

# POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

6

Meeting Date: May 15, 2018

Agenda Item \_\_\_\_\_

**REQUESTED CRA BOARD ACTION:**

\_\_\_\_ Resolution(s)  Consideration  Approval \_\_\_\_\_ Other

**SHORT TITLE OR MOTION:** CONSIDERATION OF FOUR (4) DEVELOPMENT PROPOSALS FROM AMH FAMILY HOMES & LG FAMILY HOMES INC., HORIZON NEW HOMES DEVELOPMENT, LLC, PREMIER HOUSING & REHAB, LLC AND CAPITAL GROUP GREEN DEVELOPMENTS LLC TO CONSTRUCT SINGLE FAMILY HOMES ON SEVEN (7) IN-FILL HOUSING LOTS LOCATED IN THE ORTANIQUE NEIGHBORHOOD IN THE NORTHWEST COMMUNITY REDEVELOPMENT AGENCY AREA.

**Summary of Purpose and Why:**

Over the past several months, the Pompano Beach Community Redevelopment Agency (CRA) has received four (4) unsolicited proposals to construct single family homes on some or all of the seven (7) CRA-owned in-fill housing lots in the Ortanique neighborhood located at the following addresses: (1) 651 NW 19 Ave.; (2) 671 NW 19 Ave.; (3) 1920 NW 7 St.; (4) 1940 NW 7 St.; (5) 2020 NW 7 St.; (6) 2060 NW 7 St.; and (7) 610 NW 21 Ave. The proposals were received from AMH Family Homes & LG Family Homes, Inc. (AMH), Horizon New Homes Development, LLC (Horizon), Premier Housing & Rehab, LLC (Premier), and Capital Group Green developments, LLC (Capital).

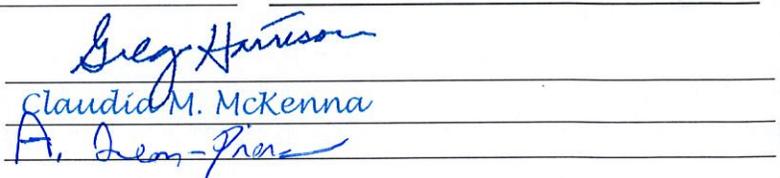
The four (4) proposals were presented before the NWCRA Advisory Committee on May 7, 2018, receiving approval to be presented to the CRA Board at the May 15, 2018, CRA Board meeting, with AMH receiving approval for two (2) lots, Horizon for two (2) lots, Premier for one (1) lot, and Capital for two (2) lots.

**QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:**

- (1) Origin of request for this action: Staff
- (2) Primary staff contact: Jordan Pace Ext. 7835
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: \_\_\_\_\_

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	AUTHORIZED SIGNATURE OR ATTACHED MEMO NUMBER

- CRA Executive Director
- CRA Attorney
- Finance Director

  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**ACTION PREVIOUSLY TAKEN BY CRA BOARD:**

<u>Resolution</u>	<u>Consideration</u>	<u>Other:</u>
Results: _____	Results: _____	Results: _____
_____	_____	_____
_____	_____	_____



P. O. Drawer 1300  
Pompano Beach, FL 33061

Phone: (954) 786-5535  
Fax: (954) 786-7836

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## MEMORANDUM

**DATE:** May 15, 2018

**TO:** CRA Board

**FROM:** Jordan Pace, Project Manager

**THRU:** Greg Harrison, Executive Director

**SUBJECT:** Four (4) Unsolicited Proposals for Seven (7) In-fill Housing Lots in the Ortanique Neighborhood

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### Background

Over the past several months, the Pompano Beach Community Redevelopment Agency (CRA) has received four (4) unsolicited proposals to construct single family homes on some or all of the seven (7) CRA-owned in-fill housing lots in the Ortanique neighborhood in the NWCRA. All proposals seek to sell the homes to persons earning 120% or less of the Broward County median income, have pre-qualified buyers, and provide scholarship money from each home sold to a student from Blanche Ely High School. In addition to the proposals being included as back-up, a general overview of the four (4) unsolicited proposals are as follows:

#### AMH Family Homes & LG Family Homes, Inc.

Lots Requested: 7  
Sales Price: \$250,000.00  
Home Size: 1,400-1,500 SF (3 bedrooms, 2 bath, 2 car garage)  
Construction Style: Concrete Block Structure (CBS)

#### Horizon New Homes Development, LLC

Lots Requested: 7  
Sales Price: \$269,000.00  
Home Size: 1,785 SF (3 bedrooms, 2 bath, 2 car garage)  
Construction Style: Concrete Block Structure (CBS)

#### Premier Housing & Rehab, LLC

Lots Requested: 2  
Sales Price: \$250,000.00-260,000.00  
Home Size: 1,500 SF (3 bedrooms, 2 bath, 1-2 car garage)  
Construction Style: Concrete Block Structure (CBS)

#### Capital Group Green Developments, LLC



P. O. Drawer 1300  
Pompano Beach, FL 33061

Phone: (954) 786-5535  
Fax: (954) 786-7836

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Lots Requested: 7  
Sales Price: \$275,000.00  
Home Size: 1,650 SF (3 bedroom, 2 bath, 2 car garage)  
Construction Style: LEED Certified Structural Insulated Panels

When presented before the NWCRA Advisory Committee on May 7, 2018, the Committee recommended that the lots be divvied as follows:

- AMH Family Homes & LG Family Homes, Inc.: 2 lots
- Horizon New Homes Development, LLC: 2 lots
- Premier Housing & Rehab, LLC: 1 lot
- Capital Green Group Developments, LLC: 2 lots.

**Staff Recommendation**

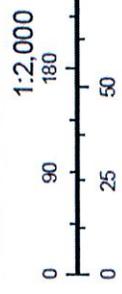
Staff recommends the CRA Board divvy the seven (7) lots amongst the four (4) developers so that the CRA can move towards Developer's Agreements with each developer.

Property Id:

\*\* Please see map disclaimer



May 9, 2018



**AMH FAMILY HOMES &  
LG FAMILY HOMES, INC.**



# AMH FAMILY HOMES & LG FAMILY HOMES INC

1808 WEST TERRAMAR DRIVE  
LAUDERDALE BY THE SEA FL 33062  
Phone 954-663-8121

Email: 1GOODDEAL@COMCAST.NET



AMH/LG

Att: CRA. R. Jordan Pace, Esq.  
Project Manager  
Office: (954) 786-7835

03/01/2017

Att: Jordan

## Updated Submission of Unsolicited Proposal to Build 7 new sf homes

LG Family Homes, Inc. proposes to build seven single family homes located on the seven lots in the Ortanique neighborhood which we discussed, Lot 118, 120, 122, 123, 125, 127 and lot 123 Pompano Springs replat Plat Book 173, Page 171 of Broward County Records, Located in the City of Pompano beach Florida.

LG Family Homes, Inc. will build 7 single family homes that will be sold to persons of a family earning 120% or less of the average median income for broward county, as is a condition precedent running with the land.

LG Family Homes, Inc. upon approval from CRA will submit plans to build all seven homes within 30 days of CRA final approval, we will work with the city closely to follow the plans and expedite the starting of the project, because we are a self-funded entity we will commence with construction of all the homes as soon as approval of permitting is achieved, there will be no delay in starting this project as to funding. We anticipate a construction period of four months once the project construction has begun.

If you require I can provide banking information showing that we have the necessary monies to complete this project.

Here is a list of the Properties we have built in the last 1.5 years are as follows:

790/798 NE 43 Street Oakland Park,	4 townhomes
701 thru 737 NE 1 Street Pompano Beach,	6 new homes
1437 SE 2 Street Pompano Beach	1sfr
3665 SW 12 Place Fort Lauderdale	1sfr
348 NW 40 Court Oakland Park	1 sfr
2151 SW 42 Ave Unincorporated	1 sfr

**We are pleased to notify you that we have heard your request and we are pleased to present you the updated proposal.**

1. We will build the larger CBS homes with the two-car garage per your request, the models we have chosen are listed below.
2. We are pleased to announce we will be donating \$1,500.00 for each home sale, to **Unity in the Community**, for a scholarship to a student attending Blanch Ely Highschool to attend college, this is to give back to the community that we are building in. scholarship will be given in the name of the partnership with LG Family Homes and The Community Redevelopment Agency, and or per your request.
3. Also, we have included 4 pre-qualified buyers that we have for the properties, we are confident that receiving additional, real buyers will not be difficult, due to the high demand of housing within this price range.

Se Below

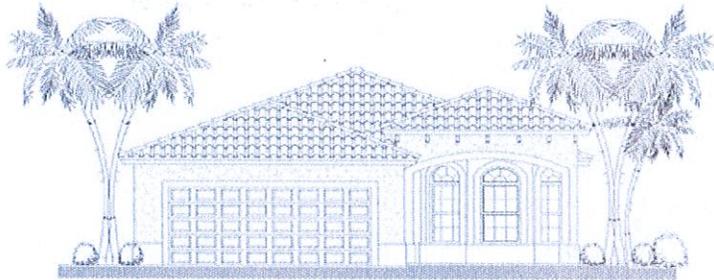
The revised Home Plans we propose to build will be as follows and or similar depending on setbacks and city requirements, these are properties we have already built and or have plans already drawn up with architect already.

## CONCORD ELITE

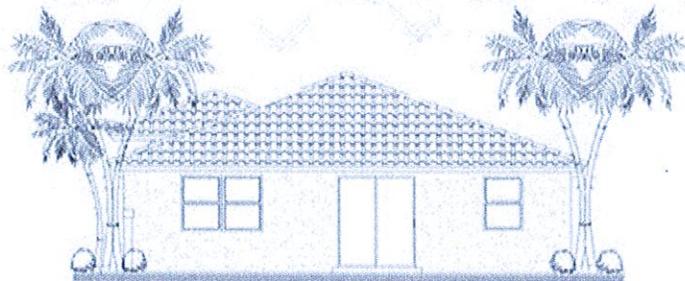


This one-story Florida Spanish Mediterranean-style house features three bedrooms, two bathrooms, a two-car garage and a covered entry. It is an excellent selection for a starter home. The floor plan provides a spacious living room and dining room, a kitchen adjacent to the family room and an eating bar. The utility room is conveniently located adjacent to the garage. The large master bedroom has a master bathroom and a walk-in-closet

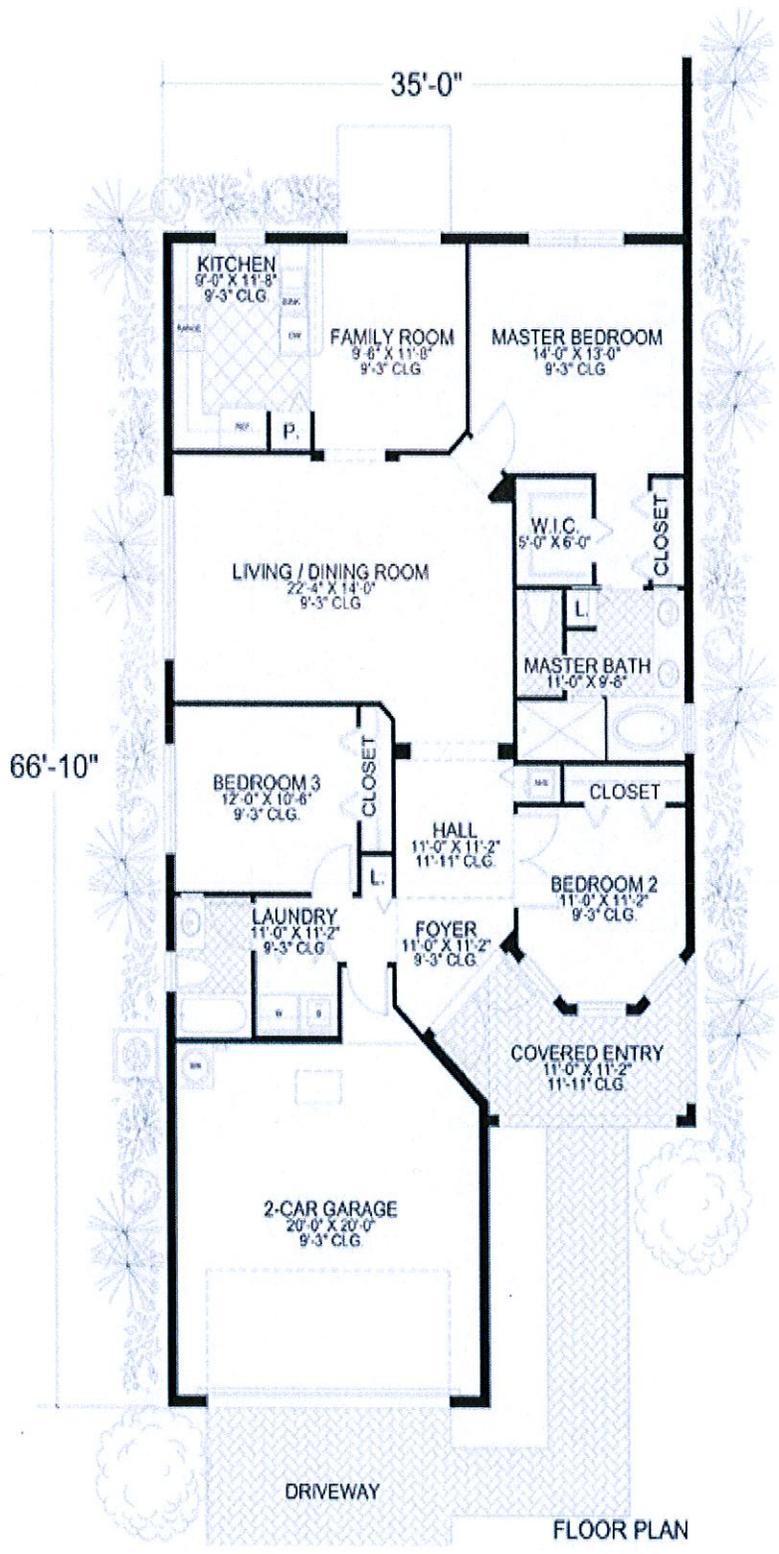
<b>Stories</b>	1
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Garage</b>	2 car
<b>Width x Length</b>	35' 0" x 66' 10"
<b>First Floor Sq. Ft.</b>	1552
<b>Second Floor Sq. Ft.</b>	0
<b>Total AC Sq. Ft.</b>	1552
<b>Total Under Roof Sq. Ft.</b>	2121



**FRONT ELEVATION**  
© 1994 - 2008 ARVISON & ASSOCIATES ARCHITECTURE



**REAR ELEVATION**  
© 1994 - 2008 ARVISON & ASSOCIATES ARCHITECTURE



FLOOR PLAN

<b>Stories</b>	1
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Garage</b>	2 car
<b>Width x Length</b>	35' 0" x 66' 10"
<b>First Floor Sq. Ft.</b>	1552
<b>Second Floor Sq. Ft.</b>	0
<b>Total AC Sq. Ft.</b>	1552
<b>Total Under Roof Sq. Ft.</b>	2121

### General Information

<b>DIMENSIONS</b>	
<b>Width x Depth</b>	35' 0" x 66' 10"
<b>Height</b>	16'-9"
<b>Stories</b>	1

<b>BEDROOMS</b>	
<b>Actual</b>	3
<b>Possible</b>	0
<b>Total</b>	3

<b>GARAGE</b>	
<b>Number of Cars</b>	2
<b>Attached</b>	Yes
<b>Location</b>	Left

<b>BATHROOMS</b>	
<b>Full</b>	2
<b>Half</b>	0
<b>Total</b>	2

<b>WALL CONSTRUCTION</b>	
<b>Interior</b>	Metal Stud
<b>Exterior</b>	CMU Block

<b>ELEVATION</b>	
<b>Finishes</b>	Stucco
<b>Master Bedroom Location</b>	First Floor
<b>Utility Location</b>	First Floor

<b>INSULATION</b>	
<b>CMU Wall</b>	R-4.1
<b>Wood Wall</b>	R-19
<b>Framed Wall</b>	R-11
<b>Roof</b>	R-30

<b>FEATURES</b>	
<b>Fireplace</b>	No
<b>Elevator</b>	No
<b>Pool</b>	No

### Area Calculations

<b>First Floor AC</b>	1552
<b>Second Floor AC</b>	0
<b>Total AC</b>	1552

<b>Garage</b>	452
<b>Covered Entry</b>	117
<b>Patio</b>	0
<b>Covered Balconies</b>	0
<b>Total Under Roof</b>	2121

### Ceiling Heights

<b>FIRST FLOOR</b>	
<b>Primary Living</b>	9'-3"
<b>Secondary Living</b>	9'-3"
<b>Primary Bedrooms</b>	9'-3"
<b>Secondary Bedrooms</b>	9'-3"
<b>Bathrooms</b>	9'-3"
<b>Common Areas</b>	11'-11"

<b>EXTERIOR</b>	
<b>Garage</b>	9'-3"
<b>Covered Entry</b>	11'-11"
<b>Covered Patio</b>	0
<b>Covered Balcony</b>	0

<b>SECOND FLOOR</b>	
<b>Primary Bedrooms</b>	0
<b>Secondary Bedrooms</b>	0
<b>Bathrooms</b>	0
<b>Common Areas</b>	0

## THE SULTAN



This one-story Florida Mediterranean-style house features three bedrooms, two bathrooms, a two-car garage, grand covered entry and a rear porch. This house makes a perfect home for a small family. The design is ideal for a small or narrow lot. The home features a combined living room and dining room to maximize space, a large kitchen with pantry and eating bar opening to the dining room. The master suite has a master bathroom and walk-in closet.

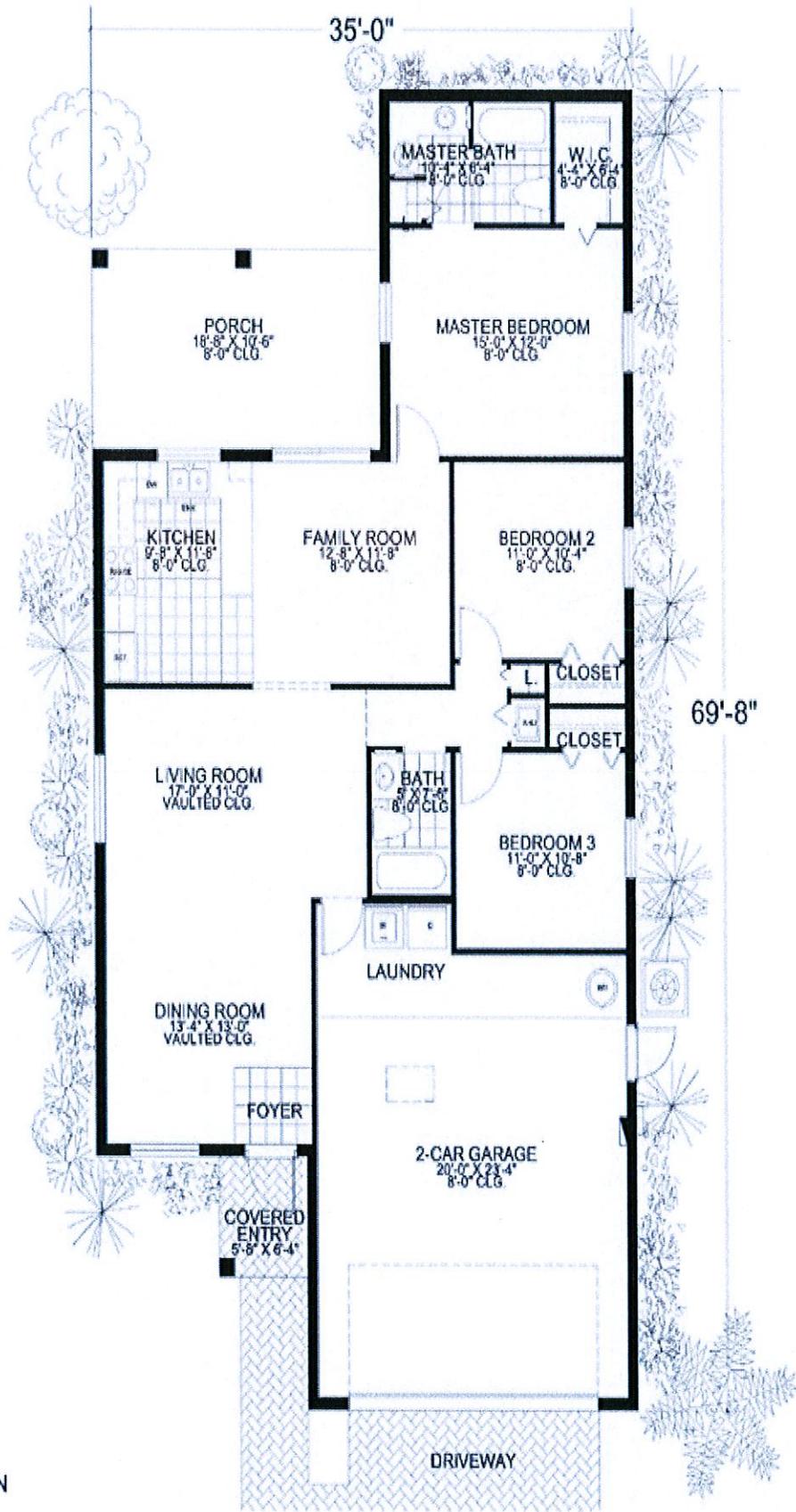
<b>Stories</b>	1
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Garage</b>	2 car
<b>Width x Length</b>	35' 0" x 69' 8"
<b>First Floor Sq. Ft.</b>	1373
<b>Second Floor Sq. Ft.</b>	0
<b>Total AC Sq. Ft.</b>	1373
<b>Total Under Roof Sq. Ft.</b>	2131



FRONT ELEVATION



REAR ELEVATION



FLOOR PLAN

<b>Stories</b>	1
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Garage</b>	2 car
<b>Width x Length</b>	35' 0" x 69' 8"
<b>First Floor Sq. Ft.</b>	1373
<b>Second Floor Sq. Ft.</b>	0
<b>Total AC Sq. Ft.</b>	1373
<b>Total Under Roof Sq. Ft.</b>	2131

### General Information

#### DIMENSIONS

<b>Width x Depth</b>	35' 0" x 69' 8"
<b>Height</b>	16'-4
<b>Stories</b>	1

#### GARAGE

<b>Number of Cars</b>	2
<b>Attached</b>	Yes
<b>Location</b>	Right

#### WALL CONSTRUCTION

<b>Interior</b>	Metal Stud
<b>Exterior</b>	CMU Block

#### INSULATION

<b>CMU Wall</b>	R-4.1
<b>Wood Wall</b>	R-19
<b>Framed Wall</b>	R-11
<b>Roof</b>	R-30

#### BEDROOMS

<b>Actual</b>	3
<b>Possible</b>	0
<b>Total</b>	3

#### BATHROOMS

<b>Full</b>	2
<b>Half</b>	0
<b>Total</b>	2

#### ELEVATION

<b>Finishes</b>	Stucco
<b>Master Bedroom Location</b>	First Floor
<b>Utility Location</b>	First Floor

#### FEATURES

<b>Fireplace</b>	No
<b>Elevator</b>	No
<b>Pool</b>	No

### Area Calculations

<b>First Floor AC</b>	1373
<b>Second Floor AC</b>	0
<b>Total AC</b>	1373

<b>Garage</b>	528
<b>Covered Entry</b>	34
<b>Patio</b>	196
<b>Covered Balconies</b>	0
<b>Total Under Roof</b>	2131

### Ceiling Heights

#### FIRST FLOOR

<b>Primary Living</b>	Vaulted
<b>Secondary Living</b>	Vaulted
<b>Primary Bedrooms</b>	8'-0
<b>Secondary Bedrooms</b>	8'-0
<b>Bathrooms</b>	8'-0
<b>Common Areas</b>	8'-0

#### EXTERIOR

<b>Garage</b>	8'-0
<b>Covered Entry</b>	10'-0
<b>Covered Patio</b>	8'-0
<b>Covered Balcony</b>	0

If there is further information you would like to see and or need, please do not hesitate in calling me, I am looking forward to a successful and beneficial relationship.

