTERNATE LOCATION AS DIRECTED BY THE OWNER.

19. SUBSTITUTIONS :
SUBSTITUTION OF MATERIALS OR EQUIPMENT OTHER THAN SPECIFIED SHALL BE PERMITTED UPON WRITTEN AUTHORIZATION FROM THE ARCHITECT AND OWNER. THE CONTRACTOR SHALL BEAR THE BURDEN OF PROOF THAT SUCH SUBSTITUTION IS EQUAL TO SPECIFIED ITEM AND CAN BE OBTAINED IN A TIMELY MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL SUBSTITUTE ITEMS WITH ALL ASSOCIATED/IMPACTED TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN COSTS ASSOCIATED WITH A SUBSTITUTION.
20. PERMANENT FIRE EXTINGUISHERS :
20.1. FIRE EXTINGUISHERS OF THE TYPE AND QUANTITY APPROVED BY THE LOCAL FIRE OFFICIAL AND THE OWNERS CASUALTY INSURER ARE TO BE PROVIDED IN SURFACE MOUNTED CABINETS.
- 20.2. ALL FIRE EXTINGUISHER CABINETS LOCATED IN A FIRE RATED WALL ASSEMBLY SHALL BE PROVIDED AS A FIRE RATED CABINET.
- 20.3. THE CONTRACTOR SHALL PROVIDE SUFFICIENT ALLOWANCE TO INSTALL ALL REQUIRED FIRE EXTINGUISHERS 8c CABINETS.
- 20.4. THE CONTRACTOR MAY NOT ALLOCATE ANY TEMPORARY CONSTRUCTION USE FIRE EXTINGUISHERS AS PERMANENT FIRE EXTINGUISHERS.
- 20.5. ALL FIRE EXTINGUISHERS AND CABINETS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND HANDICAP ACCESSIBILITY REQUIREMENTS.
21. COATINGS :
21.1. THE CONTRACTOR SHALL ENSURE THAT ALL STRUCTURAL STEEL IS PAINTED WITH ONE COAT OF PRIMER AND ONE COAT OF RUST INHIBITING PAINT PRIOR TO ENCLOSURE.
- 21.2. ALL EXPOSED EXTERIOR ALUMINUM SHALL BE COATED WITH A HIGH GLOSS, HIGH PERFORMANCE COATING. THE HIGH PERFORMANCE COATING SHALL BE SUFFICIENT TO PREVENT CORROSION OR DEGRADATION OF THE MATERIAL FOR A PERIOD OF 15 YEARS. HIGH PERFORMANCE COATINGS SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS OR AS OTHERWISE REQUIRED BY THE MANUFACTURER.
22. FLAME SPREAD RATING :
ALL MATERIAL USED IN THE INTERIOR OF THE PROJECT MUST MEET THE FLAME SPREAD RATINGS PER THE GOVERNMENT CODE. PROOF OF THESE FLAME SPREAD RATINGS MUST BE INCLUDED AS A PART OF A FINAL INSPECTION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
23. FIRE RESISTANCE RATING :
PROVIDE INFORMATION ADDRESSING THE FIRE RESISTANCE OF EVERY EXISTING CONSTRUCTION COMPONENT OR ASSEMBLY INSIDE OR ADJACENT TO THIS PROJECT, THEY MUST BE IN COMPLIANCE WITH THE 2007 FLORIDA BUILDING CODE WITH ALL CURRENT SUPPLEMENTS.
24. FRAMING :
24.1. ALL FRAMING LUMBER AND WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED (F.R.T.) LUMBER. NO F.R.T. MATERIAL MAY BE USED IN THE CEILINGS PLENUM OR ABOVE SPRINKLER COVERAGE, OR AS REQUIRED / RESTRICTED BY LOCAL GOVERNING CODES.
- INSTALL ALL WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS.
25. COMPLETENESS OF WORK :
25.1. ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS, NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE OR TO COMPLY WITH ALL CODES SHALL BE FURNISHED WITHOUT ADDITIONAL COST.
- 25.2. ALL WORK STARTED BY THE CONTRACTOR SHALL BE COMPLETED IN ITS ENTIRETY TO ITS FINAL COMPLETED STATE WHETHER COMPLETELY DEFINED IN THE DRAWINGS OR NOT.
- 25.3. THE WORK SHALL INCLUDE THE PROVISIONS OF ALL MATERIALS, CUTTING, EXTENSIONS, CONNECTIONS, PATCHING, PAINTING, REPAIRING, ADAPTING AND OTHER WORK INCIDENTAL THERETO, TOGETHER WITH SUCH TEMPORARY CONNECTIONS AS MAY BE REQUIRED. PROVIDE ALL NECESSARY SEALING OF PENETRATIONS LEFT FROM REMOVED EQUIPMENT OR PRODUCED BY THIS WORK. UNLESS OTHERWISE NOTED ALL WORK AND MATERIALS SHALL BE NEW AND PROVIDED BY THIS CONTRACTOR. THE WORK SHALL ALSO INCLUDE THE REMOVAL AND DISPOSAL OF MATERIALS FROM THE SITE AS DIRECTED BY MALL MANAGEMENT.
- 25.4. ANY WORK NOT SHOWN ON THE DRAWINGS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN A PROPER MANNER SHALL BE PROVIDED BY CONTRACTOR WITHOUT ADDITIONAL CHARGE. WHERE PRESENT WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OR APPARATUS, THE SAME SHALL BE REPAIRED OR CLOSED UP TO CORRESPOND IN MATERIAL, QUALITY, SHAPE AND FINISH WITH THAT OF SIMILAR AND ADJOINING WORK AND FIRE RATING, UNLESS OTHERWISE CALLED FOR. WHERE DAMAGE IS NOT REPAIRABLE, NEW ITEMS OR EQUIPMENT SHALL BE PROVIDED AT CONTRACTOR'S EXPENSE.
26. FINISHED FLOORING:
26.1. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING FINISHED FLOORING SURFACES FROM DAMAGE BY SUB-CONTRACTORS. THE CONTRACTOR SHALL EXAMINE THE FLOOR SLAB CONDITION TO DETERMINE TO WHAT EXTENT FLOOR PREPARATION, LEVELING, CHIP HAMMERING, ETC. WILL BE NECESSARY TO FURNISH A SMOOTH. LEVEL SUBSTRATE FOR THE PROPER INSTALLATION OF ALL FLOORING MATERIALS. THE COST OF SUCH WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UNEVEN SUBSTRATE WILL NOT BE ACCEPTED AS AN EXCUSE FOR POORLY INSTALLED FLOORING MATERIALS.
27. TILE:
ALL TILES SHOULD MEET OR EXCEED THE FOLLOWING REQUIREMENTS:
- | | TEST | INDUSTRY STANDARDS |
|-----------------------------|-------------|--------------------|
| ABRASIVE HARDNESS | ASTM C-501 | > 100 |
| BOND STRENGTH | ASTM C-482 | > 50 PSI |
| BREAK STRENGTH | ASTM C-648 | > 250 |
| LBS.COEFFICIENT OF FRICTION | ASTM C-1028 | > 0.6 (DRY) |
| COEFFICIENT OF FRICTION | ASTM C-1028 | > 0.6 (WET) |
| WATER ABSORPTION | ASTM C-373 | IMPERVIOUS |
| FACIAL DIMS. RANGE | ASTM C-499 | < 1.5% |
| RANGE OF THICKNESS | ASTM C-499 | < 0.040 |
| WARPAGE (ALONG EDGE) | ASTM C-485 | < 1.00% |
| WARPAGE (DIAGONAL) | ASTM C-485 | < 0.75% |
| WEDGING | ASTM C-502 | < 1.00% |
| FROST RESISTANCE | ASTM C-1026 | RESISTANT |
| CHEMICAL RESISTANCE | ASTM C-650 | UNAFFECTED |
| UNAFFECTED TOLERANCE | ASTM C-609 | 3.0 JUDDS |
| COLOR DIFFERENCE | | |

28. DELEGATE ENGINEERS:
AS A MINIMUM, THE FOLLOWING SYSTEMS AND COMPONENTS REQUIRE FABRICATION AND ERECTION DRAWINGS WITH INPUT BY A DELEGATED ENGINEER:
- A. LIGHT GAUGE EXTERIOR WALL SYSTEMS
- B. GLAZED EXTERIOR WALL SYSTEMS
- C. OPEN WEB STEEL JOISTS
- D. JOIST GIRDERS
- E. SHORING
- F. TRUSSES
29. THRESHOLD ENGINEER:
IF A THRESHOLD ENGINEER IS PRESENT ON SITE AND NOT THE ENGINEER OF RECORD, ALL QUESTIONS AND DIRECTIVE MUST BE ADDRESSED WITH THE ENGINEER OF RECORD.
30. STRUCTURAL ALUMINUM:
THE DESIGN, FABRICATION, AND ASSEMBLY OF STRUCTURAL ALUMINUM FOR BUILDINGS OR STRUCTURES SHALL CONFORM TO SPECIFICATIONS FOR ALUMINUM STRUCTURES, ALUMINUM CONSTRUCTION MANUAL, SECTION 1, OF ALUMINUM ASSOCIATION.
31. SHOP DRAWINGS:
THE CONTRACTOR SHALL SUBMIT FOUR SETS OF STAMPED AND APPROVED SHOP DRAWINGS CALLED FOR ON THE CONTRACT DOCUMENTS AND/OR REQUIRED BY OWNER AND/OR BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO DELAY. DRAWINGS WILL NOT BE REVIEWED UNLESS APPROVED AND STAMPED BY SUBCONTRACTOR. THE FOLLOWING IS A PARTIAL LIST OF SUBMITTALS REQUIRED:
- A. HARDWARE AND DOOR
- B. TILES AND GROUT
- C. SEALERS, AND COATINGS
- D. PAINT
- E. SEALANTS
- F. SIGNAGE
- G. PLUMBING FIXTURES AND DRAINS
- H. LIGHTING FIXTURES
- I. ELECTRICAL SWITCHES AND OUTLETS
- J. ELECTRICAL PANELS
32. PENETRATIONS AND CUTTING:
32.1. CUTTING OR DRILLING OF ANY STRUCTURAL MEMBER IS NOT PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT SHOULD BE GIVEN ADVANCE NOTICE TO ALLOW ADEQUATE TIME TO REVIEW AND EVALUATE EACH OF THE CONTRACTOR'S PROPOSALS.
- 32.2. ALL FLOOR SUB PENETRATIONS, INCLUDING THOSE REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL UTILITIES MUST BE PACKED WITH APPROVED FIRE SAFE MATERIAL AND SEALED BETWEEN EDGES OF SLAB OPENINGS AND DUCT PIPE. CONDUIT, ETC., AS REQUIRED TO MAINTAIN THE FLOOR INTEGRITY AND HOURLY FIRE RATINGS SPECIFIED AND/OR AS REQUIRED BY CODE.
33. SAFETY OSHA AND LABOR LAWS :
33.1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, ETC. THAT MAY BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTORS PROPERTY AFTER COMPLETION OF THE PROJECT.
- 33.2. THE STRUCTURAL ENGINEER/ARCHITECT OF RECORD DOES NOT POSSES, NOR PRESUMES TO POSSES ANY KNOWLEDGE OR EXPERTISE IN MATTERS TO JOB SITE EMPLOYEE SAFETY, OSHA OR LABOR LAW REQUIREMENTS FOR A CONSTRUCTION PROJECT. SAFETY AND COMPLIANCE WITH OSHA AND LABOR LAWS ARE THE ABSOLUTE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THOSE CONSULTANTS HE HIRES TO ADDRESS THESE MATTERS. THE STRUCTURAL ENGINEER/ARCHITECT OF RECORD SPECIALIZES IN STRUCTURAL DESIGN/ARCHITECTURE ONLY, AND THE BOARD OF PROFESSIONAL REGULATION FORBIDS HIM/HER FROM ASSUMING RESPONSIBILITY OUTSIDE HIS/HER AREA OF EXPERTISE

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GENERAL NOTES

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GENERAL CONTRACTOR AND SUBCONTRACTORS NOTES
GENERAL RESPONSIBILITIES

1. EACH CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND EXISTING FACILITIES TO DETERMINE THE EXTENT OF WORK. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY EXISTING CONDITIONS AND TO MAKE ALLOWANCE FOR THEM PRIOR TO ANY CONSTRUCTION.
2. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW DRAWINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES ENCOUNTERED TO THE ARCHITECT / ENGINEER. SHOULD BE NOTIFIED IN WRITING 7 DAYS PRIOR TO SUBMITTING HIS BID.
3. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
4. THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR THE DEMOLITION, CONSTRUCTION AND OCCUPANCY OF THE PROJECT.
5. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE IN A NEAT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
6. THE CONTRACTOR IS TO PROVIDE ALL THE SUPPLEMENTARY MATERIALS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.
7. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
8. THESE DRAWINGS DO NOT SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE BUILDING SYSTEM AND SHALL PROVIDE ALL REQUIREMENTS FOR ALL EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
9. EACH CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND WELL-BEING OF HIS EMPLOYEES AND ALL CONSTRUCTION SAFETY REGULATIONS INCLUDING OSHA ARE TO BE STRICTLY FOLLOWED.
10. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE CURRENTLY LICENSED IN THE STATE OF FLORIDA, DADE COUNTY AND LOCAL CITIES IF REQUIRED. PROVIDE COPIES OF LICENSES TO OWNER PRIOR TO COMMENCEMENT OF WORK.
11. THE CONTRACTOR SHALL REPAIR AND PAINT EXISTING SURFACES DAMAGED.
12. BY DEMOLITION COVERED WITHIN THE CONTRACT DOCUMENTS, TRADES TO INSURE THE WORK IS COMPLETED IN A TIMELY MANNER, COMPLYING WITH THE OWNER/CONTRACTOR AGREEMENT.
13. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AND OTHER AUTHORITIES HAVING JURISDICTION. IF SO DIRECTED THE CONTRACTOR SHALL INCLUDE ANY ADDITIONAL COST TO HIS BID.
14. THE CONTRACTOR SHALL PROVIDE AN ON SITE DUMPSTER IN A LOCATION APPROVED BY THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL.
15. THE CONTRACTOR SHALL SUBMIT A SCHEDULE FOR DEMOLITION PROCEDURES AND OPERATIONAL SEQUENCE FOR REVIEW AND ACCEPTANCE BY ARCHITECT / ENGINEER.
16. GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE SHOWING TIME OF DAY AREA AND MEANS OF TRAVEL THROUGH PREMISES FOR DISPOSAL OF DEBRIS FOR OWNER'S APPROVAL.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS WORK, INCLUDING, BUT NOT LIMITED TO VANDALISM, THEFT, ETC. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OWNER AND HIS TENANTS.
18. THE GENERAL CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH REDLINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDED IN THE DRAWINGS.
19. ALL CONTRACTORS AND SUBCONTRACTORS SHALL CARRY THE MINIMUM WORKMAN'S COMPENSATION, LIABILITY AND AUTOMOBILE INSURANCE REQUIRED BY THE STATE OF FLORIDA AND HIGHER LIMITS IF REQUIRED BY THE OWNER. PROVIDE INSURANCE CERTIFICATES TO OWNER BEFORE COMMENCEMENT OF WORK.
20. THE CONTRACTOR SHALL PROVIDE AN ITEMIZED COST BREAKDOWN OF BREAKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION AT THE TIME OF BIDDING.

DEMOLITION NOTES

1. IMMEDIATELY REPORT TO ARCHITECT IF CONDITIONS EXISTING ARE DIFFERENT THAN SHOWN.
2. CONTACT ARCHITECT PRIOR TO REMOVING ANY STRUCTURAL ELEMENT.
3. DEMOLITION SHALL BE PERFORMED BY A CREW EXPERIENCED IN SUCH WORK.
4. DISCONNECT POWER AND WATER AND ANY OTHER UTILITIES PRIOR TO COMMENCING DEMOLITION.
5. REMOVE AND CAP ALL PLUMBING WHERE SHOWN.
6. CUT AND PATCH FOR NEW WORK AS NECESSARY. CONCRETE SLABS SHALL BE SAW-CUT (IF APPLICABLE) AND HAND CARRIED AWAY.
7. PATCH TO MATCH EXISTING ALL AREAS AFFECTED BY CONSTRUCTION.
8. COORDINATE WITH OWNER AS TO THE REMOVAL OF EXISTING FINISHES, FLOOR COVERING, LIGHT FIXTURES, SWITCHES, AND RECEPTACLES, PLUMBING FIXTURES, WALL FINISHES, ETC., PRIOR TO SUBMITTING BID.
9. SALVAGE ITEMS FOR OWNER AS REQUESTED.
10. THE ENTIRE SCOPE OF DEMOLITION REQUIRED TO PERFORM THE WORK MAY NOT BE SHOWN IN THESE PLANS.
11. CONTRACTOR SHALL PROVIDE ALL THE NECESSARY DEMOLITION TO ACHIEVE THE JOB HEREIN.
12. ANY PENETRATIONS OR ALTERATIONS TO EXISTING ROOF SYSTEMS SHALL BE FINISHED TO MATCH EXISTING.
13. CONTACT ARCHITECT FOR WATER-PROOFING SPECIFICATIONS.
14. REMOVE ALL DEBRIS FROM PROPERTY ON A TIMELY BASIS. DEBRIS SHALL NOT ACCUMULATE ON-SITE.
15. PROTECT WORKERS AND PUBLIC FROM AREA OF DEMOLITION AT ALL TIMES.
16. SHORE ALL AREAS ADJACENT TO DEMOLITION AS NECESSARY.
17. R.O.W. AFFECTED BY CONSTRUCTION SHALL BE REPAIRED TO CONDITION FOUND.
18. ARRANGEMENTS WITH ADJACENT PROPERTY OWNERS FOR ACCESS, IF NECESSARY FOR DEMOLITION, SHALL BE MADE BY GENERAL CONTRACTOR AT HIS EXPENSE.

NOTES:

1. ALL PERMITTED WORK WILL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFPC) 8TH EDITION.
2. ALL LIFE SAFETY SYSTEMS WILL REMAIN ACTIVE.
3. DESIGNATED EGRESS WILL REMAIN UNOBSTRUCTED.
4. IF ANY FIRE RATED WALLS, RATED PARTITIONS OR DEMISING WALLS ARE DISTURBED THEY SHALL BE RESTORED BACK TO THEIR ORIGINAL STATE.
5. ALL INTERIOR FINISHES SHALL COMPLY WITH FFPC, NFPA 101 (2021 EDITION) 10.2.
6. INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH SECTIONS 804.2 THROUGH 804.4.2.

GENERAL LEGEND

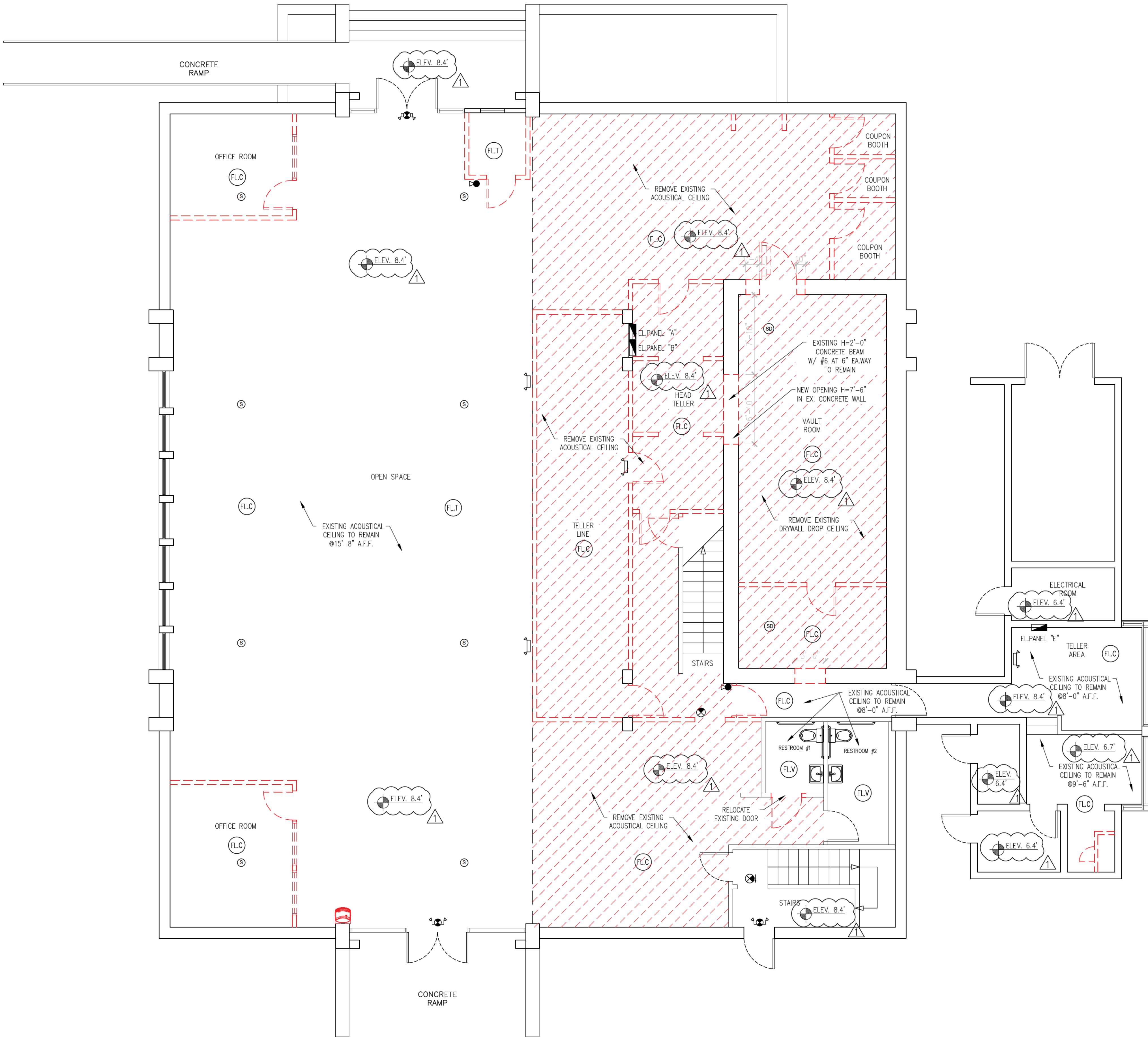
	EXISTING WALLS TO REMAIN
	2 HR FIRE RATED WALLS
	EXISTING TO BE REMOVED
	REMOVE EXISTING ACOUSTICAL AND DRYWALL DROP CEILING
	REMOVE EXISTING CARPET FLOORING
	REMOVE EXISTING TILE FLOORING
	REMOVE EXISTING VINYL FLOORING

FIRE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EMERGENCY LIGHT w/BATTERY BACK UP
	ILLUMINATED EXIT SIGN, DOUBLE FACE w/BATTERY BACK UP
	ILLUMINATED EXIT SIGN, SINGLE FACE w/BATTERY BACK UP
	FIRE EXTINGUISHER
	FIRE ALARM
	COMBO EMERGENCY/EXIT LIGHT w/ BATTERY BACK UP
	SMOKE DETECTOR
	FIRE ALARM SPEAKERS

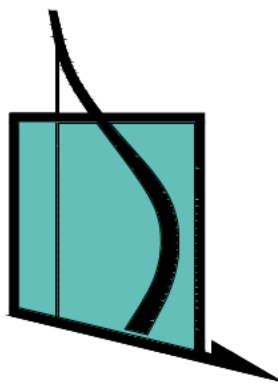
DEMOLITION SCOPE OF WORK (1ST FLOOR)

1. REMOVE EXISTING PARTITION WALLS AS NOTED.
2. REMOVE EXISTING INTERIOR DOORS AS NOTED.
3. REMOVE EXISTING VINYL FLOORING (112 SQ.FT.) IN THE RESTROOMS #1 AND #2.
4. REMOVE EXISTING CARPET FLOORING (4,013 SQ.FT.) AS INDICATED.
5. REMOVE EXISTING TILE FLOORING (1,525 SQ.FT.) IN THE OPEN SPACE AS INDICATED.
6. REMOVE EXISTING ACOUSTICAL DROP CEILING (1,712 SQ.FT.) AS NOTED.
7. PROVIDE NEW OPENINGS IN THE CONCRETE WALL IN THE VAULT ROOM AS NOTED.
8. INCREASE THE EXISTING OPENING IN THE CONCRETE WALL IN THE VAULT ROOM AS NOTED.
9. REMOVE EXISTING ELECTRICAL PANEL B.



EXISTING/DEMOLITION 1ST FLOOR PLAN
SCALE: 3/16"=1'-0"

AREA FOR AHU STAMP



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ALEKSEJ BEREZNOJ
P.E. #74083, COA #31719

CHANGE OF USE AND
INTERIOR IMPROVEMENTS
FOR JELLYFISH MUSEUM:
199 N OCEAN BLVD,
POMPANO BEACH,
FL 33062

REVISIONS:

09.02.2025

SCHEMATIC DESIGN ☐
CLIENT APPROVAL ☐
LANDLORD APPROVAL ☐
BIDDING ☐
PERMIT SET ☒
FOR CONSTRUCTION ☐
OWNER REQUESTED REVISION ☐

SCALE AS SHOWN
PROJECT NO. 25-60
DRAWN BY: O.G.
CHECKED BY: A.B.
DATE 04/02/2025

A-3

EXISTING/DEMOLITION 1ST FLOOR PLAN
NOTES

NOTES:

- NFPA CHAPTER 43, REHAB CLASS: MODIFICATION
- ALL PERMITTED WORK WILL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFPC) 8TH EDITION.
- ALL LIFE SAFETY SYSTEMS WILL REMAIN ACTIVE.
- DESIGNATED EGRESS WILL REMAIN UNOBSERVED.
- ALL DOORS SHALL COMPLY WITH FBA REQUIREMENT 3, SECTION 100.205(C)(2)
- ALL INTERIOR FINISHES SHALL COMPLY WITH FFPC, NFPA 101 101.30.3.3 (2021 EDITION).
- F.B.C.-A 404.2.3 CLEAR WIDTH. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES MINIMUM.
- SHOWER DOOR/OPENING SHALL HAVE A MINIMUM CLEAR AND UNOBSERVED FINISHED WIDTH OF 32 INCHES NOMINAL.
- F.B.C.-R 1602.2.3. PROVIDE 1" UNDERCUTTING OF DOORS TO ACHIEVE PROPER RETURN AIR BALANCE.
- THRESHOLDS AT DOOR OPENINGS SHALL NOT EXCEED 1/4 IN. IN HEIGHT.
- F.B.C. 1208.1 KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS.
- PARTITION SUPPORT IN CABINETS SHALL HAVE ADEQUATE BACKING AND COMPLY WITH FBC 2023
- INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH SECTIONS 804.2 THROUGH 804.4.2.
- NEW FINISHES (WALL/CEILING/FLOOR) TO COMPLY WITH FBC 803, FBC 804.
- WOOD IN CONCEALED SPACE SHALL BE FIRE RETARDANT.
- ALL FIRE RATED DEMISING WALLS/PARTITIONS ADJACENT TO THE WORK AREA WITH THEIR RATINGS WHICH SHALL BE MAINTAINED. ALL FIRE RATED CHASES/SHAFTS INCLUDING FIRE PENETRATION DETAILS AND THEIR CORRESPONDING UL LISTING/CUT SHEETS AS PER F.B.C. 707, 708, 709 & 710.
- FIRE WALL AND JOINT ASSEMBLY RATINGS WILL BE RESTORED TO COMPLY WITH CURRENT CODES.
- FIRE-RATED WALLS WILL NOT BE COMPROMISED IF INSTALLING BACKING
- ANY COMBUSTIBLE MATERIALS IN TYPES I & II CONSTRUCTIONS TO COMPLY WITH F.B.C. 603.1 (FIRE-RETARDANT-TREATED WOOD ONLY)
- SAFETY GLASS CATEGORY II FOR ANY GLAZING IN BATHROOMS, GUARDRAILS, OR HAZARDOUS LOCATIONS. FBCB 2406.

PROPOSED SCOPE OF WORK (1ST FLOOR)

- INSTALL NEW PARTITION WALLS ON THE 1ST FLOOR AS NOTED.
- POLISHING EXISTING CONCRETE FLOOR AS INDICATED.
- INSTALL NEW INTERIOR DOORS ON THE 1ST FLOOR AS INDICATED.
- INSTALL NEW AQUARIUM AND FILTRATION SYSTEMS ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- INSTALL NEW ELECTRICAL PANEL "B" AS INDICATED
- PROVIDE NEW LIGHTING, SWITCHES AND OUTLETS AS NOTED PER ELECTRICAL PLANS
- PROVIDE NEW SPLIT SYSTEM UNITS AND DUCTWORK AS NOTED PER MECHANICAL PLANS
- PROVIDE NEW CEILING EXHAUST FANS IN THE RESTROOMS AS NOTED PER MECHANICAL PLANS
- PROVIDE AND INSTALL NEW DRINKING FOUNTAIN IN THE EXHIBITION SPACE #3 AS INDICATED.
- PROVIDE AND INSTALL NEW HAND SINKS AND FLOOR DRAINS IN THE TECHNICAL ROOMS AS INDICATED.
- PROVIDE AND INSTALL NEW TANKLESS WATER HEATERS IN THE JANITOR CLOSET AND BREAK ROOM AS INDICATED.
- PROVIDE NEW STORAGE TANKS FOR SALT WATER IN THE TECHNICAL ROOMS.

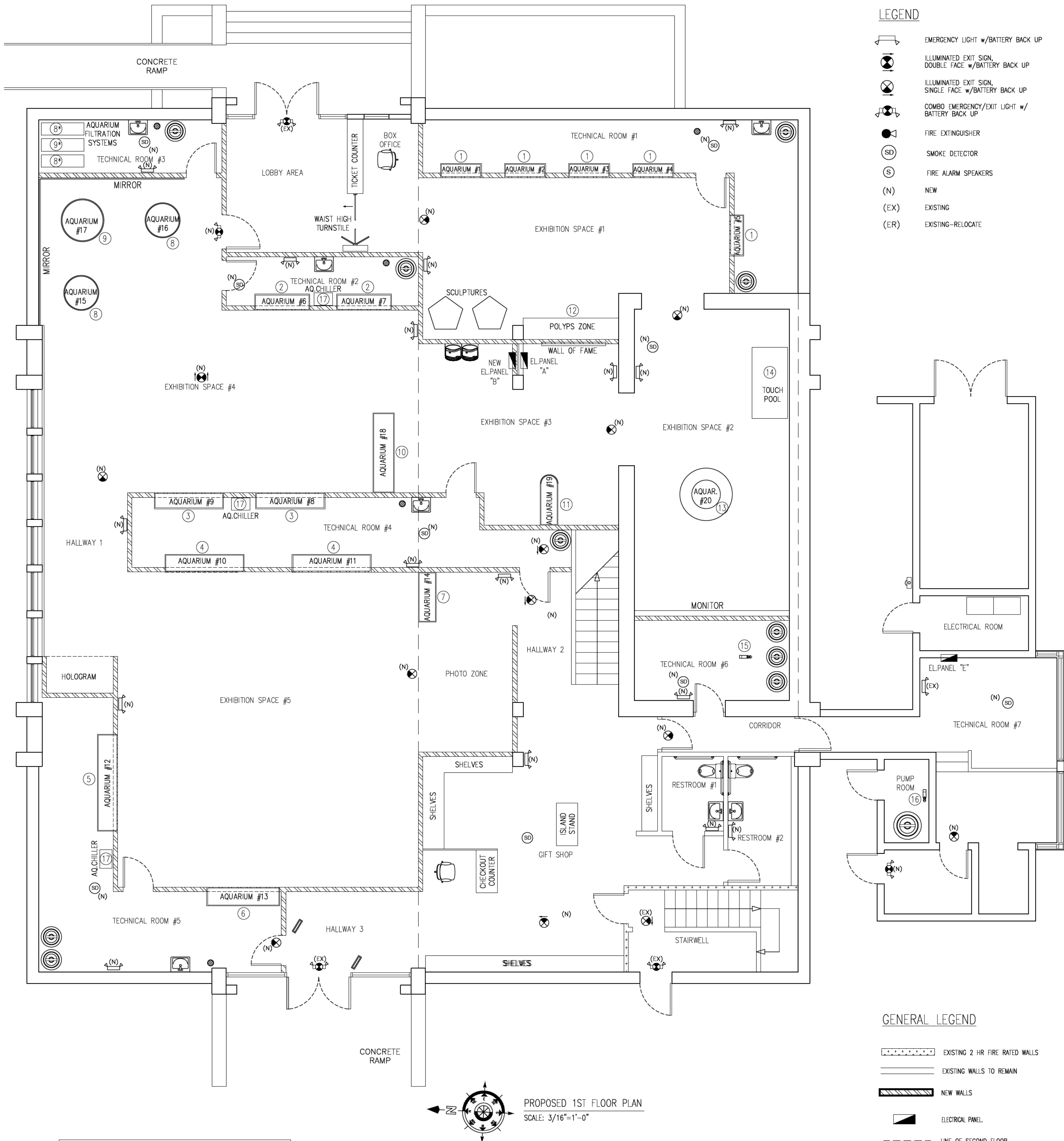
NOTES:
EXISTING PLUMBING SYSTEM IN THE RESTROOMS REMAIN UNCHANGED.

NOTE:
FIRE ALARM SYSTEM WILL BE MODIFIED AND NEW PLANS WILL BE SUBMITTED UNDER SEPARATE PERMIT. ACCOMMODATE PROPOSED LAYOUT.

AREA CALCULATIONS	
1ST FLOOR:	
LOBBY AREA	141 S.F.
BOX OFFICE	83 S.F.
EXHIBITION SPACE #1	401 S.F.
EXHIBITION SPACE #2	417 S.F.
EXHIBITION SPACE #3	321 S.F.
EXHIBITION SPACE #4	811 S.F.
EXHIBITION SPACE #5	848 S.F.
TECHNICAL ROOM #1	243 S.F.
TECHNICAL ROOM #2	83 S.F.
TECHNICAL ROOM #3	86 S.F.
TECHNICAL ROOM #4	245 S.F.
TECHNICAL ROOM #5	297 S.F.
TECHNICAL ROOM #6	109 S.F.
TECHNICAL ROOM #7	292 S.F.
PHOTO ZONE	151 S.F.
GIFT SHOP	523 S.F.
RESTROOM #1	40 S.F.
RESTROOM #2	72 S.F.
HALLWAY #1	116 S.F.
HALLWAY #2	54 S.F.
STAIRWELL	122 S.F.
CORRIDOR	81 S.F.
HALLWAY #3	97 S.F.
TOTAL 1ST FLOOR AREA:	5,633 S.F.
2ND FLOOR:	
TOTAL 2ND FLOOR AREA:	2,592 S.F.
TOTAL FLOOR AREA:	8,225 S.F.

