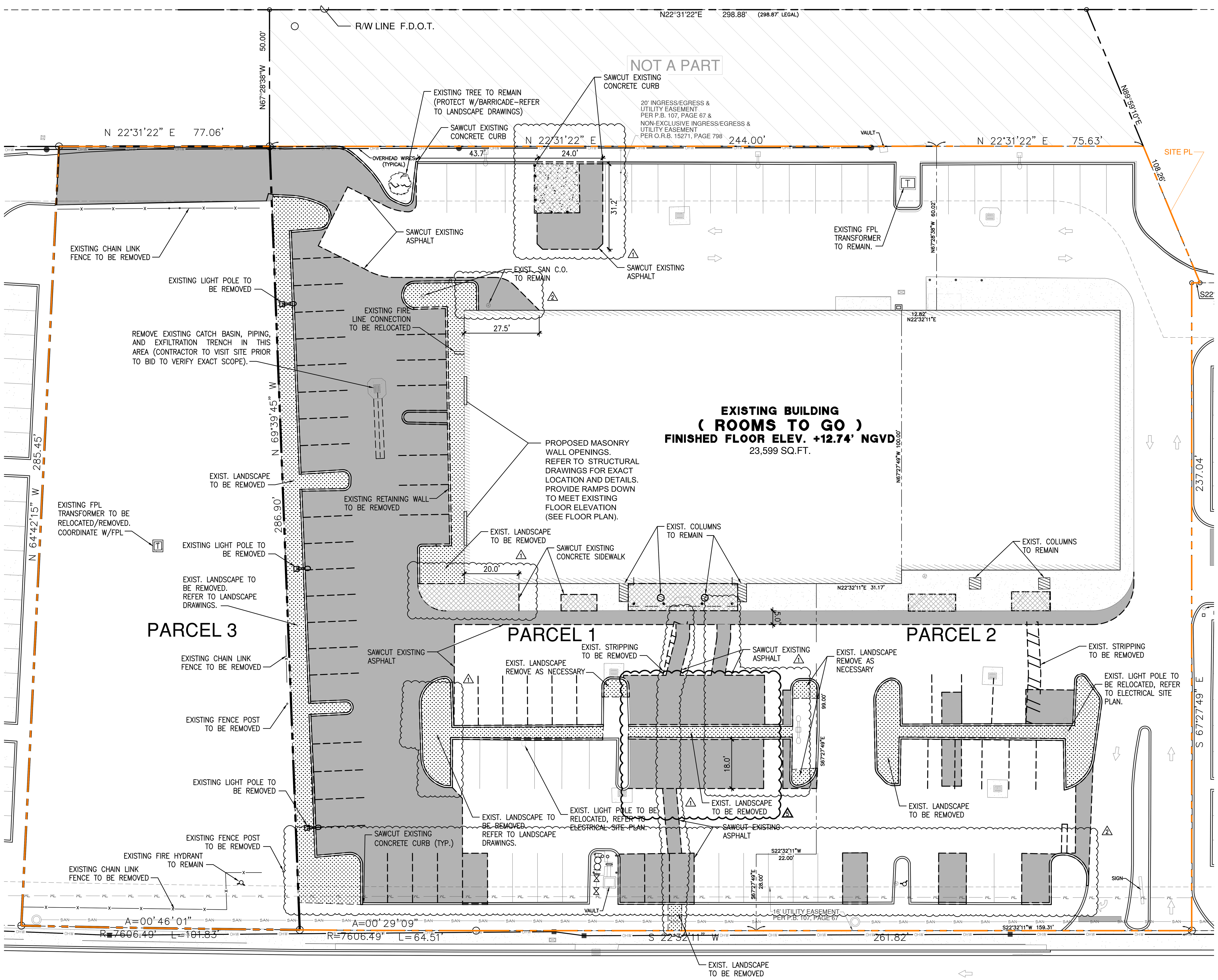

STATE ROAD NO. 5
U.S. HIGHWAY NO. 1

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

SITE DEMOLITION PLAN

1"=20'-0"

DEMOLITION NOTES & LEGEND

1. NO TREES TO BE REMOVED AS PART OF THIS PERMIT.
2. ALL EXISTING PAVEMENT MARKINGS AND SIGNS WITHIN PROPERTY LINES TO BE REMOVED. REFER TO C-7 FOR NEW SIGNS AND PAVEMENT MARKINGS.
3. EXISTING ASPHALT PAVEMENT AND BASE TO BE REMOVED (DEPTH OF BASE REMOVAL BASED ON PROPOSED GRADES). REFER TO SHADED AREA LEGEND #8.
4. CURBS, CONC. WALKS, HAND RAILS, BOLLARDS, LIGHTS, PLANTERS, OVERHANGS, TO BE REMOVED ON THE BUILDING EXPANSION SIDE.
5. ==== CONCRETE CURB TO BE REMOVED
6. ------- DENOTES TO BE REMOVED
7. ——— DENOTES TO REMAIN
8. ASPHALT TO BE REMOVED
9. CONCRETE TO BE REMOVED
10. LANDSCAPE TO BE REMOVED
11. COLUMN AT BUILDING ENTRANCE TO REMAIN
12. COLUMN AT BUILDING ENTRANCE TO REMAIN
13. COLUMN AT BUILDING ENTRANCE TO REMAIN

DEMOLITION SCHEDULE-GC TO VERIFY

ASPHALT TO BE REMOVED	17,897.68 SQ. FT.
LANDSCAPE TO BE REMOVED	5,094.24 SQ. FT.
CONC. SIDEWALK TO BE REMOVED	1,315.50 SQ. FT.
CONC. CURB TO BE REMOVED	1,324.69 LF
RETAINING WALL TO BE REMOVED	103.00 LF
SAWCUT (ASPHALT & CONCRETE)	1,491.27 LF

811
Know what's below.
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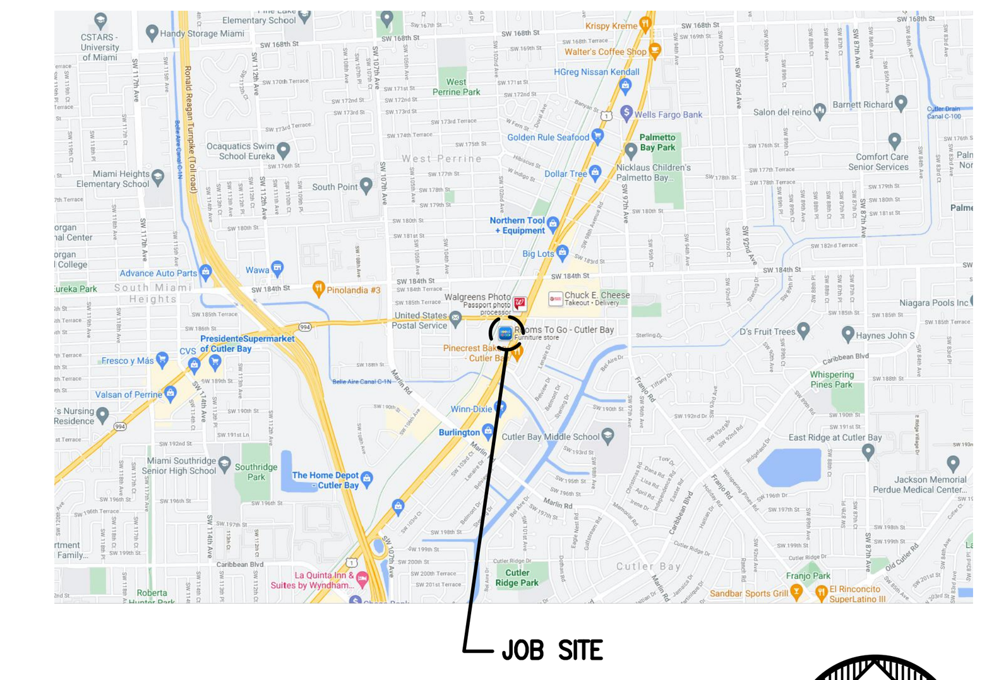

LOCATION MAP

N.T.S.

THIS SITE LIES IN SECTION 5, TOWNSHIP 56 SOUTH, RANGE 40 EAST, CITY OF CUTLER BAY, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

PARCEL: 1 (ORIGINAL LEASE – ROOMS TO GO FURNITURE SHOWROOM):
All of Lot 4 and portions of Lots 1, 2 and 3 of Block 6 of POINT WEST FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 107, Page 67 of the Public Records of Miami-Dade County, Florida, being particularly described as follows:

Beginning at the Southeast corner of said Lot 4; thence N69°39'45"W along the Southwesterly line of said Lot 4 for 286.90 feet to the Southwest corner of said Lot 4; thence N22°31'22"E along the Northwesterly line of said POINT WEST FOURTH ADDITION for 244.00 feet; thence S67°28'38"E for 60.02 feet; thence S22°32'11"W for 12.82 feet; thence S67°27'49"E for 100.00 feet; thence S22°32'11"W for 31.17 feet; thence S67°27'49"E for 99.00 feet; thence S22°32'11"W for 22.00 feet; thence S67°27'49"E for 28.00 feet to a point on the Southeasterly line of said POINT WEST FOURTH ADDITION; thence run the following courses and distances along the said Southeasterly line of POINT WEST FOURTH ADDITION: S22°32'11"W for 102.50 feet to a point of curvature of a circular curve to the right; thence to the right along-said curve having for its elements a radius of 7606.49 feet and a central angle of 0°29'09" for an arc distance of 64.51 feet to the Point of Beginning.

PARCEL 2: (ADDITIONAL LANDS 8/12/1993 AMENDMENT TO LEASE)

A portion of 1, 2 and 3 of Block 6 of POINT WEST FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 107, at Page 67 of the Public Records of Miami-Dade County, Florida; a portion of Lot 10 of Block 6 of POINT WEST SEVENTH ADDITION, according to the Plat thereof recorded in Plat Book 116, at Page 56 of the Public Records of Miami-Dade County, Florida; AND a portion of Tract 12 of PERRINE GRANT SUBDIVISION of Section 5, Township 56 South, Range 40 East, according to the Plat thereof recorded in Plat Book 1, at Page 4 of the Public Records of Miami-Dade County, Florida, ALL being particularly described as follows:

Beginning at the Southwest corner of Lot 4 of Block 6 of said POINT WEST FOURTH ADDITION; thence N67°28'38"W for 50.00 feet to a point on the Southeasterly Right-of-Way line of the Florida Department of Transportation Limited Access Corridor; thence N22°31'22"E along the said Southeasterly Right-of-Way line of the Florida Department of Transportation Limited Access Corridor for 298.87 feet; thence N89°59'10"E for 54.13 feet to a point on the boundary line of said Lot 10 of Block 6; thence continue N89°59'10"E along the said boundary line of Lot 10 for 54.13 feet; thence S22°31'22"W for 3.05 feet; thence S67°27'49"E for 237.04 feet to a point on the Southeasterly line of said Lot 1 of Block 6; thence S22°32'11"W along the Southeasterly lines of said Lots 1, 2 and 3 of Block 6 of 159.31 feet; thence N67°27'49"W for 28.00 feet; thence N22°32'11"E for 22.00 feet; thence N67°27'49"W for 99.00 feet; thence N22°32'11"E for 31.17 feet; thence N67°27'49"W for 100.00 feet; thence N22°32'11"E for 12.82 feet; thence N67°28'38"W for 60.02 feet to a point on the Northwesterly line of said Lot 1 of Block 6; thence S22°31'22"W along the Northwesterly lines of said Lots 1, 2, 3 and 4 and of Block 6 for 244.00 feet to the Point of Beginning. LESS AND EXCEPT THEREFROM those lands included in the right-of-way of the State of Florida, Florida Department of Transportation Limited Access Corridor.

PARCEL 3: (TROPICAL FINANCIAL CREDIT UNION LAND TO BE ADDED TO LEASE)

Lot 5, Block 6, POINT WEST FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 107, page 67, of the Public Records of Miami-Dade County, Florida.

PAVEMENT BID NOTE:
BIDDERS SHALL PROVIDE ALTERNATIVE BID TO MILL AND OVERLAY EXISTING ASPHALT.

GENERAL NOTES

1. SEE SURVEY FOR DESCRIPTION OF EXISTING FEATURES WITHIN SITE.
2. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE DEMOLITION OF EXISTING ON SITE FACILITIES ABOVE AND UNDERGROUND. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL FROM THE SITE OF ALL DEMOLISHED MATERIALS, THE FILLING OF ALL DEPRESSIONS CAUSED BY DEMOLITION, AND THE GRADING OF THESE AREAS SO AS NOT TO BE OBJECTIONABLE TO VIEW. THE CONTRACTOR SHALL OBSERVE ALL REQUIRED SAFETY PRECAUTIONS IN THE PERFORMANCE OF HIS WORK.
3. REMOVE ALL VEGETATION, ROLL AND COMPACT AREAS BEFORE REPLACING FILL. FILL SHALL BE LOCALLY ACCEPTABLE AND SUITABLE FOR FILL PURPOSES, IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT DATED DECEMBER 8, 2021, PREPARED BY ECS FLORIDA, LLC (PROJECT NO. 25:3768), AND PROJECT SPECIFICATIONS SECTIONS IN DIVISION 2.
4. THE CONTRACTOR SHALL BE REQUIRED TO STABILIZE SLOPED AREAS. THE CONTRACTOR SHALL GRADE AND SOD THE AREA WITH THE PROVISION THAT HE SHALL MAINTAIN THE SODDED AREA AS REQUIRED UNTIL SUCH TIME THAT THERE IS SUITABLE GROWTH TO ADEQUATELY PROTECT THE EMBANKMENT. THE MAXIMUM ALLOWABLE SLOPE SHALL BE 2 : 1. CONTRACTOR SHALL MATCH EXISTING GRADES AND ALL PROPERTY LINES AROUND SITE, UNLESS OTHERWISE SHOWN ON GRADING PLAN. FINISHED GRADING AND LANDSCAPING BY LANDSCAPE CONTRACTOR. GENERAL CONTRACTOR IS TO GRADE ALL LANDSCAPED AREAS TO WITHIN 4" (.33') OF FINISHED GRADES. ALL GRADES SHOWN ON GRADING PLAN ARE FINISHED GRADES.
5. DIMENSIONS, BUILDING LOCATION AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT TIME OF LAYOUT. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
6. ALL CONSTRUCTION OF UTILITIES TO BE IN ACCORDANCE WITH LOCAL BUILDING CODES.
7. CONCRETE SIDEWALKS TO BE 4,000 P.S.I. CONCRETE, 4" CONCRETE SLAB ON GRADE REINFORCED WITH MINIMUM 1.0 LBS./YARD POLYPROPYLENE, FIBRILLATED FIBERS – SEE PROJECT SPECIFICATIONS. COMPACTED SUB-BASE PER GEOTECHNICAL REPORT. SEE ARCHITECTURAL DRAWINGS FOR JOINTS & PLAN LAYOUT.
8. ALL CONCRETE CURB TO BE CONSTRUCTED OF 4,000 P.S.I. CONCRETE.
9. ALL WORK TO BE PERFORMED THAT IS NOT COVERED BY THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE, COUNTY, OR LOCAL CODES. ALL WORK IN PUBLIC RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS AND STANDARDS.
10. THE CONTRACTOR IS ADVISED THAT THE SOILS REPORT IS A PART OF THE BIDDING DOCUMENTS. IT IS THE BIDDER'S RESPONSIBILITY TO REVIEW THE SOILS REPORT PRIOR TO SUBMITTING A BID.

CKE GROUP INCORPORATED
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CERTIFICATE OF AUTHORIZATION - 4432
(954) 982-7211 - (305) 558-4124
17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326

18722 S. DIXIE HWY. CUTLER BAY, FLORIDA

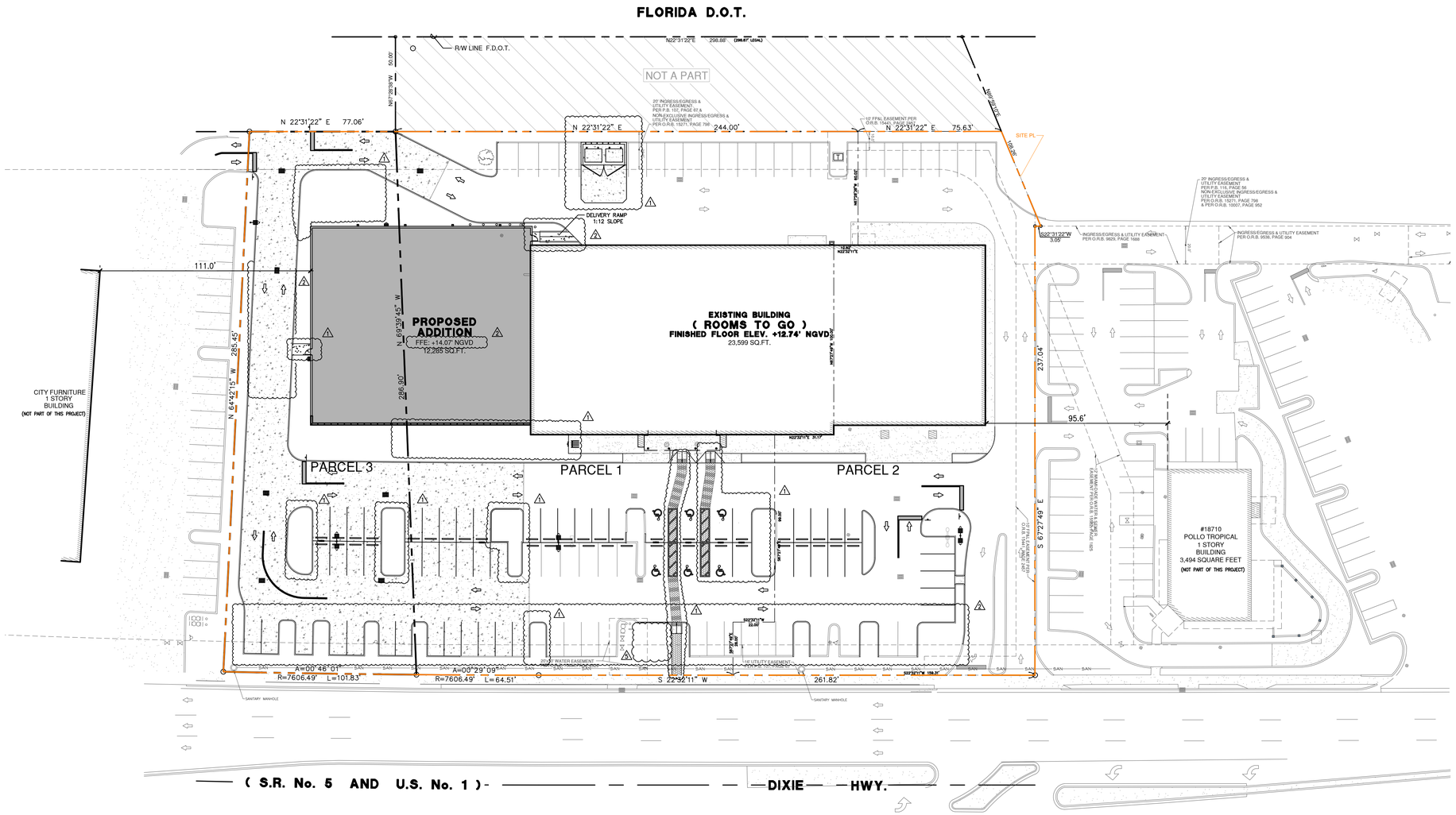
ROOMS TO GO

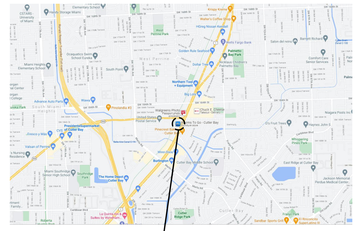
seal
EDUARDO CARCACHE
STATE OF FLORIDA PE 31914
CKE GROUP, INC COA-4432

revisions
5 11/29/2023 BID
2 03/13/2023 CITY COMMENTS
1 01/27/2023 CITY COMMENTS

ADD#2:	11-29-23
bid date:	11-09-23
permit:	-
owner date:	7-6-22
project no:	1789
scale:	AS NOTED
date:	7-1-2022
drawn by:	AG

SD-1





LOCATION MAP

N.T.S.

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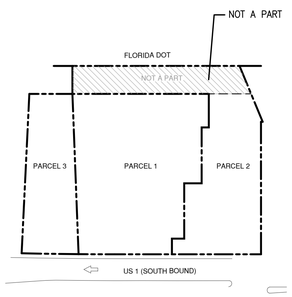

KEY PLAN

N.T.S.

OVERALL SITE PLAN

1"=30'-0"

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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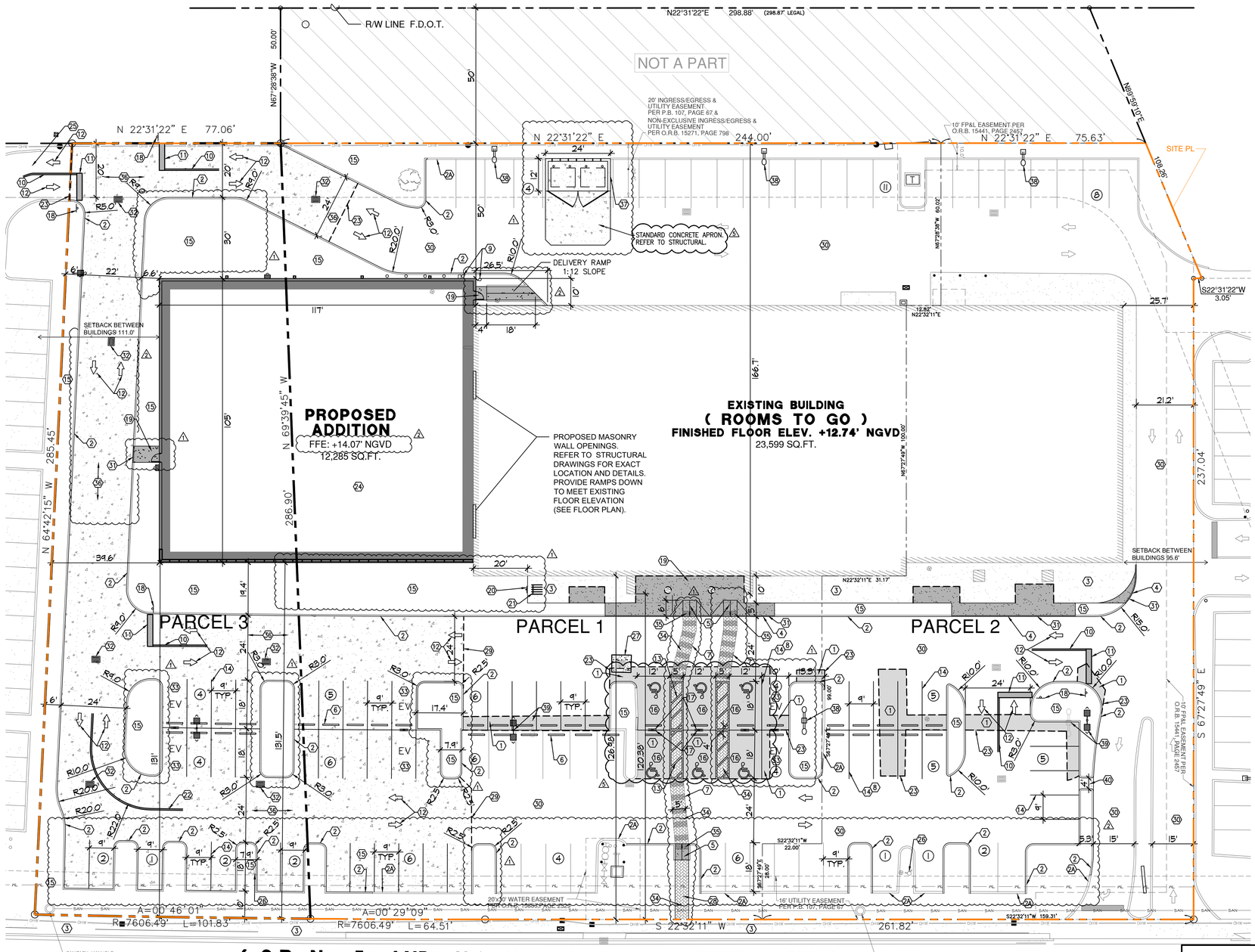
ROOMS TO GO

EDUARDO GARCIACHE
STATE OF FLORIDA LICENSE #
CKE GROUP INC COA-4432
seal

revisions
11/29/2023 BID
03/13/2023 CITY COMMENTS
01/27/2023 CITY COMMENTS

ADD#2:	11-29-23
bid date:	11-09-23
permit:	-
owner date:	7-6-22
project no:	1789
scale:	AS NOTED
date:	7-1-2022
drawn by:	AG

C-0



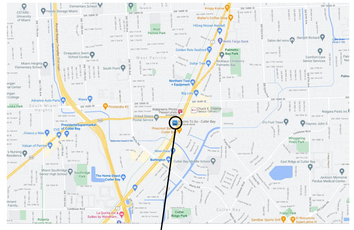
SITE GEOMETRY PLAN

1"=20'-0"

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.



LOCATION MAP

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GENERAL SITE NOTES

1. ALL PAVEMENT MARKINGS AND SIGNAGE ARE TO COMPLY WITH CUTLER BAY PUBLIC WORKS DEP. STANDARDS/MUTCD.
2. ALL RADII AND DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE SHOWN , CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH PAVING PLAN. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL (SEE SHEET C–4).
5. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL (SEE SHEET C–4).
6. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT TO EXCEED 1:50 (2%) IN ALL DIRECTIONS.

SITE PLAN LEGEND

- TRANSFORMER BOX ON PAD
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- PROPERTY LINE
- EXISTING COLUMNS
- EXISTING PAVEMENT TO BE TO BE REPAIRED AS NEEDED, SEAL COAT & RESTRIPE.
- NEW CONCRETE SIDEWALK
- NEW PAVERS
- NEW STANDARD ASPHALT (REFER TO DETAIL)
- NEW CONCRETE PAVEMENT (REFER TO DETAIL)
- EXISTING BUILDING (NOT A PART)

811 Know what's below. Call before you dig.

CONSTRUCTION NOTES:

1. NEW ASPHALT PAVEMENT AS PER DETAIL 1/C–4.
2. NEW 6" P.C.C. TYPE 'D' CURB AS PER DETAIL 2/C–4
2A. EXISTING 6" P.C.C. TYPE 'D' CURB TO REMAIN.
3. EXISTING CONC. SIDEWALK.
4. P.C.C. CONCRETE CURB EDGE SIDEWALK AS PER DETAIL
5. P.C.C. HANDICAP RAMP – MAX SLOPE 1:12.
6. 6' CONCRETE WHEEL STOP (TYP.). SEE SPECS. IN SEC. 02526 (DET. 6/C–4)
7. PEDESTRIAN CROSSING STRIPES PER F.D.O.T. INDEX No. 17346 (DET. 7/C–4)
8. RE–STRIPE PARKING SPACES W/4" DOUBLE WHITE STRIPES (DET. 14/C–4)
9. STEEL BOLLARD AS PER DETAIL 9/C–4.
10. 20 LF 6" DOUBLE YELLOW
11. 24" STOP BAR PAINTED WHITE (DET. 11/C–4).
12. TRAFFIC ARROWS PAINTED WHITE (DET. 12/C–4).
13. 6" WHITE STRIPES AT 60° (PER FDOT INDEX No. 17346).
14. 4" DOUBLE WHITE STRIPES (TYP. AT PARKING SPACES–SEE DET. 14/C–4).
15. LANDSCAPE AREA.
16. HANDICAP PARKING AS PER DETAIL 16/C–4.
17. HANDICAP SIGN 7'–0" A.F.F. SEE DETAIL 17/C–4.
18. STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1–1 (36"x36")–DET. 18/C–4.
19. PROVIDE 5' LANDING AT DOORS, 2% MAX SLOPE IN ALL DIRECTIONS.
20. 'BICYCLE PARKING' SIGN–SEE DET. 20/C–4
21. BICYCLE RACK BY HUNTCO–MODEL BR–7 OR APPROVED EQUAL, FINISH: POWDER COATED PAINT (SEE DET. 21/C–4)
22. 6" DOUBLE YELLOW LINES IN CURVE.
23. SAWCUT EXISTING ASPHALT–NEW PAVEMENT TO BE COMPATIBLE.
24. ALL ROOF MOUNTED EQUIPMENT AND ACCESSORIES SHALL BE SCREENED FROM VIEW BY PARAPET.
25. EXISTING DRIVEWAY CONNECTION TO ADJACENT CITY FURNITURE.
26. EXISTING FIRE HYDRANT
27. REBUILD CONCRETE PAD AROUND CATCH BASIN AS NECESSARY
28. PAVERS ON 5' CONNECTION W/STREET SIDEWALK.
29. SAWCUT EXISTING ASPHALT–NEW CONCRETE PAVEMENT TO BE FLUSH WITH ASPHALT (DET. 29/C–4).
30. SEAL COAT & RE–STRIPE EXISTING ASPHALT PAVEMENT.
31. PAINT FACE OF CURB AND 6" RETURN/TOP YELLOW WHERE SIDEWALKS ABUT PAVEMENT.
32. NEW CATCH BASIN.
33. ELECTRIC VEHICLE PARKING SPACE WITH SIGN (DET. 33/C–4).
34. PAVERS
35. DETECTABLE WARNING SURFACE (DET. 35/C–4).
36. 25% MIN. PERVIOUS CONCRETE PAVEMENT.–6" THICK W/ 6"X6" –6/6 W.W.F. OVER CRUSHED AGGREGATE OR GRAVEL BASE, MAX. SPACING FOR CONTROL JOINTS 10' O.C. EACH WAY–MIN. SOLAR REFLECTANCE INDEX (SRI)=29. TRASH & RECYCLE ENCLOSURE REFER TO ARCH. DWGS.
37. EXISTING PARKING LIGHT TO REMAIN. REFER TO E0.1
38. EXISTING PARKING LIGHT TO BE RELOCATED. REFER TO E0.1
40. NEW CONCRETE SPILLWAY.

CKE GROUP
GROUP
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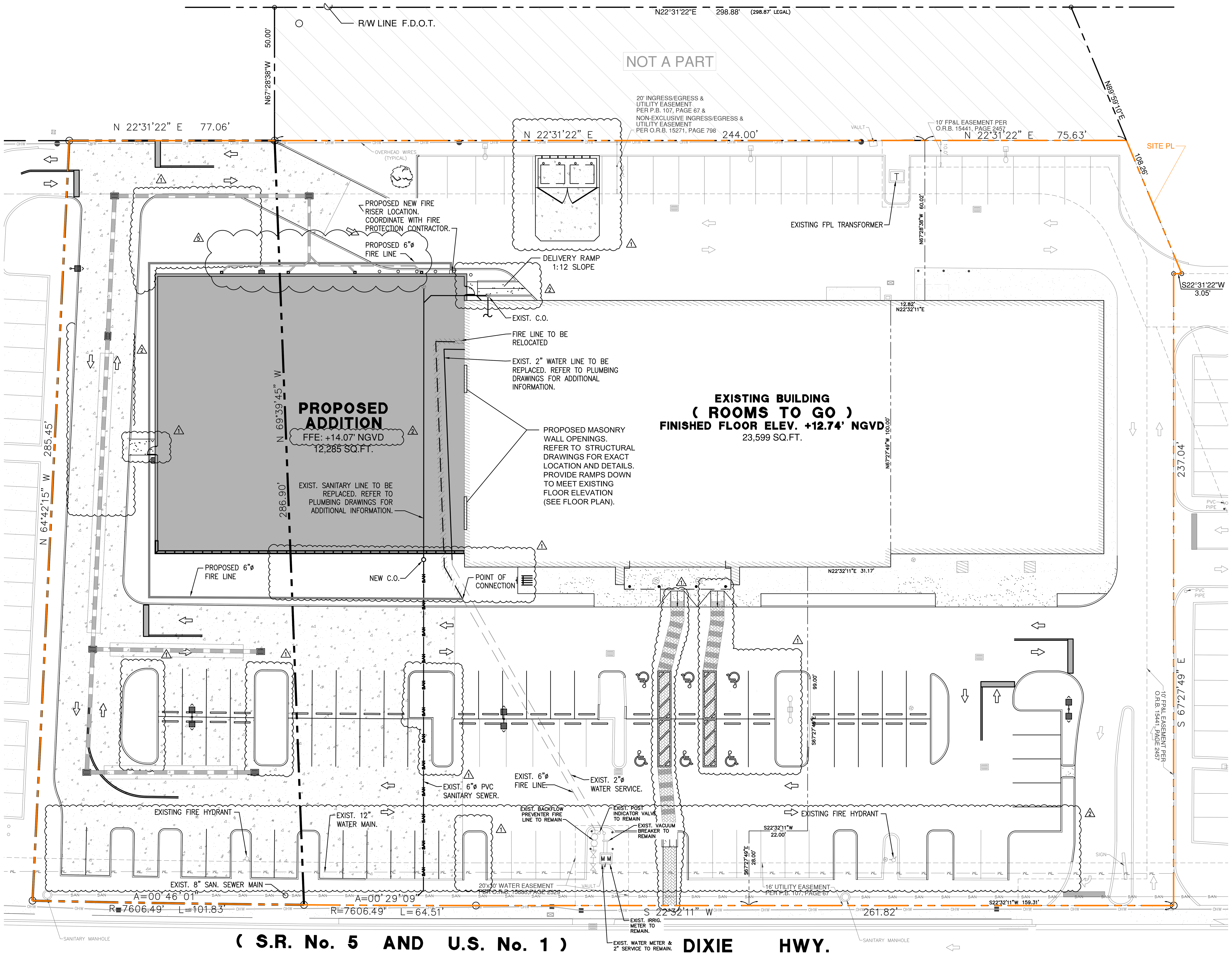
ROOMS TO GO

EDUARDO GARGACHE
REGISTERED AGENT
STATE OF FLORIDA
CKE GROUP, INC COA-4432

revisions seal
11/29/2023 BID
03/13/2023 CITY COMMENTS
01/27/2023 CITY COMMENTS

ADD#2:	11-29-23
bid date:	11-09-23
permit:	-
owner date:	7-6-22
project no:	1789
scale:	AS NOTED
date:	7-1-2022
drawn by:	AG

C–1.2

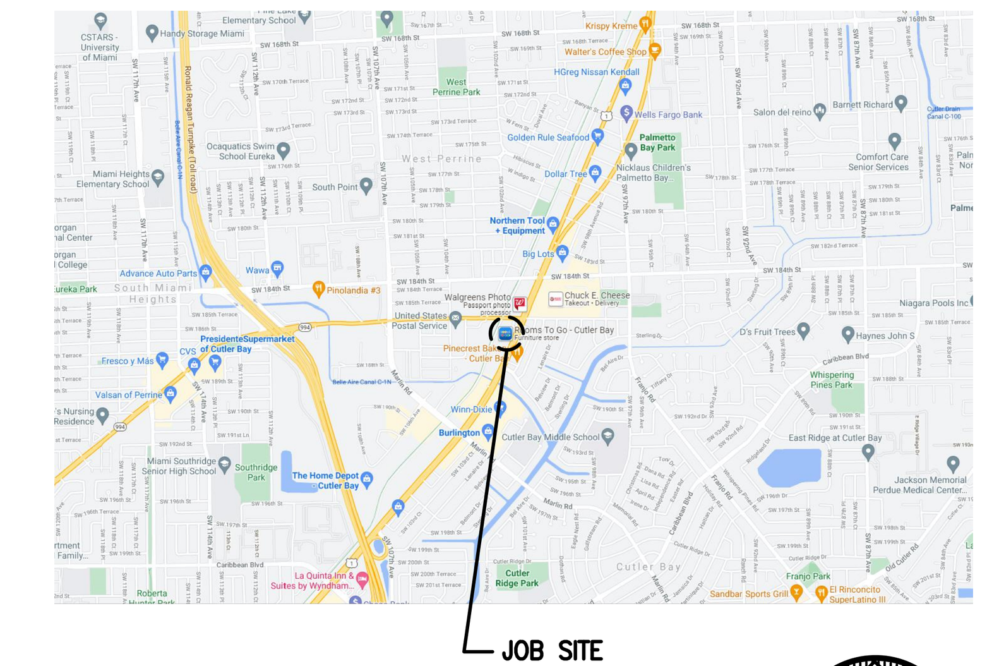


UTILITY PLAN

1"=20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call before you dig.



