



Marion County

Community Redevelopment Agency

Meeting Agenda

Tuesday, June 16, 2026

1:50 PM

**McPherson Governmental
Campus Auditorium**

ROLL CALL AND PLEDGE OF ALLEGIANCE

PROOF OF PUBLICATION

1. ADOPT THE FOLLOWING MINUTES: NONE

2. SCHEDULED ITEMS

- 2.1.** [Request Confirmation for the Preliminary Silver Springs CRA Trust Fund 2026-27 Fiscal Year Budget](#)
- 2.2.** [Request Approval for Silver Springs Community Redevelopment Area Façade & Building Improvement Grant \(No. SS-FBIG-2026-01\) and Sign Grant \(No. SS-SIGN-2026-01\) for The Event Warehouse, LLC., \(Pam Thompson\) Façade and Building Improvements, 5631 E. Silver Springs Boulevard, PID 24013-000-00, ±0.65 acres \(Budget Impact - Neutral; expenditure not to exceed \\$48,010\)](#)

3. NEW BUSINESS

ADJOURN



Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2026-23199

Agenda Date: 6/16/2026

Agenda No.: 2.1.

SUBJECT:

Request Confirmation for the Preliminary Silver Springs CRA Trust Fund 2026-27 Fiscal Year Budget

INITIATOR:

**Christopher D. Rison, AICP, FRA-RP
Senior Planner**

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

The Marion County Board of County Commissioners (Commission) is the governing agency for the Marion County Community Redevelopment Agency (Agency) that oversees the Silver Springs Community Redevelopment Area (CRA). The Agency is a dependent special district wherein all CRA trust fund expenditures are completed through and by the Commission and the Agency board must adopt the Silver Springs CRA budget, pursuant to Section 163.387(6)(a), F.S. and Section 189.016, F.S., that is then reflected within the overall Commission's budget documents and materials.

The Commission has initiated the annual budget consideration process for the 2026-27 Fiscal Year, and the Agency must submit a preliminary annual budget to the Clerk of Court for use in establishing the general budget line items to be reflected in the Commission budget process. The Agency's formal budget approval and authorization will occur later in 2026 prior to the commencement of the new fiscal year.

The preliminary Silver Springs CRA 2026-27 Fiscal Year Budget allocation is attached for Agency consideration. The budget is based on the projected increment revenue estimate of \$483,797 provided by the Marion County Clerk's Budget Office. For reference, the Marion County Property Appraiser's (MCPA) recently issued the formal June 1st estimate of taxable value for the CRA as \$210,000,000. Based on that MCPA value, and a millage rate the same as the current 2025-26 Fiscal Year, the CRA's Tax Increment Revenue could potentially increase to \$519,277; however, as the values are an estimate, and there is the opportunity for a lower millage rate to be established, staff recommends maintaining the projected increment revenue as provided by the Clerk of Court.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Motion to confirm the attached preliminary Silver Springs CRA Trust Fund 2026-27 Fiscal Year Budget with no changes and forward to the Marion County Clerk of Court.

Marion County CRA Agency Board
Silver Springs CRA Trust Fund
Preliminary Projected Fiscal Year 2026-2027 Budget
June 16, 2026
(With Allocation Percentages)

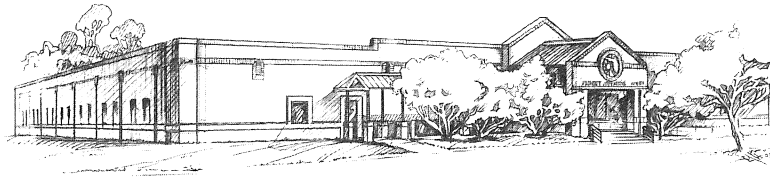
BUDGETED INCOME

	<i>Line Item Number</i>	<i>2026-27 Budget</i>			<i>% of Total</i>
		<i>New TIF Revenue</i>	<i>Carry Forward</i>	<i>Total</i>	
CRA Trust Fund (New FY TIF Revenue Contribution)	337101	\$483,797	\$0	\$483,797	
Interest	361110	\$0	\$0	\$0	
CRA Trust Fund (Carry Forwards, if any)	399991	\$0	\$0	\$0	
Grants, etc.		\$0	\$0	\$0	
Other		\$0	\$0	\$0	
TOTAL		\$483,797	\$0	\$483,797	100%

BUDGETED EXPENSES

Professional Services	531109				
MCSO/Community Policing		\$175,000	\$0		
Improvement Designs (Gateway Signs/Sidewalk/Trails)		\$70,000	\$0	\$245,000	51%
Annual Audit	532101	\$6,000	\$0	\$6,000	1%
Travel & Per-Diem	540101	\$7,500	\$0	\$7,500	2%
Postage & Freight	542201	\$800	\$0	\$800	0%
Printing & Binding	547101	\$500	\$0	\$500	0%
Advertising	549201	\$2,000	\$0	\$2,000	0%
Other Current Charges (DEO Annual Fee)	549990	\$200	\$0	\$200	0%
Office Supplies	551101	\$50	\$0	\$50	0%
Operating Supplies	552108	\$50	\$0	\$50	0%
Books, Publications, & Subscriptions	554101	\$75	\$0	\$75	0%
Dues & Memberships (FRA)	554201	\$3,000	\$0	\$3,000	1%
Training & Education	555501	\$6,500	\$0	\$6,500	1%
Improvements Other than Buildings (Projects Tasks)	563101	\$100,000	\$0	\$100,000	21%
SSB Ped/Median Imp. And Landscaping					
Streetlighting (incl. Wayfinding)					
Gateway/Wayfinding signage					
Property Acquisition					
Easement Acquisitions					
Sidewalk/Trails					
Utility Installation Program					
Bus Stop(s)					
Grants & Aid (Project Programs)	583101	\$112,122	\$0	\$112,122	23%
Façade and Building Improvement Grant Program					
Impact Fees Grant Program					
Security Improvements Grant Program					
Sign Grant Program					
TIF Rebate Grant					
Utility Connection Grant Program (W and/or S)					
Painting Grant Program					
Abatements (Code Demo and/or Grant)					
Septic Tank Pump-out Grant					
Title Clearance/Resolution					
Brownfields Investigation Funding/Grant					
TOTAL		\$483,797	\$0	\$483,797	100%

Office of
MARION COUNTY PROPERTY APPRAISER



JIMMY H. COWAN, JR., CFA
PROPERTY APPRAISER

501 S.E. 25th AVENUE
OCALA, FLORIDA

May 28, 2026

Marion County
Board of County Commissioners
601 S.E. 25th Avenue
Ocala, FL 34471

Dear Taxing Authority:

This is pursuant to Florida Statute 200.065(8), which states the Property Appraiser shall deliver to the presiding officer of each Tax Authority within the County, on June 1st, an estimate of the total assessed value on nonexempt property for the current year for budget planning purposes.

**COMMUNITY REDEVELOPMENT AGENCY
SILVER SPRINGS**

Estimate of Taxable Value for the 2026 is as follows:

Code	CRA Districts	Year	Base Year Taxable Value	Estimate
77	Resolution #13-R-169	2013	74,027,925	210,000,000

Sincerely,

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

SILVER SPRINGS CRA
PRELIMINARY 2026-2027 FISCAL YEAR
CRA TRUST FUND INCREMENT REVENUE ESTIMATION
(BASED ON MCPA ESTIMATED TAXABLE VALUES - 2026 TAX ROLL, uncertified)

2013 BASE TAXABLE VALUE	\$74,027,925
2026 ESTIMATED TAXABLE VALUE	\$210,000,000
2013-2026 TAXABLE VALUE CHANGE	\$135,972,075
FY 2026-2027 ESTIMATED ADOPTED MILLAGE RATE	0.00402
General Revenue - 3.09 mils	
Fine & Forfeiture - 0.83 mils	
County Health - 0.10 mils	
FY 2026-2027 GROSS TAX INCREMENT REVENUE BASED ON TAXABLE VALUE CHANGE	\$546,608
FY 2026-2027 ESTIMATED MCBCC RETAINED INCREMENT REVENUE (5%)	\$27,330
FY 2026-2027 ESTIMATED SSCRA TRUST FUND INCREMENT REVENUE (95%)	\$519,277



Marion County

Community Redevelopment Agency

Agenda Item

File No.: 2026-23290

Agenda Date: 6/16/2026

Agenda No.: 2.2.

SUBJECT:

Request Approval for Silver Springs Community Redevelopment Area Façade & Building Improvement Grant (No. SS-FBIG-2026-01) and Sign Grant (No. SS-SIGN-2026-01) for The Event Warehouse, LLC., (Pam Thompson) Façade and Building Improvements, 5631 E. Silver Springs Boulevard, PID 24013-000-00, ±0.65 acres (Budget Impact - Neutral; expenditure not to exceed \$48,010)

INITIATOR:

Christopher D. Rison, AICP, FRA-RP

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

The Silver Springs Community Redevelopment Area (CRA) Façade & Building Improvement Grant (FBIG) Program and Sign Grant (SGP) Program (Programs) are intended to encourage and support property owners in the redevelopment of existing properties within the CRA. The Event Warehouse, LLC., Pamela Thompson, Owner/Agent, is requesting grants for exterior and interior renovations and improvements to the existing Event Warehouse building located at 5631 E. Silver Springs Boulevard. The current tenant is preparing to relocate, and with the conclusion of the lease, the applicant is seeking an FBIG to complete renovations, to refresh and revitalize the location visually, and to improve ADA accessibility positioning the building for new tenant leasing.

The applicant has provided three contractor cost estimates identifying the intended work and estimated cost, as well as correspondence from other contractors that elected not to submit bids. The proposal lists various façade and building improvements along with new wall mounted signage. Signage is eligible for the CRA's separate SGP that enables a higher possible grant award for sites located directly on Silver Springs Boulevard. Staff recommends the sign work be classified as a separate grant in lieu of being part of the FBIG improvements. Such an adjustment, based on the estimates provided and the applicant's contractor selection of OMK Industries, LLC., would increase the overall maximum total grants amount awarded from \$42,985 to \$48,010, an increase of \$1,675.

Staff recommends the Board approve FBIG Application No. SS-FBIG-2024-01, and direct staff to provide for reimbursement of up to 50% of the actual costs, not to exceed \$75,000 for the listed improvements other than signage, and approve SGP Application No. SS-SIGN-2026-01, and direct staff to provide for reimbursement of up to 75% of the actual costs, not to exceed \$15,000 for the listed signage item. Transferal/reimbursement of the final determined funds will be to *The Event Warehouse* based on the final costs and subject to completion of all construction/demolition, including appropriate final inspections, release of liens, and confirmation of the site being "clear" of potential hazardous materials.

BUDGET/IMPACT:

Neutral; Program/Project funds budgeted - ±\$891,764 FY 2025-26.

RECOMMENDED ACTION:

Motion to approve FBIG Application No. SS-FBIG-2024-01, and direct staff to provide for reimbursement of up to 50% of the actual costs, not to exceed \$75,000 for the listed improvements other than signage, and approve SGP Application No. SS-SIGN-2026-01, and direct staff to provide for reimbursement of up to 75% of the actual costs, not to exceed \$15,000 for the listed signage item, subject to the completion of construction/demolition, including appropriate final inspections, release of liens, and confirmation of the site being "clear" of potential hazardous materials.

Event Warehouse Silver Springs CRA Grant Applications
Contractor Estimates Comparison with
FBIG Grant only versus FBIG with SIGN Grants Comparison

FBIG GRANT ONLY

FBIG Task Item	OMK INDUSTRIES	FABIAN CONST.	SOUTHERN CONST. GROUP
Exterior Façade Renovation	\$ 30,850	\$ 35,080	\$ 37,080
Painting	\$ 19,500	\$ 20,200	\$ 24,700
Electrical	\$ 20,674	\$ 24,500	\$ 25,500
Insulation	\$ 10,000	\$ 12,300	\$ 13,800
Fencing	\$ 1,800	\$ 6,300	\$ 6,800
ADA Wheelchair Lift	\$ 3,145	\$ 6,000	\$ 6,200
Signage*	\$ 6,700	\$ 9,400	\$ 9,900
TOTAL	\$ 92,669	\$ 113,780	\$ 123,980
Grant Lesser of 50% or \$75,000	\$ 46,335	\$ 56,890	\$ 61,990
*In lieu of separate Sign Grant			

FBIG and SIGN GRANT

FBIG Task Item	OMK INDUSTRIES	FABIAN CONST.	SOUTHERN CONST. GROUP
Exterior Façade Renovation	\$ 30,850	\$ 35,080	\$ 37,080
Painting	\$ 19,500	\$ 20,200	\$ 24,700
Electrical	\$ 20,674	\$ 24,500	\$ 25,500
Insulation	\$ 10,000	\$ 12,300	\$ 13,800
Fencing	\$ 1,800	\$ 6,300	\$ 6,800
ADA Wheelchair Lift	\$ 3,145	\$ 6,000	\$ 6,200
TOTAL	\$ 85,969	\$ 104,380	\$ 114,080
Grant Lesser of 50% or \$75,000	\$ 42,985	\$ 52,190	\$ 57,040
SIGN Task Item	OMK INDUSTRIES	FABIAN CONST.	SOUTHERN CONST. GROUP
Signage	\$ 6,700	\$ 9,400	\$ 9,900
Grant Lesser of 75% or \$15,000	\$ 5,025	\$ 7,050	\$ 7,425
FBIG + Sign TOTAL	\$ 48,010	\$ 59,240	\$ 64,465

FBIG versus FBIG/Sign Grant Amount

FBIG Estimated Maximum	\$ 46,335
FBIG/Sign Estimated Maximum	\$ 48,010
Change FBIG only vs FBIG/Sign	\$ 1,675

CRA IMPROVEMENT APPLICATION

Silver Springs Vintage Warehouse

Property Address	5361 E. Silver Springs Boulevard, Silver Springs, Florida
Applicant / Owner	Pamela Thompson
Business Entity	The Event Warehouse LLC d/b/a Silver Springs Vintage Warehouse
Proposed Use	Antique and vintage mall with 60+ vendor spaces
Vendor Interest	Current vendor waiting list of 52+ interested vendors
Projected Employment	Up to 6 employees, depending on operational need

Building History and Business Overview

I am a lifelong Marion County resident and have owned the building located at 5361 E. Silver Springs Boulevard, Silver Springs, for the past 12 years. During that time, the property has been home to The Event Warehouse LLC, a local business that served the community through event-related services, rentals, and retail activity.

Approximately two years ago, I sold the operating assets of The Event Warehouse business to a new owner. The new owner has continued operating from the building under the renamed entity, The Event Warehouse Company TOO LLC, but is now relocating the business inside the city limits of Ocala. I retained the original LLC, The Event Warehouse LLC, and will continue ownership of the property while launching a new business at the site under the fictitious name **Silver Springs Vintage Warehouse**.

I will take possession of the building on June 1, 2026, and will immediately begin cleaning, organizing, and completing improvements that are not part of the CRA grant request. These initial improvements may include floor restoration, interior painting, parking lot clean-up and improvements, landscaping, general maintenance, and other work necessary to prepare the building for its next chapter. While these activities are underway, I will await CRA review and approval for the larger exterior facade and property improvements included in the CRA application.

Silver Springs Vintage Warehouse will be an antique and vintage mall designed to house 60 or more local vendors. The business will provide space for vendors, artisans, collectors, and small business owners to sell locally owned, handmade, antique, vintage, repurposed, and specialty items. The project already demonstrates strong community and vendor demand, with a current waiting list of 52 or more prospective vendors interested in participating.

The business is expected to employ up to six people, depending on operational need, while also creating economic opportunities for vendors operating within the space. By bringing new activity, vendors, customers, and investment to the property, I believe this project will help stimulate the local economy and support the continued revitalization of the Silver Springs corridor.