ZONING OCCUPANT LOAD FACTOR TABLE 1004.5 FBC 2023	
AREA OF CALCULATION	
1ST FLOOR - MUSEUM - 5,633 S.F. OCCUPANCY CLASSIFICATION - ASSEMBLY: A-3 (PER FBC SECTION 303.4)	
ASSEMBLY USE (30 NET):	
EXHIBITION SPACE #1 (408 S.F.) -	401 S.F./30 = 14
EXHIBITION SPACE #2 (417 S.F.) -	417 S.F./30 = 14
EXHIBITION SPACE #3 (321 S.F.) -	321 S.F./30 = 11
EXHIBITION SPACE #4 (811 S.F.) -	811 S.F./30 = 27
EXHIBITION SPACE #5 (848 S.F.) -	848 S.F./30 = 28
PHOTO ZONE (151 S.F.) -	151 S.F./30 = 5
BUSINESS USE (50 GROSS):	
BOX OFFICE (83 S.F.) -	83 S.F./50 = 2
ACCESSORY STORAGE AREAS (300 GROSS):	
TECHNICAL ROOM #1 (246 S.F.) -	243 S.F./300 = 1
TECHNICAL ROOM #2 (79 S.F.) -	84 S.F./300 = 1
TECHNICAL ROOM #3 (86 S.F.) -	86 S.F./300 = 1
TECHNICAL ROOM #4 (245 S.F.) -	245 S.F./300 = 1
TECHNICAL ROOM #5 (297 S.F.) -	297 S.F./300 = 1
TECHNICAL ROOM #6 (109 S.F.) -	109 S.F./300 = 1
TECHNICAL ROOM #7 (292 S.F.) -	292 S.F./300 = 1
MERCANTILE USE (60 GROSS):	
GIFT SHOP (523 S.F.) -	523 S.F./60 = 9
NON OCCUPANT AREA - RESTROOMS, CORRIDORS, LOBBY, STAIRWELL AND HALLWAYS	
760 S.F. =	0
TOTAL 1ST FLOOR OCCUPANTS:	116 PERSONS
2ND FLOOR - GENERAL ADMINISTRATIVE OFFICE AREA - 2,592 S.F. OCCUPANCY CLASSIFICATION - BUSINESS (PER FBC SECTION 303.4)	
BUSINESS USE (150 GROSS):	
GENERAL ADMINISTRATIVE OFFICE RM. (815 S.F.) -	815 S.F./150 = 5
OFFICE ROOM #1 (392 S.F.) -	392 S.F./150 = 3
BUSINESS USE - CONCENTRATED (50 GROSS):	
BREAK ROOM (266 S.F.) -	266 S.F./50 = 5
EMPLOYEES LOCKER ROOM (194 S.F.) -	194 S.F./50 = 4
ACCESSORY STORAGE AREAS (300 GROSS):	
TECHNICAL ROOM #8 (184 S.F.) -	184 S.F./300 = 1
NON OCCUPANT AREA - MECHANICAL ROOM, TELECOM. ROOM, JANITOR CLOSET, RESTROOMS, CORRIDOR AND STAIRS:	
741 S.F. =	0
TOTAL 2ND FLOOR OCCUPANTS:	18 PERSONS
TOTAL BUILDING OCCUPANTS:	135 PERSONS

NOTE: MULTIPLE OCCUPANCY (MIXED) - OFFICES AND OTHER PREMISES ON THE SECOND FLOOR OF BUILDING USED AS ACCESSORY OFFICES FOR TRANSACTING THE PRINCIPAL ADMINISTRATIVE AFFAIRS IN THE MUSEUM (ASSEMBLY OCCUPANCY) WITHOUT PUBLIC ACCESS



LEGEND

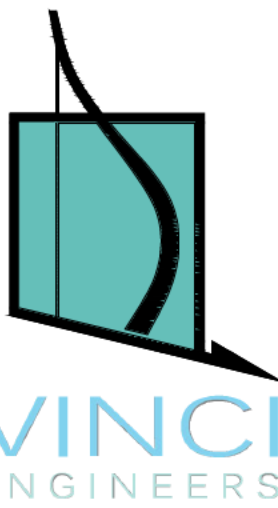
- EMERGENCY LIGHT w/BATTERY BACK UP
- ILLUMINATED EXIT SIGN, DOUBLE FACE w/BATTERY BACK UP
- ILLUMINATED EXIT SIGN, SINGLE FACE w/BATTERY BACK UP
- COMBO EMERGENCY/EXIT LIGHT w/BATTERY BACK UP
- FIRE EXTINGUISHER
- SMOKE DETECTOR
- FIRE ALARM SPEAKERS
- NEW
- EXISTING
- EXISTING-RELOCATE

GENERAL LEGEND

- EXISTING 2 HR FIRE RATED WALLS
- EXISTING WALLS TO REMAIN
- NEW WALLS
- ELECTRICAL PANEL
- LINE OF SECOND FLOOR

ALTERATION LEVEL: II
CONSTRUCTION TYPE: II-A
OCCUPANCY GROUP: A-3, B

AREA FOR AHU STAMP



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ALEKSEJ BEREZNOJ
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CHANGE OF USE AND
INTERIOR IMPROVEMENTS
FOR JELLYFISH MUSEUM:
199 N OCEAN BLVD,
POMPANO BEACH,
FL 33062

REVISIONS:

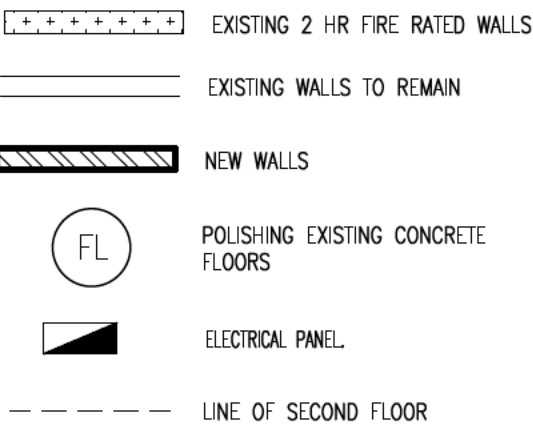
- SCHEMATIC DESIGN
- CLIENT APPROVAL
- LANDLORD APPROVAL
- BIDDING
- PERMIT SET
- FOR CONSTRUCTION
- OWNER REQUESTED REVISION

SCALE AS SHOWN
PROJECT NO. 25-60
DRAWN BY: O.G.
CHECKED BY: A.B.
DATE 04/02/2025

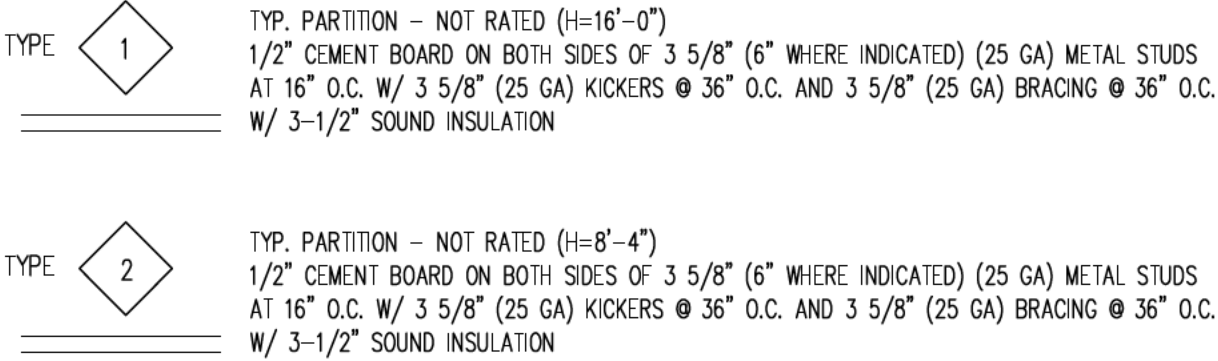
A-4

PROPOSED 1ST FLOOR PLAN, NOTES

GENERAL LEGEND



CONSTRUCTION LEGEND/WALL TYPE



DOOR SCHEDULE								
MARK	DOOR TYPE	LOCATION	SIZE	DOOR MTRL	FRAME	HRDWR.	SHD SWT	REMARKS
(D1)	INTERIOR SWINGING FRAMELESS DOOR	TECHNICAL ROOM #3	2'-8" x 6'-8"	WOOD	WOOD	A.C.G,J	1	1" UNDERCUT
(D2)	INTERIOR SWINGING DOOR	EXHIBITION SPACE #3	3'-0" x 6'-8"	WOOD	WOOD	A.G,M,P	1	1" UNDERCUT
(D3)	INTERIOR SWINGING FRAMELESS DOOR	TECHNICAL ROOM #2	2'-8" x 6'-8"	WOOD	WOOD	A.C.G,J	1	1" UNDERCUT
(D4)	INTERIOR SWINGING FRAMELESS DOOR	TECHNICAL ROOM #1	2'-8" x 6'-8"	WOOD	WOOD	A.C.G,J	1	1" UNDERCUT
(D5)	INTERIOR SWINGING FRAMELESS DOOR	TECHNICAL ROOM #4	2'-8" x 6'-8"	WOOD	WOOD	A.C.G,J	1	1" UNDERCUT
(D6)	INTERIOR SWINGING FRAMELESS DOOR	TECHNICAL ROOM #4	2'-8" x 6'-8"	WOOD	WOOD	A.C.G,M	1	1" UNDERCUT
(D7)	INTERIOR SWINGING FRAMELESS DOOR	TECHNICAL ROOM #5	2'-8" x 6'-8"	WOOD	WOOD	A.C.G,J	1	1" UNDERCUT
(D8)	INTERIOR SWINGING DOOR	TECHNICAL ROOM #5	2'-8" x 6'-8"	WOOD	WOOD	A.C,G,M	1	1" UNDERCUT
(D9)	INTERIOR SWINGING DOOR	GFT SHOP	2'-8" x 6'-8"	WOOD	WOOD	A,D,G,M	1	1" UNDERCUT
(D10)	INTERIOR SWINGING DOOR	TECHNICAL ROOM #6	2'-8" x 6'-8"	WOOD	WOOD	A,D,G,M	1	1" UNDERCUT
(ER)	EXISTING INTERIOR SWINGING DOOR	RESTROOM #1	2'-8" x 6'-8"	WOOD	WOOD	A,E,G,M	1	EXISTING RELOCATE
(EX)	EXISTING INTERIOR SWINGING DOORS TO REMAIN							
A - 1 1/2" PAIR BUTT HINGES B - 1" PAIR BUTT HINGES C - LOCKSET D - DEADLOCK W/HUMTURN ON INSIDE E - LOCKSET W/PRIVACY PUSH BUTTON ON INSIDE F - LATOSET G - DOOR STOP H - ALUMINUM THRESHOLD I - WEATHERSTRIPPING J - PIVOT HINGES K - PEERHOLE L - LOUVRE M - SELF-CLOSING DEVICE P - EXIT DEVICE								
NOTE: 1. CLOSER TO BE ADJUSTED TO NO MORE THEN 5 LBS. OF FORCE TO MEET ADA REQUIREMENTS 2. ER - EXISTING RELOCATE								

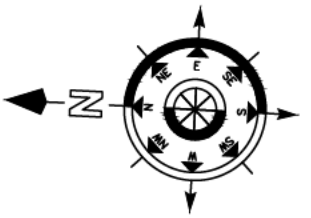
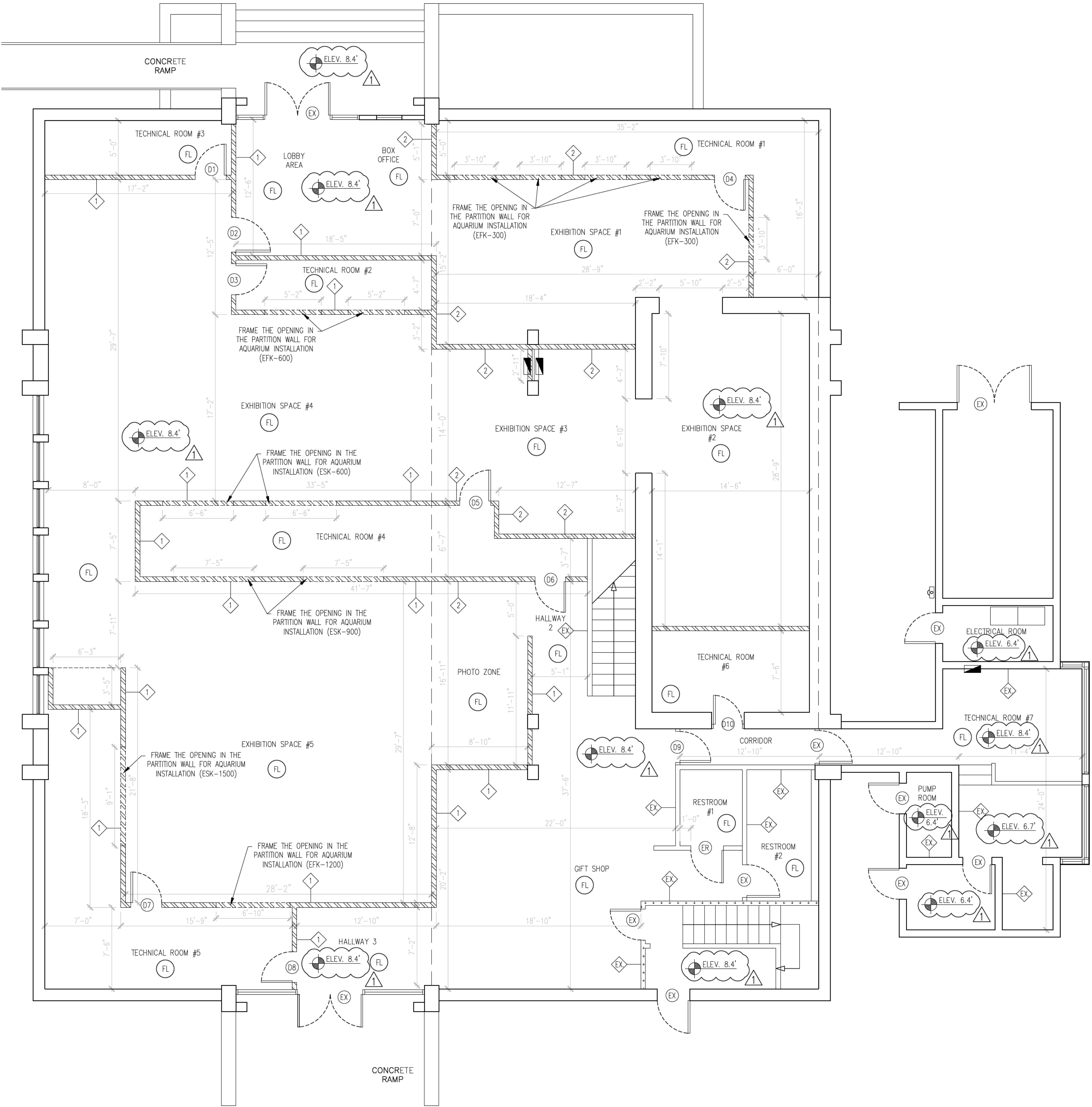
- NOTES:
- COLOR AND FINISH OF DOORS BE SELECTED BY OWNER.
 - ADA RESTROOM DOORS SHALL HAVE SELF CLOSING & DOOR PULL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH.
 - ALL FLOOR ELEVATION ACROSS EXIT DOORS SHALL BE LEVEL WITH 1/2" MAX ACROSS THE THRESHOLD.
 - ALL OPERABLE PARTS ON ACCESSIBLE ELEMENTS, ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH F.B.C. ACCESSIBILITY, SEC.309.
 - ALL DOOR HARDWARE TO COMPLY WITH ADA REQUIREMENTS INCLUDING BUT NOT LIMITED TO DOOR LEVEL HANDEL, CLOSER, THRESHOLD, ETC.
 - FLOOR SURFACE ON BOTH SIDES OF EXTERIOR DOOR SHALL HAVE NO MORE THAN 1/2" CHANGE IN ELEVATION 101-7.2.1.3 FFPC.

FINISH MATERIAL SHCEDULE								
ROOM/AREA	FLOOR	BASE	WALLS				CEILING	REMARKS
			NORTH	EAST	SOUTH	WEST		
LOBBY AREA	POLISHED CONCRETE	N/A	PAINT	-	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
BOX OFFICE	POLISHED CONCRETE	N/A	PAINT	-	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
EXHIBITION SPACE #1	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
EXHIBITION SPACE #2	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	PAINT	BE SELECTED BY OWNER
EXHIBITION SPACE #3	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
EXHIBITION SPACE #4	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
EXHIBITION SPACE #5	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
TECHNICAL ROOM #1	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
TECHNICAL ROOM #2	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
TECHNICAL ROOM #3	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
TECHNICAL ROOM #4	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
TECHNICAL ROOM #5	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
TECHNICAL ROOM #6	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	PAINT	BE SELECTED BY OWNER
TECHNICAL ROOM #7	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
PHOTO ZONE	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
GIFT SHOP	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
RESTROOMS	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
HALLWAY #1	POLISHED CONCRETE	N/A	-	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
HALLWAY #2	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
HALLWAY #3	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	-	ACOUSTICAL TILE	BE SELECTED BY OWNER
STAIRWELL	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER
CORRIDOR	POLISHED CONCRETE	N/A	PAINT	PAINT	PAINT	PAINT	ACOUSTICAL TILE	BE SELECTED BY OWNER

- NOTES:
- INSTALL PORCELAIN TILE ON WALL AT WET AREAS
 - ALL SURFACES SHALL BE PROPERLY PRIMED BEFORE PAINT IS APPLIED.
 - ALL FINISHES SHALL BE IN COMPLIANCE WITH N.F.P.A. 101, 10.2.2.
 - INTERIOR WALL AND CEILING FINISH MATERIAL FOR ASSEMBLY (A-3) OCCUPANCY TYPE (NONSPRINKLERED) IS CLASS "B" (TECHNICAL ROOMS), CLASS "A" (EXHIBITION SPACES, CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS) FBC 2023 TABLE 803.11

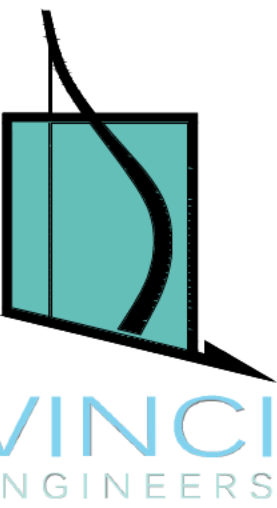
CLASS "A" = FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450 (EXHIBITION SPACES, CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS)

CLASS "B" = FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450 (TECHNICAL ROOMS)



PROPOSED 1ST FLOOR PLAN WITH DIMENSIONS
SCALE: 3/16"=1'-0"

AREA FOR AHU STAMP



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CHANGE OF USE AND
INTERIOR IMPROVEMENTS
FOR JELLYFISH MUSEUM:
199 N OCEAN BLVD,
POMPANO BEACH,
FL 33062

REVISIONS:

09.02.2025

SCHEMATIC DESIGN ☐
CLIENT APPROVAL ☐
LANDLORD APPROVAL ☐
BIDDING ☐
PERMIT SET ☒
FOR CONSTRUCTION ☐
OWNER REQUESTED REVISION ☐

SCALE AS SHOWN
PROJECT NO. 25-60
DRAWN BY: O.G.
CHECKED BY: A.B.
DATE 04/02/2025

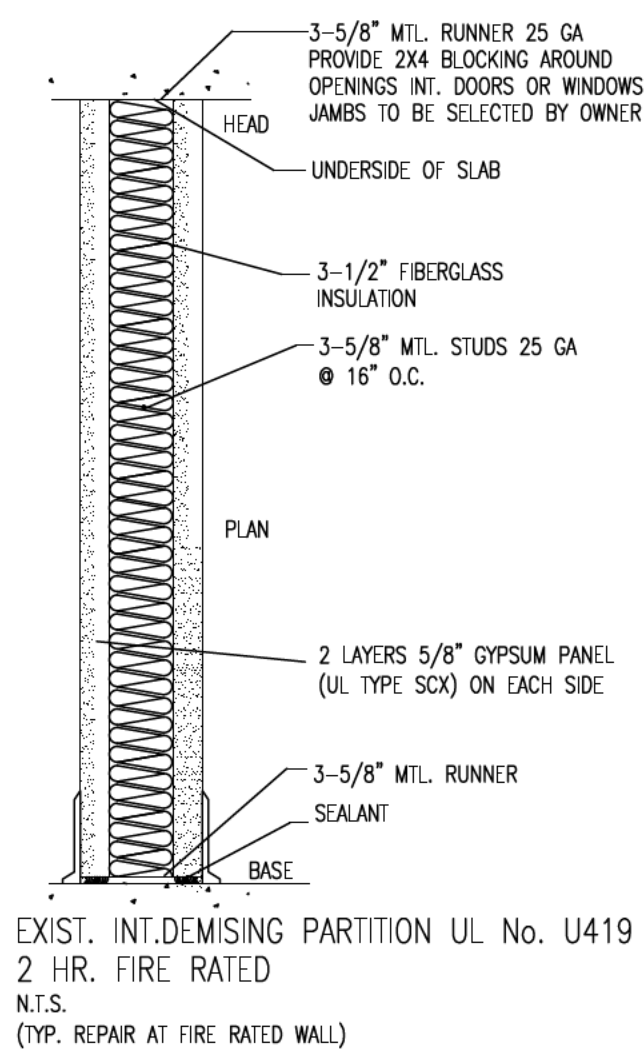
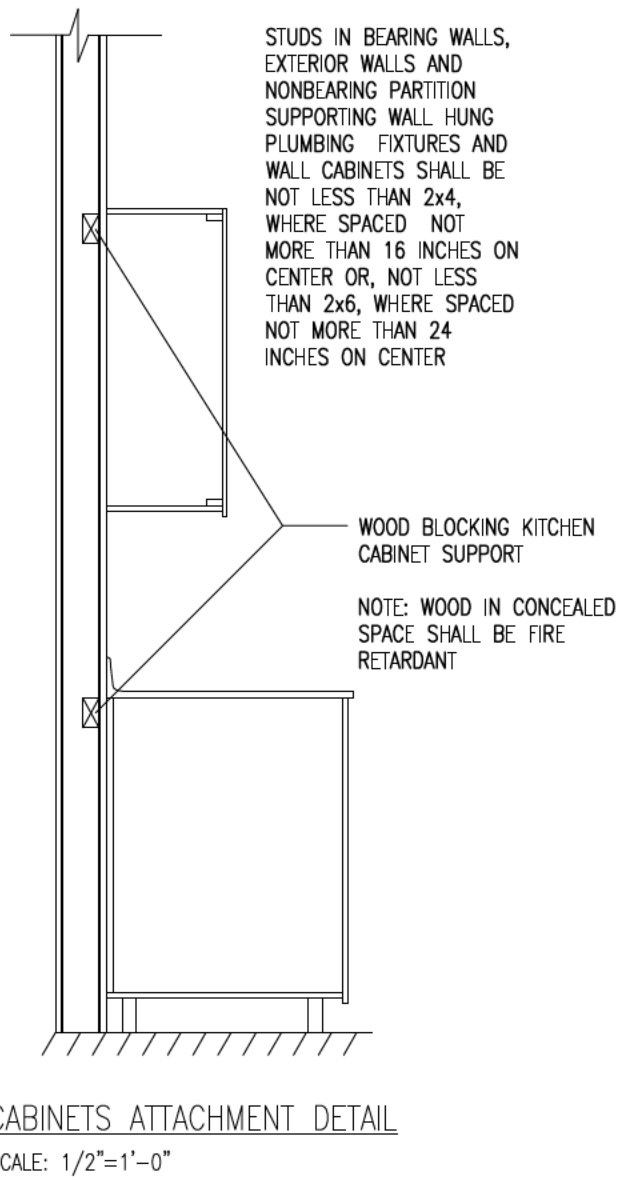
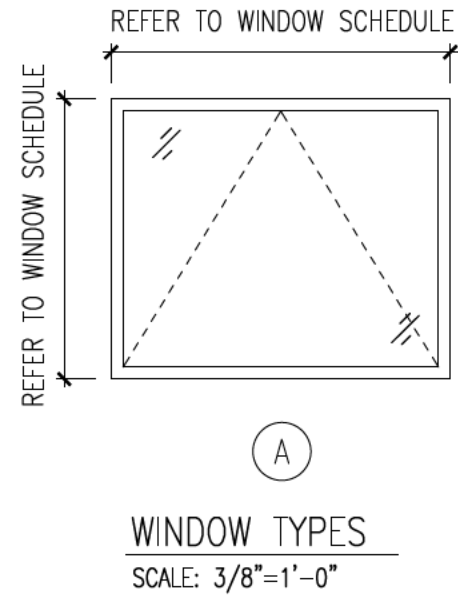
A-5

PROPOSED 1ST FLOOR PLAN
WITH DIMENSIONS

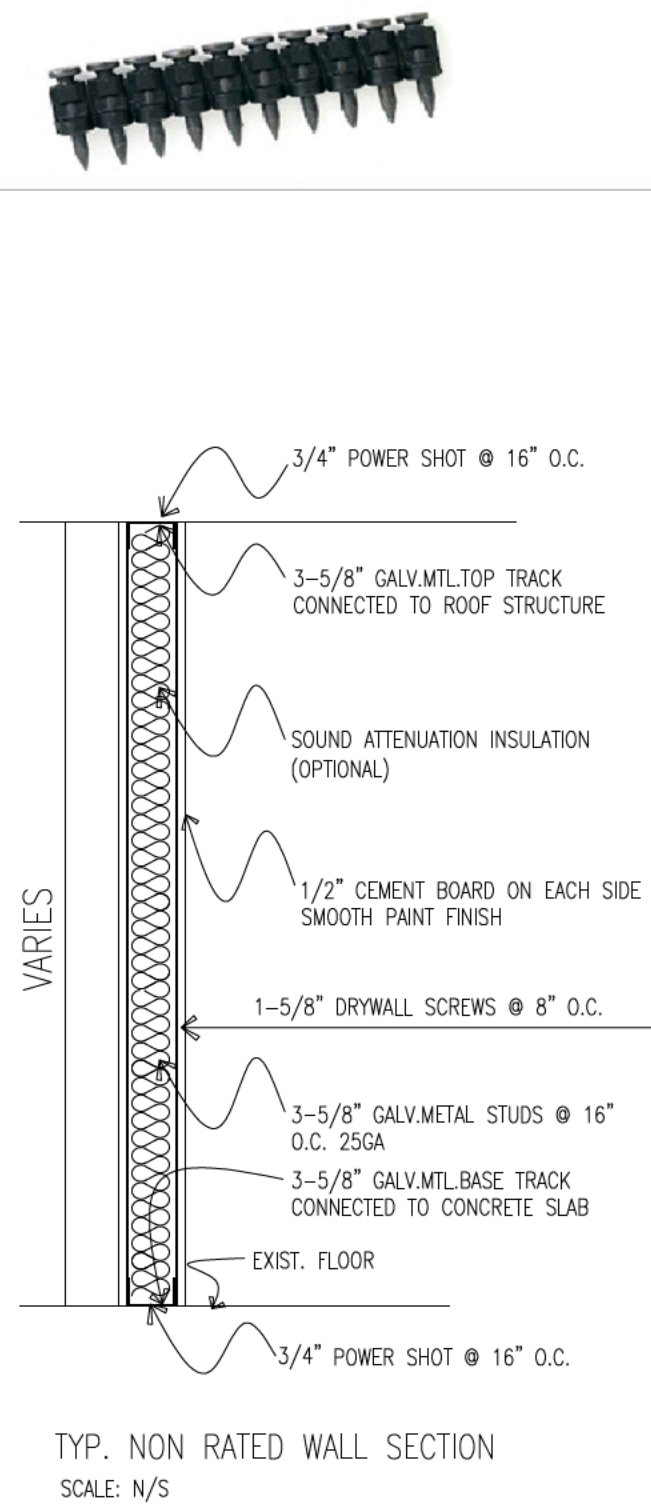
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WINDOW NOTES:

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO ORDERING WINDOWS.
2. ALL NEW WINDOWS & DOORS TO RECEIVE COUNTY APPROVED IMPACT GLASS- CONTRACTOR TO SUBMIT PRODUCT APPROVALS.
3. SUBMIT SAMPLES OF MARBLE WINDOW SILLS FOR APPROVAL.
4. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WINDOW FABRICATION.
5. ALL EGRESS WINDOWS TO COMPLY W/NFPA 101 OF F.B.C.: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE x 24" HIGH AND 5.7 S.F. IN AREA THE BOTTOM SHALL NOT BE MORE THAN 44" OFF THE FLOOR.
6. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
7. ALL OUTSIDE FIXED GLASS IS TO COMPLY WITH F.B.C.
8. PROVIDE INSECT SCREENS FOR ALL OPERABLE WINDOWS.
9. EXTERIOR DOORS & WINDOWS TO BE FLASHED W/LIQUID WATER PROOFING BY KEMPER OR TRENCO OR APPROVAL EQUAL..



MARK	N.O.A. NUMBER	QUANTITY	SIZE	AREA SQ.FT.	MATERIAL	LOAD CAPACITY	DESIGN PRESSURE	NOTES	MARK
			WD HGT			Pos (+) PSF	Neg (-) PSF		
W 1	FL 2766.2	1	48" 28"	9.3	ALUMINUM	70	90	34.0 37.2	NEW SINGLE AWNING WINDOW



2ND FLOOR:	
GENERAL ADMINISTRATIVE OFFICE ROOM	815 S.F.
EMPLOYEES LOCKER ROOM	194 S.F.
TECHNICAL ROOM #8	184 S.F.
BREAK ROOM	266 S.F.
OFFICE ROOM #1	392 S.F.
MECHANICAL ROOM	119 S.F.
TELECOMMUNICATION ROOM	71 S.F.
WOMEN'S RESTROOM	114 S.F.
MEN'S RESTROOM	111 S.F.
JANITOR CLOSET	13 S.F.
CORRIDOR	183 S.F.
STAIRS	74 S.F.
STAIRWELL	56 S.F.
TOTAL 2ND FLOOR AREA:	2,592 S.F.
1ST FLOOR AREA:	5,633 S.F.
TOTAL FLOOR AREA:	8,225 S.F.

NOTE: FIRE ALARM SYSTEM WILL BE MODIFIED AND NEW PLANS WILL BE SUBMITTED UNDER SEPARATE PERMIT. ACCOMMODATE PROPOSED LAYOUT.

AREA OF CALCULATION	
2ND FLOOR - GENERAL ADMINISTRATIVE OFFICE AREA - 2,592 S.F.	
OCCUPANCY CLASSIFICATION - BUSINESS (PER FBC SECTION 303.4)	
BUSINESS USE (150 GROSS):	
GENERAL ADMINISTRATIVE OFFICE ROOM (815 S.F.) -	815 S.F./150 = 5
OFFICE ROOM #1 (392 S.F.) -	392 S.F./150 = 3
BUSINESS USE - CONCENTRATED (50 GROSS):	
BREAK ROOM (266 S.F.) -	266 S.F./50 = 5
EMPLOYEES LOCKER ROOM (194 S.F.) -	194 S.F./50 = 4
ACCESSORY STORAGE AREAS (300 GROSS):	
TECHNICAL ROOM #8 (184 S.F.) -	184 S.F./300 = 1
NON OCCUPANT AREA - MECHANICAL ROOM, TELECOM. ROOM, JANITOR CLOSET, RESTROOMS, CORRIDOR AND STAIRS	741 S.F. = 0
TOTAL 2ND FLOOR OCCUPANTS:	18 PERSONS

NOTE: MULTIPLE OCCUPANCY (MIXED) - OFFICES AND OTHER PREMISES ON THE SECOND FLOOR OF BUILDING USED AS ACCESSORY OFFICES FOR TRANSACTING THE PRINCIPAL ADMINISTRATIVE AFFAIRS IN THE MUSEUM (ASSEMBLY OCCUPANCY) WITHOUT PUBLIC ACCESS

DEMOLITION SCOPE OF WORK (2ND FLOOR)

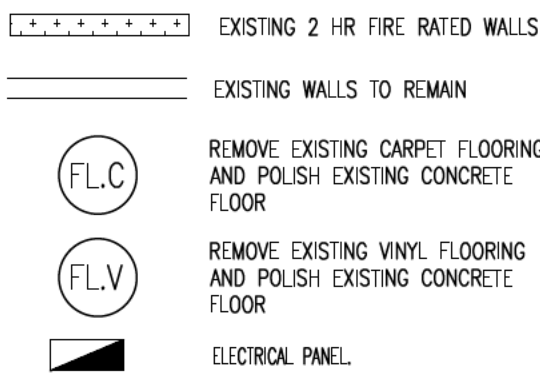
1. REMOVE EXISTING VINYL FLOORING IN THE EMPLOYEES LOCKER ROOM, TECHNICAL ROOM #8, BREAK ROOM AND CORRIDOR (TOTAL 827 SQ.FT.) AS INDICATED.
2. REMOVE EXISTING CARPET FLOORING IN THE GENERAL ADMINISTRATIVE OFFICE AND OFFICE #1 (TOTAL 1,207 SQ.FT.) AS INDICATED.
3. PROVIDE NEW OPENING IN THE EXISTING CMU WALL IN THE OFFICE ROOM #1 FOR NEW WINDOW INSTALLATION AS NOTED.

PROPOSED SCOPE OF WORK (2ND FLOOR)

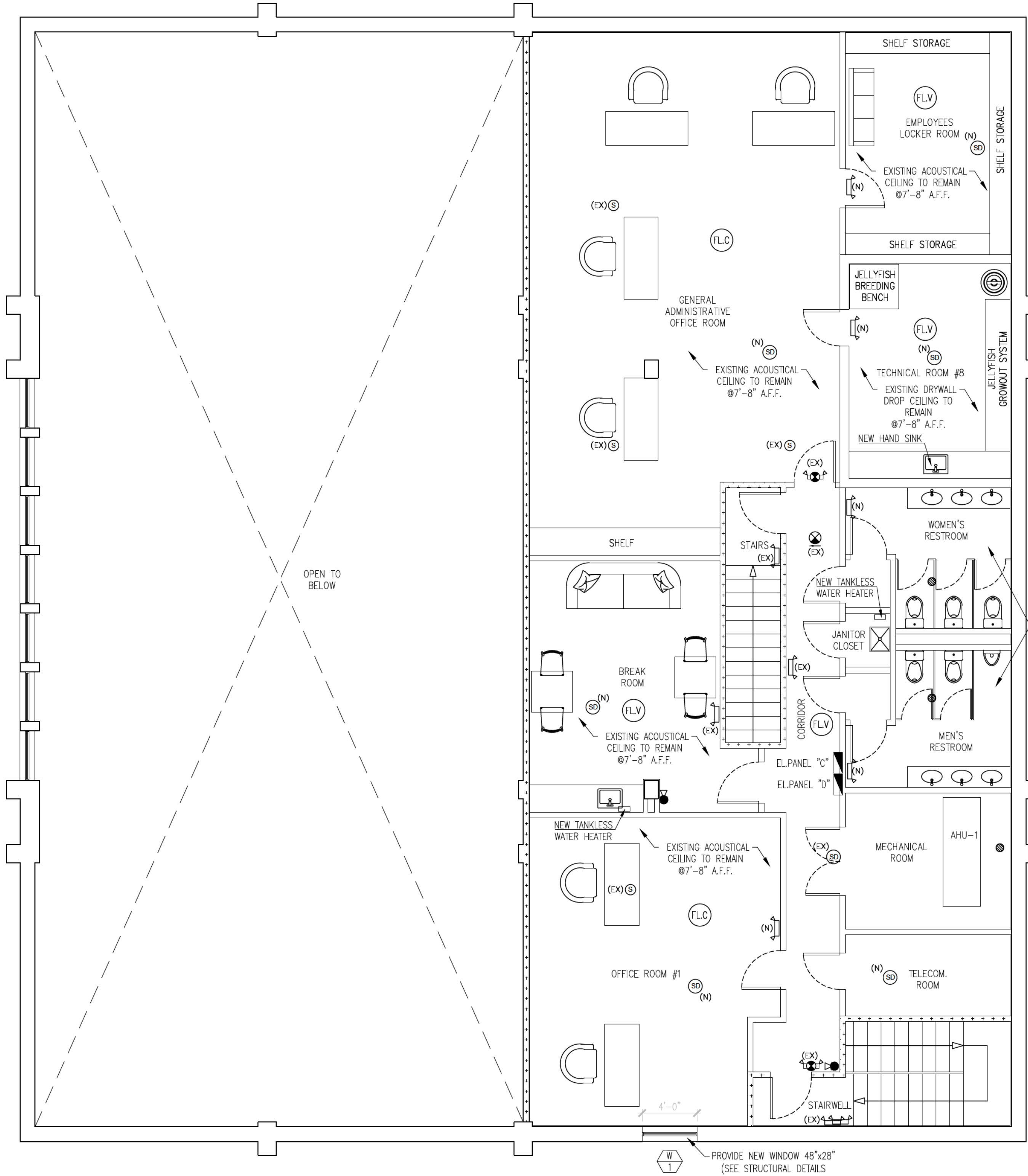
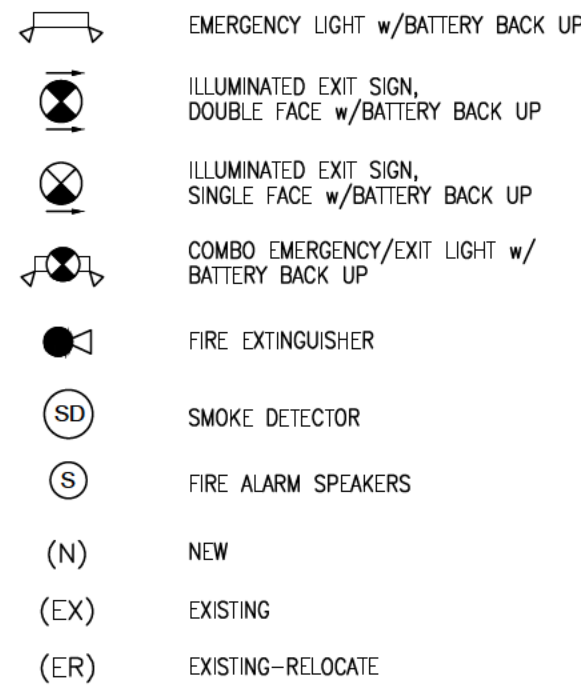
1. POLISHING EXISTING CONCRETE FLOORS AS INDICATED.
2. INSTALL NEW WINDOW AS INDICATED.
3. INSTALL NEW JELLYFISH BREEDING BENCH AND GROWOUT SYSTEM IN THE TECHNICAL ROOM #8 ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
4. PROVIDE NEW OUTLETS AS NOTED PER ELECTRICAL PLANS
5. PROVIDE AND INSTALL NEW HAND SINK IN THE TECHNICAL ROOM #8 AS INDICATED.
6. PROVIDE AND INSTALL NEW TANKLESS WATER HEATERS IN THE JANITOR CLOSET AND BREAK ROOM AS INDICATED.
7. PROVIDE NEW STORAGE TANK FOR SALT WATER IN THE TECHNICAL ROOM #8 AS INDICATED.

NOTES:
EXISTING PARTITION WALLS, DOORS AND DROP CEILING ON THE 2ND FLOOR REMAIN UNCHANGED.
EXISTING PLUMBING SYSTEM IN THE RESTROOMS REMAIN UNCHANGED.

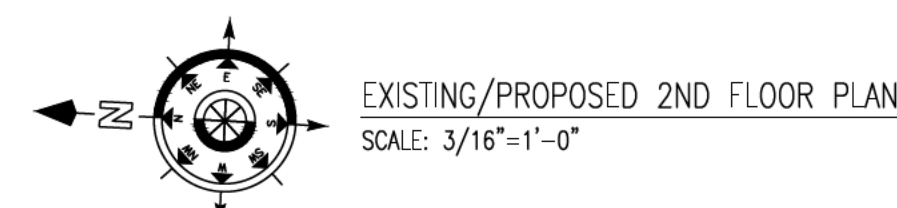
GENERAL LEGEND



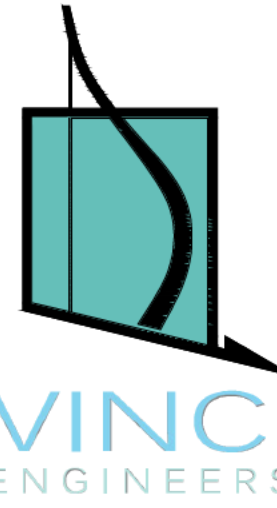
LEGEND



NOTE: NO SPRINKLERS HEAD SYSTEM IN THE BUILDING



AREA FOR AHU STAMP



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FL 33062

REVISIONS:

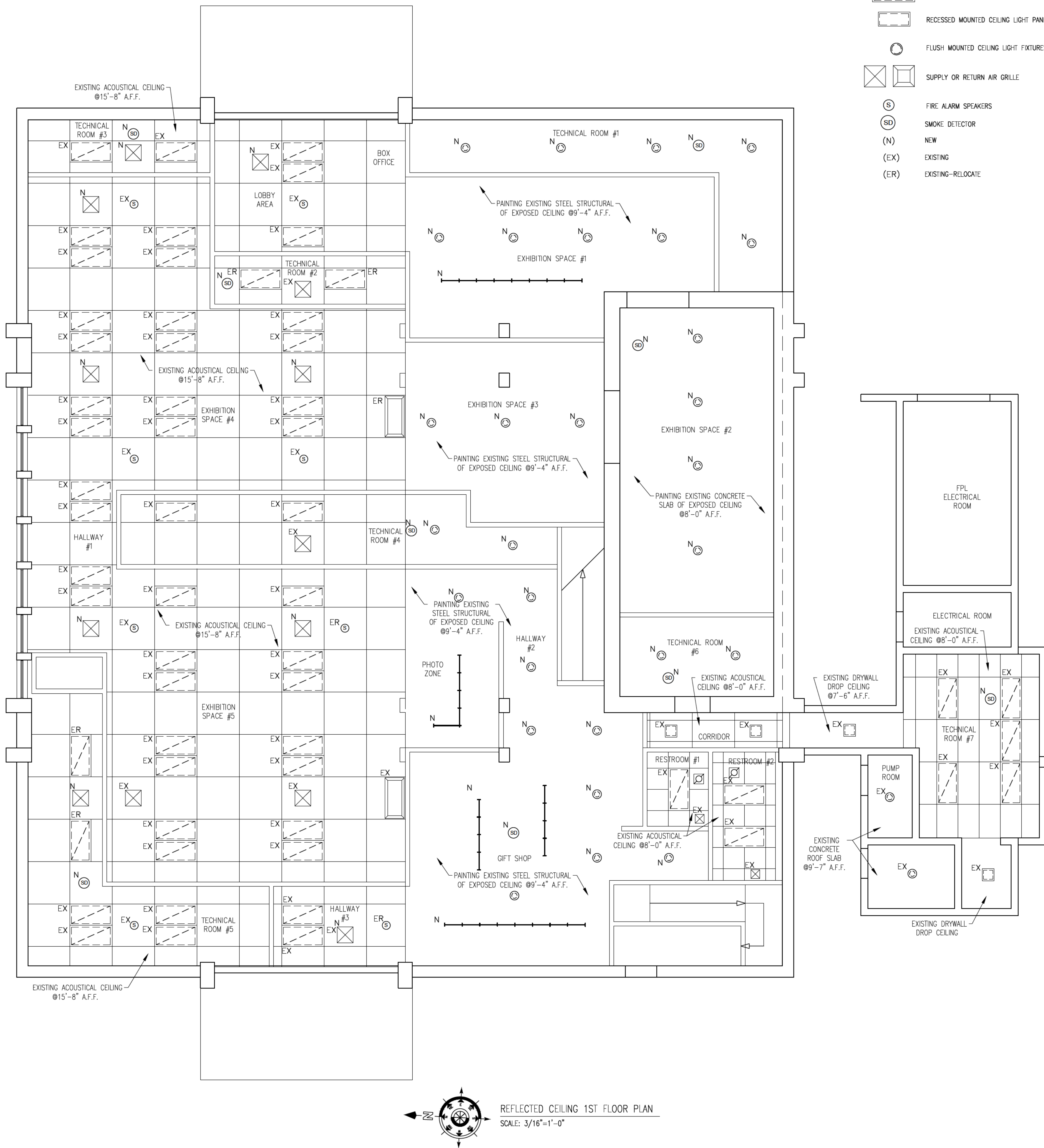
SCHMATIC DESIGN	☐
CLIENT APPROVAL	☐
LANDLORD APPROVAL	☐
BIDDING	☐
PERMIT SET	☒
FOR CONSTRUCTION	☐
OWNER REQUESTED REVISION	☐