LOCATION MAP

N.T.S.

LEGAL DESCRIPTION:

PARCEL: 1 (ORIGINAL LEASE – ROOMS TO GO FURNITURE SHOWROOM):
All of Lot 4 and portions of Lots 1, 2 and 3 of Block 6 of POINT WEST FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 107, Page 67 of the Public Records of Miami–Dade County, Florida, being particularly described as follows:

Beginning at the Southeast corner of said Lot 4; thence N69°39'45"W along the Southwesterly line of said Lot 4 for 286.90 feet to the Southwest corner of said Lot 4; thence N22°31'22"E along the Northwesterly line of said POINT WEST FOURTH ADDITION for 244.00 feet; thence S67°28'38"E for 60.02 feet; thence S22°32'11"W for 12.82 feet; thence S67°27'49"E for 100.00 feet; thence S22°32'11"W for 31.17 feet; thence S67°27'49"E for 99.00 feet; thence S22°32'11"W for 22.00 feet; thence S67°27'49"E for 28.00 feet to a point on the Southeasterly line of said POINT WEST FOURTH ADDITION; thence run the following courses and distances along the said Southeasterly line of POINT WEST FOURTH ADDITION: S22°32'11"W for 102.50 feet to a point of curvature of a circular curve to the right; thence to the right along–said curve having for its elements a radius of 7606.49 feet and a central angle of 0°29'09" for an arc distance of 64.51 feet to the Point of Beginning.

PARCEL 2: (ADDITIONAL LANDS 8/12/1993 AMENDMENT TO LEASE)

A portion of 1, 2 and 3 of Block 6 of POINT WEST FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 107, at Page 67 of the Public Records of Miami–Dade County, Florida; a portion of Lot 10 of Block 6 of POINT WEST SEVENTH ADDITION, according to the Plat thereof recorded in Plat Book 116, at Page 56 of the Public Records of Miami–Dade County, Florida; AND a portion of Tract 12 of PERRINE GRANT SUBDIVISION of Section 5, Township 56 South, Range 40 East, according to the Plat thereof recorded in Plat Book 1, at Page 4 of the Public Records of Miami–Dade County, Florida, ALL being particularly described as follows:

Beginning at the Southwest corner of Lot 4 of Block 6 of said POINT WEST FOURTH ADDITION; thence N67°28'38"W for 50.00 feet to a point on the Southeasterly Right–of–Way line of the Florida Department of Transportation Limited Access Corridor; thence N22°31'22"E along the said Southeasterly Right–of–Way line of the Florida Department of Transportation Limited Access Corridor for 298.87 feet; thence N89°59'10"E for 54.13 feet to a point on the boundary line of said Lot 10 of Block 6; thence continue N89°59'10"E along the said boundary line of Lot 10 for 54.13 feet; thence S22°31'22"W for 3.05 feet; thence S67°27'49"E for 237.04 feet to a point on the Southeasterly line of said Lot 1 of Block 6; thence S22°32'11"W along the Southeasterly lines of said Lots 1, 2 and 3 of Block 6 of 159.31 feet; thence N67°27'49"W for 28.00 feet; thence N22°32'11"E for 22.00 feet; thence N67°27'49"W for 99.00 feet; thence N22°32'11"E for 31.17 feet; thence N67°27'49"W for 100.00 feet; thence N22°32'11"E for 12.82 feet; thence N67°28'38"W for 60.02 feet to a point on the Northwesterly line of said Lot 1 of Block 6; thence S22°31'22"W along the Northwesterly lines of said Lots 1, 2, 3 and 4 and of Block 6 for 244.00 feet to the Point of Beginning. LESS AND EXCEPT THEREFROM those lands included in the right–of–way of the State of Florida, Florida Department of Transportation Limited Access Corridor.

PARCEL 3: (TROPICAL FINANCIAL CREDIT UNION LAND TO BE ADDED TO LEASE)

Lot 5, Block 6, POINT WEST FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 107, page 67, of the Public Records of Miami–Dade County, Florida.

NOTES:

1. ALL HYDRANTS TO FALL WITHIN 2 FEET OF CURB, STEAMER CONNECTION TO FACE ROADWAY.
2. WATER SHALL BE AVAILABLE TO ALL HYDRANTS PRIOR TO START OF CONSTRUCTION.
3. LANDSCAPING SHALL NOT OBSCURE FIRE HYDRANT NOR SPRINKLER / STANDPIPE WYES.
4. BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM ROADWAY.
5. ON–SITE SANITARY SEWER LATERAL TO BE PRIVATELY MAINTAINED.
6. CONTRACTOR TO VERIFY INVERTS AND EXACT LOCATION OF UTILITIES PRIOR TO COMMENCING WITH WORK.
7. CONTRACTOR TO PROVIDE CLEANOUTS AT EACH CHANGE OF DIRECTION OF SEWER LINE AND AT INTERVALS NOT TO EXCEED 70 FT.
8. NO SOLVENT WELD SHALL BE USED.
9. REFER TO THE CITY OF CUTLER BAY STANDARD DETAILS FOR ADDITIONAL DETAILS.

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18722 S. DIXIE HWY. CUTLER BAY, FLORIDA

ROOMS TO GO

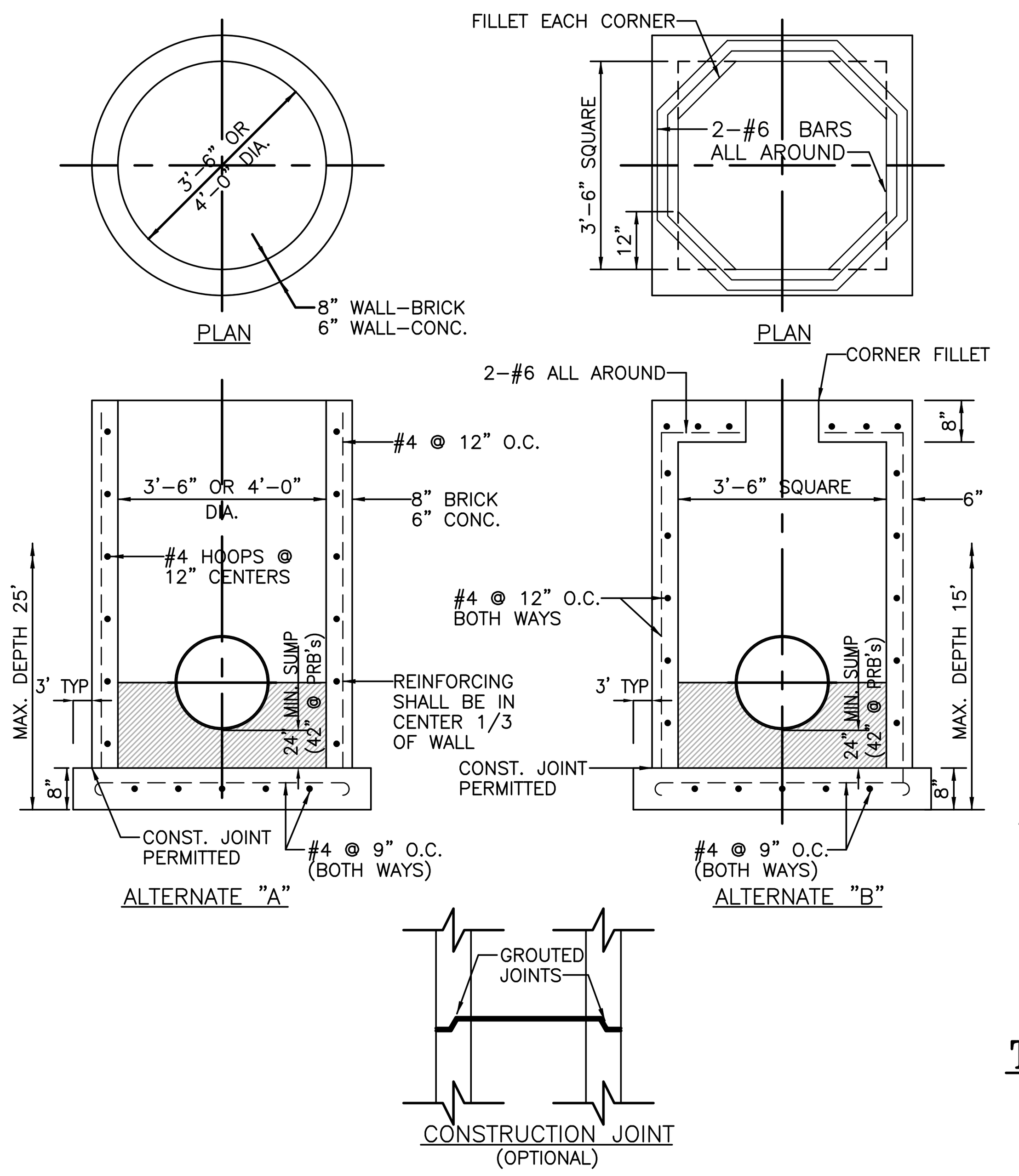
seal
EDUARDO CARCACHE
STATE OF FLORIDA PE 31914
CKE GROUP, INC COA-4432

revisions
1 01/27/2023 CITY COMMENTS
2 03/13/2023 CITY COMMENTS
5 11/29/2023 BID

ADD#2: 11-29-23
bid date: 11-09-23
permit: -
owner date: 7-6-22

project no: 1789
scale: AS NOTED
date: 7-1-2022
drawn by: AG

C-3

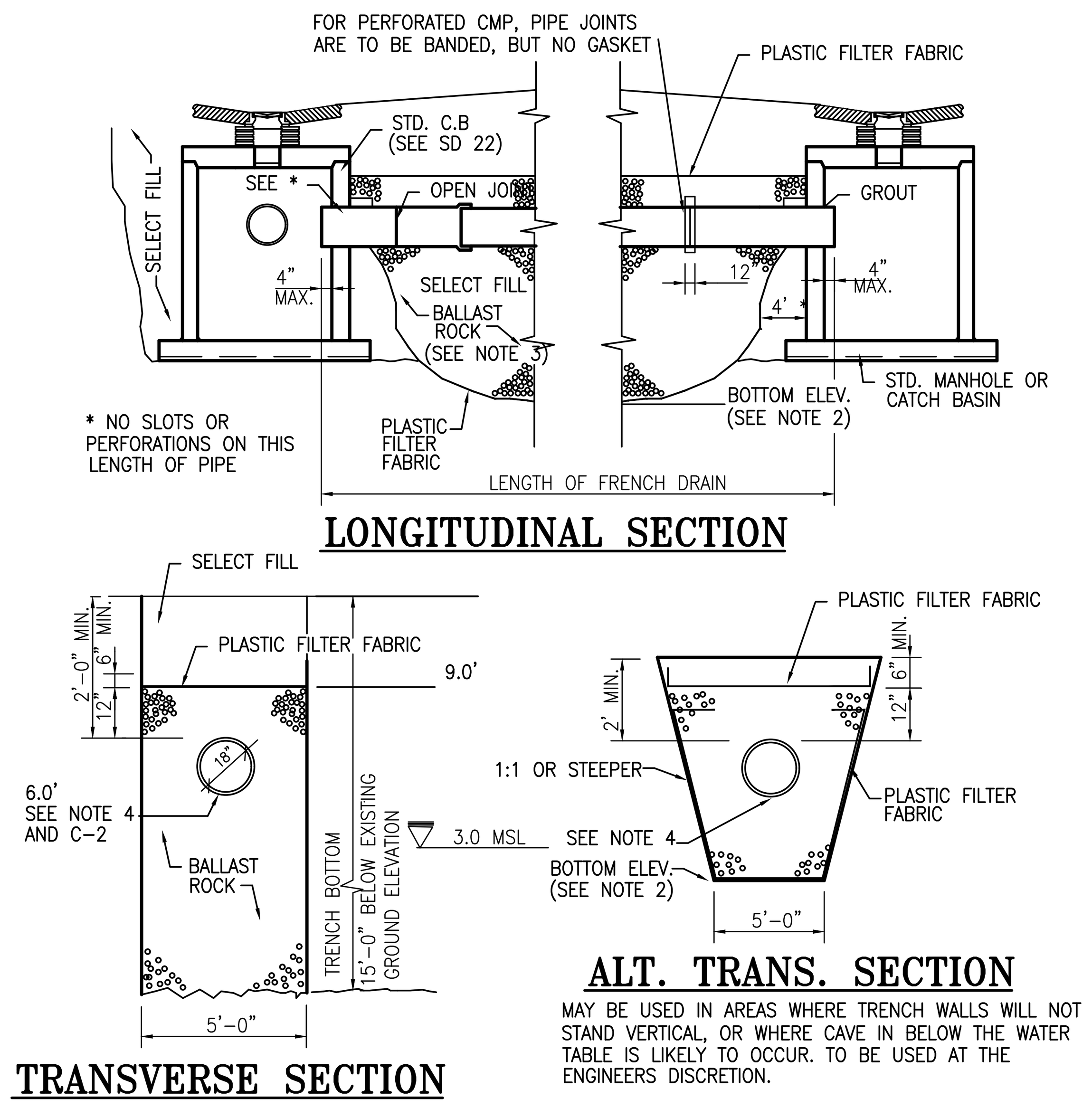


GENERAL NOTES:

1. CIRCULAR STRUCTURES (ALTERNATES 'A') MAY BE CONSTRUCTED OF CONCRETE OR BRICK, BUT RECTANGULAR STRUCTURES (ALTERNATES 'B' & 'C') SHALL BE CONSTRUCTED OF CONCRETE ONLY. THE CONCRETE MAY BE CAST-IN-PLACE OR PRECAST.
2. WALL REINFORCEMENT AND THICKNESS ARE FOR EITHER CAST-IN-PLACE OR PRECAST CONCRETE EXCEPT THAT FOR PRECAST CIRCULAR UNITS A.S.T.M. SPECIFICATIONS C-76, TABLE III, FOR B WALL REINFORCED CONCRETE PIPE OR PRECAST CIRCULAR UNITS IN ACCORDANCE WITH ASTM SPECIFICATION C-478 WILL BE ACCEPTABLE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
3. PRECAST TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C-478 FOR PRECAST CIRCULAR UNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
5. CORNER FILLETS SHOWN FOR RECTANGULAR STRUCTURES ARE NECESSARY ONLY WHEN STRUCTURES ARE USED IN CONJUNCTION WITH CIRCULAR TOPS.
6. STRUCTURES SHALL BE SECURED TO INLET THROATS, RISERS OR MANHOLE TOPS WITH A MINIMUM OF 6-No. 4 BARS 12" LONG.
7. ANY INLET, MANHOLE, OR JUNCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
8. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF THE PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNITS. MAXIMUM OPENING FOR PIPE SHALL BE MAXIMUM REQUIRED O.D. + 6".
9. THE OUTSIDE OF BRICK WALLS SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR.

INLET, MANHOLE & JUNCTION BOX (TYPE 'P')

NOT TO SCALE



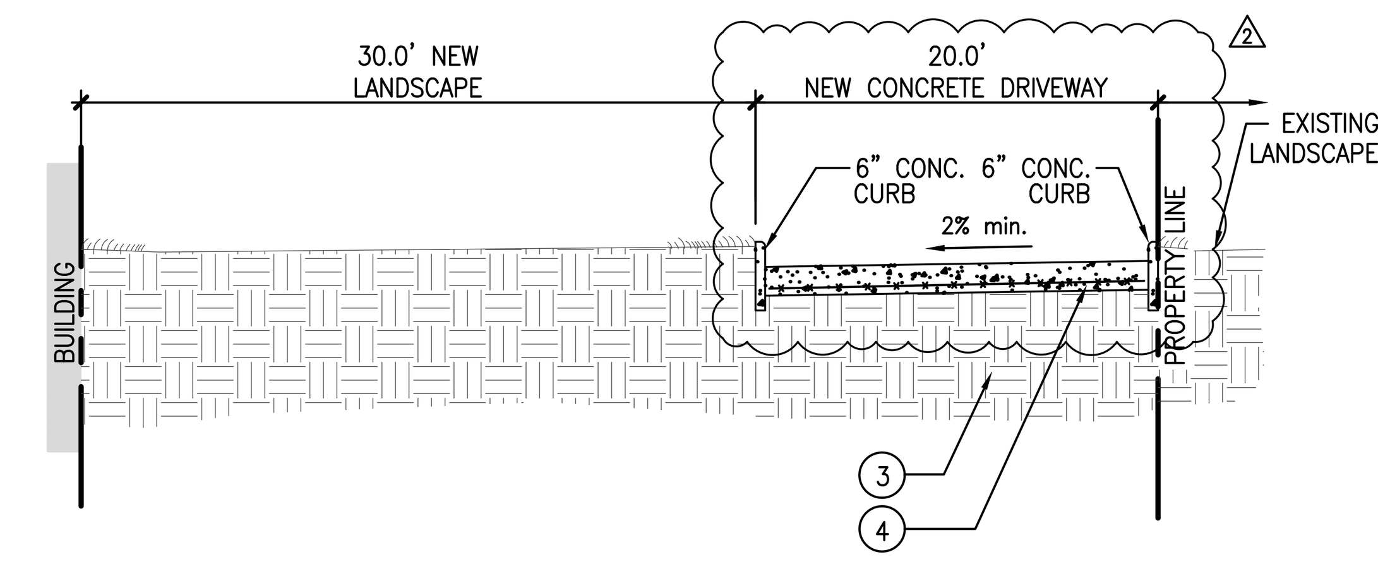
MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEERS DISCRETION.

NOTES:

1. PLASTIC FILTER FABRIC (AT EA. SIDE SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND / OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE AS SHOWN IN W.C. 2.2 (AVG. OCTOBER GROUND WATER LEVEL).

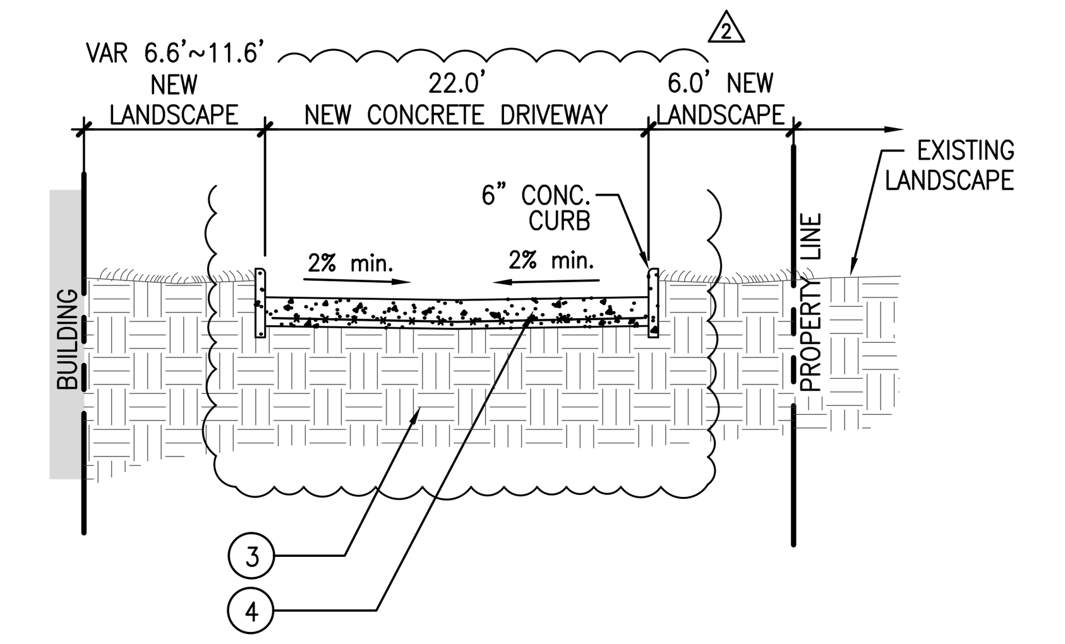
EXFILTRATION TRENCH DETAILS

NOT TO SCALE



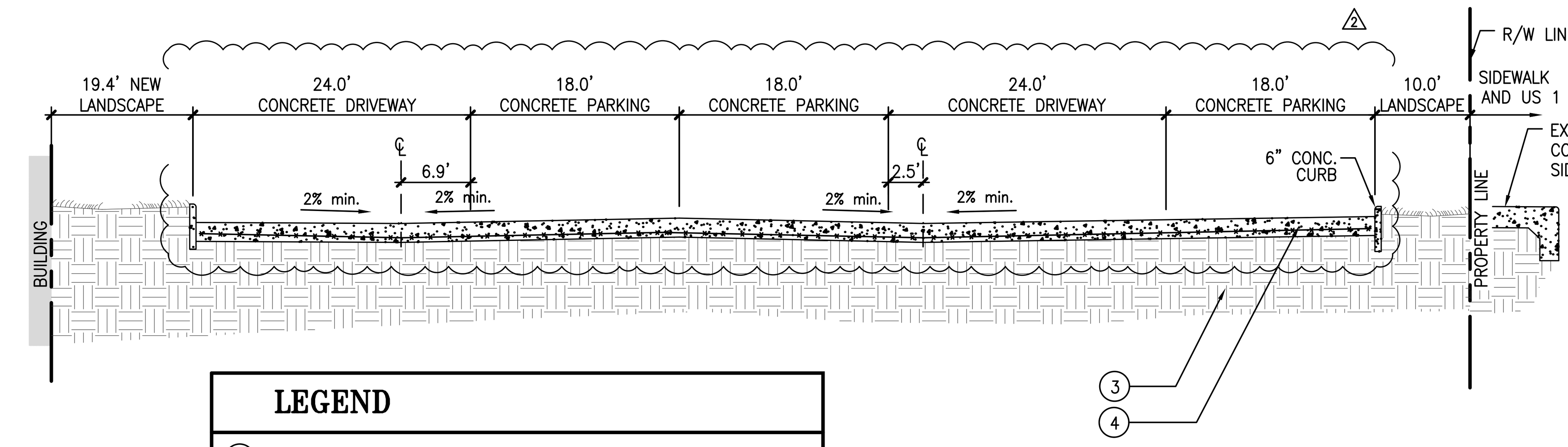
1/C-5 PAVEMENT SECTION

NOT TO SCALE



2/C-5 PAVEMENT SECTION

NOT TO SCALE

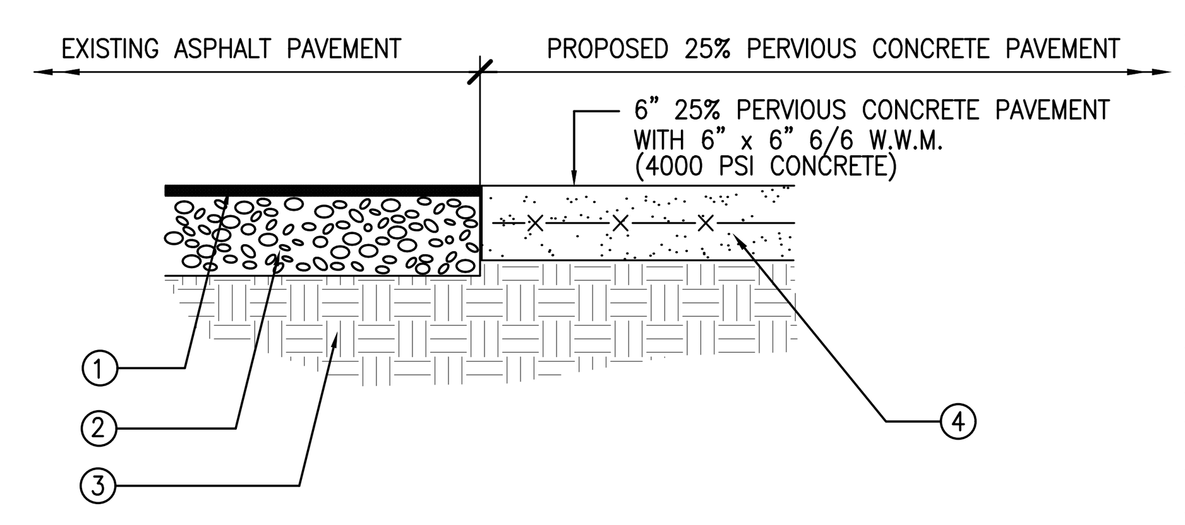


3/C-5 PAVEMENT SECTION

NOT TO SCALE

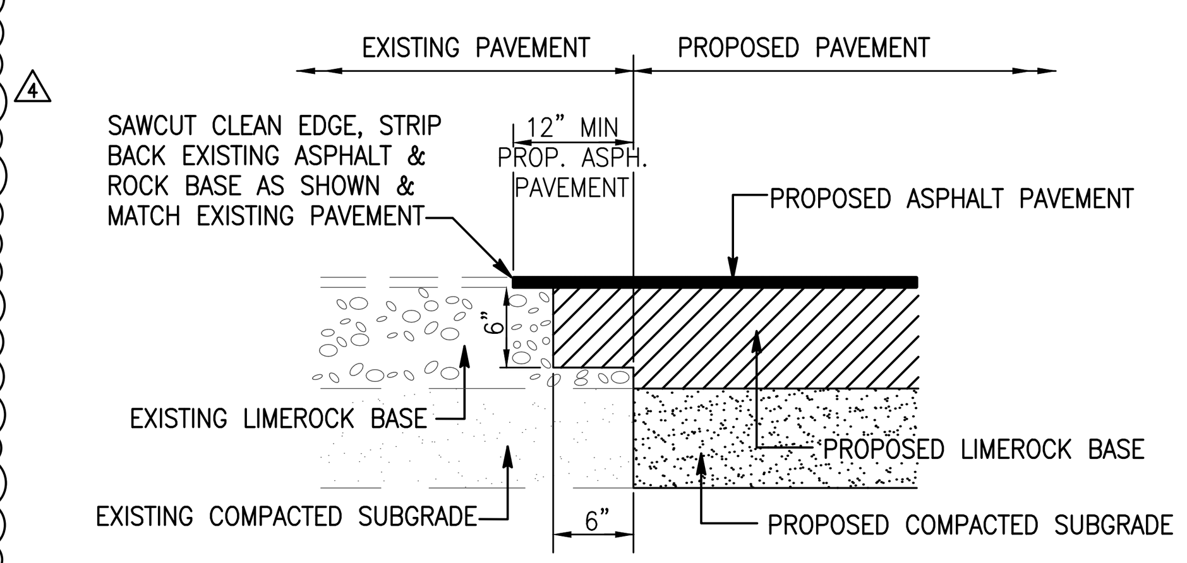
LEGEND

1. 2" MIN. TYPE SP 9.5 OR SP-12.5 ASPHALTIC CONCRETE APPLIED IN 2-1" LIFTS, PER FDOT SPECIFICATIONS, GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS. COMPACT TO MINIMUN 95% LABORATORY MARSHALL DENSITY. SECOND LIFT TO BE APPLIED NO EARLIER THAN AFTER ALL LANDSCAPE INSTALLATION HAS BEEN INSPECTED AND APPROVED.
2. 8" LIMEROCK BASE - MIN LBR=100 COMPACTION: 98% OF THE MODIFIED PROCTOR (ASTM D 1557) MIN CARBONATE CONTENT = 70%. REFER TO GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS.
3. 12" SUBGRADE - MIN LBR=40 COMPACTION: 98% OF THE MODIFIED PROCTOR (ASTM D 1557). REFER TO GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS.
4. 25% MIN. PERVIOUS CONCRETE PAVEMENT.-6" THICK W/ 6"X6" -6/6 W.W.F. OVER CRUSHED AGGREGATE OR GRAVEL BASE, MAX. SPACING FOR CONTROL JOINTS 10' O.C. EACH WAY-MIN. SOLAR REFLECTANCE INDEX (SRI)=29 (DET. 36/C-4).



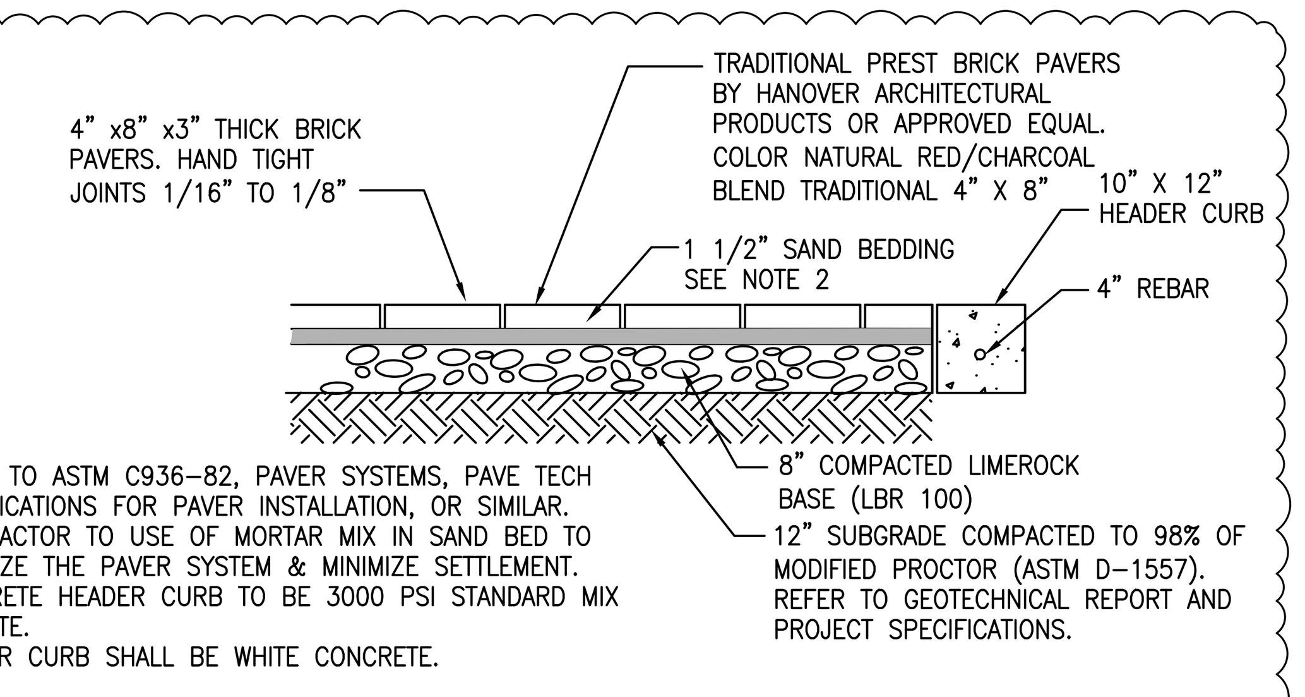
29 ASPHALT-CONCRETE JOINT DETAIL

NOT TO SCALE



SAWCUT PAVEMENT DETAIL

NOT TO SCALE

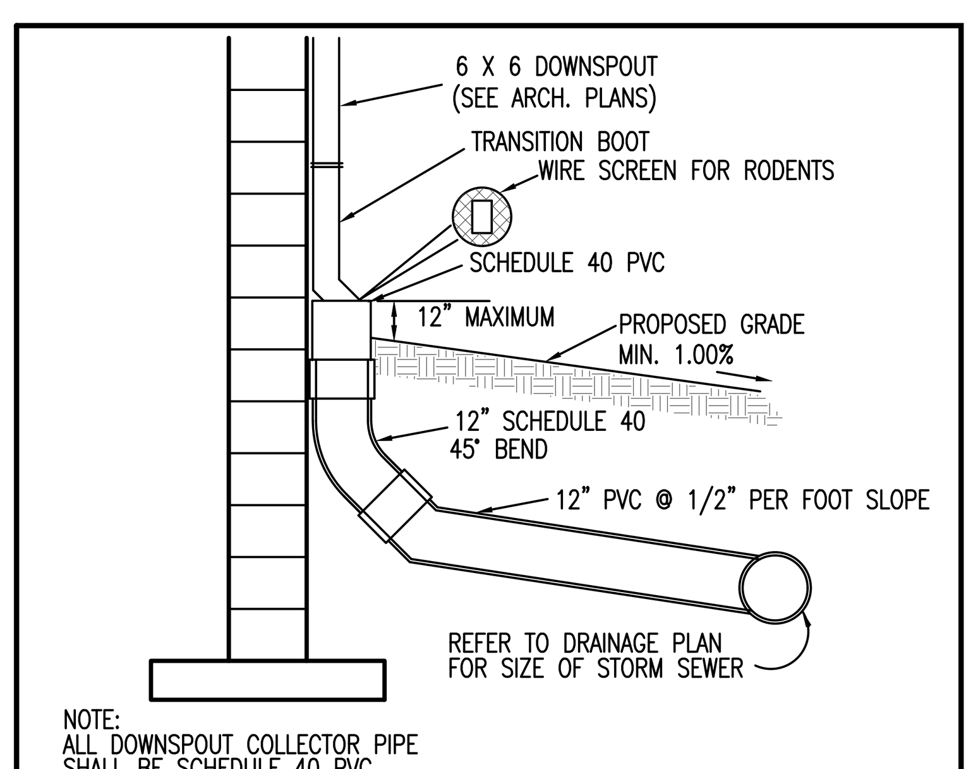


NOTES:

1. REFER TO ASTM C936-82, PAVER SYSTEMS, PAVE TECH SPECIFICATIONS FOR PAVER INSTALLATION, OR SIMILAR.
2. CONTRACTOR TO USE OF MORTAR MIX IN SAND BED TO STABILIZE THE PAVER SYSTEM & MINIMIZE SETTLEMENT.
3. CONCRETE HEADER CURB TO BE 3000 PSI STANDARD MIX ONCRETE.
4. HEADER CURB SHALL BE WHITE CONCRETE.