Thank you

*James Lowe*

James Lowe

LG Family Homes Inc.

954-663-8121



03/01/2018

Bruce McFayden

**Re: PRE-APPROVAL LETTER**

Dear Bruce,

After review of your preliminary FHA loan request and based on the information you have provided to us, we are pleased to advise you that you have been conditionally Pre-Approved for a FHA real estate loan for a purchase price up to \$250,000.

This Pre-Approval is subject to the following conditions:

- Review and approval of Title Report on the subject property.
- Review and approval of appraisal on subject property to be at or greater than sales price.
- Down Payment of 3.5%.
- Verification of stated information, including employment, income and financial information.

It is important to note that should your financial, employment or credit standing change, this pre-approval will be subject to re-qualifying and verification. Any material omission or misrepresentation in your loan application may void this Pre-Approval. This Pre-Approval is not a commitment to lend.

If any interested third parties have any questions pertaining to this letter, please feel free to contact me at the number listed below. Thank you for allowing US Mortgage of Florida to be of service to you and should you have any questions please call me directly at 754-400-3280.

Sincerely,

Jason Zandman- NMLS# 166680  
Mortgage Loan Originator  
US Mortgage of Florida- NMLS#75597  
Email- [jzandman@usmtg.com](mailto:jzandman@usmtg.com)  
Cell- 754-400-3280  
Office- 561-886-0300  
Fax- 561-886-0301

4800 North Federal Highway Bldg E Suite 200 ♦ Boca Raton, FL 33431  
561-886-0300 ♦ Toll Free 866-435-2562 ♦ Fax 561-886-0301

**U.S. MORTGAGE**  
**OF FLORIDA**



03/01/2018

Betty Crump

**Re: PRE-APPROVAL LETTER**

Dear Betty,

After review of your preliminary FHA loan request and based on the information you have provided to us, we are pleased to advise you that you have been conditionally Pre-Approved for a FHA real estate loan for a purchase price up to \$250,000.

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If any interested third parties have any questions pertaining to this letter, please feel free to contact me at the number listed below. Thank you for allowing US Mortgage of Florida to be of service to you and should you have any questions please call me directly at 754-400-3280.

Sincerely,

Jason Zandman- NMLS# 166680  
Mortgage Loan Originator  
US Mortgage of Florida- NMLS#75597  
Email- jzandman@usmtg.com  
Cell- 754-400-3280  
Office- 561-886-0300  
Fax- 561-886-0301

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561-886-0300 ♦ Toll Free 866-435-2562 ♦ Fax 561-886-0301



03/01/2018

Diallo Johnson

**Re: PRE-APPROVAL LETTER**

Dear Diallo ,

After review of your preliminary FHA loan request and based on the information you have provided to us, we are pleased to advise you that you have been conditionally Pre-Approved for a FHA real estate loan for a purchase price up to \$250,000.

This Pre-Approval is subject to the following conditions:

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- Review and approval of appraisal on subject property to be at or greater than sales price.
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Sincerely,

Jason Zandman- NMLS# 166680  
Mortgage Loan Originator  
US Mortgage of Florida- NMLS#75597  
Email- jzandman@usmtg.com  
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U.S. MORTGAGE  
OF FLORIDA



03/01/2018

Shatoya Vernica Clarke

**Re: PRE-APPROVAL LETTER**

Dear Shatoya ,

After review of your preliminary FHA loan request and based on the information you have provided to us, we are pleased to advise you that you have been conditionally Pre-Approved for a FHA real estate loan for a purchase price up to \$250,000.00.

This Pre-Approval is subject to the following conditions:

- Review and approval of Title Report on the subject property.
- Review and approval of appraisal on subject property to be at or greater than sales price.
- Down Payment of 3.500%.
- Verification of stated information, including employment, income and financial information.

It is important to note that should your financial, employment or credit standing change, this pre-approval will be subject to re-qualifying and verification. Any material omission or misrepresentation in your loan application may void this Pre-Approval. This Pre-Approval is not a commitment to lend.

If any interested third parties have any questions pertaining to this letter, please feel free to contact me at the number listed below. Thank you for allowing US Mortgage of Florida to be of service to you and should you have any questions please call me directly at 754-400-3280.

Sincerely,

Jason Zandman- NMLS# 166680  
Mortgage Loan Originator  
US Mortgage of Florida- NMLS#75597  
Email- jzandman@usmtg.com  
Cell- 754-400-3280  
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**HORIZON NEW HOMES  
DEVELOPMENT, LLC**

HORIZON NEW HOMES DEVELOPMENT, LLC

February 23, 2018

City of Pompano  
Community Redevelopment Agency  
Mr. Robert Pace, Senior Project Manager  
100 West Atlantic Blvd. Room 276  
Pompano Beach, Florida 33060

Re: Available Lots

Dear Mr. Pace:

Please except this letter as an unsolicited offer to develop 2 single family houses on any two (contiguous) of the seven vacant lots in the Ortanique Estates, Pompano Beach, FL currently owned by the Pompano Beach CRA.

We are proposing to partner with the CRA and structure an agreement whereby the Pompano Beach CRA donates the land for our development company to build on. We would develop the lots for qualified home buyers which in turn would put the property back on the tax rolls and further the completion of the community. The targeted sales price for the homes assuming the request is granted would average \$269,000. The model for construction and sale is 3 bedroom/2 bath with a 2-car garage house of approximately 1,785 square feet of living space with a construction cost of \$125/square feet.

The attachment herein outlines the specific features of the houses and also gives you a sense for their compatibility with the existing neighborhood. We have also enclosed a project budget. We are working closely with several families to help them with the loan qualification process and anticipate having them qualified and ready to close concurrent with the land transfer.

Property ID	Lot	Property Address	Assessment
4842 34 35 1189	Lot 118	651 NW 19 Ave.	\$15,300
4842 34 35 1200	Lot 120	671 NW 19 Ave.	\$15,300
4842 34 35 1220	Lot 122	1920 NW 7 Street	\$16,630
4842 34 35 1230	Lot 123	1940 NW 7 Street	\$16,590
4842 34 35 1250	Lot 125	2020 NW 7 Street	\$16,590
4842 34 35 1270	Lot 127	2060 NW 7 Street	\$16,620
4842 34 35 1350	Lot 135	610 NW 21 Ave.	\$15,300

Thank you very much in advance for your time and consideration. We strongly feel that this type of public private partnership is vital to the redevelopment of the North West CRA District, the City of Pompano Beach, FL and look forward to working with you to realize our collective vision.

Very truly yours,

*Josephine M. Hart*

Josephine M. Hart, President, Founding Principal

## HORIZON NEW HOMES DEVELOPMENT, LLC

### ABOUT US

New Horizon Homes Development LLC was founded in 2017 as a joint venture partnership of four long time south Florida residents. Each of the principals has an extensive background in the real estate and construction and has demonstrated success in multiple asset classes including residential, commercial – office and retail and industrial – warehouse and self-storage.

**JOSEPH A. VITOLO, CEO AND FOUNDING PRINCIPAL** - Joe began his career in real estate development over 35 years ago as laborer and continued on to become a Project Manager and eventually owner of his own companies Courtyard Property Management Services, Inc. in 1975 and Courtyard Construction, Inc. in 1990. As an owner, a licensed General Contractor and developer he has worked through all phases of development; with the selection and purchase of land, land use planning, concept and design, improvements, and the sale of completed developments. His companies have completed over one million square feet of industrial and commercial projects in south Florida. In addition to maintaining a thriving business in Sunrise, FL Joe and his family, are owners and principals in HVY Holdings, a fully integrated real estate and development and investment firm whose mission is focused on the successful development of multi-family and single family housing, commercial office, and warehouse properties in the south east region of the Unites States.

**JOSEPHINE M. HART, PRESIDENT AND FOUNDING PRINCIPAL** – Josie began her career with IBM as a financial analyst in their Real Estate and Construction Division. Following a distinguished career with IBM She moved to south Florida in 2006 to become the CEO of National Land Partners, LLC one of the country's largest buyers and sellers of recreational land. She established her own company in 2013 to pursue more entrepreneurial endeavors and has consulted, developed and acquired single-family residential, warehouse/flex and self-storage projects in Florida, South Carolina and Iowa. Josie dedicates time to public service and has served as a Trustee and Vice Chair of the Board of Northfield Mount Hermon School and for the last six years has served on the Corporate Board of Broward County Boys and Girls Clubs.

**GLENN FRAZER, PARTNER** – Glenn has been active in real estate development throughout his professional career. His interests and accomplishments in the industry range from golf course management, to hospitality and aviation. Glenn is a skilled negotiator having operated in international circles most of his career and recently negotiated the sale of the Deerfield Country Club. He is currently involved in the development and construction of workforce housing and aviation projects in the British Virgin Islands where he maintained a business for over 25 years.

**LARRY M. WILSON, Partner** – Larry is a longtime resident of south Florida and has spent his entire career in the plumbing industry. Larry is the founder on LM Wilson Plumbing, Deerfield Beach, FL which was established 33 years ago. LM Wilson employs over 20 plumbing specialists. Today the Company has over \$2.5 Million in annual revenues, and contributes its skills to hundreds of residential and commercial projects throughout south Florida each year.

## HORIZON NEW HOMES DEVELOPMENT, LLC

### LOCAL DEVELOPMENT PROJECTS – COMPLETED

- **Delray Industrial Park; Delray, FL**  
135,000 SF of multi-tenant industrial and office space for a turn-key operation from land acquisition to tenant improvements and management.
- **Cohen Commercial Center; Delray, FL**  
22,000 SF of light industrial space included obtaining all government approvals, permits, all phases of construction and final tenant improvements.
- **McNab Commerce Center; Ft. Lauderdale, FL**  
36,000 SF of high-tech industrial/office space including site work, clearing, fill, excavation, to shell construction, including reinforced concrete masonry.
- **Executive Commerce Center; Ft Lauderdale, FL**  
40,000 SF of high-tech industrial/office space. Shell construction, including all reinforced concrete masonry.
- **Powerline Business Park; Pompano Beach, FL**  
80,000 SF of high-tech industrial/office space involved shell construction, including all reinforced concrete masonry.
- **Kenco Optic; Boca Raton, FL**  
8,000 SF of specialized manufacturing space, shell construction and construction management until C.O.
- **The Commons; Pompano Beach, FL**  
Four (4) free standing office-warehouse buildings ranging from 6,000-8,000 SF each. Land planning, design, permitting, turn-key construction from site work to final build-to-suit improvements for end users.
- **Western Industries; Pompano Beach, FL**  
8,000 SF free standing, environmentally sensitive design, build-to-suit. Project included permitting of chemical plant, and accidental spill recovery design. Turn-key constructed to C.O.
- **Barmaid Corporation Headquarters; Pompano Beach, FL**  
27,000 SF design, build-to-suit national headquarters and manufacturing plant. Project included land planning, design, and construction.

## HORIZON NEW HOMES DEVELOPMENT, LLC

- **Empire Building; Ft. Lauderdale, FL**  
7,000 SF medical office space. Complete demolition and renovation of two-story medical office space. Included; design, permitting, and turn-key construction.
- **Courtyard Industrial Center; Sunrise, FL**  
40,000 SF multi-tenant industrial/manufacturing project including land planning, design, and turn-key construction.
- **Courtyard Office Center; Lauderhill, FL**  
21,000 SF three-story class "A" office building. Complete interior demolition, re-design and renovation.
- **Federal Self-Storage; Dania Beach, FL**  
311,000 SF of "specialty-use" warehouse involving land use, design, and development, site work, to turn-key construction, all marketing, leasing, and tenant improvements.
- **Sunrise Total Storage; Sunrise, FL**  
103,000 SF of specialty warehouse project including design, permitting, site work, turn-key construction, and start-up management, including marketing.
- **Courtyard Distribution Center IV (Sonia U.S.A.); Sunrise, FL**  
36,000 SF build-to-suit office/warehouse building for multi-national company based in Spain. One-third of the building split for owner to use for rental income. Project included land planning, design, and turn-key construction.
- **Office for Area Agency on Aging of Broward County**  
A build-to-suit 17,000 SF office building. Building designed and developed to serve the needs of the elderly in Broward County. Project included, land planning, design, and turn-key construction.

### DESIGN AND CONSTRUCTION

The Pompano features a sophisticated yet compact design ideally suited to narrow lots found in urban south Florida neighborhoods. Our vision is to provide variation by reversing plans, varying colors and exterior finishes. Once all of the necessary permits are in place we anticipate it will take 8 months to complete construction.

HORIZON NEW HOMES DEVELOPMENT, LLC

THREE BEDROOMS TWO BATHS, TWO CAR GARAGE

AREA CALCULATIONS	
AD LIVING AREA	1,355 SQFT.
GARAGE	370 SQFT.
ENTRY	60 SQFT.
TOTAL	1,785 SQFT.

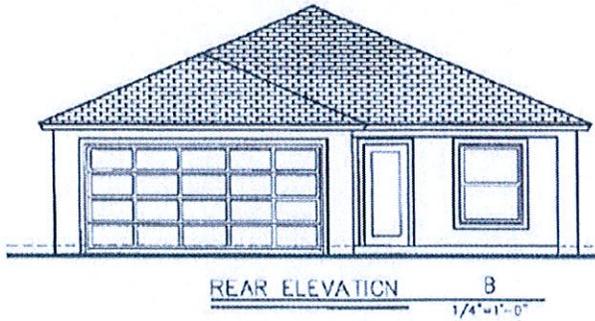
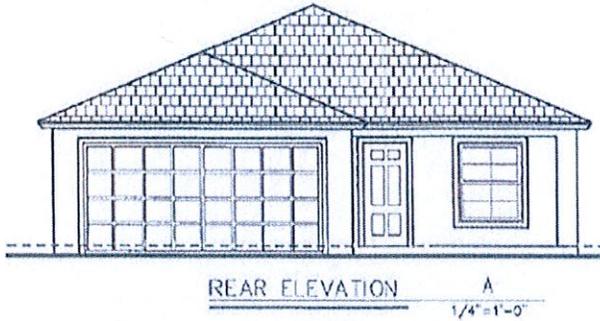
*THE FLORIDIAN*

FEATURES

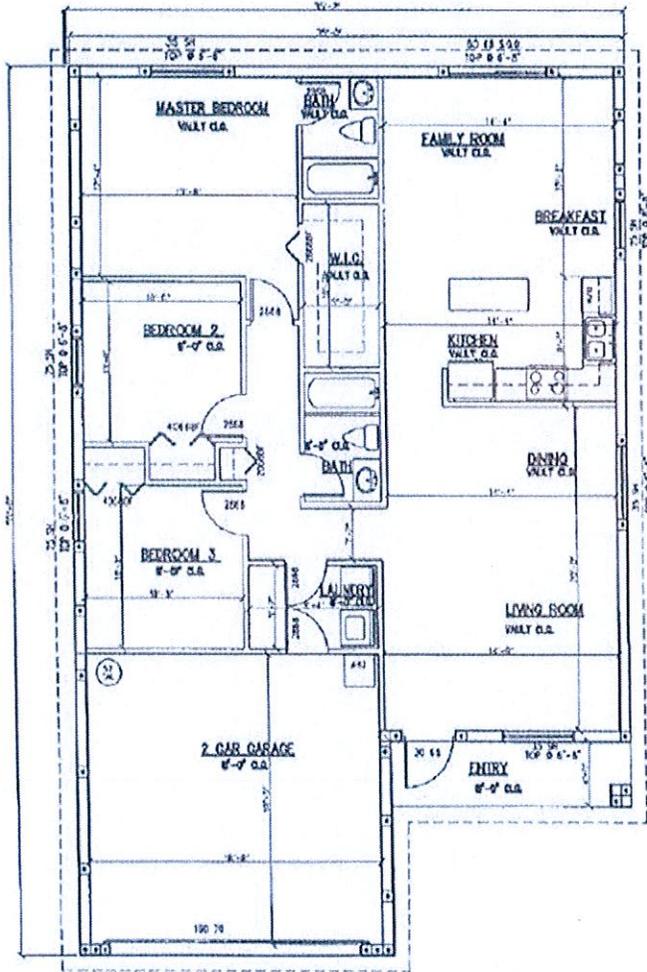
HOME FEATURES: **One story**  
**Spacious Master**

GARAGE TYPE: **2 Cars Front Entry**

PORCH TYPE: **Front**



HORIZON NEW HOMES DEVELOPMENT, LLC



DETAILS	
TOTAL HEATED AREA:	1,785 sq. ft.
FIRST FLOOR:	1,415 sq. ft.
GARAGE:	370 sq. ft.
FLOORS:	1
BEDROOMS:	3
BATHROOMS:	2
GARAGES:	2 cars
WIDTH:	35ft. - 2in.
DEPTH:	55ft. - 8in.

FLOOR PLAN  
1/4"=1'-0"



*THE POMPANO:*

*1 car with optional 2 cars garage*

FEATURES

HOME FEATURES:	Laundry Second Floor Master Up
GARAGE TYPE:	Front Entry
PORCH TYPE:	Front Rear

DETAILS

TOTAL HEATED AREA:	1,617 sq. ft.
FIRST FLOOR:	726 sq. ft.
SECOND FLOOR:	891 sq. ft.
GARAGE:	281 sq. ft.
FLOORS:	2
BEDROOMS:	3
BATHROOMS:	2
HALF BATHS:	1
GARAGES:	1 car
WIDTH:	26ft.-4in.
DEPTH:	42ft.
HEIGHT:	28ft.-7in.

HORIZON NEW HOMES DEVELOPMENT, LLC



**PREMIER HOUSING  
& REHAB, LLC**



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**BRITE LITE HOUSE INC.**

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To: The C.R.A. of Pompano Beach, FL

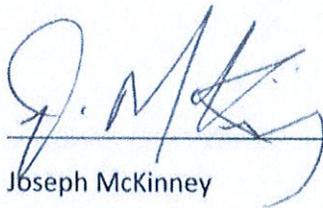
CC: Premier Housing and Rehab, LLC

From: Brite Lite House Inc.

This letter of intent is in representation of the non-profit known as Brite Lite House Inc. We have agreed to provide construction funding to Premier Housing and Rehab, LLC for the following two parcels of CRA properties:

Lot: folio **#484234351220**  
Address: 1920 NW 7 street

Lot: folio **#484234351230**  
Address: 1940 NW 7 street



\_\_\_\_\_

Joseph McKinney

V.P. Brite Lite House Inc.



March 16, 2018

Jacaranda Branch  
1790 N Pine Island Rd  
Plantation, FL 33322

BRITE LITE HOUSE, INC

Dear , To Whom This May Concern:

This letter is verification that the Customer named above has the following deposit accounts with Wells Fargo.

Account Number	Date Opened	Current Balance*
XXXXXX-5731	04/15/2016	\$400,000.00
-----	-----	-----
-----	-----	-----
-----	-----	-----
-----	-----	-----

\*The Balance is the opening available balance as of the date of this letter but such balance does not include any uncollected items and/or amounts that have not yet been posted to such account as of the date hereof. The foregoing is not, and should not at any time or in any way be construed as a guaranty of future account balances.

This letter is strictly confidential and the information herein is solely for Customer's lawful use. This letter is given in good faith, without legal liability. Wells Fargo does not represent and warrant that this information is complete or accurate and any errors or omissions in the information shall not be a basis for a claim against Wells Fargo. Wells Fargo does not undertake or accept any duty, responsibility, liability or obligation that may arise from providing this letter and/or for any reliance being placed upon information in this letter or for any loss or damage that may result from reliance being placed upon it. Wells Fargo does not assume any duty or obligation to you or any other person or entity by providing this information and this information is subject to change without notice to you. Wells Fargo does not undertake any duty to update you in the event any deposit account relationship referenced above is, or is the process of being, modified, terminated or cancelled. By requesting and utilizing this information, you agree to indemnify, defend, and hold Wells Fargo harmless from and against any claim resulting from the disclosure and use of the information by you, or from the breach by you of any agreement, representation or warranty herein.

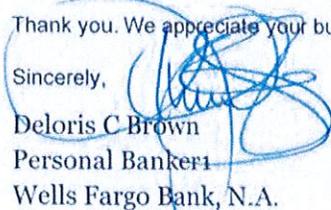
If you have any questions, please contact me at: 954-467-5560.

A representative will be happy to assist you, as follows:

- Monday – Thursday: 9:00 AM - 6:00 PM Eastern
- Friday: 9:00 AM - 6:00 PM Eastern
- Saturday: 9:00 AM - 3:00 PM Eastern

Thank you. We appreciate your business.

Sincerely,

  
Deloris C Brown  
Personal Banker  
Wells Fargo Bank, N.A.

Together we'll go far



## **Premier Housing and Rehab, LLC**

Created by Real Estate Entrepreneurs with aspirations to participate in the development of residential improvements. We are also very committed to providing community benefits by giving scholarships to the local high-school students from each project.

### **BIO - Al Darring -**

In partnership with Premier Housing and Rehab, LLC, *Al Darring* is a retired Fire Chief that has served the community for 33 years as a public servant in the Public Safety arena. Serving in the community and witnessing first-hand the need for affordable housing, Mr. Darring has been a provider of affordable housing and jobs for nearly thirty years and most recently partnered with The City of Miami CRA District 5 to completely rehabilitate of a three story 9-unit apartment complex for over ½ million dollars. Mr. Darring has also been involved in the build out and management phase of multiple rehabilitation housing projects throughout Miami-Dade County and retail projects as a business entrepreneur with the Bayside Market Place, Jerry's Sub Shop, Cozzoli's Pizzeria and Pizza Lovers restaurants.

### **BIO - Jerome Neloms -**

*In partnership with Premier Housing and Rehab, LLC, Jerome Neloms brings a vast amount of knowledge in the construction field. He has built affordable housing throughout the state of Florida with a focus of providing affordable housing in Miami-Dade and Broward Counties. Mr. Neloms currently owns more than fifty affordable housing units and understands the demand and need for affordable housing in our communities. In the past Mr. Neloms has partnered with DHB (Distinctive Home Builders, Inc.) to build 11 single family homes in the Broward area. Mr. Neloms will further enhance the team with his prior knowledge of project oversight and meeting construction deadlines.*

### **BIO - Wanda Williams -**

In Partnership with Premier Housing and Rehab, LLC, *Wanda Williams* is a Real Estate Broker with (Real Estate Source, Inc.) and Loan Originator with (1<sup>st</sup> United Funding, LLC) with over 20 years in the Industry. Mrs. Williams is highly efficient in Real Estate Sales with her primary focus on assisting first-time home-buyers with down payment assistance programs, affordable housing and accomplishing their home ownership goals. As a Loan Consultant, she is very well versed in all aspects of Mortgage Lending including FHA, VA, Fannie Mae, Freddie Mac, Reverse, Non-Conforming, Hard Money & Commercial Loans with Creative Financing as her Specialty! Involved in numerous real estate projects including New Construction & Re-sales, her expertise is an invaluable part of this team.