SCALE	AS SHOWN
PROJECT NO.	25-60
DRAWN BY:	O.G.
CHECKED BY:	A.B.
DATE	04/02/2025

A-6

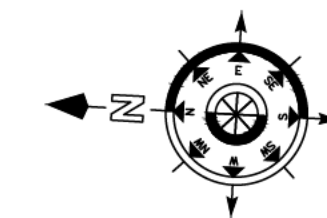
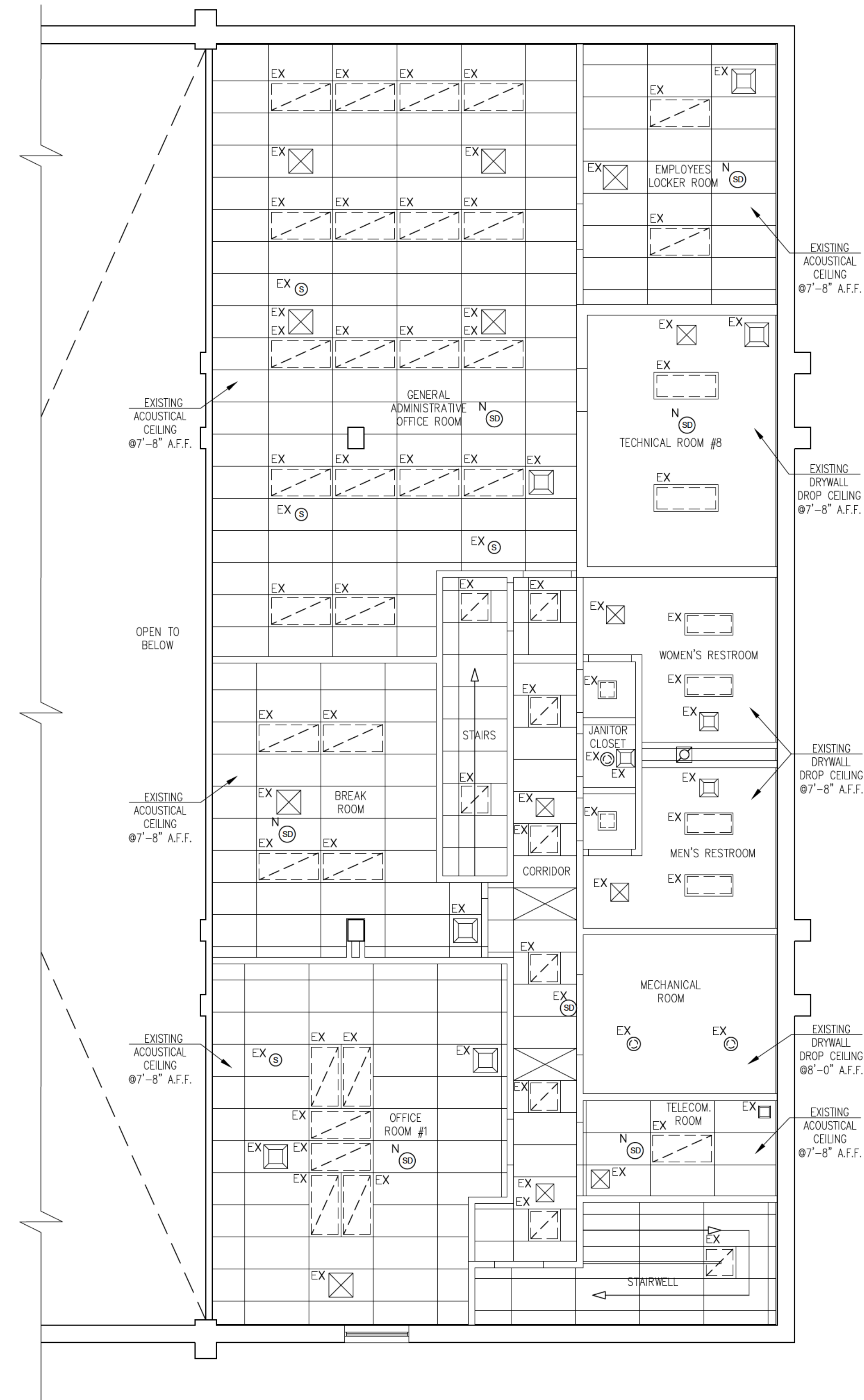
EXISTING/PROPOSED 2ND FLOOR PLAN,
DETAILS

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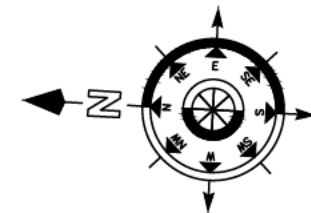


LEGEND

- WALLS AND PARTITIONS
- 24"x24" CEILING LIGHT PANELS IN ACOUSTICAL CEILING
 - 48"x24" CEILING LIGHT PANELS IN ACOUSTICAL CEILING
 - RECESSED MOUNTED CEILING LIGHT PANELS
 - FLUSH MOUNTED CEILING LIGHT FIXTURES
 - SUPPLY OR RETURN AIR GRILLE
 - (S) FIRE ALARM SPEAKERS
 - (SD) SMOKE DETECTOR
 - (N) NEW
 - (EX) EXISTING
 - (ER) EXISTING-RELOCATE

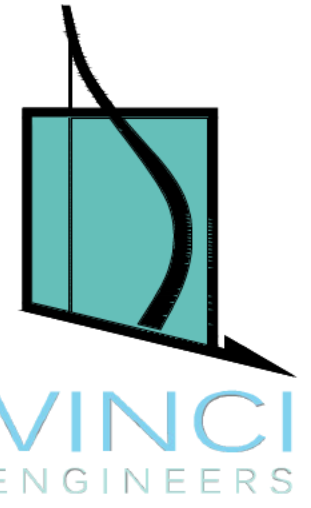


REFLECTED CEILING 2ND FLOOR PLAN
SCALE: 3/16"=1'-0"



REFLECTED CEILING 1ST FLOOR PLAN
SCALE: 3/16"=1'-0"

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FL 33062

REVISIONS:

- SCHEMATIC DESIGN
- CLIENT APPROVAL
- LANDLORD APPROVAL
- BIDDING
- PERMIT SET
- FOR CONSTRUCTION
- OWNER REQUESTED REVISION

SCALE AS SHOWN
PROJECT NO. 25-60
DRAWN BY: O.G.
CHECKED BY: A.B.
DATE 04/02/2025

A-7

REFLECTED CEILING PLANS

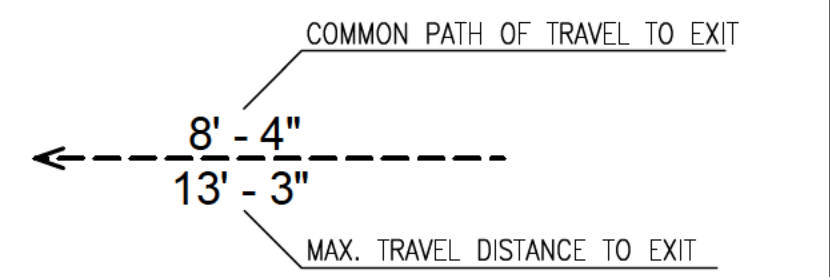
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LIFE SAFETY NOTES:

- DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING.
- EVERY STAIR ENCLOSURE DOOR SHALL ALLOW REENTRY FROM THE STAIR ENCLOSURE TO THE INTERIOR OF THE BUILDING, OR AN AUTOMATIC RELEASE SHALL BE PROVIDED TO UNLOCK ALL STAIR ENCLOSURE DOORS TO ALLOW REENTRY, SUCH AUTOMATIC RELEASE SHALL BE ACTUATED WITH THE INITIATION OF THE BUILDING FIRE ALARM SYSTEM.
- A DOORS DESIGNED TO NORMALLY BE KEPT CLOSED IN A MEAN OF EGRESS, SUCH A DOOR TO A STAIR ENCLOSURE OR HORIZONTAL EXIT, SHALL BE SELF-CLOSING DOOR AND SHALL NOT AT ANY TIME BE SECURED IN THE OPEN POSITION.
- THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFPA) BUT IN CASE SHALL SUCH WIDTH BE LESS THAN 36".
- IN BUILDING PROTECTED THROUGHOUT BY AN APPROVED SUPERVISED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 18-3.5 (NFPA), REQUIRED FIRE ALARM SYSTEM SHALL BE INITIATED UPON OPERATION OF THE AUTOMATIC SPRINKLER SYSTEM.
- EXIT ACCESS CORRIDORS SHALL BE CONSTRUCTED OF FIRE BARRIERS IN ACCORDANCE WITH 6-2. (NFPA) HAVING NOT LESS THAN A 1-HR FIRE RESISTANCE RATING.
- PARTITIONS BETWEEN TENANTS SHALL BE CONSTRUCTED OF FIRE BARRIERS IN ACCORDANCE WITH 603 (FBC) HAVING A MINIMUM OF 1-HOUR FIRE RESISTANCE RATING.
- FLOOR SURFACE ON BOTH SIDES OF DOOR SHALL HAVE NO MORE THAN 1/2" CHANGE IN ELEVATION 101-7.2.1.3 FFPC.
- DOOR ASSEMBLIES IN FIRE RATED BARRIER SHALL BE OF THE APPROPRIATE FIRE RATING FOR THE LOCATION 101-8.2.3.2 FFPC.
- PROVIDE SELF CLOSERS ON ALL FIRE RATED DOORS IN ACCORD WITH 101-8.2.3.2.1.
- PLANS SHALL COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE, 2021 EDITION, NFPA 101 (LIFE SAFETY CODE), 2021 EDITION AND NFPA 1 (UNIFORM FIRE CODE), 2021 EDITION.
- ALL INTERIORS FINISHES TO COMPLY WITH NFPA LSC 101, CHAPTER 10 SEC. 10.2 AND CHAPT.12.
- ALL EMERGENCY LIGHTS AND EXIT SIGNS ARE BUTTERY BACK-UP.
- PROVIDE HAND HELD FIRE EXTINGUISHERS ACCORDING TO THE LOCAL FIRE MARSHALL REQUIREMENT - PROVIDE (2) 2A: 10BC FIRE EXTINGUISHERS EVERY 2,500 SF AS PER LSC 101, 9.7.41.
- PROVIDE PANIC AND FIRE EXIT HARDWARE FOR ALL EGRESS DOORS. PROVIDE AUTOMATIC CLOSING DEVICES ON ALL RATED DOORS. OPERATING DEVICES ON ACCESSIBLE DOORS TO BE LEVER - OPERATED MECHANISMS, PUSH - TYPE MECHANISMS AND/OR U - SHAPED HANDLES.
- CLASSIFICATION OF HAZARD OF CONTENTS: ORDINARY HAZARDS (IN ACCORDANCE WITH NFPA 101: 6.2.2.3)
- EMERGENCY EXITS AND EMERGENCY EXIT LIGHTS ON OFFICE SPACES TO BE DETERMINED ACCORDING TO FUTURE TENANTS INTERIOR BUILD OUTS (NOT PART OF SCOPE OF WORK UNDER THIS PERMIT)
- EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE, FOR THE INTENDED CONFIGURATIONS. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT.

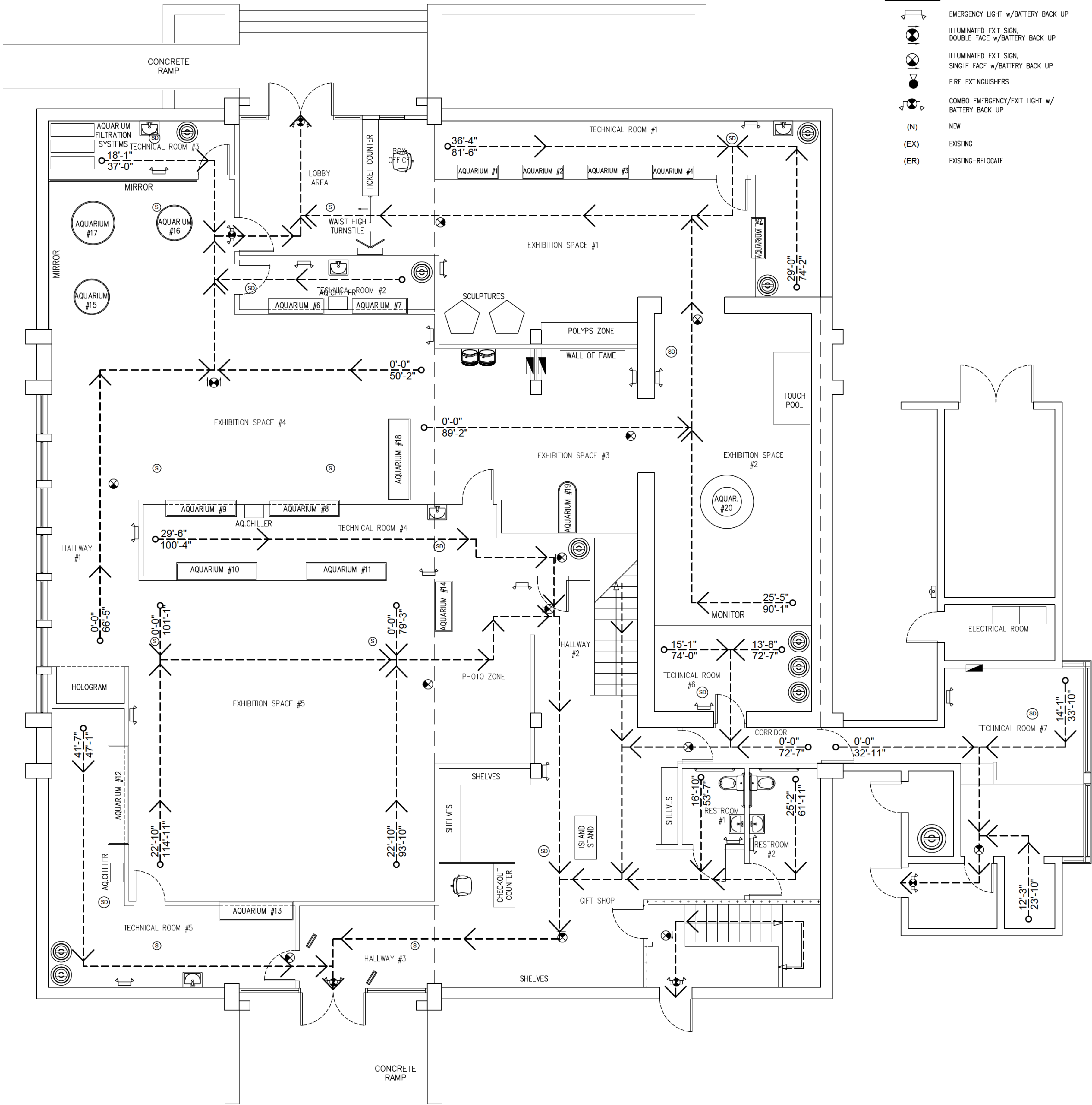
ZONING OCCUPANT LOAD FACTOR TABLE 7.3.1.2 FFPC 101	
AREA OF CALCULATION	
1ST FLOOR - MUSEUM - 5,633 S.F. CLASSIFICATION OF OCCUPANCY - ASSEMBLY (PER FFPC 101 CHAPTER 6)	
ASSEMBLY USE (100 NET): EXHIBITION SPACE #1 (401 S.F.) - EXHIBITION SPACE #2 (417 S.F.) - EXHIBITION SPACE #3 (321 S.F.) - EXHIBITION SPACE #4 (811 S.F.) - EXHIBITION SPACE #5 (848 S.F.) -	
401 S.F./100 = 4 417 S.F./100 = 4 321 S.F./100 = 3 811 S.F./100 = 8 848 S.F./100 = 8	
ASSEMBLY USE (15 NET): LOBBY AREA (141 S.F.) - PHOTO ZONE (151 S.F.) -	
141 S.F./15 = 9 151 S.F./15 = 10	
BUSINESS USE (50 GROSS): BOX OFFICE (83 S.F.) -	
83 S.F./50 = 2	
STORAGE USE (500 GROSS): TECHNICAL ROOM #1 (243 S.F.) - TECHNICAL ROOM #2 (84 S.F.) - TECHNICAL ROOM #3 (86 S.F.) - TECHNICAL ROOM #4 (245 S.F.) - TECHNICAL ROOM #5 (297 S.F.) - TECHNICAL ROOM #6 (109 S.F.) - TECHNICAL ROOM #7 (292 S.F.) -	
243 S.F./500 = 1 84 S.F./500 = 1 86 S.F./500 = 1 245 S.F./500 = 1 297 S.F./500 = 1 109 S.F./500 = 1 292 S.F./500 = 1	
MERCANTILE USE (30 GROSS): GIFT SHOP (523 S.F.) -	
523 S.F./30 = 17	
NON OCCUPANT AREA - RESTROOMS, CORRIDORS AND STAIRS 760 S.F. = 0	
TOTAL 1ST FLOOR OCCUPANTS: 72 PERSONS	
2ND FLOOR - GENERAL ADMINISTRATIVE OFFICE AREA - 2,592 S.F. CLASSIFICATION OF OCCUPANCY - BUSINESS (PER FFPC 101 CHAPTER 6)	
BUSINESS USE (150 GROSS): GENERAL ADMINISTRATIVE OFFICE RM. (815 S.F.) - OFFICE ROOM #1 (392 S.F.) -	
815 S.F./150 = 5 392 S.F./150 = 3	
BUSINESS USE (50 GROSS): BREAK ROOM (266 S.F.) - EMPLOYEES LOCKER ROOM (194 S.F.) -	
266 S.F./50 = 5 194 S.F./50 = 4	
STORAGE USE (500 GROSS): TECHNICAL ROOM #8 (184 S.F.) -	
184 S.F./500 = 1	
NON OCCUPANT AREA - MECHANICAL ROOM, TELECOM. ROOM, JANITOR CLOSET, RESTROOMS, CORRIDOR AND STAIRS: 741 S.F. = 0	
TOTAL 2ND FLOOR OCCUPANTS: 18 PERSONS	
TOTAL BUILDING OCCUPANTS: 90 PERSONS	

NOTE: MULTIPLE OCCUPANCY (MIXED) - OFFICES AND OTHER PREMISES ON THE SECOND FLOOR OF BUILDING USED AS ACCESSORY OFFICES FOR TRANSACTING THE PRINCIPAL ADMINISTRATIVE AFFAIRS IN THE MUSEUM (ASSEMBLY OCCUPANCY) WITHOUT PUBLIC ACCESS

EGRESS CALCULATION:	
OCCUPANCY TYPE: 1ST FLOOR - A (ASSEMBLY) - (PER NFPA 101 CHAP. 6)	
MAX. TRAVEL DISTANCE: ALLOWABLE (UNSPRINKLERED) = 200'-0" PROVIDED = 100'-11"	
MAX. COMMON PATH OF TRAVEL: ALLOWABLE (UNSPRINKLERED) (FOR COMMON PATH SERVING <50 PERS.) = 75'-0" PROVIDED = 41'-7"	
OCCUPANCY LOAD CALCULATION: AREA OF CALCULATION: 5,639 SQ.FT.	
LIFE SAFETY LEGEND:	
	
LIFE SAFETY INFORMATION:	
MULTIPLE OCCUPANCY GROUPS: 1ST FLOOR - MUSEUM - ASSEMBLY (PER NFPA 101 CHAP. 12)	
BUILDING CONSTRUCTION TYPE:	TYPE II-A
LEVEL OF ALTERATION:	II
REHABILITATION WORK:	MODIFICATION
EXIT PROVIDED:	3
CODE COMPLIANCE:	FBC NFPA LIFE SAFETY CODE

NOTE: FIRE ALARM SYSTEM WILL BE MODIFIED AND NEW PLANS WILL BE SUBMITTED UNDER SEPARATE PERMIT. ACCOMMODATE PROPOSED LAYOUT.

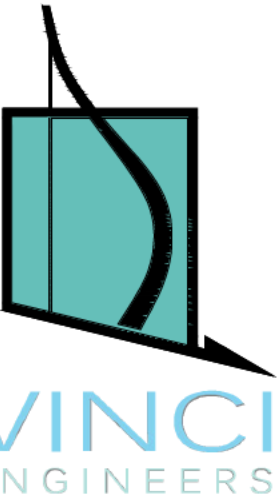
NOTE: NO SPRINKLERS HEAD SYSTEM IN THE BUILDING



LEGEND

- EXISTING 2 HR FIRE RATED WALLS
- EMERGENCY LIGHT w/BATTERY BACK UP
- ILLUMINATED EXIT SIGN, DOUBLE FACE w/BATTERY BACK UP
- ILLUMINATED EXIT SIGN, SINGLE FACE w/BATTERY BACK UP
- FIRE EXTINGUISHERS
- COMBO EMERGENCY/EXIT LIGHT w/ BATTERY BACK UP
- (N) NEW
- (EX) EXISTING
- (ER) EXISTING-RELOCATE

AREA FOR AHU STAMP



K-2 design, Inc
200 SE 4th Street,
Hallandale Beach, FL 33009
Phone: 786.607.3797
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www.vinciengineers.com

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ALEKSEJ BEREZNOJ
P.E. #74083, COA #31719

CHANGE OF USE AND
INTERIOR IMPROVEMENTS
FOR JELLYFISH MUSEUM:
199 N OCEAN BLVD,
POMPANO BEACH,
FL 33062

REVISIONS:

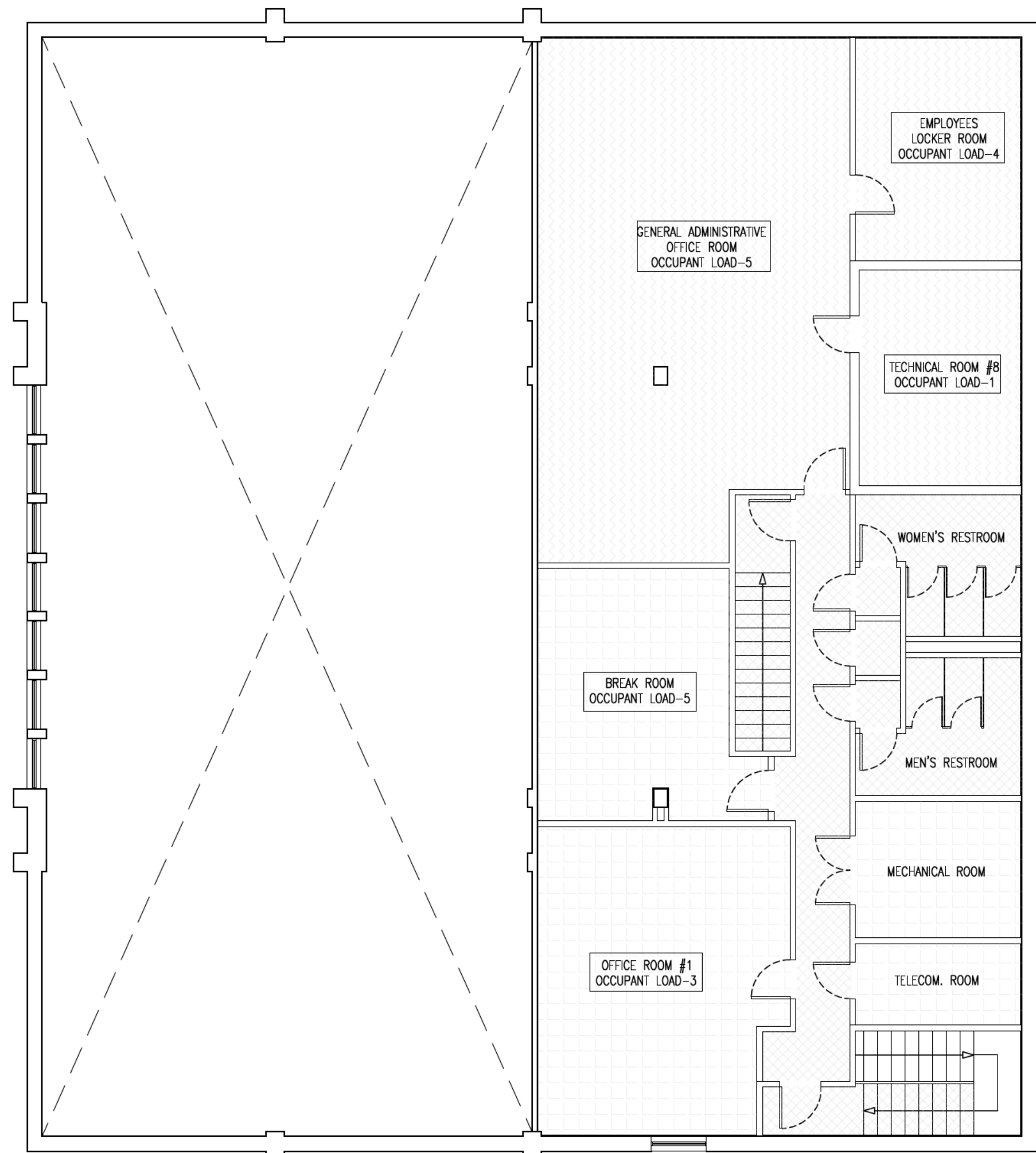
- SCHEMATIC DESIGN ☐
- CLIENT APPROVAL ☐
- LANDLORD APPROVAL ☐
- BIDDING ☐
- PERMIT SET ☒
- FOR CONSTRUCTION ☐
- OWNER REQUESTED REVISION ☐

SCALE AS SHOWN
PROJECT NO. 25-60
DRAWN BY: O.G.
CHECKED BY: A.B.
DATE 04/02/2025

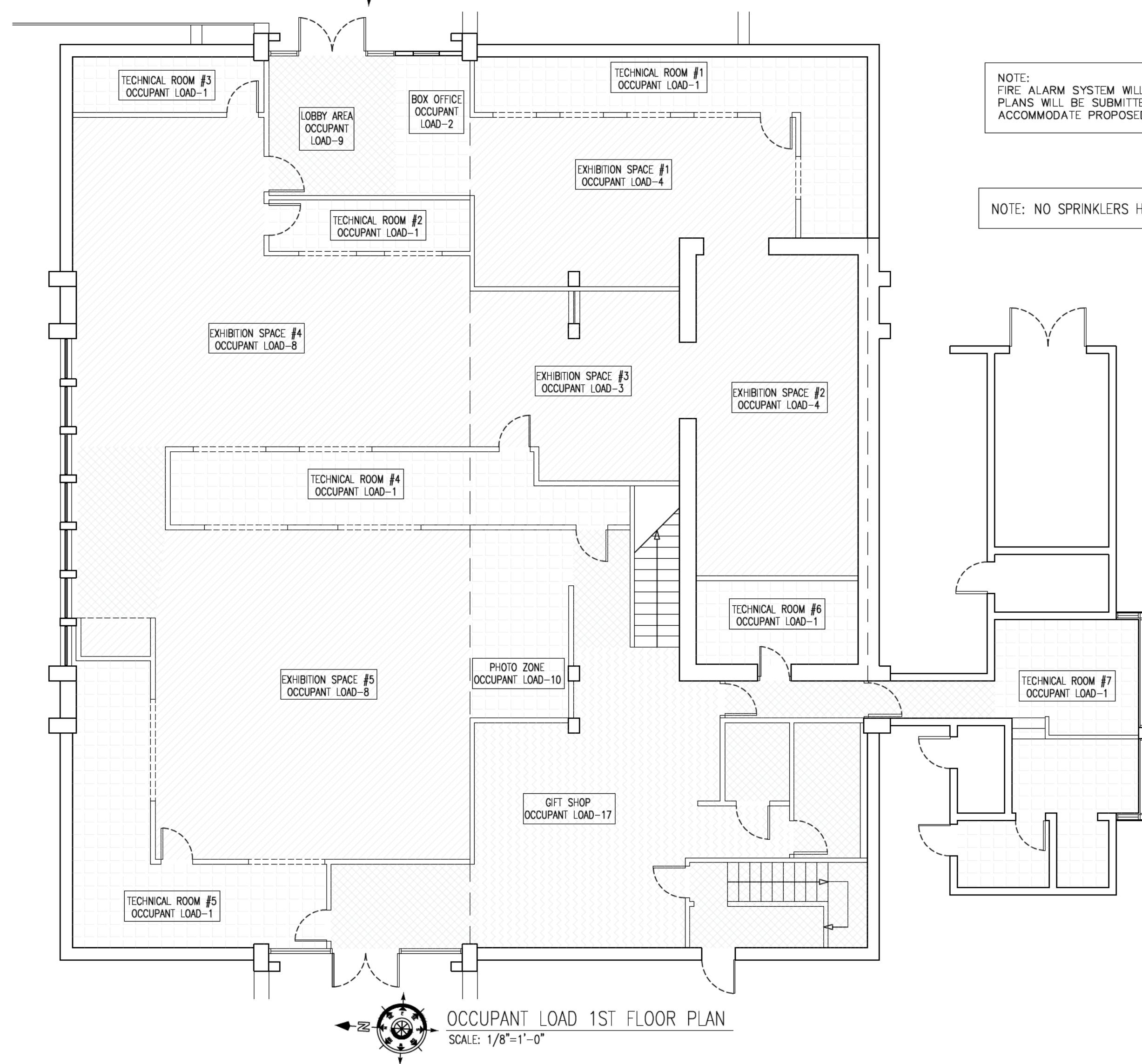
A-8

LIFE-SAFETY NOTES,
LIFE-SAFETY 1ST FLOOR PLAN

LIFE-SAFETY 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



OCCUPANT LOAD 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"



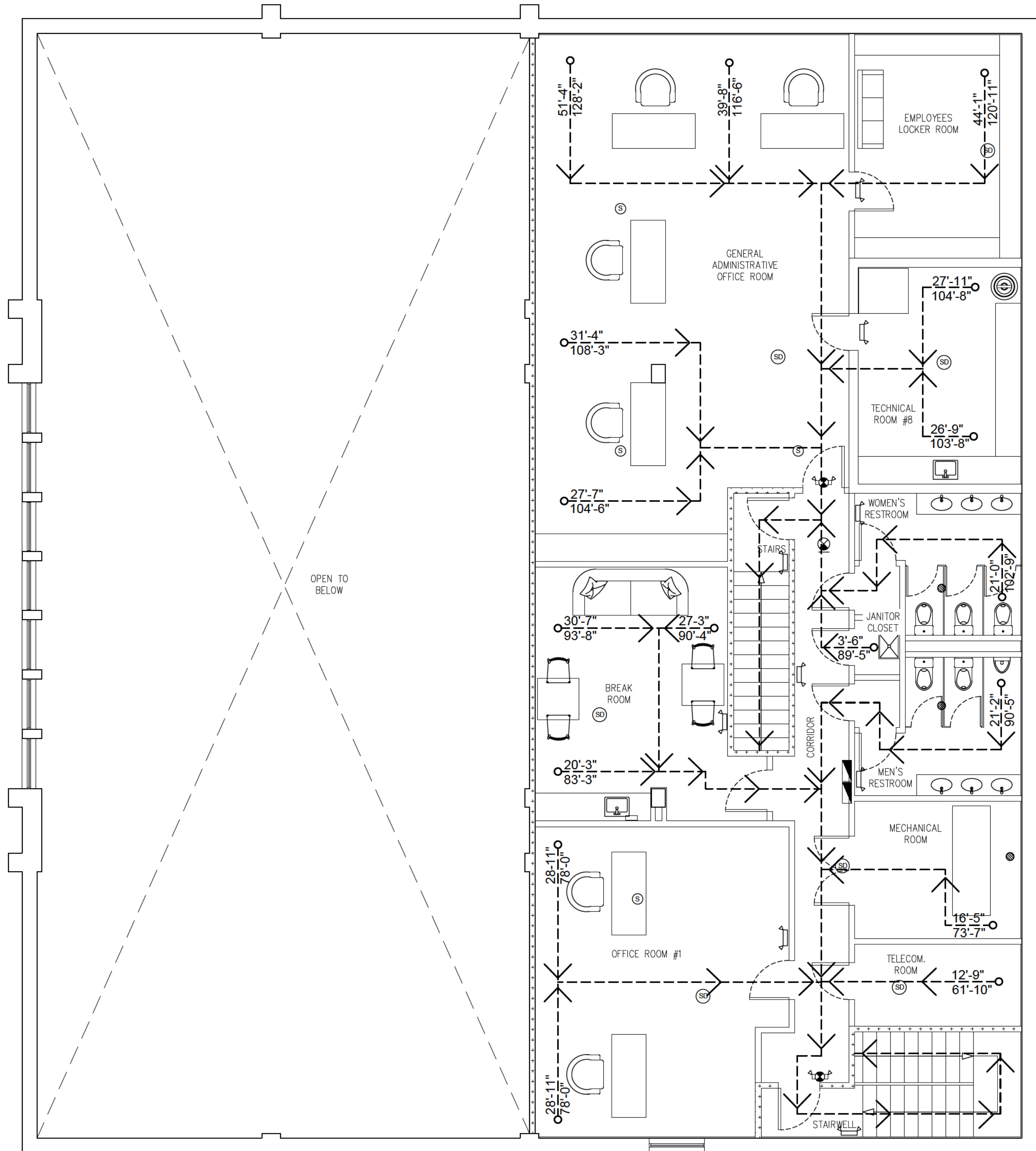
OCCUPANT LOAD 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

ZONING OCCUPANT LOAD FACTOR TABLE 7.3.1.2 FFPC 101	
AREA OF CALCULATION	
1ST FLOOR - MUSEUM - 5,633 S.F. CLASSIFICATION OF OCCUPANCY - ASSEMBLY (PER FFPC 101 CHAPTER 6)	
ASSEMBLY USE (100 NET):	
EXHIBITION SPACE #1 (401 S.F.) -	401 S.F./100 = 4
EXHIBITION SPACE #2 (417 S.F.) -	417 S.F./100 = 4
EXHIBITION SPACE #3 (321 S.F.) -	321 S.F./100 = 3
EXHIBITION SPACE #4 (811 S.F.) -	811 S.F./100 = 8
EXHIBITION SPACE #5 (848 S.F.) -	848 S.F./100 = 8
ASSEMBLY USE (15 NET):	
LOBBY AREA (141 S.F.) -	141 S.F./15 = 9
PHOTO ZONE (151 S.F.) -	151 S.F./15 = 10
BUSINESS USE (50 GROSS):	
BOX OFFICE (83 S.F.) -	83 S.F./50 = 2
STORAGE USE (500 GROSS):	
TECHNICAL ROOM #1 (243 S.F.) -	243 S.F./500 = 1
TECHNICAL ROOM #2 (84 S.F.) -	84 S.F./500 = 1
TECHNICAL ROOM #3 (86 S.F.) -	86 S.F./500 = 1
TECHNICAL ROOM #4 (245 S.F.) -	245 S.F./500 = 1
TECHNICAL ROOM #5 (297 S.F.) -	297 S.F./500 = 1
TECHNICAL ROOM #6 (109 S.F.) -	109 S.F./500 = 1
TECHNICAL ROOM #7 (292 S.F.) -	292 S.F./500 = 1
MERCANTILE USE (30 GROSS):	
GIFT SHOP (523 S.F.) -	523 S.F./30 = 17
NON OCCUPANT AREA - RESTROOMS, CORRIDORS AND STAIRS	760 S.F. = 0
TOTAL 1ST FLOOR OCCUPANTS:	72 PERSONS
2ND FLOOR - GENERAL ADMINISTRATIVE OFFICE AREA - 2,592 S.F. CLASSIFICATION OF OCCUPANCY - BUSINESS (PER FFPC 101 CHAPTER 6)	
BUSINESS USE (150 GROSS):	
GENERAL ADMINISTRATIVE OFFICE RM. (815 S.F.) -	815 S.F./150 = 5
OFFICE ROOM #1 (392 S.F.) -	392 S.F./150 = 3
BUSINESS USE (50 GROSS):	
BREAK ROOM (266 S.F.) -	266 S.F./50 = 5
EMPLOYEES LOCKER ROOM (194 S.F.) -	194 S.F./50 = 4
STORAGE USE (500 GROSS):	
TECHNICAL ROOM #8 (184 S.F.) -	184 S.F./500 = 1
NON OCCUPANT AREA - MECHANICAL ROOM, TELECOM. ROOM, JANITOR CLOSET, RESTROOMS, CORRIDOR AND STAIRS:	741 S.F. = 0
TOTAL 2ND FLOOR OCCUPANTS:	18 PERSONS
TOTAL BUILDING OCCUPANTS:	90 PERSONS

NOTE: MULTIPLE OCCUPANCY (MIXED) - OFFICES AND OTHER PREMISES ON THE SECOND FLOOR OF BUILDING USED AS ACCESSORY OFFICES FOR TRANSACTING THE PRINCIPAL ADMINISTRATIVE AFFAIRS IN THE MUSEUM (ASSEMBLY OCCUPANCY) WITHOUT PUBLIC ACCESS

NOTE: FIRE ALARM SYSTEM WILL BE MODIFIED AND NEW PLANS WILL BE SUBMITTED UNDER SEPARATE PERMIT. ACCOMMODATE PROPOSED LAYOUT.

NOTE: NO SPRINKLERS HEAD SYSTEM IN THE BUILDING



LIFE-SAFETY 2ND FLOOR PLAN
SCALE: 3/16"=1'-0"

EGRESS CALCULATION:	LIFE SAFETY LEGEND:	LIFE SAFETY INFORMATION:
OCCUPANCY TYPE: 2ND FLOOR - B (BUSINESS) - (PER NFPA 101 CHAP. 6)		MULTIPLE OCCUPANCY GROUPS: B (BUSINESS -) - (PER NFPA 101 CHAP. 13)
MAX. TRAVEL DISTANCE: ALLOWABLE (UNSPRINKLERED) = 200'-0" PROVIDED = 128'-2" MAX. COMMON PATH OF TRAVEL: ALLOWABLE (UNSPRINKLERED) = 75'-0" (FOR COMMON PATH SERVING <50 PERS.) = 51'-4" PROVIDED		BUILDING CONSTRUCTION TYPE: TYPE II-A LEVEL OF ALTERATION: II REHABILITATION WORK: MODIFICATION EXIT PROVIDED: 2 CODE COMPLIANCE: FBC NFPA LIFE SAFETY CODE
OCCUPANCY LOAD CALCULATION: AREA OF CALCULATION: 2,080 SQ.FT.		