34 BRICK PAVER DETAIL

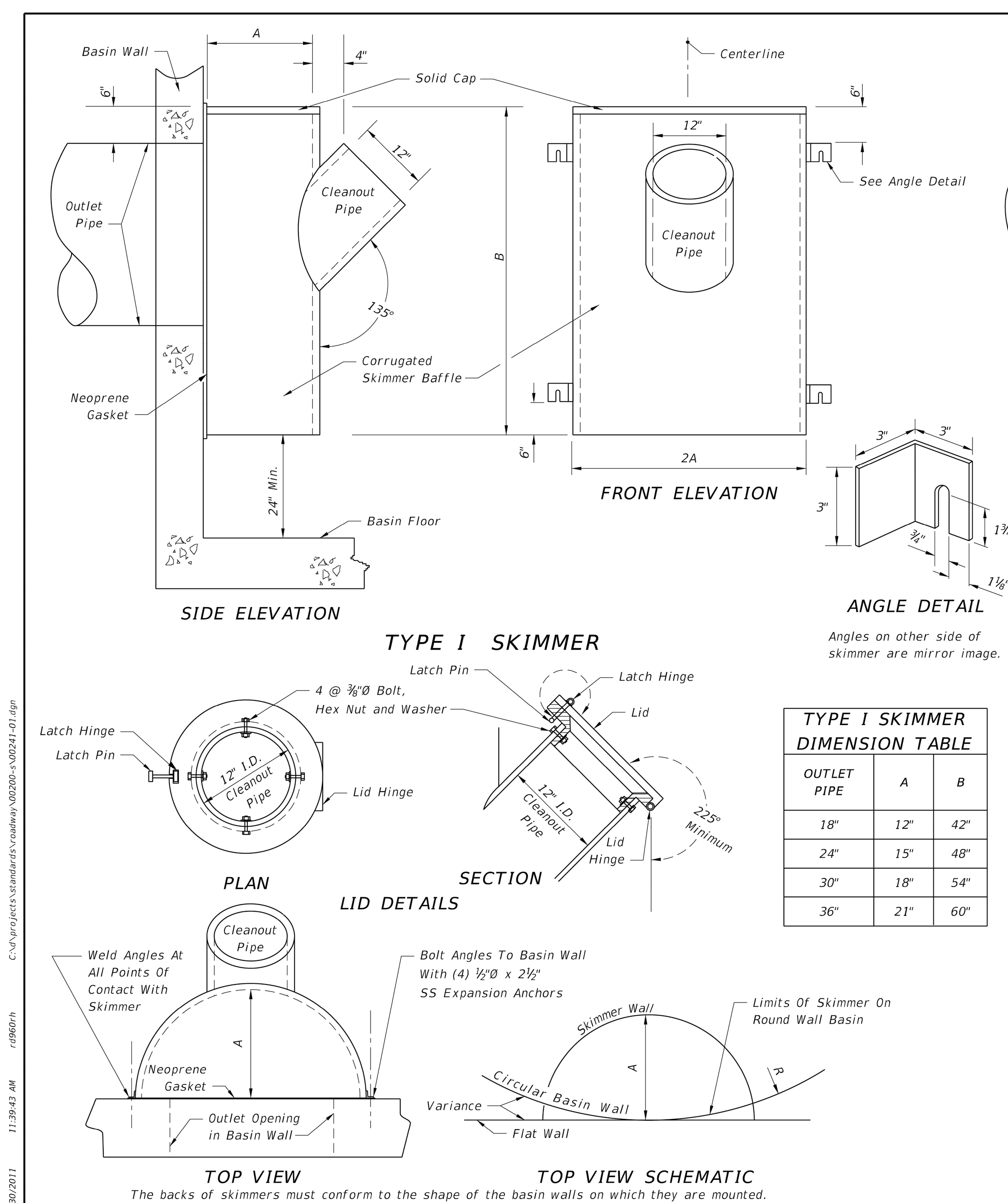
NOT TO SCALE



NOTE:
ALL DOWNSPOUT COLLECTOR PIPE SHALL BE SCHEDULE 40 PVC.

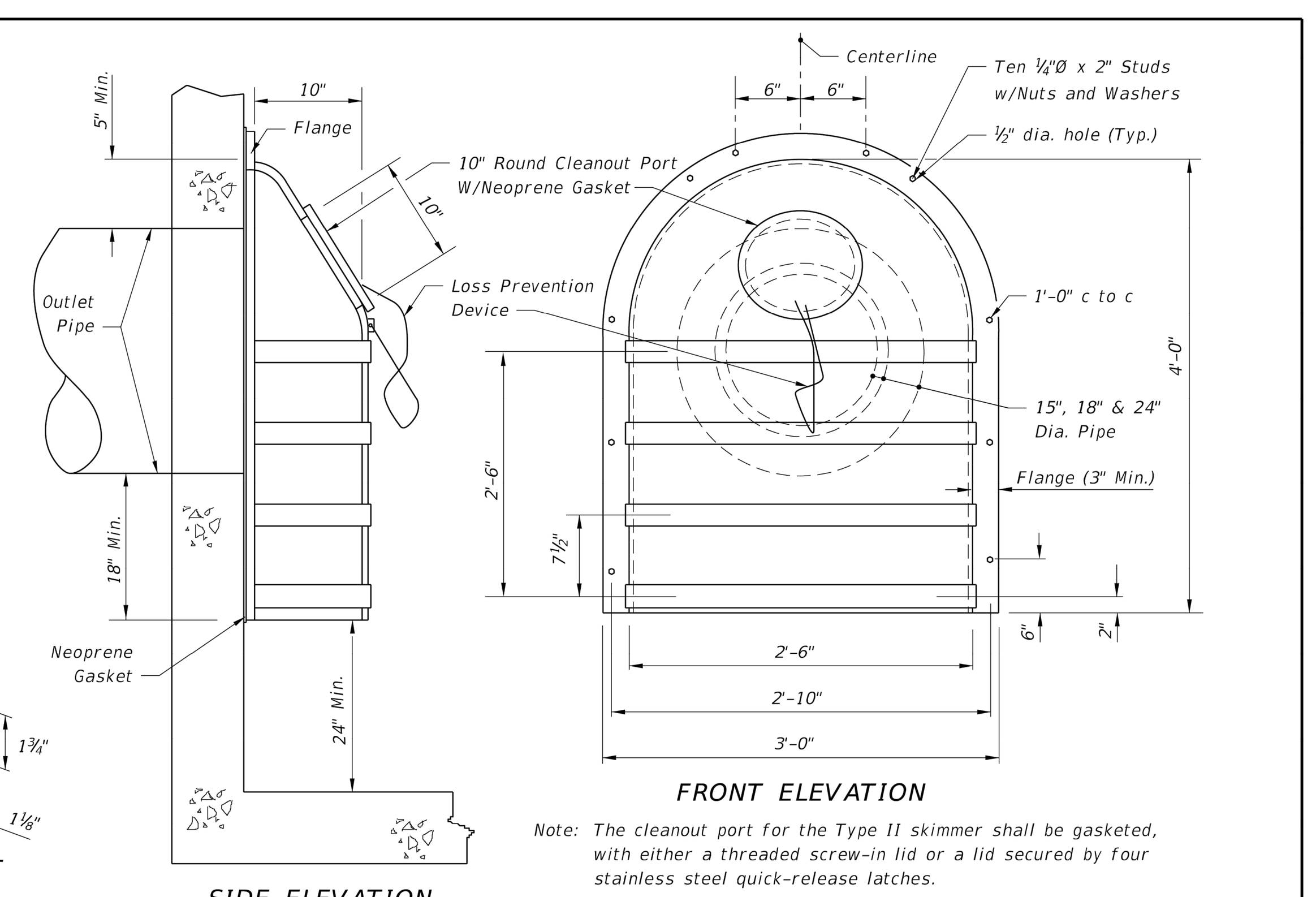
DOWNSPOUT DETAIL

NOT TO SCALE



The backs of skimmers must conform to the shape of the basin walls on which they are mounted. Show, in the plans, the radii required for curved-back skimmers. Applies to both skimmer types.

TYPE I SKIMMER DIMENSION TABLE		
OUTLET PIPE	A	B
18"	12"	42"
24"	15"	48"
30"	18"	54"
36"	21"	60"



Note: The cleanout port for the Type II skimmer shall be gasketed, with either a threaded screw-in lid or a lid secured by four stainless steel quick-release latches.

TYPE II SKIMMER

GENERAL NOTES

1. The Frenchdrain Skimmer is a hooded cover, mounted over an outlet in a catchbasin, that prevents oil and floating debris from exiting the basin. Use this skimmer in Frenchdrain Catchbasins and in other locations where there is a need to prevent oil, debris or other floating contaminants from exiting Catchbasins through outlet pipes.
2. Place neoprene gasket material between the skimmer and the catchbasin at all points of contact. Trim the gasket neatly to extend ½ inch beyond the joint on all sides.
3. Skimmer baffle, cleanout pipe and angles shall be primarily constructed of either galvanized steel, aluminum, polyvinyl chloride, polyethylene, fiberglass or acrylonitrite butadiene styrene. All steel components, other than stainless, shall be hot-dip galvanized.
4. Mounting hardware, hinges and latches shall all be stainless steel. Loss prevention device shall be either stainless steel chain or riveted nylon strap.
5. Material used in construction of skimmer bodies (baffles) and cleanout pipe shall comply with Standard Specification 943 for steel, 945 for aluminum or 948 for plastics.
6. All costs for furnishing and installing a frenchdrain skimmer shall be included in the cost of the basin in which it is installed. Retrofit skimmers shall be paid for as 'modify existing structure'.
7. Plastic Skimmers shall contain a minimum of 1.5% by weight of carbon black for UV protection.

DESIGN NOTES

1. The contractor may submit an alternative design prefabricated Frenchdrain Skimmer for approval by the Engineer.
2. Show, in the plans, the location of the basin and indicate the interior side(s) of the basin on which a skimmer will be installed.
3. Type I Skimmer dimensions shall be based on the outlet pipe diameter as shown in the dimension table.
4. Type II Skimmers are to be used only with outlet pipe diameters of 15", 18", and 24".

LAST REVISION 04	REVISION DESCRIPTION:	FDOT DESIGN STANDARDS FY 2012/2013	SKIMMERS FOR FRENCHDRAIN OUTLETS	INDEX NO. 241	SHEET NO. 1

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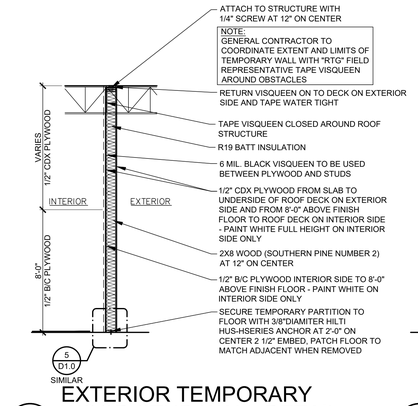
seal

revisions
3 11/29/2023 BID
2 11/02/2023 CITY COMMENTS
1 03/13/2023 CITY COMMENTS
01/27/2023 CITY COMMENTS

ADD#2: 11-29-23
bid date: 11-09-23
permit: -
owner date: 7-6-22

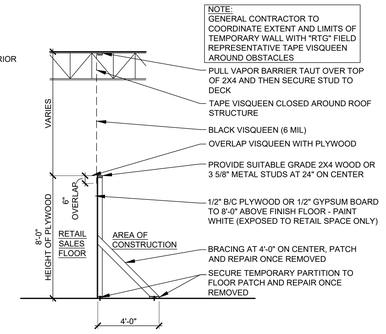
project no: 1789
scale: AS NOTED
date: 7-1-2022
drawn by: AG

C-5



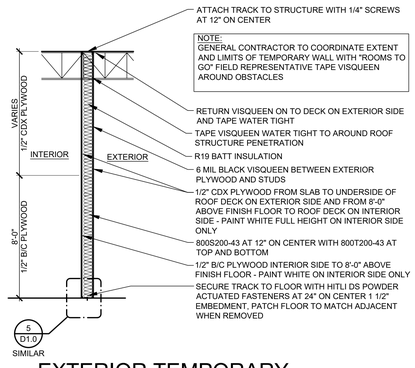
2 D1.0 EXTERIOR TEMPORARY WOOD STUD WALL DETAIL

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



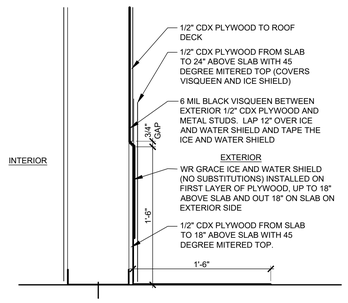
3 D1.0 DUST WALL DETAIL

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



4 D1.0 EXTERIOR TEMPORARY METAL STUD WALL DETAIL

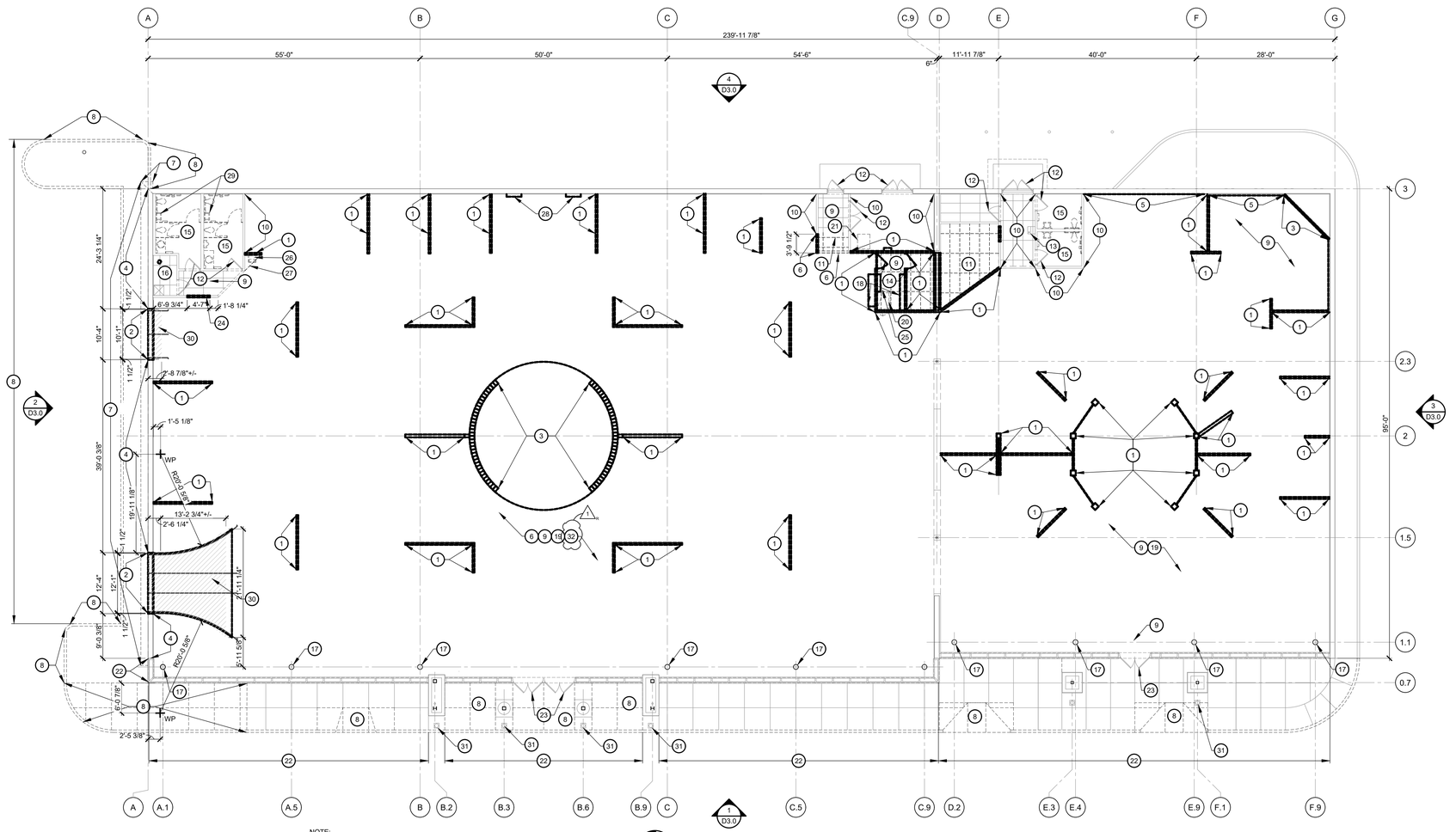
SCALE: 1/4" = 1'-0"



SEE 4/D1.0 FOR ADDITIONAL INFORMATION

5 D1.0 DETAIL

SCALE: 1 1/2" = 1'-0"



1 D1.0 DEMOLITION FLOOR PLAN

SCALE: 3/32" = 1'-0"

NOTE:
TEMPORARY SHORING SHALL BE REQUIRED IN AREAS OF DEMOLITION TO MAINTAIN STRUCTURAL INTEGRITY AND SAFETY. C.1

NORTH

32 REMOVE EXISTING WOOD BASE AND REPAIR REMAINING GYPSUM BOARD AS REQUIRED. 1

GENERAL NOTES:

1. ALL DEMOLITION WORK SHALL BE EXECUTED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS AND REGULATIONS.

2. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND FACILITY TO VERIFY ALL EXISTING CONDITIONS AND VERIFY THE SCOPE OF WORK INDICATED BY ALL CONTRACT DOCUMENTS. FAILURE TO REASONABLY DETERMINE AND/OR ANTICIPATE THE IMPACT OF THE SCOPE OF WORK ON EXISTING CONDITIONS SHALL NOT BE JUSTIFICATION FOR ADDITIONAL COMPENSATION. ANY DISCREPANCIES DISCOVERED IN THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OFFICE OF THE ARCHITECT OF RECORD AND THE OWNER.

3. UNLESS NOTED OTHERWISE, ALL DEMOLISHED MATERIAL AND EQUIPMENT IS TO BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE IN A SAFE AND LEGAL MANNER. NO ON SITE SALE OF MATERIAL IS ALLOWED.

4. ALL MATERIALS, EQUIPMENT, FIXTURES, SYSTEMS AND ACCESSORIES WHICH ARE TO REMAIN IN SERVICE SHALL BE CLEANED, REPAIRED, ADJUSTED, RECONDITIONED, AND PLACED INTO PROPER OPERATIONS, IN ALL MODES, WITH THE ORIGINAL SYSTEM.

5. THE GENERAL CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A PROFESSIONAL ENGINEER. LICENSED TO PRACTICE IN THE STATE, TO PREPARE DETAILED DRAWINGS OF ALL SHORING AND BRACING ON THIS PROJECT. SEND (3) SETS OF SEALED DRAWINGS TO THE OWNER PRIOR TO ANY DEMOLITION WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF ALL DEMOLITION WORK AND FOR PROVIDING ALL NECESSARY TEMPORARY SHORING, BRACING AND PROTECTION AS NECESSARY FOR SAFETY, STABILITY AND PROTECTION OF ALL EXISTING ELEMENTS AND STRUCTURE TO REMAIN. TEMPORARY SHORING AND BRACING SHALL BE ADEQUATE TO RESIST ALL APPLIED LOADS INCLUDING DEAD LOADS, LIVE LOADS, SNOW LOADS AND CONSTRUCTION LOADS, TO PROVIDE STABILITY, AND TO PROVIDE FOR RESISTANCE TO WIND AND SEISMIC FORCES UNTIL ANY REQUIRED MODIFICATIONS TO THE STRUCTURE ARE COMPLETE.

6. EACH CONTRACTOR SHALL FOLLOW THE PROGRESS OF THE GENERAL DEMOLITION AND REMODELING WORK TO ASSURE THE ACCESSIBILITY AND SAFETY OF EQUIPMENT AND SYSTEMS TO REMAIN IN SERVICE, AND TO PROVIDE FOR THE TIMELY REMOVAL AND/OR RELOCATION OF EQUIPMENT, PIPING, ETCETERA.

7. SEE CIVIL DRAWINGS FOR EXTENT OF EXTERIOR SLAB AND PAVEMENT REMOVAL.

8. ALL ABANDONED VENT PIPING THRU ROOF SHALL BE REMOVED COMPLETELY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL DEMOLITION PERMITS.

9. ALL VENT PIPING, WASTE STACKS, AND STORM DRAIN DROPS THAT REMAIN AND IS FOUND TO BE LOCATED IN CLEAR FLOOR SPACE SHALL BE REWORKED AS NECESSARY TO RELOCATE SUCH PIPING INSIDE OR ALONG COLUMNS AND WALLS. ALL WORK SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR SO AS NOT TO INTERFERE WITH NEW CONSTRUCTION OR FIXTURING.

10. CONTRACTOR SHALL INSPECT ALL EXISTING STORM, EQUIPMENT DRAINS AND WATER PIPING WHICH IS EXPOSED AND/OR SUBJECT TO CONDENSATION FOR PROPER INSULATION. REPAIR AND/OR REPLACE ALL DAMAGED OR MISSING PIPE INSULATION TO ASSURE ALL PIPING WILL BE INSULATED PER THE MINIMUM REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS.

11. ALL DEMOLITION AND CONSTRUCTION WORK SHALL BE PERFORMED SO IT DOES NOT INTERFERE WITH THE TENANTS OR CUSTOMERS OF THE NEIGHBORING SHOPS OR RESTAURANTS.

12. GENERAL CONTRACTOR TO MAKE NECESSARY PROVISIONS THAT THE BUILDING IS LEFT IN A SECURE MANNER AT ALL TIMES.

13. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING CONSTRUCTION DURING THE DEMOLITION AND CONSTRUCTION PROCESS TO PREVENT DAMAGE TO EXISTING FINISHES OR MATERIALS.

14. GENERAL CONTRACTOR SHALL COORDINATE THE EXTENT OF ALL DEMOLITION WITH THE REQUIREMENTS OF THE NEW CONSTRUCTION AND REPORT ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS TO ROOMS TO GO CONSTRUCTION PROJECT MANAGER AND ARCHITECT OF RECORD.

15. ALL EXISTING FIRE PROTECTION, INCLUDING HEADS AND PIPING IS TO BE REUSED AND MODIFIED TO ACCOMMODATE NEW WORK, COORDINATE WITH FIRE PROTECTION DRAWINGS FOR FURTHER INFORMATION.

FLOOR PLAN KEYED DEMOLITION NOTES:

1. REMOVE EXISTING PARTITIONS IN ENTIRETY INCLUDING: SUPPORT ANGLES, FRAMING, FINISH MATERIALS AND ATTACHMENTS. PATCH SLAB TO MATCH EXISTING REMAINING SLAB. REMOVE SUPPORTS TO BELOW FLOOR, PATCH AND REPAIR FLOOR, CLEAN AND APPLY CONCRETE BONDING AGENT BEFORE POURING CONCRETE. NEW CONCRETE TO MATCH ALL AROUND, INCLUDING LEVEL AND FINISH TEXTURE OF ADJACENT. SALVAGE EXISTING FIXTURE ITEMS, SUCH AS: PLAQUES, STATUES, DECORATIVE FEATURES, ETCETERA FOR OWNER REQUEST. CAP ELECTRICAL OR PLUMBING BELOW CONCRETE SLAB OR ABOVE BOTTOM CHORD OF ROOF JOISTS.
2. SAW CUT AND REMOVE PORTION OF EXISTING EXTERIOR MASONRY WALL TO THE EXTENT SHOWN BY 11'-4" ABOVE FINISH FLOOR, DOWN 1 COURSE OF BLOCK BELOW FINISH FLOOR, INSTALL NEW STEEL LINTEL AND TOOTH IN NEW CONCRETE MASONRY UNITS INTO THE EXISTING MASONRY WALL - REFER TO STRUCTURAL EXISTING CONDITIONS NOTES
3. REMOVE EXISTING GLASS BLOCK WALL COMPLETELY, INCLUDING ANCHORS, REINFORCING, MORTAR, ETCETERA.
4. EXISTING EXTERIOR MASONRY WALL TO REMAIN. PROTECT DURING THE DEMOLITION PROCESS.
5. CUT AND REMOVE EXISTING GYPSUM BOARD, FURRING AND INSULATION AS INDICATED, EXPOSING EXTERIOR MASONRY WALL.
6. CUT AND REMOVE PORTION OF EXISTING GYPSUM BOARD PARTITION COMPLETELY, INCLUDING STUDS, TRACKS, ANCHORS, ETCETERA. PATCH AND REPAIR EXISTING PARTITION AS REQUIRED, PROVIDE A "LIKE NEW" CONDITIOON
7. REMOVE EXISTING EXTERIOR INSULATION FINISH SYSTEM FRIEZE AND CORNICE, DOWN TO EXISTING MASONRY WALL
8. SAW CUT AND REMOVE CONCRETE CURB AND SIDEWALK TO ALLOW FOR NEW CONSTRUCTION. MAKE SAWCUT LINES STRAIGHT, FOR EVEN EDGE. EXCAVATE TO ALLOW FOR INSTALLATION OF NEW KNEE WALL, STEEL COLUMNS AND FOOTINGS. REFER TO CIVIL, STRUCTURAL, AND MECHANICAL DRAWINGS.
9. REMOVE EXISTING FLOOR COVERING DOWN TO EXISTING CONCRETE SLAB. CLEAN AND PREPARED CONCRETE SLAB IN ACCORDANCE WITH MANUFACTURERS STANDARDS FOR THE APPLICATION OF THE NEW FLOOR FINISH MATERIAL TO BE INSTALLED.
10. EXISTING INTERIOR PARTITION WALL TO REMAIN. PROTECT DURING THE DEMOLITION PROCESS.
11. REMOVE EXISTING LAY-IN CEILING TILES, SUSPENSION GRID, LIGHT FIXTURES AND OTHER DEVICES. RETAIN DIFFUSERS FOR REPAINTING AND REUSE IN NEW CEILING - REF MECHANICAL, PLUMBING & ELECTRICAL DEMOLITIONS AND NEW DRAWINGS.
12. EXISTING DOOR AND FRAME TO REMAIN.
13. EXISTING WATER COOLER TO REMAIN
14. REMOVE EXISTING DOOR IN ITS ENTIRETY INCLUDING FRAME, HARDWARE, .
15. TEMPORARILY REMOVE EXISTING WATER CLOSETS AND URINALS AS REQUIRED TO INSTALL NEW FLOOR AND WALL FINISHES, WATER CLOSETS AND USRINGALS TO BE CLEANED AND RE-INSTALLED AFTER NEW FLOOR AND WALL FINSHES, ARE INSTALLED. REMOVE EXISTING LAVATORIES, TOILET PARTITIONS, TOILET ROOM ACCESSORIES, WALL FINISHES, FLOOR FINISHES AND EXISTING CEILING TILES AND GRID. REPLACE EXISTING WALL BOARD AS REQUIRED.
16. EXISTING JANITOR'S CLOSET TO REMAIN
17. PREPARE EXISTING COLUMNS TO BE PAINTED.
18. REMOVE EXISTING SHELVING, FURNITURE, COUNTERTOPS, ETCETERA.
19. COORDINATE WITH ELECTRICAL AND MECHANICAL DRAWINGS FOR LOCATION OF REQUIRED SAW CUTTING OF EXISTING CONCRETE FLOOR SLAB AS REQUIRED FOR NEW ELECTRICAL OR MECHANICAL REQUIREMENTS. SEE STRUCTURAL FOR INSTALLATION OF NEW SLAB TO EXISTING SLAB DETAIL.
20. REMOVE EXISTING ROOF HATCH COMPLETELY, PATCH AND REPAIR EXISTING METAL ROOF DECK, TO MATCH EXISTING. PATCH AND REPAIR EXISTING ROOFING SYSTEM AND INSULATION WITH MATERIALS COMPATIBLE WITH EXISTING ROOF SYSTEM, WORK IS TO BE PERFORMED IN SUCH A MANNER AS TO NOT VOID ANY WARRANTY IN EFFECT. PROVIDE A PERMANENT WEATHERTIGHT CONDITION.
21. SAW CUT AND REMOVE PORTION OF EXISTING ROOFING AND ROOF DECK AS REQUIRED TO INSTALL NEW ROOF HATCH. INSTALL NEW ROOF FRAMING AS REQUIRED, (SEE STRUCTURAL DRAWINGS). PATCH AND REPAIR EXISTING ROOFING SYSTEM AND INSULATION AS REQUIRED. FLASH NEW ROOF HATCH INTO EXISTING ROOFING SYSTEM USING MATERIALS COMPATIBLE WITH EXISTING ROOF SYSTEM, WORK IS TO BE PERFORMED IN SUCH A MANNER AS TO NOT VOID ANY WARRANTY IN EFFECT. PROVIDE A PERMANENT WEATHERTIGHT CONDITION.
22. EXISTING CURTAINWALL SYSTEM AND GLAZING TO REMAIN, PROTECT FROM DAMAGE DURING DEMOLITION AND NEW CONSTRUCTION OPERATIONS
23. EXISTING STOREFRONT DOORS TO REMAIN,
24. SAW CUT AND REMOVE PORTION OF EXISTING GYPSUM BOARD AND METALS STUD PARTITION, WIDTH AS DIMESIONED, HEIGHT TO 8'-0"+/- ABOVE FINISH FLOOR. INSTALL NEW METAL STUD HEADER AND REFRAME JAMBS AS REQUIRED.
25. REMOVE EXISTING PLATFORM COMPLETELY INCLUDING PLATFORM ACCESS AND ROOF ACCESS LADDERS AND RAILINGS.
26. DISCONNECT AND REMOVE EXISTING DRINKING FOUNTAIN, CAP PLUMBING SUPPLY AND DRAIN PIPING BELOW SLAB OR ABOVE BOTTOM CHORD OF JOISTS AND REMOVE
27. REMOVE EXISTING SOFFIT COMPLETELY, INCLUDING FRAMING AND SUPPORT MEMBERS
28. REMOVE EXISTING BUMP-OUT COMPLETELY INCLUDING: FINISHES, WALL BOARD, FRAMEING ETCETERA.
29. REMOVE EXISTING LAVATORY. CAP EXISTING PLUMBING PIPING INSIDE EXISTING WALL, PATCH AND REPAIR EXISTING WALL BOARD AND PREPARE FOR NEW WALL FINISHES
30. SAW CUT AND REMOVE PORTION OF EXISTING CONCRETE FLOOR SLAB AS INDICATED BY HATCH PATTERN. PREPARE SUBGRADE FOR NEW CONCRETE RAMP OR STAIRS
31. UPLIFT FIXTURE TO BE PROTECTED DURING DEMOLITION AND REUSED. SEE ELECTRICAL AND CIVIL.