In addition to the initial antique and vintage mall concept within the main building, I plan to explore future expansion opportunities using the existing storage building on the property. This additional space may allow the business to grow into complementary activities such as a farmers market-style area featuring fresh fruits, vegetables, flowers, plants, and locally made goods, or it may be used as a larger furniture warehouse for oversized antique, vintage, and repurposed pieces. The expanded use of the property could also support weekend events, seasonal markets, vendor showcases, community shopping days, and other activities that encourage repeat customer traffic and create additional opportunities for local vendors and small businesses.

These future plans reflect my broader vision for Silver Springs Vintage Warehouse as more than a single retail store. My goal is to create a flexible, locally focused marketplace that can grow over time, provide new opportunities for area vendors, and help draw residents and visitors to the Silver Springs corridor. By activating both the main building and potentially the storage building, this project has the ability to increase commerce, improve use of the property, and contribute to the continued revitalization of the area.

The proposed CRA improvements represent an important investment in both the building and the surrounding area. My goal is to preserve and enhance the existing commercial property, improve curb appeal, support new business activity, and create a welcoming destination that reflects the character, history, and potential of Silver Springs.

Silver Springs Vintage Warehouse will allow this long-standing local property to transition into a refreshed and active commercial space while continuing my commitment to local business ownership, community investment, and the economic growth of Marion County.

I am grateful for the strong community interest and support already shown for this project. I appreciate the CRA's consideration of this application and the important role the program plays in encouraging reinvestment, improving commercial properties, and supporting small business growth in the Silver Springs area. With CRA support, this project can help transform an existing local building into a refreshed, active, and welcoming destination that benefits vendors, customers, neighboring businesses, and the broader community.

Sincerely blessed,

Pamela Thompson

Pamela Thompson
Silver Springs Vintage Warehouse

**Marion County Community Redevelopment Agency (Agency)
Silver Springs Community Redevelopment Area (CRA)
Façade and Building Improvement Grant Program Application**

This application must be completed in full and all required documentation received in order for this application to be processed.

Project information

Business/Project name: Silver Springs Vintage Warehouse

Address: 5361 E Silver Springs Blvd, Silver Springs, FL 34488

Parcel number: 24013-000-00

Applicant information

Name: Pamela Thompson

Name of person to receive all correspondence if different from applicant:
N/A

Business name (if applicable): _____

Type of business: Vintage/Antique

Mailing address: PO Box 1073

City: Silver Springs State: FL Zip: 34489

Phone number: (352) 572-8072 Fax: () N/A

Email address: Pam@silverspringsvintage.com

Applicant is the X property owner or X business owner/tenant.

How long has the business been at the current location? owned property 12 years / new business

If tenant/renter, when does your current lease expire? N/A

Property owner information (if different from applicant)

Name: N/A
Business name (if applicable): _____
Mailing address: _____
City: _____ State: _____ Zip: _____
Phone number: _____ Fax: _____
Email address: _____

Project description

If necessary, attach additional sheets addressing the following

Describe the existing or proposed business. See attached description

Explain the purpose of and need for the proposed improvements. See attached explanation

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. Without the grant, we would not be able to do all the improvements and would focus on other interior needs, which are not part of this application.

Number and types of jobs being created. up to 6 in-house and 60+ vendors

What will be the business hours of operation? Wednesday - Sunday, 10am - 6pm

For projects with mixed commercial/residential component or multi-family residential:

1. Number and types of units being created: N/A
2. Number and types of units being renovated: N/A
(Scope of work/improvements/timeline should clearly indicate the type and extent of work/improvements/timeline and the units subject to each.)
3. If not all units are subject to the work/improvements/timeline, the percentage of all the units that are subject to the work/improvements must also be listed.

Total project costs and timeline schedule

Estimated cost of project based on attached submitted low bid(s). \$92,669.00

[A minimum of three bids must be obtained and submitted.]

Required: attach itemized bid sheets. ☒ (See Page 9)

How much funding assistance are you requesting? \$46,334.50

Anticipated start date: July 1, 2026 (OR as soon as permit(s) are acquired)

Anticipated completion date: September 30, 2026

Provide a timeline of improvement/construction milestones. Milestones should be keyed to the itemized work as listed in the bids in order to verify work is progressing as expected to achieve the anticipated completion date. [Attach a separate sheet if needed.]

TASK/ITEM	MILESTONE	DATE
See attached timeline		

Scope of work checklist

Check all that apply (documentation must correspond to all checked items)	
☒	Improvements to meet the requirements of the Americans with Disability Act.
☐	Improvements to meet the requirements of the National Fire Protection Act.
☐	Improvements to meet the life safety provisions of the Florida Building Code.
☐	Conversion of upper floor space
☒	Costs related to building and/or fixed tenant build-out improvements
☐	Flooring (tile, carpet, or wood)
☐	Ceiling improvements
☒	Interior lighting improvements
☒	Electrical improvements
☐	Plumbing improvements
☒	HVAC system improvements (Insulation improvements)
☐	Walls and structural elements
☐	Other improvements to comply with life safety and accessibility codes
☒	Façade improvements; compliance with façade requirements is an obligation of the F&BIP Grant

CIRCLE ONE		
Y	☒ N	Is the grant for a new retail or restaurant business not currently located in the Silver Springs CRA?
Y	☒ N	Is the grant for Tenant build-out work (fixed improvements) needed to convert the space to retail or restaurant use and meet codes related to change of use, i.e., improvements necessary to meet accessibility, fire, life safety, and other building codes?
Y	☒ N	If reroofing and/or roof repair proposed; if so, it must be proposed as part of a larger project to satisfy Silver Springs CRA façade design guidelines [LDC Section 5.9.3.F(2)(a) and (b)?
Y	☒ N	If parking lot work is proposed; if so, it must be proposed as part of a larger project to satisfy Silver Springs CRA façade design guidelines [LDC Section 5.9.3.F(2)(a) and (b)?

General conditions

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.

It is expressly understood and agreed that the applicant will not seek to hold the CRA, Marion County, CRA Agency Board, Marion County Board of County Commissioners and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the program.

It is expressly understood and agreed that the applicant will hold harmless the CRA, county, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an environmental impact report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents.

The applicant authorizes the CRA and/or Marion County to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in CRA or Marion county materials and press releases.

If the applicant fails to perform the work approved, the CRA and/or county reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved is done at their own risk, and that such work will jeopardize their grant award.

Completion of this application by the applicant **does not** guarantee that grant monies will be awarded to the applicant.

Applicant

I, the undersigned business owner/tenant of the building located at [print physical address]
5361 E Silver Springs Blvd, Silver Springs, FL 34488

have read and understand the terms and conditions of the program. I agree to the terms and conditions outlined in the application process and guidelines of the program.

Signature: Pamela Thompson Date: 5/22/2026
Print name: Pamela Thompson

Property owner approval for tenant applicant

I, the undersigned owner/agent of the building located at [print physical address]:

_____,
on parcel identification number (Print PID#) _____,

have read and understand the terms and conditions of the program and agree to the general conditions and terms outlined in the application process and guidelines of the program. I give my consent to the applicant to move forward with improvements on the building as outlined in the scope of work section of this application.

Signature: Pamela Thompson Date: 5/22/2026

Printed name: Pamela Thompson

Title: President

Corporate name: The Event Warehouse, LLC D/B/A Silver Springs Vintage Warehouse

Property information – For staff use only

CIRCLE ONE

Is the property assessed Marion County property taxes?

☒ Y / N

Are property taxes paid up to date?

☒ Y / N

Is the property in condemnation or receivership?

Y / ☒ N

Is there an active county code enforcement case on the property?

Y / ☒ N

Is the building on the National Register of Historic Places registry?

Y / ☒ N

Proposed Business, Purpose and Need

Describe proposed business

Silver Springs Vintage Warehouse is a multi-vendor antique, vintage, artisan, and specialty retail marketplace. The property is being transformed into a destination-style shopping experience featuring antiques, collectibles, home décor, vintage merchandise, apparel, and locally sourced goods from regional vendors. We are looking to offer 50+ vendor areas for rent to increase commercial activity and contribute to the local economy.

Purpose and Need

The purpose of the proposed project is to revitalize and improve the exterior appearance of the existing commercial property in support of corridor beautification, economic redevelopment, and increased commercial activity. The existing structure requires exterior improvements and architectural enhancements to modernize the property, improve curb appeal, and better align the building with the design objectives and redevelopment vision of the CRA.

The proposed façade improvements are needed to transform the property into an attractive destination-style retail marketplace that supports small business participation, encourages visitor traffic, and contributes to long-term reinvestment within the Silver Springs community. The project will improve the visual character of a highly visible corridor property while helping activate a previously underutilized commercial site through adaptive reuse and reinvestment.

Improvement/Construction Milestones

Project Schedule

Project to begin as soon as permitting (for required items) is received. Items that do not require permitting to begin only after approval from the Silver Springs CRA. Timeline to complete the project is projected by September 30, 2026.

Task/Item	Description	Date
1	Exterior Façade Renovation Includes: Board & Batten exterior renovation, decorative trim & façade band enhancements, decorative pilasters/columns, awning with decorative brackets & architectural details, and trellis feature installation (see rendition drawing for reference)	08/31/2026
2	Painting Exterior painting (Sherwin Williams Capri #6788) and stucco repair to main building and storage building; painting of block wall between main building and storage building (Sherwin Williams Ibis White #7000)	09/15/2026
3	Electrical Includes: removing old exterior lighting and replacing with new fixtures per rendition drawing, handicap/ wheelchair lift wiring, change 52 interior fluorescent lights to LED, install ceiling fans in 4 rooms, add lighting to back entry	08/31/2026
4	Insulation Spray foam insulation in attic of building	07/30/2026
5	Fencing Security fencing to eliminate back entry behind storage building	07/30/2026
6	Signage Signs per CRA specifications; 3 signs: 2 front, 1 side (see signage renditions)	09/30/2026
7	ADA Wheelchair Lift Interior Handicap/Wheelchair lift	08/31/2026

Attachments List

Attachment 1 – Proof of Ownership

Attachment 2 – Colored Photographs of Existing Conditions

Attachment 3 – Drawings of Proposed Improvements

Attachment 4 – Competitive Bid Proposals

Attachment 5 – Manufacturer's Literature and Specifications

Attachment 6 – Proof of Property / Liability Content Insurance

Attachment 7 – Proof of Funding

Contractor Bid Proposals

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
THE EVENT WAREHOUSE, LLC

Filing Information

Document Number	L14000132199
FEI/EIN Number	47-1616442
Date Filed	08/21/2014
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/02/2017
Event Effective Date	NONE

Principal Address

5361 E Silver Springs Blvd
Silver Springs, FL 34488

Changed: 03/06/2026

Mailing Address

PO Box 1073
Silver Springs, FL 34489

Changed: 04/30/2016

Registered Agent Name & Address

THOMPSON, PAMELA W
5361 E. Silver Springs Blvd
Silver Springs, FL 34488

Address Changed: 03/10/2024

Authorized Person(s) Detail

Name & Address

Title P

THOMPSON, PAMELA W
5361 E. Silver Springs Blvd
Silver Springs, FL 34488

Silver Springs Vintage Warehouse
CRA Application

Title Authorized Representative

Thompson, James L
PO Box 1073
Silver Springs, FL 34489

Annual Reports

Report Year	Filed Date
2024	03/10/2024
2025	04/03/2025
2026	03/06/2026

Document Images

03/06/2026 -- ANNUAL REPORT	View image in PDF format
04/03/2025 -- ANNUAL REPORT	View image in PDF format
03/10/2024 -- ANNUAL REPORT	View image in PDF format
02/28/2023 -- ANNUAL REPORT	View image in PDF format
02/28/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/03/2019 -- ANNUAL REPORT	View image in PDF format
04/05/2018 -- ANNUAL REPORT	View image in PDF format
11/02/2017 -- LC Amendment	View image in PDF format
03/20/2017 -- ANNUAL REPORT	View image in PDF format
06/30/2016 -- LC Amendment	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
08/21/2014 -- Florida Limited Liability	View image in PDF format

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Fictitious Name Search

No Filing History

Submit

Fictitious Name Detail

Fictitious Name

SILVER SPRINGS VINTAGE WAREHOUSE

Filing Information

Registration Number G26000050188
Status ACTIVE
Filed Date 04/07/2026
Expiration Date 12/31/2031
Current Owners 1
County MARION
Total Pages 1
Events Filed NONE
FEI/EIN Number 47-1616442

Mailing Address

PO BOX 1073
SILVER SPRINGS, FL 34489

Owner Information

THE EVENT WAREHOUSE, LLC
5361 E SILVER SPRINGS BLVD
SILVER SPRINGS, FL 34488
FEI/EIN Number: 47-1616442
Document Number: L14000132199

Document Images

[04/07/2026 -- Fictitious Name Filing](#)

View image in PDF format

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Fictitious Name Search

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Submit



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

24013-000-00

[GOOGLE Street View](#)

Prime Key: 598429

[MAP IT+](#)

Current as of 5/20/2026

[Property Information](#)

[M.S.T.U.](#)[PC:](#) 11

Acres: .65

THE EVENT WAREHOUSE LLC
PO BOX 1073
SILVER SPRINGS FL 34489-1073

[Taxes / Assessments:](#)

Map ID: 212

[Millage:](#) 9001 - UNINCORPORATED

Situs: 5361 E SILVER SPRINGS BLVD
SILVER SPRINGS

[2025 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$316,818
Total Assessed Value	\$316,818
Exemptions	\$0
Total Taxable	\$316,818

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$127,413	\$220,754	\$8,761	\$316,818	\$316,818	\$0	\$316,818
2024	\$127,413	\$210,610	\$8,761	\$307,752	\$307,752	\$0	\$307,752
2023	\$127,413	\$222,470	\$8,092	\$298,900	\$298,900	\$0	\$298,900

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6138/0731	12/2014	41 CORP	4 V-APPRAISERS OPINION	U	I	\$78,000
5935/0307	09/2013	56 TRANSFER TO BANK	0	U	I	\$45,200
4940/1663	12/2007	07 WARRANTY	0	U	I	\$100
2457/0223	01/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$260,000
2457/0221	01/1998	05 QUIT CLAIM	0	U	V	\$100
2443/0318	12/1997	07 WARRANTY	7 PORTIONUND INT	U	V	\$7,000
0337/0033	10/1955	07 WARRANTY	0	U	V	\$100

SEC 01 TWP 15 RGE 22
PLAT BOOK B PAGE 221
SPAULDING SUB

[Property Description](#)

Silver Springs Vintage Warehouse
CRA Application

LOTS 2.3 &

COM S 01-22 W 195.5 FT TH S 89-51 E 441.88 FT FROM NW COR OF SE 1/4
TH N 01-22 E 40 FT TH S 89-51 E 125 FT TH S 01-22 W 40 FT TH N 89-51 W
125 FT TO POB &

COM SLY MOST COR LOT 1 TH N 51-11-42 W 123.25 FT TO POB TH
N 51-11-42 W 52.23 FT TH N 73-28-50 W 26.15 FT TH S 01-22-00 W
40 FT TH S 89-51-00 E 66.72 FT TO POB

TOGETHER WITH PERPETUAL NON-EXCL ESMT FOR INGRESS AND EGRESS
OVER AND ACROSS FOLLOWING DESC PROPERTY: BEGIN AT SLY MOST
COR LOT 1 TH N 39-18-04 E 12 FT TH N 51-11-42 W 146.30 FT TH
N 73-28-50 W 31.64 FT TH S 51-11-42 E 52.23 FT TO NE COR LOT 2 TH
S 51-11-42 E 123.25 FT TO POB.