AREA FOR AHU STAMP



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CHANGE OF USE AND
INTERIOR IMPROVEMENTS
FOR JELLYFISH MUSEUM:
199 N OCEAN BLVD,
POMPANO BEACH,
FL 33062

REVISIONS:

SCHEMATIC DESIGN	☐
CLIENT APPROVAL	☐
LANDLORD APPROVAL	☐
BIDDING	☐
PERMIT SET	☒
FOR CONSTRUCTION	☐
OWNER REQUESTED REVISION	☐

SCALE	AS SHOWN
PROJECT NO.	25-60
DRAWN BY:	O.G.
CHECKED BY:	A.B.
DATE	04/02/2025

A-9

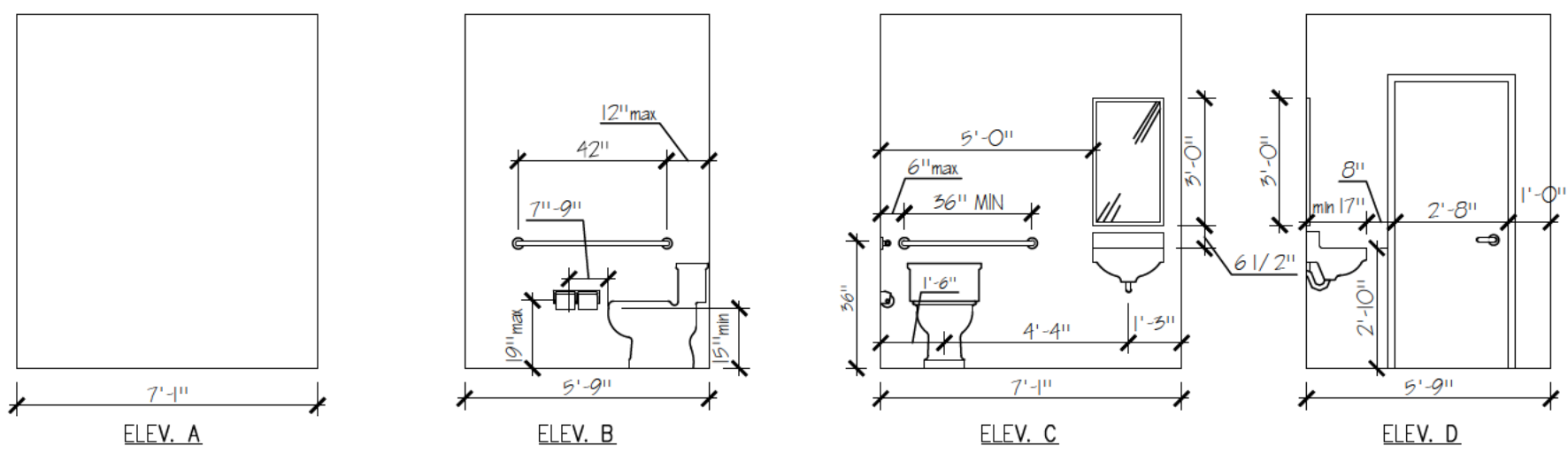
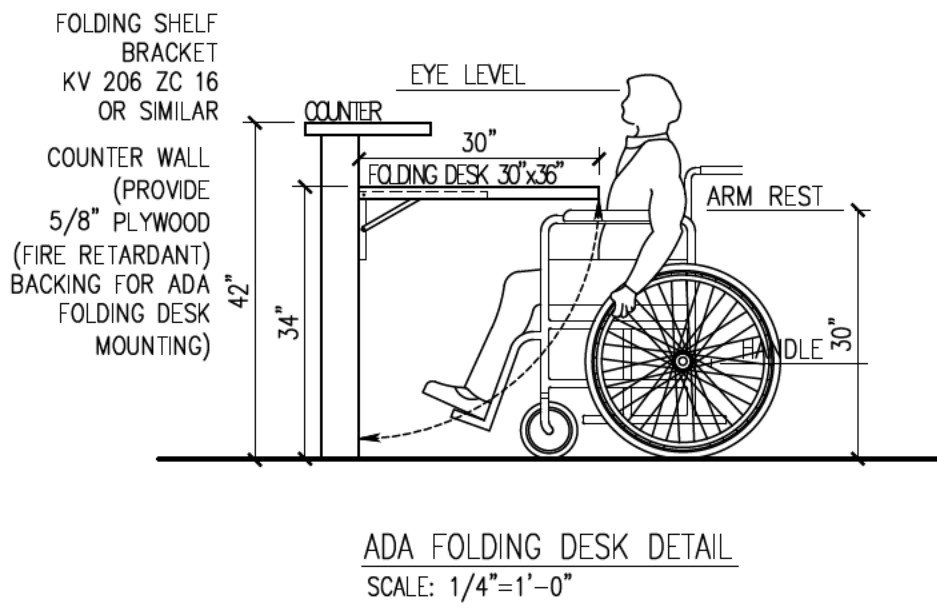
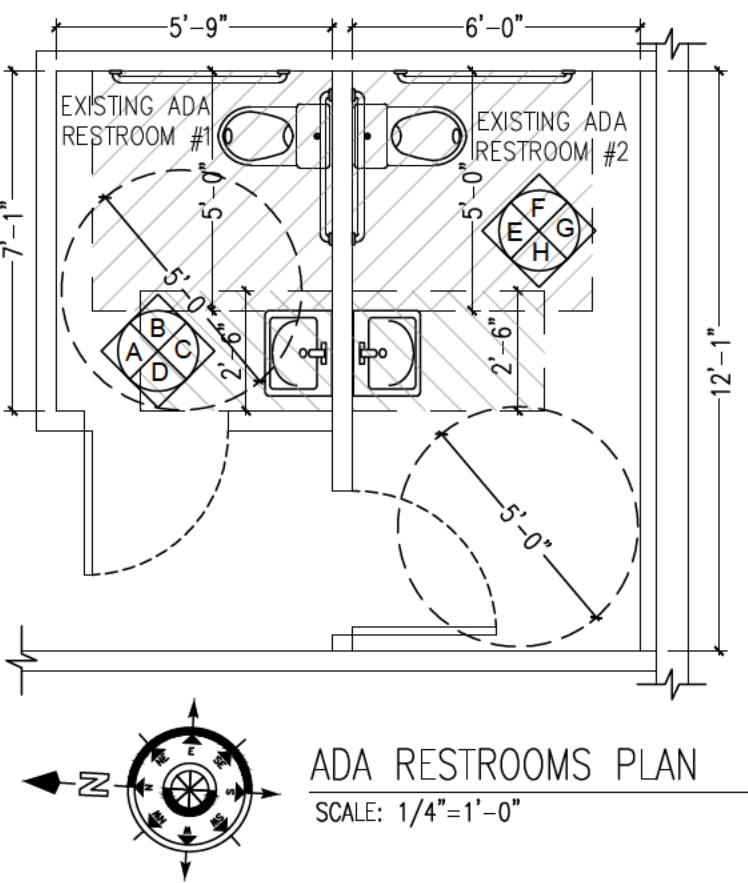
LIFE-SAFETY 2ND FLOOR PLAN

ACCESSIBILITY NOTES:

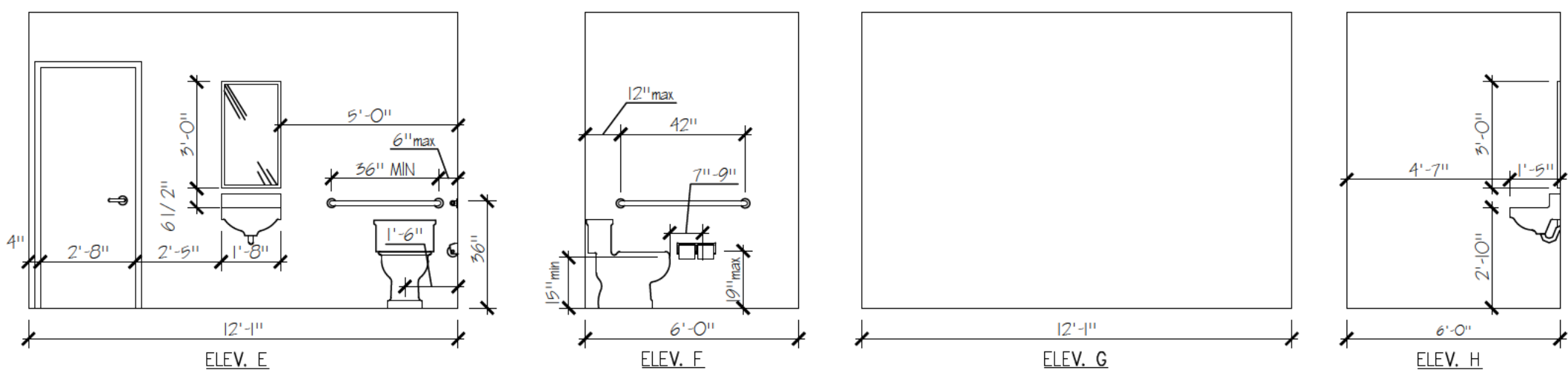
- BUILDING ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE WITH NO CHANGE IN LEVEL OF MORE THAN 1/2" ALONG ROUTE AND MAXIMUM LEVEL CHANGE OF 3/4" AT ENTRY DOORS OR THRESHOLDS.
- ALL DOORS IN ACCESSIBLE UNITS SHALL PROVIDE A CLEAR OPENING OF 32" WHEN DOOR IS OPEN 90 DEGREES (a standard 34" door provides an acceptable nominal 32" opening)
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROL ARE TO BE LOCATED WITH OPERABLE PARTS NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE FLOOR. IF REACH IS OVER AN OBSTRUCTION SUCH AS A CABINET, HEIGHT SHALL BE 44" FOR FORWARD APPROACH AND 46" FOR PARALLEL APPROACH. (Note: Obstructions may not extend more than 25" from wall)
- BATHROOMS SHALL BE PROVIDED WITH REINFORCEMENT IN WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND TOILETS, TUBS AND SHOWERS. (NOTE: POWDER ROOMS IN UNITS WITH OTHER ACCESSIBLE BATHROOMS NEED NOT BE PROVIDED WITH REINFORCEMENT) THIS REINFORCEMENT MAY BE CUT OF PLYWOOD OR WOOD BLOCKING BEHIND FINISH WALL.
- PARALLEL APPROACH BY A WHEELCHAIR MUST BE PROVIDED IN FRONT OF LAVATORIES. IF PARALLEL APPROACH IS NOT POSSIBLE LAVATORY CABINET BASE MUST BE REMOVABLE TO ALLOW FORWARD APPROACH KNEE CLEARANCE.
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- THE OTHER NON-GRAB BAR SIDE OF TOILET SHALL HAVE MINIMUM 15". VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTER LINE OF THE FIXTURE A MINIMUM OF 15" FROM ADJOINING WALL OR FIXTURE AND THE TOP OF THE FIXTURE RIM TO BE A MAXIMUM OF 2'-10" ABOVE DOOR.

NOTES:

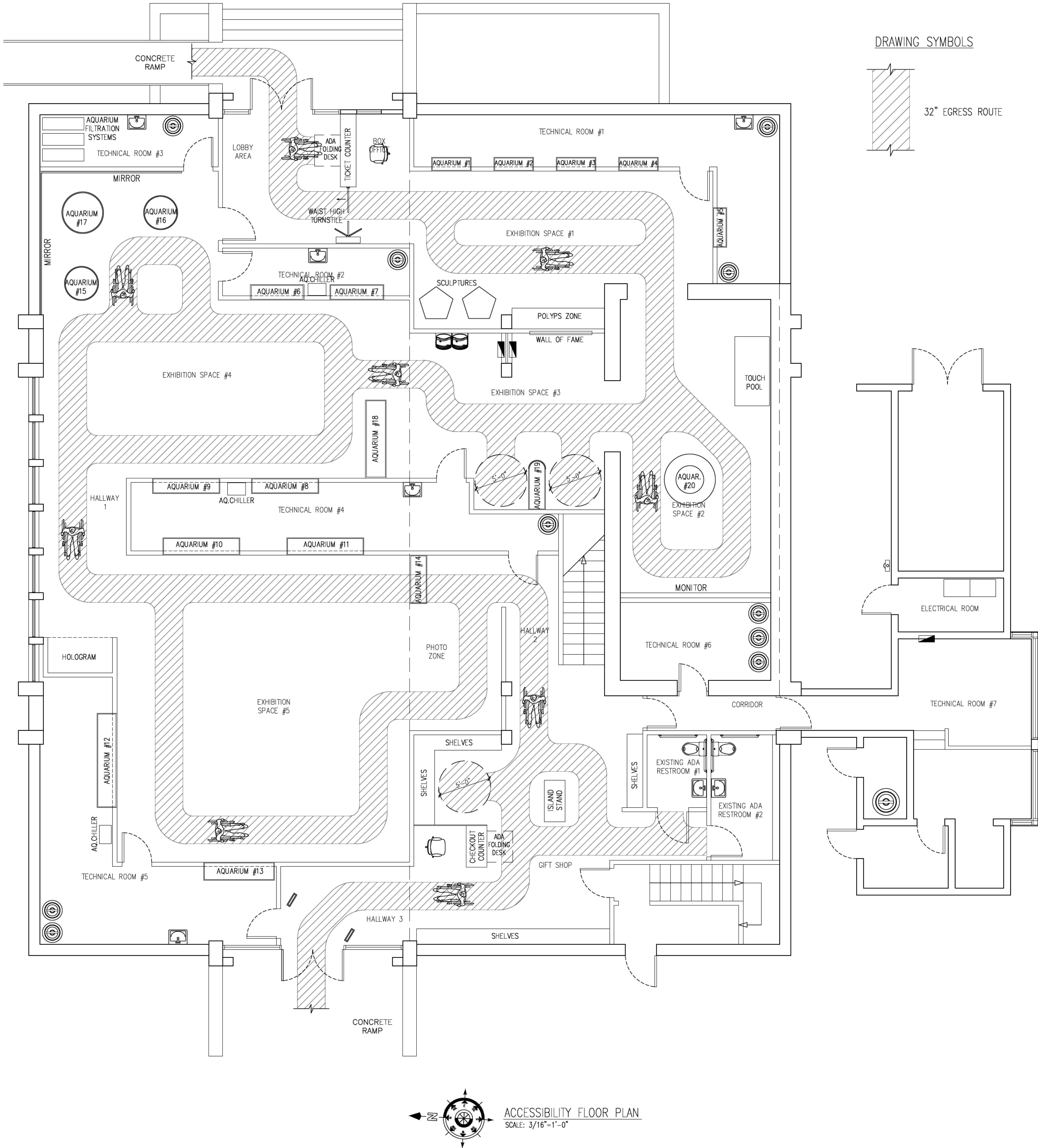
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- FLOOR SURFACES TO COMPLY TO ICC/ANSI SEC.302 - FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT, AND SHALL COMPLY WITH SEC.302. CHANGES IN LEVEL IN FLOOR SURFACES SHALL COMPLY WITH SEC.303



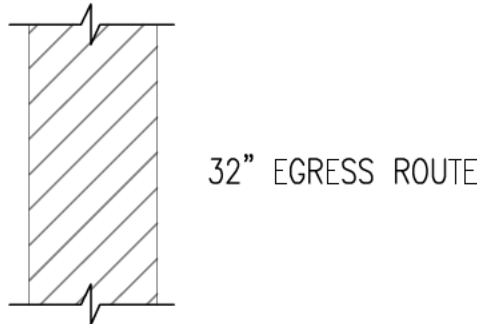
EXISTING ADA RESTROOM #1 ELEVATIONS
SCALE: 1/4"=1'-0"



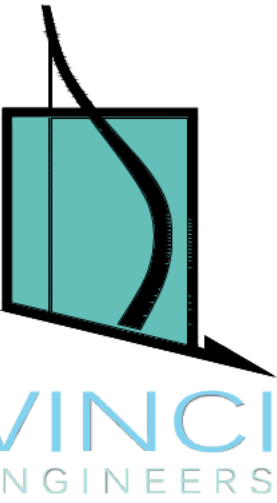
EXISTING ADA RESTROOM #2 ELEVATIONS
SCALE: 1/4"=1'-0"



DRAWING SYMBOLS



AREA FOR AHU STAMP



K-2 design, Inc
200 SE 4th Street,
Hallandale Beach, FL 33009
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CHANGE OF USE AND
INTERIOR IMPROVEMENTS
FOR JELLYFISH MUSEUM:
199 N OCEAN BLVD,
POMPANO BEACH,
FL 33062

REVISIONS:

- | | |
|--------------------------|-------------------------------------|
| SCHEMATIC DESIGN | ☐ |
| CLIENT APPROVAL | ☐ |
| LANDLORD APPROVAL | ☐ |
| BIDDING | ☐ |
| PERMIT SET | ☒ |
| FOR CONSTRUCTION | ☐ |
| OWNER REQUESTED REVISION | ☐ |

SCALE	AS SHOWN
PROJECT NO.	25-60
DRAWN BY:	O.G.
CHECKED BY:	A.B.
DATE	04/02/2025

A-10

ACCESSIBILITY NOTES,
ACCESSIBILITY FLOOR PLAN

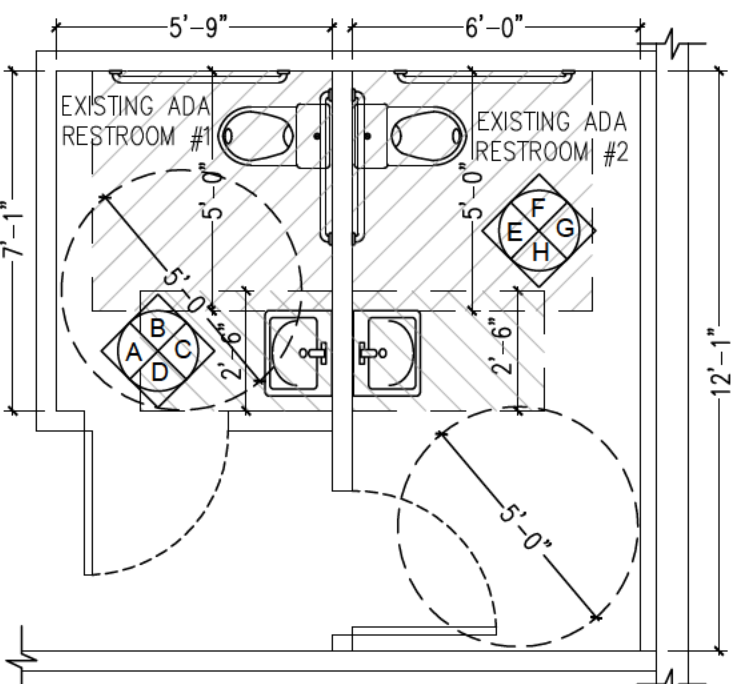
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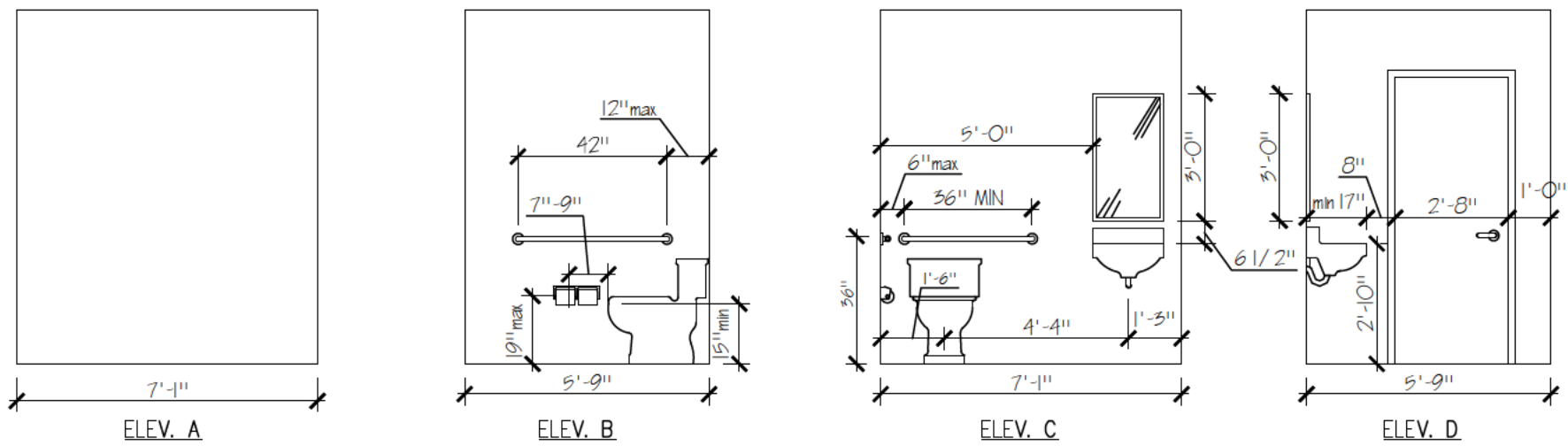
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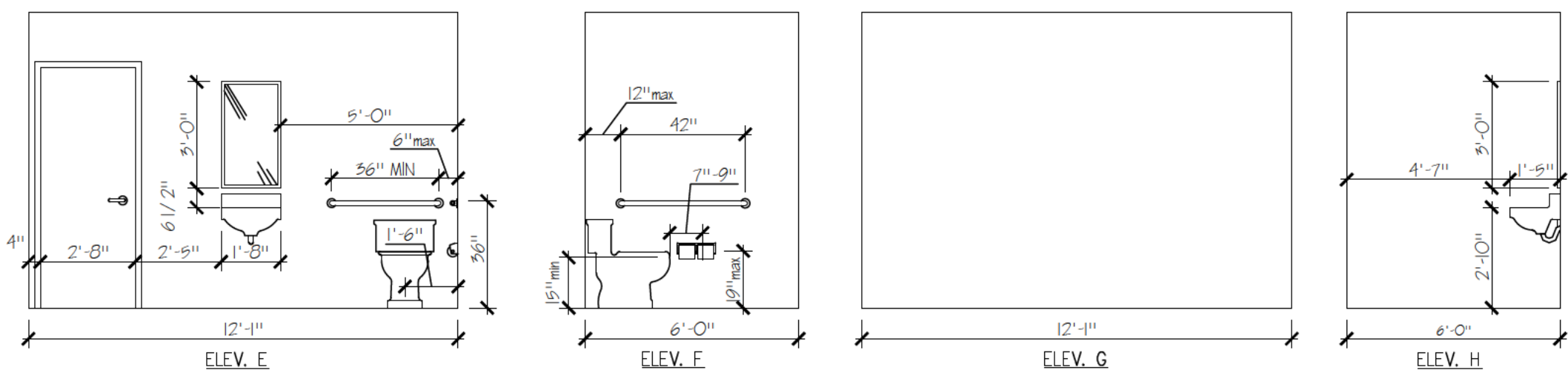
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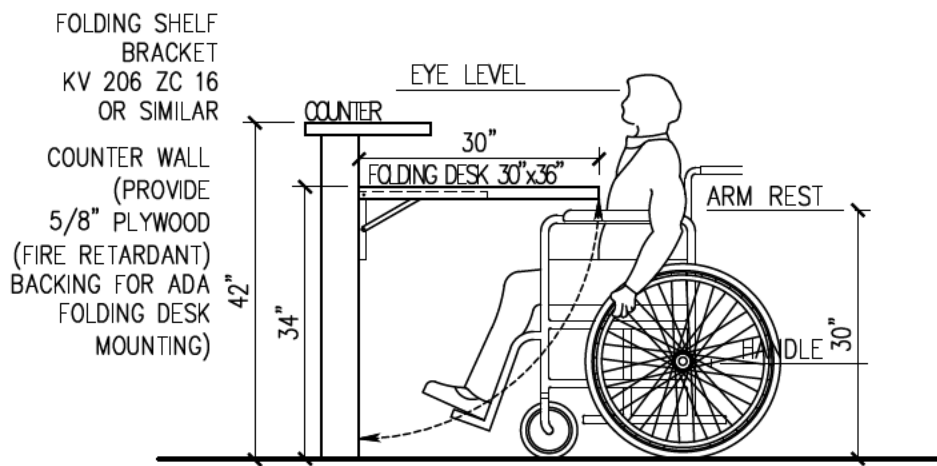
ADA RESTROOMS PLAN
SCALE: 1/4"=1'-0"



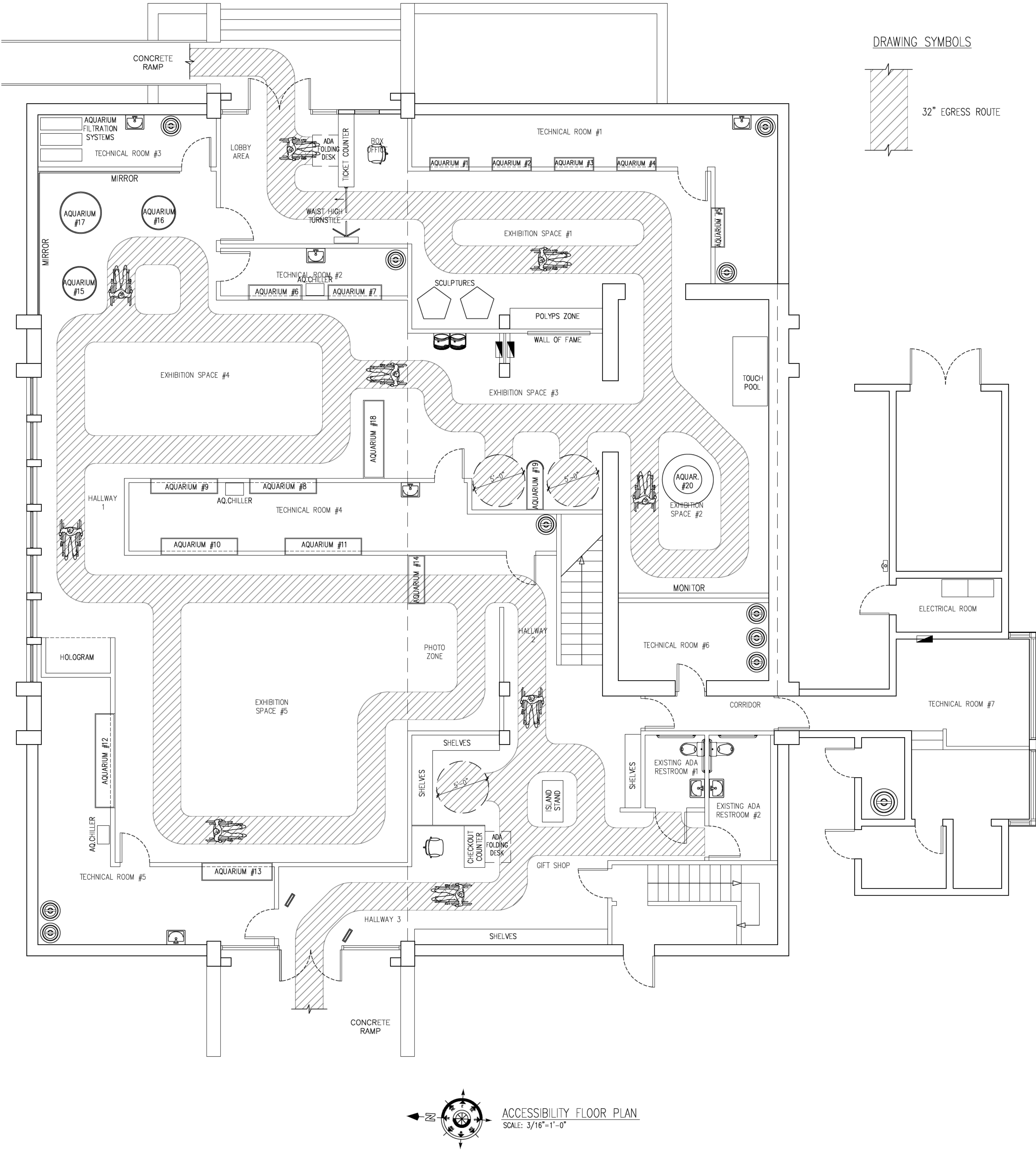
EXISTING ADA RESTROOM #1 ELEVATIONS
SCALE: 1/4"=1'-0"



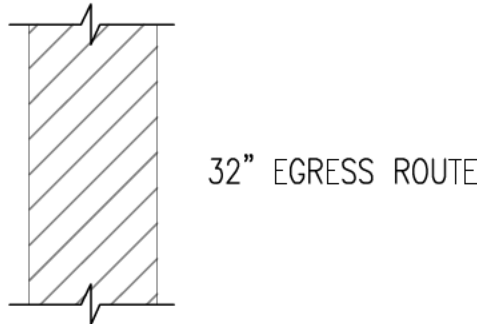
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SCALE: 1/4"=1'-0"



ADA FOLDING DESK DETAIL
SCALE: 1/4"=1'-0"

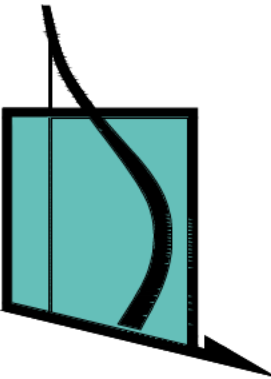


DRAWING SYMBOLS



32" EGRESS ROUTE

AREA FOR AHU STAMP



VINCI
ENGINEERS

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200 SE 4th Street,
Hallandale Beach, FL 33009
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ALEKSEJ BEREZNOJ
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CHANGE OF USE AND
INTERIOR IMPROVEMENTS
FOR JELLYFISH MUSEUM:
199 N OCEAN BLVD,
POMPANO BEACH,
FL 33062

REVISIONS:

- | | |
|--------------------------|-------------------------------------|
| SCHEMATIC DESIGN | ☐ |
| CLIENT APPROVAL | ☐ |
| LANDLORD APPROVAL | ☐ |
| BIDDING | ☐ |
| PERMIT SET | ☒ |
| FOR CONSTRUCTION | ☐ |
| OWNER REQUESTED REVISION | ☐ |

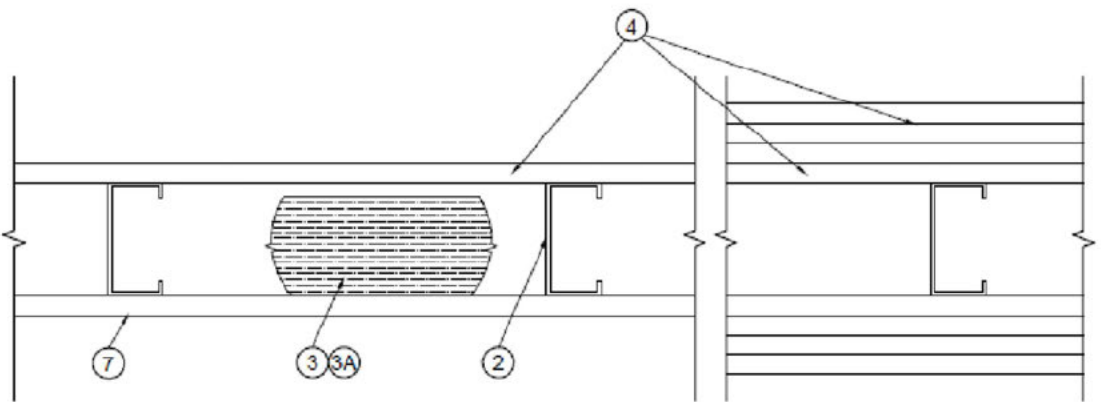
SCALE	AS SHOWN
PROJECT NO.	25-60
DRAWN BY:	O.G.
CHECKED BY:	A.B.
DATE	04/02/2025

A-10

ACCESSIBILITY NOTES,
ACCESSIBILITY FLOOR PLAN

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NON-BEARING WALL RATINGS
1, 2, 3, or 4 HOURS (SEE ITEMS 3 & 4)



- FLOOR AND CEILING RUNNERS** - (NOT SHOWN) CHANNEL SHAPED, FABRICATED FROM MIN. 25 MSG CORROSION-PROTECTED STEEL MIN WIDTH TO ACCOMMODATE STUD SIZE, WITH MIN 1" LONG LEGS, ATTACHED TO FLOOR AND CEILING WITH FASTENERS 24" O.C. MAX
- STEEL STUDS** - CHANNEL SHAPED, FABRICATED FROM MIN 25 MSG CORROSION-PROTECTED STEEL MIN WIDTH AS INDICATED UNDER ITEM 4, MIN 1-1/4" FLANGES AND 1/4" RETURN, SPACED A MAX OF 24" O.C. STUDS TO BE CUT 3/8" TO 3/4" LESS THAN ASSEMBLY HEIGHT
- BATTS AND BLANKETS** - (REQUIRED AS INDICATED UNDER ITEM 4) - MINERAL WOOL BATTS, FRICTION FITTED BETWEEN STUDS AND RUNNERS, MIN NOM THICKNESS AS INDICATED UNDER ITEM 4. SEE **BATTS AND BLANKETS (BKIV OR BZJZ)** CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES
- BATTS AND BLANKETS** - (OPTIONAL) - PLACED IN STUD CAVITY, ANY GLASS FIBER OR MINERAL WOOL INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE. SEE **BATTS AND BLANKETS (BKIV OR BZJZ)** CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES
- GYPSON BOARD** - GYPSON PANELS WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. VERTICAL JOINTS IN ADJACENT LAYERS (MULTI-LAYER SYSTEM) STAGGERED ONE STUD CAVITY. HORIZONTAL JOINTS NEED NOT BE BACKED BY STEEL FRAMING. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS IN ADJACENT LAYERS (MULTI-LAYER SYSTEMS) STAGGERED A MIN OF 12" THE THICKNESS AND NUMBER OF LAYERS FOR THE 1-HR, 2-HR, 3-HR, AND 4-HR RATINGS ARE AS FOLLOWS:

RATING	MIN STUD DEPTH	No. LAYERS AND THKNS OF PANEL	MIN THKNS OF INSULATION
1	2-1/2	1 LAYER, 5/8" THICK	OPTIONAL
1	2-1/2	1 LAYER, 1/2" THICK	1-1/2"
1	1-5/8	1 LAYER, 1/4" THICK	OPTIONAL
2	1-5/8	2 LAYERS, 1/2" THICK	OPTIONAL
2	1-5/8	2 LAYERS, 5/8" THICK	OPTIONAL
2	2-1/2	1 LAYER, 3/4" THICK	2"
2	1-5/8	3 LAYERS, 1/2" THICK	OPTIONAL
3	1-5/8	2 LAYERS, 3/4" THICK	OPTIONAL
3	1-5/8	3 LAYERS, 5/8" THICK	OPTIONAL
4	1-5/8	4 LAYERS, 5/8" THICK	OPTIONAL
4	1-5/8	4 LAYERS, 1/2" THICK	OPTIONAL
4	2-1/2	2 LAYERS, 3/4" THICK	2"

- CANADIAN GYPSON COMPANY - 1/2" THICK TYPE C, IP-X2 OR IPC-AR OR WRC, 5/8" THICK TYPE AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, OR WRC, 3/4" THICK TYPE IP-X3, ULTRACODE, ULTRACODE SHC, OR ULTRACODE WRC
 - UNITED STATES GYPSON COMPANY - 1/2" THICK TYPE C, IP-X2, IPC-AR, OR WRC, 5/8" THICK TYPE SCX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR, 3/4" THICK TYPE IP-X3, ULTRACODE, ULTRACODE SHC, OR ULTRACODE WRC
 - USG MEXICO S DE CV - 1/2" THICK TYPE C, IP-X2, IPC-AR, OR WRC, 5/8" THICK TYPE AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WKX, 3/4" THICK TYPE IP-X3, ULTRACODE, ULTRACODE SHC, OR ULTRACODE WRC

4A. GYPSON BOARD - (AS AN ALTERNATE TO ITEM 4) - 5/8" THICK, 2-0" WIDE TONGUE AND GROOVE EDGE, APPLIED HORIZONTALLY AS THE OUTER LAYER TO ONE SIDE OF THE ASSEMBLY. SECURED AS DESCRIBED IN ITEM 5. JOINT COVERING (ITEM 7) NOT REQUIRED.

- CANADIAN GYPSON COMPANY - TYPE SHX
 - UNITED STATES GYPSON CO - TYPE SHX
 - USG MEXICO S DE CV - TYPE SHX

5. FASTENERS - (NOT SHOWN) - TYPE S OR S-12 STEEL SCREWS USED TO ATTACH PANELS TO STUDS (ITEM 2) OR FURRING CHANNELS (ITEM 6). **SINGLE LAYER SYSTEM** - 1" LONG FOR 1/2" AND 5/8" THICK PANELS OR 1-1/4" LONG FOR 3/4" THICK PANELS, SPACED 16" O.C. WHEN PANELS ARE APPLIED HORIZONTALLY, OR 8" O.C. ALONG VERTICAL AND BOTTOM EDGES AND 12" O.C. IN THE FIELD WHEN PANELS ARE APPLIED VERTICALLY. **TWO LAYER SYSTEM** - FIRST LAYER - 1" LONG FOR 1/2" AND 5/8" THICK PANELS OR 1-1/4" LONG FOR 3/4" THICK PANELS, SPACED 16" O.C. SECOND LAYER - 1-5/8" LONG FOR 1/2" AND 5/8" THICK PANELS OR 2-1/4" LONG FOR 3/4" THICK PANELS, SPACED 16" O.C. WITH SCREWS OFFSET 8" FROM FIRST LAYER. **THREE LAYER SYSTEM** - FIRST LAYER - 1" LONG FOR 1/2" AND 5/8" THICK PANELS SPACED 24" O.C. SECOND LAYER - 1-5/8" LONG FOR 1/2" AND 5/8" THICK PANELS SPACED 24" O.C. THIRD LAYER - 2-1/4" LONG FOR 1/2" OR 2-5/8" LONG FOR 5/8" PANELS, SPACED 12" O.C. SCREWS OFFSET MIN. 8" FROM LAYER BELOW. **FOUR LAYER SYSTEM** - FIRST LAYER - 1" LONG FOR 1/2" AND 5/8" THICK PANELS SPACED 24" O.C. SECOND LAYER - 1-5/8" LONG FOR 1/2" AND 5/8" THICK PANELS SPACED 24" O.C. THIRD LAYER - 2-1/4" LONG FOR 1/2" OR 2-5/8" LONG FOR 5/8" PANELS, SPACED 24" O.C. FOURTH LAYER - 2-5/8" LONG FOR 1/2" THICK PANELS OR 3" LONG FOR 5/8" THICK PANELS, SPACED 12" O.C. SCREWS OFFSET MIN. 8" FROM LAYER BELOW.

6. FURRING CHANNELS - (OPTIONAL, NOT SHOWN, FOR SINGLE OR DOUBLE LAYER SYSTEMS) - RESILIENT FURRING CHANNELS FABRICATED FROM MIN 25 MSG CORROSION-PROTECTED STEEL, SPACED VERTICALLY A MAX OF 24" OC. FLANGE PORTION ATTACHED TO EACH INTERSECTING STUD WITH 1/2" LONG TYPE S-12 STEEL SCREWS. NOT FOR USE WITH ITEM 4A.

6A. STEEL FRAMING MEMBERS (NOT SHOWN) - (OPTIONAL ON ONE OR BOTH SIDES, NOT SHOWN, FOR SINGLE OR DOUBLE LAYER SYSTEMS) - AS AN ALTERNATE TO ITEM 6, FURRING CHANNELS AND STEEL FRAMING MEMBERS AS DESCRIBED BELOW:

a. FURRING CHANNELS - FORMED OF NO. 25 MSG GALVANIZED STEEL 2-3/8" WIDE BY 7/8" DEEP, SPACED MAX 24" OC PERPENDICULAR TO STUDS. CHANNELS SECURED TO STUDS AS DESCRIBED IN ITEM 5. GYPSON BOARD ATTACHED TO FURRING CHANNELS AS DESCRIBED IN ITEM 5. NOT FOR USE WITH ITEM 4A.

b. STEEL FRAMING MEMBERS - USED TO ATTACH FURRING CHANNELS (ITEM 6a) TO STUDS (ITEM 2). CLIPS SPACED MAX 48" OC, AND SECURED TO STUDS WITH No 8 x 1-1/2" MIN SELF-DRILLING, S-12 STEEL SCREWS THROUGH THE CENTER GROMMET. FURRING CHANNELS ARE FRICTION FITTED INTO CLIPS

- PAC INTERNATIONAL INC - TYPE RSIC-1

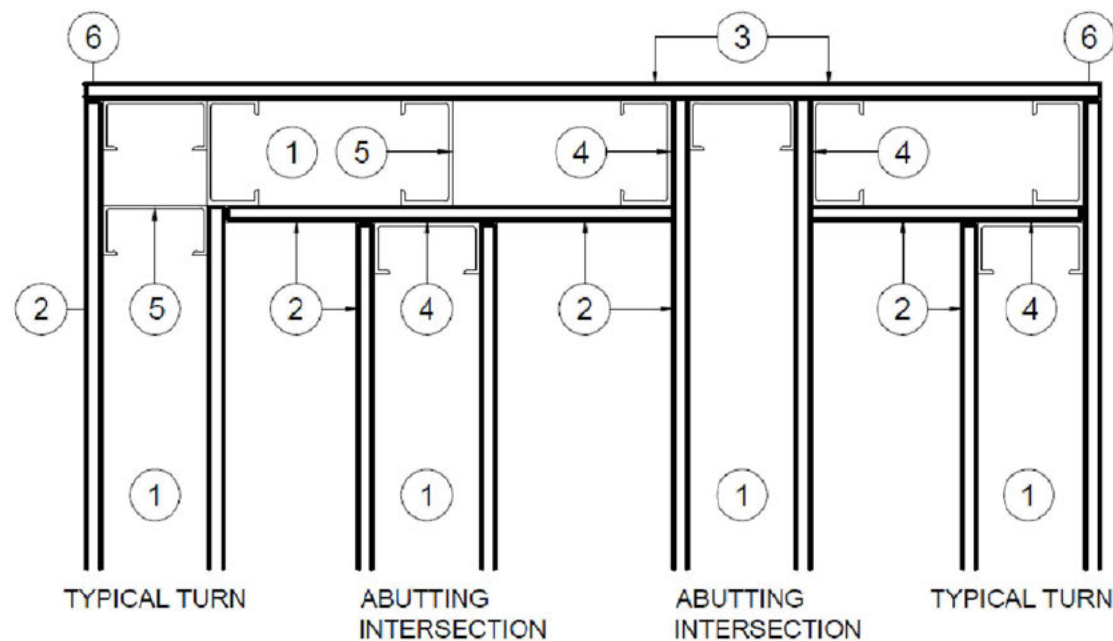
7. JOINT TAPE AND COMPOUND - VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OR OUTER LAYER, PAPER TAPE, NOM 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYER PANELS. PAPER TAPE AND JOINT COMPOUND MAY BE OMITTED WHEN GYPSON PANELS ARE SUPPLIED WITH A SQUARE EDGE.

8. SIDING, BRICK, OR STUCCO - (OPTIONAL, NOT SHOWN) - ALUMINUM, VINYL, OR STEEL SIDING, BRICK VENEER, OR STUCCO, MEETING THE REQUIREMENTS OF LOCAL CODE AGENCIES, INSTALLED OVER GYPSON PANELS. BRICK VENEER ATTACHED TO STUDS WITH CORRUGATED METAL WALL TIES ATTACHED TO EACH STUD WITH STEEL SCREWS, NOT MORE THAN EACH SIXTH COURSE OF BRICK.

9. CAULKING AND SEALANTS - (OPTIONAL, NOT SHOWN) - A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.

- UNITED STATES GYPSON CO - TYPE AS

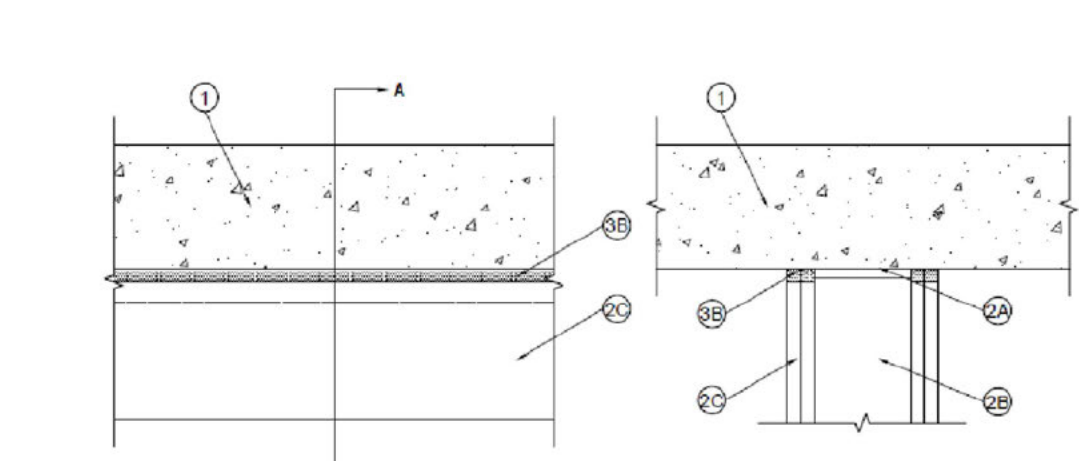
* Bearing the UL Classification Mark



- METAL RUNNER
- GYPSON WALL BOARD
- IF MULTIPLE LAYERS OF OWB ARE REQUIRED ON ONLY SIDE OF THE INTERSECTION, OFFSET STUDS TO PROVIDE FLUSH FINISH
- FASTEN STUDS TOGETHER THROUGH ABUTTING SURFACE. SCREW STUD FLANGES TO FLOOR AND CEILING TRACK
- STUD REQUIRED AT THIS LOCATION REGARDLESS OF SPACING
- CORNER BEAD

PARTITION INTERSECTIONS
SCALE: N.T.S.