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STORE EXPANSION AND REMODEL

18722 SOUTH DIXIE HIGHWAY, CUTLER BAY, FL 33157

ROOMS TO GO

CONSTR. DOC. & REVISIONS

No.	Description	Date
C	CODE COMMENT RESPONSE	08/21/23
1	ADDENDUM 2	11/29/23

STATE OF FLORIDA
MICHAEL SCOTT SUNDERMEYER
AR100105
REGISTERED ARCHITECT
11/30/2023

PROFESSIONAL OF RECORD
MICHAEL SCOTT SUNDERMEYER
License No.: AR100105
Expiration Date 02/28/25

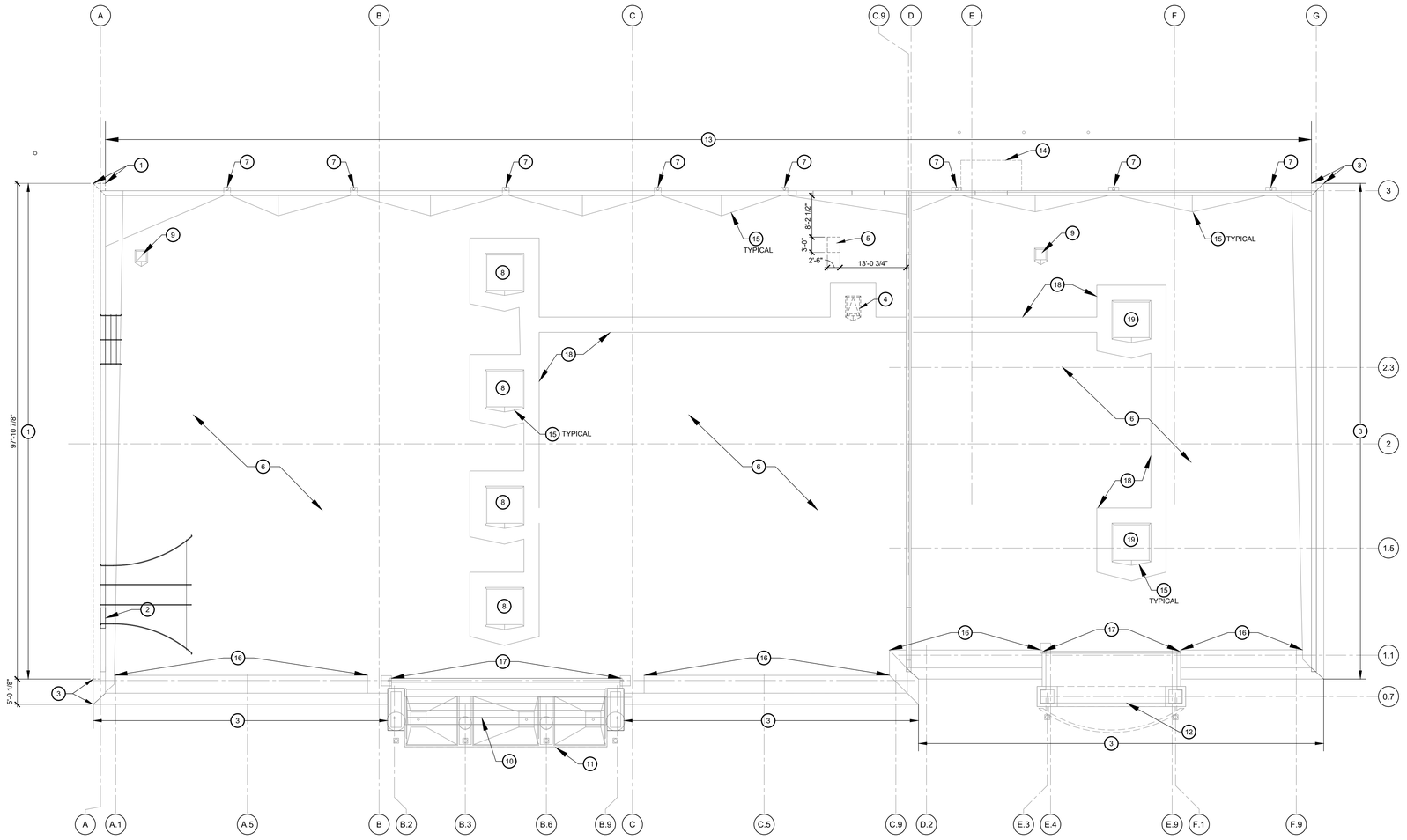
Drawn By/Checked By:	djr/MSB
Project Number	2101445
Bid Date	11/09/23
Permit	03/28/23
Owner Date	07/06/22

DEMOLITION FLOOR PLAN

D1.0

ROOF PLAN KEYED DEMOLITION NOTES:

1. REMOVE EXISTING PARAPET METAL CAP, EXTERIOR INSULATION FINISH SYSTEM FRIEZE AND CORNICE, FRAMING, BLOCKING ETCETERA. SEE DETAIL 4/A4.0 FOR ADDITIONAL INFORMATION
2. CUT AND REMOVE 4'-0" WIDE PORTION OF EXISTING PARAPET FRAMING AND BRACING, REFRAME AS REQUIRED TO CLOSE OFF SIDES OF PASS-THRU, INSTALL 1/2" EXTERIOR GRADE PLYWOOD SHEATHING AND NEW SINGLE-PLY ROOF MEMBRANE, PROVIDE A WEATHER TIGHT CONDITION, SEE ROOF PLAN 1/A1.3 AND DETAIL 10/A5.4 FOR ADDITIONAL INFORMATION
3. EXISTING PARAPET METAL CAP, EXTERIOR INSULATION FINISH SYSTEM FRIEZE AND CORNICE TO REMAIN
4. REMOVE EXISTING ROOF HATCH COMPLETELY, PATCH AND REPAIR EXISTING METAL ROOF DECK, TO MATCH EXISTING. PATCH AND REPAIR EXISTING ROOFING SYSTEM AND INSULATION WITH MATERIALS COMPATIBLE WITH EXISTING ROOF SYSTEM, WORK IS TO BE PERFORMED IN SUCH A MANNER AS TO NOT VOID ANY WARRANTY IN EFFECT. PROVIDE A PERMANENT WEATHERTIGHT CONDITION.
5. SAW CUT AND REMOVE PORTION OF EXISTING ROOFING AND ROOF DECK AS REQUIRED TO INSTALL NEW ROOF HATCH. INSTALL NEW ROOF FRAMING AS REQUIRED, (SEE STRUCTURAL DRAWINGS). PATCH AND REPAIR EXISTING ROOFING SYSTEM AND INSULATION AS REQUIRED. FLASH NEW ROOF HATCH INTO EXISTING ROOFING SYSTEM USING MATERIALS COMPATIBLE WITH EXISTING ROOF SYSTEM, WORK IS TO BE PERFORMED IN SUCH A MANNER AS TO NOT VOID ANY WARRANTY IN EFFECT. PROVIDE A PERMANENT WEATHERTIGHT CONDITION.
6. EXISTING SINGLE-PLY ROOF MEMBRANE SYSTEM TO REMAIN. PROTECT FROM DAMAGE DURING DEMOLITION AND NEW CONSTRUCTION OPERATIONS
7. EXISTING SCUPPERS AND DOWNSPOUTS, TO REMAIN, REMOVE AND REPLACE EXISTING METAL SCUPPER LINING AND FLASHING WITH NEW, EXISTING DOWNSPOUTS AND COLLECTOR BOXES TO REMAIN
8. EXISTING ROOF-TOP UNIT TO REMAIN, SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
9. EXISTING EXHAUST FAN TO REMAIN, SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
10. EXISTING STANDING SEAM METAL BARREL VAULT ROOF TO REMAIN
11. EXISTING ENTRANCE CANOPY TO REMAIN
12. EXISTING KIDS ENTRANCE CANOPY TO REMAIN
13. EXISTING METAL PARAPET CAP TO REMAIN
14. EXISTING WALL HUNG CANOPY TO REMAIN
15. EXISTING CRICKETS TO REMAIN TYPICAL
16. EXISTING BUILT-UP PARAPET SUPPORT CANT TO REMAIN
17. EXISTING CANOPY GUTTER AND DOWNSPOUTS TO REMAIN
18. EXISTING WALK PADS TO REMAIN, TYPICAL
19. DISCONNECT AND REMOVE EXISTING ROOF-TOP UNIT AND PREPARE EXISTING CURB TO RECEIVE NEW ROOF-TOP UNIT, REFER TO MECHANICAL DRAWINGS



1 / D2.0 DEMOLITION ROOF PLAN
SCALE: 3/32" = 1'-0"

NORTH

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18722 SOUTH DIXIE HIGHWAY,
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ROOMS TO GO

CONSTR. DOC. & REVISIONS

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1	ADDENDUM 2	11/29/23

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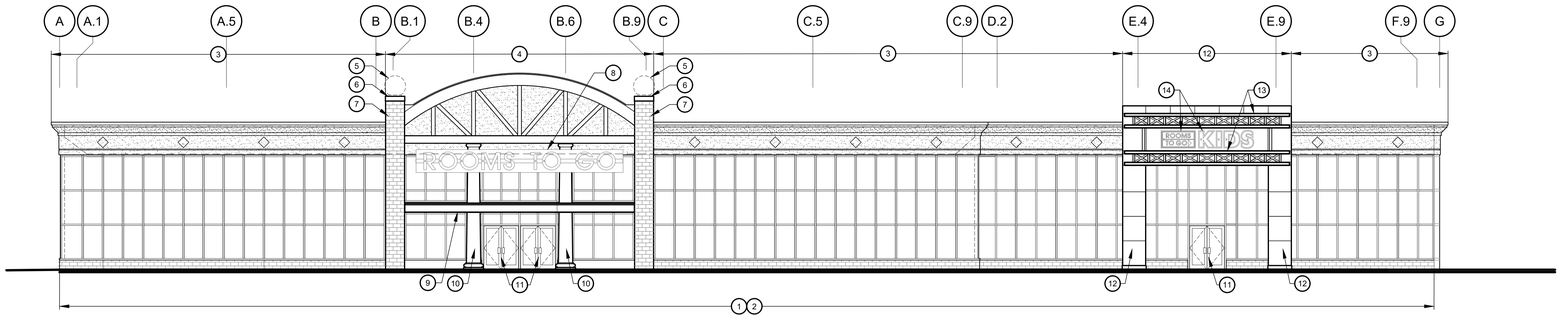
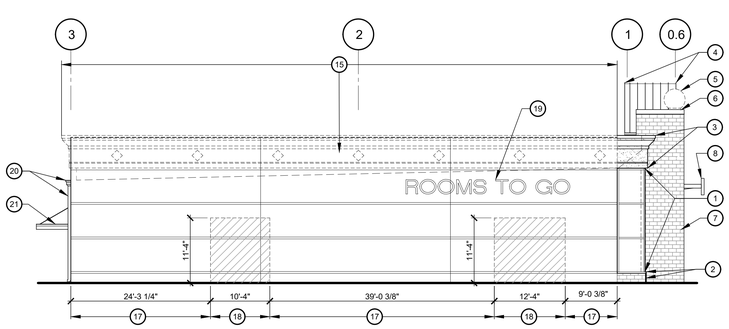
DEMOLITION ROOF PLAN

D2.0



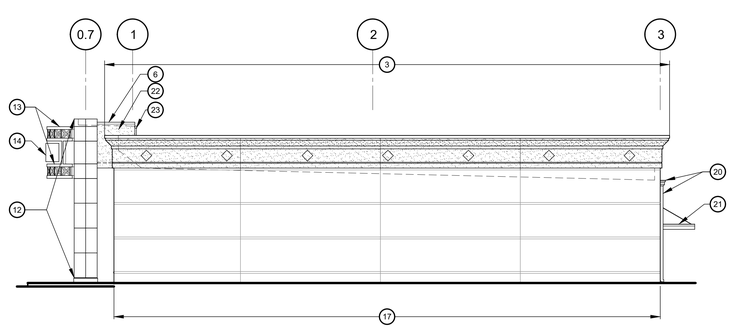
1 D3.0 DEMOLITION FRONT ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



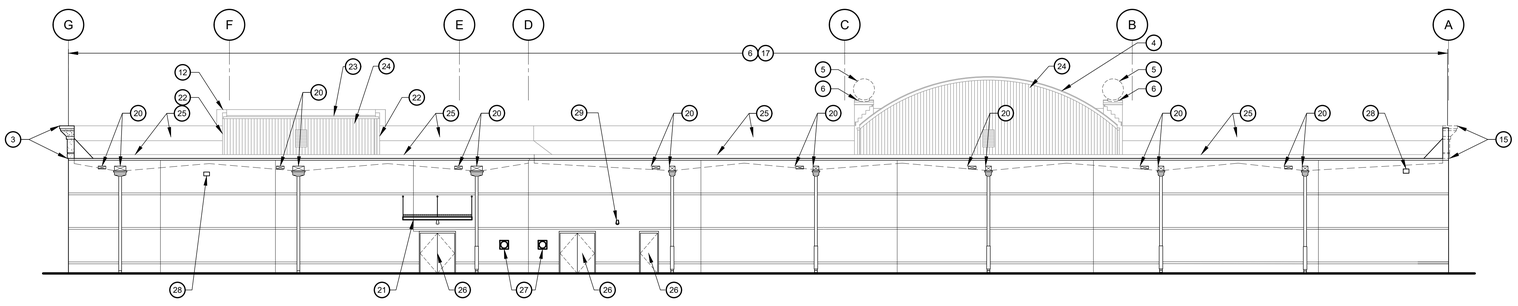
2 D3.0 DEMOLITION LEFT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



3 D3.0 DEMOLITION RIGHT ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"



4 D3.0 DEMOLITION REAR ELEVATION (WEST)

SCALE: 1/8" = 1'-0"

ELEVATIONS KEYED DEMOLITION NOTES:

1. EXISTING CURTAINWALL SYSTEM AND GLAZING TO REMAIN. CONTRACTOR TO PROTECT FROM DAMAGE DURING DEMOLITION AND NEW CONSTRUCTION OPERATIONS
2. EXISTING MASONRY KNEEWALL AND SILL TO REMAIN, CONTRACTOR TO PROTECT FROM DAMAGE DURING DEMOLITION AND NEW CONSTRUCTION OPERATIONS
3. EXISTING EXTERIOR INSULATION FINISH SYSTEM FRIEZE, CORNICE AND METAL CAP FLASHING TO REMAIN.
4. EXISTING STANDING SEAM BARREL VAULT ROOF TO REMAIN
5. REMOVE EXISTING EXTERIOR INSULATION FINISH SYSTEM SPHERE, COMPLETELY
6. REMOVE EXISTING METAL CAP FLASHING, AND REPLACE WITH NEW PRE-FINISHED METAL CAP FLASHING TO MATCH EXISTING
7. EXISTING MASONRY PILASTER TO REMAIN
8. EXISTING SIGNAGE AND CURVED SIGN SUPPORTS TO REMAIN
9. EXISTING STEEL CANOPY TO REMAIN
10. EXISTING COLUMN COVERS TO REMAIN
11. EXISTING ALUMINUM STOREFRONT AND GLAZING ENTRANCE DOORS TO REMAIN
12. EXISTING ALUMINUM COMPOSITE PANEL ENTRANCE ELEMENT TO REMAIN
13. EXISTING RADIUSED STEEL CANOPY TO REMAIN
14. EXISTING SIGNAGE TO REMAIN
15. CUT AND REMOVE EXISTING EXTERIOR INSULATION FINISH SYSTEM FRIEZE AND CORNICE, DENSGLAS SHEATHING, AND FRAMING, DOWN TO EXISTING MASONRY WALL AND METAL STUDS
16. NOT USED
17. EXISTING EXTERIOR MASONRY WALL TO REMAIN. PROTECT DURING THE DEMOLITION PROCESS.
18. SAW CUT AND REMOVE PORTION OF EXISTING EXTERIOR MASONRY WALL TO THE EXTENT SHOWN BY 11'-4" ABOVE FINISH FLOOR, DOWN TO (1) COURSE BELOW FINISH FLOOR, INSTALL NEW STEEL LINTEL AND TOOTH IN NEW CONCRETE MASONRY UNITS INTO THE EXISTING MASONRY WALL - SEE STRUCTURAL FOR DETAILS AND SHORING REQUIREMENTS
19. DISCONNECT AND REMOVE EXISTING SIGNAGE. REMOVE EXISTING CONDUIT AND WIRING BACK TO PANEL
20. EXISTING THRU-WALL SCUPPER, DOWNSPOUT AND DOWNSPOUT GUARD TO REMAIN
21. EXISTING WALL HUNG ALUMINUM CANOPY TO REMAIN
22. EXISTING EXTERIOR INSULATION FINISH SYSTEM FACIA/CANOPY, BEYOND TO REMAIN
23. EXISTING METAL GUTTER AND DOWNSPOUTS TO REMAIN
24. EXISTING METAL SIDING BEYOND
25. EXISTING SINGLE-PLY MEMBRANE ROOFING, BEYOND
26. EXISTING HOLLOW METAL DOORS TO REMAIN
27. EXISTING ELECTRICAL METERS
28. EXISTING WALL PACK LIGHT FIXTURES TO REMAIN
29. EXISTNG LIGHT FIXTURE TO REMAIN

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ROOMS TO GO STORE EXPANSION AND REMODEL

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CONSTR. DOC. & REVISIONS

No.	Description	Date
1	ADDENDUM 2	11/29/23

STATE OF FLORIDA
MICHAEL SCOTT SUNDERMEYER
AR100105
REGISTERED ARCHITECT
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PROFESSIONAL OF RECORD
MICHAEL SCOTT SUNDERMEYER
License No.: AR100105
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Drawn By/Checked By:	djr/MSB
Project Number	2101445
Bid Date	11/09/23
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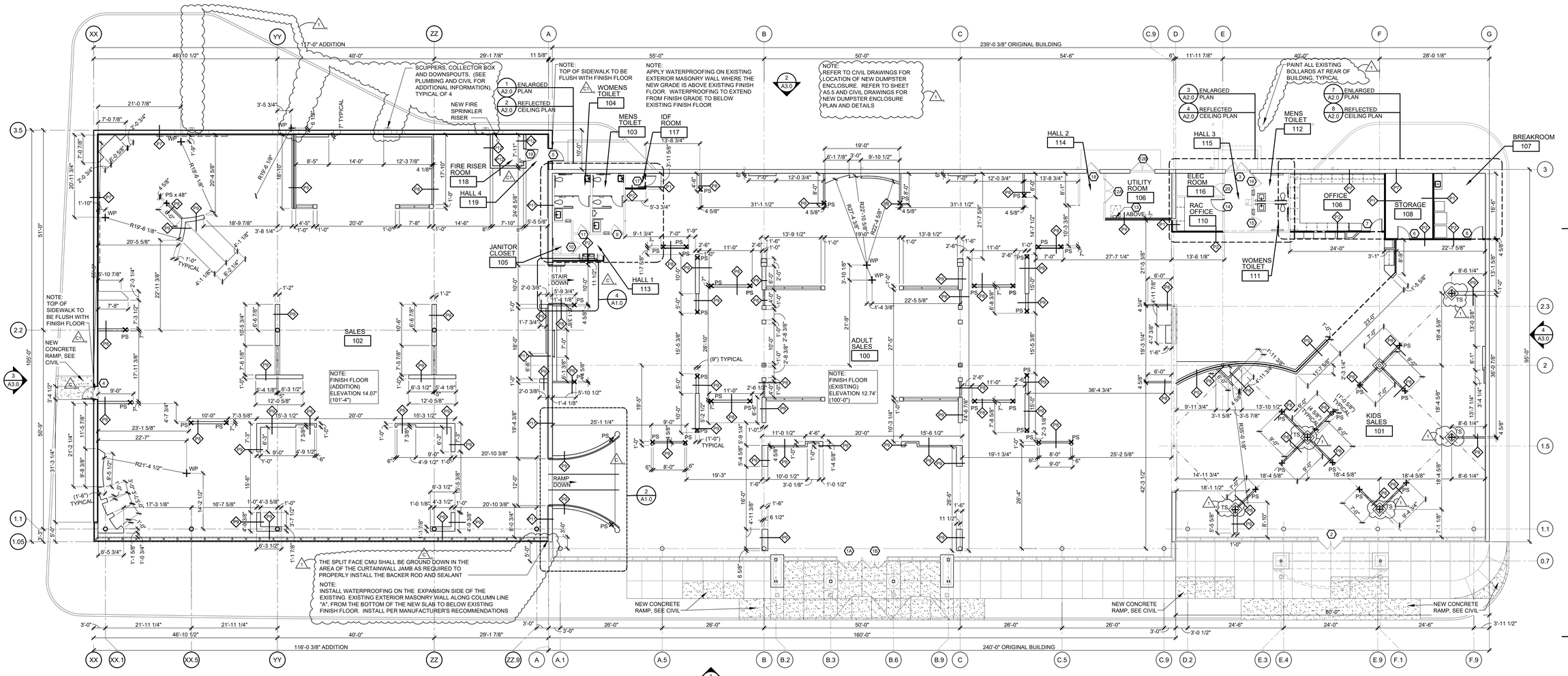
DEMOLITION EXTERIOR ELEVATIONS

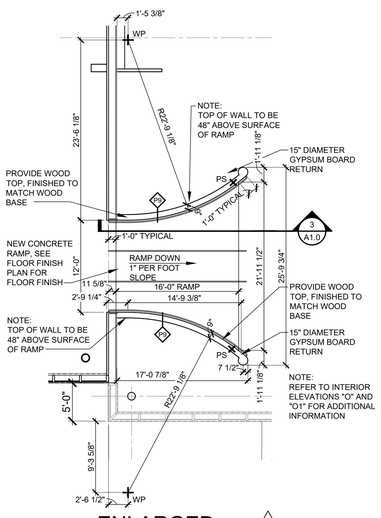
D3.0



1 A1.0 FLOOR PLAN

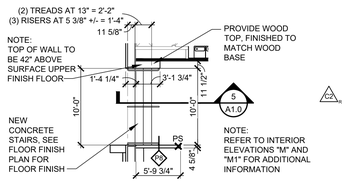
SCALE: 3/32" = 1'-0"

NORTH



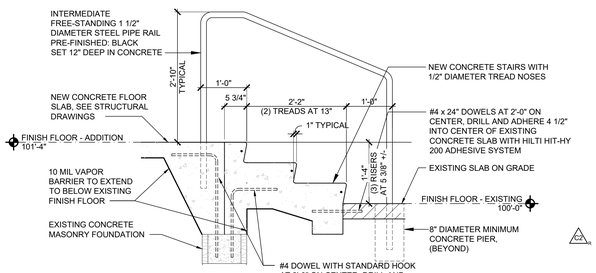
2 A1.0 ENLARGED RAMP PLAN

SCALE: 1/8" = 1'-0"



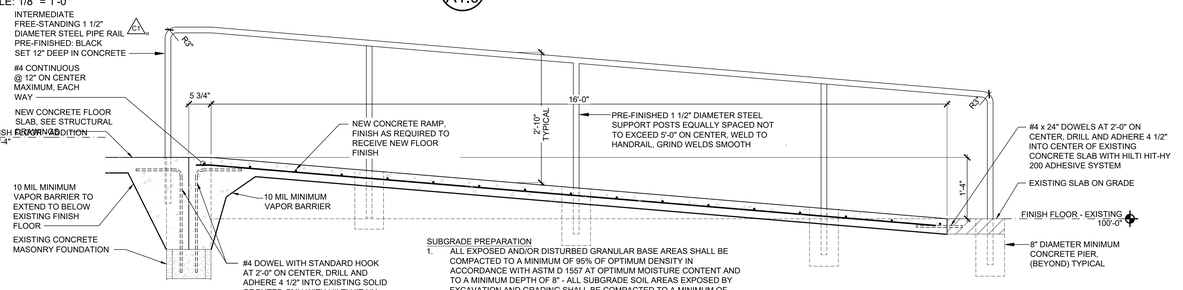
4 A1.0 ENLARGED STAIR PLAN

SCALE: 1/8" = 1'-0"



5 A1.0 STAIR DETAIL

SCALE: 3/4" = 1'-0"



SUBGRADE PREPARATION

1. ALL EXPOSED AND/OR DISTURBED GRANULAR BASE AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF OPTIMUM DENSITY IN ACCORDANCE WITH ASTM D 1557 AT OPTIMUM MOISTURE CONTENT AND TO A MINIMUM DEPTH OF 8" - ALL SUBGRADE SOIL AREAS EXPOSED BY EXCAVATION AND GRADING SHALL BE COMPACTED TO A MINIMUM OF 95% OF OPTIMUM DENSITY IN ACCORDANCE WITH ASTM D 1557 AT OPTIMUM MOISTURE CONTENT AND TO A MINIMUM DEPTH OF 12" - FILL WHERE REQUIRED SHALL BE PLACED IN LIFTS NOT TO EXCEED 8" LOOSE MEASURE AND SHALL BE COMPACTED AS OUTLINED ABOVE .

3 A1.0 RAMP DETAIL

SCALE: 3/4" = 1'-0"

GENERAL NOTES:

1. ALL DIAGONAL WALLS AT 45° UNLESS NOTED OTHERWISE
2. PROVIDE WOOD BLOCKING AT LOCATIONS WHERE OWNER PROVIDED DECORATIVE ITEMS ARE ATTACHED TO PARTITIONS. COORDINATE SPECIFIC REQUIREMENTS WITH OWNER'S FIELD REPRESENTATIVE
3. ALL WOOD BLOCKING MUST BE FIRE TREATED WHERE / WHEN REQUIRED BY LOCAL CODE
4. FIELD COORDINATE ALL GYPSUM BOARD OPENING DIMENSIONS TO ASSURE PROPER FIT OF ALL DECORATIVE ITEMS AND DECORATIVE FRAMES.
5. PROVIDE "J"-MOULD AND SEALANT AT GYPSUM BOARD ENDS AND PROVIDE CORNER BEADS AT ANGLED OR SQUARE GYPSUM BOARD INTERSECTIONS UNLESS NOTED OTHERWISE.
6. REFER TO THE ACTIVE VERSION OF ASTM C1007, ASTM C955 AND C754 FOR INSTALLATION REQUIREMENTS OF METAL STUDS, RUNNERS, BRACING, BRIDGING AND SCREW ATTACHED GYPSUM BOARD.
7. REFER TO SHEET A1.1 FOR FLOORING INFORMATION.
8. REFER TO SHEET A1.2 FOR INTERIOR ELEVATION CALLOUTS.
9. ALL WALLS ARE DIMENSIONED TO THE FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE.
10. HOLD INTERIOR DOORS OFF 6" FROM WALL UNLESS NOTED OTHERWISE.
11. VERIFY MASONRY OPENING DIMENSIONS WITH CURTAIN WALL MANUFACTURER.
12. WALLS WHICH ENCOMPASS A BUILDING COLUMN SHALL BE CENTERED ON THE COLUMN, UNLESS NOTED OTHERWISE.
13. REFER TO DETAIL 7 ON SHEET A5.0 FOR DUCT THRU WALL DETAIL.
14. VERTICAL CONTROL JOINTS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE
    A. EXTERIOR CONCRETE MASONRY WALLS ALIGNED WITH MASONRY CONTROL JOINTS.
    B. INTERIOR PARTITIONS AT 30'-0" ON CENTER MAXIMUM.
    C. DOOR FRAME JAMB LINE AT ONE TOP CORNER
    D. CEILINGS WITH PERIMETER RELIEF: 50'-0" MAXIMUM EACH WAY. CEILINGS WITHOUT PERIMETER RELIEF: 30'-0" MAXIMUM EACH WAY. COORDINATE LOCATIONS WITH OWNER IF LAYOUT IS NOT INDICATED.
15. APPLY TERMITE PREVENTION CHEMICAL TREATMENT PER LOCAL REQUIREMENTS C1.0

SYMBOLS

- PS — INDICATES STEEL ANGLE PARTITION SUPPORT LOCATION - SEE DETAIL 3/A7.1
- TS — INDICATES STEEL TUBE PARTITION SUPPORT LOCATION - SEE DETAIL 1/A7.1
- P1 — PARTITION TYPE - INTERIOR PARTITIONS ARE TYPE "P1" UNLESS NOTED OTHERWISE. SEE DETAILS 1/A5.0
- EJ — EXPANSION JOINTS TYPICAL, REFER TO CIVIL FOR FURTHER INFORMATION
- CJ — CONTROL JOINTS TYPICAL, REFER TO CIVIL FOR FURTHER INFORMATION
- WP — WORK POINT - LOCATED FROM A COLUMN GRID LINE TYPICAL
- X — DOOR NUMBER - REFER TO SHEET A8.0
- LOCATED WITHIN A PARTITION INDICATES FULL HEIGHT PARTITION - REFER TO PARTITION CALLOUTS ON A1.0 AND PARTITION TYPES A5.0
- AP — METAL ACCESS PANEL (REFER TO ELEVATIONS FOR ACCESS PANEL SIZE - AND MATERIAL SPECIFICATION SHEET A1.2 FOR MANUFACTURER, TYPICAL) - WHERE NOT NOTED ON INTERIOR ELEVATIONS ACCESS PANELS ARE TO BE 2'-0" x 2'-0" WITH THE BOTTOM OF THE PANEL AT 10" ABOVE FINISHED FLOOR
- DECORATIVE ALUMINUM TRUSS

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ROOMS TO GO

STORE EXPANSION AND REMODEL

18722 SOUTH DIXIE HIGHWAY, CUTLER BAY, FL 33157

CONSTR. DOC. & REVISIONS

No.	Description	Date
C	CODE RESPONSE	12/06/22
C1	FIRE DEPARTMENT CODE RESPONSE	06/13/23
C2	FIRE DEPARTMENT CODE RESPONSE #2	07/10/23
C3	CODE COMMENTS RESPONSE	08/21/23
1	ADDENDUM 2	11/29/23

STATE OF FLORIDA — MICHAEL SCOTT SUNDERMEYER — AR100105 — REGISTERED ARCHITECT
11/30/2023

PROFESSIONAL OF RECORD
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License No.: AR100105
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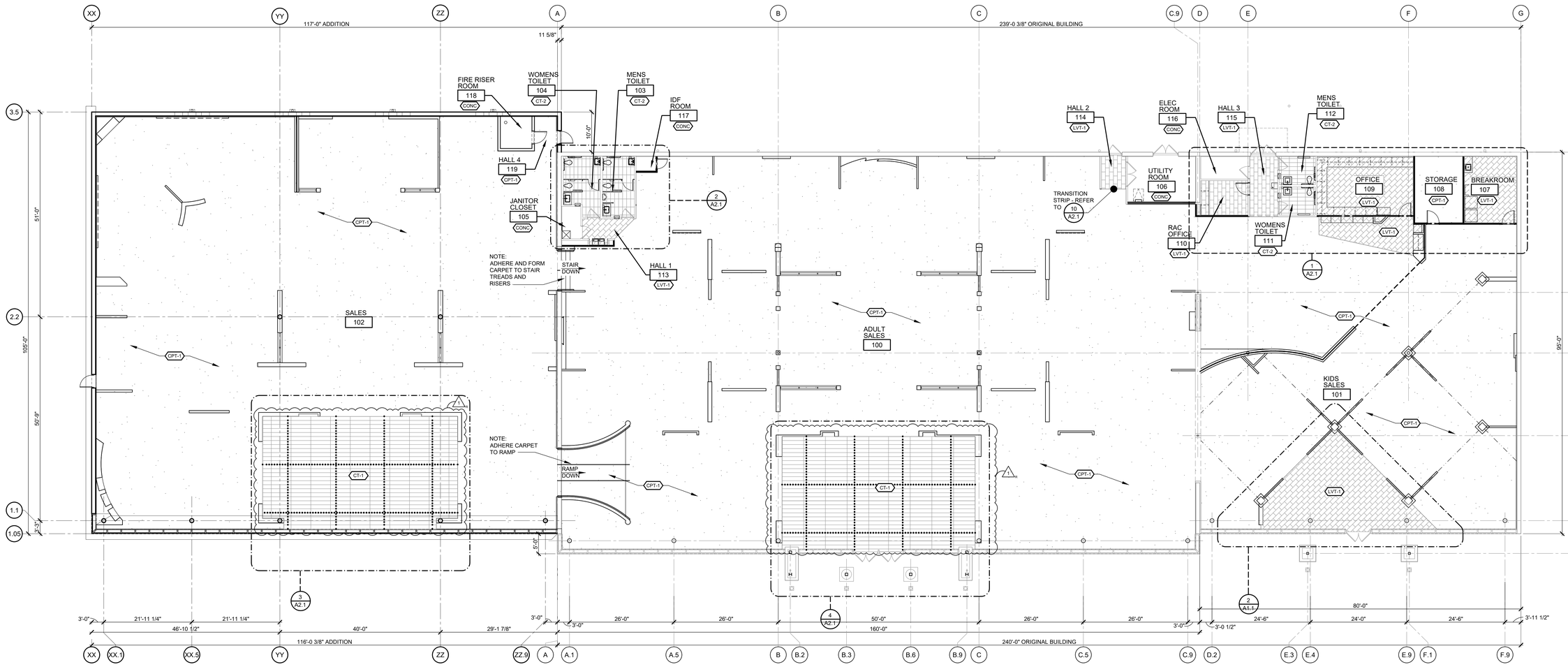
Owner Date	07/06/22

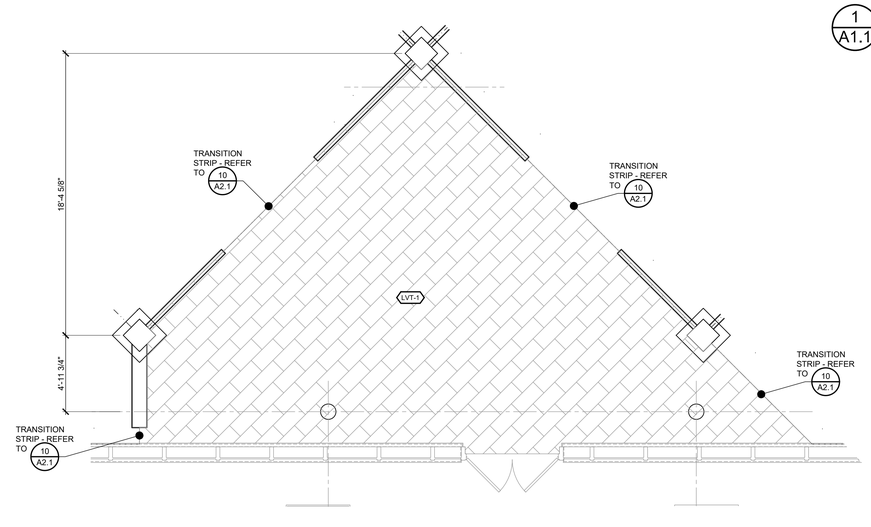
FLOOR PLAN

A1.0



1 A1.1 FLOOR FINISH PLAN
SCALE: 3/32" = 1'-0"

NORTH



2 A1.1 FLOORING PLAN
SCALE: 1/4" = 1'-0"

NORTH

45.0° TYPICAL AT ANGLED FLOORING (UNLESS NOTED OTHERWISE)

REFER TO SHEET A1.0 FOR PARTITION RADIUS WORKPOINT AND PARTITION DIMENSIONS

LEGEND

TILE MOVEMENT JOINT AT 12'-0" ON CENTER EACH WAY

FLOOR FINISH LEGEND

LUXURY VINYL TILE

LVT-1 PATCRAFT, SUBTRACTIVE LAYERS, STYLE: I418V. COLOR: 00100 UNBLEACHED TITANIUM, PATTERN: RUNNING BOND

CARPET:

CPT-1 J+J INVISION. RTG 924460722-00113 SOLUTION DYE, SOLID

CERAMIC TILE:-

1 CT-1 FLOOR & DECOR, WOODVILLE NATURAL WOOD PLANK, SKU: 100581628, 12" x 59", PATTERN: STACK BOND, GROUT: CUSTOM BUILDING PRODUCTS -PRISM #186 KHAKI 186 SEAL JOINTS PER SPECIFICATIONS.

CT-2 DAL TILE, ASTRONOMY, ORION AT71. SIZE 12" X 24". PATTERN: STACK BOND. GROUT: CUSTOM BUILDING PRODUCTS -PRISM #135 MUSHROOM. SEAL JOINTS PER SPECIFICATIONS.

CONCRETE:

CONC EXPOSED CONCRETE WITH SMOOTH TOWELED FINISH. APPLY 2 COATS OF ACRYLIC FLOOR ENAMEL (MEDIUM GRAY COLOR)

FLOOR GENERAL NOTES:
1- IN THE CASE OF VINYL TILE AND CERAMIC TILE, THE PATTERN DEPICTED INDICATES THE FLOOR COVERING JOINT PATTERN
2- DIMENSIONS TO FLOORING FROM COLUMN GRID LINES OR FACE OF GYPSUM BOARD TYPICAL UNLESS NOTED OTHERWISE.
3- LUXURY VINYL TILE SHALL BE INSTALLED PER MANUFACTURERS GLUE DOWN INSTALLATION GUIDELINES.