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1103	.0	.0	B2	28,314.00	SF						
Neighborhood 9977												
Mkt: 2 70												

[Traverse](#)

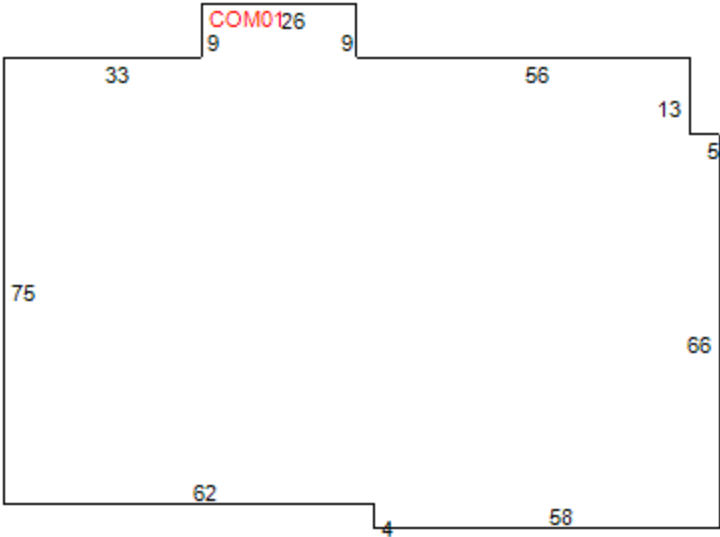
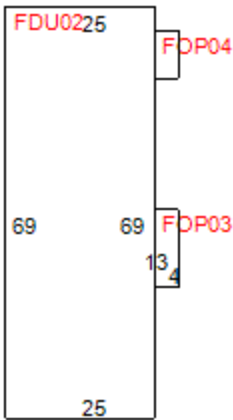
Building 1 of 1

COM01=L56U9L26D9L33D75R62D4R58U66L5U13.L125U40

FDU02=U69L25D69R25.U22

FOP03=R4U13L4D13.U35

FOP04=U8R4D8L4.



[Building Characteristics](#)

Structure	4 - MASONRY NO PILAST	Year Built	1954
Effective Age	8 - 35-39 YRS	Physical Deterioration	0%
Condition	2	Obsolescence: Functional	0%
Quality Grade	400 - FAIR	Obsolescence: Locational	0%
Inspected on	5/22/2024 by 253	Base Perimeter	416

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	1954	0	9,401	M11 ONE STORY STORE	100 %	N Y
2	10.0	1.00	1954	0	1,725	FDU UTILITY-FINISH	100 %	N N
3	8.0	1.00	1954	0	52	FOP PORCH-OPEN-FIN	100 %	N N
4	8.0	1.00	1954	0	32	FOP PORCH-OPEN-FIN	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 1
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 2	Extra Fixtures: 4

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	6,700.00	SF	5	1979	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1979	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1979	2	0.0	0.0
250 WALLS MASONRY	728.00	SF	50	1979	4	0.0	0.0
159 PAV CONCRETE	618.00	SF	20	1979	3	0.0	0.0
159 PAV CONCRETE	330.00	SF	20	1979	5	0.0	0.0

Appraiser Notes

THE EVENT WAREHOUSE COMPANY

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2022110354	11/2/2022	1/9/2023	REPLACE SECTION OF FLAT ROOF WITH TORCH DOWN ROOF SYSTEM AP
2020030078	3/2/2020	3/3/2020	ADD CAMERA TO SECURITY TO EXISTING SURVELLIANCE SYSTEM
2015020700	2/1/2015	4/15/2015	COMM RECONNECT
2015021538	2/1/2015	4/14/2015	GAS PIPING INSTALL MOV EX WATER HEATER OUTSIDE TO TANKLESS G

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Building Front



Building Side



Building Back



Accessory Storage Building



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Building Front 2

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Current Photographs

Building Front



*Current condition / photos as of May 2026

Current Photographs

Building Side



*Current condition / photos as of May 2026

Current Photographs

Building Back



*Current condition / photos as of May 2026

Current Photographs

Accessory Storage Building



*Current condition / photos as of May 2026

Drawings of Proposed Improvements

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Drawings of Proposed Improvements

Building Front



Silver Springs Vintage Warehouse
CRA Application

Conceptual Rendering Only
Page 2 of 5

Drawings of Proposed Improvements

Building Side



Silver Springs Vintage Warehouse
CRA Application

Conceptual Rendering Only
Page 3 of 5

Drawings of Proposed Improvements

Building Back



Silver Springs Vintage Warehouse
CRA Application

Conceptual Rendering Only
Page 4 of 5

Drawings of Proposed Improvements

Accessory Storage Building



ADDENDUM
Additional Information Regarding CRA Design Elements
Silver Springs Vintage Warehouse

Purpose of Addendum

This addendum is provided to identify the proposed facade improvements for Silver Springs Vintage Warehouse to incorporate multiple preferred design elements identified in the Silver Springs CRA design criteria. The improvements are intended to enhance the building's visual character, improve curb appeal along Highway 40, and create a more attractive commercial presence.

The proposed improvements incorporate the following six CRA design elements:

5. Decorative Brackets with Exposed Nail Plates at the Gable End

The proposed improvements include decorative bracket detailing with exposed nail plates at the gable end and awning areas. These features are intended to add visual depth and architectural interest while creating a more traditional storefront appearance.

6. Lap Siding, Board-and-Batten Type Siding and Trim

The facade design includes lap siding, board-and-batten style siding, and trim elements. These materials will preferably be constructed using a fiber-cement based product line, such as James Hardie or equivalent, to provide the appearance of traditional siding while offering greater durability and reduced maintenance.

7. Decorative Trim Above Windows and Doors

Decorative trim is proposed above windows and doors to enhance the storefront appearance, define the building openings, and improve the overall architectural character of the building. These trim elements help create a more finished and cohesive facade.

8. Decorative Trellis to Break Up Horizontal Plane

A decorative trellis feature is proposed to help break up the horizontal plane of the building facade. This element adds texture, dimension, and visual interest to the exterior elevation while supporting the vintage warehouse design concept.

10. Square Columns

The proposed design includes square column features. Due to the building's close proximity to the roadway and limited available depth along the front facade, the columns will be flat, facade-applied columns rather than full-depth projecting columns. These columns will be custom made from Hardie-board or equivalent fiber-cement material to achieve the intended column appearance while remaining appropriate for the site constraints.

15. Long-Life and Sustainable Materials

The improvements emphasize the use of long-life and sustainable materials over traditional wood products for the facade, trim, awning details, and related exterior features. Fiber-cement materials such as Hardie-board or equivalent products are proposed because they provide the appearance of wood while offering improved resistance to weather, rot, pests, and long-term deterioration.

Summary Statement

Although the building's location close to E. Silver Springs Boulevard limits the ability to add deep projecting architectural elements, the proposed design incorporates multiple CRA-supported features in a practical and site-appropriate manner. The use of flat custom columns, fiber-cement siding and trim, decorative brackets, enhanced window and door trim, and trellis elements will substantially improve the building's appearance while maintaining safe and functional use of the property. These improvements are consistent with the intent of the CRA program by enhancing the commercial corridor, improving the visual quality of the property, and supporting the launch of Silver Springs Vintage Warehouse as a new destination business in the Silver Springs community.

Contractor Bid Proposals

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Fabian Construction LLC.....4

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Contractor Bid Proposals

OMK Industries LLC

Project: Silver Springs Vintage Warehouse
5361 E. Silver Springs Blvd., Silver Springs, FL 34488

General Contractor Information

Company Name: OMK Industries, LLC

License Number: CGC1534800

Address: 2454 N Sparkman Ave, Orange City, FL 32763

Phone: (386) 275-2385

Email: tkunce@omkondustries.com

Primary Contact: Tyler Kunce

Project Understanding

Contractor acknowledges that this project is intended for submission under the applicable Community Redevelopment Agency (CRA) Façade Improvement Grant Program and shall comply with all applicable local codes, permitting requirements, and approved façade plans.

Scope of Work Pricing

Item	Description	Price
1	Exterior Façade Renovation Includes: board & batten exterior renovation, decorative trim & façade band enhancements, decorative pilasters/columns, awning with decorative brackets & architectural details, and trellis feature installation (see rendition drawing for reference)	\$ 30,850.00
2	Painting Exterior painting (Sherwin Williams Capri #6788) and stucco repair to main building and storage building; painting of block wall between main building and storage building (Sherwin Williams Ibis White #7000)	\$ 19,500.00
3	Electrical Includes: removing old exterior lighting and replacing with new fixtures per rendition drawing, handicap/ wheelchair lift wiring, change 52 interior fluorescent lights to LED, install ceiling fans in 4 rooms, add lighting to back entry	\$ 20,674.00
4	Insulation Spray foam insulation in attic of building	\$ 10,000.00
5	Fencing Security fencing to eliminate back entry behind storage building	\$ 1,800.00
6	Signage Signs per CRA specifications; 3 signs: 2 front, 1 side (see signage renditions)	\$ 6,700.00
7	ADA Wheelchair Lift Interior Handicap/Wheelchair lift	\$ 3,145.00
TOTAL BID		\$ 92,669.00

Contractor Bid Proposals

Project Schedule

Project to begin as soon as permitting (for required items) is received. Items that do not require permitting to begin only after approval from the Silver Springs CRA. Timeline to complete the project is projected by September 30, 2026.

Acknowledgement

Contractor certifies that pricing provided is valid for a minimum of sixty (60) days and reflects a complete understanding of the proposed façade improvements.

Contractor Signature: Tyler Kunce

Printed Name: Tyler Kunce

Title: President

Date: 5/21/2026

*Owner Note to CRA Committee

This bid form was provided to all contractors to ensure consistent scope comparison and equitable evaluation of submitted pricing for the proposed façade improvement project.

Contractor Bid Proposals

Fabian Construction LLC

Project: Silver Springs Vintage Warehouse

5361 E. Silver Springs Blvd., Silver Springs, FL 34488

General Contractor Information

Company Name: FABIAN CONSTRUCTION LLC

License Number: CBC1260272

Address: 821 SE 16TH PL OCALA FL 34471

Phone: 352-694-5000

Email: ERIC@FABIANCONSTRUCTION.COM

Primary Contact: ERIC FABIAN

Project Understanding

Contractor acknowledges that this project is intended for submission under the applicable Community Redevelopment Agency (CRA) Façade Improvement Grant Program and shall comply with all applicable local codes, permitting requirements, and approved façade plans.

Scope of Work Pricing

Item	Description	Price
1	Exterior Façade Renovation Includes: board & batten exterior renovation, decorative trim & façade band enhancements, decorative pilasters/columns, awning with decorative brackets & architectural details, and trellis feature installation (see rendition drawing for reference)	\$35,080.00
2	Painting Exterior painting (Sherwin Williams Capri #6788) and stucco repair to main building and storage building; painting of block wall between main building and storage building (Sherwin Williams Ibis White #7000)	\$20,200.00
3	Electrical Includes: removing old exterior lighting and replacing with new fixtures per rendition drawing, handicap/ wheelchair lift wiring, change 52 interior fluorescent lights to LED, install ceiling fans in 4 rooms, add lighting to back entry	\$24,500.00
4	Insulation Spray foam insulation in attic of building	\$ 12,300.00
5	Fencing Security fencing to eliminate back entry behind storage building	\$ 6,300.00
6	Signage Signs per CRA specifications; 3 signs: 2 front, 1 side (see signage renditions)	\$9,400.00
7	ADA Wheelchair Lift Interior Handicap/Wheelchair lift	\$6,000.00
TOTAL BID		\$113,780.00

Contractor Bid Proposals

Project Schedule

Project to begin as soon as permitting (for required items) is received. Items that do not require permitting to begin only after approval from the Silver Springs CRA. Timeline to complete the project is projected by September 30, 2026.

Acknowledgement

Contractor certifies that pricing provided is valid for a minimum of sixty (60) days and reflects a complete understanding of the proposed façade improvements.

Contractor Signature: JOHN ERIC FABIAN

Printed Name: JOHN ERIC FABIAN

Title: MANAGER

Date: 5/21/26

*Owner Note to CRA Committee

This bid form was provided to all contractors to ensure consistent scope comparison and equitable evaluation of submitted pricing for the proposed façade improvement project.

Contractor Bid Proposals

Southern Construction Group LLC

Project: Silver Springs Vintage Warehouse
5361 E. Silver Springs Blvd., Silver Springs, FL 34488

General Contractor Information

Company Name: SOUTHERN CONSTRUCTION GROUP LLC

License Number: CBC1252660

Address: 2801 SE 1ST AVE BLDG 400 SUITE 401 OCALA FL 34471

Phone: 352-266-4421

Email: DANNY@SHDOCALA.COM

Primary Contact: DANNY SCHOFIELD

Project Understanding

Contractor acknowledges that this project is intended for submission under the applicable Community Redevelopment Agency (CRA) Façade Improvement Grant Program and shall comply with all applicable local codes, permitting requirements, and approved façade plans.

Scope of Work Pricing

Item	Description	Price
1	Exterior Façade Renovation Includes: board & batten exterior renovation, decorative trim & façade band enhancements, decorative pilasters/columns, awning with decorative brackets & architectural details, and trellis feature installation (see rendition drawing for reference)	\$37,080.00
2	Painting Exterior painting (Sherwin Williams Capri #6788) and stucco repair to main building and storage building; painting of block wall between main building and storage building (Sherwin Williams Ibis White #7000)	\$21,700.00
3	Electrical Includes: removing old exterior lighting and replacing with new fixtures per rendition drawing, handicap/ wheelchair lift wiring, change 52 interior fluorescent lights to LED, install ceiling fans in 4 rooms, add lighting to back entry	\$25,500.00
4	Insulation Spray foam insulation in attic of building	\$ 13,800.00
5	Fencing Security fencing to eliminate back entry behind storage building	\$ 6,800.00
6	Signage Signs per CRA specifications; 3 signs: 2 front, 1 side (see signage renditions)	\$9,900.00
7	ADA Wheelchair Lift Interior Handicap/Wheelchair lift	\$6,200.00
TOTAL BID		\$120,980.00

Contractor Bid Proposals

Project Schedule

Project to begin as soon as permitting (for required items) is received. Items that do not require permitting to begin only after approval from the Silver Springs CRA. Timeline to complete the project is projected by September 30, 2026.

Acknowledgement

Contractor certifies that pricing provided is valid for a minimum of sixty (60) days and reflects a complete understanding of the proposed façade improvements.

Contractor Signature: *Danny Schofield*

Printed Name: DANNY SCHOFIELD

Title: MANAGER

Date: 5/21/26

*Owner Note to CRA Committee

This bid form was provided to all contractors to ensure consistent scope comparison and equitable evaluation of submitted pricing for the proposed façade improvement project.

Contractor Bid Proposals

Declined Contractors

The following contractor declination emails are included as supporting documentation to demonstrate outreach efforts made during the project planning and estimate solicitation process. These responses reflect contractors who reviewed the project opportunity and formally declined participation or proposal submission.



Lainey Little <lainey@silverspringsvintage.com>

Renovation

1 message

Jerry McLauchlin <jmcl99@icloud.com>
To: Lainey <lainey@silverspringsvintage.com>
Cc: Lainey <lainey@silverspringsvintage.com>

Sat, May 2, 2026 at 2:15 PM

Hello Pam & Lainey

Thank you for taking the time to meet with me and discuss your renovation project. I appreciate the opportunity to review the building and consider the scope of work.

After careful consideration, I'm not the right fit for this project. Given the building condition, the required scope, and the quality I aim to deliver, the project cannot be completed within the budget discussed.