Real Estate Source, Inc & 1<sup>st</sup> United Funding, LLC will serve as the Listing Agency and Lender on record for this project ensuring that the Pre-Approved Buyers have successful closings on these homes.

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L18000044330  
FILED 8:00 AM  
February 19, 2018  
Sec. Of State  
jafason

**Article I**

The name of the Limited Liability Company is:

PREMIER HOUSING AND REHAB LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

7401 WILES ROAD  
#142  
CORAL SPRINGS, FL. US 33067

The mailing address of the Limited Liability Company is:

7401 WILES ROAD  
#142  
CORAL SPRINGS, FL. US 33067

**Article III**

The name and Florida street address of the registered agent is:

JEROME NELOMS  
7401 WILES ROAD  
SUITE #142  
CORAL SPRINGS, FL. 33067

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JEROME NELOMS

### **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: PRES  
JEROME NELOMS  
7401 WILES ROAD SUITE #142  
CORAL SPRINGS, FL. 33067 US

Title: VP  
WANDA WILLIAMS  
7401 WILES ROAD SUITE #142  
CORAL SPRINGS, FL. 33067 US

Title: SECT  
AL DARRING  
7401 WILES ROAD SUITE #142  
CORAL SPRINGS, FL. 33067 US

L18000044330  
FILED 8:00 AM  
February 19, 2018  
Sec. Of State  
jafason

### **Article V**

The effective date for this Limited Liability Company shall be:

02/18/2018

Signature of member or an authorized representative

Electronic Signature: JEROME NELOMS

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

## **BUILDER: Sunrise City CHOD, Inc**

A 17-year old Non-profit Community Housing Development Organization that specializes in providing affordable housing to low and moderate-income families. The company has produced over 100 units of housing from Port St. Lucie to Broward County both in Multi family and single-family housing. Sunrise City holds a Commercial, Residential and Roofing Contractor's license in the state of Florida and self performs work with our own crews and hires local residents whenever possible.

### **Experience:**

Sunrise City CHDO Inc. has recently completed construction of two single-family homes in Pompano Beach Florida. The First one is located at 2835 NW 4th Street November 2017, and the second one is located at 2826 NW 4th Street, will C/O in April 2018. Sunrise City was is the general contractor for 376 NW 30th Avenue also in Pompano Beach, which will C/O in April 2018. Sunrise City has 2 additional homes to build in Pompano Beach one located at 2843 NW 4th Court and the second one located at 2747 NW 5th Street. Those homes are currently in permitting and work should start within 30-45 days. Sunrise City has started construction on 3 single-family homes in Broward Municipal Service District formally known as Unincorporated Broward.

- 2746 NW 13<sup>th</sup> Court
- 2718 NW 14<sup>th</sup> Street
- 2720 NW 14<sup>th</sup> Street.

Sunrise City will be building a single family home at 2400 NW 14<sup>th</sup> Street once this lot passes planning and zoning estimated in May 2018.

Sunrise City CHDO Inc. is contracted to build 19 single-family homes for 5 other non-profits organizations over the next 6-9 months.

Those address are as follows:

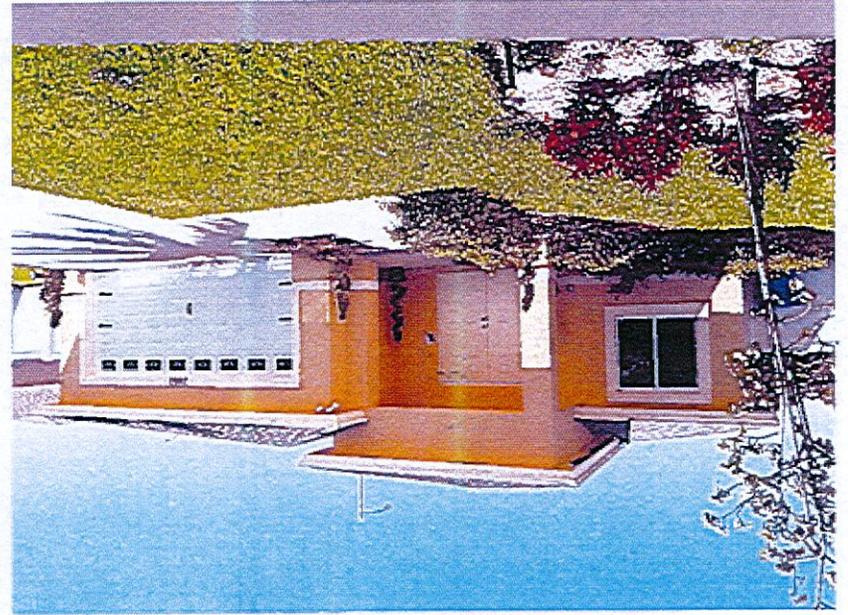
- 2709 NW 7<sup>th</sup>  
Street
- 2740 NW 11th  
Place
- 2962 NW 7th  
Street
- 2862 NW 7th  
Street
- 2860 NW 12th  
Street

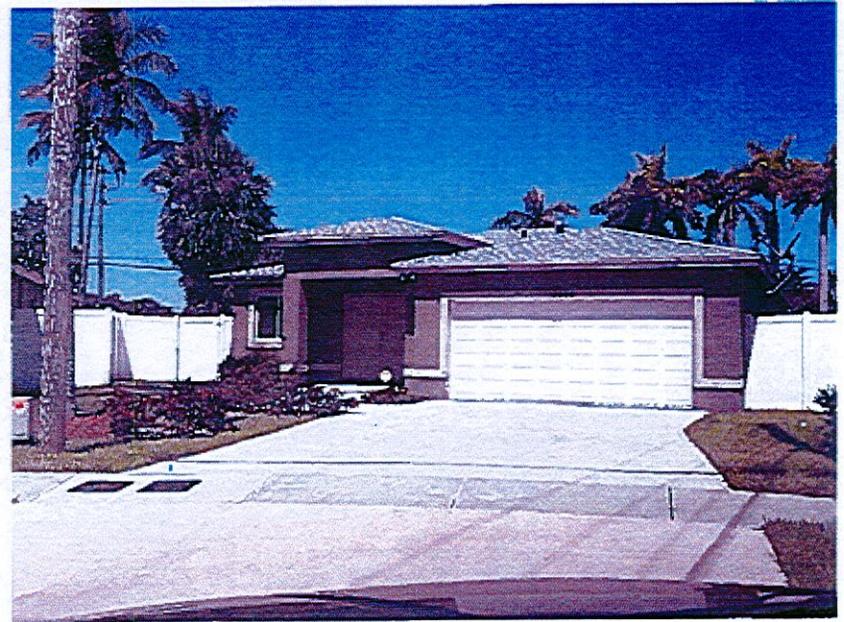
- 2824 NW 7th  
Court
- 1412 NW 27th  
Avenue
- 2961 NW 9th  
Court
- 2940 NW 9th  
Court
- 3090 NW 11th  
Street
- 365 NW 28th  
Avenue
- 178 NW 27th  
Terrace
- 375 NW 28<sup>th</sup>  
Avenue
- 365 NW 28<sup>th</sup>  
Avenue
- 2861 NW 10<sup>th</sup>  
Court
- 2749 NW 7<sup>th</sup>  
Court
- 2791 NW 11<sup>th</sup>  
Place
- 2727 NW 9<sup>th</sup>  
Court
- 2714 NW 9<sup>th</sup>  
Court
- 2707 NW 9<sup>th</sup>  
Court



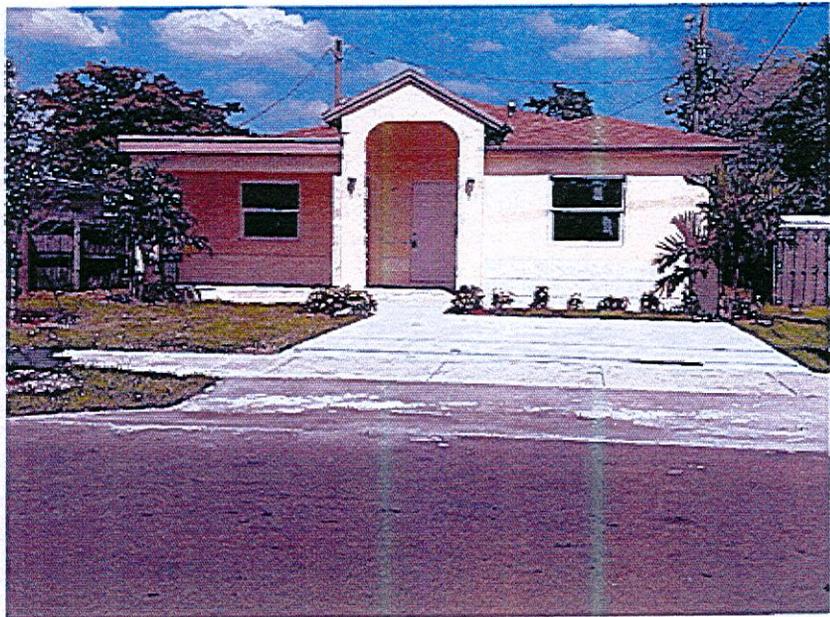












## **PROPOSED SINGLE FAMILY HOMES & TIMELINE**

This project proposes Brand New, CBS Constructed Single Family Homes. The proposed homes will be 3bedroom, 2-bath and at least 1 car garage and at least 1500 sqft. All homes will have high quality standard features (see attached list) including hurricane impact windows & doors and a one-year structural warranty.

### **TIMELINE**

- |  |                   |
|--|-------------------|
| 1. Developer Negotiations:<br>Negotiate Development Agreement<br>Property Disposition Advertised<br>Development Agreement Approval | <b>1-2 Months</b> |
| 2. Pre-Development:<br>Surveys<br>Environmental Reports<br>Building Plans Approval   | <b>1-2 Months</b> |
| 3. Design & Permitting:<br>Pre-Construction meeting with CRA.<br>Right-of-Way Dedication and Approval<br>Permit Applications       | <b>2-3 Months</b> |
| 4. Project Construction:<br>Obtain Building Permits<br>Land Clearance of Sites<br>Building Construction                            | <b>4-6 Months</b> |
| 5. Marketing & Real Estate Sales   | <b>3-6 Months</b> |

## **STANDARD FEATURES**

### INTERIOR

- 18X18 Ceramic Floor Tile in Foyer, Living Room, Dining Room, Family Room, Kitchen & Laundry Room
- Knockdown Texture on Walls and Ceilings
- Wall-to-Wall Carpet except where Tile is Standard
- Air Conditioning Vents in Bathrooms and most Walk-In Closets (by plan)
- Central Air

### EXTERIOR

- Fully Sodded and Landscaped Home Site
- Two Garden Hose Connections in Predetermined Locations
- Hurricane Impact Rated Garage Door with Automatic Garage Door Opener
- Hurricane Impact Rated Doors
- Hurricane Impact Energy Efficient Windows
- Automatic In-Ground Sprinkler System
- Concrete Block and Stucco Construction

### CONSTRUCTION STANDARDS

- Energy-Efficient Quick-Recovery Hot Water Heater
- Insulation in Ceilings Over Air Conditioned Areas
- Acrylic Exterior & Interior Paint

### ELECTRICAL SPECIFICATIONS

- Coach Lights at Garage
- Ceiling Fan Pre-Wiring in Bedrooms, Den and Family Room
- Structured Wiring in Bedrooms, Den, Kitchen and Family Room including both Category 5 pre-wired for Telephones and Data Applications
- Two Weatherproof Exterior Electric GFI Outlets
- Electric Door Chime
- Programmable Thermostat
- 150 - 200 AMP Electrical Service (by plan)

## KITCHEN

- European Style Hidden-Hinge Kitchen Cabinets
- Granite Countertops with Bull-Nose Edge
- Recessed Lighting in Kitchen (quantity varies by plan)
- Dual Compartment Stainless Steel Kitchen Sink with Single Lever Chrome Faucet
- Pantry Closet

## BATHROOM

- European Style Hidden-Hinge Cabinets in Master Bathroom
- Roman Cultured Marble Tub
- Cultured Marble Vanity Counters in All Bathrooms
- Decorative Bathroom Sink Fixtures with Single Lever Handle in Chrome in All Bathrooms
- 12" Bathroom Tile on Master Bath Floors with Coordinating 6"x 6" Shower Wall Tile in All Bathrooms
- 12" Tile on Secondary Bath Floors
- Shower with Tempered Glass Enclosure in Master Bathroom (per plan)
- Elongated Commodes in All Bathrooms
- Strip Lighting
- Vanity Mirrors
- Recessed Medicine Cabinets
- Enamel on Steel Bathtubs in Secondary Bathrooms
- Marble Threshold at Bathrooms

## APPLIANCES

- Freestanding Radiant Cook-top Range
- Refrigerator with Water Line and Ice Maker Located in the Door Panel
- Large Capacity Washer and Large Capacity Dryer
- Multi-Cycle Energy Efficient Dishwasher
- Space Maker Microwave
- ½ HP Food Waste Garbage Disposal

## MILLWORK FINISHES

- Raised Panel Interior Doors
- Decorator Lever Door Handles
- Marble Window Sills
- Fiberglass Insulated Front Door with Weather Stripping

## SECURITY IN YOUR HOME

- Security Deadbolt Lock on Front Entry Door and Garage Entry Doors
- Smoke/Carbon Monoxide Detectors Throughout the Home
- Anti-Skid Bathtubs



PRE-QUALIFICATION NOTIFICATION  
(THIS IS NOT A LOAN COMMITMENT)

April 11, 2018

TO WHOM IT MAY CONCERN:

We have reviewed the loan application and supporting documents for **STEPHANIE GADSON**. Our review included an examination of her credit history, employment stability, and source of funds.

Based on the information provided by this applicant, she is qualified to obtain mortgage financing in the amount of **\$270,000**.

Loan Program: ( ) Conv (x) FHA ( ) VA

Should you have any questions, please feel free to call. Thank you.

*Wanda Williams*

Lic. Loan Originator

NMLS # 248009

[wandakwilliams@aol.com](mailto:wandakwilliams@aol.com)

Direct: (954) 303-1904

---

12323 SW 55<sup>th</sup> St., Ste. 1002

Cooper City, FL. 33330





PRE-QUALIFICATION NOTIFICATION

(THIS IS NOT A LOAN COMMITMENT)

April 2, 2018

TO WHOM IT MAY CONCERN:

We have reviewed the loan application and supporting documents for **JESSIE WILSON**. Our review included an examination of her credit history, employment stability, and source of funds.

Based on the information provided by this applicant, she is qualified to obtain mortgage financing in the amount of **\$250,000**.

Loan Program:    ( ) Conv.            ( x ) FHA            ( ) VA

Should you have any questions, please feel free to call. Thank you.

*Wanda Williams*

Lic. Loan Originator

NMLS # 248009

[wandakwilliams@aol.com](mailto:wandakwilliams@aol.com)

Direct: (954) 303-1904

---

12323 SW 55<sup>th</sup> St., Ste. 1002

Cooper City, FL. 33330





PRE-QUALIFICATION NOTIFICATION  
(THIS IS NOT A LOAN COMMITMENT)

April 5, 2018

TO WHOM IT MAY CONCERN:

We have reviewed the loan application and supporting documents for **ASHLEY YANCEY**. Our review included an examination of her credit history, employment stability, and source of funds.

Based on the information provided by this applicant, she is qualified to obtain mortgage financing in the amount of **\$235,000**.

Loan Program: ( ) Conv ( x ) FHA ( ) VA

Should you have any questions, please feel free to call. Thank you.

*Wanda Williams*

Lic. Loan Originator

NMLS # 248009

[wandakwilliams@aol.com](mailto:wandakwilliams@aol.com)

Direct: (954) 303-1904

---

12323 SW 55<sup>th</sup> St., Ste. 1002

Cooper City, FL. 33330



# MODEL III-A

3 BEDROOMS, 2 BATHROOMS, GREAT ROOM,  
KITCHEN & 2 CARS GARAGE

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A-2	FLOOR PLAN
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S-2	ROOF FRAMING PLAN
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ELECTRICAL	
E-1	ELECTRICAL PLAN

PREPARED FOR:

BROWARD COUNTY HOUSING FINANCE  
AND COMMUNITY DEVELOPMENT

BROWARD COUNTY, FLORIDA



## MODEL III-A

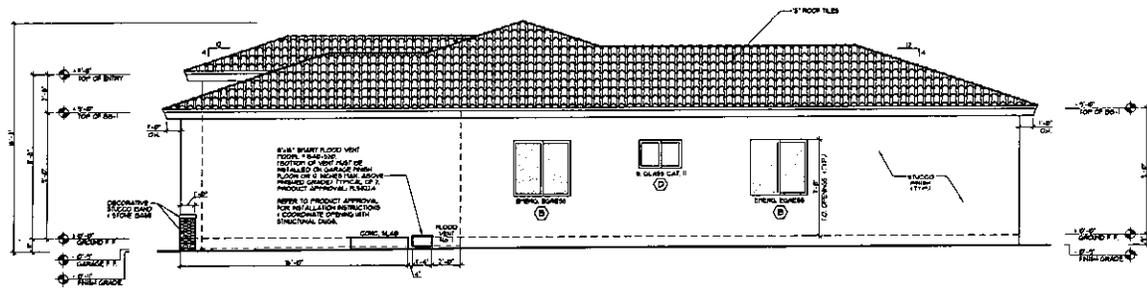
3 BEDROOMS, 2 BATHROOMS, GREAT ROOM,  
KITCHEN & 2 CARS GARAGE

OCTAVIO A. SANTURIO A.I.A.

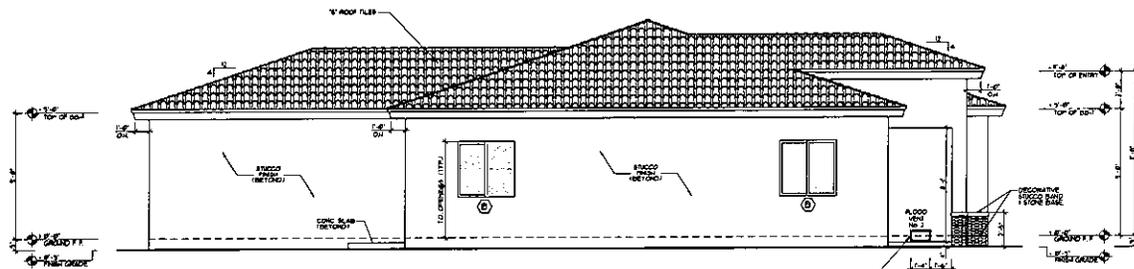
ARCHITECT

6262 Bird Road, Suite 3E South Miami, Florida 33155  
Phone: (305) 665-8344/665-8966 fax: (305) 661-7413  
FL. AR. 0007679

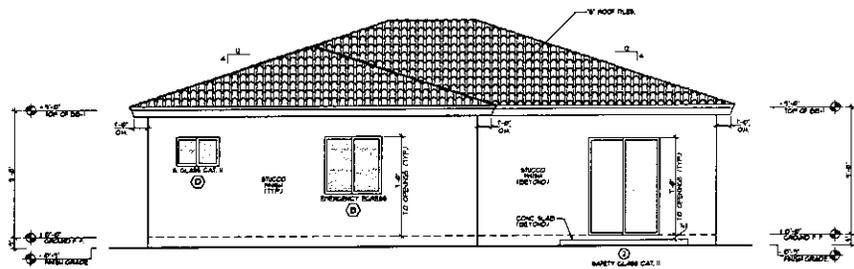




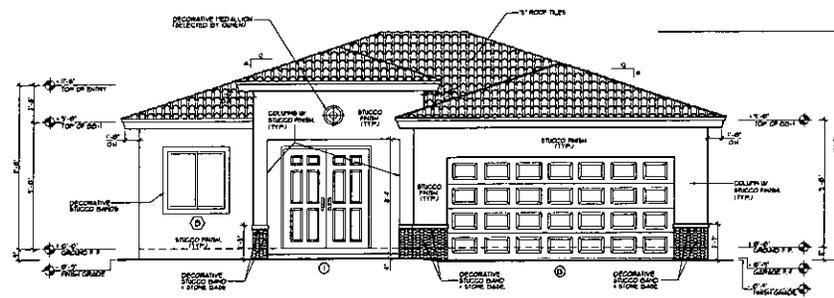
RIGHT SIDE ELEVATION 1/4" = 1'-0"



LEFT SIDE ELEVATION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"



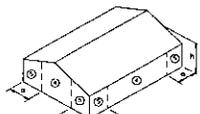
FRONT ELEVATION 1/4" = 1'-0"

**FLORIDA BUILDING CODE 2014**  
DESIGN PRESSURES FOR COMPONENTS & CLADDING  
ASCE 7-10

BUILDING INFORMATION		DESIGN WIND SPEED	WIND HEIGHT (H)
DESIGN WIND SPEED	NOMINAL	120	15.75
Ultimate Wind Velocity (mph)	131.7	Building Width (ft)	29.5
Exposure Category	C	Building Length (ft)	51.00
Internal Pressure	Enclosed	Roof Slope (α)	4.0
		Roof Slope (α) (ft)	4.0

OPENING MARK	OPENING DESCRIPTION	LOCATION ZONE	OPENING WIDTH (ft)	OPENING HEIGHT (ft)	MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)
1	RR 4047	5	48	48	30.54	-18.38
2	RR 4048	4	48	48	38.54	-33.72
3	RR 3030	5	36	36	37.50	-50.06
4	RR 3030	4	36	36	57.40	-41.00
5	ENTRY DOOR	2	36	80	35.18	-29.42
6	DOOR (UP/DOWN)	3	36	80	50.14	-47.10
7	DOOR (UP/DOWN)	4	36	80	38.14	-35.42
8	GARAGE DOOR	3	192	84	57.70	-46.08



**SECOND MEANS OF ESCAPE WINDOWS**  
 BUSINESS WINDOWS ARE SECOND MEANS OF ESCAPE TO HAVE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. IN WIDTH, 24 IN. HEIGHT AND 5 1/2 SQ. FT. IN AREA THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" ABOVE THE FLOOR.

REVISIONS	BY

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 ARCHITECT  
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OWNER:  
**BROWARD COUNTY HOUSING FINANCE AND COMMUNITY DEVELOPMENT**  
 BROWARD COUNTY, FLORIDA

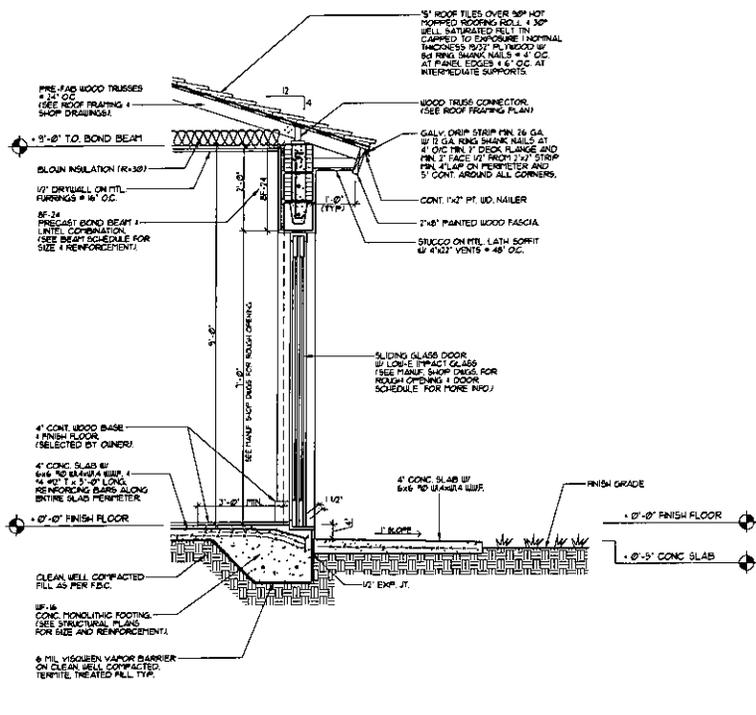
**MODEL III-A**  
 3 BEDROOM 2 BATHROOM GREAT ROOM KITCHEN & 2 CAR GARAGE

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF OCTAVIO A. SANTURIO ARCHITECT. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF OCTAVIO A. SANTURIO ARCHITECT.