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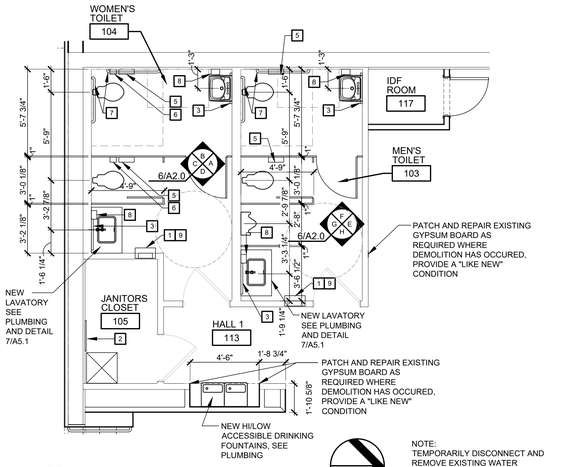
MICHAEL SCOTT SUNDERMEYER
License No.: AR100105
Expiration Date 02/28/25

Drawn By/Checked By:	djr/MSB
Project Number	2101445
Bid Date	11/09/23
Permit	03/28/23
Owner Date	07/06/22

FLOOR FINISH PLAN

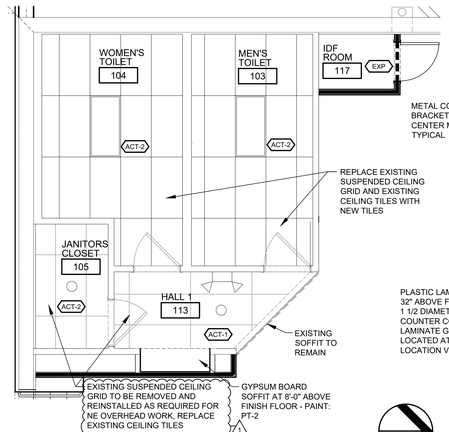
A1.1



1 A2.0 FLOOR PLAN
SCALE: 1/4" = 1'-0"

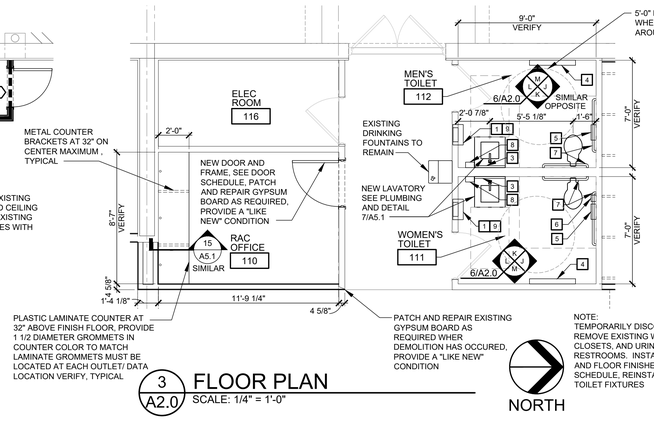
NORTH

NOTE:
TEMPORARILY DISCONNECT AND REMOVE EXISTING WATER CLOSETS, AND URINALS IN RESTROOMS. INSTALL NEW WALL AND FLOOR FINISHES, SEE FINISH SCHEDULE, REINSTALL THESE TOILET FIXTURES



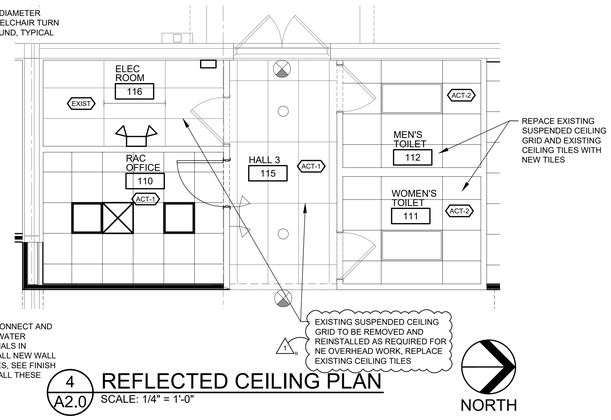
2 A2.0 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

NORTH



3 A2.0 FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH



4 A2.0 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

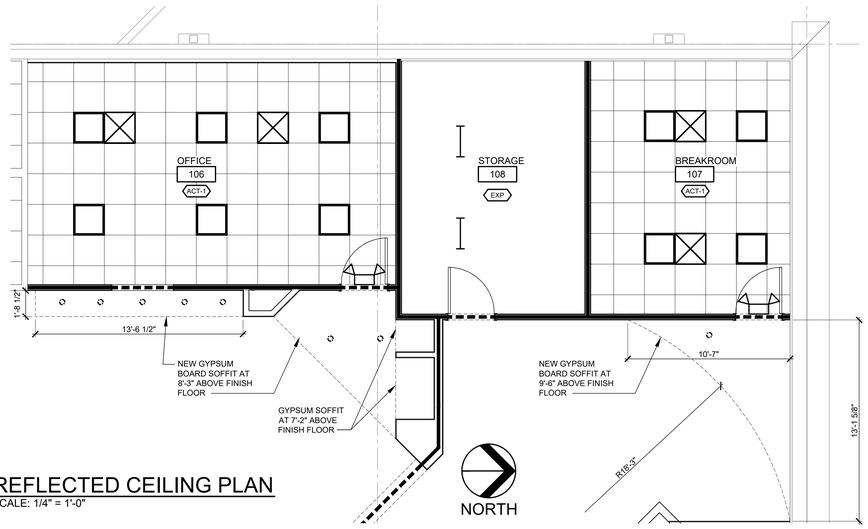
NORTH

FLOOR PLAN GENERAL NOTES

1. HOLD INTERIOR DOORS OFF 6" FROM WALL UNLESS NOTED OTHERWISE
2. ALL INTERIOR DIMENSIONS SHOWN ARE TO FACE OF GYPSUM BOARD
3. ALL ANGLED WALLS SHOWN ARE AT 45° UNLESS NOTED OTHERWISE
4. DIMENSIONS TO CENTER OF TOILET FIXTURES TYPICAL

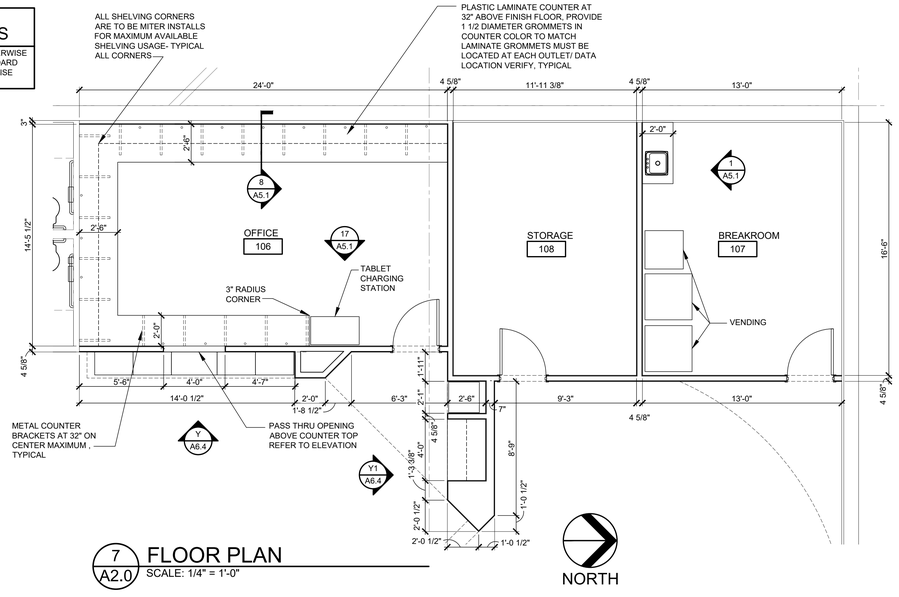
REFLECTED CEILING PLAN LEGEND

- FULL HEIGHT WALL - REFER TO PARTITION TYPES
- GYPSUM BOARD SOFFIT ABOVE DOORWAY / WALL OPENING TO CONTINUE TO STRUCTURE ABOVE
- XXXX — CEILING MATERIAL - REFER TO ROOM FINISH SCHEDULE ON SHEET A8.0
- RECESSED LIGHT FIXTURE - REFER TO ELECTRICAL
- SURFACE MOUNTED STRIP LIGHT FIXTURE - REFER TO ELECTRICAL
- SUPPLY AIR DIFFUSER - REFER TO MECHANICAL
- EXHAUST DIFFUSER - REFER TO MECHANICAL
- RECESSED DOWNLIGHT - REFER TO ELECTRICAL
- EXIT LIGHT FIXTURE - REFER TO ELECTRICAL
- EMERGENCY LIGHT FIXTURE - REFER TO ELECTRICAL



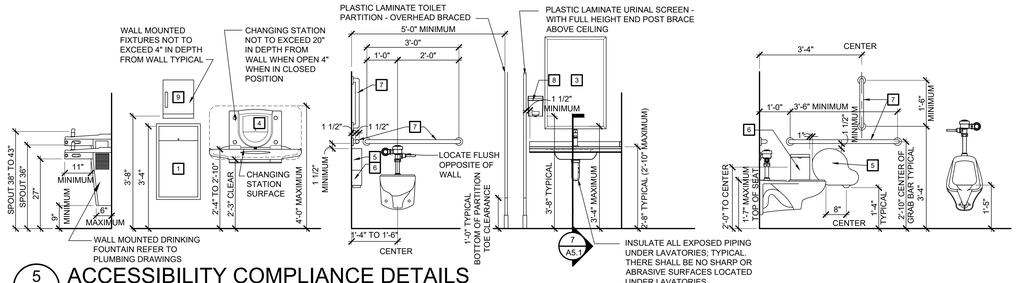
8 A2.0 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

NORTH



7 A2.0 FLOOR PLAN
SCALE: 1/4" = 1'-0"

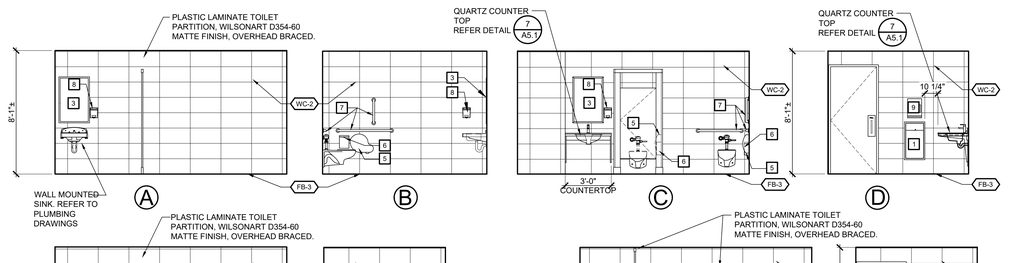
NORTH



5 A2.0 ACCESSIBILITY COMPLIANCE DETAILS
SCALE: 1/2" = 1'-0"

TOILET ACCESSORIES

NUMBER	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	FINISH	REMARKS
1	WASTE RECEPTACLE (SEMI-RECESSED)	BOBRICK	B-3644	STAINLESS STEEL	THE OPERATING PARTS OF ANY DISPENSING / DISPOSAL FIXTURE SHALL BE WITHIN 48" MAXIMUM OF FINISHED FLOOR
2	MOP HOLDER	BOBRICK	B-223x24	STAINLESS STEEL	MOUNT CENTER AT 5'-0" ABOVE FINISHED FLOOR
3	MIRROR	BOBRICK	B-165-2436	STAINLESS STEEL	MOUNT AT 3'-4" ABOVE FINISHED FLOOR TO BOTTOM EDGE OF REFLECTIVE SURFACE
4	BABY CHANGING STATION	AMERICAN SPECIALTIES, INC.	9012	FACTORY	SEE ACCESSIBILITY COMPLIANCE DETAILS ON THIS SHEET FOR MOUNTING HEIGHT INFORMATION
5	TOILET PAPER HOLDER	BY OWNER			MOUNT TO MAINTAIN 1 1/2" MINIMUM CLEAR FROM GRAB BAR ABOVE, LOCATE CENTER LINE 7" MINIMUM 9" MAXIMUM FROM FRONT OF TOILET AND 15" MINIMUM ABOVE FINISHED FLOOR TO CENTER OF DISPENSER OPENING
6	FEMININE NAPKIN DISPOSAL	BOBRICK	B-270	STAINLESS STEEL	MOUNT AT 2'-0" ABOVE FINISHED FLOOR TO CENTER OF DISPOSAL MOUNT ADJACENT TO TOILET PAPER HOLDER
7	GRAB BARS	BOBRICK	B-6806.99 18" VERTICAL 36" HORIZONTAL 42" HORIZONTAL	STAINLESS STEEL	18" VERTICAL BAR MOUNT AT 3'-4" ABOVE FINISHED FLOOR TO CENTER OF BOTTOM BAR END, LOCATE BAR 3'-4" FROM REAR WALL. 36" HORIZONTAL BAR MOUNT AT 2'-10" ABOVE FINISHED FLOOR TO CENTER LOCATE ONE END 6" FROM SIDE WALL. 42" HORIZONTAL BAR MOUNT AT 2'-10" ABOVE FINISHED FLOOR TO CENTER LOCATE ONE END 12" FROM REAR WALL
8	SOAP DISPENSER	BY OWNER			MOUNT AT 3'-8" ABOVE FINISHED FLOOR TO CENTER OF NOZZLE
9	HAND TOWEL DISPENSER	BY OWNER			MOUNT AT 3'-8" ABOVE FINISHED FLOOR TO CENTER OF OPERATOR MECHANISM



6 A2.0 TOILET ROOM ELEVATIONS
SCALE: 1/4" = 1'-0"

TOILET ROOM ELEVATIONS LEGEND

GENERAL NOTES:

1. REFER TO DETAIL 5 ON THIS SHEET FOR ACCESSIBLE MOUNTING HEIGHTS AND LOCATIONS OF TOILET FIXTURES / ACCESSORIES
2. ALL FIXTURES TO COMPLY WITH ANSI 117.1

- # — TOILET ACCESSORIES - REFER TO SCHEDULE ON THIS SHEET
- XX — WALL / FLOOR BASE FINISHES - REFER TO SHEET A8.0

CASCO
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ROOMS TO GO
STORE EXPANSION AND REMODEL
18722 SOUTH DIXIE HIGHWAY, CUTLER BAY, FL 33157

CONSTR. DOC. & REVISIONS

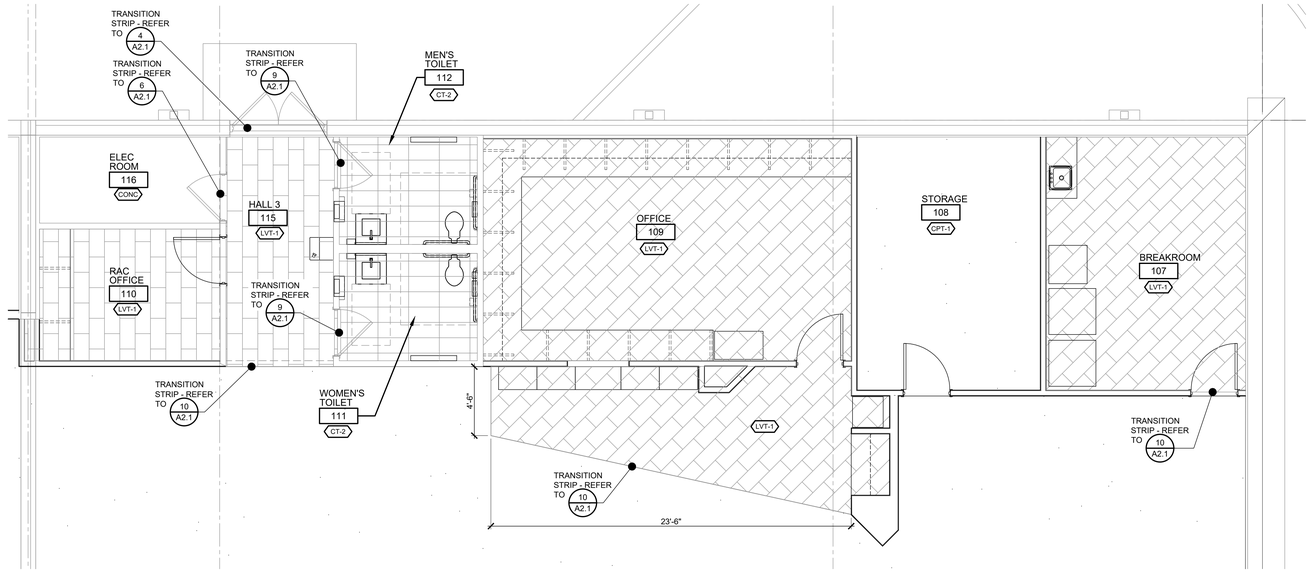
No.	Description	Date
1	ADDENDUM 2	11/29/23

STATE OF FLORIDA — MICHAEL SCOTT SUNDERMEYER — LICENSED ARCHITECT — AR100105
11/30/2023
PROFESSIONAL OF RECORD
MICHAEL SCOTT SUNDERMEYER
License No.: AR100105
Expiration Date 02/28/25

Drawn By/Checked By:	djr/MSB
Project Number	2101445
Bid Date	11/09/23
Permit	03/28/23
Owner Date	07/06/22

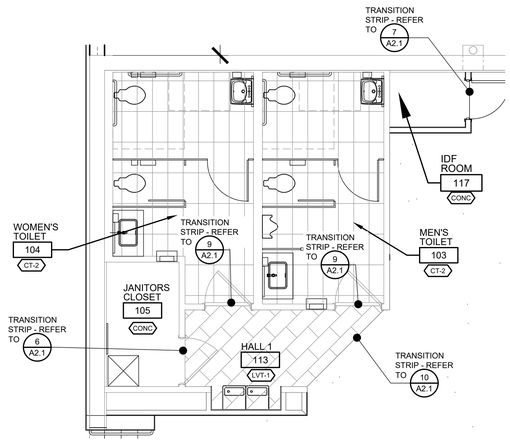
ENLARGED PLANS AND ELEVATIONS

A2.0



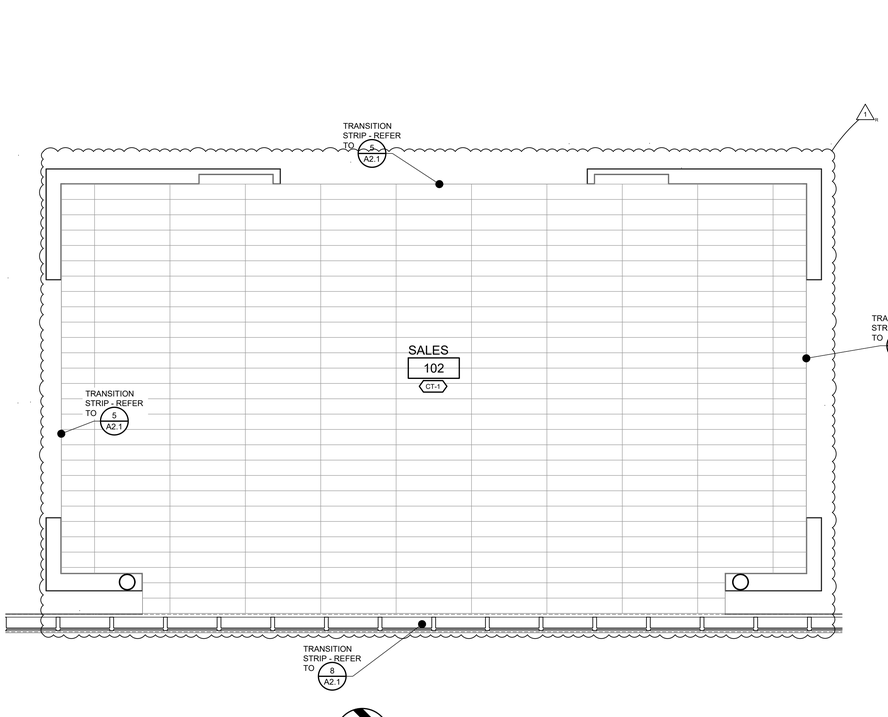
1 A2.1 FLOORING PLAN
SCALE: 1/4" = 1'-0"

NORTH



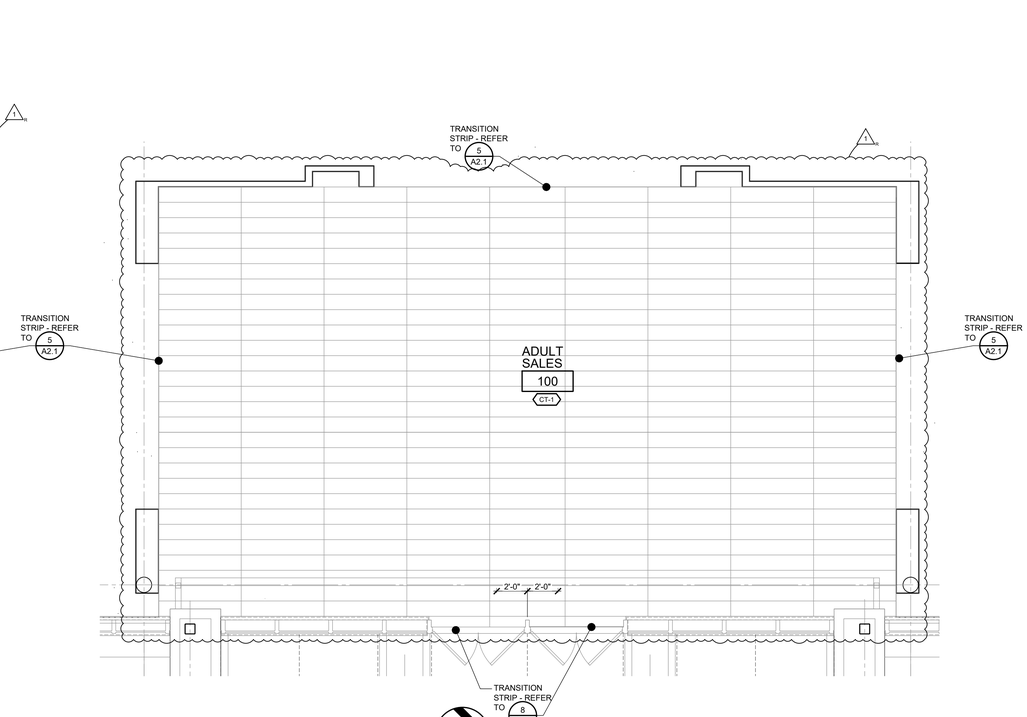
2 A2.1 FLOORING PLAN
SCALE: 1/4" = 1'-0"

NORTH



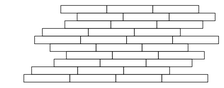
3 A2.1 FLOORING PLAN
SCALE: 1/4" = 1'-0"

NORTH



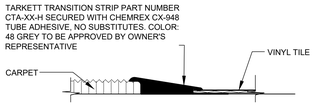
4 A2.1 FLOORING PLAN
SCALE: 1/4" = 1'-0"

NORTH

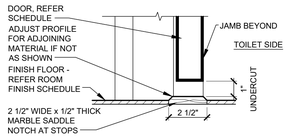


EXAMPLE LUXURY VINYL TILE RANDOM STAGGERED JOINT PATTERN

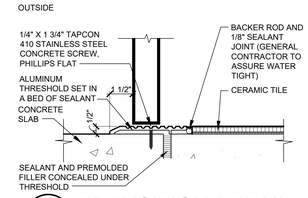
11 A2.1 JOINT PATTERN EXAMPLE
SCALE: NOT TO SCALE



10 A2.1 TRANSITION DETAIL
SCALE: 3" = 1'-0"

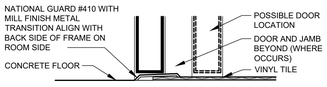


9 A2.1 TRANSITION DETAIL
SCALE: 3" = 1'-0"

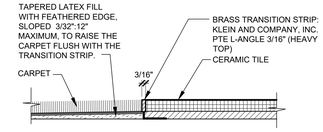


8 A2.1 TRANSITION DETAIL
SCALE: 3" = 1'-0"

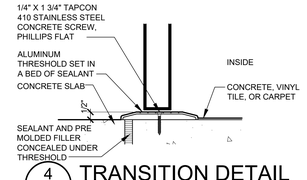
7 A2.1 TRANSITION DETAIL
SCALE: 6" = 1'-0"



6 A2.1 TRANSITION DETAIL
SCALE: 3" = 1'-0"



5 A2.1 TRANSITION DETAIL
SCALE: 6" = 1'-0"



4 A2.1 TRANSITION DETAIL
SCALE: 3" = 1'-0"

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ROOMS TO GO

STORE EXPANSION AND REMODEL

18722 SOUTH DIXIE HIGHWAY,
CUTLER BAY, FL 33157

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	ADDENDUM 2	11/29/23

STATE OF FLORIDA
MICHAEL SCOTT SUNDERMEYER
AR100105
REGISTERED ARCHITECT
11/30/2023

PROFESSIONAL OF RECORD
MICHAEL SCOTT SUNDERMEYER
License No.: AR100105
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Drawn By/Checked By:	djr/MSB
Project Number	2101445
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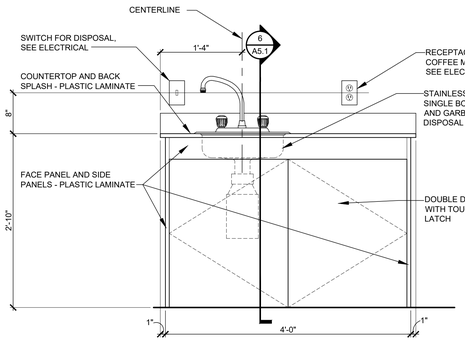
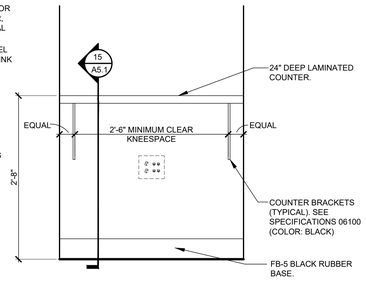
ENLARGED FLOOR FINISH PLANS

A2.1



1 A5.1 BREAK ROOM SINK ELEVATION
SCALE: 1" = 1'-0"

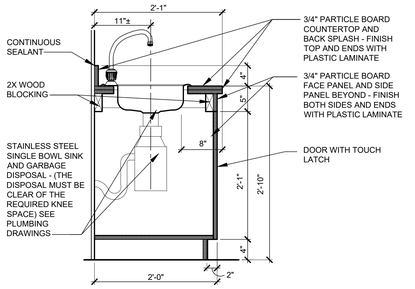


2 A5.1 ACCESSIBLE COUNTER ELEVATION
SCALE: 1" = 1'-0"

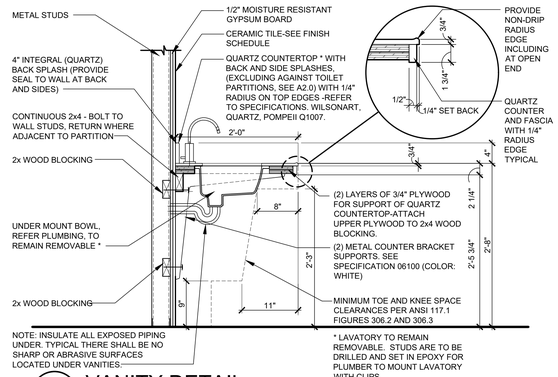
3 A5.1 NOT USED
SCALE: 1/2" = 1'-0"

4 A5.1 NOT USED
SCALE:

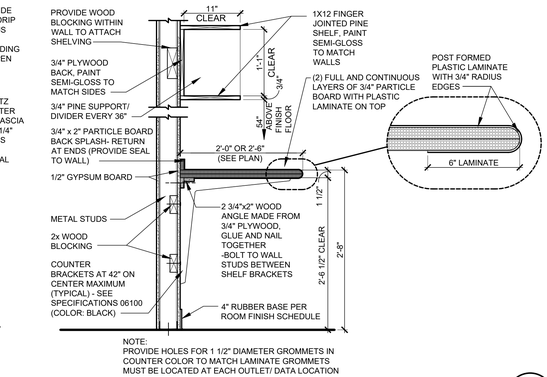
5 A5.1 NOT USED
SCALE:



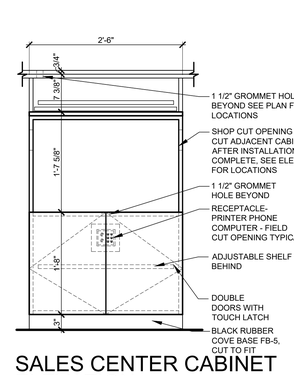
6 A5.1 BREAK ROOM CABINET DETAIL
SCALE: 1" = 1'-0"



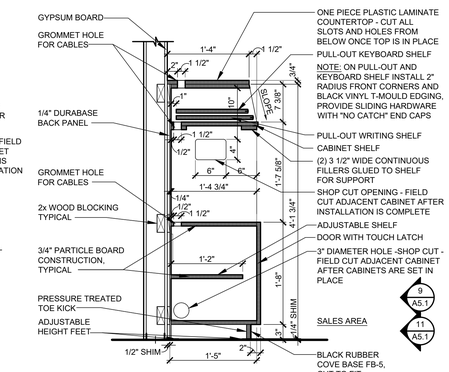
7 A5.1 VANITY DETAIL
SCALE: 1" = 1'-0"



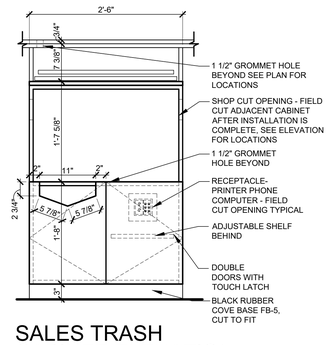
8 A5.1 COUNTER DETAIL
SCALE: 1" = 1'-0"



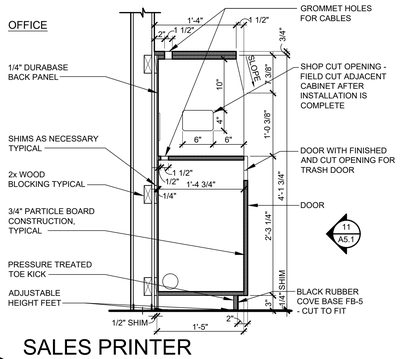
9 A5.1 SALES CENTER CABINET ELEVATION
SCALE: 1" = 1'-0"



10 A5.1 SALES CENTER CABINET DETAIL
SCALE: 1" = 1'-0"



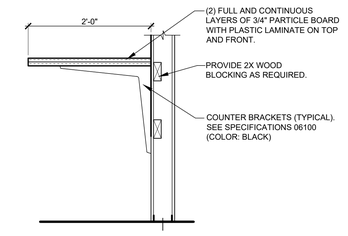
11 A5.1 SALES TRASH CABINET ELEVATION
SCALE: 1" = 1'-0"



12 A5.1 SALES PRINTER CABINET DETAIL
SCALE: 1" = 1'-0"

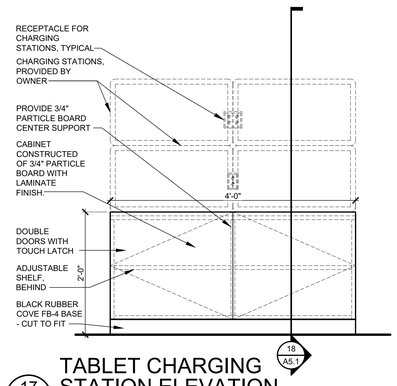
13 A5.1 NOT USED
SCALE: 1" = 1'-0"

14 A5.1 NOT USED
SCALE: 1" = 1'-0"

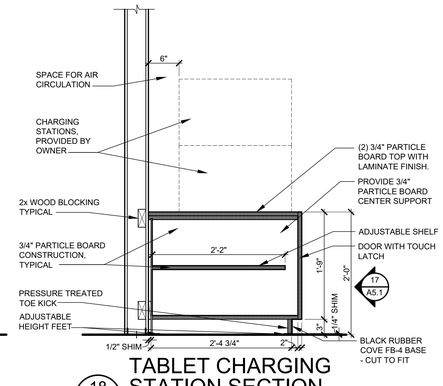


15 A5.1 ACCESSIBLE COUNTER SECTION
SCALE: 1" = 1'-0"

16 A5.1 NOT USED
SCALE: 1" = 1'-0"



17 A5.1 TABLET CHARGING STATION ELEVATION
SCALE: 1" = 1'-0"



18 A5.1 TABLET CHARGING STATION SECTION
SCALE: 1" = 1'-0"

GENERAL NOTES:

1- CONSTRUCT MILLWORK OF 3/4" COMMERCIAL GRADE PARTICLE BOARD, UNLESS NOTED OTHERWISE. OFFICE SHELVES ARE SOLID PINE BOARDS AND RESTROOM VANITIES HAVE PLYWOOD SUBSTRATE.
2- PROVIDE KNAPE AND VOGT MEDIUM DUTY (45 POUND CAPACITY) FULL EXTENSION SLIDE FOR PULL OUT SHELVES
3- ALL HARDWARE TO BE CHROME FINISH UNLESS NOTED OTHERWISE.