I take on projects only where I can deliver a finished product that meets my standards and protects both the owner and my company. I would not start a project if there is pressure to compromise on quality, workmanship, or proper construction practices.

For that reason, I will respectfully pass on the opportunity.

I appreciate you considering me and wish you the best with the project.

Sincerely,
Jerry McLauchlin

McLauchlin & Company

CGC019761



Lainey Little <lainey@silverspringsvintage.com>

Silver Springs Vintage Warehouse – Follow Up & Project Reference Materials

Danny Parker <danny@buildwithbenmar.com>
To: Lainey Little <lainey@silverspringsvintage.com>

Wed, May 20, 2026 at 3:43 PM

Hi Lainey,

It was a pleasure meeting you at the site meeting. We really appreciate you considering Benmar and giving us the opportunity to submit a proposal for this exciting project.

Unfortunately, our team has decided to pass on this one. Because of the way Benmar is structured and the size of projects we typically pursue, smaller remodel projects like this can sometimes be difficult for us to approach as competitively as smaller firms that are more specifically geared toward that type of work.

I hope this project comes together well for you, and please don't hesitate to reach out if you should have any questions.

Thank you again for considering us,



Manufacturer's Literature and Specifications

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Manufacturer's Literature and Specifications

Proposed Exterior Paint Colors

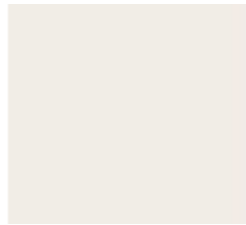
The proposed exterior paint scheme was selected in consideration of the County's design and façade improvement guidelines, with an emphasis on creating a cohesive, visually appealing storefront that complements the surrounding corridor while enhancing the overall appearance of the property.

The selected paint colors are:

- **Sherwin-Williams "Capri" (SW 6788)** — proposed primary/base exterior color



- **Sherwin-Williams "Ibis White" (SW 7000)** — proposed accent and trim color



The combination of these colors is intended to provide a clean, timeless aesthetic with appropriate contrast for architectural accents, trim details, signage framing, and façade enhancements.

Fiber Cement Siding

Hardie Plank, Soffit, and Trim

SECTION 07 46 46

FIBER CEMENT SIDING – HARDIEPLANK, SOFFIT, AND TRIM

PART 1 – GENERAL

1.1 SECTION INCLUDES

- A. Fiber Cement Plank Lap Siding.
- B. Trim, Fascia, Molding, and Accessories.

1.2 RELATED REQUIREMENTS

- A. Section 05 12 00, Structural Steel Framing.
- B. Section 05 40 00 – Cold-Formed Metal Framing.
- C. Section 06 10 00 – Rough Carpentry.
- D. Section 07 21 00 – Thermal Insulation.
- E. Section 07 25 00 – Weather Barriers.
- F. Section 07 92 00 – Joint Sealants.
- G. Section 09 21 16 – Gypsum Board Assemblies.
- H. Section 09 91 13 – Exterior Painting.

1.3 REFERENCE STANDARDS

Editor Note:

Other References you may want to include based on location of project.

- CAL-FIRE, Fire Engineering Division Building Materials Listing - Wildland Urban Interface (WUI) Listed Product.
- City of Los Angeles, Research Report No. 24862.
- Miami Dade County, -Notice of Acceptance -24-0221.07
- US Department of Housing and Urban Development Materials Release -1263h.
- Florida State Product Approval -FL13192 and FL13265.
- Texas Department of Insurance Product Evaluation EC-23.

- A. ASTM C1185, Standard Test Methods for Sampling and Testing Fiber-Cement Flat Sheet, Roofing and siding Shingles, and Clapboards; 2023.

Manufacturer's Literature and Specifications

- B. ASTM C1186, Standard Specification for Flat Fiber-Cement Sheets; 2022, with 2023 Editorial Revision.
- C. ASTM D3359, Standard Test Methods for Rating Adhesion by Tape Test; 2023.
- D. ASTM E84, Standard Test Method for Surface Burning Characteristics of Building Materials; 2020.
- E. ASTM E119, Standard Test Methods for Fire Tests of Building Construction and Materials; 2024.
- F. ASTM E136, Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750 Degrees C; 2022.
- G. ASTM E330/E330M, Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference; 2021.
- H. ICC-ES Evaluation Reports ESR-2290 and ESR-2273 (IBC, IRC, CBC, CRC); Current Editions.
- I. []
- J. []

1.4 ADMINISTRATIVE REQUIREMENTS

- A. Pre-Installation Conference:
 - a. A minimum of 2-weeks prior to the commencement of the Work of this section, conduct a preliminary pre-installation conference at project site.
 - b. Meet with Owner, Architect, and Installer, and Subcontractors completing related work.
 - c. Review the Following:
 - i. Methods and procedures to complete the Work.
 - ii. Substrate and installation requirements.
 - iii. Temporary protection requirements.
 - iv. Repair procedures.
 - v. Schedule.
 - vi. Other pertinent topics.
 - d. Provide record of discussion with meeting minutes distributed to all attendees.

1.5 SUBMITTALS

- A. See Section 01 30 00, Administrative Requirements.
- B. Product Data:
 - a. Manufacturer's product data sheets.
 - b. Manufacturer's storage and handling requirements.
 - c. Manufacturer's preparation instructions.
 - d. Manufacturer's installation instructions.

Manufacturer's Literature and Specifications

- e. Manufacturer's operation and maintenance instructions.
- C. Shop Drawings:
 - a. Provide detailed drawings showing dimensions, layout, joints, construction details, and attachments.
 - b. Indicate atypical non-standard applications outside of manufacturer's standard details and specifications.
- D. Selection Samples:
 - a. Provide two complete sets of color chips representing manufacturer's full range of available colors and patterns for each finish product specified.
- E. Verification Samples:
 - a. Provide two samples, minimum 4-inch x 6-inch (100 mm x 150 mm) representing selected product, color, texture, and patterns for each finish product specified.
- F. Installers qualification statement.
- G. Warranty:
 - a. Manufacturer's sample warranty.
 - b. Manufacturer's executed written warranty, completed in Owner's name and registered with manufacturer.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in work specified in this section with a minimum of []-years of experience with installation of products of this type.
- B. Mock-up:
 - a. Mock-Up: Build mock-up for evaluation of surface preparation techniques, installation workmanship, and to verify selections made from sample submittals to demonstrate aesthetic effects and set quality standards for fabrication and installation.
 - i. Minimum 48-inches wide x 60-inches high or similar area as fits the layout of the building exterior.
 - ii. Include outside corner on one end of mockup and inside corner on the other end.
 - iii. Finish areas designated by Architect.
 - iv. Approval of mock-up does not constitute approval of deviations from the Contract Documents unless approved in writing.
 - v. Approved mock-up **[may, may not]** remain as a part of the completed work.
 - b. Provide a minimum of []-days notification to Architect, Installer, and Manufacturer's Representative prior to application of mock-up for review.

Manufacturer's Literature and Specifications

- c. Obtain approval of mock-up from Architect prior to commencement of Work.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store siding flat on a smooth level surface and carry on its side.
- C. Protect edges and corners from chipping.
- D. Store materials under dry, waterproof, well-ventilated cover, elevated above grade, and kept dry prior to installation.
- E. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of the Authorities Having Jurisdiction.
- F. Protect materials from damage, dust, or other detrimental conditions.

1.8 FIELD CONDITIONS

- A. Maintain environmental conditions including temperature, humidity, and ventilation in accordance with the limits indicated in the manufacturer's written instructions.
- B. Do not install products in conditions outside of the manufacturer's stated limits.

1.9 WARRANTY

- A. Manufacturer's Limited, Non Pro-rated Product Warranty:
 - a. Plank, Soffit, and Trim: 30-year Warranty.
 - b. Color-Plus Finish: 15-year Warranty.
 - c. When installed and maintained in accordance with manufacturer's written requirements, warranty for 15-years from date of purchase covering peeling, cracking, and chipping.
- B. Installers Warranty:
 - a. Provide -year installers warranty covering workmanship for work of this Section.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

- A. Basis-of-Design: James Hardie Building Products, Inc.; Hardie Plank Lap Siding; www.jameshardie.com.
- B. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.2 FIBER CEMENT – LAP SIDING

Manufacturer's Literature and Specifications

- A. Fiber Cement Lap Siding:
 - a. Type A, Grade II, ASTM C1186.
 - b. Non-combustible Material, ASTM E136.
 - c. Flame Spread Index: 0, ASTM E84.
 - d. Smoke Developed Index: <5, ASTM E84.
- B. Type:
 - a. Smooth:
 - i. 5-1/4 inches (133 mm) with 4-inches (102 mm) exposure.
 - ii. 6-1/4 inches (159 mm) with 5-inches (127 mm) exposure.
 - iii. 7-1/4 inches (184 mm) with 6-inches (152 mm) exposure.
 - iv. 8-1/4 inches (210 mm) with 7-inches (178 mm) exposure.
 - v. 9-1/4 inches (235 mm) with 8-inches (203 mm) exposure.
 - vi. 12-inches (305 mm) with 10-3/4 inches (273 mm) exposure.
 - b. Select Cedarmill:
 - i. 5-1/4 inches (133 mm) with 4-inches (102 mm) exposure.
 - ii. 6-1/4 inches (159 mm) with 5-inches (127 mm) exposure.
 - iii. 7-1/4 inches (184 mm) with 6-inches (152 mm) exposure.
 - iv. 8-1/4 inches (210 mm) with 7-inches (178 mm) exposure.
 - v. 9-1/4 inches (235 mm) with 8-inches (203 mm) exposure.
 - vi. 12-inches (305 mm) with 10-3/4 inches (273 mm) exposure.
 - c. Beaded Smooth:
 - i. 8-1/4 inches (210 mm) with 7-inches (178 mm) exposure.
 - d. Beaded Cedarmill:
 - i. 8-1/4 inches (210 mm) with 7-inches (178 mm) exposure.
- C. Color:
 - a. [_____].
 - b. As selected by Architect from manufacturer's standard range.
- D. Product:
 - a. Basis-of-Design: HardiePlank; www.jameshardie.com.
 - b. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.3 FIBER CEMENT NON-VENTED SOFFIT PANELS

- A. Type A, Grade II, ASTM C1186.
- B. Non-combustible Material, ASTM E136.
- C. Flame Spread Index: 0, ASTM E84.
- D. Smoke Developed Index: <5, ASTM E84.
- E. Thickness: 1/4-inch (6 mm).
- F. Type:
 - a. Smooth:

Manufacturer's Literature and Specifications

- i. 12-inches (305 mm) x 12-feet (3658 mm).
- ii. 16-inches (406 mm) x 12-feet (3658 mm).
- iii. 24-inches (610 mm) x 8-feet (2438 mm).

G. Color:

- a. [_____].
- b. As selected by Architect from manufacturer's standard range.

H. Product:

- a. Basis-of-Design: HardieSoffit; www.jameshardie.com.
- b. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.4 FIBER CEMENT VENTED SOFFIT PANELS

- A. Type A, Grade II, ASTM C1186.
- B. Non-combustible Material, ASTM E136.
- C. Flame Spread Index: 0, ASTM E84.
- D. Smoke Developed Index: <5, ASTM E84.
- E. Net Free Ventilation: 5-square inches per linear foot (10583 sq. mm per linear meter).
- F. Thickness: 1/4-inch (6 mm).
- G. Type:
 - a. Smooth:
 - i. 12-inches (305 mm) x 12-feet (3658 mm).
 - ii. 16-inches (406 mm) x 12-feet (3658 mm).
 - iii. 24-inches (610 mm) x 8-feet (2438 mm).
 - b. Textured Cedarmill:
 - i. 12-inches (305 mm) x 12-feet (3658 mm).
 - ii. 16-inches (406 mm) x 12-feet (3658 mm).
 - iii. 24-inches (610 mm) x 8-feet (2438 mm).

H. Color:

- a. [_____].
- b. As selected by Architect from manufacturer's standard range.

I. Product:

- a. Basis-of-Design: HardieSoffit; www.jameshardie.com.
- b. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.5 FIBER CEMENT VENTED PLUS SOFFIT PANELS

- J. Type A, Grade II, ASTM C1186.
- K. Non-combustible Material, ASTM E136.
- L. Flame Spread Index: 0, ASTM E84.

Manufacturer's Literature and Specifications

- M. Smoke Developed Index: 5, ASTM E84.
- N. Net Free Ventilation: 12.6-square inches per linear foot (26670 sq. mm per linear meter).
- O. Thickness: 1/4-inch (6 mm).
- P. Type:
 - a. Smooth, Vented:
 - i. 12-inches (305 mm) x 12-feet (3658 mm).
 - ii. 16-inches (406 mm) x 12-feet (3658 mm).
 - iii. 24-inches (610 mm) x 8-feet (2438 mm).
 - b. Textured Cedarmill:
 - i. 12-inches (305 mm) x 12-feet (3658 mm).
 - ii. 16-inches (406 mm) x 12-feet (3658 mm).
 - iii. 24-inches (610 mm) x 8-feet (2438 mm).
- Q. Color:
 - a. [_____].
 - b. As selected by Architect from manufacturer's standard range.
- R. Product:
 - a. Basis-of-Design: HardieSoffit VentedPlus Panels;
www.jameshardie.com.
 - b. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.6 ACCESSORIES

- A. HardieTrim Trim Boards; www.jameshardie.com:
 - a. Type A, Grade I, ASTM C1186.
 - b. Flame Spread Index: 0, ASTM E84.
 - c. Smoke Developed Index: <5, ASTM E84.
 - d. Batten Board: 2-1/2 inch (63 mm) width.
 - e. 4/4 Boards:
 - i. 3-1/2 inch (89 mm) width.
 - ii. 5-1/2 inch (140 mm) width.
 - iii. 7-1/4 inch (184 mm) width.
 - iv. 9-1/4 inch (235 mm) width.
 - v. 11-1/4 inch (286 mm) width.
 - f. 5/4 Boards:
 - i. 3-1/2 inch (89 mm) width.
 - ii. 5-1/2 inch (140 mm) width.
 - iii. 7-1/4 inch (184 mm) width.
 - iv. 9-1/4 inch (235 mm) width.
 - v. 11-1/4 inch (286 mm) width.