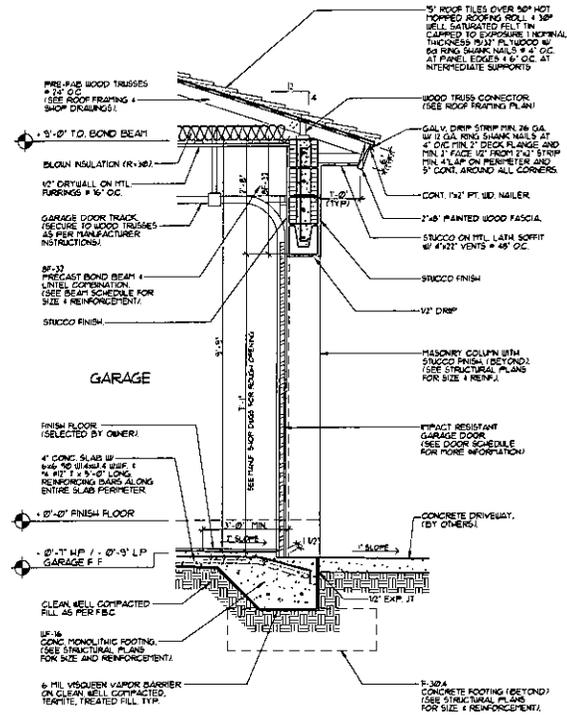
DATE: JUNE 10, 2010  
 CHECKED: C.A.S.  
 DATE: APRIL 2011  
 AS SHOWN  
 JOB NO. 1100  
 SHEET

A-3





**C SECTION**  
A12  
3/16/19



**D SECTION**  
A12  
3/16/19

COORDINATE ALL WINDOW & DOOR MASONRY OPENINGS WITH WINDOW & DOOR MANUFACTURER PRIOR TO THE BEAM AND WALL BLOCK ERECTIONS.

REVISIONS	BY

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OWNER:  
**BROWARD COUNTY HOUSING FINANCE AND COMMUNITY DEVELOPMENT**  
BROWARD COUNTY, FLORIDA

**MODEL #1-A**  
3 BEDROOMS 2 BATHROOMS GREAT ROOM  
x TC-EN 1.2 CAR GARAGE

THIS DRAWING AND SPECIFICATIONS CONTAINS INFORMATION PROPRIETARY TO OCTAVIO A. SANTURIO AIA, ARCHITECT. NO PART OF THIS INFORMATION SHOULD BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF OCTAVIO A. SANTURIO AIA, ARCHITECT.

DATE: **NOV 17, 2011**  
PROJECT: **0415**  
DATE: **APRIL 2011**  
SCALE: **AS SHOWN**  
JOB NO: **1703**

**SHEET**

**A-5**  
5 OF 6 SHEETS



**STRUCTURAL NOTES**

- THE ENTIRE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS RELATED WITH THE PROJECT.
- THE CONTRACTOR SHALL FOLLOW DIMENSIONS INDICATED ON PLANS, NO CHANGES BE ALLOWED.
- FORMING, BRACING AND SHORING ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION BY THE ENGINEER'S APPROVAL:
  - FABRICATION OF REINFORCING BARS
  - WOOD TRUSS FABRICATION

**FOUNDATION NOTES**

- THE PROJECT AREA SHALL BE CLEAN OF ORGANIC AND ANY SOLENTIUM MATERIALS, NO FOOTING OR SLAB-ON-GRADE SHALL BE POURED WITH ANY OF THESE MATERIALS PRESENT AT CONCRETE PLACING AREA.
- NO CONCRETE SHALL BE PLACED ON UNDESIRABLE SOIL, WHICH MUST BE REPLACED WITH NEW CLEAN AND SUITABLE MATERIAL.
- BOTTOM OF FOUNDATION AND SLAB ON GROUND SHALL BE COMPACTED THOROUGHLY PRIOR TO POURING OR FROM CONCRETE, BOTTOM OF FOUNDATION SHALL BE COMPACTED TO A DEPTH THAT NO ADULT FOOTSTEP IS MARKED BY PRESSING HANDS INTO THE FOOTING OR SLAB ON GROUND.

**WATERPROOFING**

- WATERPROOF MEMBRANES DEVELOPED AT JOINTS WITH A PENETRANCE OF LESS THAN 0.1 PERCENT IN ACCORDANCE WITH ASTM E-848 SHALL BE PROVIDED WITHIN THE JOINTS.
- WHERE NO WATER BARRIER IS USED THE SURGRADE MUST BE DAMPENED WITH WATER IN ADVANCE OF CONCRETING, NO FREE WATER STANDING ON THE SURGRADE NEW AND EXISTING IS NOT TO BE PERMITTED.
- ANY STRUCTURAL MEMBER PENETRATING SLABS OR WALLS IS TO BE ISOLATED WITH 1/2" THICK PRECASTED JOINT FILLER COMPLYING WITH ASTM D-1752 TYPE I.

**MATERIALS**

- CONCRETE:**
- ALL CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM 28 DAYS COMPRESSIVE STRENGTH, UNLESS OTHERWISE NOTED ON PLANS:
 

FOOTINGS	3,000 PSI
SLABS ON GROUND	3,000 PSI
ALL OTHER POURED IN PLACE CONCRETE	3,000 PSI
GRAVEL	3,000 PSI
MORTAR (TYPE M)	2,500 PSI
  - ALL CONCRETE SHALL BE PART OF SUBSTANCES CONTAINING CHLORIDE OR SULFATE.
  - CONCRETE SHALL NOT BE REACTIVE WITH ADDED WATER, NO CONCRETE SHALL BE PLACED IF IT STARTED SETTING.

**REINFORCED MASONRY NOTES:**

- ALL STRUCTURAL CONCRETE MASONRY UNITS SHALL CONFORM TO STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, ASTM C-90, TYPE 1, 800 SERIES.
- ALL UNITS SHALL BE BUILT TO PREVENT THE VERTICAL CONTINUITY OF THE CELLS TO BE FILLED AND TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS VERTICAL CELL MASONRY THROUGH JOINTS.
- CONCRETE IN MASONRY CELLS SHALL BE FINISH AGGREGATE NOT LARGER THAN 1/4".
- FOR CONCRETE IN BRICK OR CELL CELLS, FINISH AGGREGATE MASONRY UNITS SHALL BE FINISH AGGREGATE NOT LARGER THAN 1/4" UNLESS SHOWN OTHERWISE.
- REINFORCING BARS SHALL BE PLACED AS SHOWN ON PLANS, UNLESS OTHERWISE NOTED.

**WATERPROOFING**

- REINFORCING BARS SHALL BE PLACED AS SHOWN ON PLANS, UNLESS OTHERWISE NOTED.
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**REINFORCING STEEL:**

- REINFORCING STEEL CONFORMING TO ASTM A-618 GRADE 60 INCLUDING COLUMNS & BEAMS.
- MINIMUM CONCRETE COVERAGES:
 

FOOTINGS	3" IN.
BEAMS & COLUMNS	1-1/2" IN.
SLABS POURED ON GROUND	1" IN.
OTHER SLABS	3/4" IN.
- REINFORCING STEEL SHALL BE FREE OF OIL, DIRT, AND ANY OTHER MATERIALS THAT MAY AFFECT BONDING OR INHIBIT CORROSION PROCESS AFTER CONCRETE IS PLACED.
- ALL REINFORCING BARS BIDDING TO BE CONTINUOUS SHALL BE SPICED AT LOCATIONS ONLY AND WITH SPLICES INDICATED, NO OTHER SPLICES ALLOWED UNLESS PREVIOUSLY APPROVED BY THE ENGINEER.

**STRUCTURAL STEEL:**

- ALL STRUCTURAL STEEL SHALL BE NEW CONFORMING WITH ASTM A-36 WITH 36,000 PSI YIELD STRENGTH OR AS NOTED BELOW:
 

STEEL COLUMNS	ASTM A-572
STEEL BEAMS	ASTM A-36
- STRUCTURAL STEEL SHALL BE DRIP PAINTED WITH DOUBLE COAT OF CORROSION INHIBITING PAINT.

**STRUCTURAL LUMBER:**

- USE SCHED. 40X LUMBER FOR ALL WOOD STRUCTURAL MEMBERS WITH A MINIMUM BENDING STRESS OF 875 PSI LUMBER USED FOR JOISTS, RAFTERS, TRUSS, COLUMNS, BEAMS, OR WALLS STRUCTURAL MEMBERS SHALL BE OF A SPECIFICATION AT LEAST AS GOOD AS THAT OF A SUBSTITUTIONAL PINE.
- WALLS, INTERIOR WALLS, PARTS AND PARTITIONS SHALL BE AT LEAST #1 DRY LUMBER.

**SOIL STATEMENT:**

- THIS PROJECT IS BEING BUILT ON SANDY LIME-SAND SOIL CONDITION WITH BEARING CAPACITY OF 3,000 PSF.
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- BOTTOM OF FOUNDATION AND SLAB ON GROUND SHALL BE COMPACTED TO A DEPTH THAT NO ADULT FOOTSTEP IS MARKED BY PRESSING HANDS INTO THE FOOTING OR SLAB ON GROUND.

**FOUNDATION SCHEDULE:**

MARK	SIZE	REINFORCEMENT	REMARKS
C-1	8" x 8"	1 #5	(1) 1% IN CONC. FILLED CELL, 4" MIN. D.C. OR ELSE WHERE AS SHOWN (TYP.)
C-2	8" x 8"	1 #6	(1) 1% IN EACH CONC. FILLED CELL
C-3	8" x 16"	2 #5	(1) 1% IN EACH CONC. FILLED CELL
C-4	8" x 16"	2 #6	(1) 1% IN EACH CONC. FILLED CELL
C-5	8" x 24"	3 #5	(1) 1% IN EACH CONC. FILLED CELL
C-6	8" x 24"	3 #6	(1) 1% IN EACH CONC. FILLED CELL
C-7		NOT USED	
C-8		SEE DETAIL	
C-11	16" x 16"	4 #7	CONC. BLOCK COLUMN (SEE DETAIL)
C-12	16" x 16"	4 #8	BASE PLATE W/ (4) 5/8" A.B. & 3/4" INCH DIA. ANCHORS, 4.5 INCH WOOD, CONCRETE COLUMN
C-13	8" x 8"	1 #5	CONCRETE COLUMN

**FOOTING SCHEDULE:**

MARK	SIZE	THICKNESS	REINFORCEMENT	TOP ELEV.	REMARKS
FP-16	16" x 16"	12"	3 #5		SEE SECT. CONC. MONOLITHIC FOOTING
FP-8	8" x 8"	12"	1 #5		SEE SECT. THICKENED EDGE
FP-201	3'-0" x 3'-0" x 12"	12"	3 #5		SEE SECT. 3" MIN. CONC. PAD
FP-202	3'-0" x 3'-0" x 12"	12"	4 #5		SEE SECT. CONC. PAD
FP-203	3'-0" x 3'-0" x 12"	12"	4 #5		SEE SECT. CONC. PAD
FP-204	3'-0" x 3'-0" x 12"	12"	4 #5		SEE SECT. CONC. PAD
FP-205	3'-0" x 3'-0" x 12"	12"	4 #5		SEE SECT. CONC. PAD
FP-206	3'-0" x 3'-0" x 12"	12"	4 #5		SEE SECT. CONC. PAD
FP-207	3'-0" x 3'-0" x 12"	12"	4 #5		SEE SECT. CONC. PAD
FP-208	3'-0" x 3'-0" x 12"	12"	4 #5		SEE SECT. CONC. PAD
FP-209	3'-0" x 3'-0" x 12"	12"	4 #5		SEE SECT. CONC. PAD
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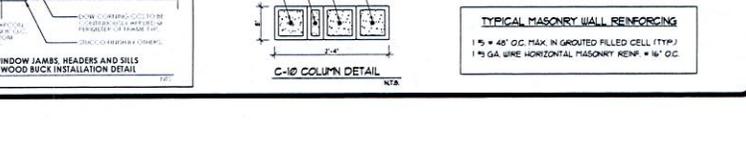
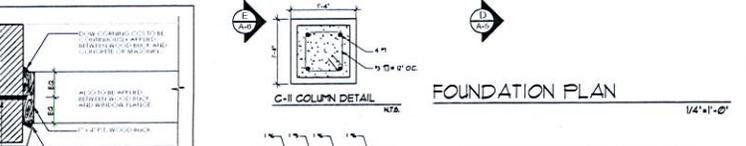
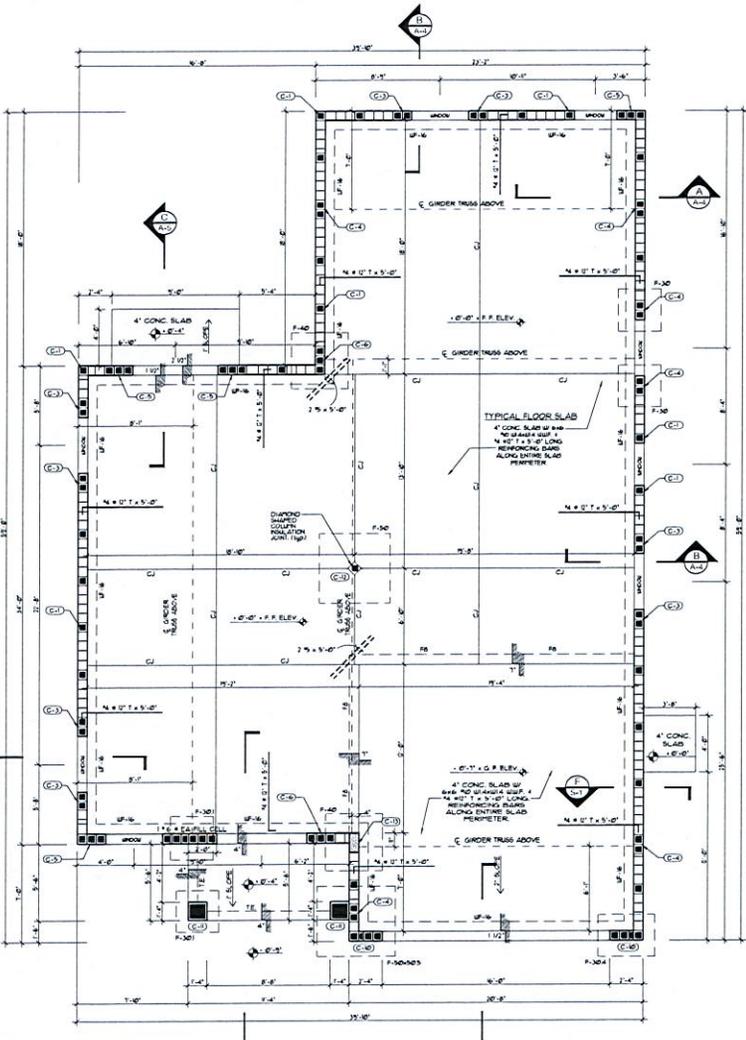
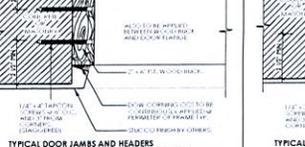
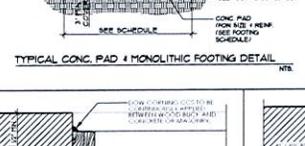
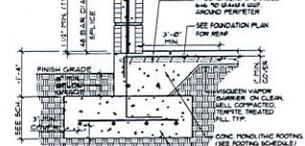
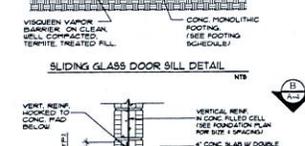
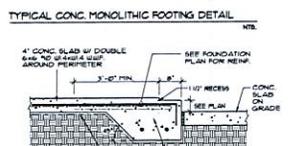
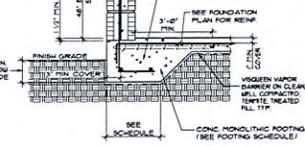
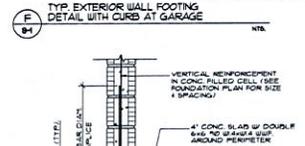
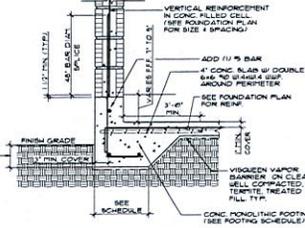
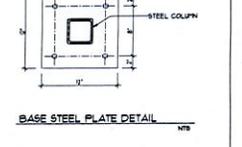
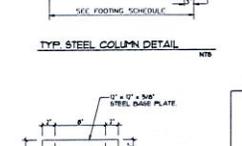
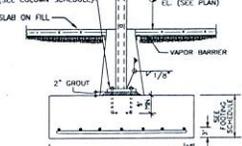
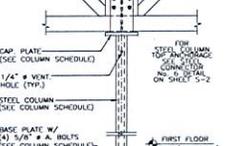
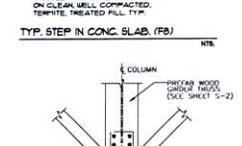
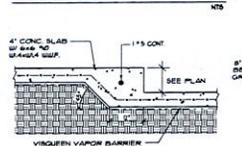
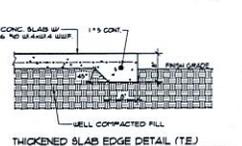
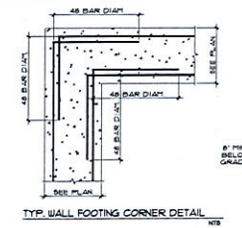
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REVISIONS	BY

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**OWNER:**  
**MODEL III-A ARCHITECT**  
 BROWARD COUNTY HOUSING FINANCE AND COMMUNITY DEVELOPMENT  
 BROWARD COUNTY, FLORIDA

**PROJECT:**  
 3 BEDROOMS, 2 BATHROOMS, GREAT ROOM, INTERIOR & CAR GARAGE

THIS DRAWING AND SPECIFICATIONS CONTAIN MODIFICATIONS AND CHANGES ONLY AND THE PORTION OF THIS DRAWING BEING AN AREA APPROXIMATED CORRECTED OR OTHERWISE SHOULD BE REFERRED TO THE REVISIONS SCHEDULE AND THE REVISIONS SCHEDULE.

DATE: APRIL 2017  
 SCALE: AS SHOWN  
 JOB NO: 1707

**S-1**  
 OF 2 SHEETS



GENERAL PLUMBING NOTES

- ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK IS LAID OUT, INDICATED OR SPECIFIED BY CONTRACTOR TO BE CONDUCTED WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL INDICATE IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS, UNLESS SPECIFIC DIMENSIONS ARE SHOWN. THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DIMENSIONS IN LAYING OUT WORK, CHECK DIMENSIONS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM AND SPACE CONDITIONS AT ALL POINTS WHERE HEAD ROOM OR SPACE CONDITIONS ARE AN INDISCRIMINABLE ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THE CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATIONS IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK.
- EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, AIR CONDITIONING, ELECTRICAL AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL COMPENSATION TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCE OR OMISSIONS OCCUR BETWEEN DRAWINGS NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
- INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS OF WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY UNLESS DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF THE CONTRACTOR.
- START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE. THE OWNER RESERVES THE RIGHT TO SUSPEND THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO PROTECT HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL PLUMBING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCES WITH OTHER TRADES.
- THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE FEES, PERMITS, ASSOCIATION DUES, RETAILERS, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER ADVISED FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.
- PROVIDE MEANS "FINISHES" AND INSTALL.
- DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
- SHOW DIMENSIONS. THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DIMENSIONS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
- AT COMPLETION OF JOB THE PLUMBING CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SERVALS SHOWING THE EXACT INSTALLATION.
- PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.
- THE PLUMBING CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWNS OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
- PLUMBING FIXTURES SPECIFICATIONS TO BE SUBMITTED BY ARCHITECT AT A LATER DATE.
- PROVIDE SHUT-OFF VALVE FOR EACH FIXTURE.
- WHENEVER OSTEALUM METALS ARE JOINED, A DI-ELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
- PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDENSATE DRAIN AND TRAP, SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.
- MATERIALS:
  - COLD OR HOT WATER PIPING DOWNSTREAM OF WATER TREATMENT SHALL BE CPVC.
  - SANITARY ROSE AND VENT LINES SHALL BE PVC.
  - CONDENSATE DRAIN PIPE SHALL BE INSULATED PVC SCHEDULE 40.

PLUMBING LEGEND

W.H. WATER HEATER	—	SOL OR WASTE LINE
C.D. CLEAFOUT	- - - -	VENT LINE
V. VENT	- - - -	COLD WATER LINE
V.T.R. VENT-THRU-ROOF	- - - -	HOT WATER LINE
W. WASTE	—	CONDENSATE DRAIN
C.H. COLD WATER	+	1/2" HB W/VACUUM BREAKER & VALVE ON PIPER
F.C.D. FLUSH CLEAFOUT	+	GATE VALVE
F.U. FIXTURE UNITS	+	PIPING TURN DOWN
R.V.D. RELIEF VALVE DISCHARGE	+	PIPING TURN DOWN
C.D. CONDENSATE DRAIN	+	PIPING TURN UP
V.T.R. (VENT THRU ROOF)	+	PIPING TURN UP

ALL SANITARY PIPING 2" OR LESS TO HAVE 1/4" MIN. SLOPE.

ALL SANITARY PIPING 3" TO 6" TO HAVE 1/8" MIN. SLOPE.

ALL SANITARY PIPING 6" OR LARGER TO HAVE 1/16" MIN. SLOPE.

PROVIDE ANTI-SCALDING VALVE # 809" ON ALL TUBS AND SHOWERS.

PROVIDE SHUT-OFF VALVE FOR EACH FIXTURE.

PROVIDE CLEAN OUTS AT EACH SOL & WASTE STACKS.

FIXTURE CONNECTION SCHEDULE

ITEM	INCH CONNECTION	PIPE SIZE	PIPE COUNT	REMARKS
LABORATORY	1/2"	1/2"	1 1/2"	1 #
BROET	1/2"	1/2"	2"	2 #
WATER CLOSET (TRAP)	1/2"	2"	2"	2 #
SHOWER	1/2"	1/2"	2"	W/ANTI-SCALDING VALVE
BATHUB	1/2"	1/2"	2"	W/ANTI-SCALDING VALVE
KITCHEN SINK	1/2"	1/2"	1 1/2"	2 #
DISHWASHER	1/2"	1/2"	2"	2 #
WASHING MACHINE	1/2"	1/2"	2"	2 #
HOSE 60'	1/2"	1/2"	2"	2 #

SOLE ANDER NUMBER THE RUN HEIGHT OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED BEFORE EACH-HOURS VALVES ARE INSTALLED. WATER HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WATER HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010.