MILLWORK FINISH SCHEDULE

DESCRIPTION	FINISH
SHOWROOM CURTAIN WALL WINDOW SILLS:	WILSONART "DESIGNER WHITE" MATTE FINISH D354-60
ALL SALES CENTER MILLWORK INCLUDING AMERICAN DISABILITY ACT COUNTER, TABLET CHARGING STATION, OFFICE DUTCH DOORS	VISIBLE EXTERIOR SURFACES: WILSONART "NORTH SEA" D90-60; CONCEALED INTERIOR SURFACES: STANDARD GRAY LINER
BREAKROOM BASE CABINET:	VISIBLE EXTERIOR SURFACES: WILSONART "NORTH SEA" D90-60; CONCEALED INTERIOR SURFACES: STANDARD GRAY LINER
BREAKROOM COUNTERTOP AND BACK SPLASH:	WILSONART "NORTH SEA" D90-60;
RESTROOM VANITY COUNTERTOP:	SOLID SURFACE: WILSONART, QUARTZ, POMPEII Q1007

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ROOMS TO GO
STORE EXPANSION AND REMODEL
18722 SOUTH DIXIE HIGHWAY, CUTLER BAY, FL 33157

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	ADDENDUM 2	11/29/23

STATE OF FLORIDA — MICHAEL SCOTT SUNDERMEYER — AR100105 — REGISTERED ARCHITECT
11/30/2023

PROFESSIONAL OF RECORD
MICHAEL SCOTT SUNDERMEYER
License No.: AR100105
Expiration Date 02/28/25

Drawn By/Checked By:	djr/MSB
Project Number	2101445
Bid Date	11/09/23
Permit	03/28/23
Owner Date	07/06/22

MILLWORK DETAILS

A5.1

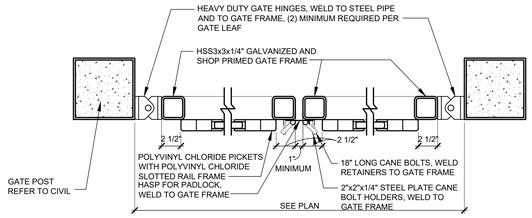
1 A5.5 NOT USED
SCALE:

2 A5.5 NOT USED
SCALE: 1/8" = 1'-0"

3 A5.5 NOT USED
SCALE:

4 A5.5 NOT USED
SCALE:

5 A5.5 NOT USED
SCALE:



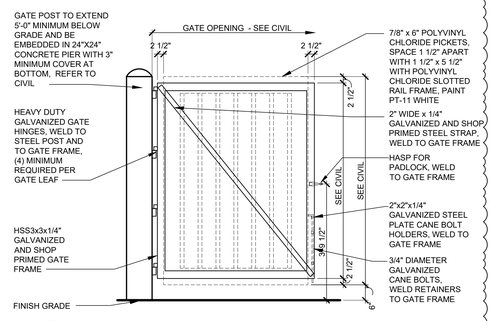
10 A5.5 GATE JAMB DETAIL
SCALE: 1 1/2" = 1'-0"

6 A5.5 NOT USED
SCALE:

7 A5.5 NOT USED
SCALE: 1/8" = 1'-0"

8 A5.5 NOT USED
SCALE:

9 A5.5 NOT USED
SCALE:



14 A5.5 GATE FRAME ELEVATION
SCALE: 1/2" = 1'-0"

11 A5.5 NOT USED
SCALE: 3/4" = 1'-0"

12 A5.5 NOT USED
SCALE: 3/4" = 1'-0"

13 A5.5 NOT USED
SCALE:

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ROOMS TO GO
STORE EXPANSION AND REMODEL
18722 SOUTH DIXIE HIGHWAY,
CUTLER BAY, FL 33157

CONSTR. DOC. & REVISIONS

No.	Description	Date
C	CODE COMMENT RESPONSE	08/21/23
1	ADDENDUM 2	11/29/23

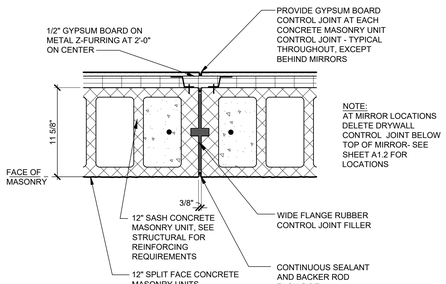
STATE OF FLORIDA
MICHAEL SCOTT SUNDERMEYER
AR100105
REGISTERED ARCHITECT
11/30/2023

PROFESSIONAL OF RECORD
MICHAEL SCOTT SUNDERMEYER
License No.: AR100105
Expiration Date 02/28/25

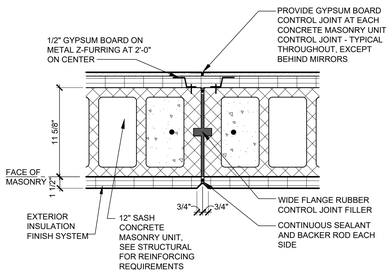
Drawn By/Checked By:	djr/MSB
Project Number	2101445
Bid Date	11/09/23
Permit	03/28/23
Owner Date	07/06/22

DUMPSTER ENCLOSURE DETAILS

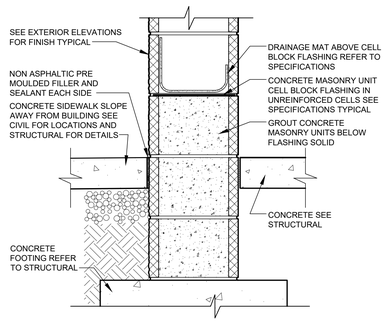
A5.5



1 A5.6 CONTROL JOINT DETAIL
SCALE: 1 1/2" = 1'-0"



2 A5.6 CONTROL JOINT DETAIL
SCALE: 1 1/2" = 1'-0"



3 A5.6 PILASTER BASE FLASHING SECTION
SCALE: 1 1/2" = 1'-0"

4 A5.6 NOT USED
SCALE: 3/4" = 1'-0"

5 A5.6 NOT USED
SCALE: 1 1/2" = 1'-0"

6 A5.6 NOT USED
SCALE: 1" = 1'-0"

7 A5.6 NOT USED
SCALE:

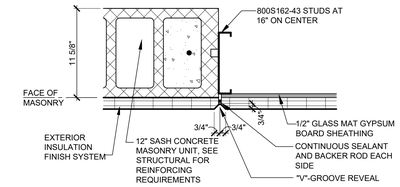
8 A5.6 NOT USED
SCALE:

9 A5.6 NOT USED
SCALE:

10 A5.6 NOT USED
SCALE:

11 A5.6 NOT USED
SCALE: 1 1/2" = 1'-0"

12 A5.6 NOT USED
SCALE: 1 1/2" = 1'-0"



13 A5.6 "V"-GROOVE REVEAL DETAIL
SCALE: 1 1/2" = 1'-0"

CASCO
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

ROOMS TO GO
STORE EXPANSION AND REMODEL
18722 SOUTH DIXIE HIGHWAY,
CUTLER BAY, FL 33157

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	ADDENDUM 2	11/29/23

STATE OF FLORIDA
MICHAEL SCOTT SUNDERMEYER
AR100105
REGISTERED ARCHITECT
11/30/2023

PROFESSIONAL OF RECORD
MICHAEL SCOTT SUNDERMEYER
License No.: AR100105
Expiration Date 02/28/25

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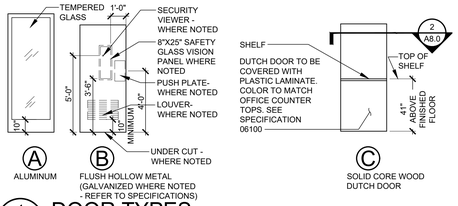
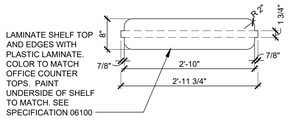
MISCELLANEOUS DETAILS

A5.6



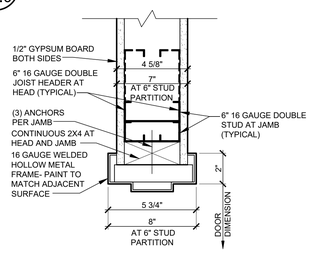
1 A8.0 DOOR TYPES
SCALE: 1/4" = 1'-0"



2 A8.0 DUTCH DOOR SHELF PLAN
SCALE: 3/4" = 1'-0"

3 A8.0 NOT USED
SCALE:

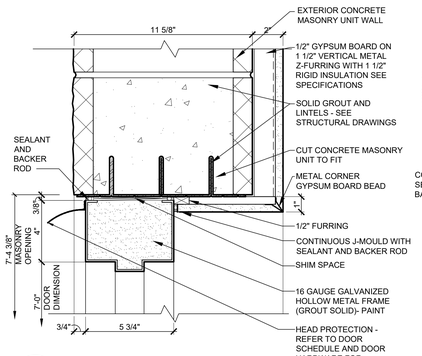
4 A8.0 NOT USED
SCALE:



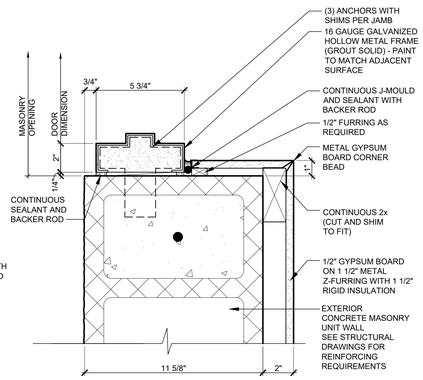
5 A8.0 HEAD DETAIL (SIMILAR) JAMB DETAIL (SHOWN)
SCALE: 3" = 1'-0"

6 A8.0 NOT USED
SCALE: 3" = 1'-0"

7 A8.0 NOT USED
SCALE: 3" = 1'-0"



8 A8.0 HEAD DETAIL
SCALE: 3" = 1'-0"



9 A8.0 JAMB DETAIL
SCALE: 3" = 1'-0"

ROOM FINISH SCHEDULE

WALL SIDES: 4 / 3 / 1 / 2	ROOMS		FLOOR			BASE	WALL1			WALL2			WALL3			WALL4			CEILING			DOORS	REMARKS
	ROOM	ROOM NAME	MATERIAL			MATERIAL	MATERIAL			MATERIAL			MATERIAL			MATERIAL			MATERIAL	HEIGHT	FINISH	FINISH	
	100	ADULT SALES	CPT-1	CT-1		FB-2	WC-6	PT-2		WC-6	EXISTING WC-1	PT-2	WC-6	PT-2		WC-6	PT-2	EXISTING WC-1	EXP	VARIES	PT-2	PT-2	INSTALL TOP OF FLAT WOOD CROWN AT 10'-0" TYPICAL, REFER TO INTERIOR ELEVATIONS. MAIN ENTRANCE PAINT INTERIOR UNDERSIDE OF DECK AND STRUCTURAL STEEL AT BARREL VAULT PT-2, SEMIGLOSS, NO TEXTURE. SEE INTERIOR ELEVATIONS FOR ADDITIONAL WALL COVERINGS.
	101	KIDS SALES	CPT-1	LVT-1		FB-4	WC-6	PT-2		WC-6	EXISTING WC-1	PT-2	WC-6	PT-2		WC-6	PT-2		EXP	VARIES	PT-2	PT-2	INSTALL TOP OF FLAT WOOD CROWN AT 10'-0" TYPICAL, REFER TO INTERIOR ELEVATIONS. SEE INTERIOR ELEVATIONS FOR ADDITIONAL WALL COVERINGS.
	102	SALES	CPT-1	CT-1		FB-2	WC-6	PT-2		WC-6	WC-1	PT-2	WC-6	PT-2		WC-6	PT-2		EXP	VARIES	PT-2	PT-2	INSTALL TOP OF FLAT WOOD CROWN AT 10'-0" TYPICAL, REFER TO INTERIOR ELEVATIONS. SEE INTERIOR ELEVATIONS FOR ADDITIONAL WALL COVERINGS.
	103	MENS TOILET	CT-2			FB-3	WC-5	WC-2		WC-5	WC-2		WC-5	WC-2		WC-5	WC-2		ACT-2	8'-1"+/-	N/A	PT-1	WALL TILE IS TO RUN UP TO 8'-1"± DEPENDING ON GROUT JOINT WIDTH. ONLY FULL HEIGHT TILES SHALL BE USED ON THE WALLS . BOTTOM OF SUSPENDED CEILING SHALL BE SET AT THE TOP OF THE LAST FULL TILE. ALL GYPSUM BOARD IS TO BE MOISTURE RESISTANT. PAINT RESTROOM SIDE OF DOOR AND FRAME PT-1 SEMI-GLOSS.. REPLACE EXISTING SUSPENDED CEILING WITH NEW GRID AND TILES
	104	WOMENS TOILET	CT-2			FB-3	WC-5	WC-2		WC-5	WC-2		WC-5	WC-2		WC-5	WC-2		ACT-2	8'-1"+/-	N/A	PT-1	WALL TILE IS TO RUN UP TO 8'-1"± DEPENDING ON GROUT JOINT WIDTH. ONLY FULL HEIGHT TILES SHALL BE USED ON THE WALLS . BOTTOM OF SUSPENDED CEILING SHALL BE SET AT THE TOP OF THE LAST FULL TILE. ALL GYPSUM BOARD IS TO BE MOISTURE RESISTANT. PAINT RESTROOM SIDE OF DOOR AND FRAME PT-1 SEMI-GLOSS.. REPLACE EXISTING SUSPENDED CEILING WITH NEW GRID AND TILES
	105	JANITORS CLOSET	CONC			EXISTING	WC-6			WC-6			WC-6			WC-6			ACT-2	8'-0"	N/A	PT-2	INSTALL MOISTURE RESISTANT GYPSUM BOARD BEHIND TWO ADJACENT WALLS OF MOP SINK. GYPSUM BOARD TO EXTEND 12" ABOVE CEILING. FIBERGLASS REINFORCED PANELS TO GO ON WALLS AT MOP SINK
	106	UTILITY ROOM	CONC			EXISTING	EXISTING			WC-4			EXISTING			EXISTING			EXP	VARIES	EXIST	PT-2	PAINT LADDER AND CAGE YELLOW
	107	BREAKROOM	LVT-1			FB-4	WC-6	PT-3		WC-6	PT-3		WC-6	PT-3		WC-6	PT-3		ACT-1	8'-0"	N/A	PT-3	
	108	STORAGE ROOM	CPT-1			FB-4	WC-6	PT-3		WC-6	PT-3		WC-6	PT-3		WC-6	PT-3		EXP	VARIES	PT-2	PT-3	
	109	OFFICE	LVT-1			FB-4	WC-6	PT-3		WC-6	PT-3		WC-6	PT-3		WC-6	PT-3		ACT-1	8'-0"	N/A	PLAS. LAM.	
	110	RAC OFFICE	LVT-1			FB-4	WC-6	PT-3		WC-6	PT-3		WC-6	PT-3		WC-6	PT-3		ACT-1	8'-0"	N/A	PLAS. LAM	
	111	WOMENS TOILET	CT-2			FB-3	WC-5	WC-2		WC-5	WC-2		WC-5	WC-2		WC-5	WC-2		ACT-2	8'-1"+/-	N/A	PT-1	WALL TILE IS TO RUN UP TO 8'-1"± DEPENDING ON GROUT JOINT WIDTH. ONLY FULL HEIGHT TILES SHALL BE USED ON THE WALLS . BOTTOM OF SUSPENDED CEILING SHALL BE SET AT THE TOP OF THE LAST FULL TILE. ALL GYPSUM BOARD IS TO BE MOISTURE RESISTANT. PAINT RESTROOM SIDE OF DOOR AND FRAME PT-1 SEMI-GLOSS.. REPLACE EXISTING SUSPENDED CEILING WITH NEW GRID AND TILES
	112	MENS TOILET	CT-2			FB-3	WC-5	WC-2		WC-5	WC-2		WC-5	WC-2		WC-5	WC-2		ACT-2	8'-1"+/-	N/A	PT-1	WALL TILE IS TO RUN UP TO 8'-1"± DEPENDING ON GROUT JOINT WIDTH. ONLY FULL HEIGHT TILES SHALL BE USED ON THE WALLS . BOTTOM OF SUSPENDED CEILING SHALL BE SET AT THE TOP OF THE LAST FULL TILE. ALL GYPSUM BOARD IS TO BE MOISTURE RESISTANT. PAINT RESTROOM SIDE OF DOOR AND FRAME PT-1 SEMI-GLOSS.. REPLACE EXISTING SUSPENDED CEILING WITH NEW GRID AND TILES
	113	HALL 1	LVT-1			FB-4	-	-		WC-6	PT-2		WC-6	PT-2		WC-6	PT-2		ACT-1	9'-6"	N/A	PT-2	EXISTING SUSPENDED CEILING GRID TO REMAIN, REPLACE CEILING TILES
	114	HALL 2	LVT-1			FB-4	WC-6	PT-2		-	-		WC-6	PT-2		WC-6	PT-2		ACT-1	9'-6"	N/A	PT-2	
	115	HALL 3	LVT-1			FB-4	WC-6	PT-3		-	-		WC-6	PT-3		WC-6	PT-3		ACT-1	9'-6"	N/A	PT-3	
	116	ELECTRIC ROOM	CONC			EXIST	EXIST	-		EXIST	-		EXIST	-		EXIST	-		EXIST	EXIST	N/A	PT-2	
	117	IDF ROOM	CONC			FB-4	WC-6	-		WC-6	WC-4		WC-6	WC-4		WC-6	WC-4		EXP	VARIES	PT-2	PT-2	
	118	FIRE RISER ROOM	CONC			FB-4	WC-6	-		WC-6	-		WC-6	-		WC-6	-		EXP	VARIES	PT-2	PT-2	
	119	HALL 4	CPT-1			FB-2	WC-6	PT-2		-	-		WC-6	PT-2		WC-6	PT-2		ACT-1	9'-6"	N/A	PT-3	

FLOOR COVERINGS:
FLOOR COVERING GENERAL NOTES:

1. SEE FLOOR FINISH PLAN 1/A1.1 FOR EXTENT OF FLOOR COVERINGS

FLOOR FINISH LEGEND

LUXURY VINYL TILE:
- LVT-1 PATCRAFT, SUBTRACTIVE LAYERS, STYLE: I418V. COLOR: 00100 UNBLEACHED TITANIUM, PATTERN: RUNNING BOND

CARPET:
- CPT-1 J+J INVISION. RTG 924460722-00113 SOLUTION DYE, SOLID

CERAMIC TILE:
- CT-1 FLOOR & DECOR, WOODVILLE NATURAL WOOD PLANK, SKU: 100581628, 12" x 59", PATTERN: STACK BOND, GROUT: CUSTOM BUILDING PRODUCTS -PRISM #186 KHAKI 186 SEAL JOINTS PER SPECIFICATIONS.
- CT-2 DAL TILE, ASTRONOMY, ORION AT71. SIZE 12" X 24". PATTERN: STACK BOND. GROUT: CUSTOM BUILDING PRODUCTS -PRISM #135 MUSHROOM. SEAL JOINTS PER SPECIFICATIONS.

CONCRETE:
- CONC EXPOSED CONCRETE WITH SMOOTH TOWELED FINISH. APPLY 2 COATS OF ACRYLIC FLOOR ENAMEL (MEDIUM GRAY COLOR)

FLOOR GENERAL NOTES:
1- IN THE CASE OF VINYL TILE AND CERAMIC TILE, THE PATTERN DEPICTED INDICATES THE FLOOR COVERING JOINT PATTERN
2- DIMENSIONS TO FLOORING FROM COLUMN GRID LINES OR FACE OF GYPSUM BOARD TYPICAL UNLESS NOTED OTHERWISE.

FINISH NOTES
1. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN "C".
2. INTERIOR FLOOR COVERING MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE DOC FF-1 "PILL TEST" (CPSC 16 CFR PART 1630) OR WITH ASTM D 2859.
3. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPMENT RATING OF 0-450.

WALL COVERINGS:
- WC-1 ALUMINUM/GLASS WINDOW - SEE DETAILS AND ELEVATIONS FOR SIZES, LOCATIONS AND TYPE
- WC-2 DALTILE, ASTRONOMY, ORION A771, SIZE: 12" X 24". GROUT: CUSTOM BUILDING PRODUCTS. PRISM #135 MUSHROOM
- WC-3 NOT USED
- WC-4 3/4" FIRE TREATED B/C GRADE PLYWOOD TO 8'-0" ABOVE FINISH FLOOR - GYPSUM BOARD ABOVE 8'-0"
- WC-5 1/2" MOISTURE RESISTANT GYPSUM BOARD
- WC-6 1/2" GYPSUM BOARD

FLOOR BASES:
- FB-1 NOT USED
- FB-2 1x4 WOOD BASE, SEE ELEVATIONS FOR FINISH, SEE SPECIFICATIONS
- FB-3 SCHLUTER DILEX AHK AND ALL ASSOCIATED CORNER COMPONENTS; COLOR/FINISH: ANODIZED ALUMINUM.
- FB-4 4" TARKETT RUBBER COVE BASE, COLOR: 63 BURNT UMBER

CEILINGS:
- EXP EXPOSED CONSTRUCTION - PAINT EXPOSED CEILING DUCTWORK, PIPING, STRUCTURE, ETC. UP TO AND INCLUDING BOTTOM OF ROOF DECK
- ACT-1 2 X 2 LAY-IN ACOUSTICAL CEILING PANEL UNITED STATES GYPSUM INTERIORS, INC. PATTERN: SQUARE EDGE TILE, TOUCHSTONE #5893 (SQUARE), SUSPENSION SYSTEM: USG / DX / DXL, WHITE, HUNG WITH 12 GAUGE WIRE.
- ACT-2 2 X 2 VINYL COATED LAY-IN ACOUSTICAL CEILING PANEL UNITED STATES GYPSUM INTERIORS, INC. PATTERN SHEET ROCK LAY-IN CEILING PANEL, CLIMA PLUS, FINISH: WHITE VINYL FACING IN STIPPLE PATTERN, SUSPENSION SYSTEM: USG / DONN DX / DXL, WHITE, HUNG WITH 12 GAUGE WIRE
- GBC 1/2" GYPSUM BOARD

SHEEN SCHEDULE

ADULT SALES AREA WALLS	FLAT WITH SMOOTH FINISH FROM FLOOR TO BOTTOM OF METAL DECK ON ALL FULL HEIGHT WALLS IN NEW ADDITION, SMOOTH FINISH ON ALL PARTIAL HEIGHT WALLS; MATCH EXISTING WALL FINISHES IN EXISTING BUILDING: UNLESS NOTED OTHERWISE
KIDS SALES AREA WALLS	FLAT SHEEN WITH SMOOTH FINISH
JANITOR AND ELECTRICAL ROOM WALLS	EGGSHELL SHEEN WITH SMOOTH FINISH
ALL OTHER ROOMS NOT LISTED (WALLS)	EGGSHELL SHEEN WITH ORANGE PEEL MEDIUM TEXTURE
ALL CEILINGS, UNLESS NOTED OTHERWISE	FLAT SHEEN
MAIN ENTRANCE BARREL VAULT INCLUDING: ROOF DECK, GYPSUM BOARD, BEAMS, CONDUIT, PIPING, ETCETERA.	SEMI-GLOSS SHEEN
FULL HEIGHT STEEL BUILDING COLUMNS AT THE EXTERIOR WINDOWS	SEMI-GLOSS SHEEN (UNLESS NOTED OTHERWISE)

PAINT COLOR SCHEDULE

TAG	MANUFACTURER	NUMBER AND COLOR OR CUSTOM FORMULA	REMARKS SEE "TEXTURE SCHEDULE" FOR ADDITIONAL INFORMATION
PT-1 BEIGE (RESTROOM SIDE OF DOOR AND FRAME)	SHERWIN WILLIAMS	SW9594 SETTLEMENT	
PT-2 WHITE (PUBLIC AREA WALLS AND CEILINGS)	SHERWIN WILLIAMS	SW7005 PURE WHITE	DRYFALL AT CEILING
	PPG PAINTS	PPG1006-1 GYPSUM	
PT-3 GRAY (OFFICES AND BREAKROOM)	SHERWIN WILLIAMS	SW7022 ALPACA	
	PPG PAINTS	PPG1022-2 INTUITIVE	
PT-4 BLACK	SHERWIN WILLIAMS	SW6258 TRICORN BLACK	GLOSS SHEEN UNLESS NOTED OTHERWISE
	PPG PAINTS	PPG1001-7 BLACK MAGIC	
PT-5 SILVER	SHERWIN WILLIAMS	SILVER - SEE PAINT SCHEDULE IN SPECIFICATION SECTION 09900-PAINTING FOR INFORMATION	
	PPG PAINTS	-	
PT-10 SAFETY YELLOW	SHERWIN WILLIAMS	OSHA SAFETY YELLOW	GLOSS SHEEN UNLESS NOTED OTHERWISE
	PPG PAINTS	OSHA SAFETY YELLOW	
PT-11 WHITE (EXTERIOR)	SHERWIN WILLIAMS	SW 6252 ICE CUBE	
	PPG PAINTS	PPG1001-2 ARIA	
PT-13 BLUE	SHERWIN WILLIAMS	W1=40/32+1/64, B1=8/32, L1=4 OZ+59/32+1/128, R3=2 OZ+8/32+1/128	PANEL FINISH / COLOR TO MATCH CUSTOM COLOR: ALPOLIC / MITSUBISHI CHEMICAL MC11-3089 (ROOMS TO GO BLUE) 70% GLOSS
	PPG PAINTS	B-7, E-2Y+16, V-24, W-24+3/4	

DOOR NOTES
1. PROVIDE (3) SILENCERS FOR ALL SINGLE HOLLOW METAL DOORS AND (2) SILENCERS FOR PAIRS
2. ALL HOLLOW METAL DOORS AND FRAMES TO BE SHOP PRIMED AND FIELD PAINTED
3. PAINT DOORS (SEMI-GLOSS SHEEN) TO MATCH ADJACENT WALL SURFACES (TYPICAL BOTH SIDES AND EDGES UNLESS NOTED OTHERWISE)
4. REFER FLOOR PLAN 1/A1.0 FOR CALLOUTS
5. GLAZING ADJACENT TO AND WITHIN DOORS SHALL COMPLY WITH ALL CODES AND SAFETY GLAZING REQUIREMENTS. ALSO ALL FRAMED GLASS DOORS SHALL COMPLY WITH SECTION 404.2.9 OF ANSI A117.1, 2003 EDITION
6. REFER TO DETAIL 1/A8.0 FOR DOOR TYPES
7. DOOR HANDLES, PULLS LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE

DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR SIZE	TYPE	MATERIAL	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	HARDWARE GROUP	REMARKS
1A AND 10	ENTRANCE/EXIT	PAIR 3'-0" x 7'-7 5/8"	EXISTING	ALUMINUM	---	---	---	EXISTING	EXISTING DOORS AND GLAZING TO REMAIN
2	KIDS ENTRANCE/EXIT	PAIR 3'-0" x 7'-7 5/8"	EXISTNG	ALUMINUM	---	---	---	EXISTING	EXISTING DOORS AND GLAZING TO REMAIN
3	HALL 3 TO EXTERIOR	PAIR 3'- 0" x 7'-0" x 1 3/4"	EXISTING	HOLLOW METAL (GALVANIZED)	---	---	---	EXISTING	EXISTING DOORS AND FRAME TO REMAIN
4	SALES ADDITION TO EXTERIOR	3'-0" x 7'-0" x 1 3/4"	B	HOLLOW METAL (GALVANIZED)	8/A8.0	9/A8.0	4/A2.1	7	
5	SALES TO EXTERIOR	3'-0" x 7'-0" x 1 3/4"	B	HOLLOW METAL (GALVANIZED)	8/A8.0	9/A8.0	4/A2.1	7	
6	STORAGE	3'-0" x 7'-0" x 1 3/4"	B	HOLLOW METAL	5/A8.0	5/A8.0	---	8	LOUVER 18"x12"
7	OFFICE	3'-0" x 7'-0" x 1 3/4"	C	WOOD	5/A8.0	5/A8.0	10/A2.1	5	2 3/4" BACKSET REQUIRED
8	BREAKROOM	3'-0" x 7'-0" x 1 3/4"	B	HOLLOW METAL	5/A8.0	5/A8.0	10/A2.1	8	PROVIDE 4x24 LITE WITH SAFETY GLASS, AND LOUVER 18"x12"
9	MENS TOILET	3'-0" x 7'-0" x 1 3/4"	EXISTING	HOLLOW METAL	---	---	---	EXISTING	EXISTING DOOR AND FRAME TO REMAIN
10	JANITOR CLOSET	3'-0" x 7'-0" x 1 3/4"	EXISTING	HOLLOW METAL	---	---	---	EXISTING	EXISTING DOOR AND FRAME TO REMAIN
11	WOMENS TOILET	3'-0" x 7'-0" x 1 3/4"	EXISTING	HOLLOW METAL	---	---	---	EXISTING	EXISTING DOOR AND FRAME TO REMAIN
12A	UTILITY ROOM	3'-0" x 7'-0" x 1 3/4"	EXISTING	HOLLOW METAL	---	---	---	EXISTING	EXISTING DOORS AND FRAMES TO REMAIN PROVIDE "ROOF ACCESS / FIRE CONTROL ROOM" SIGN COMPLYING WITH FIRE MARSHAL'S REQUIREMENTS
12B	UTILITY ROOM	3'-0" x 7'-0" x 1 3/4"	EXISTING	HOLLOW METAL	---	---	---	EXISTING	EXISTING DOORS AND FRAMES TO REMAIN PROVIDE "ROOF ACCESS / FIRE CONTROL ROOM" SIGN COMPLYING WITH FIRE MARSHAL'S REQUIREMENTS
13	ROOF SCUTTLE	2'-6" x 3'-0"	---	ALUMINUM	---	---	---	---	BILCO TYPE "S-50" WITH LADDER UP SAFETY POLE; SEE DETAIL10/A5.4 (OWNER TO PROVIDE PADLOCK)
14	RAC OFFICE	3'-0" x 7'-0" x 1 3/4"	C	WOOD	5/A8.0	5/A8.0	10/A2.1	5	2 3/4" BACKSET REQUIRED. 1" UNDER CUT
15	WOMENS TOILET	3'-0" x 7'-0" x 1 3/4"	EXISTING	HOLLOW METAL	---	---	---	EXISTING	EXISTING DOOR AND FRAME TO REMAIN
16	MENS TOILET	3'-0" x 7'-0" x 1 3/4"	EXISTING	HOLLOW METAL	---	---	---	EXISTING	EXISTING DOOR AND FRAME TO REMAIN
17	IDF ROOM	3'-0" x 7'-0" x 1 3/4"	B	HOLLOW METAL	5/A8.0	5/A8.0	7/A2.1	6	LOUVER 18"x12"
18	HALL 2 TO EXTERIOR	3'- 0" x 7'-0" x 1 3/4"	EXISTING	HOLLOW METAL (GALVANIZED)	---	---	---	EXISTING	EXISTING DOORS AND FRAME TO REMAIN
19	FIRE RISER ROOM	3'- 0" x 7'-0" x 1 3/4"	B	HOLLOW METAL	5/A8.0	5/A8.0	7/A2.1	9	45 MINUTE FIRE RATED DOOR, PROVIDE "FIRE RISER" SIGN COMPLYING WITH FIRE MARSHAL'S REQUIREMENTS
20	ELECTRICAL ROOM	3'-0" x 7'-0" x 1 3/4"	EXISTING	HOLLOW METAL	---	---	---	EXISTING	EXISTING DOOR AND FRAME TO REMAIN

HARDWARE GROUPS

GROUP #5 (OFFICE)
1 CONTINUOUS STAINLESS STEEL HINGE - SIMILAR TO HAGER 790-900 83" NON-RISING PIN
* MANUFACTURER TO CUSTOM CUT HINGE FOR EACH LEAF OF DUTCH DOOR
1 LOCKSET - SCHLAGE #AL80LD (BY OWNER)
1 FLUSH BOLT (AT BOTTOM OF TOP LEAF IN EDGE OF DOOR)
IVES #261 WITH COMPATIBLE DUST-PROOF STRIKE SET INTO SHELF
2 WALL STOPS - IVES WS 406

GROUP #6 (IDF)
1/2 PAIR BUTTS - STANLEY FBB 179 4 1/2 x 4 1/2 626
1 PAIR BUTTS - STANLEY 206OR 4 1/2 x 4 1/2 626 (SPRING HINGE)
1 MECHANICAL ACCESS CONTROL LOCK/LATCH - SIMPLEX L1011-26D-41
1 WALL STOP - IVES WS 406

GROUP #7 (SALES TO EXTERIOR- SINGLE DOOR AT CONCRETE MASONRY UNITS)
1 1/2 PAIR HAGER BB1191 4 1/2 x 4 1/2 NON-RISING PINS 626
1 TOUCHBAR DEVICE PRECISION APEX 2101 626
1 THRESHOLD ALUMINUM - NATIONAL GUARD 425
1 WEATHERSTRIP AWM - NATIONAL GUARD FS162A
1 SWEEP - NATIONAL GUARD 102VA
1 HEAD PROTECTION - NATIONAL GUARD 16AD
1 LOCK GUARD - LG13 STAINLESS STEEL BY IVES
1 OVERHEAD CHAIN STOP - STANLEY-748263 ZINC PLATED (2C) CHAIN DOORSTOP

GROUP #8 (BREAKROOM AND STORAGE)
1 1/2 PAIR BUTTS - STANLEY FBB 179 4 1/2 x 4 1/2 626
1 PUSH/PULL SET - IVES 8200 8X16 AND 8302 6X16 US26D
1 CLOSER - LCN 1460 AC (1071)
1 WALL STOP - IVES WS 406

GROUP #9 (FIRE RISER ROOM)
2 PAIR HAGER BB1191 4 1/2 x 4 1/2 NON-RISING PIN 626
1 LOCKSET - SCHLAGE #AL80LD (BY OWNER)
1 CLOSER - LCN 4040 CUSHXAL, "THRU-BOLTED" WITH SEX BOLTS (NO SUBSTITUTIONS) 626

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ROOMS TO GO
STORE EXPANSION AND REMODEL
18722 SOUTH DIXIE HIGHWAY, CUTLER BAY, FL 33157

CONSTR. DOC. & REVISIONS

No.	Description	Date
C	FIRE DEPARTMENT CODE COMMENTS	06/13/23
1	ADDENDUM 2	11/29/23

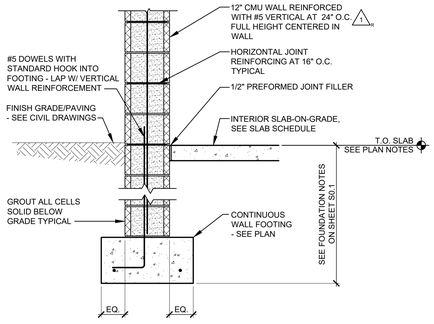
STATE OF FLORIDA — MICHAEL SCOTT SUNDERMEYER — LICENSE NO. AR100105 — REGISTERED ARCHITECT — 11/30/2023

PROFESSIONAL OF RECORD
MICHAEL SCOTT SUNDERMEYER
License No.: AR100105
Expiration Date 02/28/25

Drawn By/Checked By:	djr/MSB
Project Number	2101445
Bid Date	11/09/23
Permit	03/28/23
Owner Date	07/06/22

SCHEDULES AND DETAILS

A8.0



1 S1.0 SECTION
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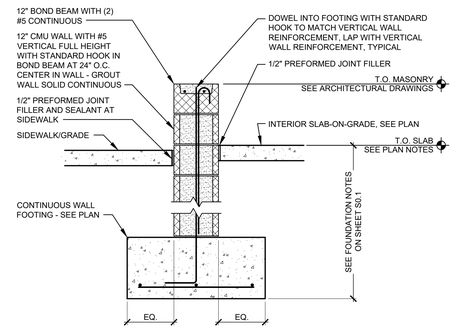

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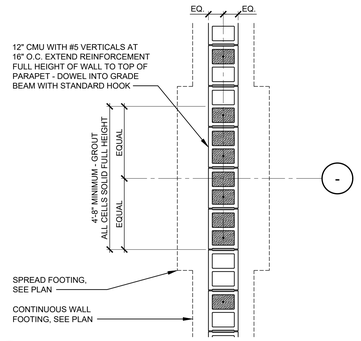

3 S1.0 PLAN DETAIL
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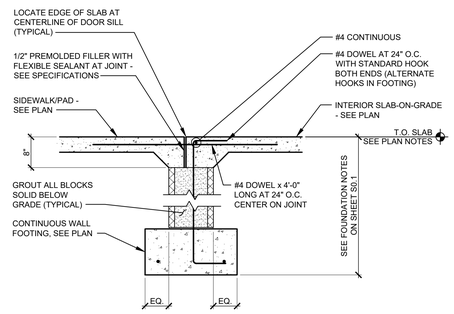

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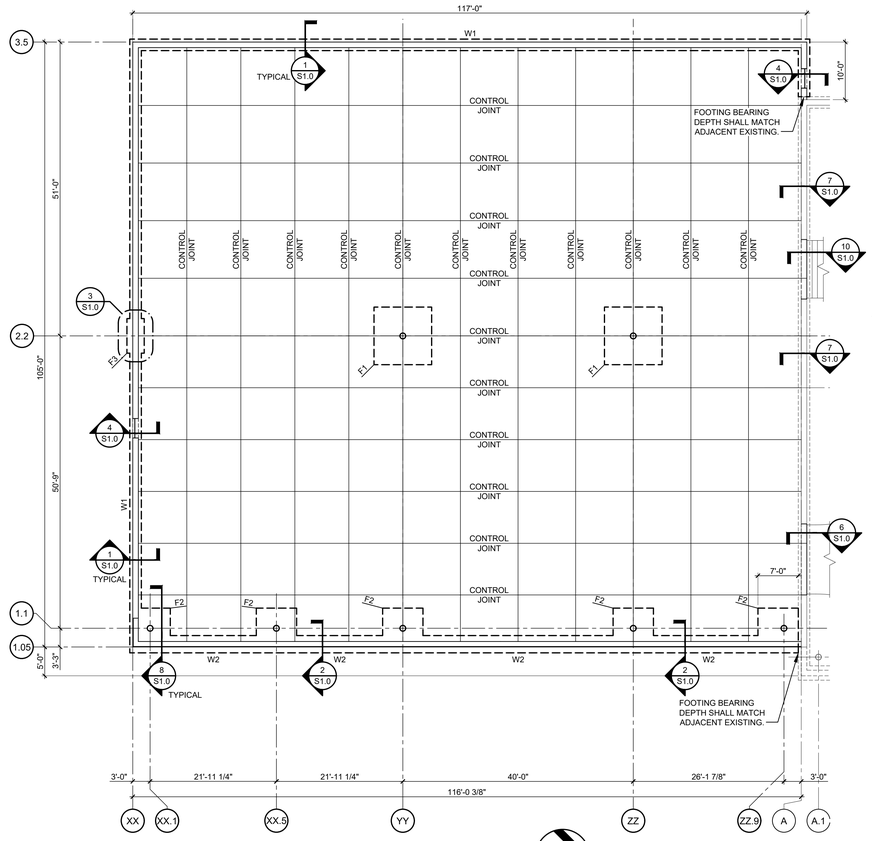


5 S1.0 FOUNDATION PLAN
SCALE: 3/32" = 1'-0"

NORTH

FOUNDATION PLAN NOTES

1. SEE SHEETS S0.1 AND S0.2 FOR GENERAL NOTES AND TYPICAL DETAILS.
2. ALL ELEVATIONS BASED ON EXISTING FINISH FLOOR ELEVATION = 100'-0" AND NEW FINISH FLOOR ELEVATION = 101'-4" FOR REFERENCE ONLY. SEE SITE PLAN FOR ACTUAL FINISH FLOOR ELEVATIONS.
3. TOP OF INTERIOR FOOTING (T/F) = 100'-8" UNLESS NOTED OTHERWISE ON PLAN. SEE GENERAL STRUCTURAL NOTES FOR TOP OF EXTERIOR FOOTING ELEVATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE ALL TOP OF FOOTING ELEVATIONS WITH THE CIVIL ENGINEERING DRAWINGS AND SITE CONDITIONS. FOOTINGS SHALL BE STEPPED IN ACCORDANCE WITH THE "TYPICAL STEPPED FOOTING DETAIL".
4. CENTER ALL FOOTINGS ON COLUMN AND WALL CENTERLINES, UNLESS NOTED OTHERWISE.
5. CONTINUOUS WALL FOOTING REINFORCING SHALL BE PLACED CONTINUOUS THROUGH ISOLATED COLUMN FOOTINGS.
6. SEE ARCHITECTURAL PLANS AND DETAILS FOR TYPICAL INTERIOR WALL PARTITION SUPPORTS THAT PENETRATE SLAB.