Manufacturer's Literature and Specifications

- g. Color:
 - i. [_____].
 - ii. As selected by Architect from manufacturer's standard range.
- h. Texture:
 - i. Smooth.
 - ii. Rustic.
 - iii. Wood Grained.
- i. Length: 12-feet (3658 mm).
- j. Thickness:
 - i. 3/4-inch (19 mm).
 - ii. 1-inch.
- B. Seam Tape: HardieWrap; www.jameshardie.com.
- C. Flashing:
 - a. HardieWrap Flashing Tape; www.jameshardie.com.
 - b. HardieWrap Flex Flashing Tape; www.jameshardie.com.
- D. Fasteners:
 - a. Wood Framing Fasteners:
 - i. 4d common corrosion resistant nails.
 - ii. 6d common corrosion resistant nails.
 - iii. 8d box ring common corrosion resistant nails.
 - iv. 0.089-inch (2.2 mm) shank x 0.221-inch (5.6 mm) head x 2-inches (51 mm) corrosion resistant siding nails.
 - v. 0.093-inch (2.4 mm) shank x 0.222-inch (5.6 mm) head x 2-inches (51 mm) corrosion resistant siding nails.
 - vi. 0.093-inch (2.4 mm) shank x 0.222-inch (5.6 mm) head x 2-1/2 inches (64 mm) corrosion resistant siding nails.
 - vii. 0.091-inch (2.3 mm) shank x 0.221-inch (5.6 mm) head x 1-1/2 inches (38 mm) corrosion resistant siding nails.
 - viii. 0.091-inch (2.3 mm) shank x 0.225-inch (5.7 mm) head x 1-1/2-inches (38 mm) corrosion resistant siding nails.
 - ix. 0.121-inch (3 mm) shank x 0.371-inch (9.4 mm) head x 1-1/4 inches (32 mm) corrosion resistant roofing nails.
 - x. No. 11 gauge 1-1/4 inches (32 mm) corrosion resistant roofing nails.
 - xi. No. 11 gauge 1-1/2 inches (38 mm) corrosion resistant roofing nails.
 - xii. No. 11 gauge 1-3/4 inches (44 mm) corrosion resistant roofing nails.
 - xiii. 16 gauge 1-1/2 inches (38 mm) stainless finish nails.
 - b. Metal Framing Fasteners:

Manufacturer's Literature and Specifications

- i. 1-1/4 inches (32 mm) No. 8-18 x 0.375-inch (9.5 mm) head self-drilling, corrosion resistant S-12 ribbed buglehead screws.
- ii. 1-5/8 inches (41 mm) No. 8-18 x 0.323-inch (8.2 mm) head self-drilling, corrosion resistant S-12 ribbed buglehead screws.
- iii. 1-inch (25 mm) No. 8-18 x 0.323-inch (8.2 mm) head self-drilling, corrosion resistant ribbed buglehead screws.
- iv. 1-inch (25 mm) No. 8-18 x 0.311-inch (7.9 mm) head self-drilling, corrosion resistant S-12 ribbed buglehead screws.
- v. 1.5-inch (38 mm) [AGS-100] .100-inches x 25-inches (2540 mm x 635 mm) ETandF Pin or equivalent pneumatic fastener.
- c. Masonry Walls:
 - i. Aerico Stud Nail, ET&F ASM No. 144-125, 0.14-inch (3.6 mm) shank x 0.30-inch (7.6 mm) head by 2-inches (51 mm) long corrosion resistant nails.

2.7 FINISHES

- A. Factory Primer: Provide factory applied universal primer.
 - a. Primer: Factory primed by manufacturer.
 - b. Topcoat: Reference Section 09 90 00, Painting and Coating and project Finish Schedule.
- B. Factory Finish: Reference project Finish Schedule.
 - a. As supplied by manufacturer.
 - b. Factory applied finish is finish applied by the same company and in the same facility that manufactures the siding substrate.
 - c. Require factory applied finish by fiber cement manufacturer applied in controlled environment within manufacturer's facility utilizing multi-coat, heat cured finish within one manufacturing process.
 - d. Each finish color to have documented color match to Delta E of 0.5 or better between product lines, manufacturing lots, or production runs as measured by photospectrometer and verified by third party.
 - e. Provide factory applied finish protection prior to transit to site. Remove finish protection after installation.
 - f. Accessories: Provide complete finishing system including pre-packaged touch-up kit provided by manufacturer.
 - g. Provide quantities as recommended by manufacturer.

PART 3 – EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.

Manufacturer's Literature and Specifications

- B. Examine substrate, clean and repair to eliminate conditions detrimental to installation.
- C. Do not commence with the Work until unacceptable conditions are remedied.
- D. Verify that weather barrier is installed over substrate and ready to receive the Work.
- E. If framing preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation prior to commencement of Work.

3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using methods recommended by manufacturer's written requirements.
- C. Protect surrounding work areas and surface during installation.
- D. Repair punctures or tears in weather barrier prior to installation of siding.

3.3 WEATHER BARRIER

- A. See Section 07 25 00, Weather Barriers.
- B. Ensure weather barrier is installed with penetration and junction flashing in accordance with manufacturer's written requirements and the Authorities Having Jurisdiction.

3.5 INSTALLATION – LAP SIDING

- A. Install in strict accordance with manufacturer's written installation instructions at locations shown on Drawings.
- B. General:
 - a. Protect siding from Work of other trades.
 - b. Surfaces to be dry prior to installation of weather barriers and siding.
 - c. Reference trim details on Drawings.
 - d. Touch-up cut edges prior to installation.
- C. Flashing:
 - a. Install above door and window trim and casings.
 - b. Install above horizontal trim in field of siding.
 - c. [].
 - d. [].

3.5 INSTALLATION OF SOFFIT AND VENTED PANELS

- A. Install in strict accordance with manufacturer's written installation instructions at locations shown on Drawings.
- B. Panels may be installed as soffit or ceiling over wood or steel framing.

Manufacturer's Literature and Specifications

- C. 20-gauge (33 mil) minimum to 16-gauge (54 mil) in compliance with the Authorities Having Jurisdiction.
- D. Additional framing may be necessary to ensure proper fastening of siding.

3.6 INSTALLATION OF TRIM BOARDS

- A. Install in strict accordance with manufacturer's written installation instructions at locations shown on Drawings.
- B. Install flashing around all wall openings.

3.7 FINISHING

- A. Finish in accordance with paint manufacturer's written application instructions.
- B. Finish unprimed siding with a minimum of one coat of manufacturer approved primer and one coat of 100 percent **[acrylic];[latex]** exterior grade topcoat or two coats of manufacturer approved high quality alkali resistant 100 percent **[acrylic; latex]** exterior grade topcoat within 90-days of installation.
- C. Finish factory primed siding with a minimum of one coat of manufacturer approved high quality 100 percent **[acrylic][latex]** exterior grade paint within 180-days of installation.

3.8 CLEANING

- A. See Section 01 70 00, Execution and Closeout Requirements.
- B. Clean siding in accordance with manufacturer's written instructions using materials and methods acceptable to manufacturer.

3.9 PROTECTION

- A. Protect installed products until date of Substantial Completion.
- B. Touch-up, repair or replace damaged areas prior to date of Substantial Completion.

END OF SECTION

Manufacturer's Literature and Specifications

Hardie Panel, Architectural Panel, Soffit, and Trim

SECTION 07 46 46

FIBER CEMENT SIDING – HARDIE PANEL, ARCHITECTURAL PANEL, SOFFIT, AND TRIM

PART 1 – GENERAL

1.1 SECTION INCLUDES

- C. Fiber Cement Panel Siding.
- D. Fiber Cement Architectural Panel Siding.
- E. Trim, Fascia, Molding, and Accessories.

1.2 RELATED REQUIREMENTS

- I. Section 05 12 00, Structural Steel Framing.
- J. Section 05 40 00 – Cold-Formed Metal Framing.
- K. Section 06 10 00 – Rough Carpentry.
- L. Section 07 21 00 – Thermal Insulation.
- M. Section 07 25 00 – Weather Barriers.
- N. Section 07 92 00 – Joint Sealants.
- O. Section 09 21 16 – Gypsum Board Assemblies.
- P. Section 09 91 13 – Exterior Painting.

1.3 REFERENCE STANDARDS

Editor Note:

Other References you may want to include based on location of project.

- CAL-FIRE, Fire Engineering Division Building Materials Listing - Wildland Urban Interface (WUI) Listed Product.
- City of Los Angeles, Research Report No. 24862.
- Miami Dade County, -Notice of Acceptance -24-0221.07
- US Department of Housing and Urban Development Materials Release -1263h.
- Florida State Product Approval - FL 13223 and FL 13265.
- Texas Department of Insurance Product Evaluation EC-23.

- K. ASCE 7, Minimum Design Loads for Buildings and Other Structures, Current Edition.

Manufacturer's Literature and Specifications

- L. ASTM C1185, Standard Test Methods for Sampling and Testing Fiber-Cement Flat Sheet, Roofing and siding Shingles, and Clapboards; 2023.
- M. ASTM C1186., Standard Specification for Flat Fiber-Cement Sheets; 2022, with 2023 Editorial Revision.
- N. ASTM D3359, Standard Test Methods for Rating Adhesion by Tape Test; 2023.
- O. ASTM E84, Standard Test Method for Surface Burning Characteristics of Building Materials; 2020.
- P. ASTM E119, Standard Test Methods for Fire Tests of Building Construction and Materials; 2024.
- Q. ASTM E136, Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750 Degrees C; 2022.
- R. ASTM E330/E330M, Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference; 2021.
- S. ICC-ES Evaluation Reports ESR-1844, ESR-2290 and ESR-2273 (IBC, IRC, CBC, CRC); Current Editions.
- T. []
- U. []

1.4 ADMINISTRATIVE REQUIREMENTS

- B. Pre-Installation Conference:
 - a. A minimum of 2-weeks prior to the commencement of the Work of this section, conduct a preliminary pre-installation conference at project site.
 - b. Meet with Owner, Architect, and Installer, and Subcontractors completing related work.
 - c. Review the Following:
 - i. Methods and procedures to complete the Work.
 - ii. Substrate and installation requirements.
 - iii. Temporary protection requirements.
 - iv. Repair procedures.
 - v. Schedule.
 - vi. Other pertinent topics.
 - d. Provide record of discussion with meeting minutes distributed to all attendees.

1.5 SUBMITTALS

- H. See Section 01 30 00, Administrative Requirements.
- I. Product Data:
 - a. Manufacturer's product data sheets.
 - b. Manufacturer's storage and handling requirements.

Manufacturer's Literature and Specifications

- c. Manufacturer's preparation instructions.
- d. Manufacturer's installation instructions.
- e. Manufacturer's operation and maintenance instructions.
- J. Shop Drawings:
 - a. Provide detailed drawings showing dimensions, layout, joints, construction details, and attachments.
 - b. Indicate atypical non-standard applications outside of manufacturer's standard details and specifications.
- K. Selection Samples:
 - a. Provide two complete sets of color chips representing manufacturer's full range of available colors and patterns for each finish product specified.
- L. Verification Samples:
 - a. Provide two samples, minimum 4-inch x 6-inch (100 mm x 150 mm) representing selected product, color, texture, and patterns for each finish product specified.
- M. Installers qualification statement.
- N. Warranty:
 - a. Manufacturer's sample warranty.
 - b. Manufacturer's executed written warranty, completed in Owner's name and registered with manufacturer.

1.6 QUALITY ASSURANCE

- C. Installer Qualifications: Company specializing in work specified in this section with a minimum of []-years of experience with installation of products of this type.
- D. Mock-up:
 - a. Mock-Up: Build mock-up for evaluation of surface preparation techniques, installation workmanship, and to verify selections made from sample submittals to demonstrate aesthetic effects and set quality standards for fabrication and installation.
 - i. Minimum 48-inches wide x 60-inches high or similar area as fits the layout of the building exterior.
 - ii. Include outside corner on one end of mockup and inside corner on the other end.
 - iii. Finish areas designated by Architect.
 - iv. Approval of mock-up does not constitute approval of deviations from the Contract Documents unless approved in writing.
 - v. Approved mock-up **[may, may not]** remain as a part of the completed work.

Manufacturer's Literature and Specifications

- b. Provide a minimum of **[]-days** notification to Architect, Installer, and Manufacturer's Representative prior to application of mock-up for review.
- c. Obtain approval of mock-up from Architect prior to commencement of Work.

1.7 DELIVERY, STORAGE, AND HANDLING

- G. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- H. Store siding flat on a smooth level surface and carry on its side.
- I. Protect edges and corners from chipping.
- J. Store materials under dry, waterproof, well-ventilated cover, elevated above grade, and kept dry prior to installation.
- K. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of the Authorities Having Jurisdiction.
- L. Protect materials from damage, dust, or other detrimental conditions.

1.8 FIELD CONDITIONS

- C. Maintain environmental conditions including temperature, humidity, and ventilation in accordance with the limits indicated in the manufacturer's written instructions.
- D. Do not install products in conditions outside of the manufacturer's stated limits.

1.9 WARRANTY

- C. Manufacturer's Limited, Non Pro-rated Product Warranty:
 - a. Plank, Soffit, and Trim: 30-year Warranty.
 - b. Color-Plus Finish: 15-year Warranty.
 - c. When installed and maintained in accordance with manufacturer's written requirements, warranty for 15-years from date of purchase covering peeling, cracking, and chipping.
- D. Installers Warranty:
 - a. Provide **[]-year** installers warranty covering workmanship for work of this Section.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

- C. Basis-of-Design: James Hardie Building Products, Inc.; Hardie Panel and Hardie Architectural Panel; www.jameshardie.com.
- D. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.2 FIBER CEMENT – VERTICAL PANEL SIDING

E. Fiber Cement Panel Siding:

- a. Type A, Grade II, ASTM C1186..
- b. Non-combustible Material, ASTM E136.
- c. Flame Spread Index: 0, ASTM E84.
- d. Smoke Developed Index: <5, ASTM E84.

F. Vertical Siding Panel - Type:

- a. Smooth:
 - i. 4-feet (1219 mm) x 8-feet (2438 mm).
 - ii. 4-feet (1219 mm) x 9-feet (2743 mm).
 - iii. 4-feet (1219 mm) x 10-feet (3048 mm).
- b. Cedarmill:
 - i. 4-feet (1219 mm) x 8-feet (2438 mm).
 - ii. 4-feet (1219 mm) x 9-feet (2743 mm).
 - iii. 4-feet (1219 mm) x 10-feet (3048 mm).
- c. Stucco:
 - i. 4-feet (1219 mm) x 8-feet (2438 mm).
 - ii. 4-feet (1219 mm) x 9-feet (2743 mm).
 - iii. 4-feet (1219 mm) x 10-feet (3048 mm).
- d. Sierra, 8-inch (203 mm):
 - i. 4-feet (1219 mm) x 8-feet (2438 mm).
 - ii. 4-feet (1219 mm) x 9-feet (2743 mm).
 - iii. 4-feet (1219 mm) x 10-feet (3048 mm).

G. Color:

- a. [_____].
- b. As selected by Architect from manufacturer's standard range.

H. Product:

- a. Basis-of-Design: Hardie Panel Siding; www.jameshardie.com.
- b. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.3 FIBER CEMENT – ARCHITECTURAL PANEL SIDING

A. Fiber Cement Panel Siding:

- a. Type A, Grade II, ASTM C1186.
- b. Non-combustible Material, ASTM E136.
- c. Flame Spread Index: 0, ASTM E84.
- d. Smoke Developed Index: 0, ASTM E84.

B. Vertical Siding Panel – Architectural Collection - Type:

- a. Thickness: 0.3125 inches.
- b. Fine Sand:

Manufacturer's Literature and Specifications

- i. 4-feet (1219 mm) x 8-feet (2438 mm).
 - ii. 4-feet (1219 mm) x 10-feet (3048 mm).
 - iii. 4-feet (1219 mm) x 12-feet (3658 mm).
 - c. Fine Sand – Grooved:
 - i. 4-feet (1219 mm) x 8-feet (2438 mm).
 - ii. 4-feet (1219 mm) x 10-feet (3048 mm).
 - iii. 4-feet (1219 mm) x 12-feet (3658 mm).
 - d. Mounded Sand:
 - i. 4-feet (1219 mm) x 8-feet (2438 mm).
 - ii. 4-feet (1219 mm) x 10-feet (3048 mm).
 - iii. 4-feet (1219 mm) x 12-feet (3658 mm).
 - e. Sea Grass:
 - f. 4-feet (1219 mm) x 8-feet (2438 mm).
 - g. 4-feet (1219 mm) x 10-feet (3048 mm).
 - h. 4-feet (1219 mm) x 12-feet (3658 mm).
- C. Color:
 - a. [_____].
 - b. As selected by Architect from manufacturer's standard range.
- D. Product:
 - a. Basis-of-Design: Hardie Architectural Panel Siding;
www.jameshardie.com.
 - b. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.4 FIBER CEMENT NON-VENTED SOFFIT PANELS

- I. Type A, Grade II, ASTM C1186.
- J. Non-combustible Material, ASTM E136.
- K. Flame Spread Index: 0, ASTM E84.
- L. Smoke Developed Index: <5, ASTM E84.
- M. Thickness: 1/4-inch (6 mm).
- N. Type:
 - a. Smooth:
 - i. 12-inches (305 mm) x 12-feet (3658 mm).
 - ii. 16-inches (406 mm) x 12-feet (3658 mm).
 - iii. 24-inches (610 mm) x 8-feet (2438 mm).
- O. Color:
 - a. [_____].
 - b. As selected by Architect from manufacturer's standard range.
- P. Product:
 - a. Basis-of-Design: HardiePlank; www.jameshardie.com.