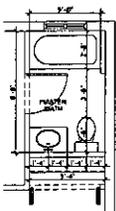
F.P.C. PLUMBING TABLE 804.4  
MINIMUM FLOW RATES AND CONDUCTIONS FOR PLUMBING FIXTURES, FIXTURES FITTINGS AND APPLIANCES.

PLUMBING FIXTURE	MINIMUM FLOW RATE OR CONDUCTION
LABORATORY, PRIVATE	1.0 GPM AT 80 PSI
SHOWER HEAD (H)	1.8 GPM AT 80 PSI
SINK FAUCET	1.2 GPM AT 80 PSI
WATER CLOSET	1.58 GALLONS FOR FLUSHING CYCLE
DISHWASHER (H)	1.1 GALLONS PER CYCLE OF USES (EXCEPT DISHWASHER WASH CYCLES)
WASHING MACHINE (H)	WATER FACTOR OF 3 OR LINES (EXCEPT 2 1/2" WASHING MACHINES)

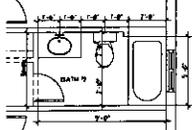
FOR 1/2" GALLON PER MINUTE - 1.25 L/M.  
1.0 GPM PER SQUARE INCH - 4.0 GPM.  
A WASHING MACHINE CYCLE IS ALSO A SHOWER HEAD.  
A CONDENSATE DRAINAGE SHALL BE OBTAINED FROM RETROFITTED SHOWERHEAD.  
WATER FACTOR IN GALLONS PER CYCLE FOR OUBIC FOOT.

TABLE 403.1 MINIMUM NUMBER OF PLUMBING FACILITIES

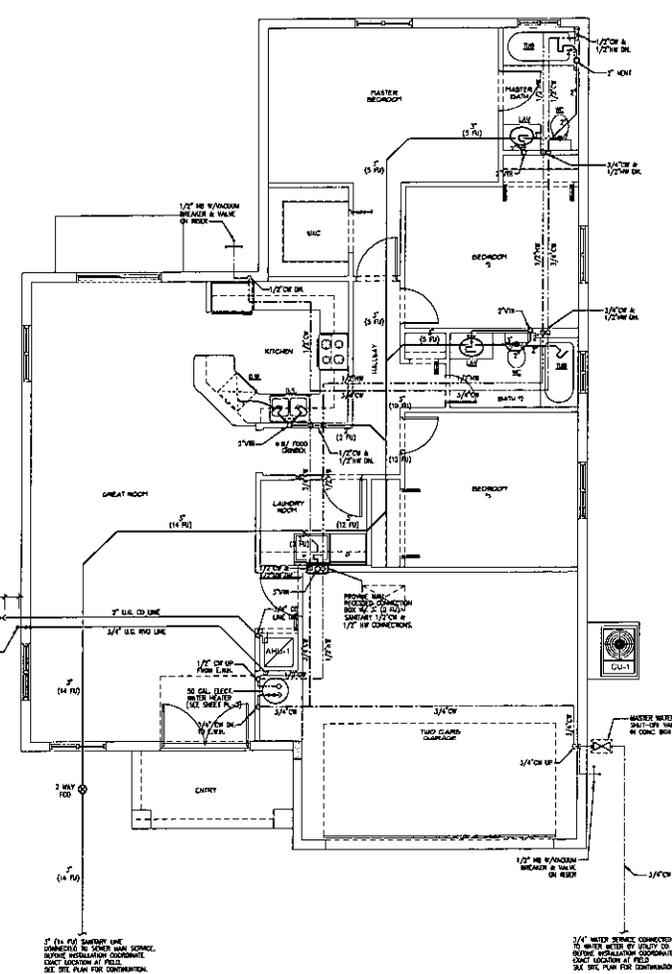
OCCUPANCY	WATER CLOSETS & LAVATORIES	SHOWER	DISHWASHER	KITCHEN SINK	WASHING MACHINE	WATER TREATMENT
ONE-FAMILY DWELLING	1	2	1	1	1	NA



FIXTURE CLEARANCE PLAN MASTER BATHROOM



FIXTURE CLEARANCE PLAN BATH NO. 2



PLUMBING PLAN 1/4" = 1'-0"

ALL PLUMBING FIXTURES SHALL BE EPA WATER SENSE LABELED

ALL PLUMBING FIXTURES SHALL BE AMERICAN STANDARD OR EQUAL

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3 BEDROOMS 2 BATHROOMS GREAT ROOM  
KITCHEN & 2 CARRIAGE

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DATE: APRIL 2011  
SCALE: AS SHOWN  
JOB NO: 1102  
SHEET

1 OF 2 SHEETS





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THIS CONTRACT AND SPECIFICATIONS CONTAIN ELEMENTS AND CONDITIONS WHICH ARE NOT TO BE DELETED OR CHANGED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY CHANGES TO THE CONTRACT SHALL BE MADE BY ADDENDUMS TO THIS CONTRACT.

DATE: APRIL 2011  
SCALE: AS SHOWN  
JOB NO. 1102  
SHEET

1 of 1 SHEETS

**GENERAL ELECTRICAL NOTES**

1. ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE ELECTRICAL SYSTEM AND AS FAR AS APPLICABLE TO THE ELECTRICAL SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. THE DRAWING ARE TO BE CONSIDERED SUPPLEMENTARY, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE WORK ITEMS UNLESS SPECIFIC DIMENSIONS ARE GIVEN. THE STRUCTURAL ARCHITECTURE AND SPECIFICATIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DIMENSIONS IN LAYOUT OUT WORK. CHECK DIMENSIONS OF ALL TRACES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MINIMUM HEAD ROOM OR SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM OR SPACE CONDITIONS APPROX. DIMENSIONS, IDENTIFY/DIMENSION SHALL BE NOTED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL WITHOUT EXTRA CHARGE, MAKE FIELD ADJUSTMENTS IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF OTHER TRADES FOR PROPER EXECUTION OF THE WORK.
3. EXAMINE ALL DIMENSIONS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND TO CORRECT ANY DISCREPANCIES. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. VERIFY SERVICE CHARACTERISTICS, LOCATION AND CONNECTION WITH TELEPHONE AND ELECTRIC UTILITY COMPANIES PRIOR TO WORK RELATED TO SERVICE IN STRICT ACCORDANCE WITH UTILITY CO. STANDARDS AND REQUIREMENTS.
5. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND STURDY MANNER. UNUSUAL HANDLES, THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL AND PRODUCTS WHICH DO NOT MEET THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
6. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CONDITIONS OF THE SITE AND OF THE WORK TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
7. THE CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE FEES, PERMITS, ATTORNEY'S FEES, AND ALL OTHER FEES AND CHARGES WHICH MAY BE INCURRED BY LAW OR ORDINANCE AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
8. ALL WIRE COPPER, IN RADIANT, UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
9. WIRE UP COMPLETE ALL A/C EQUIPMENT AND CONTROLS AS DIRECTED BY A/C CONTRACTOR. CONTROL WIRING SHALL BE SEPARATE FROM POWER WIRING.
10. PROVIDE RADIANT AND PREWIRE TELEPHONE SYSTEM COMPLETELY WITH TELEPHONE JACKS.
11. PROVIDE RADIANT AND PREWIRE CABLE TV SYSTEM AS DIRECTED BY CABLE TV CO. FIELD REPRESENTATIVE.
12. PROVIDE MOUNTS "TUBESHIP AND INSTALL".
13. COORDINATE WORK WITH WORK OF OTHER TRADES TO AVOID ALL CONFLICTS.
14. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
15. PROVIDE TEMPORARY BRIDGE SYSTEM FOR USE OF ALL TRADES, ADEQUATE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
16. PROVIDE ALL WIRING WHICH EMITS CONDUITS ARE SHOWN ON THE PLANS.
17. PROVIDE LIGHT FIXTURES AS FOR OWNER SELECTION.
18. PROVIDE ALL WIRING DEVICES.
19. IDENTIFY CLEARLY ON A TYPE WRITTEN FORM ALL CIRCUITS AND EQUIPMENT TO CORRESPOND WITH THE PLANS AND PANELS SCHEDULE AND ATTACH WORK TO THE PREWIRING PANEL.
20. REPAIRS: ALL UNDERGROUND RADIANT TO BE PVC INSIDE CONCRETE SLAB LEFT WITH APPROVED SET SHOW WITH, WIRE PARTITION CUT, DIAL AND POWER WIRE WHERE ALLOWED. FOR FLOOR PENETRATION USE ONLY CUT.
21. SLOPE DRAINAGE: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SLOPE DRAINAGE OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
22. TESTING: THE CONTRACTOR SHALL TEST ALL WORK AND EQUIPMENT AS DIRECTED BY THE ARCHITECT AND BY APPROVED MANNING JURISDICTION. FURNISHING ALL EQUIPMENT AND NECESSARY PERSONNEL AND ELECTRIC POWER. THE ENTIRE INSTALLATION SHALL BE TESTED FOR SHORTS, GROUNDING AND OPEN CIRCUITS, AND ALL TESTS SHALL BE DOCUMENTED TO BE IN PROPER WORKING AND OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ENGINEER.
23. GUARANTEES: ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER.
24. AT COMPLETION OF JOB THE ELECTRICAL CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SETS SHOWING THE EXACT ELECTRICAL INSTALLATION.
25. IMPROVE: IMPROVE THE JOB THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.

PH. AMPS	VOLTAGE	CONDS	WIRE	PHASE	MAIN MOUNT	MANUFACTURER	TYPE
150	120/240	30/40	3	1	UNUS. FLUSH	UNUS. OR EQ.	LOAD CENTER
1	120	1/2	1	20	SMALL APPL.		
2	120	1/2	1	20	SMALL APPL.		
3	120	1/2	1	20	SMALL APPL.		
4	120	1/2	1	20	SMALL APPL.		
5	120	1/2	1	20	SMALL APPL.		
6	120	1/2	1	20	SMALL APPL.		
7	120	1/2	1	20	SMALL APPL.		
8	120	1/2	1	20	SMALL APPL.		
9	120	1/2	1	20	SMALL APPL.		
10	120	1/2	1	20	SMALL APPL.		
11	120	1/2	1	20	SMALL APPL.		
12	120	1/2	1	20	SMALL APPL.		
13	120	1/2	1	20	SMALL APPL.		
14	120	1/2	1	20	SMALL APPL.		
15	120	1/2	1	20	SMALL APPL.		
16	120	1/2	1	20	SMALL APPL.		
17	120	1/2	1	20	SMALL APPL.		
18	120	1/2	1	20	SMALL APPL.		
19	120	1/2	1	20	SMALL APPL.		
20	120	1/2	1	20	SMALL APPL.		

**NEC TABLE 220-30**

LOAD CENTER	KW
1800 SQ FT @ 3 WATTS/SQ FT	6.0
TWO 20 AMP SMALL APPL. OUT @ 1500 WATTS EACH	3.0
RANGE	12.0
TANK WATER HEATER	4.5
DISHWASHER	3.0
DISHWASHER	1.5
REFRIGERATOR	1.5
DISH WASHER	1.2
GARAGE DISPOSAL	0.7
WIREWORK	1.0
ELECTRIC CAR CHARGER OUTLET	7.5
TOTAL WITHOUT DEMAND	43.9
FIRST 10.0 KW @ 100% NEXT 33.9 KW @ 40% + 40% x 33.9 KW = 13.56 KW + 100% TOTAL CONNECTED LOAD	32.8
FEEDER THIN CU #1 @ 100 CU (CH) IN 1 1/2" PVC THIN AL #2/0 @ 121/0 @ 100 CU (CH) IN 1 1/2" PVC (NEC 310-16)(9)	136 AMPS

\*HEATING LOAD LARGER THAN COOLING LOAD.

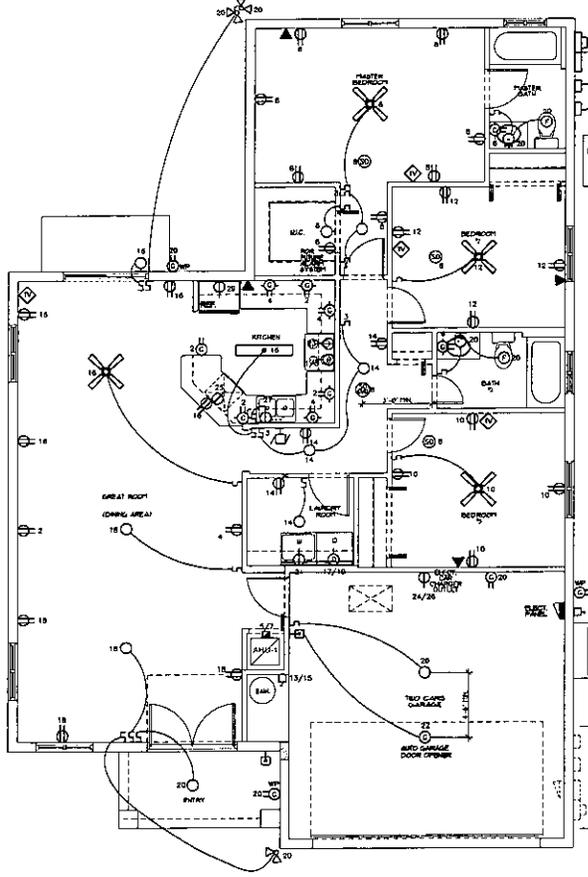
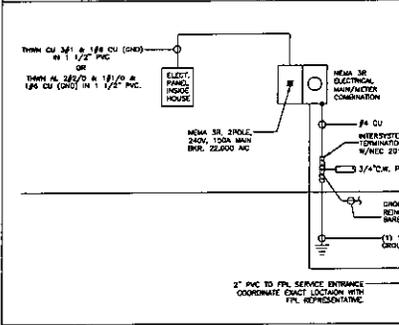
**NOTES:**

BEFORE INSTALLATION THE ELECTRICAL CONTRACTOR SHALL VERIFY THE USE OF EXT. BAY AND FEEDER WITH MANUFACTURER'S REQUIREMENTS.

ALL 120V, SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLY TWO OUTLETS INSTALLED IN THE FOLLOWING AREAS: KITCHEN, BATH, HALLWAYS, OR SIMILAR ROOMS ON APPLICABLE PROTECTED BY GROUNDING AND GFCI CIRCUIT INTERRUPTER. CONSTRUCTION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT IN COMPLIANCE WITH NEC 210-12.42. PROVIDE IDENTIFIED NEUTRAL WIRE FOR EACH AND EACH LINE WIRE.

ALL 120V, 15 AND 20 AMPERE RECEPTABLES IN ALL AREAS SPECIFIED UNDER THIS SHALL BE AS LISTED "TEMPERATURE RESISTANT TYPE" IN COMPLIANCE WITH NEC 404-12.

**ELECTRICAL RISER DIAGRAM**



**ELECTRICAL LEGEND**

- 120V, HALF SWITCHED, DUPLEX RECEPTACLE (TAMPER RESISTANT)
- 120V, DUPLEX RECEPTACLE (TAMPER RESISTANT)
- 120V, SINGLE RECEPTACLE (TAMPER RESISTANT)
- 120V, GROUND FAULT INTERRUPTER, DUPLEX RECEPTACLE (TAMPER RESISTANT)
- 120V, GROUND FAULT INTERRUPTER, DUPLEX RECEPTACLE (TAMPER RESISTANT)
- 240V, 30A, DRIVER RECEPTACLE
- 240V, 30A, RANGE RECEPTACLE
- 1/2" TOGGLE SWITCH
- 3 WAY TOGGLE SWITCH
- TELEPHONE OUTLET
- TV OUTLET
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED OUTLET
- WALL MOUNTED SWITCH
- CEILING MOUNTED JUNCTION BOX WITH SPECIAL SUPPORT FOR CHANDELIER OR LIGHT/FAN COMBINATION
- VAPOR PROOF CEILING LIGHT FIXTURE LIGHT
- PADDLE CEILING FAN WITH LIGHT FIXTURE
- 4\"/>

**BURGLAR ALARM NOTE:** RESIDENCE SHALL BE PREWIRED FOR FUTURE BURGLAR ALARM ONLY. BURGLAR ALARM SYSTEM WILL BE INSTALLED BY HOME OWNER AT HIS/HERS CONVENIENCE.

THE USE OF "TROMEX" TYPE WIRE IS ACCEPTABLE IF IT IS IN COMPLIANCE WITH NEC TABLE 210-16 FOR 60°C.

**99-3.0472 CARBON MONOXIDE PROTECTION:**

(1) INSTALLATION FOR PURPOSES OF THIS RULE, THE FOLLOWING DEFINITIONS SHALL APPLY:  
 (a) CARBON MONOXIDE ALARM: A DEVICE FOR THE PURPOSE OF DETECTING CARBON MONOXIDE THAT PRODUCES A DISTINCT AUDIBLE ALARM AND IS LABELED TO THE APPROPRIATE STANDARD EITHER ANSI/UL 2034-08 STANDARD FOR SINGLE AND MULTIPLE CARBON MONOXIDE ALARMS, INCORPORATED HEREIN BY REFERENCE, OR UL 2037-04 GAS AND VAPOR DETECTOR SENSOR INCORPORATED HEREIN BY REFERENCE, IN ACCORDANCE WITH ITS APPROVED LISTING.  
 (b) EVERY BUILDING FOR WHICH A PERMIT FOR NEW CONSTRUCTION IS ISSUED ON OR AFTER 7/1/08 AND HAVING 2 FLOOR(S), BURNING HEATERS OR APPLIANCES, OR A PERMITS OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN TO FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.  
 (2) IN NEW CONSTRUCTION, ALARMS SHALL BESECE THEIR PRIMARY POWER FROM THE MAIN SERVICE PANEL OR FROM A BATTERY BACK UP. THE LOCAL POWER UTILITY, SUCH ALARMS SHALL HAVE BATTERY BACK UP.  
 (3) COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

**ELECTRICAL PLAN**

ALL LIGHTING & APPLIANCES SHALL BE ENERGY STAR LABELED.

SECTION 404 ELECTRICAL POWER AND LIGHTING SYSTEMS

F.B.C. (E) 404.1 LIGHTING EQUIPMENT, A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

ALL LIGHTING FIXTURES SHALL BE "GENERAL ELECTRIC" OR EQUAL.

ALL CEILING FANS SHALL BE "HUNTER DOUGLAS" OR EQUAL.

# MODEL V-A

4 BEDROOMS, 2 BATHROOMS, GREAT ROOM,  
FAMILY, KITCHEN & 2 CARS GARAGE

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PREPARED FOR:

BROWARD COUNTY HOUSING FINANCE  
AND COMMUNITY DEVELOPMENT



### MODEL V-A

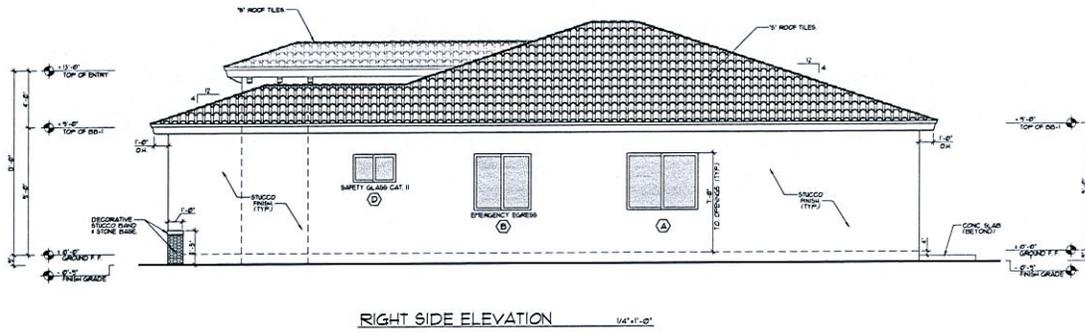
4 BEDROOMS, 2 BATHROOMS, GREAT ROOM,  
FAMILY, KITCHEN & 2 CARS GARAGE

OCTAVIO A. SANTURIO A.I.A.

