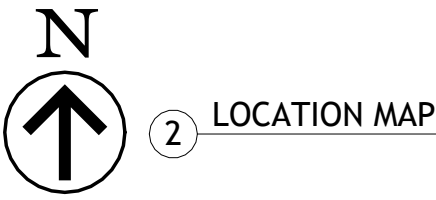
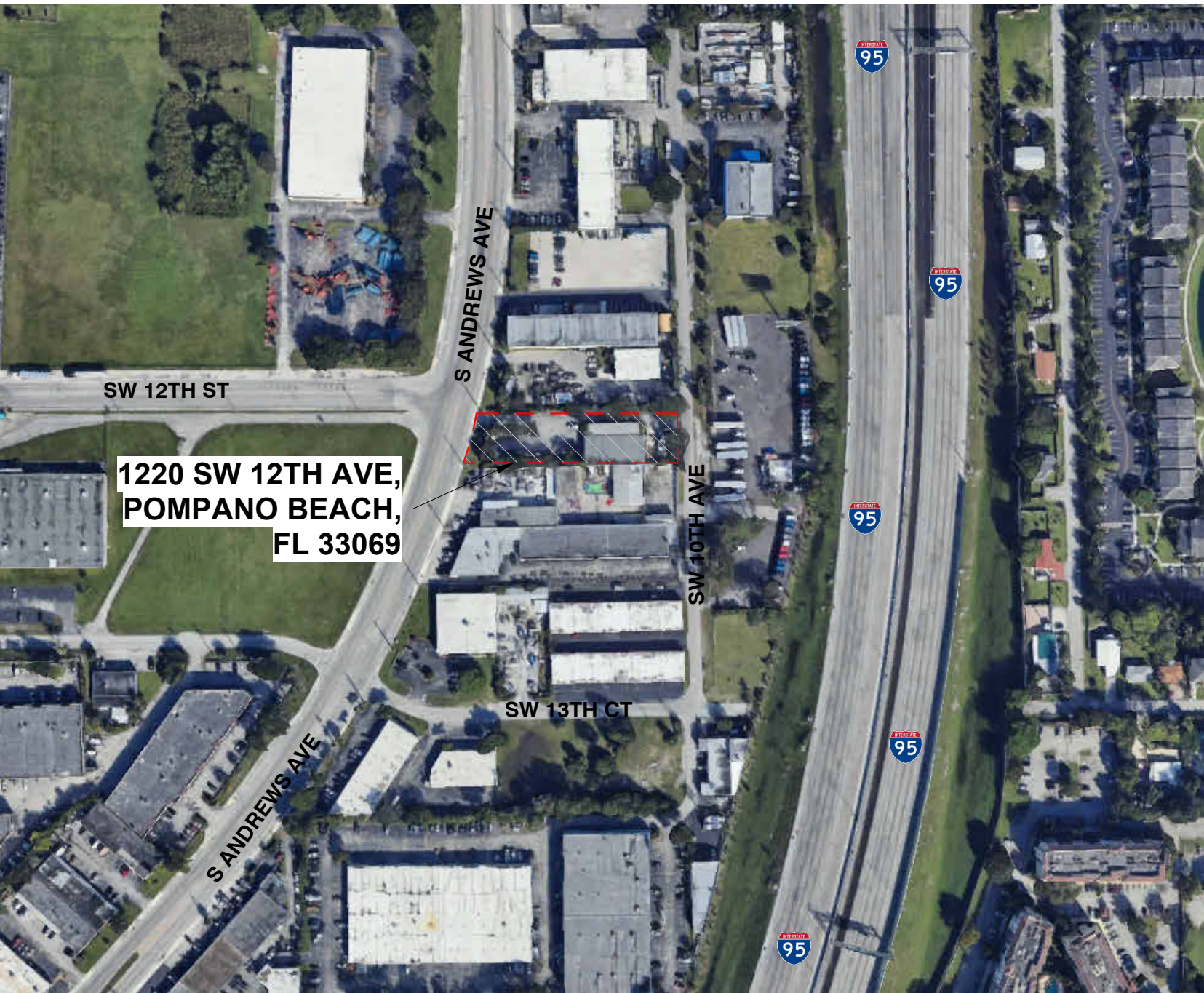