Manufacturer's Literature and Specifications

- b. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.5 FIBER CEMENT VENTED SOFFIT PANELS

- S. Type A, Grade II, ASTM C1186.
- T. Non-combustible Material, ASTM E136.
- U. Flame Spread Index: 0, ASTM E84.
- V. Smoke Developed Index: <5, ASTM E84.
- W. Net Free Ventilation: 5-square inches per linear foot (10583 sq. mm per linear meter).
- X. Thickness: 1/4-inch (6 mm).
- Y. Type:
 - a. Smooth:
 - i. 12-inches (305 mm) x 12-feet (3658 mm).
 - ii. 16-inches (406 mm) x 12-feet (3658 mm),
 - iii. 24-inches (610 mm) x 8-feet (2438 mm).
 - b. Textured Cedar mill:
 - i. 12-inches (305 mm) x 12-feet (3658 mm).
 - ii. 16-inches (406 mm) x 12-feet (3658 mm).
 - iii. 24-inches (610 mm) x 8-feet (2438 mm).
- Z. Color:
 - a. [_____].
 - b. As selected by Architect from manufacturer's standard range.
- AA. Product:
 - a. Basis-of-Design: HardiePlank; www.jameshardie.com.
 - b. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.6 FIBER CEMENT VENTED PLUS SOFFIT PANELS

- BB. Type A, Grade II, ASTM C1186.
- CC. Non-combustible Material, ASTM E136.
- DD. Flame Spread Index: 0, ASTM E84.
- EE. Smoke Developed Index: 5, ASTM E84.
- FF. Net Free Ventilation: 12.6-square inches per linear foot (26670 sq. mm per linear meter).
- GG. Thickness: 1/4-inch (6 mm).
- HH. Type:
 - a. Smooth, Vented:
 - i. 12-inches (305 mm) x 12-feet (3658 mm).
 - ii. 16-inches (406 mm) x 12-feet (3658 mm).

Manufacturer's Literature and Specifications

- iii. 24-inches (610 mm) x 8-feet (2438 mm).
- b. Textured Cedarmill:
 - i. 12-inches (305 mm) x 12-feet (3658 mm).
 - ii. 16-inches (406 mm) x 12-feet (3658 mm).
 - iii. 24-inches (610 mm) x 8-feet (2438 mm).
- II. Color:
 - a. [_____].
 - b. As selected by Architect from manufacturer's standard range.
- JJ. Product:
 - c. Basis-of-Design: HardieSoffit VentedPlus Panels;
www.jameshardie.com.
 - d. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.7 ACCESSORIES

- E. HardieTrim Trim Boards; www.jameshardie.com.
 - a. Type A, Grade I, ASTM C1186..
 - b. Flame Spread Index: 0, ASTM E84.
 - c. Smoke Developed Index: <5, ASTM E84.
 - d. Batten Board: 2-1/2 inch (63 mm) width.
 - e. 4/4 Boards:
 - i. 3-1/2 inch (89 mm) width.
 - ii. 5-1/2 inch (140 mm) width.
 - iii. 7-1/4 inch (184 mm) width.
 - iv. 9-1/4 inch (235 mm) width.
 - v. 11-1/4 inch (286 mm) width.
 - f. 5/4 Boards:
 - i. 3-1/2 inch (89 mm) width.
 - ii. 5-1/2 inch (140 mm) width.
 - iii. 7-1/4 inch (184 mm) width.
 - iv. 9-1/4 inch (235 mm) width.
 - v. 11-1/4 inch (286 mm) width.
 - g. Color:
 - i. [_____].
 - ii. As selected by Architect from manufacturer's standard range.
 - h. Texture:
 - i. Smooth.
 - ii. Rustic.
 - iii. Wood Grained.
 - i. Length: 12-feet (3658 mm).

Manufacturer's Literature and Specifications

- j. Thickness:
 - i. 3/4-inch (19 mm).
 - ii. 1-inch.
- F. Seam Tape: HardieWrap; www.jameshardie.com.
- G. Flashing:
 - a. HardieWrap Flashing Tape; www.jameshardie.com.
 - b. HardieWrap Flex Flashing Tape; www.jameshardie.com.
- H. Fasteners:
 - a. Wood Framing Fasteners:
 - i. 4d common corrosion resistant nails.
 - ii. 6d common corrosion resistant nails.
 - iii. 8d box ring common corrosion resistant nails.
 - iv. 0.089-inch (2.2 mm) shank x 0.221-inch (5.6 mm) head x 2-inches (51 mm) corrosion resistant siding nails.
 - v. 0.093-inch (2.4 mm) shank x 0.222-inch (5.6 mm) head x 2-inches (51 mm) corrosion resistant siding nails.
 - vi. 0.093-inch (2.4 mm) shank x 0.222-inch (5.6 mm) head x 2-1/2 inches (64 mm) corrosion resistant siding nails.
 - vii. 0.091-inch (2.3 mm) shank x 0.221-inch (5.6 mm) head x 1-1/2 inches (38 mm) corrosion resistant siding nails.
 - viii. 0.091-inch (2.3 mm) shank x 0.225-inch (5.7 mm) head x 1-1/2-inches (38 mm) corrosion resistant siding nails.
 - ix. 0.121-inch (3 mm) shank x 0.371-inch (9.4 mm) head x 1-1/4 inches (32 mm) corrosion resistant roofing nails.
 - x. No. 11 gauge 1-1/4 inches (32 mm) corrosion resistant roofing nails.
 - xi. No. 11 gauge 1-1/2 inches (38 mm) corrosion resistant roofing nails.
 - xii. No. 11 gauge 1-3/4 inches (44 mm) corrosion resistant roofing nails.
 - xiii. 16 gauge 1-1/2 inches (38 mm) stainless finish nails.
 - b. Metal Framing Fasteners:
 - i. 1-1/4 inches (32 mm) No. 8-18 x 0.375-inch (9.5 mm) head self-drilling, corrosion resistant S-12 ribbed buglehead screws.
 - ii. 1-5/8 inches (41 mm) No. 8-18 x 0.323-inch (8.2 mm) head self-drilling, corrosion resistant S-12 ribbed buglehead screws.
 - iii. 1-inch (25 mm) No. 8-18 x 0.323-inch (8.2 mm) head self-drilling, corrosion resistant ribbed buglehead screws.
 - iv. 1-inch (25 mm) No. 8-18 x 0.311-inch (7.9 mm) head self-drilling, corrosion resistant S-12 ribbed buglehead screws.

Manufacturer's Literature and Specifications

- v. 1.5-inch (38 mm) [AGS-100] .100-inches x 25-inches (2540 mm x 635 mm) ETandF Pin or equivalent pneumatic fastener.
- c. Masonry Walls:
 - i. Aerico Stud Nail, ET&F ASM No.-144-125, 0.14-inch (3.6 mm) shank x 0.30-inch (7.6 mm) head by 2-inches (51 mm) long corrosion resistant nails.

2.8 FINISHES

- C. Factory Primer: Provide factory applied universal primer.
 - a. Primer: Factory primed by manufacturer.
 - b. Topcoat: Reference Section 09 90 00, Painting and Coating and project Finish Schedule.
- D. Factory Finish: Reference project Finish Schedule.
 - a. As supplied by manufacturer.
 - b. Factory applied finish is finish applied by the same company and in the same facility that manufactures the siding substrate.
 - c. Require factory applied finish by fiber cement manufacturer applied in controlled environment within manufacturer's facility utilizing multi-coat, heat cured finish within one manufacturing process.
 - d. Each finish color to have documented color match to Delta E of 0.5 or better between product lines, manufacturing lots, or production runs as measured by photospectrometer and verified by third party.
 - e. Provide factory applied finish protection prior to transit to site. Remove finish protection after installation.
 - f. Accessories: Provide complete finishing system including pre-packaged touch-up kit provided by manufacturer.
 - g. Provide quantities as recommended by manufacturer.

PART 3 – EXECUTION

3.1 EXAMINATION

- F. Do not begin installation until substrates have been properly prepared.
- G. Examine substrate, clean and repair to eliminate conditions detrimental to installation.
- H. Do not commence with the Work until unacceptable conditions are remedied.
- I. Verify that weather barrier is installed over substrate and ready to receive the Work.
- J. If framing preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation prior to commencement of Work.

3.2 PREPARATION

Manufacturer's Literature and Specifications

- E. Clean surfaces thoroughly prior to installation.
- F. Prepare surfaces using methods recommended by manufacturer's written requirements.
- G. Protect surrounding work areas and surface during installation.
- H. Repair punctures or tears in weather barrier prior to installation of siding.

3.3 WEATHER BARRIER

- C. See Section 07 25 00, Weather Barriers.
- D. Ensure weather barrier is installed with penetration and junction flashing in accordance with manufacturer's written requirements and the Authorities Having Jurisdiction.

3.4 INSTALLATION – PANEL SIDING

- D. Install in strict accordance with manufacturer's written installation instructions at locations shown on Drawings.
- E. General:
 - a. Protect siding from Work of other trades.
 - b. Surfaces to be dry prior to installation of weather barriers and siding.
 - c. Reference trim details on Drawings.
 - d. Touch-up cut edges prior to installation.
- F. Flashing:
 - a. Install above door and window trim and casings.
 - b. Install above horizontal trim in field of siding.
 - c. [].
 - d. [].

3.5 INSTALLATION OF SOFFIT AND VENTED PANELS

- E. Install in strict accordance with manufacturer's written installation instructions at locations shown on Drawings.
- F. Panels may be installed as soffit or ceiling over wood or steel framing.
- G. 20-gauge (33 mil) minimum to 16-gauge (54 mil) in compliance with the Authorities Having Jurisdiction.
- H. Additional framing may be necessary to ensure proper fastening of siding.

3.6 INSTALLATION OF TRIM BOARDS

- C. Install in strict accordance with manufacturer's written installation instructions at locations shown on Drawings.
- D. Install flashing around all wall openings.

3.7 FINISHING

Manufacturer's Literature and Specifications

- D. Finish in accordance with paint manufacturer's written application instructions.
- E. Finish unprimed siding with a minimum of one coat of manufacturer approved primer and one coat of 100 percent **[acrylic];[latex]** exterior grade topcoat or two coats of manufacturer approved high quality alkali resistant 100 percent **[acrylic; latex]** exterior grade topcoat within 90-days of installation.
- F. Finish factory primed siding with a minimum of one coat of manufacturer approved high quality 100 percent **[acrylic][latex]** exterior grade paint within 180-days of installation.

3.8 CLEANING

- C. See Section 01 70 00, Execution and Closeout Requirements.
- D. Clean siding in accordance with manufacturer's written instructions using materials and methods acceptable to manufacturer.

3.9 PROTECTION

- C. Protect installed products until date of Substantial Completion.
- D. Touch-up, repair or replace damaged areas prior to date of Substantial Completion.

END OF SECTION

Lighting

WAEW Series Commercial Lighting

WAEW SERIES Commercial Lighting

WAEW-4FT-30-50W-MCTP-D

BUILDER SERIES LED ECONOMY WIDE (10") WRAP-AROUND FIXTURES

MCTP Multi Color Temperature & Multi Power/Wattage (Selectable)



The Builder Series LED Economy Wide (10") Wrap-Around Fixtures are energy-efficient lighting solutions designed for cost-effective illumination in various settings. These fixtures feature a 10-inch wide wrap-around design for uniform light distribution, making them ideal for commercial, industrial, and residential applications. They offer easy installation, durability, and long-lasting performance, ensuring value and reliability.

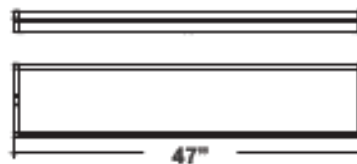


WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

Customer Name: _____

Project Name: _____

Note: _____ Type: _____



2.84"(H) x 47"(W) x 9.8"(D)

Features

- Housing: Die-formed Cold Rolled Steel With Powder Coated White
- Installation: Ceiling-Mounted
- Lens: Polycarbonate Lens
- MCTP: Multi CCT and Power (Selectable Switch Inside Fixture)

Technical Specifications

Electrical:

- Voltage: 120-277V AC 60Hz
- Wattage: 30W/40W/50W
- Factor: >0.99
- Efficacy: 120 LPW

Mechanical:

- White Finish
- Housing: Die-formed Cold Rolled Steel With Powder Coated White
- Installation: Ceiling-Mounted
- Operating temperature: -22°F~104°F
- 5-Year Warranty

Lighting:

- Dimmable: 0~10V Dimming
- Lens: Polycarbonate Lens
- Total Lumens: 6000LM Max.
- Color Temperatures: 3000K/4000K/5000K
- Multi-CCT (Selectable Switch Inside Fixture)
- Color Rendering Index: CRI ≥ 82
- Life Span: 50,000 hrs.

Applications:

- Commercial Spaces: Office buildings, retail stores, and showrooms.
- Educational Facilities: Classrooms, libraries, and hallways.
- Industrial Areas: Workshops, warehouses, and production floors.
- Residential Use: Garages, basements, and utility rooms.
- Healthcare Facilities: Clinics, hospitals, and laboratories.
- Community Areas: Community centers, recreation rooms, and multi-purpose halls.



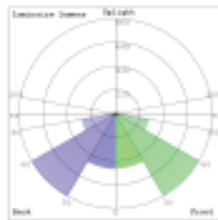
Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com



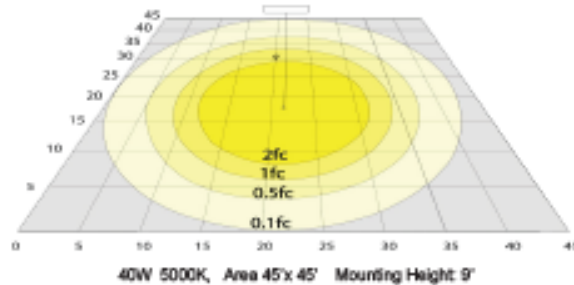
WAEW-30200122

Manufacturer's Literature and Specifications

Photometrics: WAEW-4FT-30-50W-MCTP-D



BUD Rating: B1-U2-G1



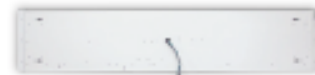
Other Views:



Side View



Front View



Back View

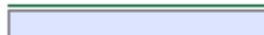
Performance Table: WAEW-4FT-30-50W-MCTP-D

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	BUG Rating	LPW
WAEW-4FT-30-50W-MCTP-D	30W 40W 50W	120~277V	3600LM 4800LM 6000LM	3000K 4000K 5000K	B1-U2-G1	120

Sample Ordering

Model	Size	Watt	Watt	Color Temp.	Dimming
WAE	4FT	30	50W	MCTP	D

Accessories:



Blank = No Option For Accessories

SCL-CSY11-4FT = ADJ. 4FT 1/16in SINGLE SUSPENSION 5in CANOPY SET WITH Y DOUBLE KEYHOLE END CONNECTORS, NON-POWER SIDE

SCL-CSY1P-4FT = ADJ. 4FT 1/16in SINGLE SUSPENSION 5in CANOPY SET WITH Y DOUBLE KEYHOLE END CONNECTORS, POWER SIDE WITH 3/16in WHITE CORD

ACCESSORIES:



SCL-CSY11-4FT SCL-CSY1P-4FT

WESTGATE

2

Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgateimg.com



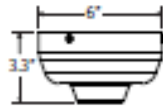
Manufacturer's Literature and Specifications

BARN LIGHT ELECTRIC CO.