FOOTING SCHEDULE

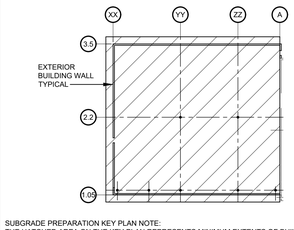
MARK	SIZE	REINFORCING
W1	2'-0" x 1'-0" x CONTINUOUS	(2) #5 CONTINUOUS - BOTTOM
W2	3'-0" x 1'-4" x CONTINUOUS	(3) #5 CONTINUOUS - BOTTOM
F1	10'-6" x 10'-6" x 2'-0"	(11) #6 EACH WAY - TOP & BOTTOM
F2	1 S1.0 7'-6" x 7'-6" x 1'-4"	(8) #5 EACH WAY - TOP & BOTTOM
F3	6'-0" x 3'-0" x 1'-0"	(4) #5 LONG WAY - BOTTOM

SLAB SCHEDULE

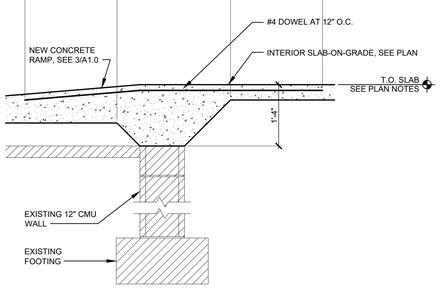
LOCATION	THICKNESS* & REINFORCING	REMARKS
INTERIOR SLAB ON GRADE	4" CONCRETE SLAB ON GRADE REINFORCED WITH MINIMUM 1.0 LBS./ YARD POLYPROPYLENE, FIBRILLATED FIBERS - SEE PROJECT SPECIFICATIONS	VAPOR RETARDER PER SPECIFICATION OVER COMPACTED SUB-GRADE PER PROJECT GEOTECHNICAL REPORT
SIDEWALK	4" CONCRETE SLAB ON GRADE REINFORCED WITH MINIMUM 1.0 LBS./ YARD POLYPROPYLENE, FIBRILLATED FIBERS - SEE PROJECT SPECIFICATIONS	COMPACTED SUBBASE PER PROJECT GEOTECHNICAL REPORT, SEE ARCHITECTURAL DRAWINGS FOR SLAB JOINTS AND PLAN LAYOUT
DUMPSTER SLAB	6" CONCRETE SLAB ON GRADE REINFORCED WITH #4 BARS AT 18" O.C. EACH WAY - CENTER	COMPACTED SUBBASE PER PROJECT GEOTECHNICAL REPORT

* THICKNESS OF SLABS AS SPECIFIED IN SCHEDULE ARE MINIMUMS. THERE SHALL BE NO TOLERANCE FOR SLABS THINNER THAN THOSE SPECIFIED IN SCHEDULE.

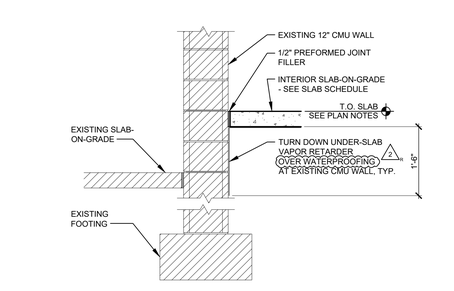
SUB-GRADE PREPARATION KEY PLAN



SUBGRADE PREPARATION KEY PLAN NOTE:
THE HATCHED AREA ON THE KEY PLAN REPRESENTS MINIMUM EXTENTS OF BUILDING PAD SUBGRADE PREPARATION AS PRESCRIBED IN THE REFERENCED PROJECT GEOTECHNICAL REPORT. SUCH PREPARATION SHALL BE COMPLETED FOR THE GREATER OF 5'-0" OR THE MINIMUM DISTANCE PRESCRIBED IN THE REFERENCED PROJECT GEOTECHNICAL REPORT BEYOND THE CONSTRUCTION IDENTIFIED ON THE KEY PLAN.



6 S1.0 SECTION
SCALE: 3/4" = 1'-0"



7 S1.0 SECTION
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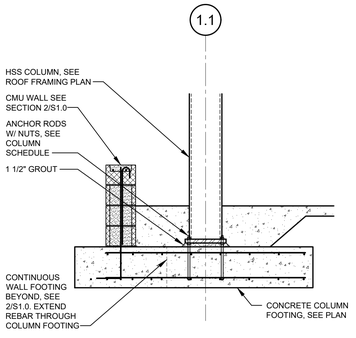
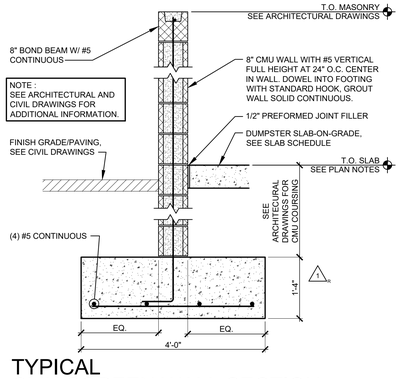
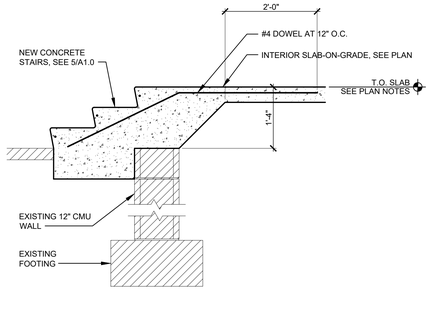


8 S1.0 SECTION
SCALE: 1/2" = 1'-0"



TYPICAL
9 S1.0 CMU SCREEN WALL SECTION
SCALE: 3/4" = 1'-0"



10 S1.0 SECTION
SCALE: 3/4" = 1'-0"

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ROOMS TO GO
STORE EXPANSION AND REMODEL
18722 SOUTH DIXIE HIGHWAY, CUTLER BAY, FL 33157

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	CODE RESPONSE	08/21/23
2	ADDENDUM #2	11/29/23

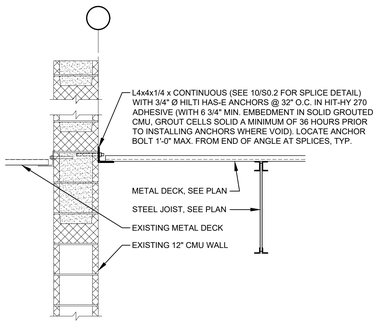
STATE OF FLORIDA — PROFESSIONAL ENGINEER — No 65866 — 11/28/23

PROFESSIONAL OF RECORD
MARK A. SPALINGER
LICENSE NUMBER 65866
EXPIRATION DATE: 02/28/25

Drawn By/Checked By:	MPD/MPD
Project Number	2101445
Bid Date	11/09/23
Permit	03/28/23
Owner Date	07/06/22

FOUNDATION PLAN

S1.0



1 S2.0 SECTION
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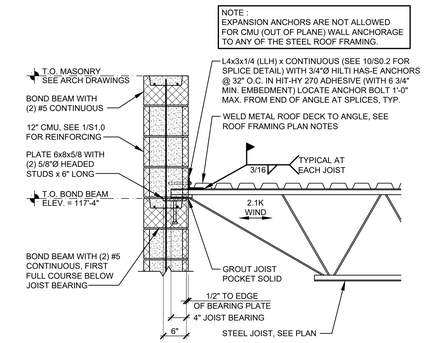

2 S2.0 SECTION
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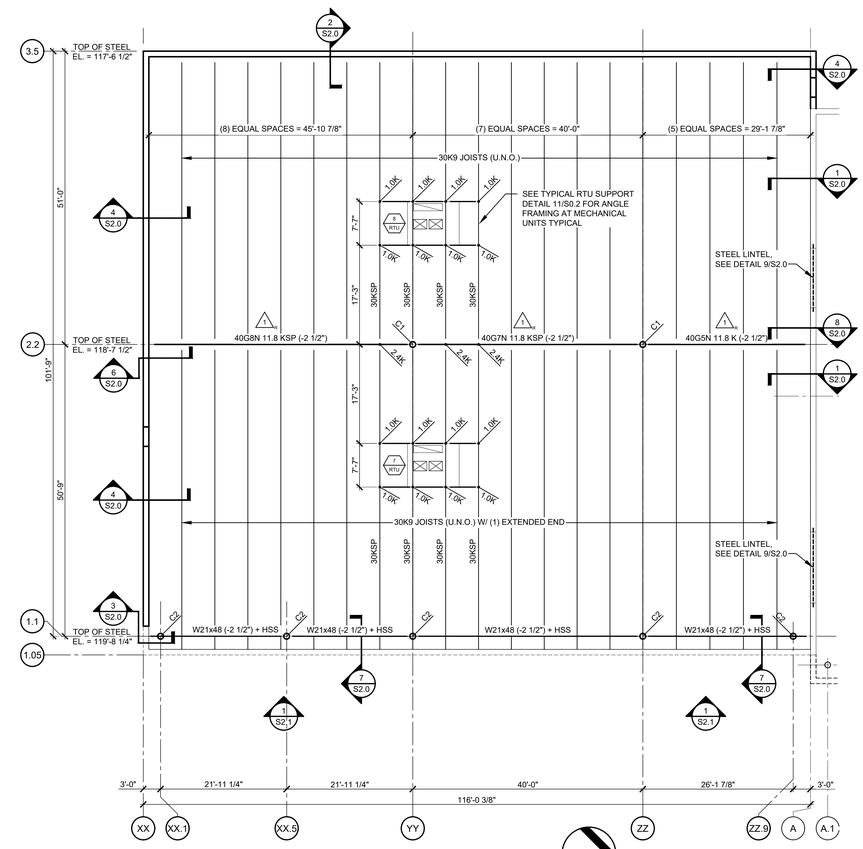

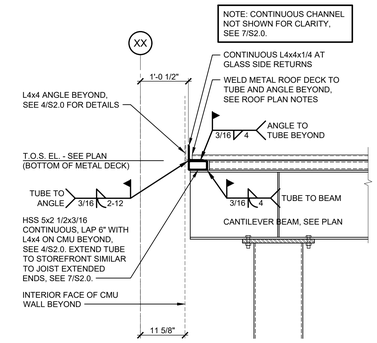

3 S2.0 SECTION
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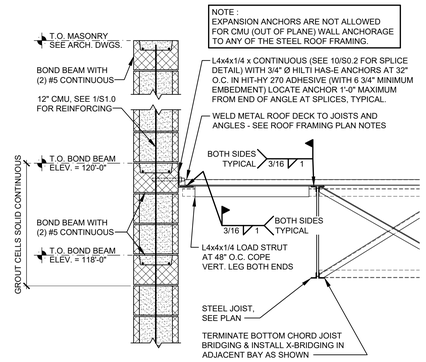


4 S2.0 SECTION
SCALE: 3/4" = 1'-0"

5 S2.0 ROOF FRAMING PLAN
SCALE: 3/32" = 1'-0"

STEEL LINTEL SCHEDULE

CLEAR SPAN	12" CMU
7'-4" OR LESS	(2) PS8-8" (L2)

LINTEL NOTES:

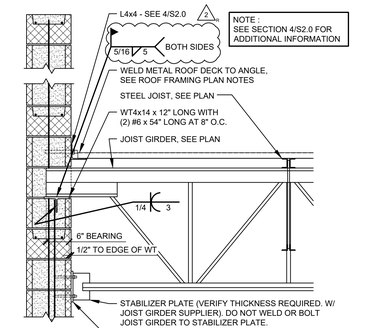
1. USE "POWERS" STEEL LINTEL MANUFACTURED BY "POWERS STEEL AND WIRE." INSTALL LINTEL PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
2. LINTELS SHALL BE SHORED DURING CONSTRUCTION UNTIL THE MASONRY HAS ATTAINED SUFFICIENT STRENGTH TO CARRY ITS OWN WEIGHT.
3. LINTEL SIZES SHOWN APPLY WHERE LINTEL SIZES ARE NOT OTHERWISE SHOWN ON THE DRAWINGS.
4. SEE "TYPICAL LINTEL BEARING" DETAIL ON SHEET S0.2 FOR TYPICAL END BEARING.

COLUMN SCHEDULE

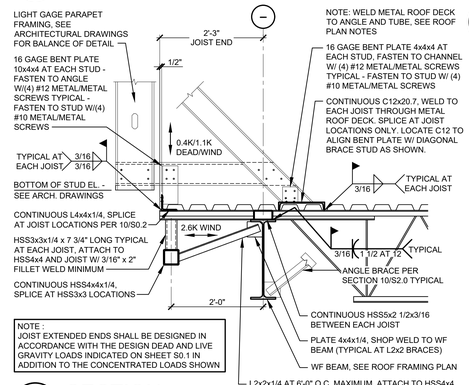
MARK	COLUMN	BASE PLATE	ANCHOR RODS
C1	HSS 8.625x0.188 (A500 GRADE B)	1 15" x 15" x 1"	(4) 1"ø WITH 2" EDGE DISTANCE (16" EMBEDMENT)
C2	HSS 12.750x0.250 (A500 GRADE B)	16" x 16" x 3/4"	(4) 3/4"ø (12" EMBEDMENT)

ROOF FRAMING PLAN NOTES

1. SEE SHEET S0.1 FOR DESIGN ROOF LOADS AND GENERAL NOTES.
2. TOP OF STEEL (T.O. STEEL) EQUALS TOP OF STEEL JOIST/UNDERSIDE OF METAL DECK. BEAMS AND JOIST GIRDERS REFERENCED ± FROM TOP OF STEEL.
3. METAL ROOF DECK SHALL BE 22 GAGE, 36" WIDE, 1 1/2" DEEP, TYPE "B" WIDE RIB ROOF DECK AND SHALL BE CONNECTED TO FRAMING MEMBERS AS FOLLOWS (SEE SPECIFICATION FOR FINISH):
   A. TO ALL TRANSVERSE SUPPORTS, 5/8" PUDDLE WELDS, (7) PER SHEET.
   B. TO ALL SUPPORTS PARALLEL TO FLUTES, 5/8" PUDDLE WELDS AT 6" O.C.
   C. SIDE SEAMS, #10 BUILDEX SCREWS, (8) PER SPAN. 1
4. STEEL JOISTS IDENTIFIED ON PLAN AS "SP" SHALL BE DESIGNED FOR THE TRIBUTARY UNIFORM LOAD AS SHOWN ON THE DRAWINGS IN ADDITION TO THE CONCENTRATED LOADS SHOWN ON PLAN IN ACCORDANCE WITH PARAGRAPH 5.5 OF THE RECOMMENDED CODE OF STANDARD PRACTICE FOR JOISTS AND JOIST GIRDERS. REFER TO THE SECTIONS/DETAILS CUT ON PLAN FOR ADDITIONAL JOIST DESIGN LOADS. JOIST GIRDERS IDENTIFIED ON PLAN AS "SP" SHALL BE DESIGNED FOR THE LOAD IMPOSED BY ALL TRIBUTARY CONCENTRATED LOADS AND TOP CHORD AXIAL LOADS SHOWN ON PLAN IN ADDITION TO THE INDICATED PANEL POINT LOADS.
5. ALL ITEMS SUCH AS MECHANICAL EQUIPMENT, DUCT WORK, PIPES, CEILINGS, FIXTURES, ETC. THAT ARE TO BE SUPPORTED OR HUNG FROM THE STEEL JOISTS SHALL BE FRAMED WITH AUXILIARY FRAMING TO THE PANEL POINTS OF THE JOIST (SEE TYPICAL JOIST LOAD STRUT DETAIL SHEET S0.2). METHODS OF FRAMING THAT INDUCE BENDING TO THE JOIST CHORD OR WEB MEMBERS WILL NOT BE PERMITTED. COORDINATE BRIDGING LOCATION SO AS NOT TO INTERFERE WITH ANY MECHANICAL EQUIPMENT.
6. STEEL JOIST AND JOIST GIRDER CAMBER SHALL BE PROVIDED IN ACCORDANCE WITH THE SJI SPECIFICATIONS.
7. APPROXIMATE CORNER WEIGHTS OF ROOF TOP EQUIPMENT ARE SHOWN ON PLAN. VERIFY ALL LOADS, LOCATIONS, CURB SIZES AND OPENING SIZES WITH MECHANICAL CONTRACTOR PRIOR TO FABRICATION. SEE TYPICAL RTU SUPPORT DETAIL ON SHEET S1 FOR FRAMING.
8. SEE ARCHITECTURAL PLANS FOR INTERIOR DECORATIVE TRUSS SUPPORTS.



6 S2.0 SECTION
SCALE: 3/4" = 1'-0"



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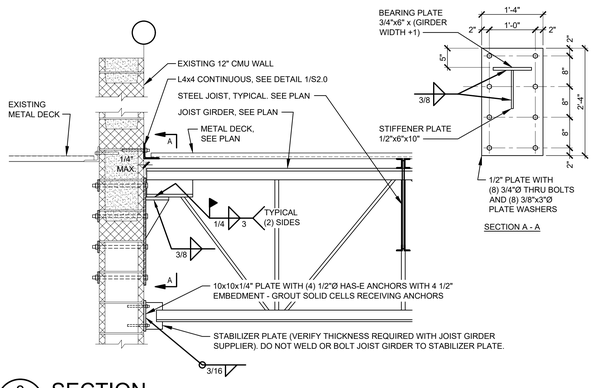
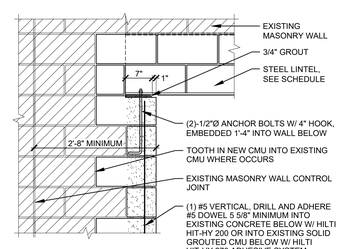


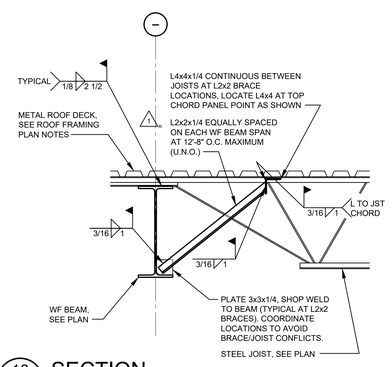
8 S2.0 SECTION
SCALE: 3/4" = 1'-0"

STEEL LINTEL SCHEDULE	
CLEAR SPAN	11 5/8" MASONRY
12'-4" OR LESS	W16x26 w/ 11" x 1/4" PLATE

1. LINTEL SIZES SHOWN APPLY WHERE LINTEL SIZES ARE NOT OTHERWISE SHOWN ON THE DRAWINGS.
2. WHERE WF BEAMS WITH PLATES ARE USED, PLATES SHALL BE CONNECTED TO WF BEAMS WITH 3/16" FILLET WELDS AT 12" ON CENTER EACH SIDE, STAGGERED.
3. CONTRACTOR TO VERIFY SIZE OF EXISTING MASONRY.



9 S2.0 DETAIL
SCALE: 3/4" = 1'-0"



10 S2.0 SECTION
SCALE: 3/4" = 1'-0"

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ROOMS TO GO
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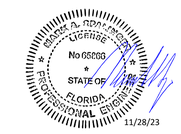
CONSTR. DOC. & REVISIONS

No.	Description	Date
1	CODE RESPONSE	08/21/23
2	ADDENDUM #2	11/29/23

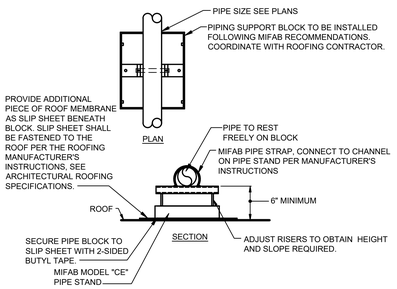


PROFESSIONAL OF RECORD
MARK A. SPALINGER
LICENSE NUMBER 65866
EXPIRATION DATE: 02/28/25

Drawn By/Checked By:	MPD/MPD
Project Number	2101445
Bid Date	11/09/23
Permit	03/28/23
Owner Date	07/06/22

ROOF FRAMING PLAN & DETAILS

S2.0

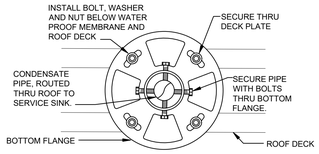


NOTES:
1. PIPING SHALL BE SUPPORTED AT ALL ELBOWS AND TEES AND AT MAX. 10'-0" SPACING (OR PER LOCAL CODE, IF MORE CONSERVATIVE). PIPING SHALL BE SLOPED AND ROUTED TO PREVENT TRAPPING CONDENSATE (EXCEPT AT DIRT LEGS) AND TO FACILITATE CONDENSATE DRAINAGE.

2. PROVIDE ADDITIONAL PIECE OF ROOF MEMBRANE BENEATH BLOCK.

3. DO NOT ATTACH PIPE STAND DIRECTLY TO ROOF, USE SLIP SHEET BENEATH STAND.

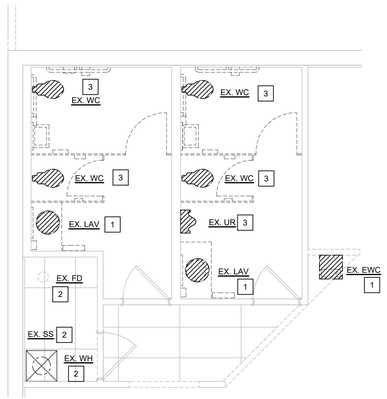
5 P1.0 ROOF PIPING SUPPORT DETAIL
SCALE: NOT TO SCALE



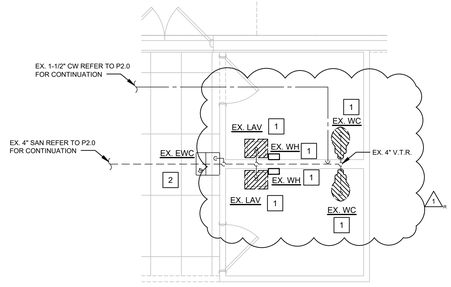
8 P1.0 VERTICAL PIPE THRU ROOF SUPPORT DETAIL
SCALE: NOT TO SCALE

PLUMBING DEMOLITION KEYED NOTES

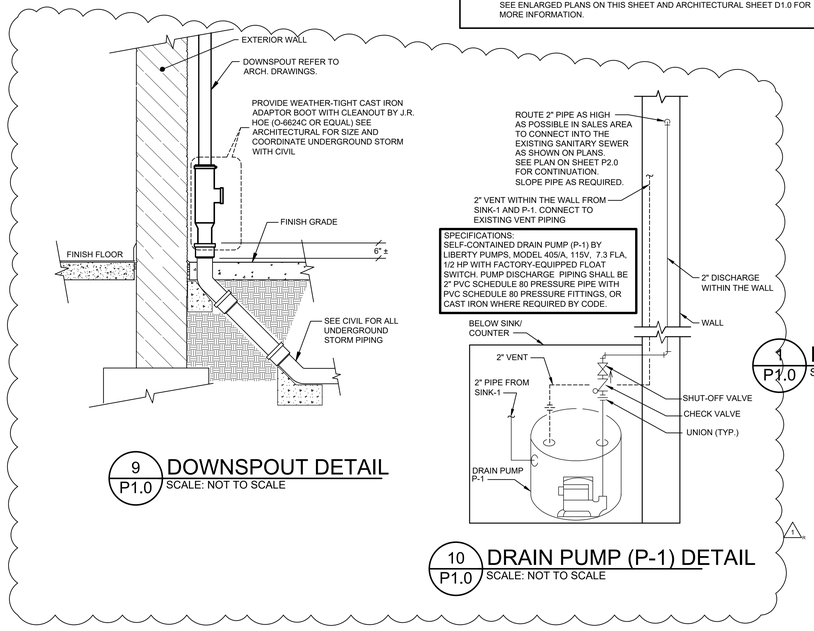
1. DISCONNECT AND REMOVE EXISTING PLUMBING FIXTURES INDICATED BY HATCHING. FIELD VERIFY EXISTING LOCATIONS AND ELEVATIONS. PREPARE FOR RECONNECTION TO NEW PLUMBING FIXTURES. SEE ENLARGED PLANS ON THIS SHEET AND ARCHITECTURAL SHEET D1.0 FOR MORE INFORMATION.
2. EXISTING PLUMBING FIXTURE TO REMAIN.
3. TEMPORARILY REMOVE EXISTING WATER CLOSETS AND URINALS AS REQUIRED TO INSTALL NEW FLOOR AND WALL FINISHES. FIELD VERIFY EXISTING LOCATIONS AND ELEVATIONS. PREPARE FOR RECONNECTION TO EXISTING PLUMBING FIXTURES. SEE ENLARGED PLANS ON THIS SHEET AND ARCHITECTURAL SHEET D1.0 FOR MORE INFORMATION.



1 P1.0 PARTIAL ENLARGED PLUMBING DEMO PLAN
SCALE: 1/4" = 1'-0"

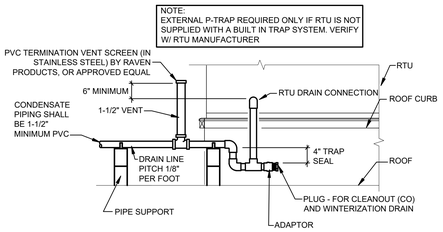


2 P1.0 PARTIAL ENLARGED PLUMBING DEMO PLAN
SCALE: 1/4" = 1'-0"

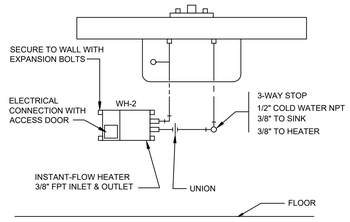


9 P1.0 DOWNSPOUT DETAIL
SCALE: NOT TO SCALE

10 P1.0 DRAIN PUMP (P-1) DETAIL
SCALE: NOT TO SCALE



6 P1.0 CONDENSATE DRAIN PIPING DETAIL
SCALE: NOT TO SCALE



7 P1.0 INSTANT FLOW WH-2 BELOW SINK DETAIL
SCALE: NOT TO SCALE

NOT APPLICABLE TO LAV-1

PLUMBING FIXTURE SCHEDULE

MARK	SPECIFICATIONS
LAV-1	LAVATORY: (ADA) KOHLER #K-2214 (LADENA) 21"x14" VITREOUS CHINA, UNDER- COUNTER MOUNTED. FAUCET: AMERICAN STANDARD "TIMES SQUARE" #7184.101.002, 1.2GPM PRESSURE. CONTRACTOR TO PROVIDE, CHROME PLATED BRASS P-TRAP, ANGLE STOPS, AND FLEX SUPPLIES. INSULATE ALL EXPOSED PIPING BELOW LAVATORY WITH TRUEBRO #102 INSULATION KIT. SINK IS SUPPLIED WITH UNDER COUNTER MOUNTING KIT (1193643), USE OF EPOXY IS NOT ALLOWED. INSTALL SINK PER MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION MANUAL.
LAV-2	LAVATORY: (ADA) AMERICAN STANDARD #9134001EC 21"x20" WALL HUNG, FAUCET: AMERICAN STANDARD "TIMES SQUARE" #7184.101.002, 1.2GPM PRESSURE, AND J.R. SMITH #0801 FLOOR MOUNT WALL CARRIER WITH CONCEALED ARMS. PROVIDE CHROME PLATED ANGLE STOP, ESCUTCHEON, 1/2" FLEX SUPPLIES & P-TRAP. INSULATE ALL EXPOSED PIPING BELOW LAVATORY WITH TRUEBRO #102 INSULATION KIT.
WC-1	WATERCLOSET (ADA): AMERICAN STANDARD # 3351.101, WALL HUNG, VITREOUS CHINA, ELONGATED SIPHON JET. FLUSH VALVE: SLOAN # 111-1.28 (LOW CONSUMPTION 1.28 GALLON PER FLUSH - "WATERSENSE" LISTED) SEAT: CHURCH #255SSC WITH OPEN FRONT. CARRIER: J.R. SMITH #0542P (FLOOR MOUNTED) CARRIER MUST BE COMPACT TYPE.
EWC-1	ELECTRIC WATER COOLER: (ADA) OASIS # P8ACSL, 115/60/1 STANDARD FINISH, SPLIT LEVEL WITH SINGLE WASTE AND ELECTRICAL CONNECTION. PROVIDE APRON ACCESSORY FOR UPPER UNIT J.R. SMITH #0800 FLOOR MOUNT WALL CARRIER WITH CONCEALED ARMS.
WH-2	ELECTRIC INSTANT WATER HEATER - EEMAX SPEX3208: POINT OF USE WATER HEATER MOUNTS IN ANY ORIENTATION, 208V, 3.KW, 41° TEMPERATURE RISE AT 0.5GPM. SET HEATER TO 110°F MAXIMUM TEMPERATURE. INSTALL PER MANUFACTURER'S INSTRUCTIONS WITH 0.5GPM AERATOR.
SINK-1	SINGLE COMPARTMENT SINK: ELKAY LRAD1918, 19"x 18"x 6 1/2" DEEP, 18 GAUGE TYPE 302 SELF RIMMING SINK WITH LKD2445BH FAUCET AND LK99 DRAIN. 18 GAUGE P-TRAP, STOPS AND SUPPLIES. IN-SINK-ERATOR BADGER 5 MODEL 1/2 H.P., 120 VOLTS AND 1725 RPM. PROVIDE FOOD WASTE DISPOSER WITH DISHWASHER DRAIN CONNECTION.
P-1	LIBERTY PUMPS MODEL # 405/A DRAIN PUMP WITH ALARM. UNIT SHALL PRODUCE 27 GPM AT 21 FEET OF TOTAL DYNAMIC HEAD. 1/2 HP, 115V, 7.3 FLA, PUMP SHALL BE CONTROLLED WITH ON/OFF FACTORY INSTALLED FLOAT SWITCH. INSTALL PER MANUFACTURERS INSTRUCTIONS. PROVIDE RUBBER MAT UNDER THE UNIT TO REDUCE NOISE.

PLUMBING FIXTURES DESIGNATED AS "ADA" ARE TO BE FULLY ACCESSIBLE IN ACCORDANCE WITH 'THE AMERICAN DISABILITIES ACT OF 1990'. FIXTURES AND THEIR INSTALLATION SHALL ALSO COMPLY WITH 'AMERICAN NATIONAL STANDARDS INSTITUTE' (ANSI) PUBLICATION A117.1-"PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE" AND/OR GOVERNING CODES.

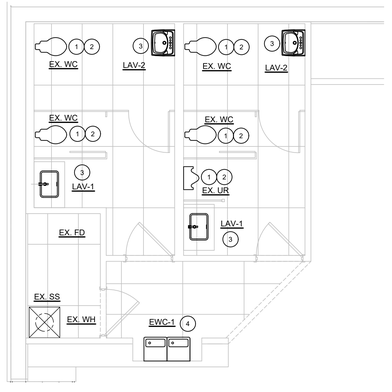
ALL PLUMBING FIXTURES, EQUIPMENT, TRIM AND FITTINGS SHALL COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING BUT NOT LIMITED TO, WATER AND ENERGY CONSERVATION CODES. THE SCHEDULED AND/OR SPECIFIED PLUMBING FIXTURES AND EQUIPMENT REPRESENT THE MINIMUM CRITERIA AND SHALL BE THE BASIS FOR THE CONTRACTOR'S BASE BID. IF THE SCHEDULED OR SPECIFIED FIXTURES AND/OR EQUIPMENT DO NOT COMPLY WITH GOVERNING CODES, THE CONTRACTOR SHALL PROVIDE AN ALTERNATE BID FOR COMPLYING EQUIPMENT, TRIM AND/OR FITTINGS. THE ABSENCE OF AN ALTERNATE BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR'S BID INCLUDES ALL COSTS NECESSARY TO MEET ALL REGULATIONS AND/OR CODES.