# FLACK'S WAREHOUSE

## POMPANO BEACH, FL

ARCHITECT	PROJECT NOTES
THE BENEDICT BULLOCK GROUP, PA 1525 NW 3RD STREET SUITE 1 DEERFIELD BEACH FL 33442 PHONE: (954) 570-9500 INFO@TBBG.NET	1. GC SHALL PROVIDE ASBESTOS REPORT OR ASBESTOS AFFIDAVIT PRIOR TO DEMOLITION ACTIVITIES ON ALL BUILDINGS CONSTRUCTED PRIOR TO 1974. IF ASBESTOS IS FOUND TO BE PRESENT WITHIN THE PROJECT WORK AREAS, ASBESTOS REMEDIATION SHALL BE DONE BY A LICENSED ASBESTOS REMEDIATION CONTRACTOR AND SHALL BE AN ADDITIONAL COST TO THE OWNER. 2. PRIOR TO ANY DEMOLITION ACTIVITIES ON THE EXTERIOR OF THE BUILDING, GC SHALL PROVIDE SILT CONTROL FABRIC AT ALL STORM DRAINAGE GRATES. ANY SWALES, CURBS OR DRAINAGE CHANNELS SHALL HAVE TEMPORARY SILT FENCES OR SHALL HAVE SILT WORMS IN PLACE DURING ALL EXTERIOR DEMOLITION OR CONSTRUCTION ACTIVITIES. 3. GC SHALL INCLUDE REMOVAL AND SAFE DISPOSAL OR RECYCLING OF ALL MATERIALS BEING REMOVED FROM THE PROJECT SITE. PROVIDE CONSTRUCTION BARRIERS AS REQUIRED TO SECURE THE WORK AREA AND SITE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. 4. GC SHALL BE RESPONSIBLE FOR COMPLIANCE WITH JOB SAFETY, DEMOLITION SEQUENCING, SCHEDULING OF PROJECT WORK. 5. PROJECT SITE SHALL BE KEPT REASONABLY ORDERLY. MATERIALS SHALL NOT BE ALLOWED TO ACCUMULATE OUTSIDE OF THE BUILDING UNLESS KEPT WITHIN DESIGNATED AREA OR DUMPSTER. PROTECT EXISTING PAVING FROM DAMAGE FROM DUMPSTER IF REQUIRED. 6. NOTIFY ARCHITECT OR ENGINEER OF ANY DISCREPANCIES FROM THIS PLAN AND CONDITIONS IN THE FIELD. 7. ALL EXISTING WORK DAMAGED DURING NEW CONSTRUCTION SHALL BE REPAIRED AND REFINISHED TO MATCH EXISTING CONDITION. 8. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT PROPERTY, FURNISHINGS AND EQUIPMENT IN AREAS WHERE WORK IS BEING DONE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO EXISTING PROPERTY SPACES AND EQUIPMENT DUE TO CONSTRUCTION OPERATIONS. 9. G.C. SHALL KEEP FIRE EXITS, EXTINGUISHERS AND ALARMS CLEAR OF OBSTRUCTIONS AT ALL TIMES. ALARMS AND DETECTION DEVICES ARE TO REMAIN ACTIVE DURING CONSTRUCTION AND IF PAINTING OR OTHER ACTIVITIES ARE PERFORMED THAT CREATE DUST, THE SMOKE DETECTORS SHALL BE PROTECTED WITH COVERS DURING WORK HOURS TO PREVENT FALSE ALARMS. THESE DETECTORS SHALL BE UNCOVERED AT THE END OF EACH WORKING DAY SO THAT PROTECTION REMAINS ACTIVE. 10. G.C. SHALL MAINTAIN TRACK-OFF MATS NEAR AREAS OF WORK DURING ALL CONSTRUCTION ACTIVITIES THAT PRODUCE AIR-BORNE DUST. MATS SHOULD BE CLEANED REGULARLY TO MAINTAIN A HIGH INDOOR AIR QUALITY FOR THE UNITS AND COMMON AREAS. 11. G.C. SHALL USE MINIMUM MERV 7 HVAC FILTERS DURING DEMOLITION OR CONSTRUCTION AND FREQUENTLY CHECK/CHANGE HVAC FILTERS TO MAINTAIN A HIGHER LEVEL OF INDOOR AIR QUALITY. 12. WHEN POSSIBLE, ITS RECOMMENDED THAT FANS BE USED TO VENTILATE PAINT FUMES, VARNISH, DUST OR OTHER AIRBORNE PARTICLES TO THE EXTERIOR OF THE BUILDING. 13. GC SHALL COORDINATE ALL ACTIVITIES WITH THE PROPERTY MANAGER, INCLUDING BUT NOT LIMITED TO: OPERATIONS, WORK HOURS, WORKER PARKING, LOADING ZONES, DELIVERY AND STORAGE OF MATERIALS, USE OF STAIRS AND ELEVATORS, FIRE LANES, AND SECURITY CHECK-IN MEASURES.
SURVEY	GENERAL NOTES