BOMBER INTEGRATED LED SERIES SPS-0452 REV B

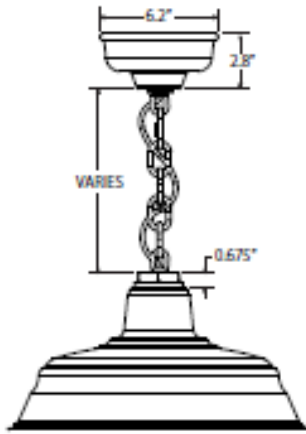
MOUNTING STYLE

HIGH LUMEN CANOPY FOR PENDANT & FLUSH MOUNT



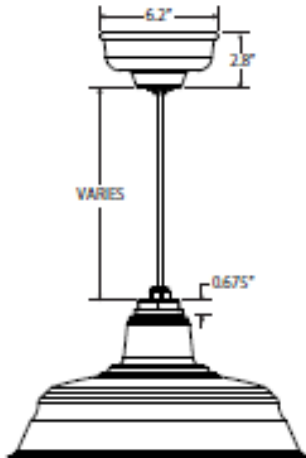
Required if LED 27, 38, 43 Light Source selected in Section J

CHAIN HUNG PENDANT (CH)



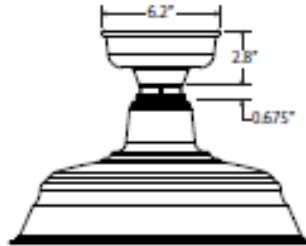
Canopy shown required if LED 11 & 16 Light Source selected in Section J

CORD HUNG PENDANT (C)



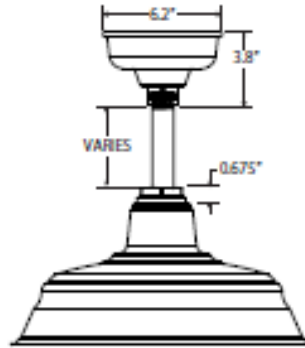
Canopy shown required if LED 11 & 16 Light Source selected in Section J

FLUSH MOUNT (F)



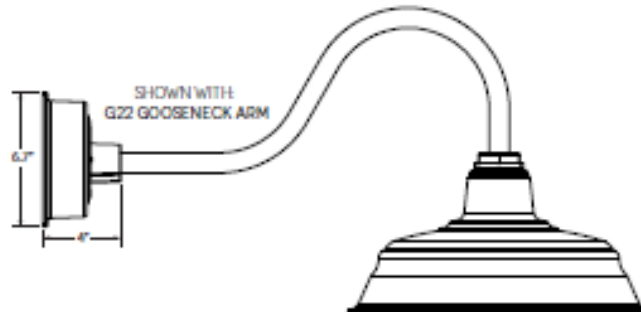
Canopy shown required if LED 11 & 16 Light Source selected in Section J

STEM MOUNT PENDANT (S)

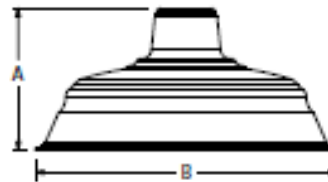


Canopy shown required if LED 11 & 16 Light Source selected in Section J

GOOSENECK (G)



LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	DIAMETER (B)
WHB11	6"	11"
WHB13	6"	13"
WHB15	7"	15"
WHB17	8.25"	17"

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-6794 Email: sales@barnlight.com Website: www.barnlight.com

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Manufacturer's Literature and Specifications

BARN LIGHT ELECTRIC CO.

BOMBER INTEGRATED LED SERIES SPS-0452 REV B

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.*

	LUMENS		850		1250		2000		3000		4000	
	Wattage		11		16		27		38		43	
	Optics		Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
WHB11	FLAT		842	74	1238	77	-	-	-	-	-	-
	DOMED		818	72	1203	75	-	-	-	-	-	-
WHB13	FLAT		845	74	1242	77	1992	74	2988	79	3984	92
	DOMED		821	72	1208	75	1921	71	2881	76	3841	89
WHB15	FLAT		840	74	1236	77	1974	73	2961	78	3948	92
	DOMED		814	71	1197	75	1889	70	2834	75	3779	88
WHB17	FLAT		836	73	1229	77	1963	73	2944	77	3925	91
	DOMED		806	71	1186	74	1872	69	2808	74	3744	87

SPECIFICATIONS

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS
Includes All Gooseneck, Stem and Flush Mounting Styles

CSA LISTED FOR DAMP LOCATIONS
Includes All Chain and Select Cord Hung Mounting Styles

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

OPERATING TEMPERATURE
-30°C to 40°C

CONSTRUCTION & FINISH (CONTINUED)

BRASS
Hand-Spun from High Purity C2600-060 Brass

STEM
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Mounting Stem. Custom Lengths Available upon Request.

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

CORD
Cord-Hung Pendants Include 7' of Standard Cord or 5' of Cloth Cord, +/- For Socket Orientation

CHAIN
4-Gauge Chain Complete with Quick Link for On-Site Adjustments to Chain's Length

CONSTRUCTION & FINISH

POWDER COAT SHADE
Hand-Spun from High Purity 3003-O Temper Aluminum

GALVANIZE SHADE
Hand Spun from High Quality Galvanized Steel

PORCELAIN SHADE
Hand-Spun from 20 Gauge Porcelain Steel

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

COPPER
Hand-Spun from High Purity C11000-060 ETP Copper

LED LIGHT SOURCE

LED TYPE: CREE LMH2 MODULE

INITIAL LUMENS DELIVERED: UP TO 4000 LUMENS

L90(6K) > 36,300 HOURS

AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K
Custom Temperatures Available upon Request

90+ CRI

2 STEP MACADAMS ELLIPSE

EFFICACY: UP TO 92 LPW
High Efficacy Available upon Request, Consult Factory for Additional Information

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-6764 Email: sales@barnlight.com Website: www.barnlight.com

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Manufacturer's Literature and Specifications

BARN LIGHT ELECTRIC CO.

BOMBER INTEGRATED LED SERIES SPS-0452 REV B

SPECIFICATIONS (CONTINUED)

ELECTRICAL/LED DRIVER	DIMMING
DRIVER TYPE: ERP ESS/T & ESP/T	TRI-MODE DIMMING™ Compatible with TRIAC (forward-phase or leading-edge), ELV (reverse-phase or trailing-edge) and 0-10 V Dimmers
POWER FACTOR > 0.9	
EFFICIENCY: UP TO 87% TYPICAL	DIMMING RANGE 1-100% The Dimming Range is Dependent on Each Specific Dimmer. May Not Be Able to Achieve 1% Dimming with Some Dimmers.
INPUT VOLTAGE: 120-277 VAC (SEE DIMMING SECTION)	TRIAC AND ELV DIMMING ONLY AT 120 VAC
CLASS 2 POWER SUPPLY	ELV DIMMING AT 230 VAC Available by Request
LED DRIVER LIFETIME: > 100,000 HOURS (@ 25 DEG C AMBIENT)	COMPATIBLE DIMMERS Consult Factory for Additional Information on Dimming
IP64 MINIMUM RATING CASE WITH SILICONE-BASED POTTING	
PROTECTIONS Output Open Load, Over-Current and Short-Circuit (hiccup), and Over-Temperature with Auto Recovery	
CONDUCTED AND RADIATED EMI Compliant with FCC CFR Title 47 Part 15 Class B (120 Vac), Class A (277 Vac) and EN55015 (CISPR 15) at 220, 230 and 240 Vac	
COMPLIANT WITH Complies with Energy Star® DLR (DesignLight Consortium®) and CA Title 24 Technical Requirements	

Custom Timber Frame Awning

Conceptual Specification Sheet

Silver Springs Vintage Warehouse

Single-Slope Decorative Entry Awning

1. GENERAL DESCRIPTION

The awning is intended as an architectural feature and decorative covered entry element and shall be designed to complement the building façade without obstructing pedestrian or vehicular circulation.

2. DESIGN INTENT

The awning shall incorporate:

- Exposed timber framing appearance
- Decorative brackets and/or knee braces
- Single-slope shed roof design
- Clean, simple Florida Vernacular detailing
- Minimal projection where required by site conditions
- Durable exterior-rated materials suitable for Florida climate

Conceptual Reference Image – Intended Timber Frame Awning Style



3. DIMENSIONS (CONCEPTUAL)

Item	Approximate Dimension
Width	10' – 12' (field verify)
Projection	24" – 48" maximum
Roof Slope	2:12 to 4:12
Mounting Height	Coordinate with existing door/header elevations
Clearance	Per applicable code requirements

Final dimensions to be field verified by contractor.

4. STRUCTURAL FRAME MATERIALS

Timber Components

- Rough sawn or smooth cedar, cypress, pressure-treated pine, Douglas fir, or approved equivalent
- Decorative members may utilize synthetic wood appearance materials where appropriate

Minimum Suggested Sizes

Component	Size
Ledger Beam	4x8 nominal
Rafters	4x6 nominal
Decorative Brackets	4x4 or built-up decorative assembly
Trim Members	1x or 2x exterior grade

All wood exposed to weather shall be:

- Exterior rated
- Sealed
- Primed and painted or stained

5. ROOFING SYSTEM

Acceptable Roofing Materials

- Standing seam metal roofing
- 5V crimp metal roofing
- PBR-panel roofing
- Galvalume finish or Kynar-coated finish

Roofing Color

To coordinate with approved building color palette and CRA architectural theme.

6. FINISHES

Paint / Stain

- Exterior-grade UV resistant coating
- Color to coordinate with approved base and trim colors

Hardware

- Black powder-coated fasteners and connectors preferred
- Decorative exposed metal fasteners

7. MOUNTING REQUIREMENTS

- Wall-mounted attachment system
- Contractor shall verify structural attachment points
- No exposed unfinished fasteners
- Flashing required at wall connections
- Installation shall prevent water intrusion

8. ENGINEERING / CODE REQUIREMENTS

Contractor shall provide:

- Shop drawings
- Structural attachment details
- Applicable engineering, if required
- Compliance with:
 - Florida Building Code
 - Wind load requirements
 - Marion County permitting requirements

9. INSTALLATION REQUIREMENTS

Contractor shall:

- Field verify all dimensions
- Protect existing façade
- Coordinate with existing signage, lighting, and trim
- Provide all required anchors, flashing, sealants, and trim closures
- Ensure awning drainage does not impact pedestrian or vehicle areas

10. EXCLUSIONS (UNLESS NOTED)

Unless specifically included in contractor proposal:

- Electrical work
- Signage
- Structural wall modifications
- Permit fees
- Engineering fees
- Painting of existing building

11. BASIS OF DESIGN (REFERENCE STYLE)

Awning shall reflect:

- Florida Vernacular architectural detailing
- Decorative exposed timber appearance
- Minimal projection decorative commercial storefront entry feature
- Consistency with Silver Springs CRA façade enhancement objectives

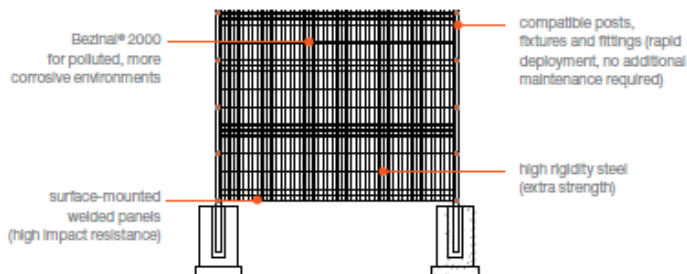
Durafence

Benefits

- 1 Extra-long service-life
- 2 Fully customizable
- 3 Easy to install

Durafence fencing solutions are designed to ward intruders from public and industrial properties and to provide a durable protection against theft, anti-social behavior and vandalism. To secure any perimeter, our portfolio consists of welded mesh panels of various dimensions, with gates and posts to match for quick and efficient installation.

The panels are designed to withstand any kind of abuse; combined coating solutions provide longevity even in the most corrosive, industrial environments, their highly rigid structure resists impact and their narrow spaced wires make them hard to climb.



Why choose Bekaert?

The wire drawing and coating specialist

Bekaert has the flexibility, the historical background, and the technical skills to create any steel wire no matter what shape, composition or mechanical characteristic. We have been producing continuously for over 135 years and are available in over 120 countries.

Experienced provider of fencing solutions

Our experience in producing fences for a wide range of purposes enables us to provide you with the best possible solution and technical support. We have the unique ability to control the entire production process of our fences, from wire rod to finished product.

Your strategic partner

Our global presence means that your products are manufactured to strict international standards of safety and quality. Our local support means that we are at your service at all times.

Manufacturer's Literature and Specifications

Durafence public and industrial fencing solutions are ideal for securing a variety of applications, including schools, parks, sporting venues, industrial and mining sites and more.

3D type fences

Wire diameter: 5mm							
Panel height (mm)	Panel width (mm)	Mesh (mm)	Number of reinforcements per panel	Post types (mm)			
				Square post 60*60*1.5	Square post 60*60*2.0	I post 70*40*1.5	Super I post 100*54.4*1.5
1030	2505	190*50 / 200*50	2	*		*	
1230			2	*		*	
1530			3	*		*	
1730			3	*		*	
2030			4	*	*	*	*
2410			4		*		*

3D M type fences

Wire diameter: 4mm							
Panel height (mm)	Panel width (mm)	Mesh (mm)	Number of reinforcements per panel	Post types (mm)			
				Square post 60*60*1.5	Square post 60*60*2.0	I post 70*40*1.5	Super I post 100*54.4*1.5
1030	2505	190*50 / 100*50	2	*		*	
1230			2	*		*	
1530			3	*		*	
1730			3	*		*	
2030			4	*	*	*	*
2410			4		*		*

2D/2D super type fences

Panel height (mm)	Panel width (mm)	Mesh (mm)	Wire diameters (mm)	Post types (mm)			
				Square post 60*60*1.5	Square post 60*60*2.0	I post 70*40*1.5	Super I post 100*54.4*1.5
1230	2505	200*50	2D Horizontal: 2x6 Vertical: 5	*		*	
1430				*		*	
1630				*		*	
1830			2D super Horizontal: 2x8 Vertical: 6		*		*
2030					*		*
2430					*		*

Other dimensions available upon request. Final specifications dependent on fence design.



Manufacturer's Literature and Specifications

Example of Proposed White Durafence



Platform / Wheelchair Lift

PLATFORM / WHEELCHAIR LIFT SPECIFICATION SHEET

Conceptual Commercial Lift Specification

Manufacturer

Custom Carrier Engineering

Location: Apopka, Florida

Office: (407) 814-4867

Mobile: (352) 217-3437

1. GENERAL DESCRIPTION

Provide labor, materials, fabrication, and installation of a custom vertical platform lift (VPL) / wheelchair lift system designed for commercial or residential accessibility applications.

Lift system shall be suitable for ADA accessibility enhancement and low-rise vertical transportation of wheelchair users, mobility-impaired individuals, walkers, and standing passengers.

Lift shall be custom-fabricated to project-specific dimensions and lifting requirements.

2. AVAILABLE MODELS

Model 3648B

Most common standard platform lift model.

Specification	Description
Platform Size	36"x48"
Lift Height	48" vertical rise
Capacity	500 lbs
Power	110V household current
Railing Height	33"
Lift Time	Approx. 23 seconds
Overall Dimensions	43" x 58" x 91" H
Lift Weight	Approx. 320 lbs

3. CUSTOM PLATFORM OPTIONS

Custom Carrier Engineering offers custom lift configurations.