ASSEMBLY RATINGS - 1 and 2 HR (SEE ITEM 2)
JOINT WIDTH - 3/4" MAXIMUM
CLASS II MOVEMENT CAPABILITIES - 25% COMPRESSION



1. FLOOR ASSEMBLY - MIN. 4-1/2" THICK STEEL-REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) STRUCTURAL CONCRETE

2. WALL ASSEMBLY - THE 1 OR 2 HOUR FIRE-RATED GYPSON BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR V400 SERIES WALL AND PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STEEL FLOOR AND CEILING RUNNERS - FLOOR AND CEILING RUNNERS OF WALL ASSEMBLY SHALL CONSIST OF GALV STEEL CHANNELS SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B) WITH MIN 1-1/4" LONG FLANGES. CEILING RUNNER SUBJECTED TO CONCRETE FLOOR SLAB WITH STEEL MASONRY ANCHORS SPACED MAX 24" OC.

A2. LIGHT GAUGE FRAMING - CLIPPED CEILING RUNNER - AS AN ALTERNATE TO THE CEILING RUNNER IN ITEM 2A, CLIPPED RUNNER TO CONSIST OF GALV STEEL CHANNEL WITH CLIPS PREFORMED IN TRACK FLANGES WHICH POSITIVELY ENGAGE THE MIDLINE FLANGE OF THE STEEL STUDS (ITEM 2B). TRACK SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). TRACK FLANGES TO BE MIN 2-1/2" LONG. CLIPPED CEILING RUNNER SECURED TO CONCRETE FLOOR SLAB WITH STEEL MASONRY ANCHORS SPACED MAX 24" OC.

A2. LIGHT GAUGE FRAMING - SLOTTED CEILING RUNNER - AS AN ALTERNATE TO THE CEILING RUNNER IN ITEM 2A, CEILING RUNNER TO CONSIST OF GALV STEEL CHANNEL WITH SLOTTED FLANGES SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). CEILING RUNNER SECURED TO CONCRETE FLOOR SLAB WITH STEEL MASONRY ANCHORS SPACES MAX 24" OC.

A3. LIGHT GAUGE FRAMING - VERTICAL DEFLECTION CEILING RUNNER - AS AN ALTERNATE TO THE CEILING RUNNER IN ITEM 2A, VERTICAL DEFLECTION CEILING RUNNER TO CONSIST OF GALV STEEL CHANNEL WITH SLOTTED VERTICAL DEFLECTION CLIPS MECHANICALLY FASTENED WITH RUNNER. SLOTTED CLIP PROVIDED WITH STEP BUSHINGS FOR PERMANENT FASTENING OF STEEL STUDS. FLANGES SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). VERTICAL DEFLECTION CEILING RUNNER SECURED TO CONCRETE FLOOR SLAB WITH STEEL MASONRY ANCHORS SPACED MAX 24" OC.

A4. LIGHT GAUGE FRAMING - NOTCHED CEILING RUNNER - AS AN ALTERNATE TO THE CEILING RUNNERS IN ITEMS 2A THROUGH 2A3, NOTCHED CEILING RUNNER TO CONSIST OF C-SHAPED GALV STEEL CHANNEL WITH NOTCHED RETURN FLANGES SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). NOTCHED CEILING RUNNER SECURED TO CONCRETE FLOOR SLAB WITH STEEL MASONRY ANCHORS SPACED MAX 24" OC.

B. STUDS - STEEL STUDS TO BE MIN 3-1/2" WIDE. STUDS CUT 1/2" TO 3/4" LESS IN LENGTH THAN ASSEMBLY HEIGHT WITH BOTTOM NESTING IN AND RESTING ON FLOOR RUNNER AND WITH TO NESTING IN CEILING RUNNER WITHOUT ATTACHMENT. WHEN DEFLECTION CHANNEL (ITEM 2A3) IS USED, STEEL STUDS ATTACHED TO CEILING RUNNER WITH SHEET METAL SCREWS LOCATED 1/2" BELOW THE BOTTOM OF THE DEFLECTION CHANNEL. WHEN SLOTTED CEILING RUNNER (ITEM 2A2) IS USED, STEEL STUDS SECURED TO SLOTTED CEILING RUNNER WITH No 8 BY 1/2" LONG WAIVER HEAD STEEL SCREWS AT MIDSIGHT OF SLOT ON EACH SIDE OF WALL. WHEN VERTICAL DEFLECTION CEILING RUNNER (ITEM 2A3) IS USED, STEEL STUDS SECURED TO SLOTTED VERTICAL DEFLECTION CLIPS, THROUGH BUSHINGS, WITH STEEL SCREWS AT MIDSIGHT OF EACH SLOT. STUD SAGS NOT TO EXCEED 24" OC.

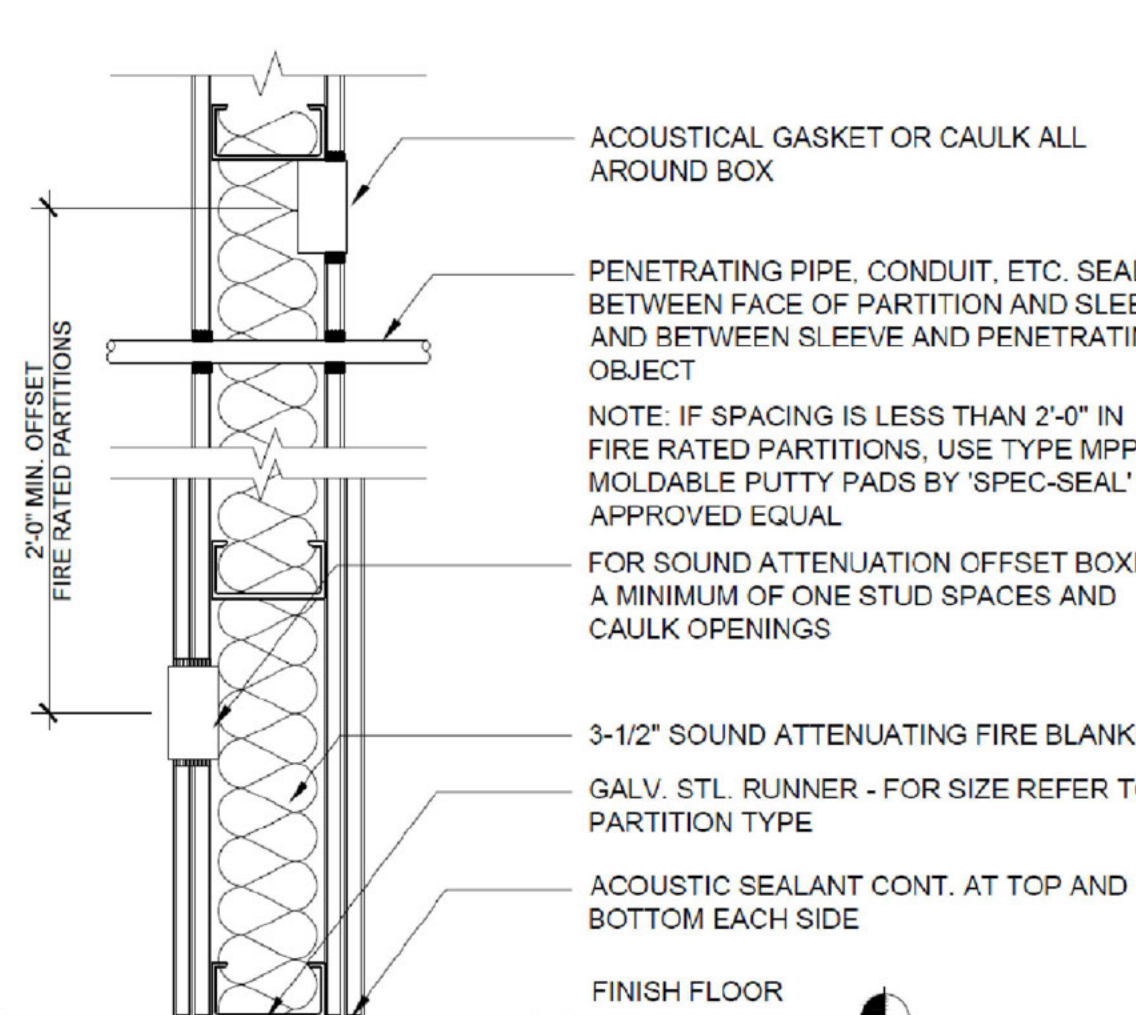
C. GYPSON BOARD - GYPSON BOARD SHEETS INSTALLED TO A MIN. TOTAL THICKNESS OF 5/8" AND 1-1/4" ON EACH SIDE OF WALL FOR 1 AND 2-HR FIRE RATED ASSEMBLIES, RESPECTIVELY. WALL TO BE CONSTRUCTED AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY, EXCEPT THAT A NOM 3/4" GAP SHALL BE MAINTAINED BETWEEN THE TOP OF THE GYPSON BOARD AND THE BOTTOM SURFACE OF THE FLOOR. IN ADDITION, THE TOP ROW OF SCREWS SHALL BE INSTALLED INTO THE STEEL STUDS 1/2" TO 1" BELOW THE BOTTOM EDGE OF THE CEILING RUNNER FLANGE.

THE HOURLY FIRE RATING OF THE JOINT SYSTEM IS DEPENDANT ON THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

3. JOINT SYSTEM - MAX SEPARATION BETWEEN BOTTOM OF FLOOR AND TOP OF WALL IS 3/4". THE JOINT SYSTEM IS DESIGNED TO ACCOMMODATE A MAX 25% COMPRESSION FROM ITS INSTALLED WIDTH. THE JOINT SYSTEM CONSISTS OF THE FOLLOWING:

A. FORMING MATERIAL - (OPTIONAL, NOT SHOWN) - IN 2-HR FIRE RATED WALL ASSEMBLIES, POLYETHYLENE BACKER ROD, MINERAL WOOL BATT INSULATION OR FIBERGLASS BATT INSULATION FRICTION FIT INTO JOINT OPENING.

B. FILL, VOID, OR CAVITY MATERIAL - SEALANT - MIN 1/2" THICKNESS OF FILL MATERIAL APPLIED WITHIN JOINT OPENING ON BOTH SIDES OF WALL, FLUSH WITH BOTH SURFACES OF WALL. AS AN OPTION IN 1-HR FIRE RATED WALLS, BOND BREAKER TAPE APPLIED TO CEILING CHANNEL (ITEM 2A) PRIOR TO INSTALLATION OF FILL MATERIAL.



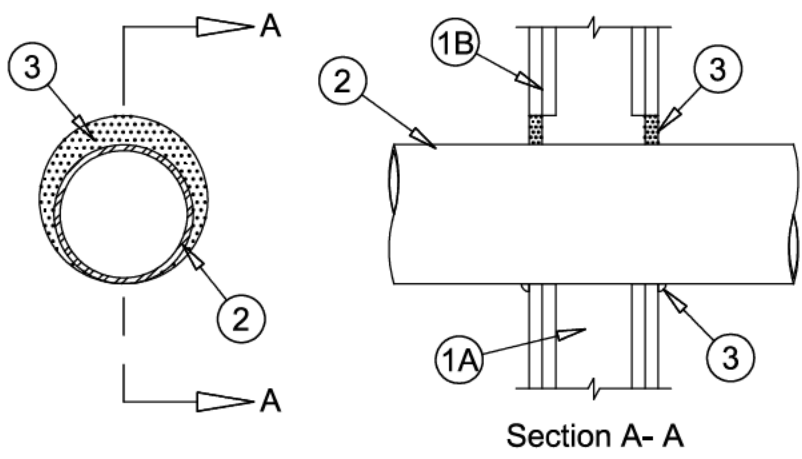
SOUND INSULATION DETAIL
SCALE: N.T.S.

- APPLY GYPSON BOARD PANELS PARALLEL TO METAL STUDS. POSITION ALL EDGES OVER STUDS FOR PARALLEL APPLICATION. USE MAXIMUM PRACTICAL LENGTH TO MINIMIZE END JOINTS. STAGGER JOINTS ON OPPOSITE SIDES OF PARTITION. A MINIMUM OF 1/16" PROVIDE A MAXIMUM OF 3/8" GAP AT FLOOR CONDITIONS.
- ELECTRIC BOXES TO BE OFFSET IN ALL SOUND RATED PARTITIONS AT A MINIMUM OF 24" O.C. PROVIDE ONE STUD (MINIMUM) BETWEEN OFFSET BOXES. INSTALL ACOUSTIC SEALANT AROUND OPENINGS AND FIRE-PROOFING PUTTY AROUND JUNCTION BOXES AT FIRE-RATED PARTITIONS.
- THE PARTITION WITH THE HIGHEST FIRE RATING WILL RUN CONTINUOUS THROUGH INTERSECTING AND PERPENDICULAR PARTITIONS.
- ALL VOIDS BETWEEN METAL DECKING AND TOP PLATE OF RATED PARTITIONS TO BE PACKED TIGHT WITH THERMAFIBER BLANKETS.
- FIBER BLANKET INSULATION TO BE THERMAFIBER "BAFBS" OR APPROVED EQUAL.
- STUD GAUGE TO BE A MINIMUM OF 20 IN ACCORDANCE WITH ASTM REQUIREMENTS C-645. HEIGHT OF STUDS TO BE IN ACCORDANCE WITH ANSI REQUIREMENTS AND GYPSON ASSOCIATION RECOMMENDATIONS.
- IN-WALL BLOCKING AND BACKING SHALL BE FIRE RETARDANT TREATED WOOD.
- IN-WALL BLOCKING AND BACKING SHALL BE INSTALLED IN ALL ASSEMBLIES AS REQUIRED TO MAINTAIN SPECIFIED FIRE RATINGS; TO COMPLY WITH THE FLORIDA ACCESSIBILITY CODE REQUIREMENTS; AND AS REQUIRED FOR ALL BUILT-IN CASEWORK.
- 3/4" RIGID FOIL BACKED INSULATION (R-5 MIN) TO BE INSTALLED IN FURRING CAVITY AT ALL EXTERIOR CMU AND CONCRETE WALLS (SEE ENERGY CALCULATIONS).
- IN BATHROOMS AND AREAS SUBJECTED TO MOISTURE USE CEMENTITIOUS BOARD OR MOISTURE RESISTANT FIBERGLASS COMPOSITE PANELS.
- STC RATING OF PARTY WALLS SHALL BE MIN OF 50 FOR AIRBORNE AND IMPACT SOUND IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

GENERAL PARTITION NOTES

System No. W-L-1062

F Ratings - 1 and 2 Hr
T Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



Section A-A

1. Wall Assembly - The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-5/8 in. (92 mm) wide and spaced max 24 in. (610 mm) OC.

B. Gypsum Board - Thickness, type, number of layers and fasteners as required in the individual Wall and Partition Design. Max diam of opening in wood stud walls is 8 in. (203 mm). Max diam of opening in steel stud walls is 14 in. (356 mm). The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

2. Through Penetrants - One metallic pipe, conduit or tubing to be installed within the firestop system. The space between pipe, conduit or tubing and periphery of opening shall be a min 0 in. (point contact) to a max 2 in. (51 mm). Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:

- Steel Pipe - Nom 12 in. (305 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
- Iron Pipe - Nom 12 in. (305 mm) diam (or smaller) cast or ductile iron pipe.
- Conduit - Nom 4 in. (102 mm) diam (or smaller) electrical metallic tubing, nom 6 in. (152 mm) diam (or smaller) steel conduit or nom 1 in. (25 mm) diam (or smaller) Regular (or heavier) copper pipe.
- Copper Tubing - Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
- Copper Pipe - Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.

3. Fill, Void or Cavity Material - Caulk - Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. Min 3/8 in. (10 mm) diam bead of fill material applied at point contact location at the penetrant/gypsum board interface on both sides of wall.

MOMENTIVE PERFORMANCE MATERIALS - Pensil 100 Caulk.

SPECIFIED TECHNOLOGIES INC - Pensil 100 Sealant, Pensil 300 Sealant or SpecSeal Series SIL300 Sealant.

*Bearing the UL Classification Mark



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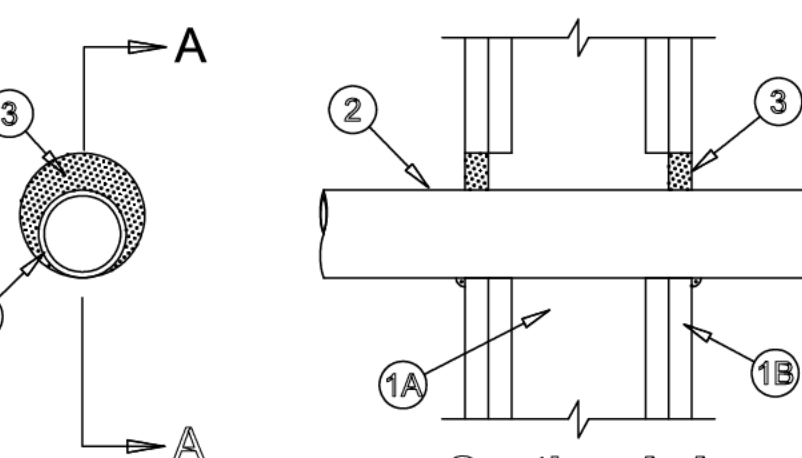
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System No. W-L-2241

F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 0, 1/4, 1 and 1-3/4 Hr (See Item 2)
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



Section A-A

1. Wall Assembly - The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.

B. Gypsum Board - Thickness, type, number of layers and fasteners as specified in the individual Wall and Partition Design. Diam of opening to be 1 in. to 1-1/8 in. (25 to 29 mm) larger than outside diam of pipe. The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed. When Item 2G or 2H is used, the hourly F Rating is 1 hr.

2. Through Penetrant - One nonmetallic pipe, conduit or tube to be installed eccentrically or concentrically within the firestop system. Pipe, conduit or tube to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes, conduits and tubes may be used:

- Polyvinyl Chloride (PVC) Pipe - Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. Annular space shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm).
- Chlorinated Polyvinyl Chloride (CPVC) Pipe - Nom 2 in. (51 mm) diam (or smaller) SDR 13.5 or Schedule 80 CPVC pipe for use in closed (process or supply) piping systems. Annular space shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm).
- Rigid Nonmetallic Conduit - Nom 2 in. (51 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA 70). Annular space shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm).
- Electrical Nonmetallic Tubing - Nom 2 in. (51 mm) diam (or smaller) PVC tubing installed in accordance with Article 331 of the National Electrical Code (NFPA 70). Annular space shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm).
- Cross Linked Polyethylene (PEX) Tubing - Nom 1 in. (25 mm) diam (or smaller) SDR9 PEX tubing for use in closed (process or supply) piping systems. Annular space shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm).



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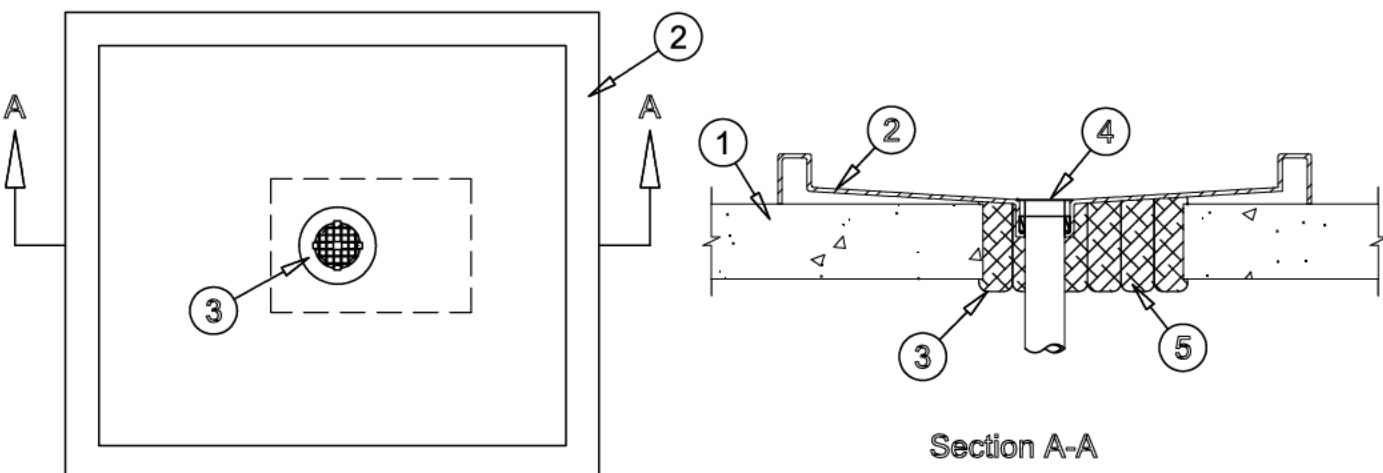
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W-L-2241
PAGE 1 OF 1

System No. F-A-2107

F Rating - 2 Hr
T Rating - 0 Hr



Section A-A

- Floor Assembly** - Min 4-1/2 in. thick lightweight or normal weight concrete (100-150 pcf) floor assembly. Max area of opening is 96 sq in. with a max diam of 12 in.
- Shower Floor Assembly** - One-piece molded fiberglass construction with ribbed underbody. Shower floor assembly provided with min 2-1/2 in. wide by 2-1/2 in. high threshold. Nom 2-1/2 in. diam opening in shower floor assembly provided with "no-hub" sanitary waste connection with elastomeric compression-style gasket to allow for installation of floor drain (Item 3).
- Nonmetallic Pipe** - Nom 2 in. diam Schedule 40 solid or cellular core PVC pipe for use in vented (drain, waste or vent) piping system. Annular space to be min. 2 in. to max 8 in.
- Metallic or Nonmetallic Strainer** - Polished brass, polished stainless steel or PVC snap-in strainer installed after installation of drain piping (Item 3).
- Fill, Void or Cavity Materials** - Pillows - Max 9 in. long by 6 in. wide by 3 in. thick plastic covered intumescent pillows. Pillows installed with 6 in. dimension extending through the floor. Pillows tightly packed into opening to seal all voids and gaps between drain pipe (Item 3) and periphery of the opening. SPECIFIED TECHNOLOGIES INC - SpecSeal Firestop Pillows *Bearing the UL Classification Mark



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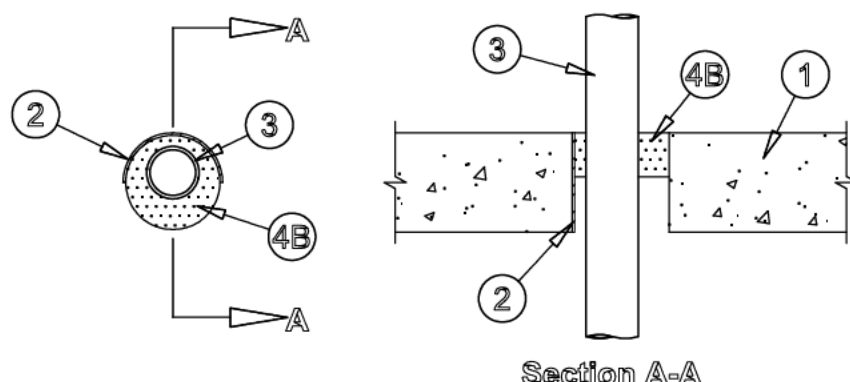
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F-A-2107
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System No. C-AJ-2240

F Rating - 2 Hr
T Rating - 0 Hr



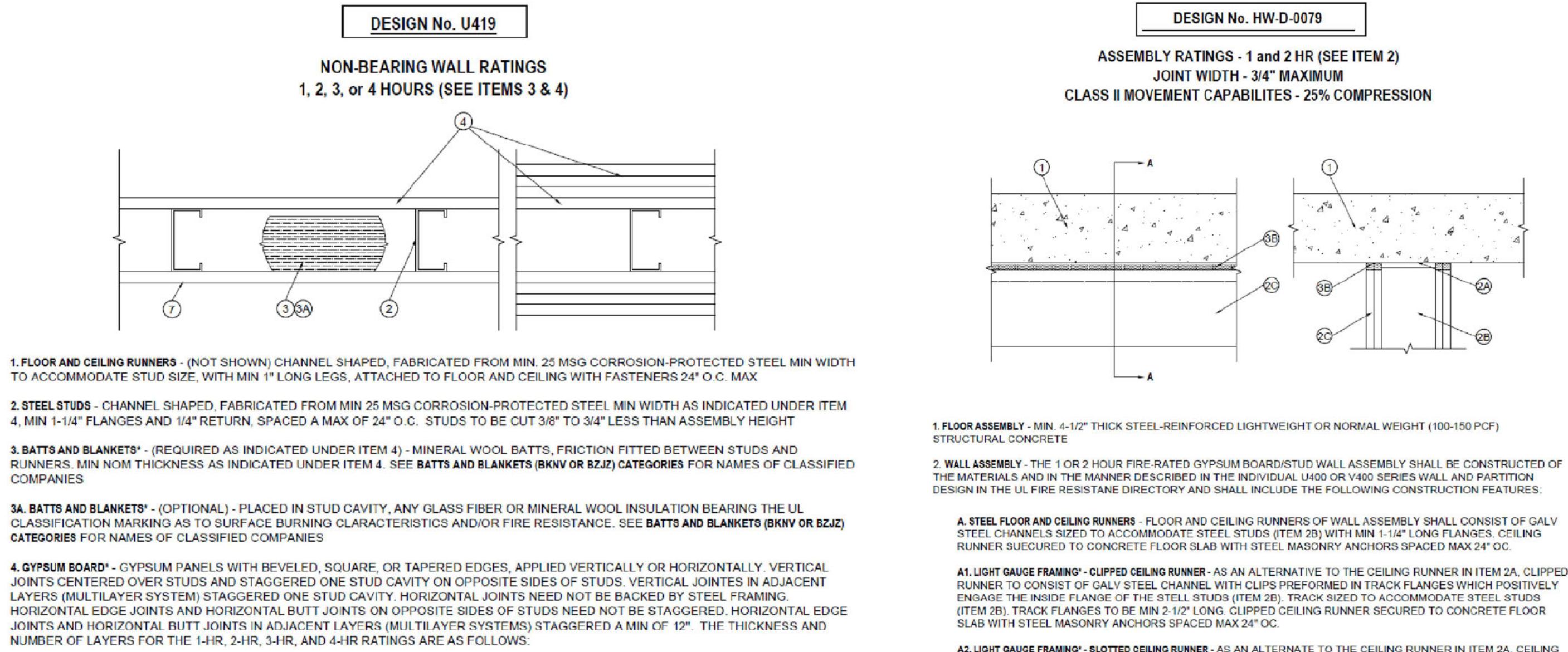
Section A-A

- Floor or Wall Assembly** - Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m³) concrete floor. Floor may also be constructed of any min 6 in. (152 mm) thick hollow-core Precast Concrete Units*. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 4 in. (102 mm). See Concrete Blocks (CAZT) or Precast Concrete Units (CFTV) categories in the Fire Resistance Directory for names of manufacturers.
- Steel Sleeve** - (Optional) - Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe cast or grouted into floor or wall assembly, flush with floor or wall surfaces.
- Through Penetrant** - One nonmetallic pipe, conduit or tube to be installed eccentrically or concentrically within the firestop system. The annular space between the pipe, conduit or tube and the periphery of the opening shall be nom 1/2 in. (13 mm) to max 1-1/8 in. (29 mm). Pipe, conduit or tube to be rigidly supported on both sides of the floor or wall assembly. The following types and sizes of nonmetallic pipes, conduits and tubes may be used:
 - Polyvinyl Chloride (PVC) Pipe - Nom 2 in. (51 mm) diam (or smaller) Schedule 40 polyvinyl chloride (PVC) pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
 - Chlorinated Polyvinyl Chloride (CPVC) Pipe - Nom 2 in. (51 mm) diam (or smaller) SDR13.5 chlorinated polyvinyl chloride (CPVC) pipe for use in closed (process or supply) piping systems.
 - Rigid Nonmetallic Conduit - Nom 2 in. (51 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA 70).
 - Electrical Nonmetallic Tubing - Nom 2 in. (51 mm) diam (or smaller) PVC tubing installed in accordance with Article 331 of the National Electrical Code (NFPA 70).
 - Optical Fiber Raceway (OFR)+ - Nom 2 in. (51 mm) diam (or smaller) optical fiber raceway formed from either polyvinylidene fluoride (PVDF) or polyvinyl chloride (PVC). Raceway to be installed in accordance with Article 770 of the National Electrical Code (NFPA 70). Multiple 62.5/48 micron fiber optical cables with PE or PVC jacket to be installed within each raceway.
- Firestop System** - The firestop system shall consist of the following:
 - Packing Material - (Optional, Not Shown) - Polyethylene backer rod, mineral wool batt insulation or glass fiber batt insulation friction fit into opening as a permanent form to facilitate installation of fill material (Item 4B).
 - Fill, Void or Cavity Material - Sealant - Min 2 in. (51 mm) thickness of fill material installed within annulus, flush with top surface of floor or both surfaces of wall assembly. In floors constructed of precast hollow core units, fill material installed to min 1 in. (25 mm) depth, flush with each surface of the floor. SPECIFIED TECHNOLOGIES INC - SpecSeal LCI Sealant *Bearing the UL Listing Mark



Specified Technologies Inc. 210 Evans Way Somerville, NJ 08876

Reproduced courtesy of Underwriters Laboratories, Inc.
Created or Revised: May 13, 2004



RATING	MIN STUD DEPTH	No. LAYERS AND THKNS OF PANEL	MIN THKNS OF INSULATION
1	3-1/2	1 LAYER, 5/8" THICK	OPTIONAL
1	2-1/2	1 LAYER, 1/2" THICK	1-1/2"
1	1-5/8	1 LAYER, 1/4" THICK	OPTIONAL
2	1-5/8	2 LAYERS, 1/2" THICK	OPTIONAL
2	1-5/8	2 LAYERS, 5/8" THICK	OPTIONAL
2	3-1/2	1 LAYER, 3/4" THICK	2"
2	1-5/8	3 LAYERS, 1/2" THICK	OPTIONAL
3	1-5/8	2 LAYERS, 3/4" THICK	OPTIONAL
3	1-5/8	3 LAYERS, 5/8" THICK	OPTIONAL
4	1-5/8	4 LAYERS, 5/8" THICK	OPTIONAL
4	1-5/8	4 LAYERS, 1/2" THICK	OPTIONAL
4	2-1/2	2 LAYERS, 3/4" THICK	2"

- CANADIAN GYPSUM COMPANY - 1/2" THICK TYPE C, IP-X2 OR IPC-AR OR WRC, 5/8" THICK TYPE AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, OR WRC, 3/4" THICK TYPE IP-X3, ULTRACODE, ULTRACODE SHC, OR ULTRACODE WRC
- UNITED STATES GYPSUM COMPANY - 1/2" THICK TYPE C, IP-X2, IPC-AR, OR WRC, 5/8" THICK TYPE SCX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR, 3/4" THICK TYPE IP-X3, ULTRACODE, ULTRACODE SHC, OR ULTRACODE WRC
- USG MEXICO S DE CV - 1/2" THICK TYPE C, IP-X2, IPC-AR, OR WRC, 5/8" THICK TYPE AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WKX, 3/4" THICK TYPE IP-X3, ULTRACODE, ULTRACODE SHC, OR ULTRACODE WRC

4A. GYPSUM BOARD* - (AS AN ALTERNATE TO ITEM 4) - 5/8" THICK, 2-0" WIDE TONGUE AND GROOVE EDGE, APPLIED HORIZONTALLY AS THE OUTER LAYER TO ONE SIDE OF THE ASSEMBLY. SECURED AS DESCRIBED IN ITEM 5. JOINT COVERING (ITEM 7) NOT REQUIRED.

- CANADIAN GYPSUM COMPANY - TYPE SHX
- UNITED STATES GYPSUM CO - TYPE SHX
- USG MEXICO S DE CV - TYPE SHX

5. FASTENERS - (NOT SHOWN) - TYPE S OR S-12 STEEL SCREWS USED TO ATTACH PANELS TO STUDS (ITEM 2) OR FURRING CHANNELS (ITEM 6). SINGLE LAYER SYSTEM: 1" LONG FOR 1/2" AND 5/8" THICK PANELS OR 1-1/4" LONG FOR 3/4" THICK PANELS, SPACED 16" O.C. WHEN PANELS ARE APPLIED HORIZONTALLY, OR 8" O.C. ALONG VERTICAL AND BOTTOM EDGES AND 12" O.C. IN THE FIELD WHEN PANELS ARE APPLIED VERTICALLY. TWO LAYER SYSTEM: FIRST LAYER - 1" LONG FOR 1/2" AND 5/8" THICK PANELS OR 1-1/4" LONG FOR 3/4" THICK PANELS, SPACED 16" O.C. SECOND LAYER - 1-5/8" LONG FOR 1/2" AND 5/8" THICK PANELS OR 2-1/4" LONG FOR 3/4" THICK PANELS, SPACED 16" O.C. WITH SCREWS OFFSET 8" FROM FIRST LAYER. THREE LAYER SYSTEM: FIRST LAYER - 1" LONG FOR 1/2" AND 5/8" THICK PANELS SPACED 24" O.C. SECOND LAYER - 1-5/8" LONG FOR 1/2" AND 5/8" THICK PANELS SPACED 24" O.C. THIRD LAYER - 2-1/4" LONG FOR 1/2" OR 2-5/8" LONG FOR 5/8" PANELS, SPACED 12" O.C. SCREWS OFFSET MIN. 8" FROM LAYER BELOW. FOUR LAYER SYSTEM: FIRST LAYER - 1" LONG FOR 1/2" AND 5/8" THICK PANELS SPACED 24" O.C. SECOND LAYER - 1-5/8" LONG FOR 1/2" AND 5/8" THICK PANELS SPACED 24" O.C. THIRD LAYER - 2-1/4" LONG FOR 1/2" OR 2-5/8" LONG FOR 5/8" PANELS, SPACED 24" O.C. FOURTH LAYER - 2-5/8" LONG FOR 1/2" THICK PANELS OR 3" LONG FOR 5/8" THICK PANELS, SPACED 12" O.C. SCREWS OFFSET MIN. 8" FROM LAYER BELOW.

6. FURRING CHANNELS - (OPTIONAL, NOT SHOWN, FOR SINGLE OR DOUBLE LAYER SYSTEMS) - RESILIENT FURRING CHANNELS FABRICATED FROM MIN 25 MSG CORROSION-PROTECTED STEEL, SPACED VERTICALLY A MAX OF 24" OC. FLANGE PORTION ATTACHED TO EACH INTERSECTING STUD WITH 1/2" LONG TYPE S-12 STEEL SCREWS. NOT FOR USE WITH ITEM 4A.