ACCURATE LAND SURVEYORS, INC. 1150 E. ATLANTIC BLVD. POMPANO BEACH FL 33060 PHONE: (954) 782-1441	1. CARE SHALL BE MADE TO CONTAIN AND MINIMIZE CONSTRUCTION DEBRIS AND DUST. PRIOR TO DEMOLITION, ALL HVAC DUCTWORK LOCATED IN DESIGNATED WORK AREA SHALL BE TEMPORARILY SEALED TO MINIMIZE DAMAGE TO HVAC SYSTEM AND INDOOR AIR QUALITY. TRACK OFF MATS AT LEAST 2' WIDE AND 4' IN LENGTH SHALL BE PLACED IN FRONT OF WORK AREAS AND CLEANED REGULARLY TO MINIMIZE DUST CONTAMINATION. CONTRACTOR SHALL MAINTAIN A PLASTIC DUST BARRIER THROUGHOUT CONSTRUCTION. 2. ALL NEW PAINTS, ADHESIVES, SEALANTS, GLUES AND SHELLACS SHALL BE "LOW VOC" ONLY. 3. THE SHOWN WORK AREAS ARE DESIGNATED NON-SMOKING AREAS AT ALL TIMES. 4. WORK SHALL BE PERFORMED ONLY DURING TIMES WHICH ARE NOT RESTRICTED BY LOCAL ORDINANCE OR OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ANY RESTRICTIONS IN PLACE BY SUCH AS TO WORK HOURS, LOADING AND DELIVERY OF MATERIALS, USE OF VERTICAL CIRCULATION SYSTEMS, AND OTHER RESTRICTIONS THAT MAY BE IN PLACE. 5. CONTRACTOR SHALL BE FAMILIAR WITH ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. 6. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN DRAWINGS. 7. ALL PARTY WALLS, FLOORS AND CEILINGS SHALL ACHIEVE A MINIMUM IMPACT TRANSMISSION CLASS (ITC) OF 54 AND A MINIMUM SOUND TRANSMISSION CLASS (STC) OF 66 - NO EXCEPTIONS. 8. FINISH FLOOR SHALL BE INSTALLED SO THAT TOP SURFACE IS LEVEL. GC SHALL BE RESPONSIBLE FOR COORDINATION OF FLOOR MATERIAL HEIGHTS SO THAT FINISH FLOOR IS LEVEL. 9. GC AND ALL SUB-CONTRACTORS SHALL MAINTAIN AS-BUILT DRAWINGS THROUGHOUT THE PROGRESS OF THE PROJECT. ANY DEVIATIONS FROM THE PLANS SHALL BE CLEARLY MARKED IN RED ON THE AS-BUILT DRAWINGS AND SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FINAL INSPECTION. THIS SET OF MARKED UP AS-BUILT DRAWINGS SHALL BE REVIEWED AND SIGNED BY THE GC AND THEN RETURNED TO THE ARCHITECT FOR FINAL RECORD DRAWING COMPLETION. THE RECORD DRAWINGS SHALL BE ISSUED TO THE OWNER PRIOR TO SUBSTANTIAL COMPLETION OR ISSUANCE OF CERTIFICATE OF OCCUPANCY. 10. INTERIOR WALL & CEILING FINISHES SHALL BE PER FBC 803. 11. FLOOR FINISH MATERIALS SHALL BE PER FBC 804 12. INTERIOR TRIM MATERIALS SHALL BE PER FBC 806
CIVIL	
VEGIN CONSULTING, LLC 7483 SW 82 STREET, MIAMI, FL 33143 PHONE: (305) 431-5282 EVEGIN88@GMAIL.COM	
LANDSCAPE	
LBLA, INC. LYNN BENDER LANDSCAPE ARCHITECTURE 5610 ADAIR WAY LAKE WORTH, FL 33467 PHONE: (561) 644-3237 LBENDERLARCH@GMAIL.COM	



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SCOPE OF WORK
THIS IS A ADDITION JOB. THERE WILL PARTIAL DEMOLITION OF EXISTING WALL.
PROJECT DATA
ZONING: I-1 - GENERAL INDUSTRIAL OCCUPANCY TYPE: B & S-2 CONSTRUCTION TYPE: VB FLOOD ZONE: AH ALTERATION ADDITION  CODES AND REFERENCES : * 2023 THE FLORIDA BUILDING CODE, 8TH EDITION* *FLORIDA FIRE PREVENTION CODE, 8TH EDITION (2023)* BROWARD COUNTY ORDINANCES

The  
Benedict  
Bullock  
Group, PA  
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www.TBBG.net

FLACK'S WAREHOUSE  
1220 SW 12TH AVE  
POMPANO BEACH, FL 33060

ARCHITECT'S SEAL

BRIAN BULLOCK,  
ARCHITECT AR 95754

DIGITAL SIGNATURE	
DATE	09-06-2024
DRAWN BY	GG
PROJECT NO.	BF2457

A-0  
COVER SHEET

DRC

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07/16/2025

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