Feature	Range
Platform Sizes	24" x 30" x 48" x 60"
Lift Heights	4 ft to 11 ft
Capacities	500 lbs to 1000 lbs
Voltage	110V standard
Operational Power	12V power unit available

4. MATERIALS

Typical lift construction includes:

- Steel platform construction
- Powder-coated steel frame
- Steel safety rails
- Heavy-duty rollers and guide assemblies
- Hydraulic or powered lift mechanism
- Exterior-rated finishes suitable for outdoor use

5. ELECTRICAL REQUIREMENTS

Requirement	Specification
Standard Voltage	110V
Circuit	15 amp dedicated recommended
Operation	Household current compatible

6. CONTROLS & SAFETY

Standard Features

- Hand control with up/down operation
- Start/stop capability at any level
- Upper limit safety switch
- Safety railing system
- Entry configuration flexibility
- Removable access doors (optional)

7. CONFIGURATION OPTIONS

Lift may be configured for:

- Front entry
- Side entry

Manufacturer's Literature and Specifications

- Opposite side entry
- Through-access applications

Platform access may be arranged on multiple sides depending on site conditions.

8. INSTALLATION REQUIREMENTS

Contractor shall:

- Verify all site dimensions
- Confirm slab and structural support
- Coordinate electrical requirements
- Install per manufacturer recommendations
- Anchor lift system securely
- Verify code compliance and clearances

9. CODE & ACCESSIBILITY

Lift installation shall comply with:

- ADA accessibility requirements
- Florida Building Code
- Applicable local permitting requirements
- ASME A18.1 where applicable

(Verification by installer/engineer recommended.)

10. WARRANTY

Component	Warranty
Power Unit	1 Year
Track Rollers	3 Years

11. RECOMMENDED COMMERCIAL APPLICATIONS

- ADA accessibility improvements
- Retail storefront accessibility
- Raised entry access
- Commercial low-rise accessibility
- Exterior platform access
- Porch/deck access
- Public accessibility improvements

12. BASIS OF DESIGN

Lift system shall provide:

- Reliable low-rise accessibility
- Commercial-grade durability
- Simple operation
- Exterior-rated construction
- Compact footprint suitable for retrofit applications
- Compatibility with Florida commercial environments

Signage

EXTERIOR SIGNAGE SPECIFICATIONS

Silver Springs Vintage Warehouse

Signage Specifications

1. GENERAL DESCRIPTION

The proposed signage package for Silver Springs Vintage Warehouse consists of three (3) exterior mounted flat-panel signs fabricated from 3mm MaxMetal™ Aluminum Composite Material (ACM) with full-color digitally printed vinyl graphics and protective laminate finish.

The signage is intended to provide cohesive branding, roadway visibility, and decorative architectural enhancement consistent with the building façade improvements planned for the property.

Reference sign layouts attached.

2. SIGN TYPES & DIMENSIONS

Sign Location	Quantity	Approximate Size	Description
Front Elevation Sign	2	36" H x 192" W (3' x 16')	Primary building identification signage
Side Elevation Sign	1	36" H x 144" W (3' x 12')	Secondary roadside visibility signage

3. MATERIAL SPECIFICATIONS

Sign Panel Material

- 3mm MaxMetal™ Aluminum Composite Material (ACM)
- Two pre-painted aluminum faces bonded to polyethylene core
- Matte painted finish, both sides
- Lightweight, rigid, and weather-resistant exterior signage substrate

Material Characteristics

- ACM panel thickness: 3mm
- Aluminum face thickness: 0.15mm
- Polyester painted finish
- UL Recognized material
- Suitable for exterior commercial signage applications

Graphic Finish

- Full-color digital print vinyl applied to face
- Protective laminate finish for UV and weather resistance
- Exterior-rated installation materials and mounting hardware

4. DESIGN INTENT

The signage package is intended to complement the planned vintage-inspired façade improvements while maintaining clean, readable, high-contrast branding visible from the public roadway.

The design incorporates:

- Neutral vintage-inspired color palette
- Simple framed border detailing
- High-contrast typography for readability
- Coordinated branding across all elevations
- Durable low-maintenance materials suitable for Florida climate conditions

5. APPLICATIONS OF MATERIAL

Per manufacturer information, MaxMetal™ ACM signage material is commonly used for:

- Commercial storefront signage
- Dimensional signage
- Wayfinding signage
- Cabinet sign faces
- Exterior site signage

6. INSTALLATION

Installation shall include:

- Mounting of all three (3) sign panels
- Exterior-rated fasteners and mounting methods
- Field verification of mounting locations and dimensions
- Coordination with ongoing façade improvements as needed

Final mounting methods and attachment details to be determined by installer and/or contractor based on existing wall conditions.

Manufacturer's Literature and Specifications

7. NOTES

- Renderings and layouts are conceptual and subject to final fabrication drawings.
- Final field measurements shall be verified prior to fabrication.
- Colors, finishes, and mounting locations may be adjusted during final design coordination.
- Signage intended to support overall façade enhancement and improved commercial visibility from E. Silver Springs Blvd.

8. Reference Signs Layout



Decorative Trellis

Conceptual Specification Sheet

Silver Springs Vintage Warehouse

1. GENERAL DESCRIPTION

The decorative trellis is intended as an architectural façade enhancement feature designed to provide visual interest, dimensional character, and support the overall aesthetic improvements of the building exterior. The trellis is decorative in nature and is not intended for structural occupancy or climbing use.

2. DESIGN INTENT

The trellis shall incorporate:

- Simple, clean-lined decorative design
- Vertical and horizontal trim detailing consistent with the building façade improvements
- Florida vernacular / vintage market-inspired architectural styling
- Durable exterior-rated materials suitable for Florida climate conditions
- Painted finish coordinated with the approved exterior color palette
- Scaled proportions appropriate to existing façade elements and window spacing

3. LOCATION & CONFIGURATION

The decorative trellis is proposed as a façade-mounted architectural accent element positioned along the front and side elevation of the building. Final placement and dimensions shall be field verified prior to fabrication and installation.

Potential installation areas may include:

- Between storefront windows
- Adjacent to decorative columns
- Within landscaped planter areas
- Accent locations intended to break up large wall expanses

4. DIMENSIONS

Item	Approximate Dimension
Height	6' – 8'
Width	18" – 36"
Depth/Projection	2" – 6"
Lattice Opening Size	Variable decorative spacing

Manufacturer's Literature and Specifications

Final dimensions to be field verified by contractor.

5. MATERIALS

The decorative trellis may be constructed from one or more of the following exterior-rated materials:

- Pressure-treated wood
- PVC/composite trim material
- Hardie/fiber cement compatible framing elements
- Exterior-grade fasteners and mounting hardware

All materials shall be rated for exterior use and suitable for Florida humidity and weather exposure.

6. FINISHES

The trellis shall be painted to coordinate with the approved exterior façade color palette, including:

- Sherwin-Williams "Ibis White" (SW 7000) — accent color

Final finish selections may be adjusted slightly for field coordination and material compatibility.

7. INSTALLATION REQUIREMENTS

- Install securely to existing wall framing or approved mounting surface
- Maintain weather-resistant flashing and sealing at penetrations as required
- Coordinate placement with existing windows, lighting, signage, and façade elements
- Contractor to verify all field conditions prior to fabrication and installation

8. PURPOSE OF IMPROVEMENT

The decorative trellis is intended to enhance the visual appearance of the building façade by adding architectural character, texture, and dimensional interest while supporting the overall storefront revitalization and corridor improvement goals of the project.



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)
7/29/2025

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS The Browning Agency 2109 Sawgrass Village Dr Ponte Vedra Beach, FL 32082		PHONE (A/C, No, Ext): (904) 285-3430	COMPANY NAME AND ADDRESS AXIS Insurance Company 11680 Greak Oaks Way , Suite 500 Alpharetta, GA 30022		NAIC NO: 37273
Contact name: Georgette Garcia		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH			
FAX (A/C, No): (904) 285-3572		E-MAIL ADDRESS:			
CODE:	SUB CODE:		POLICY TYPE Commercial Package		
AGENCY CUSTOMER ID #: THEEVEN-01					
NAMED INSURED AND ADDRESS The Event Warehouse, LLC P O Box 1073 Silver Springs, FL 34489			LOAN NUMBER	POLICY NUMBER A1THFL001-044756-04	
			EFFECTIVE DATE 7/27/2025	EXPIRATION DATE 7/27/2026	☐ CONTINUED UNTIL TERMINATED IF CHECKED
ADDITIONAL NAMED INSURED(S)			THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☒ BUILDING OR ☐ BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION Loc # 1, Bldg # 1, 5361 E Silver Springs Blvd, Silver Springs, FL 34488, Warehouse and showroom \$770,000 SEE ATTACHED ACORD 101
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED

BASIC

BROAD

☒

SPECIAL

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: **\$ 861,575**DED: **5,000**

	YES	NO	N/A	
☐ BUSINESS INCOME ☐ RENTAL VALUE				If YES, LIMIT: Actual Loss Sustained; # of months:
BLANKET COVERAGE				If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE				Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?				
IS DOMESTIC TERRORISM EXCLUDED?				
LIMITED FUNGUS COVERAGE				If YES, LIMIT: DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)				
REPLACEMENT COST		☒		
AGREED VALUE				
COINSURANCE				If YES, %
EQUIPMENT BREAKDOWN (If Applicable)				If YES, LIMIT: DED:
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg				If YES, LIMIT: DED:
- Demolition Costs				If YES, LIMIT: DED:
- Incr. Cost of Construction				If YES, LIMIT: DED:
EARTH MOVEMENT (If Applicable)				If YES, LIMIT: DED:
FLOOD (If Applicable)				If YES, LIMIT: DED:
WIND / HAIL INCL ☒ YES ☐ NO Subject to Different Provisions:				If YES, LIMIT: DED: 17,352
NAMED STORM INCL ☒ YES ☐ NO Subject to Different Provisions:				If YES, LIMIT: DED: 17,352
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS				

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

☐ CONTRACT OF SALE	☐ LENDER'S LOSS PAYABLE	☒ LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
☒ MORTGAGEE			
NAME AND ADDRESS Mainstreet Community Bank of Florida ISAOA / ATIMA 204 S. Woodland Blvd Deland, FL 32720			AUTHORIZED REPRESENTATIVE 



ADDITIONAL REMARKS SCHEDULE

AGENCY The Browning Agency		NAMED INSURED The Event Warehouse, LLC	
POLICY NUMBER A1THFL001-044756-04		P O Box 1073 Silver Springs, FL 34489 Marion	
CARRIER AXIS Insurance Company	NAIC CODE 37273	EFFECTIVE DATE: 07/27/2025	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 28 FORM TITLE: EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

Property Information:

Loc # 1, Bldg # 2, 5361 E Silver Springs Blvd, Silver Springs, FL 34488, Storage Building \$91,575

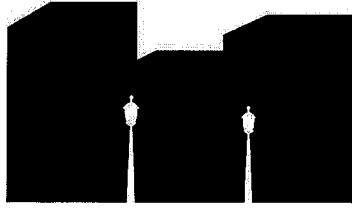
Proof of Funds

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Mainstreet Community Bank 2

Florida Credit Union 2

Proof of Funds



MAINSTREET
COMMUNITY BANK OF FLORIDA

May 22, 2026

The Event Warehouse LLC
dba Silver Springs Vintage Warehouse
PO Box 1073
Silver Springs, FL 34489

RE: Marion County/Silver Springs CRA

To whom it may concern,

Please accept this letter as verification of account and funds for The Event Warehouse LLC. Account is in good standing with Mainstreet Community Bank and has two accounts checking and savings with a total available balance of \$45,807.47 as of today.

If you have any questions, please feel free to contact me at the number listed below.

Best Regards,

A handwritten signature in black ink that reads 'Susan Prendergast'.

Susan Prendergast
Senior Personal Banker
352-355-4579
112 N. Magnolia Ave
Ocala FL 34475

Proof of Funds



To Whom It May Concern,

Please accept this letter of good standing for our Member, Pamela Thompson, Owner of The Event Warehouse.

Currently, Ms. Thompson has access to a \$45,000 Revolving Line-of-Credit that currently has a \$0.00 balance.

Ms. Thompson also keeps on average a medium, five-figure balance with our Credit Union across all accounts.

If any additional information is needed, or if you have any questions, you can reach me directly at 352-237-8222 ext. 2510.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tyler Melvin", with a stylized flourish at the end.

Tyler Melvin

Commercial Relationship Manager

Financial Addendum

Silver Springs Vintage Warehouse CRA Application Packet

Applicant/Owner: Pamela Thompson | The Event Warehouse LLC d/b/a Silver Springs Vintage Warehouse

Purpose of Addendum

This financial addendum is submitted to supplement the financial packet included with the Silver Springs Vintage Warehouse CRA application. The attached bank and credit availability letters document available funds and credit resources; this addendum further clarifies that the applicant has additional financial strength, stable personal income, and continuing income streams that support both the proposed exterior remodel and the start-up of the new business.

Financial Capacity Beyond the Renovation Budget

- **Continued Employment Income:** Owner Pamela Thompson continues to maintain a full-time position with a six-figure annual salary. This ongoing employment income provides a stable source of personal financial support during the renovation, pre-opening period, and initial business ramp-up.
- **Additional Income Stream:** In addition to employment income, Ms. Thompson receives monthly payments from the sale of The Event Warehouse assets. This provides a separate recurring income stream that can support business start-up needs and help absorb timing gaps between project expenditures and CRA reimbursement.
- **Business and Personal Financial Resources:** The applicant has included third-party documentation from financial institutions showing available cash balances and credit capacity. These resources are intended to demonstrate the ability to move forward with approved improvements, maintain liquidity, and support operations during the early stages of the new business.

Financial Documentation Included in Packet

The following support letters are included as part of the financial packet and are referenced here to show available liquidity and credit resources:

Document	Financial Support Shown	Relevance to CRA Application
Florida Credit Union Letter	Access to a \$45k revolving line of credit, in addition to an average medium five-figure balance across accounts.	Shows available credit capacity and banking relationship in good standing.
Mainstreet Community Bank of Florida Verification Letter	Verification that The Event Warehouse LLC is in good standing with checking and savings accounts reflecting a total available balance of \$45k.	Shows available business funds for project and start-up needs.

Support for Remodel and New Business Start-Up

The purpose of the CRA request is not limited to completing a façade remodel. The improvements are part of the broader launch of Silver Springs Vintage Warehouse, a new retail destination business intended to reactivate and improve the existing commercial property. The applicant's financial position supports both components of the project:

- Remodel readiness: available funds and credit capacity provide the ability to pay approved contractors and vendors, manage deposits and material purchases, and bridge the timing between completion of eligible work and CRA reimbursement.
- Start-up readiness: ongoing salary income, monthly payments from the sale of prior business assets, and documented bank balances help support pre-opening costs, vendor recruitment, marketing, insurance, utilities, staffing preparation, and early operating expenses.
- Risk reduction: multiple sources of financial support reduce reliance on any single source of funding and demonstrate that the applicant has the capacity to continue the project through completion and business opening.

Summary Statement

In summary, the financial materials submitted with this CRA application demonstrate that Pamela Thompson and The Event Warehouse LLC have access to documented funds, available credit, ongoing employment income, and recurring payments from the sale of prior business assets. These combined resources strengthen the application by showing that the applicant is financially prepared not only to complete the proposed remodel, but also to support the successful opening and initial operations of Silver Springs Vintage Warehouse.

Note: This addendum is intended to supplement, not replace, the attached financial institution letters included in the CRA financial packet.