6A. STEEL FRAMING MEMBERS (NOT SHOWN)* - (OPTIONAL ON ONE OR BOTH SIDES, NOT SHOWN FOR SINGLE OR DOUBLE LAYER SYSTEMS) - AS AN ALTERNATE TO ITEM 6, FURRING CHANNELS AND STEEL FRAMING MEMBERS AS DESCRIBED BELOW:

a. FURRING CHANNELS - FORMED OF NO. 25 MSG GALVANIZED STEEL 2-3/8" WIDE BY 7/8" DEEP, SPACED MAX 24" OC PERPENDICULAR TO STUDS. CHANNELS SECURED TO STUDS AS DESCRIBED IN ITEM 5. GYPSUM BOARD ATTACHED TO FURRING CHANNELS AS DESCRIBED IN ITEM 5. NOT FOR USE WITH ITEM 4A.

b. STEEL FRAMING MEMBERS* - USED TO ATTACH FURRING CHANNELS (ITEM 6a) TO STUDS (ITEM 2). CLIPS SPACED MAX 48" OC, AND SECURED TO STUDS WITH No 8 x 1-1/2" MIN SELF-DRILLING, S-12 STEEL SCREWS THROUGH THE CENTER GROMMET. FURRING CHANNELS ARE FRICTION FITTED INTO CLIPS

- PAC INTERNATIONAL INC - TYPE RSIC-1

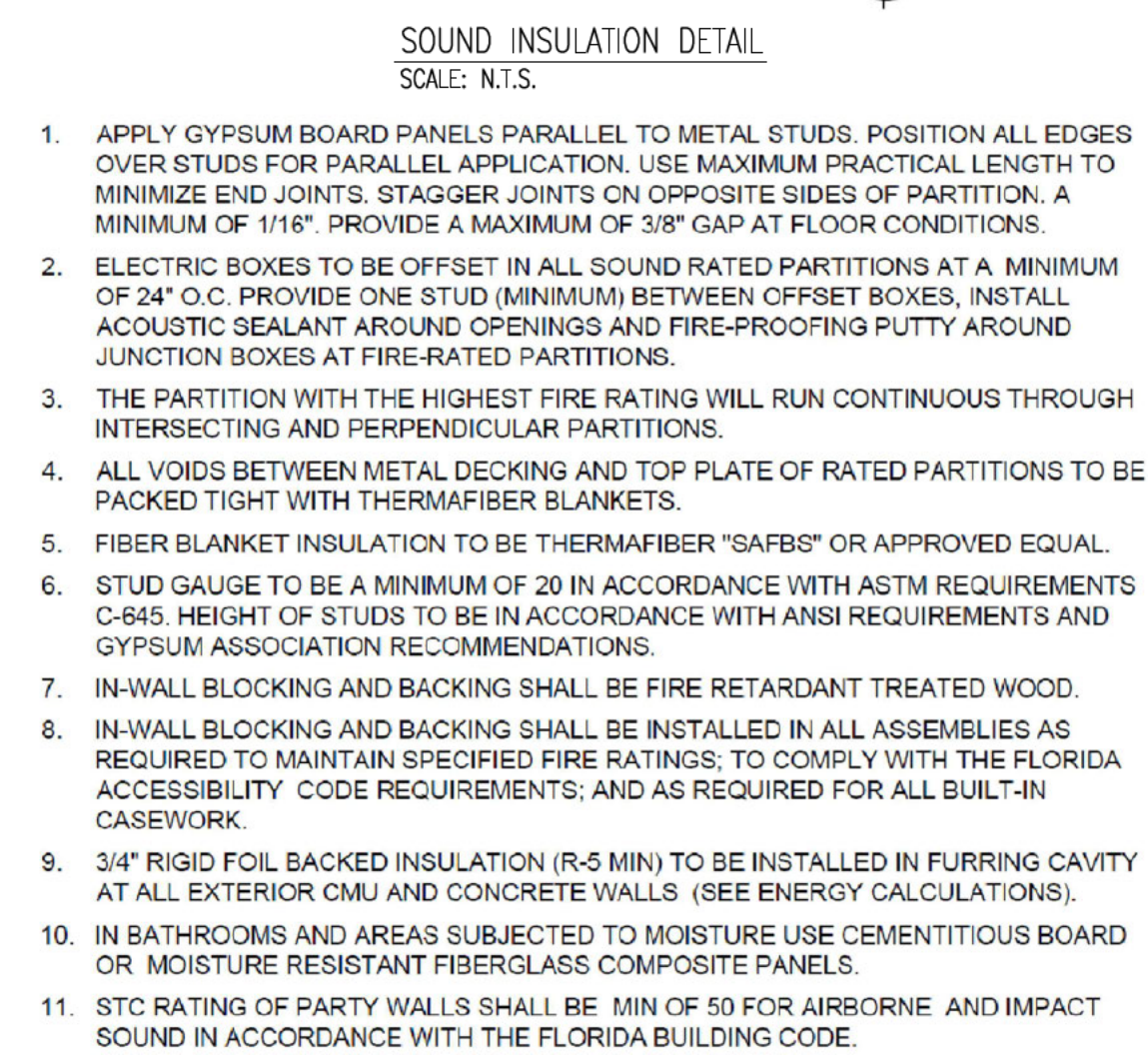
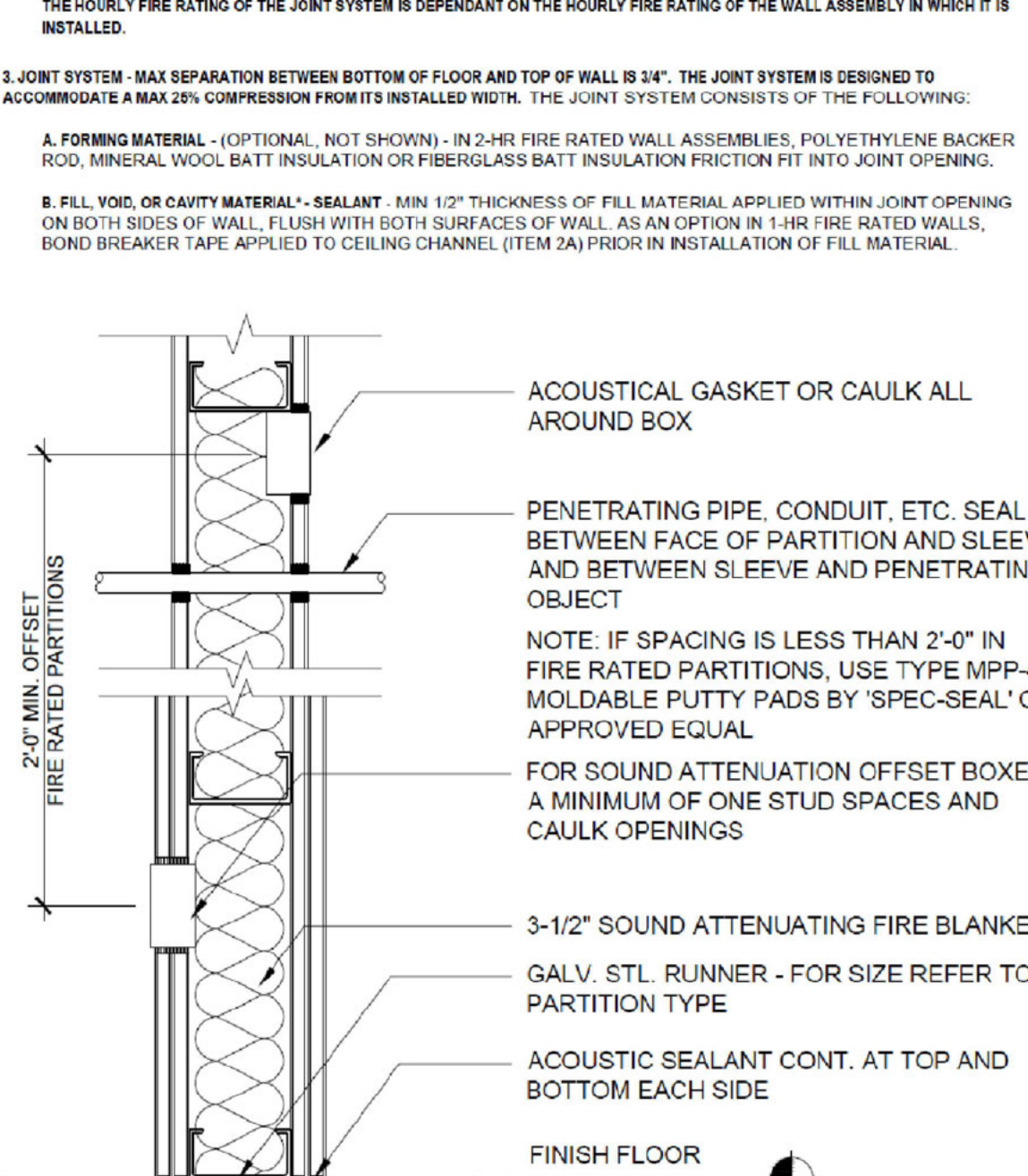
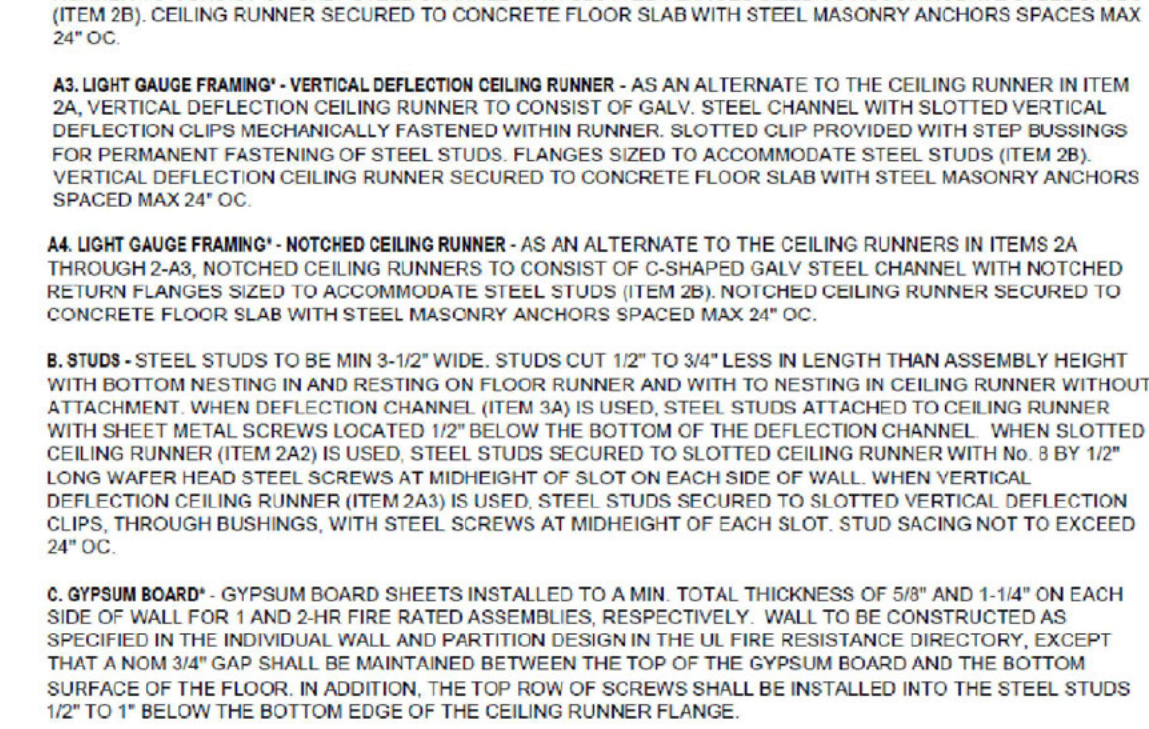
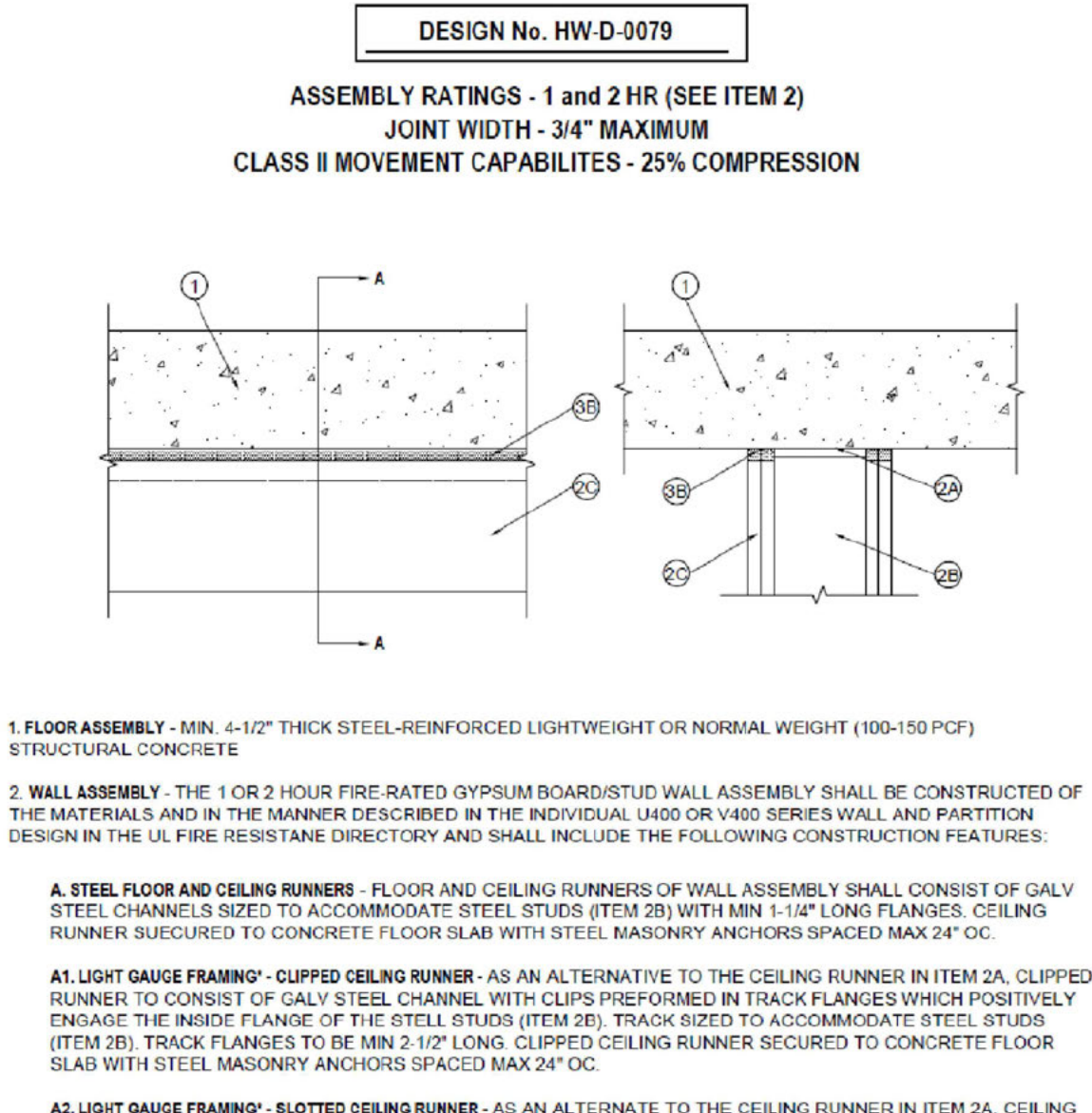
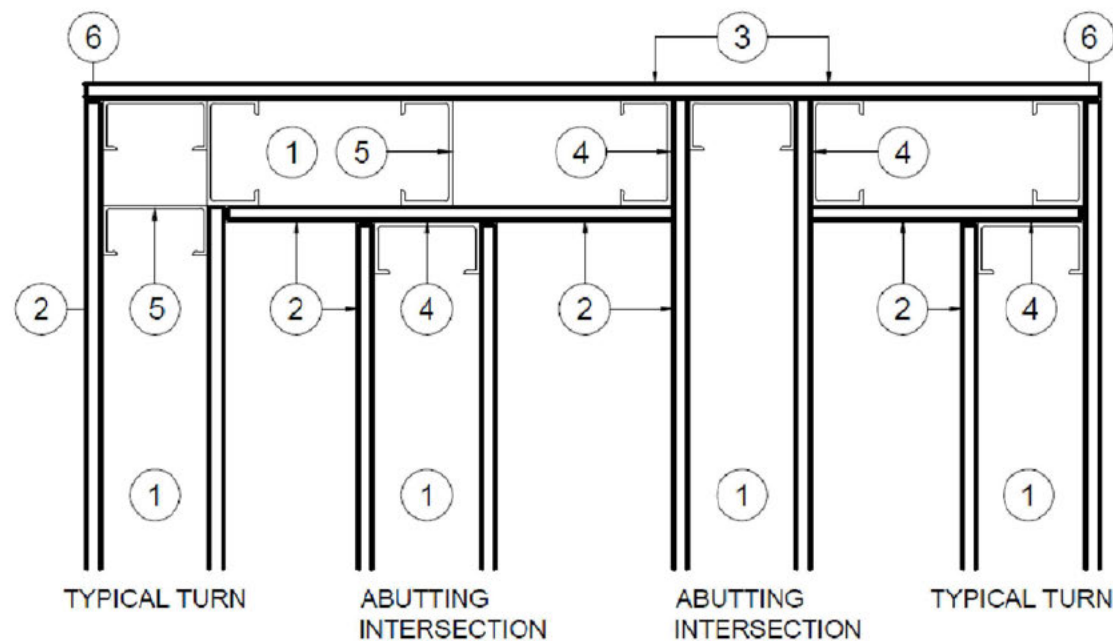
7. JOINT TAPE AND COMPOUND - VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OR OUTER LAYER, PAPER TAPE, NOM 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYER PANELS. PAPER TAPE AND JOINT COMPOUND MAY BE OMITTED WHEN GYPSUM PANELS ARE SUPPLIED WITH A SQUARE EDGE.

8. SIDING, BRICK, OR STUCCO - (OPTIONAL, NOT SHOWN) - ALUMINUM, VINYL, OR STEEL SIDING, BRICK VENEER, OR STUCCO, MEETING THE REQUIREMENTS OF LOCAL CODE AGENCIES, INSTALLED OVER GYPSUM PANELS. BRICK VENEER ATTACHED TO STUDS WITH CORRUGATED METAL WALL TIES ATTACHED TO EACH STUD WITH STEEL SCREWS, NOT MORE THAN EACH SIXTH COURSE OF BRICK.

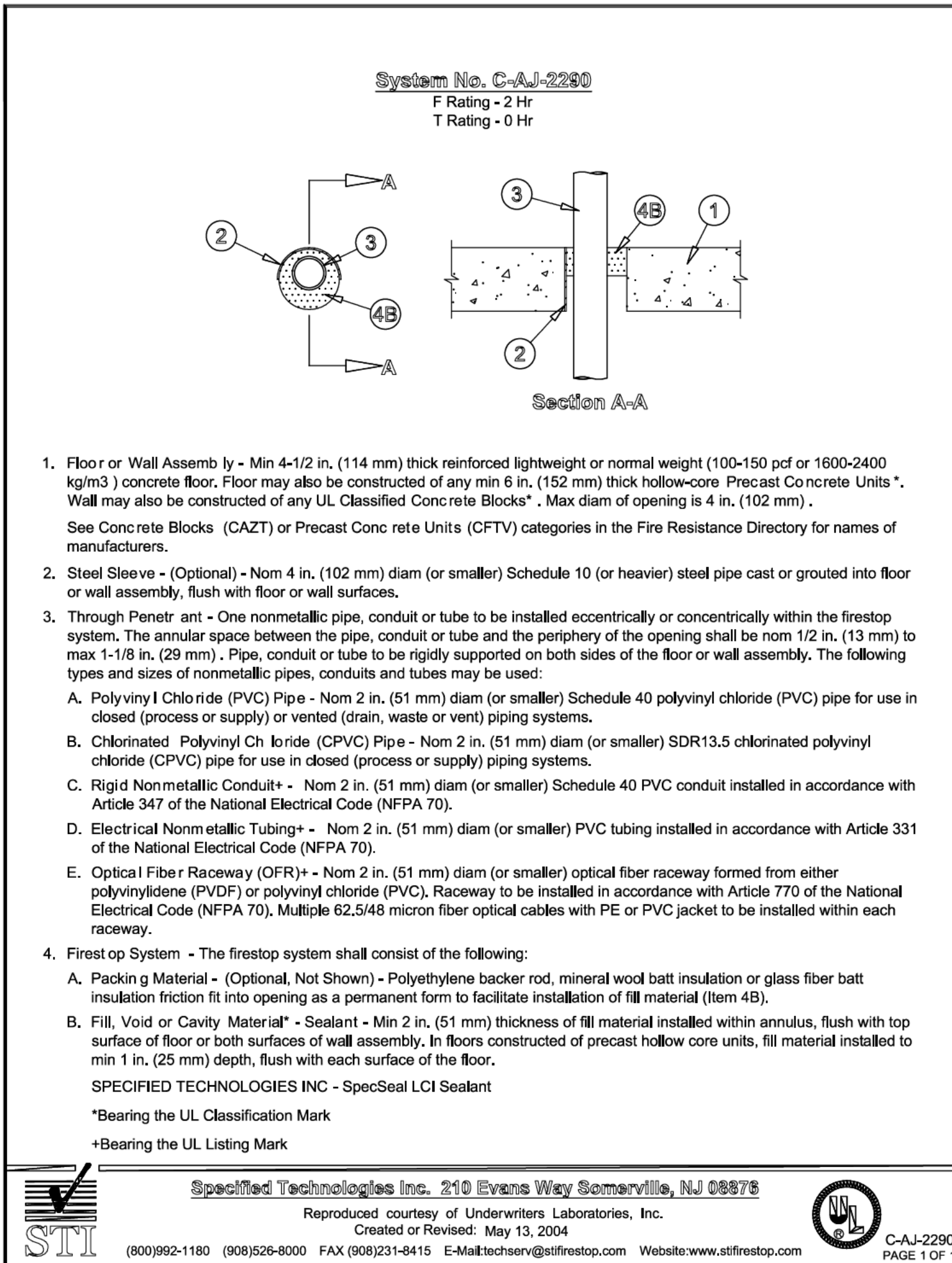
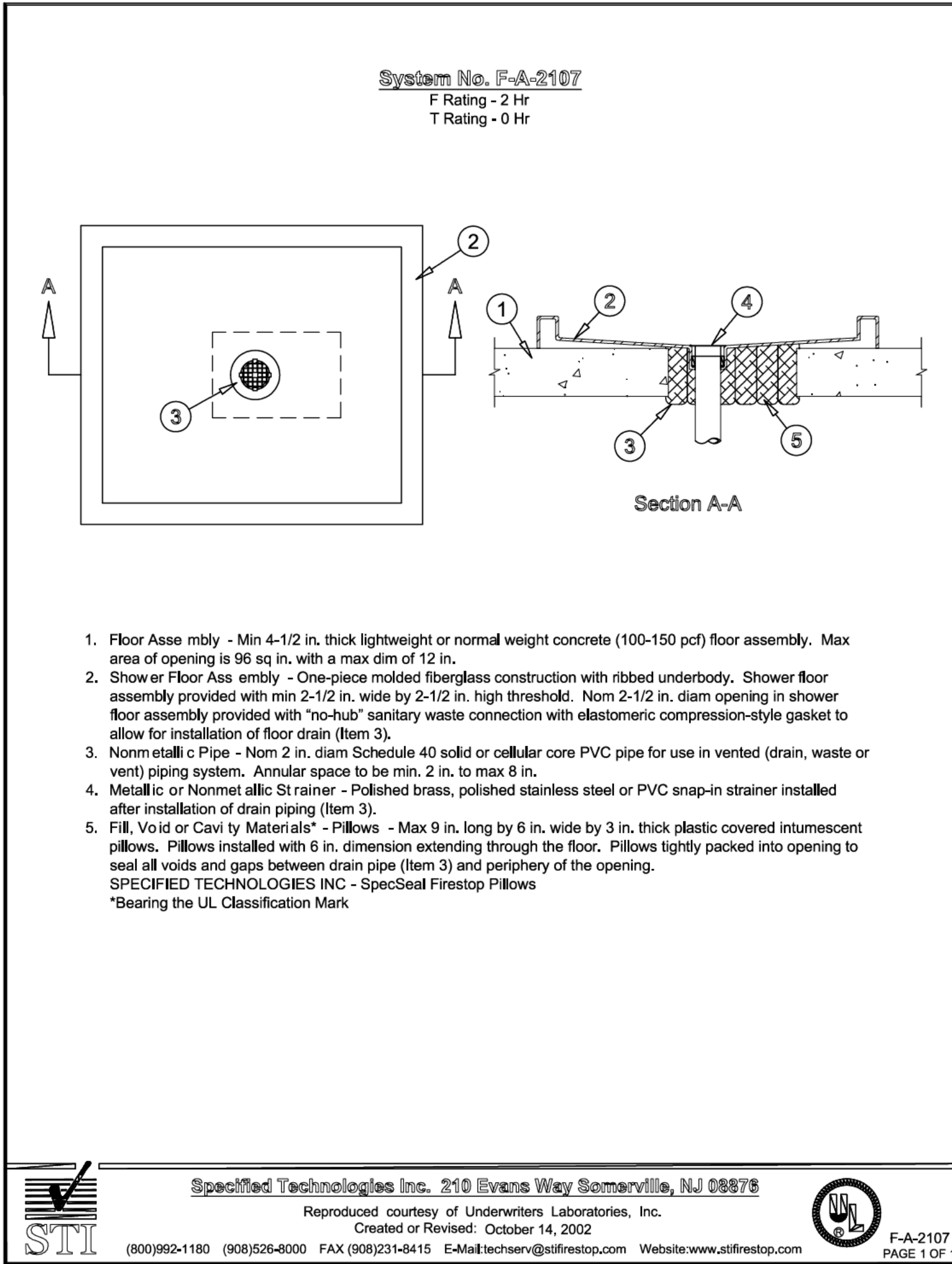
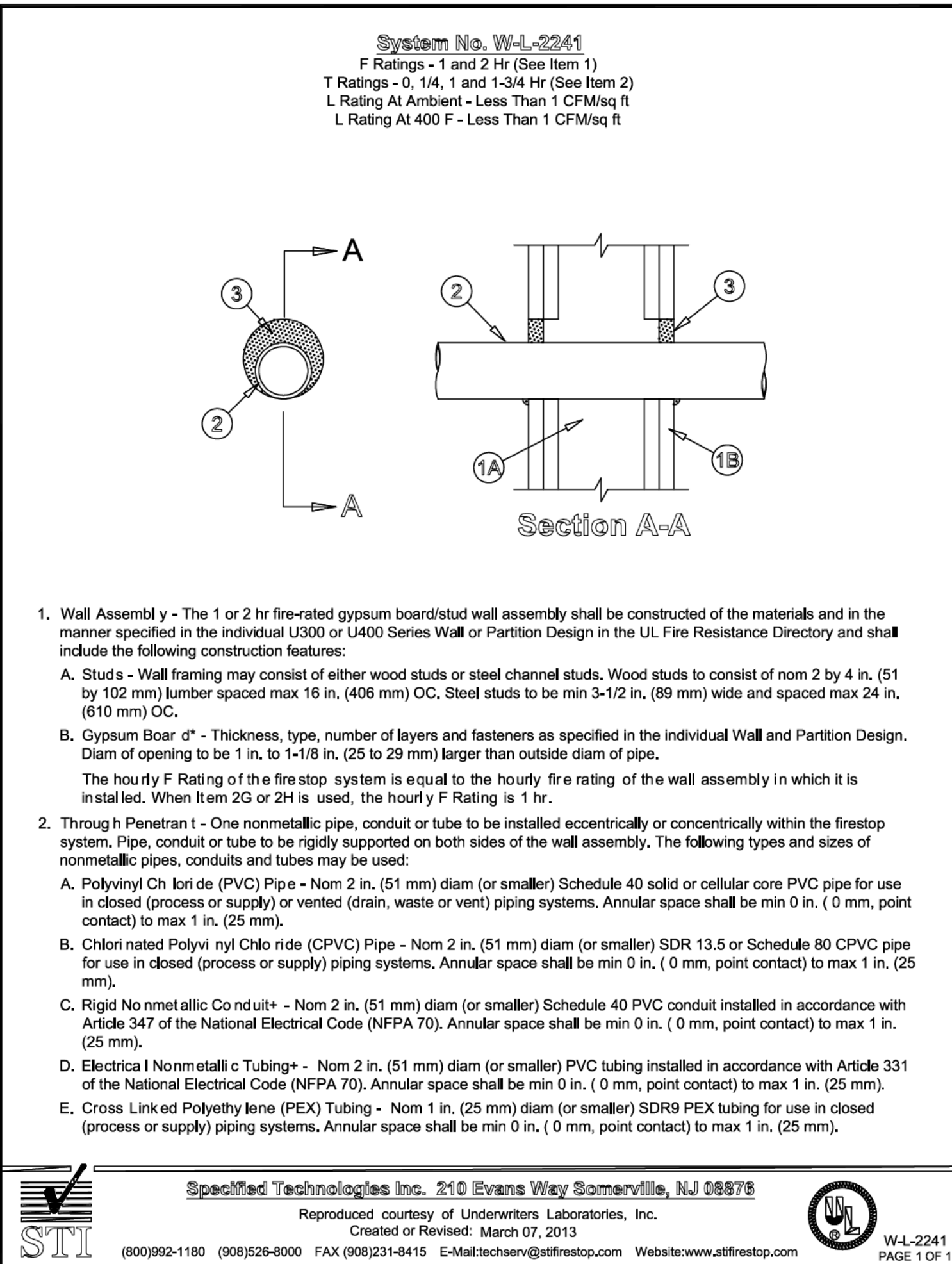
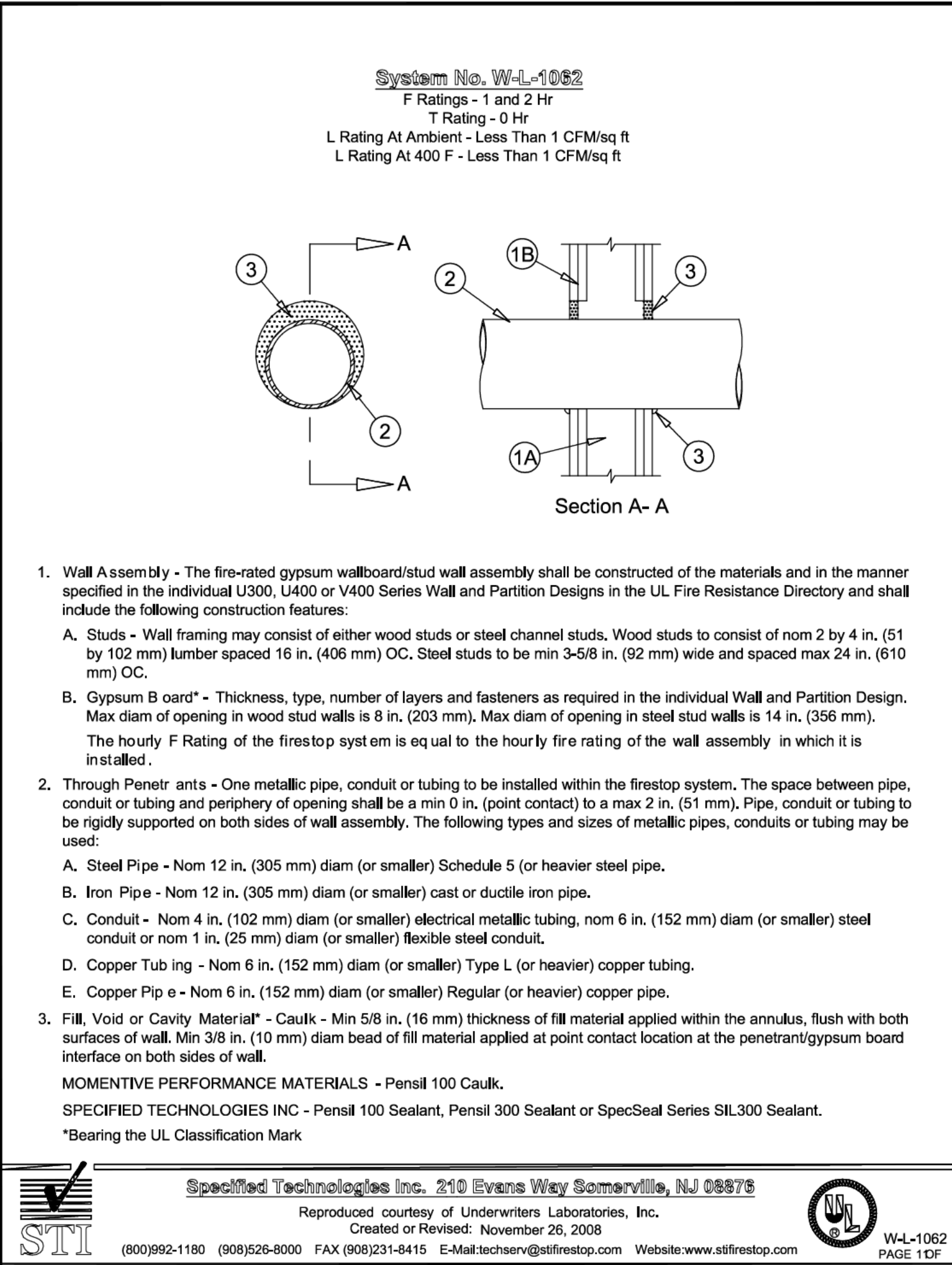
9. CAULKING AND SEALANTS* - (OPTIONAL, NOT SHOWN) - A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.

- UNITED STATES GYPSUM CO - TYPE AS

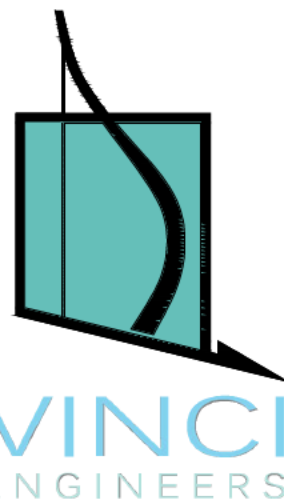
* Bearing the UL Classification Mark



GENERAL PARTITION NOTES



AREA FOR AHU STAMP



K-2 design, Inc
200 SE 4th Street,
Hallandale Beach, FL 33009
Phone: 786.607.3797
Fax: 954.212.0165
manager@vinciengineers.com
www.vinciengineers.com

This item has been digitally signed and seal by
Aleksiej Bereznoj; and printed copies of this
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signature must be verified on any electronic copies.



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NOTES AND DETAILS

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APPLICATION

STRATEGIC INVESTMENT PROGRAM

Strategic Investment Program Application Form

Date of Application September 04, 2025

1. Address of project requesting CRA investment:

199 N Ocean Blvd,
Pompano Beach, FL 33062
United States

2. Name of Applicant:

Oleksandr Yanovskyi / Yana Yanovska

Address of Applicant:

3333 Port Royale, S Drive, Apt. 631
Fort Lauderdale, 33308

Phone: 240-620-7969 Fax:

Email: aleksandr.yanovskyi@gmail.com

3. Does the applicant own project property? ☐ Yes ☒ No

If "No" box is checked, when will property be in control (own or long-term lease) of applicant?

June 17, 2025. Lease for 10 years with an
option to extend.

Indicate the owning entity of the property (i.e. name on property title)

LeaseFlorida Pompano LLC

4. What is the total estimated project investment?

Current assessed value : \$ 1612230.00

New capital investment dollars: \$ 692,460.07

Total estimated new assessment: \$ 2,304,690.07

5. What is the percentage (%) amount of ownership equity relative to total estimated project investment?

☒ 20% or more

☐ 10% to 19.9%

☐ Less than 10%

☐ None

6. What is the percentage (%) of minority ownership of the project?

☐ 100%

☒ 50% or more

☐ Less than 50%

☐ None

7. How many jobs for neighborhood residents will be created upon completion of the project?

☐ 1-5

☐ 6-10

☒ 10+

☐ None

8. When is it anticipated that construction could begin, assuming project receives SIP assistance? (A detailed project schedule must accompany application)

☒ Less than 12 months

☐ 12 to 16 months

☐ 16 to 24 months

☐ Longer than 24 months

9. Include with this application:

- Two bids/quotes from 2 licensed contractors
- Detailed Budget for entire project
- City of Pompano Beach Business Tax Receipt
- Current Photograph of existing property conditions
- Description of proposed development/improvement of property
- Preliminary site plan, floor plans and renderings that enable staff to determine quality of design; parking must be included in the site plan and meet current code regulations
- Infrastructure improvements, if any, in either the public ROW or on private property
- Preliminary project schedule
- Tenant makeup

- Resume of developer indicating related development experience
- Business and Financial Information:
 - *Business Plan
 - *Pro forma
 - *Mortgage on property. If applicant does not own property, a written authorization from property owner to make changes outlined in the project needs to be provided
 - *Lease agreements with at least 24 months remaining
 - *Letter of Intent from lending institution
 - *Partnership and/or ownership information with equity positions

Authorized Representative

YANA YANOVSKA
Name

VP
Title


Signature

09/04/2025
Date

Please Note

Property to be improved must be free of all municipal and county liens, judgments or government encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meet the goals and objectives as set forth in the East CRA District Five Year Strategic Finance Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or government encumbrances of any kind under the term of the agreement.

BUDGET AND CONSTRUCTION ESTIMATE

Division	Labour Description	QTY	UOM	Rate	Labor Cost	Labor Cost by Division	Material	QTY	UOM	Price	Material Cost	Material Cost by division	Equipment	Equipment cost	Equipment cost by division	Total by item	Total by division
1	General Requirements					\$1,535						\$1,535.57			\$700.00		\$3,588.57
	Temporary Scaffolding install/remove	1	hr	\$35	\$35		-						Temporary Scaffolding	\$700.00		\$735.00	
	Protection, Progress Cleaning	1	item	\$1,500	\$1,500		-									\$1,500.00	
							Heavy Duty Temporary Floor Protection Board (38"x100')	11	pcs	\$83.57	\$919.27					\$919.27	
							10 ft. x 100 ft. Clear 6 mil. Plastic Sheeting	2	pcs	\$91.11	\$182.22					\$182.22	
							Floor Protection Seam Tape	6	pcs	\$13.70	\$82.20					\$82.20	
							2.92 ft. x 200 ft. Builders Paper Drop Cloth	2	pcs	\$24.66	\$49.32					\$49.32	
							Stretch Wrap (20 in. x 1000 ft)	1	pcs	\$65.76	\$65.76					\$65.76	
							Multi-Surface Painter's Tape	2	pcs	\$27.40	\$54.80					\$54.80	
2	Existing Conditions.					\$37,990						\$1,710.00			\$90.71		\$39,790.21
	Ceiling demolition	9194	sf	\$2	\$18,388											\$18,388.00	
							Disposal Bags(50 bags)	5	box	\$50.00	\$250.00		Reciprocating Saw	\$9.19		\$259.19	
	demolition	248	sf	\$5	\$1,240											\$1,240.00	
							Diamond blade 20"	1	pcs	\$330.00	\$330.00		Walk-behind saw	\$1.60		\$331.60	
							Carbide tipped chisel bits	3	pcs	\$150.00	\$450.00		Jackhammer	\$12.80		\$462.80	
													SDS-Max hammer	\$3.50		\$3.50	
							Disposal Bags(50 bags)	1	box	\$50.00	\$50.00		Reciprocating Saw	\$1.26		\$51.26	
	Tile / vinyl floor demolition	1637	sf	\$4	\$6,548											\$6,548.00	
							Disposal Bags(50 bags)	3	box	\$50.00	\$150.00		Jackhammer	\$13.10		\$163.10	
													Floor Scraper	\$32.74		\$32.74	
	Carpet floor demolition	4013	sf	\$2	\$6,020											\$6,019.50	
	Interior Doors demolition	16	pcs	\$135	\$2,160											\$2,160.00	
													Reciprocating Saw	\$0.32		\$0.32	
	Cut opening in wall	77	cf	\$12	\$924											\$924.00	
							Diamond blade 20"	1	pcs	\$330.00	\$330.00		Jackhammer	\$11.20		\$341.20	
							Carbide tipped chisel bits	1	pcs	\$150.00	\$150.00		SDS-Max hammer	\$5.00		\$155.00	
	Electrical Panel demolition	1	pcs	\$200	\$200		-									\$200.00	
3	Concrete					\$3,735						\$6,032.38			\$72.31		\$9,839.69
	Reinforcing and Repair of Cast-in-Place Concrete	249	SF	\$15	\$3,735											\$3,735.00	
							Quikrete 80 lb. Concrete Mix	124.5	pcs	\$8.78	\$1,093.31		Rebar Cutter	\$3.74		\$1,097.04	
							Quikrete 1 Qt. Bonding Adhesive	13	pcs	\$14.62	\$190.00		Trowel and tools	\$25.00		\$215.00	
							#4 rebar 10 ft	61	pcs	\$12.43	\$758.49		Concrete Mixer	\$43.58		\$802.07	
							Dayton D250XL	242	pcs	\$16.49	\$3,990.58					\$3,990.58	
8	Openings					\$4,000									\$2.50		\$4,002.50
	Single Door D installation	10	pcs	\$400	\$4,000											\$4,000.00	
							Interior Door	10	pcs	TBD			Power Drill	\$2.50		\$2.50	
							Single Door hardware	10	pcs	TBD							
9	Finishes					\$249,587						#####			\$1,034.91		\$400,285.51
	Cement board partitions on metal framing	4846	SF	\$8	\$38,768								Cordless Drill	\$48.50		\$38,816.50	
							Steel Studs (3-5/8" x 10', 25 Gauge)	372	pcs	\$15.77	\$5,866.44		Drywall Lifter	\$73.00		\$5,939.44	
							Steel Studs (3-5/8" x 20', 25 Gauge)	137	pcs	\$30.14	\$4,129.18					\$4,129.18	
							Steel Tracks (3-5/8" x 10', 25 Gauge)	81	pcs	\$15.67	\$1,269.27		Drywall Screw Gun	\$14.54		\$1,283.81	
							Grabber #6 x 1/2 in. Fine Thread Drywall Screws(191 pcs)	8	box	\$7.90	\$63.20		Mud Mixer	\$7.80		\$71.00	

Division	Labour Description	QTY	UOM	Rate	Labor Cost	Labor Cost by Division	Material	QTY	UOM	Price	Material Cost	Material Cost by division	Equipment	Equipment cost	Equipment cost by division	Total by item	Total by division
							1/2 in. x 3 ft. x 5 ft. Cement Backerboard	712	pcs	\$24.45	\$17,408.40		Sanding Pole	\$9.80		\$17,418.20	
							#9 x 1-1/4 in. Ribbed Flat Head T25 Star Drive Cement Board Screw (185pcs)	158	pack	\$13.81	\$2,182.61		Circular Saw	\$12.50		\$2,195.11	
							Custom Building Products VersaBond 50lb. Gray Thin-Set Mortar	194	pcs	\$20.37	\$3,950.81		Hand tools	\$200.00		\$4,150.81	
							2 in. x 150 ft. Cement Board Joint Tape	36	roll	\$12.53	\$451.08					\$451.08	
							Knauf R-13 EcoRoll 3-1/2" Fiberglass Insulation Roll	134	roll	\$36.31	\$4,865.54					\$4,865.54	
							Corner bead	96	pcs	\$4.80	\$460.80					\$460.80	
	Wall Reinforcing for aquarium installation	13	pcs	\$300	\$3,900											\$3,900.00	
							Metal Studs	169	lf	\$15.20	\$2,568.80		Power Drill	\$8.45		\$2,577.25	
							Reinforcement Plates	26	pcs	\$20.10	\$522.60					\$522.60	
	Wall Skim Coating 1/8"	9692	SF	\$5	\$43,614											\$43,614.00	
							Mapei Planipatch 10 lb	693	pcs	\$18.31	\$12,688.83		Sanding Pole	\$38.77		\$12,727.60	
							Zinsser Bulls Eye 1-2-3 primer	36	gal	\$33.71	\$1,213.70		Mud Mixer	\$9.69		\$1,223.40	
							Sanding paper	10	pack	\$17.05	\$170.50		Airless Sprayer (Primer)	\$96.92		\$267.42	
	Acoustical Tile Installation	9194	sf	\$4	\$36,776											\$36,776.00	
							Armstrong CEILINGS Acoustical Tile	9194	sf	\$2.70	\$24,778.75					\$24,778.75	
	Sound insulation install	9194	sf	\$3	\$27,582											\$27,582.00	
							Soniguard 24 in. x 24 in. Drop Ceiling Acoustic/Thermal Insulation	9194	sf	\$3.34	\$30,698.77					\$30,698.77	
	Concrete floor polishing	5633	SF	\$5	\$28,165											\$28,165.00	
							3 in. 100-Grit Concrete Diamond Floor Polishing Pads	169	pcs	\$23.50	\$3,970.66		Concrete Floor Grinder	\$175.00		\$4,145.66	
							3 in. 800-Grit Concrete Diamond Floor Polishing Pads	113	pcs	\$19.50	\$2,202.94		Polishing Machin	\$104.00		\$2,306.94	
							Eagle 1 Gal. Concrete Polish Gloss Floor Finish EWG1	6	pcs	\$61.05	\$366.32					\$366.32	
							Eagle 5 Gal. Concrete Polish Gloss Floor Finish EWG5	6	gall	\$49.37	\$296.25					\$296.25	
	Two-Coat wall painting	####	sf	\$3	\$70,782											\$70,782.00	
							Sherwin-Williams Duration Home Interior Acrylic Latex (1 gal)	135	gal	\$123.13	\$16,622.55		High-Precision Airbrush System	\$235.94		\$16,858.49	
							Premium Paint Rollers (9" x 3/8", 3-pack)	235.94	pack	\$15.10	\$3,562.69					\$3,562.69	
							PVA Drywall Primer & Sealer(1 gal)	118	gal	\$23.12	\$2,728.16					\$2,728.16	
							Painter's Tape (180 linear ft per roll)	235.94	roll	\$9.05	\$2,135.26					\$2,135.26	
							Canvas Drop Cloth (9 ft x 12 ft)	219	pcs	\$20.50	\$4,489.50					\$4,489.50	
22	Plumbing					\$41,550						\$22,861.30					\$64,411.30
	Water Supply Pipe Installation	650	lf	\$7	\$4,225											\$4,225.00	
							Water Supply Pipes (PEX or PVC)	650	lf	\$2.60	\$1,690.00					\$1,690.00	