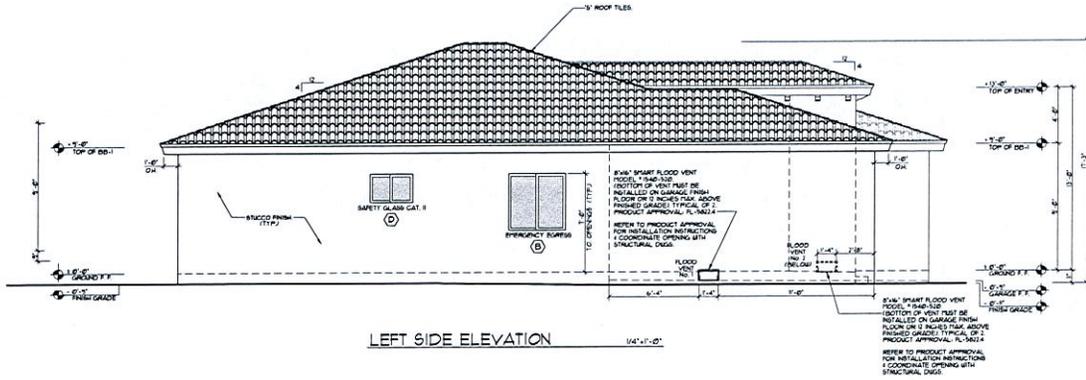
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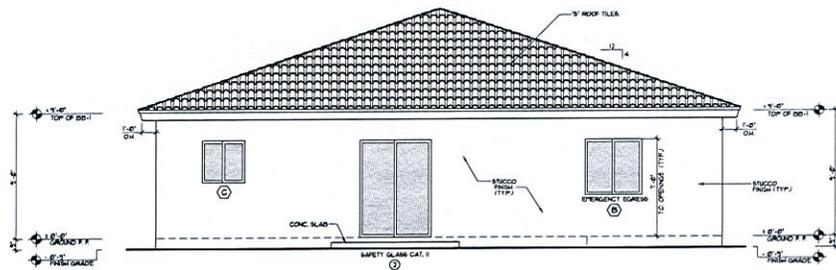




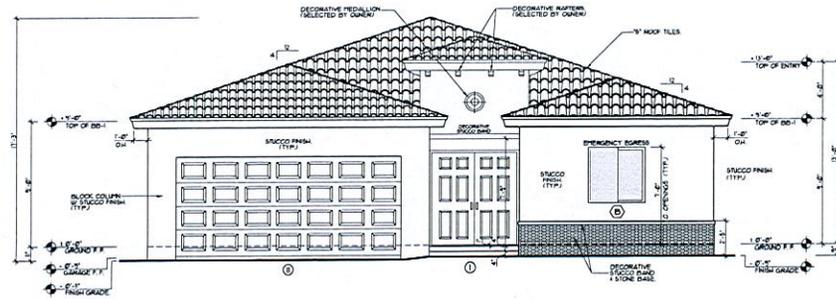
RIGHT SIDE ELEVATION 1/4"=1'-0"



LEFT SIDE ELEVATION 1/4"=1'-0"



REAR ELEVATION 1/4"=1'-0"



FRONT ELEVATION 1/4"=1'-0"

FLORIDA BUILDING CODE 2010  
DESIGN PRESSURES FOR COMPONENTS & CLADDING  
ASCE 7-10

BUILDING INFORMATION		Wall Height (ft)	9.0
DESIGN WIND SPEED	NOMINAL	(ft) Mean Roof Height (ft)	19.83
Ultimate Wind Velocity (mph)	170	Building Width (ft)	19.83
Nominal Wind Velocity (mph)	131.7	Building Length (ft)	42.83
Exposure Category	C	Roof Slope (x/12)	4.0
Internal Pressure	Enclosed	(a) Width of End Zone (ft)	4.0

OPENING MARK	OPENING DESCRIPTION	LOCATION ZONE	OPENING WIDTH (in)	OPENING HEIGHT (in)	MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)
A	HR-8040	4	72	48	35.60	-38.80
B	HR-4040	4	48	48	36.00	-38.80
C	HR-4040	5	48	48	36.00	-44.10
D	HR-3030	4	36	36	37.80	-41.00
E	HR-3029	4	36	24	37.80	-41.00
1	ENTRY DOOR	4	68	80	34.10	-37.30
2	SLIDING DOOR	4	60	80	34.10	-37.30
11	GARAGE DOOR	5	192	84	34.60	-37.80

WALLS OF ALL BUILDING HEIGHTS

SECOND MEANS OF ESCAPE WINDOWS  
 EGRESS WINDOWS AS SECOND MEANS OF ESCAPE TO HAVE AN OPENING AREA OF 5.7 SQ FT PER PERSON AND TO BE LOCATED AT A HEIGHT ABOVE FINISHED GRADE TYPICAL OF PRODUCT APPROVAL, FL-0482A  
 REFER TO PRODUCT APPROVAL FOR INSTALLATION INSTRUCTIONS  
 1 COORDINATE OPENING WITH STRUCTURAL DESIGN  
 FLOOD VENT SHALL BE INSTALLED ON GARAGE FINISH FLOOR OR 18 INCHES FROM ABOVE FINISHED GRADE TYPICAL OF PRODUCT APPROVAL, FL-0482A  
 REFER TO PRODUCT APPROVAL FOR INSTALLATION INSTRUCTIONS  
 1 COORDINATE OPENING WITH STRUCTURAL DESIGN

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4 BEDROOM 2 BATHROOMS  
 GREAT ROOM, FAMILY, KITCHEN &  
 2 CAR GARAGE

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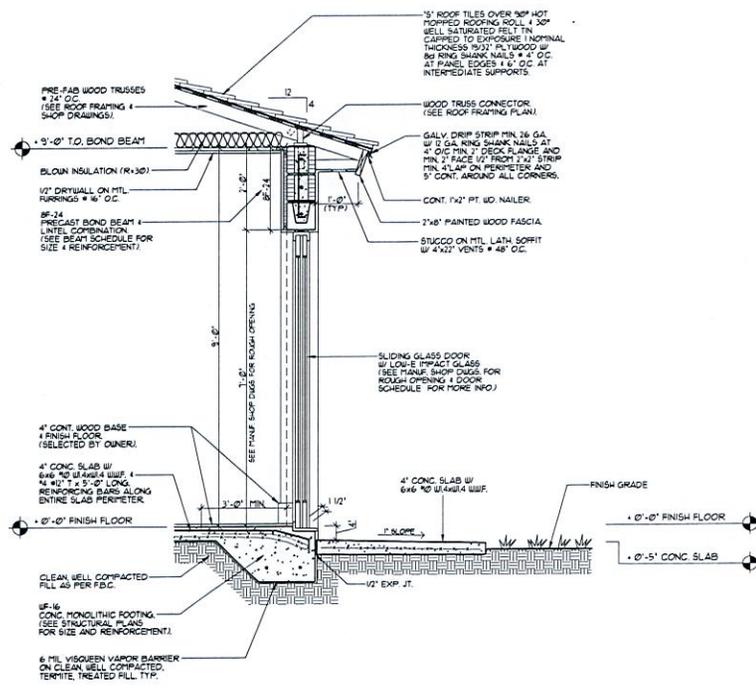
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 JOHNSON  
 O.A.S.  
 DATE  
 APRIL 2017  
 SCALE  
 AS SHOWN  
 JOB NO.  
 1702

SHEET

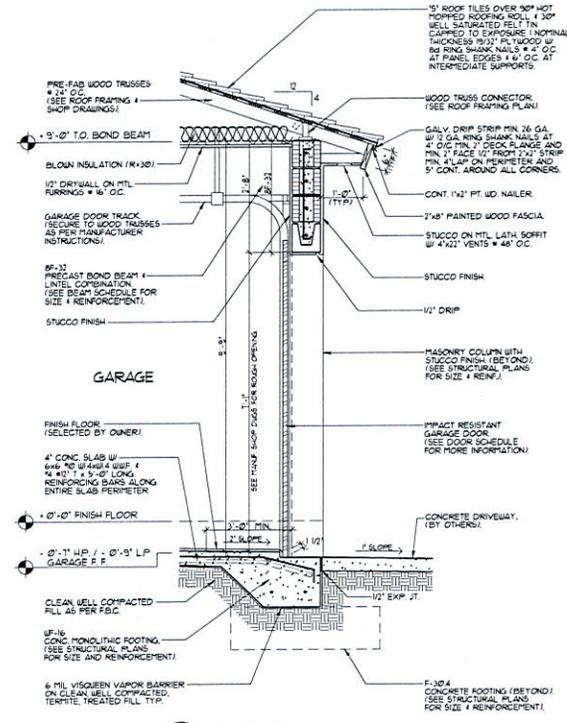
3 OF 6 SHEETS

A-3





**C SECTION**  
A-2  
3/15/2



**D SECTION**  
A-2  
3/15/2

COORDINATE ALL WINDOW & DOOR MASONRY OPENINGS WITH WINDOW & DOOR MANUFACTURER PRIOR TO THE BEAM AND WALL BLOCK ERECTIONS.

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BROWARD COUNTY, FLORIDA

**MODEL V-A**  
4 BEDROOMS 2 BATHROOMS  
GREAT ROOM, FAMILY, KITCHEN, & 2 CAR GARAGE

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DESIGNED BY  
**JOHN D. O.A.S.**  
DATE  
**APRIL 2011**  
SCALE  
**AS SHOWN**  
JOB NO.  
**1702**  
SHEET

**A-5**

5 OF 6 SHEETS



**STRUCTURAL NOTES**

1. THE ENTIRE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOUNDATION PLAN AND THIS SET OF NOTES.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INDICATED BY THE PROJECT.
3. THE SUBMITTER SHALL FOLLOW ALL DIMENSIONS INDICATED ON PLANS AND FOUNDATION PLAN.
4. EXISTING FOUNDATION SHALL BE REINFORCED WITH NEW REINFORCEMENT AS SHOWN ON PLANS.
5. THE FOLLOWING ITEMS REQUIRE SHOP DRAWINGS SUBMITTED FOR THE ENGINEER'S APPROVAL:
  - a. FABRICATION OF REINFORCING BARS
  - b. WELDED TIE-BARS

- CONSTRUCTION NOTES**
1. THE PROJECT SHALL BE CONSTRUCTED WITHIN 180 DAYS OF THE START DATE.
  2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INDICATED BY THE PROJECT.
  3. THE SUBMITTER SHALL FOLLOW ALL DIMENSIONS INDICATED ON PLANS AND FOUNDATION PLAN.
  4. EXISTING FOUNDATION SHALL BE REINFORCED WITH NEW REINFORCEMENT AS SHOWN ON PLANS.
  5. THE FOLLOWING ITEMS REQUIRE SHOP DRAWINGS SUBMITTED FOR THE ENGINEER'S APPROVAL:
    - a. FABRICATION OF REINFORCING BARS
    - b. WELDED TIE-BARS

- REINFORCING MATERIALS**
1. ALL CONCRETE SHALL BE OF THE FOLLOWING MINIMUM DAYS COMPRESSIVE STRENGTH UNLESS OTHERWISE NOTED ON PLANS:
 

FOOTING	3000 PSI
SLAB ON GRADE	3000 PSI
ALL OTHER CONCRETE	3000 PSI
CONCRETE	3000 PSI
  2. ALL CONCRETE SHALL BE FREE OF CRACKS, LIFTING, OR SPLITTING.

- REINFORCING NOTES**
1. ALL STRUCTURAL REINFORCING SHALL CONFORM TO "STEELING" SPECIFICATIONS FOR REINFORCING BARS (ASTM A618).
  2. ALL REINFORCING SHALL BE PLACED IN ACCORDANCE WITH THE FOUNDATION PLAN AND THIS SET OF NOTES.
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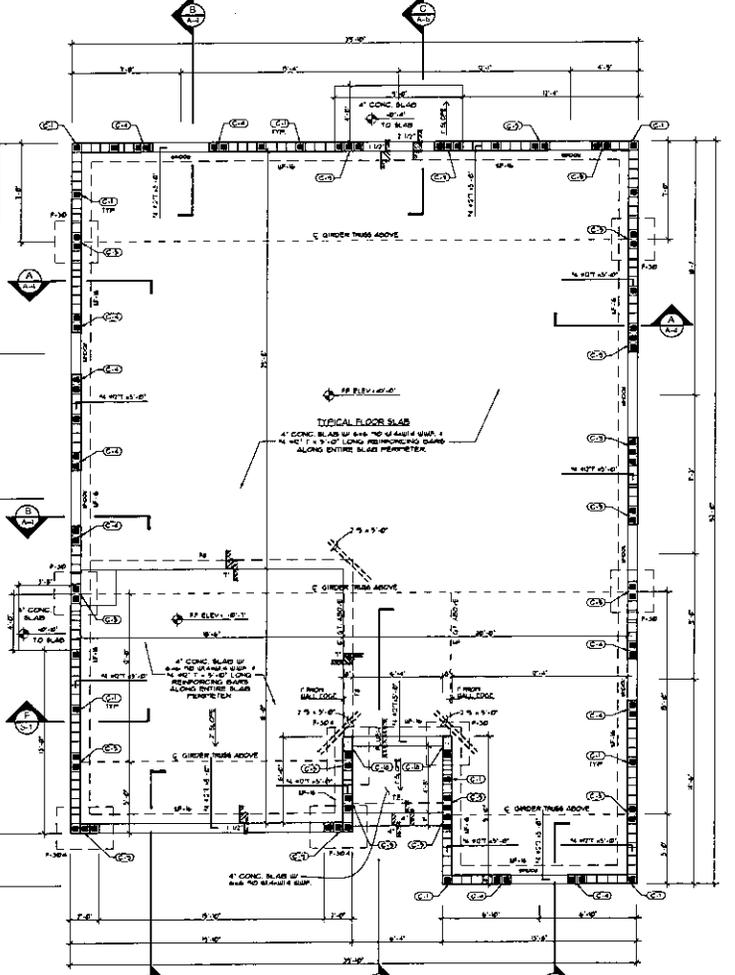
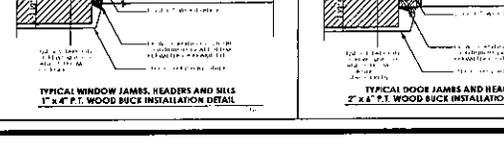
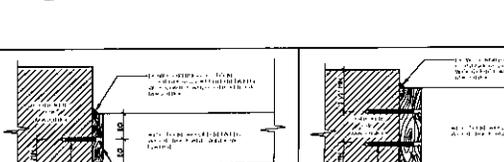
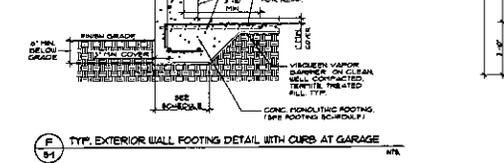
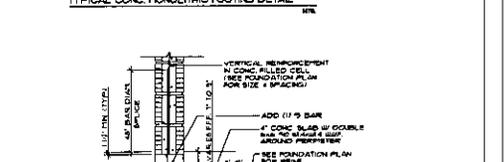
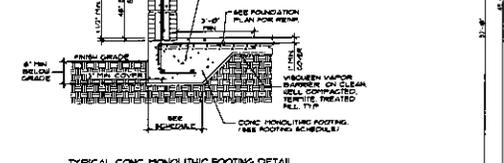
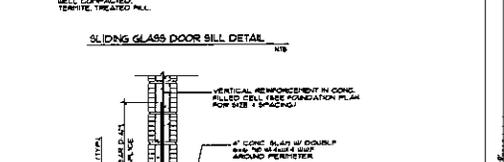
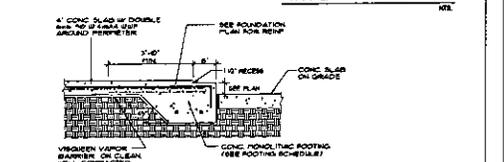
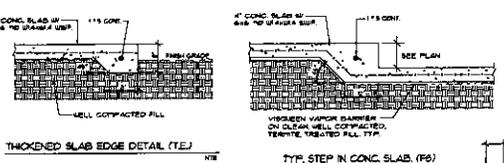
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MARK	SIZE	REINFORCEMENT	REMARKS
C-1	8' x 8'	1 1/2"	(1) 1 1/2" IN CONC. FILLED CELL - 4#8 @ 12" ON SLAB (WHERE AS SHOWN IN PLAN)
C-2	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-3	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-4	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-5	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-6	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-7	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-8	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-9	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-10	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-11	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-12	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-13	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-14	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-15	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-16	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-17	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-18	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-19	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-20	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-21	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-22	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-23	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-24	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-25	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-26	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-27	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-28	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-29	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-30	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-31	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-32	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-33	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-34	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-35	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-36	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-37	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-38	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-39	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-40	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-41	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-42	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-43	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-44	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-45	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-46	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
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C-50	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-51	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-52	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-53	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-54	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-55	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-56	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-57	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-58	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-59	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-60	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-61	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-62	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-63	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-64	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-65	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-66	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
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C-75	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
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C-91	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-92	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-93	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-94	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-95	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-96	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-97	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-98	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-99	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL
C-100	8' x 8'	1 1/2"	(1) 1 1/2" IN EACH CONC. FILLED CELL

MARK	SIZE	REINFORCEMENT	REMARKS
F-10	6' x 6'	1 1/2"	CONC. MONOLITHIC FOOTING
F-11	6' x 6'	1 1/2"	THICKENED EDGE
F-12	6' x 6'	1 1/2"	STEP IN CONC. SLAB
F-13	6' x 6'	1 1/2"	CONC. PAD
F-14	6' x 6'	1 1/2"	CONC. PAD

REVISIONS	BY

**OCTAVIO A. SANTURIO AIA**  
**ARCHITECT**  
 6782 BRIG BROAD BLVD SE - SUITE 101  
 ATLANTA, GA 30328  
 PHONE (404) 525-1111  
 FAX (404) 525-1112  
 EMAIL: octavio@oasarchitect.com

**OWNER:**  
**MODEL V-A**  
 BROWARD COUNTY HOUSING FINANCE  
 AND COMMUNITY DEVELOPMENT  
 BROWARD COUNTY, FLORIDA

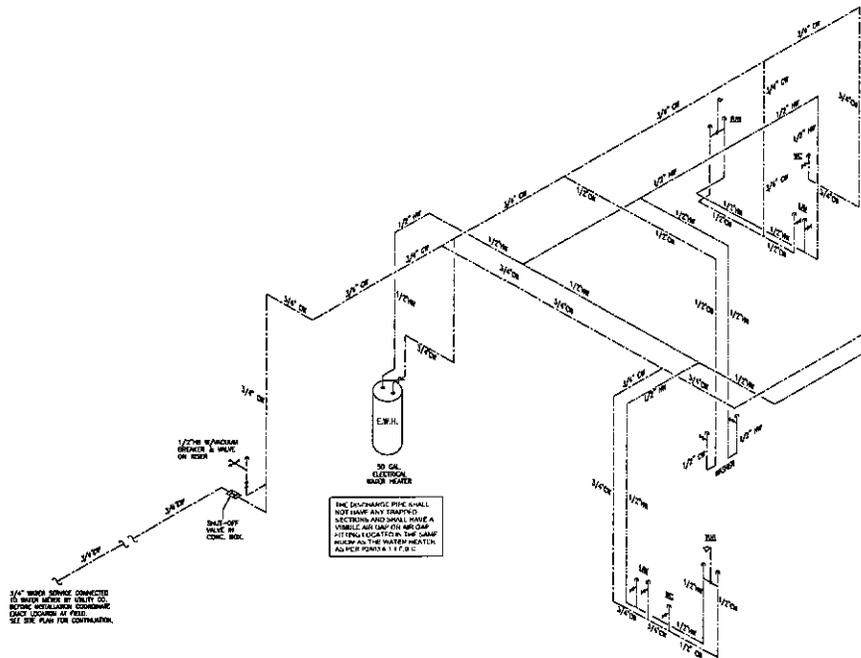
**JOHN D. GIBSON**  
 CIVIL ENGINEER  
 APRIL 2017  
 45 SOUTH  
 1702  
 SHEET

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 CIVIL ENGINEER  
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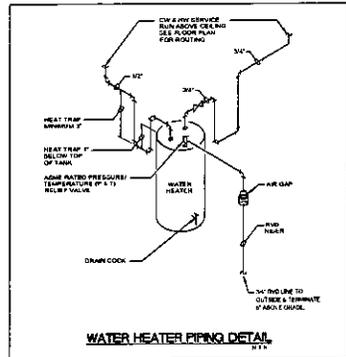
REVISIONS	BY



**WATER RISER DIAGRAM** NTS

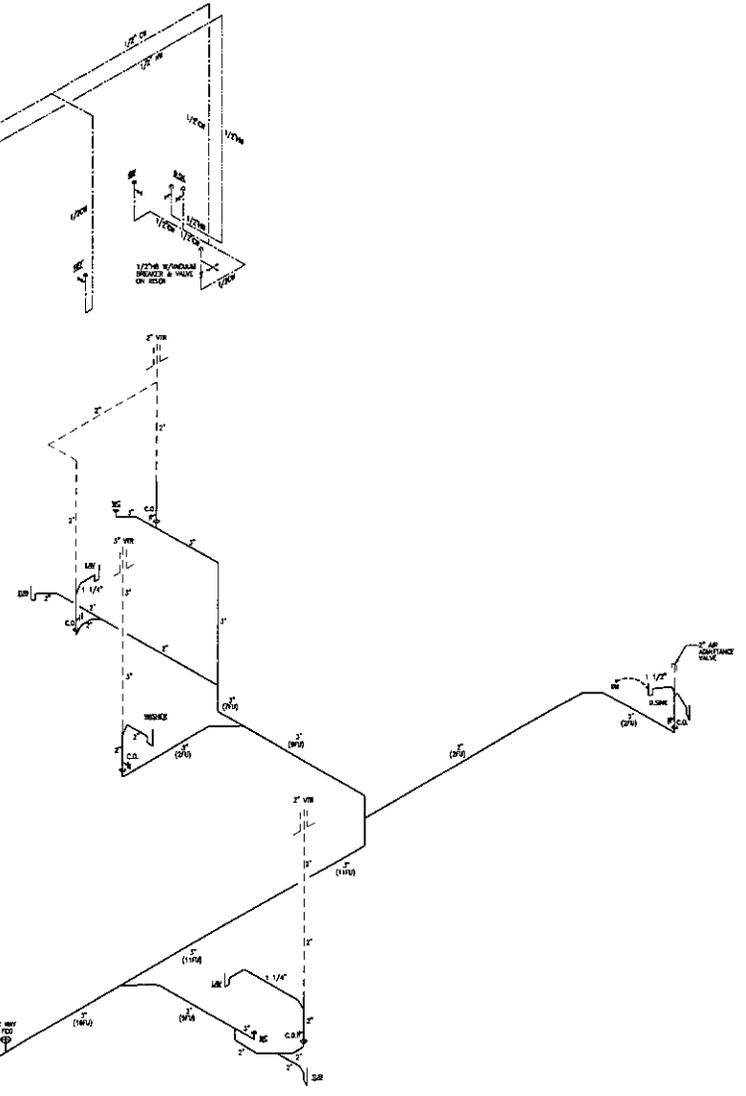
3/4" MAIN SERVICE CONNECTED TO MAIN SERVICE BY 1/2" CO. BEFORE INSTALLATION COORDINATE DATE LOCATED BY FIELD. SEE SITE PLAN FOR CONTINUATION.

THE DISCHARGE PIPE SHALL NOT HAVE ANY TRAP(S) UPSTREAM AND SHALL HAVE A VENTILE AIR CAP ON THE OUTLET LOCATION. THE WAMP ALLOW AS THE WATER HEATER MANUFACTURER'S I.P.C.



**WATER HEATER PIPING DETAIL** NTS

WATER HEATER DATA					
MARK	STORAGE IN U.S. GAL.	INPUT	MANUFACTURER MODEL NO.	ELECTRICAL DATA	ENERGY EFFICIENCY
E.W.H.	30	4,500	U.S. SMITH MODEL 27-11-12 IN. E.W.H.	240-1A1	0.9



**SANITARY RISER DIAGRAM** NTS

3" (1/4") SANITARY LINE CONNECTED TO SEWER MAIN SERVICE. BEFORE INSTALLATION COORDINATE DATE LOCATED BY FIELD. SEE SITE PLAN FOR CONTINUATION.