Division	Labour Description	QTY	UOM	Rate	Labor Cost	Labor Cost by Division	Material	QTY	UOM	Price	Material Cost	Material Cost by division	Equipment	Equipment cost	Equipment cost by division	Total by item	Total by division
	Hot Water Pipe Installation	350	lf	\$7	\$2,275											\$2,275.00	
							Hot Water Pipes (PEX or Copper)	350	lf	\$5.20	\$1,820.00					\$1,820.00	
	Sewage Pipe Installation	600	lf	\$13	\$7,800											\$7,800.00	
							Sewage Pipes (PVC)	600	lf	\$6.50	\$3,900.00					\$3,900.00	
	Installation of a plumbing fixture point	36	pcs	\$195	\$7,020											\$7,020.00	
	Installation of a sewage point	36	pcs	\$195	\$7,020											\$7,020.00	
	System balancing	2	service	\$2,600	\$5,200											\$5,200.00	
	Supply of materials	1	pcs	\$1,300	\$1,300											\$1,300.00	
							Fittings kit (elbows, tees, etc.)	1	pcs	\$1,884.00	\$1,884.00					\$1,884.00	
							Valves kit (shut-off valves)	1	pcs	\$2,560.00	\$2,560.00					\$2,560.00	
							Consumables (tape, sealants, etc.)	1	pcs	\$2,047.50	\$2,047.50					\$2,047.50	
	Tankless water heaters	2	pcs	\$1,600	\$3,200											\$3,200.00	
							TANKLESS WATER HEATING UNIT MINI - E.2.5-1	2	pcs	\$390.00	\$780.00					\$780.00	
	Toilet	2	pcs	\$585	\$1,170											\$1,170.00	
							Toilet	2	pcs	\$1,200.00	\$2,400.00					\$2,400.00	
	Handheld Bidet	2	pcs	\$260	\$520											\$520.00	
							Handheld Bidet	2	pcs	\$890.00	\$1,780.00					\$1,780.00	
	Toilet Paper Holder	2	pcs	\$65	\$130											\$130.00	
							Toilet Paper Holder	2	pcs	\$71.50	\$143.00					\$143.00	
	Sink installation	2	pcs	\$585	\$1,170											\$1,170.00	
							Bathroom Sink	2	pcs	\$800.00	\$1,600.00					\$1,600.00	
	Sink Faucet	2	pcs	\$260	\$520											\$520.00	
							Bathroom sink Faucet	2	pcs	\$1,128.40	\$2,256.80					\$2,256.80	
23	HVAC/ Mechanical					\$20,020											\$20,020.00
	Installation work	1	service	\$18,785	\$18,785											\$18,785.00	
	Disconnect and remove Supply air diffuser	1	service	\$780	\$780											\$780.00	
	Relocate existing return air grille	1	service	\$455	\$455											\$455.00	
26	Electrical					\$32,297						\$12,595.79					\$44,892.79
	Typical outlet	26	pcs	\$46	\$1,183											\$1,183.00	
							Typical outlet	26	pcs	\$35.00	\$910.00					\$910.00	
	GFCI	5	pcs	\$65	\$325											\$325.00	
							GFCI	5	pcs	\$40.00	\$200.00					\$200.00	
	Switches	36	pcs	\$52	\$1,872											\$1,872.00	
							Switches	36	pcs	TBD							
	EXIT SIGN	13	pcs	\$52	\$676											\$676.00	
							EXIT SIGN	13	pcs	\$190.43	\$2,475.59					\$2,475.59	
	FLUSH MOUNTED CEILING LIGHT FIXTURES	31	pcs	\$130	\$4,030											\$4,030.00	
							FLUSH MOUNTED CEILING LIGHT FIXTURES	31	pcs	TBD							
	Emergency light	21	pcs	\$494	\$10,374											\$10,374.00	
							Emergency light	21	pcs	TBD							
	Combo Emergency light	4	pcs	\$260	\$1,040											\$1,040.00	
							Combo Emergency/Exit Light w/ Battery Backup	4	pcs	TBD							
	OCCUPANCY SENSOR	8	pcs	\$260	\$2,080											\$2,080.00	
							OCCUPANCY SENSOR	8	pcs	TBD							
	Fluorescent fixture	3	pcs	\$182	\$546											\$546.00	



Division	Labour Description	QTY	UOM	Rate	Labor Cost	Labor Cost by Division	Material	QTY	UOM	Price	Material Cost	Material Cost by division	Equipment	Equipment cost	Equipment cost by division	Total by item	Total by division
							Fluorescent fixture	3	pcs	TBD							
							TRACK LIGHT	76	lf	TBD							
	UV LED	7	pcs	\$163	\$1,141											\$1,141.00	
							UV LED	7	pcs	\$232.90	\$1,630.30					\$1,630.30	
	LED strip	346	lf	\$5	\$1,730											\$1,730.00	
							LED Strip Holders	346	lf	\$4.18	\$1,445.76					\$1,445.76	
							Waterproof LED strip	346	lf	\$5.59	\$1,934.14					\$1,934.14	
	Installation of Circuit Breaker Panel	1	pcs	\$3,500	\$3,500											\$3,500.00	
							Circuit Breaker Panel	1	pcs	\$4,000.00	\$4,000.00					\$4,000.00	
	SUBTOTAL					\$390,714						\$194,216.64			\$1,900.42		\$586,830.57
	OVERHEAD		10%														\$58,683.06
	CONTINGENCY		5%														\$29,341.53
	INSURANCE		3%														\$17,604.92
	TOTAL																\$692,460.07

Payment Schedule	%	Amount
Contract Signing	35%	\$242,361
Work starts	15%	\$103,869
Structural base finished	25%	\$173,115
Envelope Completion	10%	\$69,246
Completion of Interior Finishing	10%	\$69,246
Final Payment Punch List	5%	\$34,623
Total	100%	\$692,460

Approved by

Iaroslav Pokotylo

Date

Signature

NOTES
The client's signature on this estimate signifies their comprehensive understanding and acceptance of the work scope, associated costs, and payment schedule as detailed herein. This includes, but is not limited to, the conditions under which the work will be executed, as outlined in the Contract Agreement. Upon finalization, agreement, and signing of this estimate, it will represent the principal contract cost for the specified work only. Any subsequent modifications, whether additions or deductions, after the estimate's finalization, will be processed either as Additional Charges or Credits, respectively.
Delays attributable to actions or inactions by the client and/or designer, including but not limited to decisions, selections, purchases, delivery of materials, or late payments, may incur additional management fees (as specified under Division 00 of the contract) and necessitate adjustments to the project schedule, including the completion date.
In the event that unforeseen conditions (such as existing pipes, columns, or structural impediments) are encountered during the execution of the agreed-upon scope of work, an assessment will be undertaken to determine the feasibility of completing the original scope. Should adjustments be possible, an Additional Charge will be levied for the extra work required. Conversely, if these conditions are deemed structural and unalterable, a revision of the approved estimate will be mandatory to reflect these changes.
INBICOM, LLC., hereby disclaims responsibility for any defects in materials, damages arising from the use of defective materials, or delays resulting from circumstances beyond our control. Variations in shade or appearance due to inherent qualities of materials are expected, and INBICOM, LLC. assumes no responsibility for material conditions following installation completion.
The client is obliged to compile a Punch List within 15 days of notification, failing which the work will be considered complete. Following Punch List fulfillment, the client is expected to take possession of the completed unit within 15 days, after which full payment to INBICOM, LLC. becomes due.
This estimate remains valid for 30 days from its issuance, with prices subject to revision upon final project definition. Please note that any advance payments and General Contractor (GC) fees received are non-refundable, serving as a commitment to the project's initiation and progression.



ONLINE SERVICES

LICENSEE DETAILS

2:37:23 PM 9/24/2025

Apply for a License

[Verify a Licensee](#)[View Food & Lodging Inspections](#)[File a Complaint](#)[Continuing Education Course Search](#)[View Application Status](#)[Find Exam Information](#)[Unlicensed Activity Search](#)[AB&T Delinquent Invoice & Activity List Search](#)

Licensee Information

Name:	POKOTYLO, IAROSLAV (Primary Name)
	INBICOM LLC (DBA Name)
Main Address:	17150 N BAY RD 2814 SUNNY ISLES Florida 33160
County:	DADE

License Information

License Type:	Certified General Contractor
Rank:	Cert General
License Number:	CGC1535582
Status:	Current,Active
Licensure Date:	02/22/2024
Expires:	08/31/2026

Special Qualifications

Qualification Effective

Construction Business	02/22/2024
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Alternate Names

[View Related License Information](#)[View License Complaint](#)2601 Blair Stone Road, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395The State of Florida is an AA/EEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida. [Privacy Statement](#)

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.

PROPERTY DESCRIPTION AND INFORMATION

[< Prev Parcel](#)Tax Year 2025 ▾[Next Parcel >](#)**Property Summary****Property ID:** 484331000525**Property Owner(s):** NATIONS BANK NA FL9-001-32-07
% THOMSON REUTERS**Mailing Address:** PO BOX 2609 CARLSBAD, CA 92018
[click here to update mailing address](#)**Physical Address:** [199 N OCEAN BOULEVARD POMPANO BEACH, 33062](#)**Neighborhood:** Beach**Property Use:** [18-01 Office building, single tenant - 2 or more stories](#)**Millage Code:** [1511](#)**Adj. Bldg. S.F.:** 9841 [Card/Permits](#)**Bldg Under Air S.F.:****Effective Year:** 1980**Year Built:** 1969**Units/Beds/Baths:** 0 / /**Abbr. Legal Des.:** 31-48-43 PAR OF LAND BOUNDED ON N BY S R/W/L OF NE 2 ST,BNDED ON S BYLINE 250 S OF & PARA TO N/L OF PARCEL,BNDED ON E BY W R/W/L OF SR A1A,BNDED ON W BY LINE PER TO N & S/L & LOCATED 225 W OF SE COR OF PAR[<< Previous](#)[Next >>](#)**Deputy Appraiser:** Alec Rosales**Property Appraiser Number:** [954-357-6835](#)**Property Appraiser Email:** commercialtrim@bcpa.net



REGULATORY INFORMATION

Detail by Entity Name

Florida Profit Corporation
JELLYFISHES INC

Filing Information

Document Number	P23000062163
FE/EIN Number	93-3106558
Date Filed	08/24/2023
State	FL
Status	ACTIVE

Principal Address

199 N OCEAN BLVD
POMPANO BEACH, FL 33062

Changed: 09/18/2025

Mailing Address

7901 4th St N
24912
St. Petersburg, FL 33702

Changed: 03/25/2025

Registered Agent Name & Address

NORTHWEST REGISTERED AGENT LLC
7901 4TH ST N
STE 300
ST PETERSBURG, FL 33702

Name Changed: 02/13/2025

Address Changed: 02/13/2025

Officer/Director Detail

Name & Address

Title P

YANOVSKYI, OLEKSANDR
7901 4th St N
24912
St. Petersburg, FL 33702

Title VP

YANOVSKA, YANA
7901 4th St N
24912
St. Petersburg, FL 33702

Annual Reports

Report Year	Filed Date
2024	04/30/2024
2025	03/25/2025



Jun 17, 2025

COMMERCIAL LEASE

THIS LEASE MADE THIS _____ day of June 2025, by and between LeaseFlorida Pompano LLC, having an address of 5901 NW 151 St Suite 126 Miami Lakes, Florida 33014 (hereinafter called "LANDLORD"), and Jellyfishes Inc having an address of 199 N Ocean Blvd Pompano Beach FL 33062 The Parties acknowledge that Landlord is the owner of the Premises, subject to a land lease, and that Landlord is the assignee of the tenant/lessee rights under the land lease, thereby empowering Landlord to lease the Premises to Tenant. Landlord confirms that the parking lot contains parking spaces on the property identified in the legal description.. Tenant was given a copy of the land lease, parking lot lease and title information and has had an opportunity to review and do their due diligence.

WITNESSETH:

LANDLORD hereby leases to TENANT, upon the terms and conditions hereinafter set forth, the building (hereinafter called "Premises") as shown on Exhibit "A" attached, having an address of 199 N Ocean Blvd Pompano Beach FL 33062. The Premises shall consist of approximately 9841 sf consisting of approximately 6008 sf on the ground floor and 3,833 sf on the second floor, measured from outside perimeter wall to outside perimeter wall, front to rear and the center of the perimeter wall to the center of the perimeter wall, from the outside to outside wall, in the building shown on said Exhibit "A" as measured by BOMA standards along with the parking area. Tenant shall be obligated to verify dimensions. The Premise is located in of 199 N Ocean Blvd Pompano Beach FL 33062 formerly known as the Wells Fargo Branch (hereinafter called "retail center"). The Premises shall also include parking space on the parking lot that exist on the identified legal description. This parking lot shall be for Tenant's exclusive use upon the earlier to occur of the two hundred and forty days from the date this lease is signed OR (ii) the date Tenant opens for business, until such time the landlord shall be permitted to maintain their lease with the City and collect all the revenues therefrom (hereinafter referred to as rent commencement period). Upon the rent commencement period, Tenant may, at its discretion, use any or all of the parking lot spaces for any legal purposes that is not in violation of this lease or any recorded document. Upon "rent commencement tenant" Tenant shall either assume the parking lot lease with the City or enter into its own lease agreement with the city or ask the Landlord to terminate the lease with the City. Tenant may at its discretion use the parking lot s it wishes, in compliance with city/county regulations, for its own parking use in whole or in part, for its own paid parking lot or for lease to the city in whole or in part. If the parking lot lease is continued with the City the landlord shall have the right to direct the City to make their lease payments directly to the landlord upon an event of default by the tenant.

1. TERM: The Term of this Lease is for a period of ten(10) years plus any Partial Lease Year (if applicable), from the date of Rent Commencement Date. The Rent Commencement Date shall be the earlier to occur of (i) two hundred and forty days(240) days from the date this lease is signed and the keys are delivered to the premises in its current as is where is condition OR (ii) on the date TENANT opens for business. If the Rent Commencement Date shall begin on the day other than the first day of the month, then the Term shall be extended by a period ("Partial Lease Year") equal to a date commencing on the Rent Commencement Date and ending on the last day of the month in which the Commencement Date occurs. Landlords' delivery of the premises shall be considered done once the keys are turned over to the building vacant in its current "as is" " where is" condition, (landlord shall not be obligated to do any work inside or outside of the premises). Tenant understands that this used to be a Wells Fargo branch and that they will need to convert it to their use. Tenant is aware that the property is subject to a land lease. Upon signing the lease and during the free rent period the tenant shall still be required to make monthly estimated CAM payment for the real estate taxes and insurance only; utilities shall be paid directly by tenant. After rent commencement the additional rent clause shall take effect. In the event insurance is paid by Tenant directly to insurer, then no CAM payment for insurance shall be collected by Landlord.

During the free rent period, Tenant shall remain responsible for payment of all operating expenses estimated below. Additionally, during this period, Landlord shall have the right to continue the parking lease with the City and receive all the revenues therefrom. This allowance as to the parking lot shall be applicable only until the earlier of two hundred and forty days from the date Landlord delivers possession of the Premises OR (ii) the date Tenant opens for business, at which time the parking lot shall be in Tenant's control and possession subject to the parking lot lease unless it is cancelled . Once cancelled, any City parking

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signage or apparatuses shall be removed from the parking lot pursuant to the terms of the parking lease,. Until the rent commencement period Tenant shall not be responsible or liable for maintenance thereof unless caused by tenant its contractors or invitees. The free and reduced rent is being given to tenant in lieu of Landlord having to do any improvements to the Premises.

Landlords current land lease term runs through May 2029 and then automatically renews for an additional 39 year term through May 2068 unless terminated. Landlord agrees not to terminate the extension under any circumstances while tenants lease is in existence, Landlord shall be responsible for the direct and consequential damages to Tenant resulting from the early termination of the land lease.

2. BASE RENT (MINIMUM RENT):

Upon signing the lease and during the free rent period the tenant shall still be required to make monthly estimated CAM payment for the real estate taxes and insurance only, utilities shall be paid directly by tenant. After rent commencement the additional rent clause shall take effect. After the Rent abatement period referenced in Sec. 1 above and upon the rent commencement period beginning, rent shall be calculated as follows:

Year 1 =	(NNN PSF NNN for the ground floor and PSF NNN for the 2 nd floor
with a 33% reduction for the initial 6 months as follows:	
Months 1-6	NNN per month
Months 7-12	NNN per month
Year 2 =	NNN
Year 3 =	NNN
Year 4 =	NNN
Year 5 =	NNN
Year 6 =	NNN
Year 7 =	NNN
Year 8 =	NNN
Year 9 =	NNN
Year 10 =	NNN

TENANT shall also be required to pay Additional Rent and Sales Tax during this period, the free rent and discounted rent period, payable in advance on the first day of each and every month. Beginning on year 2 The rent shall increase annually by 3% per annum.

Base Rent, Additional Rent and all other consideration payable by TENANT to LANDLORD (collectively "Rent") shall be paid by TENANT or by an assignee of TENANT or by a subtenant, such having been approved by the LANDLORD. Consent shall not be unreasonably withheld. Rent and all other charges must be paid when due and paid by ACH or wire transfer, per the following account instructions for Landlord:

Bank name: Ocean Bank

ABA/routing No.: 066011392

Account No.: 2648260609

Name on account: Leaseflorida Pompano llc

It is understood that applicable sales and use tax shall be paid by the TENANT for each installment of Rent and other charges under the original term and any extended term periods.

3. ADDITIONAL RENT: In addition to the Base Rent, TENANT shall pay as Additional Rent as herein defined. Additional rent shall commence to be paid on the 1st day of the lease commencement including during the free rent period, as estimated below and shall consist of its prorated share of: (a) all real estate taxes and assessments assessed, imposed or levied against the Premises as shown on Exhibit "A" (of which TENANT's Premises are a 100 %, however, that TENANT's share of real estate taxes and assessments, if any, shall not include any interest or penalties which arise from LANDLORD's failure to pay the taxes or assessment in a timely manner; (b) all insurance premiums including building and liability, an umbrella of not less than \$5 million, workers compensation, rent loss, flood, business interruption, terrorism, fire, casualty, Windstorm with a maximum 5% deductible and such other insurance as the LANDLORD reasonably requires on the building and common areas of the Retail Center; and tenant shall pay and handle directly (c) all common area maintenance charges including but not limited to plumbing, hvac, electrical, the parking lot, sidewalks, maintenance, lawn service, new landscaping, irrigation, security, common and parking lot area lighting, exterior painting, signage fire protection systems, utilities, trash removal, Landlord may

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not initiate any maintenance or improvement work (where Tenant is in compliance with the maintenance obligations hereunder) without consent of the Tenant, unless . Tenant is in default and an emergency situation exists that is not being timely and reasonably addressed by Tenant.

All of the above items paid or due by landlord shall be billed on a prorated basis for the exact amount of such expenses. It is agreed by the parties that tenants % share is _100%. Said payment for common expenses and maintenance is an estimated figure, the LANDLORD may elect at any time during the Term of this Lease to readjust said monthly assessment should operating costs and expenses change. At the end of the calendar year LANDLORD shall reconcile said expenses to determine TENANT'S actual proportional share of said cost. Should there be overages, LANDLORD shall credit TENANT'S next statement and any shortages shall be billed to the TENANT. At the time of billing, the outstanding balance from the TENANT to the LANDLORD shall be paid within ten (10) days thereof and incur a 10% penalty that shall be charged monthly while pending, failing which, the TENANT will be deemed in breach of this Lease and LANDLORD may take action as per the default clause herein.

Tenant understands and agrees that at times landlord may send a bill that may have an error on it. A bill received by landlord is not an estoppel. Landlord shall have the right to correct any bills sent later after landlord reconciles and realizes that a billing error occurred. Tenant shall still be responsible to pay all amounts owed even if previous amount charged is less. This applies to rental increases, sales taxes , CAM or passthrough expenses

Notwithstanding the foregoing, it is understood and agreed among Landlord and Tenant that as the Premises is a free standing building and not part of a retail plaza, Tenant shall be independently and directly responsible for management and performance of maintenance as to the Premises. Landlord shall not order, commence or perform any maintenance repairs, improvements or otherwise on or of the Premises unless Tenant is in default of its maintenance obligations. Accordingly, there should be no billing by Landlord or on Landlord's behalf, of the Tenant, for any repair, maintenance, improvement or other works on the Premises, unless Tenant is in default of its maintenance obligations or fails to correct a City, life safety or, Insurance deficiency .

(In addition , tenant shall handle and pay directly all other expenses necessary to operate the property safely and in good conditions and appearance including but not limited to all utilities, trash and for maintaining, cleaning the building, landscaping, parking area)

4. SECURITY DEPOSIT and ADVANCE RENT : upon signing of the lease, TENANT shall pay to LANDLORD a Security Deposit and Advance Rent and CAM totaling (Security Deposit equal to 2 months Rent, with the remainder being advance Rent towards the first six (6) months of Rent and CAM beginning with the CAM and Rent Commencement Date). performance of TENANT's obligations under this Lease, including without limitation the surrender of possession of Premises to LANDLORD as herein provided. Said funds shall be held by LANDLORD without liability for interest, as security for the faithful performance by TENANT of all the terms, covenants, and conditions of this Lease by TENANT to be kept and performed during the Term hereof. Upon the signing of the lease beginning with the CAM payment obligation and continuing with the Rent Commencement (following the rent abatement period), Landlord may begin applying deductions of Rent, TAX and CAM on a monthly basis until the is exhausted and used.

In addition to the payable to Landlord as stipulated herein, The Tenant shall provide a performance bond in the amount of at least \$500,000.00 (Five Hundred Thousand Dollars) for the sole benefit of the landlord as is usual and customary for construction. The bond shall be to secure and guarantee for the improvements upon the Premises which the Tenant plans to perform in order to open and operate its business. Proof of the bond shall be due once plans are approved. In the event tenant is unable to secure a performance bond as stipulated herein within 14 day then the tenant may place an escrow deposit in an amount of not less than \$376,000 The escrow funds shall be used to secure and guarantee for the improvements upon the Premises which the Tenant plans to perform in order to open and operate its business. The funds in escrow shall be released within 3day of the work being completed and inspected, per invoices or receipts from the contractor. The funds will only be released from escrow for actual hard costs completed in a prorate amount sufficient to complete the entire job..

5. As to all additional rent or CAM related charges billed by Landlord that exceed the estimated real estate tax amount that is public record. Landlord shall provide to Tenant evidence of actual payment or invoice, reason for the work/expense and any other details reasonably sought by the tenant. This however shall not delay the monthly estimated CAM amount "All information provided shall remain strictly confidential."

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6. **PRIMARY USE:** Provided the TENANT is not in material default of any of the terms and conditions of this Lease, TENANT, during the Term of this Lease, shall have the right to operate solely as a for profit museum, or any other legal use with landlords approval in its sole and absolute discretion. As part of its operation as a marine life/jellyfish museum, the Tenant may serve food and beverages (non alcoholic), operate a gift shop, provide photography services, and hold special events (private parties, wedding, corporate events, birthday parties, etc.) in its space. The precedent shall be subject to any and all licenses required and any and all repairs and improvements necessary to make the premises ready for tenants intended use all at tenants' sole cost and expense. Landlord shall not be obligated in any way to make any improvements or repairs to the premises. Landlord in no way makes any representations or warranties as to tenants' ability to use the premises for its intended use or as to the conditions of the premises. Tenant shall do its own due diligence and not rely on landlord or its representatives or any marketing material as for determining if the space can be used for its intended purpose. **The Company is doing business under the name jellyfishes inc. or Jellyfish Museum**, in the building of which the Premises forms a part. Tenant may name the museum at its discretion. Tenant may also, at its discretion, operate the business under a different entity/company name, provided it is affiliated/associated with Tenant, so that the operating aspect of the business is a separate entity/company. During the Term of this Lease, provided TENANT is not or has not been in default of any of the terms, covenants or conditions of this Lease, LANDLORD will not rent a store in said Retail Center to another tenant having the same primary use.

In the event Tenant determines during the Lease Term or any extension thereto, that due to financial reasons, the nature of the business needs to change and the marine life/jellyfish museum is not profitable or commercially feasible to maintain and operate, Tenant may change its primary use of the Premises at its discretion and with landlord approval and not in violation of any recorded document, provided that Tenant shall be responsible for any city/county administrative review and license or permission required for such use change. In the event the landlord does not allow the change of use which the City allows then in such event the tenant may cancel the lease and both parties shall be relieved of the their obligations

7. **OPTION TO RENEW:** TENANT shall have an option to extend the Term of this Lease for two (2) additional five (5) year period(s) at current market rents commencing with the expiration of the original Lease Term, only upon the following terms and conditions:

- a. That TENANT has not been in default which remained uncured and shall not be in default with regard to any of the terms, covenants or conditions of this Lease;
- b. That written notice thereof shall have been given to LANDLORD at least six (6) months prior to the expiration of the original Term by certified or registered mail, return receipt requested; and
- c. Tenant has not been late in making a payment more than 1 time in any 12-month period.
- d. For the remainder of the option period, the Base Rent then in effect shall increase yearly at three percent (3 %) per year over the Rent in affect.

If Tenant fails to vacate the Premises at the end of the Term, then Tenant shall be a tenant at sufferance and, in addition to all other damages and remedies to which Landlord may be entitled for such holding over, (a) Tenant shall pay, in addition to the other Rent, Basic Rent equal to the greater of (1) 200% of the Basic Rent payable during the last month of the Term, it shall be automatic without any notice required from landlord.

8. **COVENANT TO PAY RENT:** TENANT shall pay the Rent and any Additional Rent as herein provided to LANDLORD at LANDLORD's address herein or at such other place as LANDLORD may designate in writing without demand and without counterclaim, deduction or set-off. If any Monthly Rent payment is not paid within five (5) days after its due date, TENANT also agrees to pay with said Monthly Rent Payment, as additional rent, a sum equal to ten percent (10%) of the past due Monthly Rent Payment, in addition to collecting all monies due. LANDLORD may demand payment of rent by cashier's check if at least two (2) of TENANT's rent checks are returned unpaid (non-sufficient funds).

9. **NEW CONSTRUCTION, LANDLORD'S WORK, TENANT'S WORK:** TENANT hereby accepts the Premises in a "AS IS" and "WHERE IS" condition without any representations or warranties, expressed or implied verbally, in writing or in marketing materials. Tenant shall do their due diligence and the TENANT at their sole cost and expense shall make any and all improvements to the Premises as may be necessary to open their business and/or as specified in accordance with the work letter set forth on Exhibit

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"B" attached hereto and made a part hereof. Landlord shall not be obligated to perform any work whatsoever nor any repairs. Landlord is not providing any tenant allowance to Tenant for their improvements.

TENANT shall be responsible for all improvements, upkeep, maintenance, and Impact Fees assessed, which are associated with TENANT's business. All improvements in the Premises, including but not limited to interior partitioning display windows, any additional plumbing, electrical systems and equipment, will be installed by TENANT at TENANT's sole cost and expense. Improvements to be made by TENANT shall include but not be limited to all electrical, mechanical, plumbing, building, structural or cosmetics necessary to open their business for their intended purposes and what may be required to obtain any and all required licenses all of which may be located inside, outside, over or under the Premises, but which will serve only the Premises. No leasehold improvement shall be made by TENANT at any time during the Term hereof without prior written consent of LANDLORD and must be performed in accordance with the terms provided for in Exhibit "B" attached hereto.

10. POSSESSION: TENANT hereby agrees to take possession of the Premises in "AS IS" "WHERE IS" conditions with all faults and defects. Landlord shall only be required to deliver the keys to the tenant at his place of business per Par 29 or as agreed to by the parties (" Commencement Date"). If TENANT shall fail to take possession upon LANDLORD delivering the keys then, TENANT shall be in default of the terms and conditions of this Lease. TENANT shall execute an estoppel letter or letter of acceptance and operation of Lease at the time TENANT takes possession or on the date landlord delivers the keys to the notice address. TENANT shall furnish LANDLORD, upon Lease Agreement execution , with Certificates of Insurance giving proof of TENANT'S compliance with the insurance requirements of this Lease. Following the Commencement Date, TENANT shall observe and perform all of its obligations under this Lease. If Landlord is unable to tender possession of the Premises in such condition to Tenant by the Estimated Delivery Date, then (a) Landlord shall not be in default hereunder or be liable for damages therefore and (b) Tenant shall accept possession of the Premises when Landlord tenders possession thereof to Tenant.

As long as tenant is not in default, Landlord agrees to reimburse Tenant for up to fifty percent (50%) of the actual construction costs incurred by Tenant for the installation of an elevator and/or fire sprinkler system estimated at _____, but only if such improvements are legally required for Tenant's use and occupancy of the Premises and only if those costs are actually expended. Such reimbursement shall be provided exclusively in the form of rent credits, which shall be applied during the 5th and 6th years of the Lease in an amount that is 50% of the amount of rent that is due at the time. If Tenant does not install the elevator and/or fire sprinkler system, or if such improvements are not legally required, Landlord shall have no obligation to provide any reimbursement or rent credit.

11. USE OF THE PREMISES: The leased premises may be used and occupied as a for profit museum, or any other legal use with landlords' approval and for no other use as set forth, subject to and under the terms and as restricted in Article 6 of this Lease and other agreements the owner of the property is subject to. TENANT hereby agrees that it, its successors, and assigns shall not use nor permit the use of the Premises for any other purpose and as stipulated therein and throughout the lease. All uses shall be subject to and conform to County, State and all municipal codes and regulations.

12. CARE OF THE PREMISES: TENANT shall commit no act of waste and shall take good care of the Premises and the fixtures and appurtenances therein, and shall, in the use and occupancy of the Premises conform to all laws, orders, and regulations of federal, state, and municipal governments or any department thereof. TENANT shall keep the Premises in clean and sightly, first-class condition. TENANT shall obtain the appropriate insurance in accordance with Article 32 of this Lease and hold LANDLORD harmless for TENANT's use or TENANT's patrons'/customers' damage resulting from TENANT's or TENANT'S patrons'/customers' said use of any portion of the Retail Center and/or any liabilities that may arise there from. In the event of a storm watch or governors emergency order, it will be the tenant's responsibility to protect the premises, (i.e. protect all window opening, remove loose debris, put sandbags to prevent water intrusion, turn off machinery to prevent damage.)

13. MAINTENANCE AND REPAIRS: TENANT shall repair any damage to the premises caused by TENANT or by any of TENANT's employees, agents, customers, invitees or licenses. TENANT shall maintain, repair and replace the interior and exterior of the Premises including but not limited to all doors, windows, heating, cooling, plumbing, electric, and mechanical equipment, plate glass, paint, and sidewalk in front of Premises, curbs, gutters, plumbing, drainage, the parking lot, electric and lighting, signage, landscaping, irrigation and any repairs that are necessary because of work that is required due as a result of tenants improvements, its repairs or as a result of tenants use, and LANDLORD agrees, whenever possible, to extend to the TENANT the benefit of any enforceable manufacturer's warranties of such equipment. If TENANT refuses or neglects to make repairs and/or refuses to maintain the Premises or any part thereof in a manner reasonably satisfactory to LANDLORD, the landowner, or the

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City, LANDLORD shall have the right, but not the obligation, upon giving TENANT fifteen (15) days written notice of its election to do so, to make such repairs or perform such maintenance on behalf of and for the account of TENANT. In such event, TENANT, shall reimburse LANDLORD for 125% of such work, within ten (10) days of receipt of invoice for such repairs and/or maintenance. Landlord shall not be required to provide any services to the tenant except as specifically stipulated herein. Landlord shall not be responsible for work or services that are deficient or insufficient or may have been caused or resulted from any improvements tenant has done, or for installation or continuation of services or for any services that are provided by third parties, including but not limited to utilities, or trash.

LANDLORD shall, at its expense, maintain in good condition and repair, the roof, foundation, structural supports, underground or otherwise exterior walls (excluding store front, doors, window glass, and plate glass, exterior painting),. Landlords repair or improvement obligations shall only be to maintain in the same condition as it existed on the day of lease signing and shall not apply to any improvements, changes or alterations that have been made by tenant or that have or may have be affected by any improvements made by tenant or its contractors, agents or representatives. Landlord shall not be responsible for any repairs or damages caused or necessitated by tenant, its agents contractors, visitors or vendors or required as a result of their actions or inactions or as a result of their failure to maintain the property or its components in a first class manner or as a result from the change in use. LANDLORD shall not in any way be liable to TENANT for failure to make repairs as herein specifically required unless TENANT has previously notified LANDLORD in writing of the need for such repairs in a timely manner and LANDLORD has failed to commence and complete said repairs within a reasonable period following receipt of such notification. Any damage caused by tenants' failure to notify landlord shall become the responsibility of tenant.

14. REMOVAL OF PROPERTY: All improvements made by TENANT to the Premises, which are so attached to the Premises so that they cannot be removed without repair to the Premises, shall become the property of LANDLORD unless the landlord makes the request to remove same and asks the tenant to repair same. No later than the last day of the Term, TENANT shall, at TENANT's expense, remove all of the TENANT's personal property and those improvements made by TENANT which have not become the property of LANDLORD, including trade fixtures, cabinet work, moveable paneling, partitions, and the like and, if requested by LANDLORD, remove any tenant improvements performed by TENANT; repair all injury done by or in connection with the installation or removal of such property and improvements, and surrender the Premises in as good condition as they were at the beginning of the Term, reasonable wear, and damage by fire, the elements, casualty, or other cause not due to the misuse or neglect by TENANT or TENANT's agents, employees, visitors, or licensees, excepted. All property of TENANT's remaining on the Premises after the last day of the Term of this Lease shall be conclusively deemed abandoned and may be removed by LANDLORD, and TENANT shall reimburse LANDLORD for the cost of such removal. Notwithstanding the foregoing, as long as landlord is not owed any money and tenant is not in default of the lease and in full compliance, all aquariums/tanks, screens, and appliances (including any additional plumbing, generator or HVAC system or equipment installed by Tenant as related to its marine life and aquarium/tank maintenance) shall be the exclusive personal property of the Tenant and subject to Tenant's possession and removal from the Premises. However, tenant is not permitted to remove anything until the lease is terminated or expires

15. Improvements; Alterations;

(a) **Improvements; Alterations.** Improvements to the Premises shall be installed at Tenant's expense only in accordance with plans and specifications which have been previously submitted to and approved in writing by Landlord and the Governing authorities, which approval shall be governed by standards in the following sentence and done by licensed and insured persons. No alterations or physical additions in or to the Premises may be made without Landlord's prior written consent, which shall not be unreasonably withheld. All alterations, additions, and improvements shall be constructed, maintained, and used by Tenant, at its risk and expense, in accordance with all Laws; Any persons that work on the premises shall be licensed and insured and must name landlord as an additional insured. Landlord's consent to or approval of any alterations, additions or improvements (or the plans therefore) shall not constitute a representation or warranty by Landlord, nor Landlord's acceptance, that the same comply with sound architectural and/or engineering practices or with all applicable Laws, and Tenant shall be solely responsible for ensuring all such compliance and shall indemnify, hold harmless and agree to defend Landlord for any manner of action arising therefore. Except for TENANT's signs as provided for in Article 49 of this Lease, which have been approved by LANDLORD, TENANT shall not make any structural or exterior alterations or additions upon said Premises. TENANT shall have the right to make non-structural interior alterations and repairs by first obtaining consent of LANDLORD and meeting all municipal codes. Notwithstanding the foregoing, Tenant may install an additional HVAC unit or other cooling/temperature unit, or additional

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plumbing features or generator(s), as Tenant determines necessary for its business operation as a marine life museum, specifically for the tanks/aquariums and the water and temperature control thereof at their sole cost and expense.

16. LANDLORD FEES . Whenever Tenant requests Landlord to take any action not required of it hereunder or give any consent required or permitted under this Lease, Tenant will reimburse Landlord for Landlord's reasonable, out-of-pocket costs payable to third parties and incurred by Landlord in reviewing the proposed action or consent, including reasonable attorneys', engineers' or architects' fees, within 30 days after Landlord's delivery to Tenant of a statement of such costs. Tenant will be obligated to make such reimbursement without regard to whether Landlord consents to any such proposed action. Tenant may not use the deposit as last month's rent. At the end of the term the tenant shall be required to sign a release in a format provided by the landlord before any refund occurs. At the end of the term the tenant shall be required to sign a release in a format provided by the landlord before any refund occurs.

17. HAZARDOUS ACTIVITIES, WASTE, and ABANDONMENT: Except for the permitted use, TENANT shall not do or allow anything to be done on the Premises that will increase the rate of fire insurance on the building. TENANT shall not permit the accumulation of waste or refuse matter on the Premises or anywhere in or near the building. TENANT shall not, without first obtaining the written consent of LANDLORD, abandon the Premises or allow the Premises to become vacant or deserted.

Throughout the Term of this Lease, TENANT shall prevent the presence, use generation, release, discharge, storage, disposal, or transportation of any Hazardous Materials (as hereinafter defined) on, under, in, above, to or from the Premises, other than in strict compliance with all applicable federal, state and local laws, rules regulations and orders. For the purpose of this provision, the term "Hazardous Materials" shall mean and refer to any waste materials, or other substances of any kind or character that are or become regulated as hazardous or toxic waste or substances, or which require special handling or treatment, under any applicable local, state or federal law, rule, regulation, or order, including Chinese dry wall. TENANT and its guarantors shall indemnify, defend and hold LANDLORD harmless from and against (a) any loss, cost, expenses, claim, or liability arising out of any investigation, monitoring, clean-up, containment, removal, storage, or restoration work (herein referred to as "Remedial Work" required by or incurred by LANDLORD or any other person or party in a reasonable belief that such Remedial Work is required by any applicable federal, state or local law, rule regulation or order, or by any governmental agency, authority, or political subdivision having jurisdiction over the Premises, and (b) any claims of third parties for loss, injury, expense, or damage arising out of the presence, release, or discharge of any Hazardous Materials on, under, in, above, to or from the Premises. In the event any Remedial Work is so required under applicable federal, state, or local law, rule, regulation or order, TENANT shall promptly perform or cause to be performed such Remedial Work in compliance with such, law, rule, regulation or order. In the event TENANT shall fail to commence the Remedial Work in a timely fashion, or shall fail to prosecute diligently the Remedial Work to completion, such failure shall constitute an event of default on the part of the TENANT under the terms of this Lease, and LANDLORD, in addition to any other rights or remedies afforded it hereunder, may, but shall not be obligated to, cause the Remedial Work to be performed, and TENANT shall promptly reimburse LANDLORD for the cost and expense thereof upon demand. The indemnification and other covenants contained in this paragraph shall survive the termination of this Lease.

18. COVENANTS AND RESTRICTIONS; RULES AND REGULATIONS: TENANT shall observe and comply with all covenants, easements and restrictions that encumber and relate to the Retail Center in which the Premises is located, including, without limiting the generality of the foregoing, all such covenants, easements and restrictions as may limit the use of the Premises and, further, TENANT shall comply with the rules and regulations set out in Exhibit "C" attached hereto and made a part hereof as same may from time to time be amended by LANDLORD .

19. CONTROL OF EXTERIOR APPEARANCE: The exclusive right is reserved by LANDLORD to control or alter the exterior appearance of the entire Premises, including but not limited to all signs, decoration, lettering and advertising visible from the exterior of the building (including those on the interior or on windows or doors) shades, awnings, window coverings, exterior or interior lights, antennae, canopies, or anything whatsoever affecting the visual appearance of the building. TENANT will not place or cause to be placed or maintain any item of any kind on or in any of the Premises affecting the exterior appearance of the building or common areas without first obtaining LANDLORD's written approval and consent, which approval and consent shall not be unreasonably withheld by Landlord. TENANT further agrees to maintain in good condition all items installed in the Premises either by LANDLORD or TENANT. All alterations to the Premises shall require the written approval of LANDLORD which may be arbitrarily withheld, except interior non-structural improvements which do not affect building systems will not be unreasonably withheld. Tenant may use video displays to advertise its business at the entrance, at the exterior and in the windows. Tenant may use paint color at its discretion as appropriate for its type of business, both interior and exterior all as long as approved by the city and local ordinances.

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20. UTILITY SERVICES: TENANT shall make available and pay for all utilities and all services and fees which may be furnished to or used in or about the Premises and shall keep the same free and clear of any lien or encumbrance of any kind whatsoever created by TENANT's acts or omissions. LANDLORD shall not be liable or responsible for any lack of or interruption in utilities service or for paying for any of these services.

21. DAMAGE: If the Premises shall be damaged by fire, the elements or other casualty not due to TENANT's acts, failure to act or negligence and as a result of landlords actions, but are not thereby rendered untenable in whole or in part, LANDLORD shall promptly, as soon as practicable, cause such damage to be repaired, with insurance proceeds, and the Rent shall be abated in the proportion of impacted premises as long as the proper insurance coverage is placed by tenant insuring for rental loss. If, by reason of such occurrence, the Premises shall be rendered untenable only in part, LANDLORD shall, as soon as practicable, cause the damage to be repaired, and the Base Rent shall be abated in proportion to the portion of the Premises rendered untenable. If the Premises shall be rendered wholly untenable by reason of such occurrence, LANDLORD shall, as soon as practicable, cause such damage to be repaired, and the base Rent and additional rent shall be abated as long as tenant places rental loss insurance in whole provided however, that LANDLORD shall have the right, at its option and in its sole discretion, to be exercised by notice in writing, to elect not to reconstruct the destroyed Premises, and in such event this Lease and the tenancy hereby created shall cease as of the said occurrence, the Rent is to be adjusted as of such date. In the event of destruction or damage to any substantial portion of the buildings or common areas of the Retail Center (whether or not the Premises are damaged) then LANDLORD shall have the right, at its option and sole discretion, to terminate this Lease by delivery of written notice to TENANT, whereupon the Rent shall be adjusted to such date of termination. Said notice shall be given within ninety (90) days of said occurrence. Tenant shall be responsible for any shortfalls in insurance and for any deductibles. In the event that the premises is not restored to full operation within 180 days from obtaining a permit (get business interruption insurance), Tenant may, at its option and discretion terminate the Lease whereupon the Rent shall be adjusted to such date of termination. (if the remediation requires a year, you cannot simply wait) and as long as the proper insurances are placed by tenant

22. WAIVER OF SUBROGATION: LANDLORD and TENANT hereby waive any rights each may have against the other on account of any loss or damage occasioned to LANDLORD or TENANT, as the case may be, their respective property, the Premises, or its contents or to other portions of the Retail Center, arising from any risk generally covered by fire and extended coverage insurance policies then in use in the state where the Retail Center is situated; and the parties each, on behalf of their respective insurance companies insuring the property of either LANDLORD or TENANT against any such loss, waive any right of subrogation that such companies may have against LANDLORD or TENANT, as the case may be. LANDLORD and TENANT covenant with each other that, if such insurance endorsement is requested and to the extent such endorsement is available, they will each obtain for the benefit of the other a waiver of any right of subrogation from their respective insurance companies. LANDLORD shall not be liable for any damage to or destruction of any of TENANT's goods, merchandise, fixtures or property caused by fires or any other cause whatsoever.

23. REMEDIES OF LANDLORD: If TENANT shall default in payment of Rent, or in the payment of any item of Additional Rent or other monies, due hereunder, or any part of same on the date that monies shall become due and fails to cure such default (without notice) within three (3) days of the due date of same; or

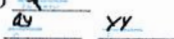
If TENANT shall default in the observance of any of the other terms, covenants and conditions of this Lease and such breach is not cured within ten (10) days after LANDLORD's written notice to TENANT of said default or if the Premises shall be abandoned, deserted, or closed for business for more than ten (10) consecutive days or fifteen (15) days in a month; or

If TENANT shall sublet the Premises or assign this Lease except as herein provided; or

If TENANT shall make an assignment for the benefit of creditors, or file a voluntary petition in bankruptcy or be adjudicated as bankrupt by any court and such adjudication shall not be vacated within thirty (30) days or TENANT takes the benefit of any insolvency act, or TENANT be dissolved voluntarily or involuntarily or have a receiver of TENANT'S property appointed in any proceeding other than bankruptcy proceedings and such appointment shall not be vacated within thirty (30) days after it has been made; or

If TENANT defaults in the timely payment of rent, taxes, insurance, CAM or fails to timely perform any of its obligations hereunder or to provide the insurance as and when set forth in this Lease; then, upon the happening of any one or more of the said events of default:

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- (i) the Term hereof shall, at the written option and election of the LANDLORD, wholly cease and terminate and thereupon or at any time thereafter, LANDLORD may re-enter the Premises either by force or otherwise and have possession of the same and/or may recover possession thereof by summary proceedings or otherwise but TENANT shall remain liable to LANDLORD; and/or
- (ii) all payments of Rent, Additional Rent or of any other monies due from TENANT during the remainder of the Term of this Lease or any extension thereof, shall, at the option of LANDLORD, become immediately due and payable in full, and/or
- (iii) LANDLORD may re-enter the Premises using such force for that purpose as may be necessary without being liable to any prosecution therefore, and/or cancel any options and/or
- (iv) LANDLORD may repair or alter the Premises in such manner as LANDLORD may deem necessary or advisable to re-let the Premises, including, but not limited to, brokerage fees, costs to alter the Premises and all other costs and expenses incurred by LANDLORD in connection with attempting to relet the Premises.

The parties acknowledge that the LANDLORD has no obligation to mitigate its damages other than to the extent required under applicable law. In addition to all other rights and remedies available to LANDLORD, the LANDLORD shall be entitled to all remedies available at law or in equity as a result of any breach of this Lease by TENANT. To the extent that TENANT is in breach of this Lease, the LANDLORD shall have the right, but not the obligation, to take such action as LANDLORD deems appropriate in connection with attempting to remedy such breach and one hundred ten percent (120%) of all such costs and expenses incurred by LANDLORD, including, but not limited to, all hard and soft costs and attorneys' fees shall be due and payable by TENANT to LANDLORD upon demand as Rent. All monies owed by TENANT to LANDLORD pursuant to this Lease which is not paid as and when due shall accrue interest at the highest non-usurious rate permitted under applicable Florida law. Additionally, no delay on the part of LANDLORD in exercising any right or remedy under this Lease shall be deemed a waiver of the rights of LANDLORD to pursue all remedies at law or in equity against TENANT for such breach. LANDLORD has the right to re-let said Premises and to collect any deficiency in re-letting in addition to any reasonable expenses incurred including but not limited to marketing, commissions, tenant improvements, owners' costs and all legal costs. The TENANT's obligation to pay damages shall survive the termination of the Lease and the election by LANDLORD of any single remedy does not preclude the use of any other remedy whether or not mentioned in this Lease.

If the Lease is terminated, the TENANT shall reimburse LANDLORD for all unamortized tenant improvement allowance and brokerage commissions paid by the LANDLORD in connection with this Lease and for any expenses landlord incurs in repairing damages or bringing the premises to a tenantable broom clean condition.

Landlord's acceptance of Rent following an Event of Default shall not waive Landlord's rights regarding such Event of Default. No waiver by Landlord of any violation or breach of any of the terms contained herein shall waive Landlord's rights regarding any future violation of such term. Landlord's acceptance of any partial payment of Rent shall not waive Landlord's rights with regard to the remaining portion of the Rent that is due, regardless of any endorsement or other statement on any instrument delivered in payment of Rent or any writing delivered in connection therewith; accordingly, Landlord's acceptance of a partial payment of Rent shall not constitute an accord and satisfaction of the full amount of the Rent that is due

Any and all remedies set forth in this Lease: (1) shall be in addition to any and all other remedies Landlord may have at law or in equity, (2) shall be cumulative, and (3) may be pursued successively or concurrently as Landlord may elect. The exercise of any remedy by Landlord shall not be deemed an election of remedies or preclude Landlord from exercising any other remedies in the future.

24. LITIGATION, COURT COSTS, ATTORNEY FEES: In the event that at any time either LANDLORD or TENANT shall institute any action or proceeding against the other relating to the provisions of this Lease or any default hereunder, then and in that event, the prevailing party in such action or proceeding shall be entitled to recover from the other party its reasonable costs, expenses and attorney's fees which shall be deemed to have accrued on the commencement of proceeding or counterclaim brought by either of them against the other on any matter whatsoever arising under this Lease. This Lease shall be governed by, construed, and enforced in accordance with the laws of the State of Florida. To the maximum extent permitted by law, Landlord and Tenant each waive right to trial by jury in any litigation arising out of or with respect to this Lease.

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25. ASSIGNMENT AND SUBLETTING: TENANT may not assign or encumber this Lease and the estate granted hereby and may not sublease the Premises in whole or in part, either through direct transfer or indirectly through the transfer of a legal or beneficial interest in all or a portion of TENANT, without prior written permission of LANDLORD,. If tenant wishes to be released from liability, at the option of landlord, landlord shall charge tenant a release fee, require a higher security deposit depending on tenants' wherewithal and a higher base rent all in landlords reasonable discretion. Tenant shall be responsible to pay landlords for all its costs and expenses including its reasonable legal fees in reviewing any requests. Consent by LANDLORD to one or more assignments or subletting shall not operate as a waiver of LANDLORD's rights as to any subsequent assignments and subletting. However, notwithstanding any such assignment, or subletting, the assignee or subtenant must agree to perform all obligations of the TENANT under this Lease and LANDLORD shall not be obligated to release TENANT from its obligations hereunder.

Tenant may, at its discretion, sublease applicable portions of the Premises to an affiliated entity of Tenant, for operation of its gift shop, snack shop, photo studio, or other element of its museum however those leases shall always be subject to this lease and be void or voidable if this lease is in default,

Notwithstanding the foregoing, TENANT may, with LANDLORD's prior consent, assign this Lease or sublet the Premises, or parts thereof, under the following conditions after the tenant improvements are complete and the Museum is open for business and the original guarantors and any new guarantors remain liable:

- (1) To any bona fide operating company or developer of Jellyfish Museum;
- (2) To any corporation that has its voting stock listed on a recognized securities exchange or is wholly owned by another corporation whose voting stock is so listed;
- (3) To TENANT's parent, a subsidiary or affiliate of TENANT or TENANT's parent, or any entity controlled by or under common control with TENANT or its parent;
- (4) To any entity resulting from a merger that is formed by TENANT with companies listed on a recognized securities exchange;

or
(5) In connection with a sale of substantially all of the assets of TENANT.

26. SUBORDINATION OF LEASE: This Lease shall be subject and subordinate to all mortgages that may now or hereafter be granted by LANDLORD on the real property of which the Premises form a part, and also to all renewals, modifications, consolidations, and replacements of such mortgages, ground lease or other financing, provided that any such mortgagee or deed of trust contains an agreement that if, by dispossession, foreclosure or otherwise, the holder thereof, or any successor in interest, shall come into possession of the Premises, or shall become the owner of the Premises, or take over the rights of LANDLORD in the Premises, such holder will not disturb the possession, use or enjoyment of the Premises by TENANT, its successors or permitted assigns, nor disaffirm this Lease or TENANT's rights, or estate hereunder, so long as TENANT shall attorn to the said holder and all the obligations of TENANT are fully performed in accordance with this Lease. Although no instrument or act on the part of TENANT shall be necessary to effectuate such subordination, TENANT will nevertheless, execute and deliver such further documentation of this subordination as may be desired by the holders of such mortgages, and will execute and return to LANDLORD such documentation within 10 days of receipt of same. TENANT hereby appoints LANDLORD attorney-in-fact, irrevocably, to execute and deliver any such instrument of TENANT.

27. CONSTRUCTION LIENS: TENANT acknowledges and agrees that it and its representatives, contractors and subcontractors are prohibited from recording any lien against the Retail Center. However, in the event such a lien is improperly filed, it shall be the TENANT's responsibility at TENANT's sole cost to remove/discharge and if appropriate bond off any such lien, within ten (10) days after notice from LANDLORD. All contractors, subcontractors, material men and any other persons now or hereafter furnishing any labor, services, materials supplies or equipment to or on behalf of the TENANT with respect to the premises are hereby placed on notice that they must look exclusively to the TENANT for payment of the same and that LANDLORD shall not be subject to or liable for any labor, services, materials, supplies, machinery, fixtures, or equipment furnished to or supplied to TENANT. TENANT shall have no authority to subject LANDLORD's interest to any such claims or liens and no such lien for any of the foregoing shall attach to or affect the interest of LANDLORD in the Retail Center.

28. ATTORNMEN: The term "LANDLORD" as used in this Lease, so far as covenants and obligations on the part of LANDLORD are concerned, shall be limited to mean and include only the owner or owners at the time in question of the Premises, and in the event of any transfer(s) of the Premises, LANDLORD (and in case of any subsequent transfers or conveyances, the grantor) shall be automatically freed and relieved from and after the date of such transfer or conveyance of all personal liability as respects the performance of any covenants or obligations on the part of LANDLORD contained in this Lease thereafter to be performed, provided that any funds in the hands of LANDLORD, or the then grantor at the time of such transfer, in which TENANT has an interest, shall be turned over to the grantee and provided further, that the interest of the successive transferees in the Premises

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shall at all times remain subject to and liable for the performance of all covenants on the part of LANDLORD contained in this Lease. In the event of any personal liability of the LANDLORD under this Lease, the TENANT agrees that such liability shall be limited to the LANDLORD's equity in the Retail Center and that neither the LANDLORD nor any officers, directors, shareholder, members or others shall have any personal liability other than TENANT's right to look to LANDLORD's equity in the Retail Center.

In the event of any transfer of the ownership of the Premises, whether voluntarily or involuntarily, by foreclosure, bankruptcy, sale or otherwise, TENANT shall, at the option of the transferee of said ownership, attorn to said transferee to the same extent as if said transferee were the initial LANDLORD hereunder.

29. NOTICE:

LANDLORD: LeaseFlorida Pompano LLC
% Management office
5901 NW 151 St Suite 126
Miami Lakes, Fl. 33014
305-827-8373
info@leaseflorida.com

With a copy: WN law
Attn : Steve Waserstein
143 Balfour Dr
Bal harbor, fl. 33154
Steve@wnlawgroup.com

TENANT: jellyfishes inc
199 N Ocean Blvd Pompano Beach FL 33062
Phone: _____
Email Aleksandr.yanovsky@gmail.com (we hereby accept service by email)

With a copy to: Name: Oleksandr Yanovsky
Address: 7901 4th st N #24912 St Petersburg FL 33702 (mailing address)

Any notice which is to be given to Tenant hereunder shall be deemed sufficiently given if sent by certified or registered mail, or overnight delivery such as FedEx or UPS, postage prepaid to such party at its address appearing above in writing or by email with a delivery receipt. Any notice given to TENANT shall also be given to any assignee or subtenant and all notices to an assignee or subtenant shall also be sent to TENANT. Any notice given to landlord must be certified via return receipt

30. RIGHT TO INSPECT/REPAIR: LANDLORD may, but shall not be obligated to, enter the Premises at any reasonable times, on reasonable notice to TENANT (except that notice need not be given in the case of emergency) for the purpose of inspection or the making of such repairs, replacements, or additions in, to, on and about the Premises or the building as LANDLORD deems necessary or desirable, provided that Landlord's access/inspection does not interfere with Tenant's business operation

31. CONSTRUCTIVE EVICTION: TENANT shall not be entitled to claim a constructive eviction for any cause unless TENANT shall have first notified LANDLORD in writing of the condition or conditions giving rise to such claim, and if the complaint be justified, unless LANDLORD shall have failed within a reasonable time after receipt of such notice to commence remedying such conditions.

32. CONDEMNATION: If the whole of the Premises shall be taken by any public authority under the power of condemnation or eminent domain, then at the time of taking the Term of this Lease shall cease, TENANT shall vacate the Premises and the Rent due hereunder shall be paid up to that day. If any part of the Premises shall be taken as aforesaid, and such partial taking shall render that portion not so taken unsuitable for the business of TENANT (except for the amount of floor space), as determined by LANDLORD, then this Lease and the Term herein shall cease and terminate as aforesaid. If such partial taking is not extensive enough to render the Premises unsuitable for business of TENANT, then this Lease shall continue in effect except that the Base Rent shall be reduced in the same proportion that the floor area of the Premises taken bears to the original floor area demised. This shall only apply to the original space and not newly added space. TENANT shall make necessary repairs to the Premises and LANDLORD shall, upon receipt of the condemnation award, make all necessary repairs or alterations to the building in which the

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Premises are located so as to constitute the portion of the building not taken a complete architectural unit, but such work shall not exceed the scope of the work to be done by LANDLORD in originally constructing said building, nor shall LANDLORD in any event be required to spend for such work an amount in excess of the amount received by LANDLORD as damages for the part of the Premises so taken. "Amount Received by LANDLORD" shall mean that part of the condemnation award, which is free and clear to LANDLORD of any collection or mortgages for the value of the diminished fee and after damages to LANDLORD. If more than twenty percent (20%) of the floor area of the building in which the Premises are located shall be taken as aforesaid, LANDLORD may, by written notice to TENANT, terminate this Lease, upon thirty (30) days written notice. All damages awarded for such taking shall belong to LANDLORD whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Premises; provided, however, that LANDLORD shall not be entitled to any portion of the award specifically made to TENANT for cost of removal of stock and fixtures. This shall only apply to the original space and not newly added space

33. INSURANCE:

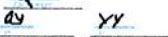
Tenant shall maintain throughout the Term the following insurance policies: (1) commercial general liability insurance in amounts of \$2,000,000 per occurrence with an umbrella of at least \$5 million or, such other amounts as Landlord may from time to time reasonably require (and, if the use and occupancy of the Premises include any activity or matter that is or may be excluded from coverage under a commercial general liability policy [e.g., the sale, service or consumption of alcoholic beverages, firearms or another risky use], Tenant shall obtain such endorsements to the commercial general liability policy or otherwise obtain insurance to insure all liability arising from such activity or matter [including liquor liability, if applicable] in such amounts as Landlord may reasonably require), insuring Tenant, Landlord the landowner, Landlord's agents and such other persons or entities as may be requested by Landlord against all liability for injury to or death of a person or persons or damage to property arising from the use and occupancy of the Premises, (2) insurance covering the full value of Tenant's property and improvements, and other property (including property of others) in the Premises, (3) contractual liability insurance sufficient to cover Tenant's indemnity obligations hereunder (but only if such contractual liability insurance is not already included in Tenant's commercial general liability insurance policy), (4) business interruption insurance. Tenant's insurance shall provide primary coverage to Landlord when any policy issued to Landlord provides duplicate or similar coverage, and in such circumstance Landlord's policy will be excess over Tenant's policy. Tenant shall furnish to Landlord certificates of such insurance and such other evidence satisfactory to Landlord of the maintenance of all insurance coverage's required hereunder, and Tenant shall obtain a written obligation on the part of each insurance company to notify Landlord at least 30 days before cancellation or a material change of any such insurance policies. All such insurance policies shall be in form, and issued by companies, reasonably satisfactory to Landlord. Failure to obtain the required insurances shall make tenant and all its principals personally liable for their failure to maintain the required coverages.

(b) Landlord's Insurance. Throughout the Term of this Lease, Landlord shall maintain such insurance as Landlord, in Landlord's sole discretion shall deem appropriate and such insurance and the cost therefore shall be paid by tenant. The coverage shall be for at least full replacement, to include coverages for all hazards and potential casualties, including business interruption, theft loss of rents, fire, flood at maximum amounts offered, wind at no more than a 5% deductible. The foregoing insurance policies and any other insurance carried by Landlord shall be for the sole benefit of Landlord and the landowner and under Landlord's sole control, and Tenant shall have no right or claim to any proceeds thereof or any other rights thereunder.

34. Tenant cannot be relocated by Landlord to another premises even if of comparable type and size, because this location is specific to the Tenant's business in terms of location and tourist presence, and due to the amount of funds and time being invested by the Tenant for its preparation as a museum.

35. **INDEMNITY:** TENANT covenants that LANDLORD shall not be liable for any damage or liability of any kind for any injury to or death of persons or damage to property of TENANT, TENANT's customers/patrons or any other person during the term of this Lease, Tenant shall defend, indemnify, and hold harmless Landlord and its representatives and agents from and against all claims, demands, liabilities, causes of action, suits, judgments, damages, and expenses (including attorneys' fees) arising from (1) any Loss arising from any occurrence on the Premises, or (2) Tenant's failure to perform its obligations under this Lease, even though caused or alleged to be caused by the negligence or fault of Landlord or its agents (other than a Loss arising from the gross negligence of Landlord or its agents), and even though any such claim, cause of action, or suit is based upon or alleged to be based upon the strict liability of Landlord or its agents. This indemnity is intended to indemnify Landlord and its agents against the consequences of their own negligence or fault as provided above when Landlord or its agents are jointly, comparatively, contributively, or concurrently negligent with Tenant. This indemnity shall include reasonable legal counsel of Landlord's choice

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and investigation costs and all other reasonable costs, expenses and liabilities from the first notice that any claim or demand is to be made or may be made.

36. FAILURE TO OPEN FOR BUSINESS: In the event that TENANT fails to open the Premises for business, fully fixtured, stocked and staffed within nine months of the Rent Commencement Date, LANDLORD shall have, in addition to all other remedies herein provided, the right to collect from TENANT not only the Base Rent and Additional Rents as herein provided, but also Additional Rent at the rate of \$____N/A____ per day that TENANT shall have failed to open for business after being required by the terms of this Lease to do so.

37. Joint and Several Liability. If Tenant is comprised of more than one party, each such party shall be jointly and severally liable for Tenant's obligations under this Lease. All unperformed obligations of Tenant at the end of the Term shall survive.

38. INTERRUPTION OF UTILITIES: LANDLORD shall not be liable for any interruption or insufficient service whatsoever in utility services not furnished by them, nor for interruptions in utility services furnished by them which are due to fire, accident, strike, acts of God, force majeure, or other causes beyond the control of LANDLORD, or in order to make alterations, repairs or improvements to the Premises.

39. PERSONAL PROPERTY TAXES: TENANT shall be liable for all taxes levied against personal property and trade fixtures placed by TENANT in the Premises. If any such taxes are levied against LANDLORD's property and if LANDLORD elects to pay the same or if the assessed value of LANDLORD's property is increased by inclusion of personal property improvements and trade fixtures placed by TENANT in the Premises and LANDLORD elects to pay the taxes based on such increase, TENANT shall pay to LANDLORD upon demand that part of such taxes for which TENANT is primarily liable hereunder as determined by LANDLORD.

40. LANDLORD'S LIENS: For all rental and other sums of money becoming due hereunder from TENANT, LANDLORD shall have at all times a valid lien upon and TENANT does herewith grant unto LANDLORD a security interest in all goods, wares, equipment, fixtures, furniture and other personal property of TENANT situated on the Premises, and such property shall not be removed therefrom without the consent of LANDLORD, until all arrearages in rent as well as any and all other sums of money then due to LANDLORD hereunder shall first have been paid and discharged. Upon the occurrence of any event of default by TENANT, LANDLORD may, in addition to any other remedies provided herein or by law, enter upon the Premises and take possession of any and all goods, wares, equipment, fixtures, furniture and other personal property of TENANT situated on the Premises without liability for trespass or conversion, and sell the same with or without notice at public or private sales with or without having such property at the sale, at which LANDLORD or its assigns may purchase, and apply the proceeds thereof less any and all expenses connected with the taking of possession and sale of the property, as a credit against any sums due by the TENANT to LANDLORD. Any surplus shall be paid to TENANT, and TENANT agrees to pay any deficiency forthwith. Alternatively, the lien hereby granted may be foreclosed in the manner and form provided by law for foreclosure of security interest or in any other form provided by law. The statutory lien for rent is not hereby waived, the express contractual lien herein granted being in addition and supplementary thereto. TENANT herewith warrants to LANDLORD that there are no prior liens on or security interests in said personal property except for purchase money interests. Tenant and its principal authorize landlord to report payment history to the credit bureaus. Tenant hereby gives landlord the authority to file a UCC with the state of Florida to, any and all personal or business property and equipment on the premises.

41. NO WAIVER: One or more waivers of any covenant, term or condition of this Lease by either party shall not be construed as a waiver of subsequent breach of the same covenant, term or condition. The consent or approval by either party to or of any act by the other party requiring such consent or approval shall not be deemed to waive or render unnecessary consent to or approval or any subsequent similar act. The tenant hereby acknowledges that it has provided to landlord an express waiver of the right to base a claim on pre-contract representations, discussions, negotiations or material provided.

42. DELAYS BEYOND LANDLORDS CONTROL: Whenever a period of time is herein prescribed for action to be taken by LANDLORD, LANDLORD shall not be liable or responsible for, and there shall be excluded from the computation of any such period of time, and delays due to strikes, riots, acts of God, shortages of labor or materials, war, governmental laws, regulations or any other cause of any kind whatsoever which are beyond the reasonable control of LANDLORD. If Landlord is unable to tender possession of the Premises in such condition to Tenant by the Estimated Delivery Date, then (a) Landlord shall not be in default hereunder or be liable for damages therefore and (b) Tenant shall accept possession of the Premises when Landlord tenders possession thereof to Tenant.

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43. ESTOPPEL CERTIFICATE: TENANT agrees to furnish within 10 days, from time to time, upon request by LANDLORD or LANDLORD's mortgagee, a statement certifying, if applicable, that TENANT is in possession of the Leased Premises; the Leased Premise is acceptable; the Lease is in full force and effect; the Lease is unmodified; TENANT claims no present charge, lien or claim of offset against rent; the rent is paid for the current month, but is not prepaid for more than one month and will not be prepaid for more than one month in advance; there is no existing default by reason of some act or omission by LANDLORD, and such other matters as may be reasonably required by LANDLORD or LANDLORD's mortgagee.

44. RELATIONSHIP BETWEEN PARTIES: Nothing herein contained shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the parties, it being understood and agreed that neither the method or computation of rent, nor any other provision contained herein, nor any acts of the parties shall be deemed to create any relationship between the parties other than the relationship of LANDLORD and TENANT.

45. INTERPRETATION: If any provisions of this Lease are found to be contrary to the laws of the State of Florida or the United States, each such provision shall be deemed stricken wherefrom and the balance of this Lease shall remain in full force. If there is more than one TENANT or LANDLORD they shall be bound jointly, and severally. The terms "LANDLORD" and "TENANT" and any pronoun referring thereto shall be deemed to include their respective heirs, executors, administrators, successors and assigns without regard to gender or number wherever the context so permits. The captions to each article are used for convenience only and are not to be considered a part of this agreement nor used interpreting it. Tenant has had an opportunity to read this Agreement and to ask questions. If Lessee later asserts any ambiguities in the Agreement, those ambiguities will be interpreted in favor of Landlord and against tenant.

46. RECORDING: TENANT shall not record this Lease or any memorandum of its terms. Any such recording by or through TENANT shall be an immediate default of the TENANT of this Lease and the TENANT does hereby indemnify and hold the LANDLORD harmless for all loss, cost and expense, including, but not limited to, attorneys' fees and court costs through all trial and appellate levels in connection with any breach of this covenant.

47. AUTHORITY TO EXECUTE: LANDLORD and TENANT do each hereby respectively represent to the other that it has the capacity and authority to enter into this agreement. LANDLORD controls the property described in Exhibit "A" attached, or will control same prior to commencement of the Term herein.

48. NO OTHER REPRESENTATIONS: No representation or promises shall be binding on the parties hereto except those representations and promises contained herein or in some future writing signed by the party making such representation or promises. In addition, tenant understands and acknowledges that the owner representatives / leasing agent / broker / property managers is representing owner in connection with this transaction do not have authority to make any statements, promises or representations in conflict with or in addition to the information contained in this agreement, and owner hereby specifically disclaim any responsibility for any such statements, promises or representations. by execution of this agreement. *tenant acknowledges that buyer has not relied upon such statements, promises or representations, if any, and waives any rights or claims arising from any such statements, promises or representations.* any current or prior understandings, statements, representations, and agreements, oral or written, including, but not limited to, renderings or representations contained in brochures, advertising or sales materials and oral statements of sales representatives, if not specifically expressed in this agreement, are void and have no effect. *Tenant acknowledges and agrees that tenant has not relied on any such item*

49. PARKING: The Premises leased to Tenant includes a parking lot, as shown by the legal description only subject to any non-cancelled leases and recorded documents as of the effective date. You park your vehicle at your own risk and cost. Landlord shall not be responsible for damage to your vehicle irrespective of why the vehicle got damaged. If your vehicle gets damaged your only recourse shall be to make a claim on your insurance policy and landlord shall not be liable in any way for any reason. Additionally, during the free rent period (240 days before rent commencement or until tenant opens for business), Landlord shall have the right to maintain and collect the parking lease rent with the City.

If Tenant and/or its guests parks on the premises, it is at their sole risk and expense. Landlord shall not be responsible for any damage to their property no matter how it occurred and landlord shall not be responsible for any reimbursement. Tenant must carry insurance for this purpose..

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Initial TENANT

50. TENANT SIGNS: TENANT, at TENANT's sole expense, shall have the right to erect and maintain a sign on the front fascia wall of the building forming a part of the Premises, provided it is placed in the area designated by LANDLORD and conforms with LANDLORD's Sign Criteria (attached as Exhibit "D") and all governmental codes and regulations. TENANT shall be responsible for obtaining all required sign permits. TENANT shall provide LANDLORD with a rendering and specifications for all signage and obtain LANDLORD's written consent prior to installation.

51. Force Majeure. Other than for Tenant's obligations under this Lease that can be performed by the payment of money (e.g., payment of Rent, Taxes and maintenance of insurance), whenever a period of time is herein prescribed for action to be taken by either party hereto, such party shall not be liable or responsible for, and there shall be excluded from the computation of any such period of time, any delays due to strikes, riots, acts of God, shortages of labor or materials, war, governors orders, governmental laws, regulations, or restrictions, or any other causes of any kind whatsoever which are beyond the control of such party. The rent commencement date shall also not be affected by force majeure or any other circumstance.

52. RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

53. TIME IS OF THE ESSENCE: Time is of the essence of this Lease and every provision thereof.

54. AMERICANS WITH DISABILITIES ACT: Notwithstanding anything to the contrary, TENANT shall indemnify LANDLORD any costs incurred in meeting; a) American's with Disabilities Act's standard cost of compliance, if required within the Premises; b) any governmental or municipal codes required to occupy such space for the business to be run on the Premises by TENANT.

55. SET-UP/CONSTRUCTION DEBRIS: All of TENANT'S moving, construction and set-up waste and trash shall not be discharged into LANDLORD'S trash containers and shall be properly disposed of by TENANT by other means.

56. CONFIDENTIALITY: TENANT herewith agrees not to divulge to any party whatsoever any of the contents of this lease except with express written consent of the LANDLORD. and to the extent TENANT shall violate the provisions of this Article then, in addition to all other rights and remedies available to LANDLORD, the TENANT shall be liable to LANDLORD for an additional \$5.00 per square foot of Rent multiplied by the square footage of the Premises from the Rent Commencement Date through the date of such breach and the Base Rent shall be increased by such \$5.00 per square foot comprising the Premises for the remainder of the Term. TENANT shall not be entitled to notice or an opportunity to cure any breach of this Article.

57. ENTIRE AGREEMENT: The forgoing constitutes the entire agreement between the parties and may be modified only in writing signed by both parties.

58. NO OFFER: This Lease is submitted to TENANT on the understanding that it will not be considered an offer and will not bind LANDLORD in any way until (a) TENANT has duly executed and delivered duplicate originals to LANDLORD and (b) LANDLORD has executed and delivered one of such originals to TENANT.

59. LEASING COMMISSION: LANDLORD and TENANT warrant and represent to each other that they have no knowledge of any real estate broker or agent involved in this transaction nor of any commission due or to become due as a result thereof except to Retail Sites International Inc. Nathan A. Werner (Broker) _____ whose commission shall be paid by separate agreement. Each party agrees to indemnify, defend and hold harmless the other party hereto from any and all loss, damage, cost or expense, including reasonable attorneys' fees, which the other party may sustain or incur by reason of any claim for any other commission by, through or under the indemnifying party. All parties acknowledge and understand that the landlords principal and some of its staff are licensed real estate persons and that they solely represent landlord. The parties understand that Alan Wasserstein one of the principals is a licensed realtor working on behalf of the owner

60. No Right to Terminate. Tenant hereby waives the remedies of termination and rescission and hereby agrees that Tenant's sole remedies for Landlord's default hereunder and for breach of any promise or inducement shall be limited to a suit for damages and/or injunction.

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Initial TENANT 

Agreed to and accepted by:

WITNESS

WITNESS

WITNESS

WITNESS

LANDLORD: Leaseflorida Pompano LLC

Alan I. Waserstein

By: Alan Waserstein

Date: Jun 17, 2025

TENANT: Jellyfishes Inc

By: [Signature]

Date: Jun 17, 2025

[Signature]
Yana Y. Kovska (Jun 17, 2025 15:10 EDT)

Jun 17, 2025

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Initial LANDLORD

Initial TENANT

[Signature] YY

GUARANTY

FOR VALUE RECEIVED and in consideration for and as an inducement to Leaseflorida pompano LLC ("LANDLORD") to lease the Premises referred to in the aforesaid Lease to Jellyfishes inc. & Oleksandr Yanovskyi & Yana Yanovska ("TENANT") and guarantor all jointly and severally, therein named, the undersigned does hereby guaranty to LANDLORD the punctual payment of the Base Rent, Additional Rents and other charges (hereinafter collectively called "Rents" and the due performance of all the other terms, covenants and conditions in said Lease on the part of the TENANT to be paid and/or to be performed thereunder, and if any default shall be made by the TENANT under said Lease, the undersigned does hereby covenant and agree to pay to LANDLORD, in each and every instance, such sum of money as the TENANT is and shall become liable for and/or obliged to pay under said Lease and/or fully to satisfy and perform such other terms, covenants and conditions of said Lease on the part of the TENANT to be performed thereunder and to pay also any and all damages, expenses and attorney's fees through all trial and appellate levels (hereinafter collectively called "Damages") that may be suffered or incurred by LANDLORD in consequence of the non-payment of said Rents or the non-performance of any such other terms, covenants and conditions of said Lease, such payment of Rents to be made monthly or at such other intervals as the same shall or may become payable under said Lease, including any accelerations thereof, such performance of said other terms, covenants and conditions to be made when due under said Lease and such Damages to be paid when incurred by LANDLORD, all without requiring any notice from LANDLORD of such non-payment, non-performance for non-observance or proof of notice or demand, all of which the undersigned hereby expressly waives, and the maintenance of any action or proceeding by the LANDLORD to recover any sum(s) that may be or become due under said Lease or to secure the performance of any of the other terms, covenants and conditions of said Lease or to recover Damages, shall not preclude the LANDLORD from thereafter instituting and maintaining subsequent actions or proceedings for any subsequent defaults of TENANT under said Lease. The undersigned does hereby consent that without affecting the liability of the undersigned under the Guaranty and without notice to the undersigned, time may be given by LANDLORD to TENANT for payment of Rents and performance of said other terms, covenants and conditions, or any of them, and such time extended and indulgences granted, from time to time, or the TENANT may be dispossessed or the LANDLORD may avail itself or exercise any or all of the rights and/or remedies against the TENANT provided by law or by said Lease, and may proceed either against the TENANT alone or any other guarantor alone or jointly against the TENANT, any other guarantor and the undersigned or against the undersigned alone without proceeding against the TENANT or any other Guarantor. That in the event of any bankruptcy, reorganization, winding-up or similar proceedings with respect to TENANT, no limitation of TENANT's liability under the Lease which may now or hereafter be imposed by any federal, state or other statute, law or regulations applicable to such proceedings, shall in any way limit the obligation of the undersigned hereunder, which obligations is co-extensive with TENANT's liability as set forth in the Lease without regard to any such statutory limitation. The undersigned does hereby further consent to any subsequent change, assignment, sublease, modification and/or amendment of said Lease in any of its terms, covenants or conditions, or in the Rents payable thereunder, and/or to any renewals or extensions thereof, all of which may be made without notice to or consent of the undersigned or without in any manner releasing or relieving the undersigned from liability from under this Guaranty. The undersigned does hereby further agree that in respect of any payments made by the undersigned hereunder, the undersigned shall not have any rights based on suretyship or otherwise to stand in place of the LANDLORD so as to compete with the LANDLORD as a creditor of TENANT, unless and until all claims of the LANDLORD under said Lease shall have been fully paid and satisfied. The undersigned Guarantor(s) hereby knowingly, voluntarily and intentionally waives the right to have a trial by jury in respect to any litigation associated with this Guaranty, or with the Lease which this Guaranty relates to, or in relation to any of the obligations arising under or relating to the Lease and this Guaranty. This provision is a material inducement for the LANDLORD to enter into the Lease with the TENANT and is a material inducement for the LANDLORD to accept this Guaranty. As a further inducement to LANDLORD to make said Lease and in consideration therefore, LANDLORD and the undersigned hereby agree that in any action, all trial and appellate levels, this Guaranty or any of the provisions thereof may not be modified, waived or terminated, unless in writing, signed by the LANDLORD. The provisions of this Guaranty shall apply to and bind and inure to the benefit of the undersigned and the LANDLORD and their respective heirs, legal representatives, successors and assigns. The obligation of the undersigned (if more than one guarantor) shall be joint and several.

WITNESSES:

GUARANTORS:

Print:

Dated: Jun 17, 2025, 2025 Jun 17, 2025

Print:

SOCIAL SECURITY #: _____

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Initial LANDLORD

Initial TENANT

DATE OF BIRTH: _____
MARITAL STATUS: _____

State of _____
County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by _____ who is personally known to me/ produced _____ as identification.

Signature of Notary Public (SEAL)

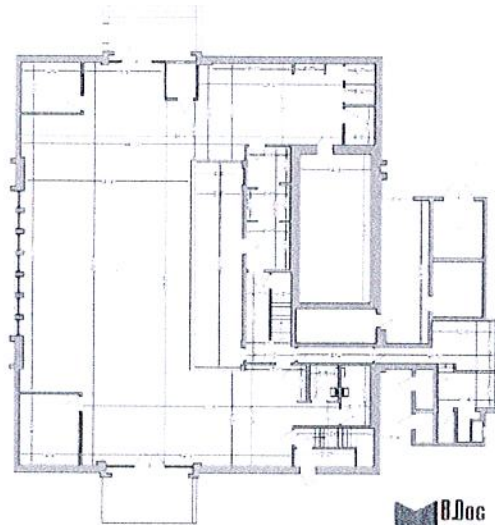
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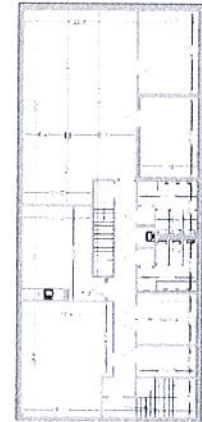
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EXHIBIT "A"

The Premises is located and is of the general size, configuration and shape set out below or as set forth in the attached sketch or drawing. The dimensions and sizes are approximate and will not affect the rent if smaller



1ST FLOOR
169 N. OCEAN BLVD.
POMPAHO BEACH, FL

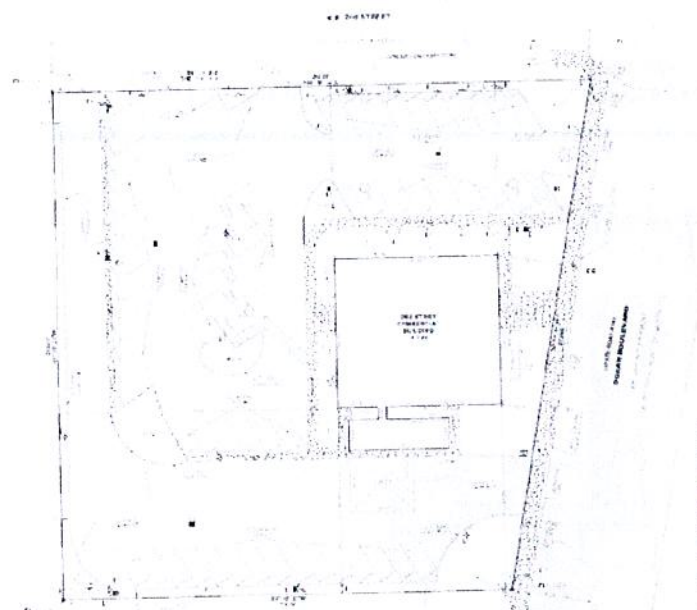


2ND FLOOR
169 N. OCEAN BLVD.
POMPAHO BEACH, FL



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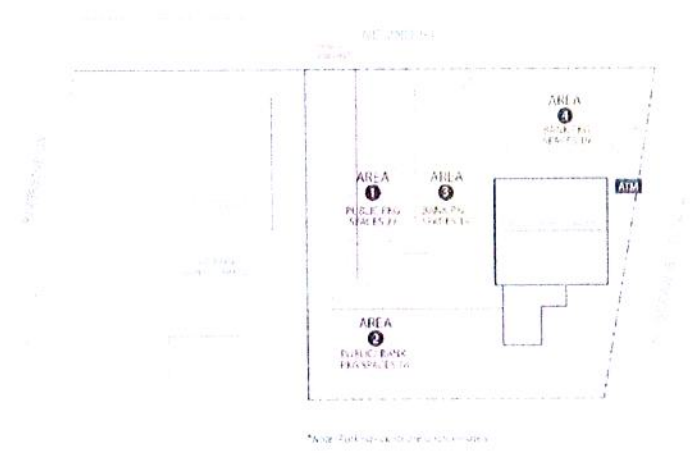
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Corrected to

1945 CONFIDENTIAL - COMBANDOR REF ID: A6671

PRELIMINARY PARKING LAYOUT - SCHEME 1



LOCATION MAP



HOT-TOE CONSTRUCTION

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