**OCTAVIO A. SANTURIO AIA**  
**ARCHITECT**  
 6762 Bro Road Suite 2E - South Miami, FL 33155  
 Phone: (305) 665-8847 / (655-8666) Fax: (305) 661-1813  
 e-mail: octavio@oasarchitect.com

**OWNER:**  
 BROWARD COUNTY HOUSING FINANCE  
 AND COMMUNITY DEVELOPMENT  
 BROWARD COUNTY, FLORIDA

**MODEL V-A**  
 4 BEDROOM, 2.5 BATHS, 1.5  
 GREAT ROOM FAMILY ROOMS &  
 2 CAR GARAGE

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Drawn by  
 Checked by  
 O.A.S.  
 DATE  
 APRIL 2017  
 AS SHOWN

NO. 10  
 1762  
 SHEET



REVISIONS	BY

**OCTAVIO A. SANTURO A.I.A.**  
**ARCHITECT**  
 6242 Blvd. Seaside, Suite 202 - Seaside, Florida 32135  
 Phone: (321) 465-8844 / 465-8846 Fax: (321) 461-7143  
 e-mail: octavio@carconnect.com

**OWNER:**  
**MODEL V-A**  
 BROWARD COUNTY HOUSING FINANCE  
 AND COMMUNITY DEVELOPMENT  
 BROWARD COUNTY, FLORIDA

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DATE: APRIL 2011  
 SCALE: AS SHOWN  
 JOB NO: 1102  
 SHEET: E-1  
 I OF 1 SHEETS

**GENERAL ELECTRICAL NOTES**

- ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE ELECTRICAL SYSTEM. IF WORK IS LAD OUT, MODIFIED OR SPECIFIC TO CONTRARY TO TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
- THE DRAWING ARE TO BE CONSIDERED DIAGNOSTIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS UNLESS SPECIFIC DIMENSIONS ARE GIVEN. CHECK DRAWINGS OF ALL TRADES AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK. CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM OR SPACE CONDITIONS AT ALL POINTS. HEAD ROOM ROOM OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL NOT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NECESSARY TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK.
- EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL ELECTRICAL ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, AIR CONDITIONING, SPRINKLER, DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
- VERIFY SERVICE CHARACTERISTICS, LOCATION AND CONNECTION WITH TELEPHONE AND ELECTRIC UTILITY COMPANIES. FURNISH ALL WORK RELATED TO SERVICE IN STRICT ACCORDANCE WITH UTILITY CO. STANDARDS AND REQUIREMENTS.
- INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMAN-LIKE APPEARANCE. REPAIRS AND REWORK SHALL BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.
- START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL ELECTRICAL WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
- THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE FEES, PERMITS ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGES AND EXPENSES ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.
- ALL WIRE COPPER, IN RACEWAY, UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
- WIRE UP COMPLETE ALL A/C EQUIPMENT AND CONTROLS AS DIRECTED BY A/C CONTRACTOR. CONTROL WIRING SHALL BE SEPARATE RACEWAY FROM POWER WIRING.
- PROVIDE RACEWAYS AND PREWIRE TELEPHONE SYSTEM COMPLETELY WITH TELEPHONE JACKS.
- PROVIDE RACEWAYS AND PREWIRE CABLE TV SYSTEM AS DIRECTED BY CABLE TV CO. FIELD REPRESENTATIVE.
- PROVIDE MEANS "FURNISH AND INSTALL".
- COORDINATE WORK WITH WORK OF OTHER TRADES TO AVOID ALL CONFLICTS.
- DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
- PROVIDE TEMPORARY WIRING SYSTEM FOR USE OF ALL TRADES, ADEQUATE FOR ENTIRE NEEDS OF THIS PROJECTS.
- PROVIDE PULL WIRES WHICH EMPTY CONDUCITS ARE SHOWN ON THE PLANS.
- PROVIDE LIGHT FIXTURES AS PER OWNER SELECTION.
- PROVIDE ALL WIRING DEVICES.
- IDENTIFY CLEARLY ON A TYPE WRITTEN FORM ALL CIRCUITS AND EQUIPMENT TO CORRESPOND WITH THE PLANS AND PANELS SCHEDULE AND ATTACH INSIDE THE POTENTIAL PANEL.
- RACEWAYS: ALL UNDERGROUND RACEWAYS TO BE PVC, INSIDE CONCRETE SLAB EXIT WITH APPROVED SET SCREW FITTING, INSIDE PARTITION EXIT, ENT, AND RACEWAY WIRE MANIFOLD ALIGNED FOR FLOOR PENETRATION USE ONLY ENT.
- SIDE DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
- TESTING: THE CONTRACTOR SHALL TEST ALL WORK AND EQUIPMENT AS DIRECTED BY THE ARCHITECT AND BY AUTHORITIES HAVING JURISDICTION, FURNISHING ALL EQUIPMENT AND NECESSARY PERSONNEL AND ELECTRIC POWER. THE ENTIRE INSTALLATION SHALL BE TESTED FOR SHORTS, GROUND AND OTHER CIRCUITS, AND ALL TESTS SHALL BE DEMONSTRATED TO BE IN PROPER WORKING AND OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ENGINEER.
- GUARANTEES: ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR AFTER DATE OF ACCEPTANCE BY OWNER.
- AT COMPLETION OF THE JOB THE ELECTRICAL CONTRACTOR SHALL OWE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SKETCHES SHOWING THE EXACT ELECTRICAL INSTALLATION.
- BEFORE BRIDING THE JOB THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.

PHASE	AMPS	VOLTS	WIRE	PHASE	MAN MOUNT	MANUFACTURER	TYPE
150	120/240	30/40	3	1	LIQUID FLUSH	SIEMENS OR EQ.	LOAD CENTER
WIRE	COND	INCH	CONDUCTOR	WIRE	COND	INCH	CONDUCTOR
1	6	3/4"	2	12	1/2"	1	20
2	12	1/2"	1	20			SMALL APPL.
3	6	3/4"	2	30			RANGE (12KW)
4	12	1/2"	1	20			BATH RECEIPT.
5	6	3/4"	2	30			AHU + ST. HTR. (1.00KW+5.0KW)
6	12	1/2"	1	20			BEDROOM CKT.
7	6	3/4"	2	40			AIR COND UNIT (5.04 KW)
8	12	1/2"	1	15			BEDROOM CKT.
9	10	1/2"	2	30			TANK WATER HEATER (4.5 KW)
10	18	1/2"	1	15			LIGHTS & RECEIPT.
11	18	1/2"	1	15			LIGHTS & RECEIPT.
12	20	1/2"	1	15			LIGHTS & RECEIPT.
13	22	1/2"	1	15			LIGHTS & RECEIPT.
14	22	1/2"	1	20			MICROWAVE OVEN
15	24	1/2"	1	20			DISH WASHER
16	28	3/4"	2	40			ELECTRIC CAR CHARGER OUTLET
17	28	1/2"	1	20			GARBL. DISPOSAL
18	28	1/2"	1	20			REFRIGERATOR

**NET. TABLE 220-30**

1900 SQ FT @ 3 WATTS/SQ FT	5.7
TWO 20 AMP SMALL APPL. CKT @ 1500 WATTS EACH	3.0
RANGE	10.0
TANK WATER HEATER	4.5
DISH WASHER	1.5
REFRIGERATOR	1.2
DISH WASHER	1.2
GARAGE DISPOSAL	0.7
MICROWAVE	0.7
GARAGE DOOR OPENER	0.7
ELECTRIC CAR CHARGER OUTLET	7.8
TOTAL WITHOUT DEMAND	43.9
FIRST 10.0 KW @ 100%	10.0
NEXT 33.9 KW @ 80%	13.6
AHU + STHP HEATER (1.0 KW + 8.0 KW @ 100%)	9.0
TOTAL CONNECTED LOAD	32.8

WATTS TO AMPS (LINE): 32800/240V = 138 AMPS

FEEDER: THREE CU 3/1 & 1/8 CU (2ND) IN 1 1/2" PVC  
 OR  
 THREE AL 2/2" @ 1/1" @ 1/8 CU (2ND) IN 1 1/2" PVC.  
 (NEC 310-15(B)(16))

\*HEATING LOAD LARGER THAN COOLING LOAD.

**NOTES:**

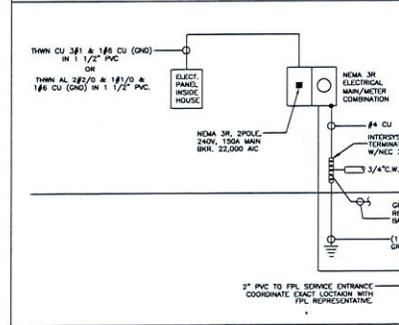
\* BEFORE INSTALLATION THE ELECTRICAL CONTRACTOR SHALL VERIFY THE SIZE OF CKT BAR AND FEEDER WITH MANUFACTURER'S REQUIREMENTS.

ALL 120V SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT (BEDROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BATH ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS) OR AREAS SHALL BE PROTECTED BY A LISTED AFCI CIRCUIT INTERRUPTER COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT IN COMPLIANCE WITH NEC 210.11(A).

PROVIDE DEDICATED NEUTRAL WIRE FOR EACH AFCI CIRCUIT BREAKER.

ALL 120V, 15 AND 20 AMPERE RECEPTACLES IN ALL AREAS SPECIFIED IN NEC 210.52 SHALL BE UL LISTED TAMPER-RESISTANT TYPE, IN COMPLIANCE WITH THE NEC 210.52.

**ELECTRICAL RISER DIAGRAM**



**ELECTRICAL LEGEND**

- 120V HALF SWITCHED, DUPLEX RECEPTACLE
- 120V DUPLEX RECEPTACLE
- 120V SINGLE RECEPTACLE
- 120V GROUND FAULT INTERRUPTER, DUPLEX RECEPTACLE
- 120V ABOVE COUNTER, GROUND FAULT INTERRUPTER, DUPLEX RECEPTACLE
- 240V, 30A DRYER RECEPTACLE
- 240V, 50A RANGE RECEPTACLE
- TOGGLE SWITCH
- 3 WAY TOGGLE SWITCH
- TELEPHONE OUTLET
- TV OUTLET
- CILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED OUTLET
- WALL MOUNTED JUNCTION BOX
- CILING MOUNTED JUNCTION BOX WITH SPECIAL SUPPORT FOR HANGULDER OR LIGHT/FAN COMBINATION
- WAPOR PROOF CEILING LIGHT FIXTURE LIGHT
- WEATHER PROOF
- 4"-0" CEILING SURFACE MOUNTED FLOURESCENT LIGHT FIXTURE
- BATHROOM RECIRCULATING FAN
- 120V AC/BATTERY OPERATED CEILING MOUNTED SMOKE DETECTOR INTERCONNECTED WITH OTHER SMOKE DETECTORS INSIDE THE HOUSE FOR SIMULTANEOUS OPERATION. SMOKE DETECTORS SHALL BE LOCATED 36" AWAY FROM ANY A/C DIFFUSER AND FROM BATH AND KITCHEN DOORS. SMOKE DETECTORS SHALL BE PHOTO-ELECTRIC TYPE IF IT IS LOCATED WITHIN 20' FROM KITCHEN APPL.
- 120V AC/BATTERY OPERATED CEILING MOUNTED SMOKE AND CARBON MONOXIDE DETECTOR INTERCONNECTED WITH OTHER SMOKE & CARBON MONOXIDE DETECTORS INSIDE THE HOUSE FOR SIMULTANEOUS OPERATION. SMOKE & CARBON MONOXIDE DETECTORS SHALL BE LOCATED 36" AWAY FROM ANY A/C DIFFUSER AND FROM BATH AND KITCHEN DOORS. SMOKE & CARBON MONOXIDE DETECTORS SHALL BE PHOTO-ELECTRIC TYPE IF IT IS LOCATED WITHIN 20' FROM KITCHEN APPL.
- GROUND FAULT INTERRUPTER GARAGE DOOR CONTROLLER JUNCTION BOX
- DOOR CHIME
- PUSH BUTTON
- DISCONNECT SWITCH NEMA 3R
- INSIDE A/HU/FACTORY MOUNTED CIRCUIT BREAKER
- ELECTRICAL PANEL
- ELECTRICAL METER/MAIN COMBINATION

**BURGLAR ALARM NOTE:** RESIDENCE SHALL BE PRE-WIRED FOR FUTURE BURGLAR ALARM ONLY. BURGLAR ALARM SYSTEM WILL BE INSTALLED BY HOME OWNER AT HIS/HERS CONVENIENCE.

THE USE OF "ROMEX" TYPE WIRE IS ACCEPTABLE IF IT IS IN COMPLIANCE WITH NEC TABLE 310-16 FOR 60°C.

**9B-3.0472 CARBON MONOXIDE PROTECTION.**

(1) DEFINITIONS: FOR PURPOSES OF THIS RULE, THE FOLLOWING DEFINITIONS SHALL APPLY.

(2) CARBON MONOXIDE ALARM: A DEVICE FOR THE PURPOSE OF DETECTING CARBON MONOXIDE THAT PROVIDES A DISTINCT AUDIBLE ALARM AS LISTED UNDER UL 2034-98, STANDARD FOR SINGLE AND MULTIPLE STATION CO, GAS AND VAPOR DETECTOR SENSOR, INCORPORATED HERE IN BY REFERENCE, IN ACCORDANCE WITH ITS APPLICATION.

(3) FOSSIL FUEL: COAL, KEROSENE, OIL, FUEL GAS, OR OTHER PETROLEUM OR HYDROCARBON PRODUCT THAT EMITS CARBON MONOXIDE AS A BY-PRODUCT OF COMBUSTION.

(4) EVERY BUILDING FOR WHICH A PERMIT FOR NEW CONSTRUCTION IS ISSUED ON OR AFTER 7/1/11, OR HAVING A FISSURE-FILL BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 15 FEET OF SLEEPING QUARTERS.

(5) IN NEW CONSTRUCTION, ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACK UP.

(6) COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

**ALL LIGHTING & APPLIANCES SHALL BE ENERGY STAR LABELED**

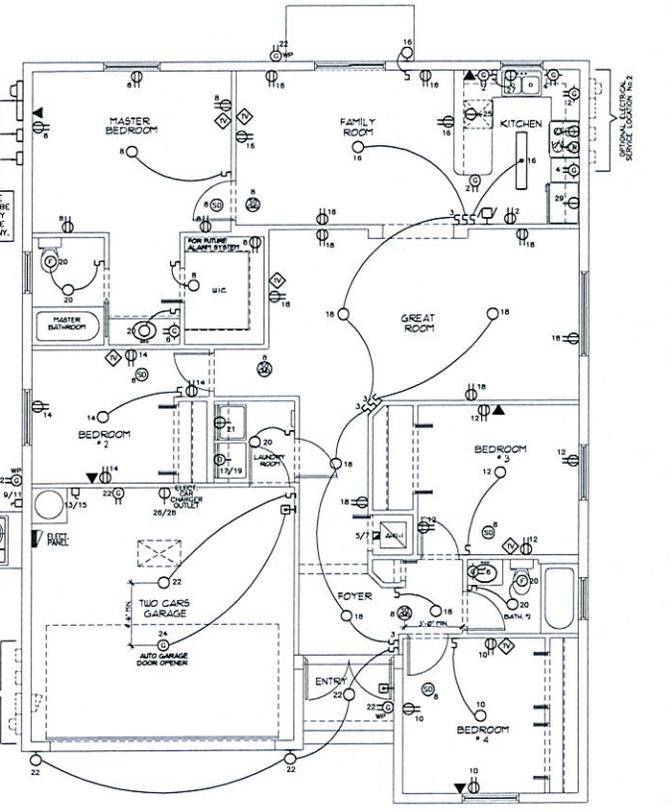
**LIGHTING SHALL COMPLY F.B.C. (E) 404.1**

**SECTION 404 ELECTRICAL POWER AND LIGHTING SYSTEMS**

F.B.C. (E) 404.1 LIGHTING EQUIPMENT. A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

**ALL LIGHTING FIXTURES SHALL BE "GENERAL ELECTRIC" OR EQUAL.**

**ALL CEILING FANS SHALL BE "HUNTER DOUGLAS" OR EQUAL.**



**ELECTRICAL PLAN** 1/4" = 1'-0"

**CAPITAL GROUP GREEN  
DEVELOPMENTS, LLC**



Green Real Estate Development  
[www.CapitalGroupUSA.com](http://www.CapitalGroupUSA.com)



[www.GoSynergyCenter.com](http://www.GoSynergyCenter.com)

October 23, 2017

City of Pompano  
Community Redevelopment Agency  
Mr. David Hasenauer, Project manager  
100 West Atlantic Boulevard Room 276  
Pompano Beach, Florida 33060

Re: Ortanique Estates Additional Lots

Dear Mr. Hasenauer:

Please accept this letter as our official unsolicited proposal by our companies, Capital Group Green Developments LLC and Synergy Community Development Center Inc. as a joint venture to develop seven vacant lots in Ortanique Estates owned by the Pompano CRA. Following a member of our family of companies "Capital Group" being awarded "Best Affordable Home in the USA" by SIPA, we have seen a very positive reaction and interest in the market place and additional demand for our type of green affordable home. The result of this effort will provide affordable single-family green homes of superior quality in Ortanique Estates in Pompano and will increase tax rolls and create local jobs.

We have identified homebuyers, we will continue with the financing we have provided the first 4 lots, the first is closing later this week or early next week and the others are under construction as we obtain permits from the building department. Now that we have streamlined the permit process it would make sense too to continue the already successful effort we have started. The lots in question are Lots: 118, 120, 122, 123, 125, 127 and 135.

We are prepared to move forward and request that the Pompano CRA begin the process of collaborating with us by donating the vacant lots to the proposed project (see site plan attached). Under the same terms and conditions, we have signed for the first 4 lots but under the entities above mentioned.

Following the land transfer, we would immediately start building this superior quality green home using Eco Building Armor System [www.EcoBuildingArmor.com](http://www.EcoBuildingArmor.com) Some of the highlights of this Miami Dade approved green product are as follows; hurricane, water, fire, bug, sound and mold resistant with a 20 year limited warranty.

The architectural style proposed will be the Americana 2018 Model which is a slightly modified Americana 2016-2017 model with improvements and changes customary from an original prototype development. This model (see attached pictures, renderings and specs) enhance the curb appeal and complement the existing styles already found in the general area. An important differentiating feature of our proposed model other than its

superior construction quality and green characteristics is flexibility. Adapting the home for various target audiences including features like home office and in-law suite, Our target price will be \$275,000 for a 3 bedroom, 2 bath, 2 car garage Eco Building Armor Home which is well below the \$330,000 Median Price of a home within the workforce housing definition in Broward County. The energy savings will be up to 70% and insurance cost reduced by up to 40% due to the quality of our products.

Affordability is essential; our customers will be up to 120% of median income and will have to come up with as little as 3.5% down payment with an FHA approval and a low monthly payment. The fact that this is an LEED certified home will also enable our buyers to possibly qualify for a green loan and since they will save close to 70% of their energy costs this will provide them with more buying power.

You will also find attached our construction financing approval letter and our construction budget.

We believe this kind of private public partnership is vital to the redevelopment of the CRA districts.

Thank you very much for your consideration and do not hesitate to contact me if you have any questions and we look forward continuing to work with the CRA on this innovative project.

Sincerely,

*Mario Caprini*

Mario caprini  
CEO



55 NE 5<sup>th</sup> Ave. Suite 501  
Boca Raton, FL 33432  
Direct 954.806.2546

[MCaprini@CapitalGroupUSA.com](mailto:MCaprini@CapitalGroupUSA.com)  
[www.CapitalGroupUSA.com](http://www.CapitalGroupUSA.com)

*Eddy Sua*

Eddy Sua  
President



55 NE 5<sup>th</sup> Ave. Suite 501  
Boca Raton, FL 33432  
Direct 561.213.7653

[ESua@GoSynergyCenter.com](mailto:ESua@GoSynergyCenter.com)  
[www.GoSynergyCenter.com](http://www.GoSynergyCenter.com)

**LOT RESERVATION AGREEMENT  
THIS IS A CONDITIONAL RESERVATION AGREEMENT  
AND IS NOT A BINDING CONTRACT**

Capital Group Developments LLC (“**Seller**”) acknowledges receipt from Gustavo Tejada (“**Purchaser**”) of the sum of **Two thousand five hundred Dollars (\$2,500.00)** (the “**Deposit**”) for the reservation of **Lot # 127** with the address **2060 NW 7<sup>th</sup> Street Pompano Beach FL 33060**, at the **Ortanique Estates** subdivision located in Broward County , (the “**Subdivision**”).

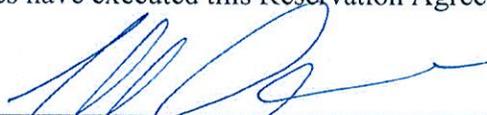
Seller is in the process of developing and obtaining local approvals for the Subdivision. Purchase acknowledges that Seller is not able at this time to accept binding agreements to purchase lots in the Subdivision, and that Seller has made no representation or warranty with respect to Seller’s ability to do so in the future.

Purchaser desires to obtain a preference and reserve the first opportunity to purchase the Lot when and if Seller obtains a Public Report or Certificate of Exemption from the pursuant to the Ortanique Estates Subdivision and Series Partition Law or is otherwise permitted under applicable law to accept binding agreements to purchase lots in the Subdivision. Seller and Purchaser agree that the Deposit and a signed copy of this Reservation Agreement shall be placed in escrow with **Capital Group Developments LLC**. (“**Escrow Agent**”) in accordance with the Escrow Agreement attached hereto as Exhibit A.

At such time as Seller is permitted to accept binding agreements to purchase lots in the Subdivision under applicable law, Seller shall notify Purchaser in writing and give Purchaser the first preference and opportunity to purchase the Lot. The purchase price and other terms of purchase shall be set forth in an Earnest Money Agreement that shall accompany Seller’s notice to Purchaser. Purchaser shall have ten days following receipt of the Earnest Money Agreement within which to accept the offer set forth in such Agreement. In the event the Purchaser fails to do so, this Reservation Agreement shall terminate and Escrow Agent shall refund the Deposit to Purchaser in full.

The execution of this Reservation Agreement shall not create a binding contractual obligation to buy or sell the Lot on the part of either Seller or Purchaser. Until such time as a binding Earnest Money Agreement has been executed by both parties, either party, by written notice to Escrow Agent, may cancel this Reservation Agreement without incurring any liability whatsoever to the other party, in which event the Deposit shall promptly be returned to Purchaser in full.

The parties have executed this Reservation Agreement on this 18 day of February, 2018.

  
\_\_\_\_\_  
SELLER Capital Group Developments LLC. by Mario Caprini

  
\_\_\_\_\_  
BUYER Nelson Rivera

**EXHIBIT A  
ESCROW AGREEMENT**

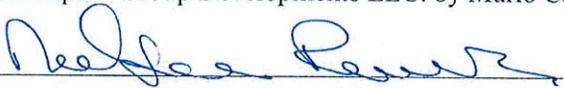
This Escrow Agreement is by and among Capital Group Development LLC. (“**Escrow Agent/ Seller**”), and Gustavo Tejada (the “**Purchaser**”), of Lot/Parcel 127 in, Ortanique Estates in Pompano Beach FL 33060 Escrow Agent/ Seller, and Purchaser hereby agree that all funds of Purchaser and a signed copy of the Reservation Agreement appearing on Page 1 shall be placed in the following Bank JP Morgan Chase and the hard copy of the agreement at 55 NE 5<sup>th</sup> Av suite 501 Boca Raton FL 33432.

Escrow Agent agrees to accept such funds subject to the right of Purchaser to withdraw said funds from the escrow at any time without deduction and without consent of any other party to the Reservation Agreement unless and until the Purchase has executed an agreement to purchase Lot/Parcel # 484234351270, which agreement to purchase will thereby be substituted for the Reservation Agreement.

Dated this 18 day of February, 2018.



SELLER Capital Group Developments LLC. by Mario Caprini



BUYER Nelson Rivera

ESCROW AGENT: CAPITAL Group Developments LLC

By: Alejandro Arriola - Controller

**LOT RESERVATION AGREEMENT  
THIS IS A CONDITIONAL RESERVATION AGREEMENT  
AND IS NOT A BINDING CONTRACT**

Capital Group Developments LLC (“**Seller**”) acknowledges receipt from Andrea Echeverry (“**Purchaser**”) of the sum of **Two thousand five hundred Dollars (\$2,500.00)** (the “**Deposit**”) for the reservation of **Lot # 125** with the address **2020 NW 7<sup>th</sup> Street Pompano Beach FL 33060**, at the **Ortanique Estates** subdivision located in Broward County, (the “**Subdivision**”).

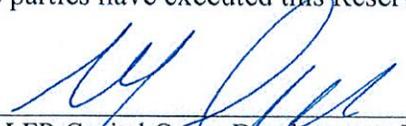
Seller is in the process of developing and obtaining local approvals for the Subdivision. Purchase acknowledges that Seller is not able at this time to accept binding agreements to purchase lots in the Subdivision, and that Seller has made no representation or warranty with respect to Seller’s ability to do so in the future.

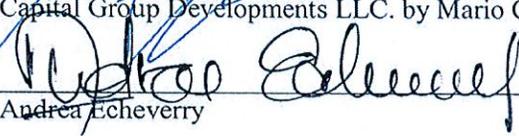
Purchaser desires to obtain a preference and reserve the first opportunity to purchase the Lot when and if Seller obtains a Public Report or Certificate of Exemption from the pursuant to the Ortanique Estates Subdivision and Series Partition Law or is otherwise permitted under applicable law to accept binding agreements to purchase lots in the Subdivision. Seller and Purchaser agree that the Deposit and a signed copy of this Reservation Agreement shall be placed in escrow with **Capital Group Developments LLC**. (“**Escrow Agent**”) in accordance with the Escrow Agreement attached hereto as Exhibit A.

At such time as Seller is permitted to accept binding agreements to purchase lots in the Subdivision under applicable law, Seller shall notify Purchaser in writing and give Purchaser the first preference and opportunity to purchase the Lot. The purchase price and other terms of purchase shall be set forth in an Earnest Money Agreement that shall accompany Seller’s notice to Purchaser. Purchaser shall have ten days following receipt of the Earnest Money Agreement within which to accept the offer set forth in such Agreement. In the event the Purchaser fails to do so, this Reservation Agreement shall terminate and Escrow Agent shall refund the Deposit to Purchaser in full.

The execution of this Reservation Agreement shall not create a binding contractual obligation to buy or sell the Lot on the part of either Seller or Purchaser. Until such time as a binding Earnest Money Agreement has been executed by both parties, either party, by written notice to Escrow Agent, may cancel this Reservation Agreement without incurring any liability whatsoever to the other party, in which event the Deposit shall promptly be returned to Purchaser in full.

The parties have executed this Reservation Agreement on this 25<sup>th</sup> day of February 2018.

  
\_\_\_\_\_  
SELLER Capital Group Developments LLC. by Mario Caprini

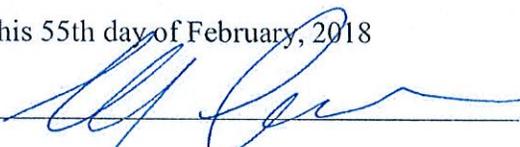
  
\_\_\_\_\_  
BUYER Andrea Echeverry

**EXHIBIT A  
ESCROW AGREEMENT**

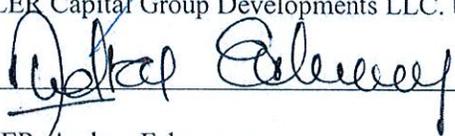
This Escrow Agreement is by and among Capital Group Development LLC. (“**Escrow Agent/ Seller**”), and Andrea Echeverry (the “**Purchaser**”), of Lot/Parcel 125 in, Ortanique Estates in Pompano Beach FL 33060 Escrow Agent/ Seller, and Purchaser hereby agree that all funds of Purchaser and a signed copy of the Reservation Agreement appearing on Page 1 shall be placed in the following Bank JP Morgan Chase and the hard copy of the agreement at 55 NE 5<sup>th</sup> Av suite 501 Pompano Beach FL33432.

Escrow Agent agrees to accept such funds subject to the right of Purchaser to withdraw said funds from the escrow at any time without deduction and without consent of any other party to the Reservation Agreement unless and until the Purchase has executed an agreement to purchase Lot/Parcel # 484234351250, which agreement to purchase will thereby be substituted for the Reservation Agreement.

Dated this 55th day of February, 2018



SELLER Capital Group Developments LLC. by Mario Caprini



BUYER Andrea Echeverry

ESCROW AGENT: CAPITAL Group Developmentr, LLC

By: Alejandro Arriola - Controller.

**LOT RESERVATION AGREEMENT  
THIS IS A CONDITIONAL RESERVATION AGREEMENT  
AND IS NOT A BINDING CONTRACT**

Capital Group Developments LLC (“**Seller**”) will receive from John Jenkins (“**Purchaser**”) of the sum of **Two thousand five hundred Dollars (\$2,500.00)** (the “**Deposit**”) for the reservation of **Lot # 120** with the address **671 NW 19<sup>th</sup> Av Pompano Beach FL 33060**, at the **Ortanique Estates** subdivision located in Broward County, (the “**Subdivision**”).

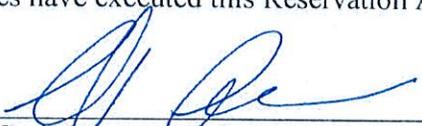
Seller is in the process of developing and obtaining local approvals for the Subdivision. Purchaser acknowledges that Seller is not able at this time to accept binding agreements to purchase lots in the Subdivision, and that Seller has made no representation or warranty with respect to Seller’s ability to do so in the future.

Purchaser desires to obtain a preference and reserve the first opportunity to purchase the Lot when and if Seller obtains a Public Report or Certificate of Exemption from the pursuant to the Ortanique Estates Subdivision and Series Partition Law or is otherwise permitted under applicable law to accept binding agreements to purchase lots in the Subdivision. Seller and Purchaser agree that the Deposit and a signed copy of this Reservation Agreement shall be placed in escrow with **Capital Group Developments LLC**. (“**Escrow Agent**”) in accordance with the Escrow Agreement attached hereto as Exhibit A.

At such time as Seller is permitted to accept binding agreements to purchase lots in the Subdivision under applicable law, Seller shall notify Purchaser in writing and give Purchaser the first preference and opportunity to purchase the Lot. The purchase price and other terms of purchase shall be set forth in an Earnest Money Agreement that shall accompany Seller’s notice to Purchaser. Purchaser shall have ten days following receipt of the Earnest Money Agreement within which to accept the offer set forth in such Agreement. In the event the Purchaser fails to do so, this Reservation Agreement shall terminate and Escrow Agent shall refund the Deposit to Purchaser in full.

The execution of this Reservation Agreement shall not create a binding contractual obligation to buy or sell the Lot on the part of either Seller or Purchaser. Until such time as a binding Earnest Money Agreement has been executed by both parties, either party, by written notice to Escrow Agent, may cancel this Reservation Agreement without incurring any liability whatsoever to the other party, in which event the Deposit shall promptly be returned to Purchaser in full.

The parties have executed this Reservation Agreement on this 28<sup>th</sup> of February 2018.

  
\_\_\_\_\_  
SELLER Capital Group Developments LLC. by Mario Caprini

  
\_\_\_\_\_  
BUYER John Jenkins

**EXHIBIT A  
ESCROW AGREEMENT**

This Escrow Agreement is by and among Capital Group Development LLC. (“Escrow Agent/ Seller”), and John Jenkins (the “Purchaser”), of Lot/Parcel 120 in, Ortanique Estates in Pompano Beach FL 33060 Escrow Agent/ Seller, and Purchaser hereby agree that all funds of Purchaser and a signed copy of the Reservation Agreement appearing on Page 1 shall be placed in the following Bank JP Morgan Chase and the hard copy of the agreement at 55 NE 5<sup>th</sup> Av suite 501 Boca Raton FL 33432.

Escrow Agent agrees to accept such funds subject to the right of Purchaser to withdraw said funds from the escrow at any time without deduction and without consent of any other party to the Reservation Agreement unless and until the Purchase has executed an agreement to purchase Lot/Parcel # 484234351200, which agreement to purchase will thereby be substituted for the Reservation Agreement.

Dated this 28<sup>th</sup> day of February 2018



SELLER Capital Group Developments LLC. by Mario Caprini



BUYER John Jenkins

ESCROW AGENT: CAPITAL Group Developments LLC

By: Alexandro Arriaga - Controller.

**LOT RESERVATION AGREEMENT  
THIS IS A CONDITIONAL RESERVATION AGREEMENT  
AND IS NOT A BINDING CONTRACT**

Capital Group Developments LLC (“**Seller**”) acknowledges receipt from Stephania Henao (“**Purchaser**”) of the sum of **Two thousand five hundred Dollars (\$2,500.00)** (the “**Deposit**”) for the reservation of **Lot # 122** with the address **1920 NW 7<sup>th</sup> Street Pompano Beach FL 33060**, at the **Ortanique Estates** subdivision located in Broward County, (the “**Subdivision**”).

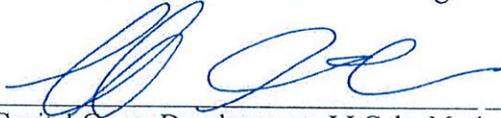
Seller is in the process of developing and obtaining local approvals for the Subdivision. Purchase acknowledges that Seller is not able at this time to accept binding agreements to purchase lots in the Subdivision, and that Seller has made no representation or warranty with respect to Seller’s ability to do so in the future.

Purchaser desires to obtain a preference and reserve the first opportunity to purchase the Lot when and if Seller obtains a Public Report or Certificate of Exemption from the pursuant to the Ortanique Estates Subdivision and Series Partition Law or is otherwise permitted under applicable law to accept binding agreements to purchase lots in the Subdivision. Seller and Purchaser agree that the Deposit and a signed copy of this Reservation Agreement shall be placed in escrow with **Capital Group Developments LLC**. (“**Escrow Agent**”) in accordance with the Escrow Agreement attached hereto as Exhibit A.

At such time as Seller is permitted to accept binding agreements to purchase lots in the Subdivision under applicable law, Seller shall notify Purchaser in writing and give Purchaser the first preference and opportunity to purchase the Lot. The purchase price and other terms of purchase shall be set forth in an Earnest Money Agreement that shall accompany Seller’s notice to Purchaser. Purchaser shall have ten days following receipt of the Earnest Money Agreement within which to accept the offer set forth in such Agreement. In the event the Purchaser fails to do so, this Reservation Agreement shall terminate and Escrow Agent shall refund the Deposit to Purchaser in full.

The execution of this Reservation Agreement shall not create a binding contractual obligation to buy or sell the Lot on the part of either Seller or Purchaser. Until such time as a binding Earnest Money Agreement has been executed by both parties, either party, by written notice to Escrow Agent, may cancel this Reservation Agreement without incurring any liability whatsoever to the other party, in which event the Deposit shall promptly be returned to Purchaser in full.

The parties have executed this Reservation Agreement on this 12 day of February 2018.



SELLER Capital Group Developments LLC. by Mario Caprini



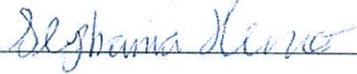
BUYER Stephania Henao

**EXHIBIT A  
ESCROW AGREEMENT**

This Escrow Agreement is by and among Capital Group Development LLC. (“Escrow Agent/ Seller”), and Gustavo Tejada (the “Purchaser”), of Lot/Parcel 122 in, Ortanique Estates in Pompano Beach FL 33060 Escrow Agent/ Seller, and Purchaser hereby agree that all funds of Purchaser and a signed copy of the Reservation Agreement appearing on Page 1 shall be placed in the following Bank JP Morgan Chase and the hard copy of the agreement at 55 NE 5<sup>th</sup> AV suite 501 Boca Raton Fl 33432 Escrow Agent agrees to accept such funds subject to the right of Purchaser to withdraw said funds from the escrow at any time without deduction and without consent of any other party to the Reservation Agreement unless and until the Purchase has executed an agreement to purchase Lot/Parcel # 484234351220, which agreement to purchase will thereby be substituted for the Reservation Agreement.

Dated this 12<sup>th</sup> day of February 2018

  
\_\_\_\_\_  
SELLER Capital Group Developments LLC. by Mario Caprini

  
\_\_\_\_\_  
BUYER Stephania Henao

ESCROW AGENT: CAPITAL Group Development, LLC

By: Alejandro Arriola - Controller

**LOT RESERVATION AGREEMENT  
THIS IS A CONDITIONAL RESERVATION AGREEMENT  
AND IS NOT A BINDING CONTRACT**

Capital Group Developments LLC (“**Seller**”) acknowledges receipt from Maria Fernadexz (“**Purchaser**”)

of the sum of **Two thousand five hundred Dollars (\$2,500.00)** (the “**Deposit**”) for the reservation of **Lot # 118** with the address **651 NW 19<sup>th</sup> Av Pompano Beach FL 33060**, at the **Ortanique Estates** subdivision located in Broward County, (the “**Subdivision**”).

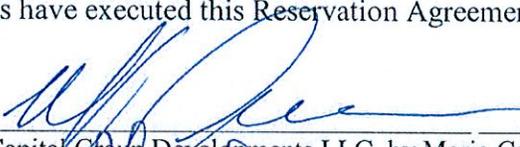
Seller is in the process of developing and obtaining local approvals for the Subdivision. Purchaser acknowledges that Seller is not able at this time to accept binding agreements to purchase lots in the Subdivision, and that Seller has made no representation or warranty with respect to Seller’s ability to do so in the future.

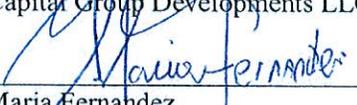
Purchaser desires to obtain a preference and reserve the first opportunity to purchase the Lot when and if Seller obtains a Public Report or Certificate of Exemption from the pursuant to the Ortanique Estates Subdivision and Series Partition Law or is otherwise permitted under applicable law to accept binding agreements to purchase lots in the Subdivision. Seller and Purchaser agree that the Deposit and a signed copy of this Reservation Agreement shall be placed in escrow with **Capital Group Developments LLC**. (“**Escrow Agent**”) in accordance with the Escrow Agreement attached hereto as Exhibit A.

At such time as Seller is permitted to accept binding agreements to purchase lots in the Subdivision under applicable law, Seller shall notify Purchaser in writing and give Purchaser the first preference and opportunity to purchase the Lot. The purchase price and other terms of purchase shall be set forth in an Earnest Money Agreement that shall accompany Seller’s notice to Purchaser. Purchaser shall have ten days following receipt of the Earnest Money Agreement within which to accept the offer set forth in such Agreement. In the event the Purchaser fails to do so, this Reservation Agreement shall terminate and Escrow Agent shall refund the Deposit to Purchaser in full.

The execution of this Reservation Agreement shall not create a binding contractual obligation to buy or sell the Lot on the part of either Seller or Purchaser. Until such time as a binding Earnest Money Agreement has been executed by both parties, either party, by written notice to Escrow Agent, may cancel this Reservation Agreement without incurring any liability whatsoever to the other party, in which event the Deposit shall promptly be returned to Purchaser in full.

The parties have executed this Reservation Agreement on this 5 day of September, 2015.

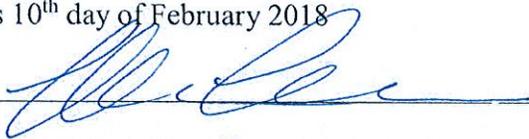
  
\_\_\_\_\_  
SELLER Capital Group Developments LLC. by Mario Caprini

  
\_\_\_\_\_  
BUYER Maria Fernandez

**EXHIBIT A  
ESCROW AGREEMENT**

This Escrow Agreement is by and among Capital Group Development LLC. (“Escrow Agent/ Seller”), and Maria Fernandez (the “Purchaser”), of Lot/Parcel 118 in, Ortanique Estates in Pompano Beach FL 33060 Escrow Agent/ Seller, and Purchaser hereby agree that all funds of Purchaser and a signed copy of the Reservation Agreement appearing on Page 1 shall be placed in the following Bank JP Morgan Chase and the hard copy of the agreement at 55 NE 5<sup>th</sup> Av suite 501 Boca Raton, Fl 33432 Escrow Agent agrees to accept such funds subject to the right of Purchaser to withdraw said funds from the escrow at any time without deduction and without consent of any other party to the Reservation Agreement unless and until the Purchase has executed an agreement to purchase Lot/Parcel # 484234351180, which agreement to purchase will thereby be substituted for the Reservation Agreement.

Dated this 10<sup>th</sup> day of February 2018



SELLER Capital Group Developments LLC. by Mario Caprini

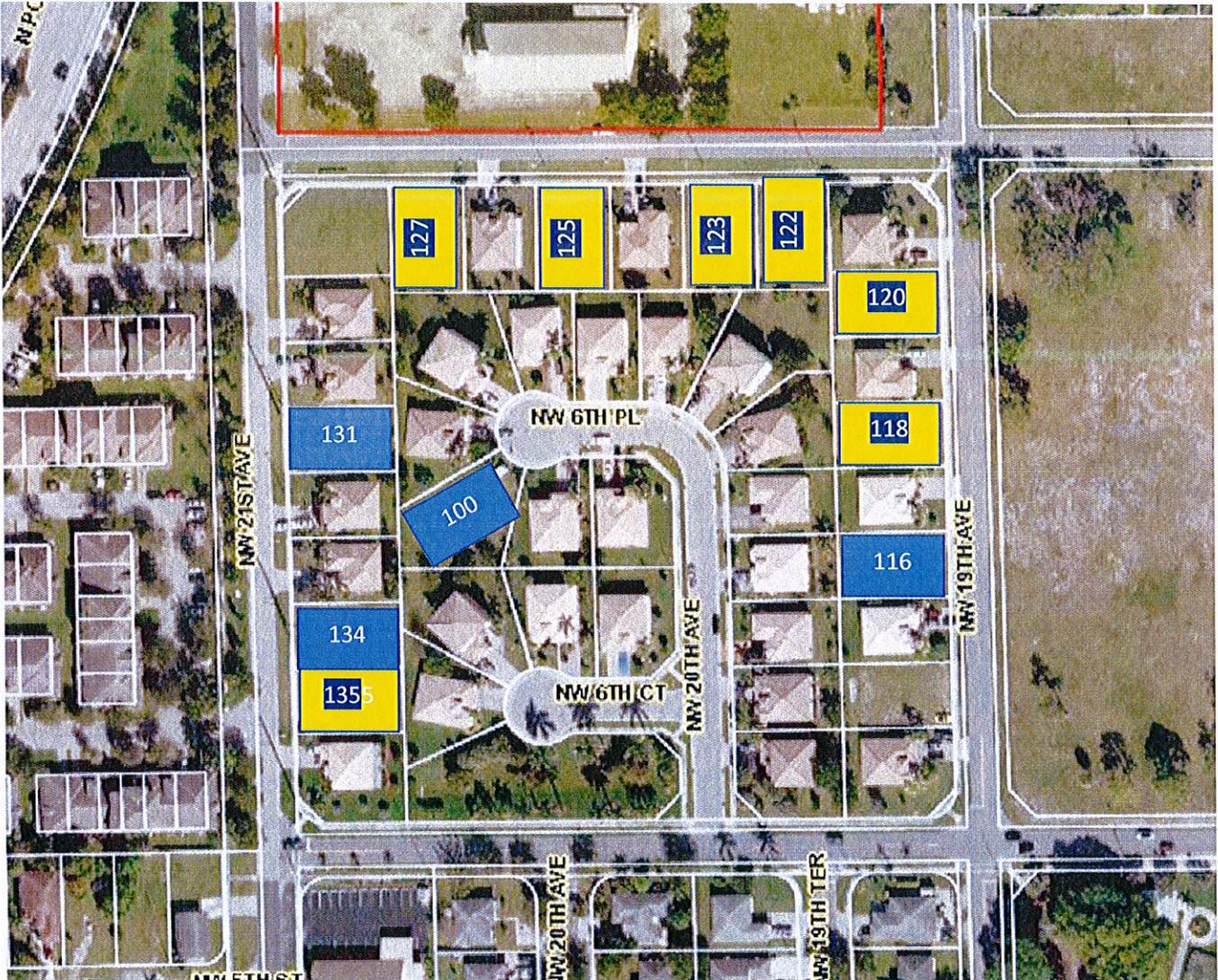


BUYER Maria Fernandez

ESCROW AGENT: Capital Group Developments, LLC

By: Alejandro Arriaga - Controller.

7 lots



**Legend**  
Phase 1 in blue  
Phase 2 in yellow

**GADDIS CAPITAL CORPORATION**

P.O. Box 950  
Fort Lauderdale, Florida 33302-0950  
(954) 565-8900  
Fax No. (954) 566-1867

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October 25, 2017

Mario Caprini, CEO  
Capital Group Developments, LLC  
55 NE 5<sup>th</sup> Avenue, Suite 501  
Boca Raton, FL 33432  
Direct 954.806.2546

Re: The Pompano Beach development of 7 additional residential lots to build the Americana Models known as lots 118, 120, 122, 123, 125, 127 and 135

Dear Mario:

This letter constitutes a preliminary commitment by Gaddis Capital Corporation ("Lender") to provide Capital Group Developments, LLC and Synergy Community Development Center Inc. ("Builder/Borrower") Development and Construction Loans for the purpose of constructing 7 homes in Ortanique Estates. This preliminary commitment is based upon our review of the project's construction costs and budgets, and our assessment of the overall feasibility of the proposed project.

The general terms and conditions of our loan would be as follows:

Loan Amount:	\$220,000.00 to fund Model Home Construction \$220,000 for each of the other 6 homes as a revolving line of credit to build the homes sold as they become under contract. Total RLOC not to exceed \$1,320,000
Interest Rate:	Gaddis Capital Corporation Monthly Rate.
Collateral:	First mortgage lien on the lot and its improvements, title insurance, and property liability insurance in favor of the lender.
Property:	7 parcels known as lots 118, 120, 122, 123, 125, 127 and 135

Payment Terms: Interest only, payable monthly. Similar terms used in financing of projects we have funded for Capital Group Developments, LLC in the past. The principal balance is payable at the closing of the sale of each home to homebuyer. A release of the 1<sup>st</sup> mortgage lien for each unit will be executed upon payment equal to 100% of the amount drawn from the development and construction revolver for that particular unit.

Maturity: 24 months with 12 month extension if account is current and project is proceeding as planned.

Guarantors: Mario Caprini

This Preliminary Commitment is also subject to the following:

1. Submission to and approval by the appropriate levels of approval authority with Gaddis Capital Corporation.
2. Review and approval of an appraisal of the subject property provided by permanent loan lender, to include the value of the land "as is", the value of the fully developed lots, and the value of the proposed models.
3. Copy of the project Awards Letter & Development Agreement from the Pompano Beach CRA outlining of the terms and conditions in which Capital Group Developments, LLC was awarded the opportunity to build.
4. An executed Sales & Purchase Contract between Capital Group Developments, LLC, the builder, and a prospective homebuyer outlining the terms and conditions of the purchase for each home to be built.
5. Proof that the homebuyer has put forth the 3.5% cash down payment needed to purchase the house; proof that the homebuyer has applied for permanent loan financing and secured an commitment from an acceptable FHA lender; and proof that homebuyer has attended the mandatory "First Time Homebuyer's" seminar required by the permanent loan lender and the Pompano Beach CRA as a condition to purchase with this community.
6. A complete set of development and building plans with specifications and construction cost breakdown for site and each model.
7. Completion of our underwriting of the project, the documents submitted, to include matters of feasibility, absorption, sensitivity, and the financial condition of the borrower and guarantors.

8. Receipt of any additional documentation required by Gaddis Capital Corporation at its sole and absolute discretion.
9. Execution of loan documents required by Gaddis Capital Corporation outlining the terms and conditions of the loan and perfecting collateral for the loan. The property must comply with applicable zoning, building, and other legal regulations.
10. Gaddis Capital Corporation reserves the right to withdraw this preliminary loan commitment at anytime, or modify the terms as required, if any material facts appear which have not been previously revealed to us.

Based up our review of the information that you have already provided to us, we are prepared to work with you to obtain the approvals of the various required levels of authority within Gaddis Capital Corporation to provide the financing outlined herein. If this letter meets with your approval, then please so indicate by executing the Agreed and Acknowledged section of this letter and returning a copy to us. Upon the borrower satisfying all requests for information by Gaddis Capital Corporation, and all applicable terms and conditions outlined herein, we will prepare to submit this loan request for formal approval as required.

We look forward to working with you on this project.

Sincerely,



Lauren Miller  
Gaddis Capital Corporation

AGREED & ACKNOWLEDGED

This \_\_\_\_\_ day of October, 2017.

Capital Group Developments, LLC

By: \_\_\_\_\_  
Mario Caprini, CEO