PLUMBING GENERAL NOTES

1. THE PLUMBING SUBCONTRACTOR'S SCOPE OF WORK INCLUDES ALL WORK WITHIN BUILDING UNLESS OTHERWISE NOTED.
2. SANITARY PIPING TO BE PVC. SLOPE 4" SANITARY PIPING AT 1% SLOPE, USE CAST IRON ONLY WHERE REQUIRED BY CODE OR AUTHORITY HAVING JURISDICTION.
3. THE PLUMBING SUBCONTRACTOR SHALL COORDINATE LOCATIONS OF ALL PLUMBING PIPING TO CLEAR INTAKE LOUVERS. PROVIDE 10'-0" CLEARANCE IN ALL DIRECTIONS FROM VENTS THROUGH ROOF TO OUTSIDE AIR INTAKES.
4. THE PLUMBING SUBCONTRACTOR SHALL REFER TO THE FIXTURING PLAN FOR COORDINATION OF ALL PIPING, EQUIPMENT, DUCTS, VALVING, AND SERVICE RISERS WITH THE FIXTURING. ALL SYSTEMS SHALL BE ROUTED AND/OR LOCATED AS REQUIRED TO AVOID INTERFERENCE WITH THE FIXTURES. INSTALLATIONS MADE WITHOUT REGARD TO FIXTURING SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER.
5. THE PLUMBING SUBCONTRACTOR SHALL VERIFY AND MAKE CONNECTION TO UTILITIES.
6. THE PLUMBING SUBCONTRACTOR SHALL FILL FLOOR DRAINS WITH WATER UPON COMPLETION OF WORK AND TESTING.
7. SLOPE HORIZONTAL VENT PIPING TOWARDS DRAIN PIPING.
8. ALL HOT AND COLD WATER PIPING SHALL BE INSULATED PER SPECIFICATIONS.
9. PIPING IN EXPOSED CEILING AREAS SHALL BE ROUTED AS HIGH AS POSSIBLE IN JOIST WITH ALLOWANCE FOR SLOPE AS REQUIRED.
10. ALL ABOVE GRADE PIPING SHALL BE RUN CONCEALED IN ALL ROOMS AND AREAS WHERE HUNG CEILING IS APPLIED.
11. CONDENSATE PIPING SHALL BE 1-1/2" MINIMUM PVC. EXTERIOR PVC CONDENSATE PIPING SHALL BE PAINTED LIGHT GRAY. USE LONG RADIUS SWEEPS ON CONDENSATE PIPE
12. NOT USED.
13. DOMESTIC WATER PIPE SIZES ARE BASED ON FLOW CONDITIONS OF 55 GPM AND 55 PSI AT THE MAIN. VERIFY FLOW CONDITIONS. IF ACTUAL FLOW CONDITIONS ARE DIFFERENT, CONTACT MECHANICAL ENGINEER.
14. PROVIDE FIXTURES AS SPECIFIED OR AS OTHERWISE APPROVED BY ARCHITECT. SUBSTITUTES NOT ALLOWED WITHOUT ARCHITECT'S SPECIFIC APPROVAL.
15. ALL SANITARY AND WASTE PIPING SHALL BE RODDED OUT AFTER INSTALLATION IS COMPLETE, PRIOR TO JOB TURNOVER.
16. REFER TO SHEET P2.0 FOR MECHANICAL AND PLUMBING SYMBOLS AND ABBREVIATIONS LEGEND
17. ALL PENETRATIONS THRU FIRE-RESISTANCE -RATED ASSEMBLIES SHALL BE SEALED IN ACCORDANCE WITH THE LOCAL CODE TO MAINTAIN FIRE RATING.
18. PROVIDE SOLID UNISTRUT SUPPORT (P1000) - NO EXCEPTIONS, FIELD DRILL THE NECESSARY HOLES AS REQUIRED, COORDINATE WITH OWNER.

DEMOLITION GENERAL NOTES

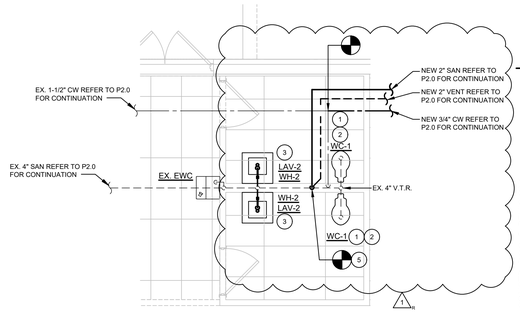
1. ALL DEMOLITION WORK SHALL BE EXECUTED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS AND REGULATIONS.
2. DURING THE BIDDING PERIOD, EACH BIDDING CONTRACTOR SHALL VISIT THE SITE AND FACILITY TO VERIFY ALL EXISTING CONDITIONS, AND VERIFY THE SCOPE OF WORK INDICATED BY ALL CONTRACT DOCUMENTS. FAILURE TO DETERMINE AND/OR ANTICIPATE THE IMPACT OF THE SCOPE OF WORK ON EXISTING CONDITIONS SHALL NOT BE JUSTIFICATION FOR ADDITIONAL COMPENSATION. ANY DISCREPANCIES DISCOVERED IN THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OFFICE OF THE ARCHITECT.
3. UNLESS NOTED OTHERWISE OR INSTRUCTED BY THE PROJECT CONSTRUCTION MANAGER, ALL DEMOLISHED MATERIAL AND EQUIPMENT IS TO BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE IN A SAFE AND LEGAL MANNER. NO ON SITE SALE OR STORAGE OF MATERIAL IS ALLOWED.
4. ALL MATERIALS, EQUIPMENT, FIXTURES, SYSTEMS AND ACCESSORIES WHICH ARE TO REMAIN IN SERVICE SHALL BE CLEANED, REPAIRED, ADJUSTED, RECONDITIONED, AND PLACED INTO PROPER OPERATION, UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL FOLLOW THE PROGRESS OF THE GENERAL DEMOLITION AND REMODELING WORK TO ASSURE THE ACCESSIBILITY AND SAFETY OF EQUIPMENT AND SYSTEMS TO REMAIN IN SERVICE, AND TO PROVIDE FOR THE TIMELY REMOVAL AND/OR RELOCATION OF EQUIPMENT, PIPING, ETC.
6. CONTRACTOR SHALL SEAL PENETRATIONS THROUGH FLOORS, WALLS, CEILINGS AND ROOFS WHERE AND/OR PLUMBING AND/OR MECHANICAL COMPONENTS ARE REMOVED AND WHERE THE EXISTING PENETRATION IS NOT USED FOR THE NEW INSTALLATION. CONTRACTOR SHALL REPAIR SURFACES TO MATCH ADJACENT AREAS.
7. CONTRACTOR SHALL INSTALL PERMANENT CAPS WHERE DUCTWORK AND PIPING IS REMOVED AND THE EXISTING TAPS ARE NOT USED FOR THE NEW INSTALLATION. CONTRACTOR SHALL INSTALL TEMPORARY CAPS WHERE DUCTWORK AND PIPING IS REMOVED AND THE EXISTING TAPS WILL BE USED FOR THE NEW INSTALLATION TO PROTECT THE INTERIOR SURFACES UNTIL NEW DUCTWORK AND PIPING IS INSTALLED.
8. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING CONSTRUCTION DURING THE DEMOLITION AND CONSTRUCTION PROCESS TO PREVENT DAMAGE TO EXISTING FINISHES OR MATERIALS TO REMAIN FOR NEW INSTALLATION. REPAIR DAMAGE CAUSED DURING WORK AT NO EXTRA COST TO THE OWNER.
9. THIS DRAWING IS FOR GENERAL REFERENCE AND ORIENTATION. ALL EXISTING EQUIPMENT, DUCTWORK, ETC. SHOWN WERE ORIENTED PER ORIGINAL CONSTRUCTION DOCUMENTS, AND FIELD OBSERVATION WHEN POSSIBLE. ACTUAL LOCATIONS, SIZES, QUANTITY, AND CONFIGURATIONS MAY VARY FROM THAT SHOWN. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS. ALL WORK PERFORMED SHALL MEET ALL REQUIREMENTS OF THE SPECIFICATIONS AND SHALL BE AS INDICATED ON ALL CONSTRUCTION DOCUMENTS.
10. SEE ELECTRICAL, PLUMBING, MECHANICAL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON REMOVAL, REUSE, & RELOCATION OF EXISTING EQUIPMENT, PIPING, CONDUIT, DUCTWORK, ETC.



3 P1.0 PARTIAL ENLARGED PLUMBING PLAN
SCALE: 1/4" = 1'-0"

PLUMBING KEYED NOTES

1. RECONNECT EXISTING FIXTURE TO EXISTING SANITARY AND VENT PIPING. VERIFY IN FIELD EXISTING SANITARY AND VENT PIPING SIZES, LOCATIONS, AND ELEVATIONS
2. RECONNECT EXISTING FIXTURE TO EXISTING COLD WATER PIPING. VERIFY IN FIELD EXISTING COLD WATER PIPING SIZES, LOCATIONS, AND ELEVATIONS
3. CONNECT NEW LAVATORY TO EXISTING COLD WATER, HOT WATER, SANITARY AND VENT PIPING. VERIFY IN FIELD EXISTING PIPING SIZES, LOCATIONS, AND ELEVATIONS
4. CONNECT NEW ELECTRIC WATER COOLER TO EXISTING COLD WATER, SANITARY, AND VENT PIPING. VERIFY IN FIELD EXISTING PIPING SIZES, LOCATIONS, AND ELEVATIONS
5. CONNECT TO EXISTING SANITARY AND VENT PIPING. (VENT PIPING SHOWN OFFSET FOR CLARITY.) VERIFY IN FIELD EXISTING SANITARY AND VENT PIPING SIZES, LOCATIONS, AND ELEVATIONS



4 P1.0 PARTIAL ENLARGED PLUMBING PLAN
SCALE: 1/4" = 1'-0"

NOTE:
ALL WORK SHALL COMPLY WITH DRAWINGS AND SPECIFICATIONS. THIS IS A PROTOTYPICAL DESIGN. ANY FIELD CHANGES REQUIRE OWNER OR ARCHITECT APPROVAL.

MICHAEL C. GRAPPERHAUS LIC. #73620 EXP. 02/28/25

Drawn By/Checked By:	JCM/MCG
Project Number	2101445
Bid Date	11/09/23
Permit	03/28/23
Owner Date	07/06/22

PLUMBING SCHEDULES AND DETAILS

P1.0

CASCO
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

STORE EXPANSION AND REMODEL

18722 SOUTH DIXIE HIGHWAY, CUTLER BAY, FL 33157

ROOMS TO GO

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	ADDENDUM #2	11/29/23

PLUMBING KEYED NOTES

1. ROUTE NEW RTU CONDENSATE WASTE PIPE TO ROOF SCUPPER (TYPICAL ALL ROOFTOP UNITS).
2. CONDENSATE PIPING SHALL BE SUPPORTED ON MIFAB PIPESTANDS, SEE ROOF PIPING SUPPORT DETAIL ON SHEET P1.0 FOR SPECIFICATION. PROVIDE WITH MIFAB PIPE STRAP, CONNECT TO GUIDE HOLES AT THE TOP OF THE PIPE STAND WITH #8 STAINLESS STEEL SCREWS. LAY BLOCKING FLAT AND CENTER BELOW PIPING. DO NOT ATTACH PIPESTAND TO ROOF. TYPICAL AT ALL RTU'S.
3. CONNECT NEW SINK TO EXISTING COLD WATER, SANITARY, AND VENT PIPING. VERIFY IN FIELD EXISTING PIPING SIZES, LOCATIONS, AND ELEVATIONS. SEE SHEET P1.0 FOR POINT OF CONNECTION TO EXISTING PIPING, AND INSTANT FLOW WATER HEATER (WH-2) DETAIL.
4. ALL DOWNSPOUTS SHALL BE PIPED TO STORM - SEE DETAIL #9 ON SHEET P1.0, AS WELL AS CIVIL AND ARCHITECTURAL PLANS FOR MORE INFORMATION.
5. REPLACE EXISTING 6" SANITARY SEWER LINE BELOW NEW ADDITION. SEE ENLARGED DEMO PLAN FOR MORE INFORMATION.
6. REPLACE EXISTING UNDERGROUND 2" DOMESTIC WATER LINE BELOW NEW ADDITION. SEE ENLARGED DEMO PLAN FOR MORE INFORMATION.
7. CONNECT TO EXISTING SANITARY SEWER. VERIFY IN FIELD EXISTING PIPING SIZES, LOCATIONS, AND ELEVATIONS.
8. CONNECT TO EXISTING 2" DOMESTIC WATER SERVICE UPSTREAM OF EXISTING RISER AND HOUSE VALVE. VERIFY IN FIELD EXISTING PIPING SIZES, LOCATIONS, AND ELEVATIONS.
9. EXTEND 1-1/2" CONDENSATE PIPE TO CONNECT INTO EXISTING CONDENSATE PIPING ON ROOF. SEE CONDENSATE DETAIL ON SHEET P1.0 FOR MORE INFORMATION.
10. 6" FIRE PROTECTION LINE INCOMING SERVICE BELOW GRADE. SEE CIVIL DRAWINGS FOR BACKFLOW DEVICE LOCATION AND CONTINUATION. FIRE PROTECTION CONTRACTOR'S WORK SHALL BEGIN AT 6" BLIND FLANGE 5'-0" OUTSIDE OF THE BUILDING PROVIDED BY CIVIL.
11. PROVIDE SHUT-OFF VALVE WITH SUPERVISORY SWITCH IN VERTICAL RISE.
12. LABEL NEW FIRE PROTECTION PIPING PRIOR TO CONNECTION WITH EXISTING RISER: "6" EXPRESS MAIN - NO FITTINGS ALLOWED"
13. CONNECT TO EXISTING FIRE RISER ABOVE FINISHED FLOOR, UPSTREAM OF ALL ACCESSORIES. FIELD VERIFY EXISTING ELEVATIONS AND RAISE RISER IF REQUIRED FOR RECONNECTION.
14. DEMO EXISTING UNDERGROUND 6" FIRE LINE UPSTREAM OF EXISTING FIRE RISER. SEE CIVIL FOR CONTINUATION.
15. DEMO EXISTING SANITARY PIPING AS INDICATED BY DASHED LINE. FIELD VERIFY EXISTING LOCATIONS AND ELEVATIONS.
16. DEMO EXISTING DOMESTIC COLD WATER PIPING AS INDICATED BY DASHED LINE. FIELD VERIFY EXISTING LOCATIONS AND ELEVATIONS. SEE CIVIL DRAWINGS FOR CONTINUATION.
17. ROUTE NEW 2" VENT PIPING AS HIGH AS POSSIBLE, AND DROP IN CONCEALED LOCATION TO NEW SINK-1 AND P-1. SEE ENLARGED PLANS ON SHEET P1.0 FOR CONTINUATION OF SANITARY AND VENT PIPING.
18. PUMP DISCHARGE PIPING SHALL BE 2" PVC SCHEDULE 80 PRESSURE PIPE WITH PVC SCHEDULE 80 PRESSURE FITTINGS, OR CAST IRON WHERE REQUIRED BY CODE. ROUTE NEW 2" SANITARY PIPING FROM P-1 AS HIGH AS POSSIBLE, AND DROP IN CONCEALED LOCATION TO CONNECT TO EXISTING SANITARY LINE. SEE ENLARGED PLANS ON SHEET P1.0 FOR CONTINUATION OF SANITARY AND VENT PIPING.
19. ROUTE 2" SANITARY FROM SINK-1 AT A SLOPE OF 1/4" TO P-1 INLET. SEE DRAIN PUMP (P-1) DETAIL ON SHEET P1.0 FOR MORE INFORMATION.

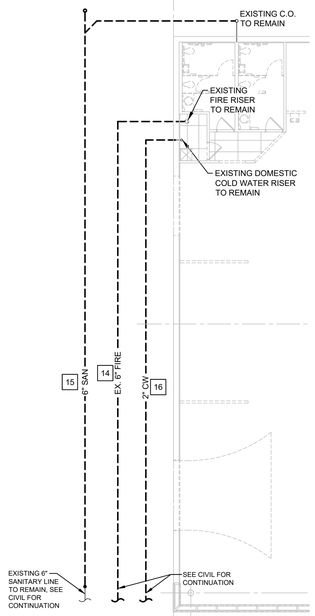
ALL WORK SHALL COMPLY WITH DRAWINGS AND SPECIFICATIONS. THIS IS A PROTOTYPICAL DESIGN. ANY FIELD CHANGES REQUIRE OWNER OR ARCHITECT APPROVAL.

ALL CONDENSATE PIPING SHALL BE PAINTED LIGHT GRAY. EXISTING PIPING SHALL BE PAINTED AND/OR TOUCHED UP TO "LIKE NEW" CONDITION.

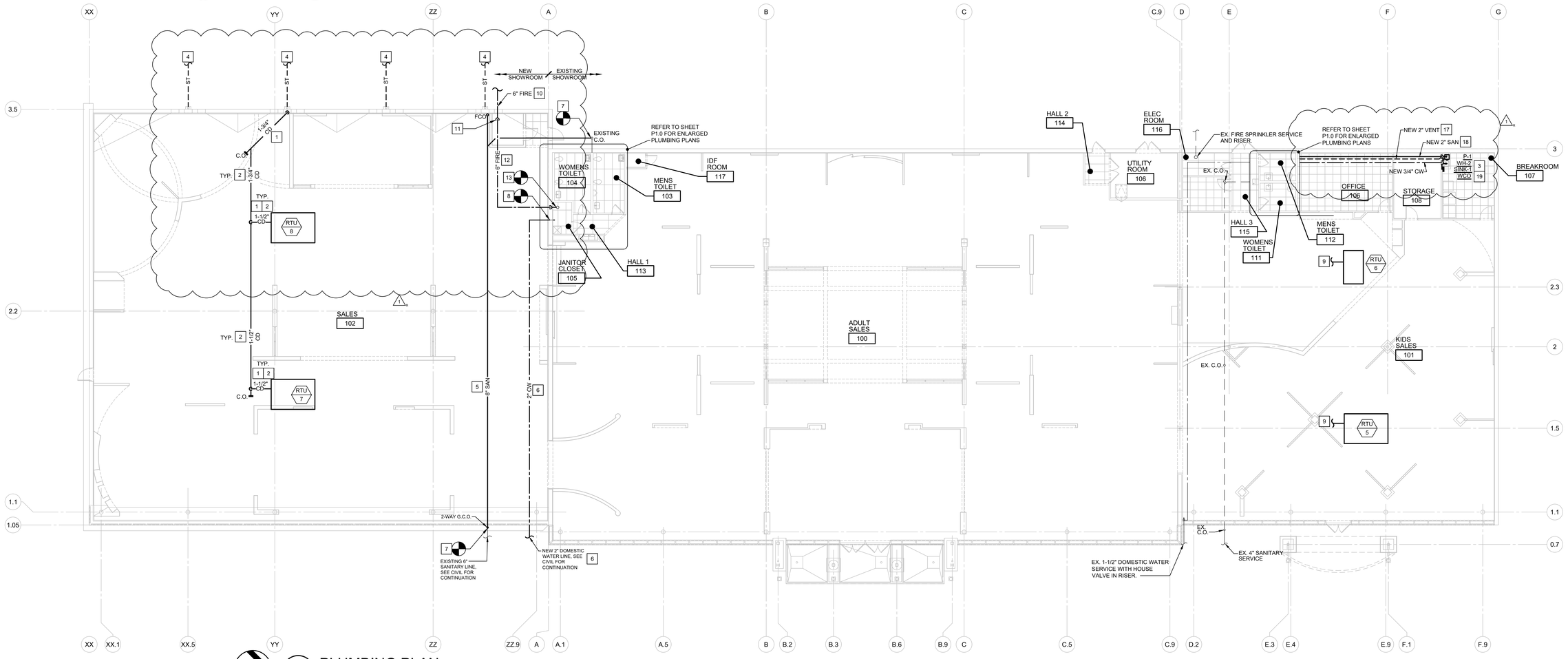
USE LONG RADIUS SWEEPS ON CONDENSATE PIPES.

PROVIDE SOLID UNISTRUT SUPPORT (P1000) - NO EXCEPTIONS, FIELD DRILL THE NECESSARY HOLES AS REQUIRED, COORDINATE WITH OWNER.

SEE SHEET M1.0
SYMBOLS AND ABBREVIATIONS:



2 P2.0 ENLARGED PLUMBING DEMOLITION PLAN
SCALE: 3/32" = 1'-0"



NORTH

1 P2.0 PLUMBING PLAN
SCALE: 3/32" = 1'-0"

CIVIL ENGINEERING DESIGN COORDINATION NOTICE

NOTICE TO ALL PARTIES HAVING AN INTEREST IN THIS CONSTRUCTION PROJECT:

1.) CIVIL ENGINEERING FOR THIS PROJECT IS BEING PERFORMED BY OTHERS.

2.) CONTRACTORS RELYING ON DOCUMENTS NOT COORDINATED WITH THE CIVIL ENGINEERING WORK SHALL DO SO AT THEIR OWN RISK.

3.) COORDINATION WITH THE CIVIL ENGINEERING DOCUMENTS HAS BEEN COMPLETED ONLY AS SHOWN BELOW.

CIVIL ENGINEERING CONSULTANT IS: CKE_GROUP_INCORPORATED
WESTON_FL

CIVIL SHT. DWG. NO.	CIVIL SHEET DWG. TITLE	REV. NO.	REV. DATE	REV. NO.	REV. DATE
C-3	UTILITY_PLAN	1	02/06/23	BID	11/6/23

COORDINATION CHECKED BY	INITIAL	DATE	INITIAL	DATE
DISCIPLINE: PLUMBING	JCM	02/10/23	JCM	11/28/23

CASCO
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

ROOMS TO GO
STORE EXPANSION AND REMODEL
18722 SOUTH DIXIE HIGHWAY, CUTLER BAY, FL 33157

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	ADDENDUM #2	11/29/23

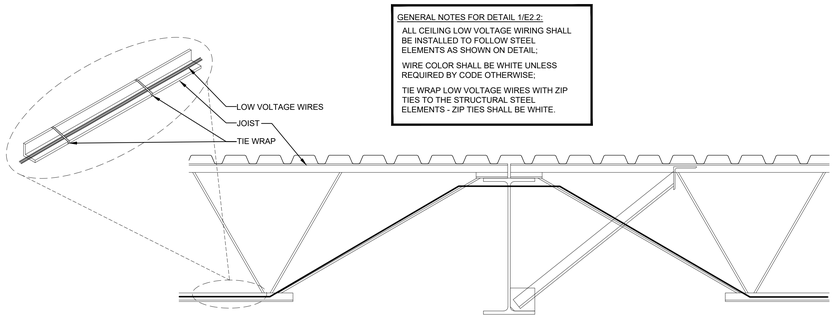
MICHAEL C. GRAPPERHAUS LICENSE 73820 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/28/23

MICHAEL C. GRAPPERHAUS
LIC. #73620
EXP. 02/28/25

Drawn By/Checked By:	JCM/MCG
Project Number	2101445
Bid Date	11/09/23
Permit	03/28/23
Owner Date	07/06/22

PLUMBING PLAN

P2.0



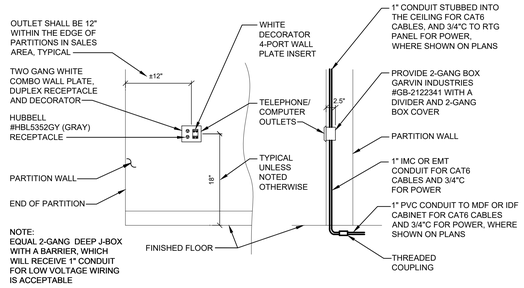
GENERAL NOTES FOR DETAIL 1/E2.2:

ALL CEILING LOW VOLTAGE WIRING SHALL BE INSTALLED TO FOLLOW STEEL ELEMENTS AS SHOWN ON DETAIL;

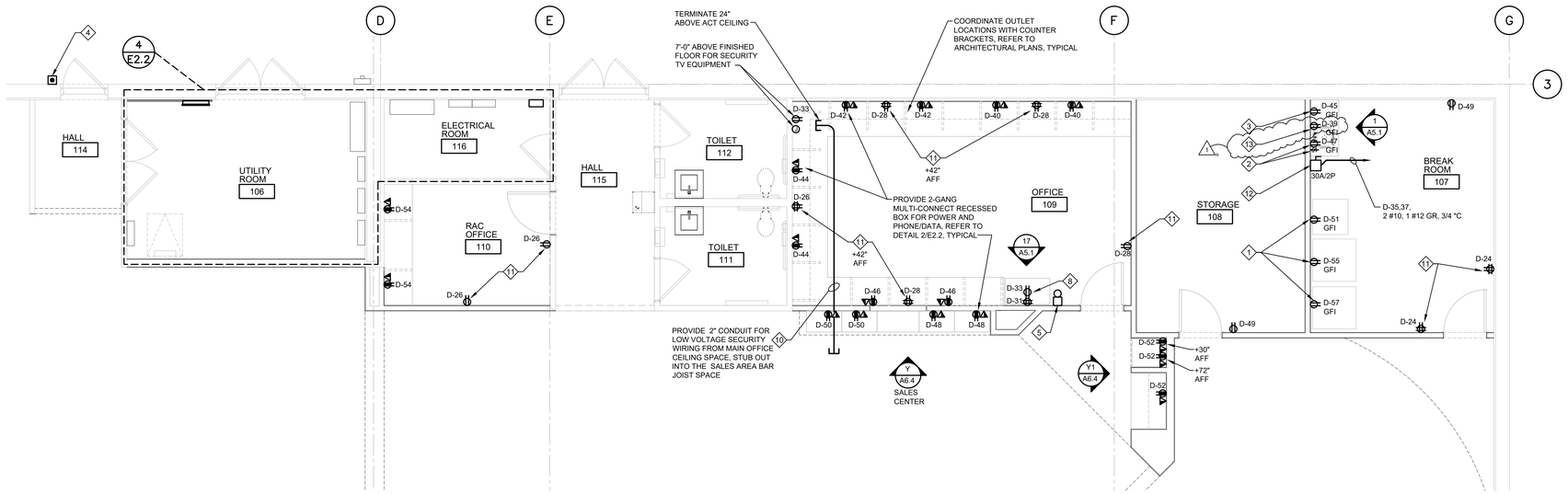
WIRE COLOR SHALL BE WHITE UNLESS REQUIRED BY CODE OTHERWISE;

TIE WRAP LOW VOLTAGE WIRES WITH ZIP TIES TO THE STRUCTURAL STEEL ELEMENTS - ZIP TIES SHALL BE WHITE.

1 E2.2 LOW VOTAGE WIRING INSTALLATION
SCALE: NOT TO SCALE

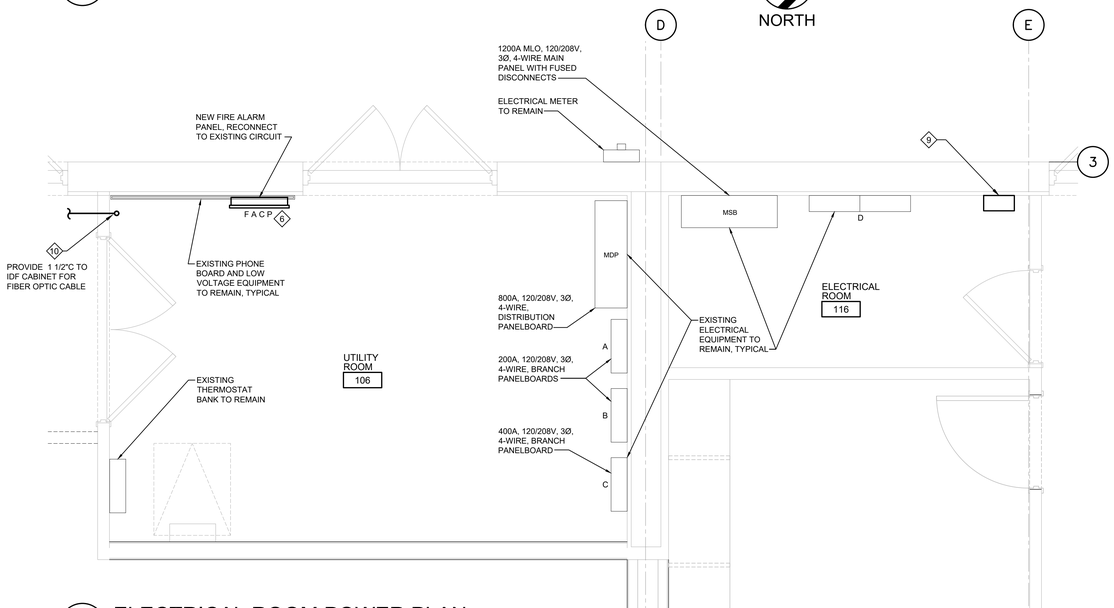


2 E2.2 TELEPHONE/COMPUTER OUTLETS - ELEVATION
SCALE: NOT TO SCALE



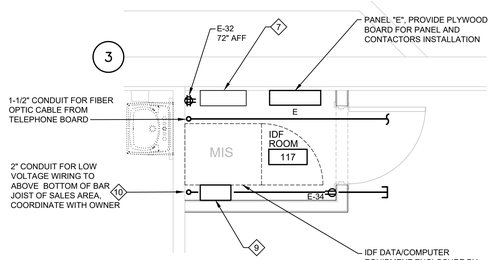
3 E2.2 OFFICE AREA POWER PLAN
SCALE: 1/4"=1'-0"

NORTH



4 E2.2 ELECTRICAL ROOM POWER PLAN
SCALE: 1/2"=1'-0"

NORTH



5 E2.2 IDF CLOSET POWER PLAN
SCALE: 1/2"=1'-0"

GENERAL NOTES:

A. NEW ELECTRICAL EQUIPMENT LAYOUT IS FOR SQUARE D EQUIPMENT. COORDINATE LAYOUT AND CLEARANCES IF DIFFERENT MANUFACTURER IS USED. PANEL CLEARANCES SHALL BE PROVIDED ACCORDING TO NEC ARTICLE 110.26, 110.32 AND 110.33.

B. ALL EXISTING ELECTRICAL EQUIPMENT SHALL REMAIN UNLESS NOTED OTHERWISE.

C. PROVIDE 3/4" FIRE RATED B/C GRADE PLYWOOD TO 8'-0"ABOVE FINISHED FLOOR IN ELECTRICAL ROOM, ELECTRICAL CLOSET AND IDF CLOSET FOR NEW EQUIPMENT AS REQUIRED, REFER TO ARCHITECTURAL DRAWINGS.

D. MOUNT NEW CONTACTORS BELOW OR ABOVE PANELS SERVED.

E. THERMOSTAT BANK ENCLOSURE SHALL BE LOCATED WITHIN 10' OF MIS HUB (MDF OR IDF RACK/ENCLOSURE) TO ENSURE CONNECTION BETWEEN THERMOSTATS AND MIS HUB. COORDINATE WITH OWNER.

◇KEY NOTES:

1. RECEPTACLES FOR VENDING AND REFRIGERATOR.
2. MOUNT RECEPTACLE BELOW SINK FOR CONNECTION TO GARBAGE DISPOSAL. RECEPTACLE SHALL BE CONTROLLED BY A FRACTIONAL HORSE POWER RATED TOGGLE SWITCH, MOUNTED 8" ABOVE COUNTER.
3. MOUNT RECEPTACLES FOR COFFEE MAKER AND MICROWAVE 8" ABOVE THE COUNTER.
4. PROVIDE PUSH BUTTON FOR OFFICE #109 BUZZER, FLUSH MOUNTED IN WALL ADJACENT TO MANAGER ENTRY DOOR.
5. ADJUSTABLE BUZZER FLUSH MOUNTED IN A BOX 6" BELOW CEILING, POWERED FROM LOW VOLTAGE TRANSFORMER, CONTROLLED BY PUSH BUTTON AT RECEIVING DOOR. PROVIDE WHITE LOUVERED WALL PLATE. COORDINATE EXACT LOCATION WITH RTG PROJECT MANAGER.
6. NEW FIRE ALARM CONTROL PANEL FACP. REMOTE HVAC SMOKE DETECTORS SWITCHES (IF REQUIRED) TO BE LOCATED IN ELECTRICAL ROOM ABOVE FIRE ALARM CONTROL PANEL FACP.
7. THERMOSTAT BANK FOR ROOF TOP UNITS, ROUTE 1" CONDUIT AND STUB-UP INTO THE SALES AREA BAR JOIST SPACE; CONDUIT SHALL STUB OUT IN SALES SPACE IMMEDIATELY/ADJACENT TO BAR JOIST OR ROOF STEEL, SO THAT WHEN WIRES ARE PULLED THEY CAN FOLLOW STEEL.
8. RECEPTACLES FOR TABLET BATTERY CHARGING STATIONS, DUPLEX AT 30" AND QUAD AT 42" ABOVE FINISH FLOOR. REFER TO ELEVATIONS ON SHEET A5.1.
9. PROVIDE HOFFMAN ENCLOSURE FOR SALES LIGHTING MANUAL CONTROLS, REFER TO DETAIL 3/E4.2.
10. CONDUIT SHALL STUB OUT IN SALES SPACE IMMEDIATELY AND/OR ADJACENT TO BAR JOIST OR ROOF STEEL, SO THAT WHEN WIRES ARE PULLED THEY CAN FOLLOW STEEL. PROVIDE PLASTIC BUSHINGS. COORDINATE EXACT LOCATION OF PROVIDED CONDUIT FOR LOW VOLTAGE WIRING WITH OWNER PRIOR TO INSTALLMENT.
11. RECEPTACLE CONTROLLED BY TIME CLOCK IN COMPLIANCE WITH ASHRAE 90.1 2016, SECTION 8 - (8.4.2). REFER TO PANEL SCHEDULE C ON SHEET E4.1 AND CONTACTOR SCHEDULE ON SHEET E4.2.
12. INSTANT WATER HEATER, MOUNT DISCONNECT ABOVE THE CEILING. REFER TO PLUMBING PLAN FOR EXACT LOCATION AND POWER REQUIREMENTS. PROVIDE ALL FINAL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
13. RECEPTACLE BELOW COUNTER FOR DRAIN PUMP. REFER TO PLUMBING PLANS FOR MORE INFORMATION.

CASCO
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

ROOMS TO GO
STORE EXPANSION AND REMODEL
18722 SOUTH DIXIE HIGHWAY, CUTLER BAY, FL 33157

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	ADD #2	11/29/23

CASCO PROFESSIONAL SERVICES, LLC
ENGINEERING LICENSE
NUMBER CA29655

WILLIAM J. KINNEY LICENSE No. 68799 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/29/23

EXP. DATE 02/28/25
LIC #68799
WILLIAM J. KINNEY

Drawn By/Checked By:	ZT
Project Number	2101445
Bid Date	11/09/23
Permit	03/28/23
Owner Date	07/06/22

POWER PLAN

E2.2

PANEL MSB

MOUNT: SURFACE | 120/208 | 3-PHASE, 4W | PANEL MSB | CAPACITY: 1,140A | INT CAP: 65KA

LOCATION: ELECTRICAL ROOM 111 | 1200A: MLO | NEC DEMAND LOAD: 895A

CKT	LTG	REC	HVAC	MISC	NC	DESCRIPTION	AMP	POLE	φ	AMP	POLE	DESCRIPTION	LTG	REC	HVAC	MISC	NC	CKT
						UNUSABLE SPACE			A	600 600F	3	PANEL "MDP"	5.6	9.8	36.6	1.9	0.0	
									B				4.9	8.4	38.1	0.0	0.0	
									C				4.0	7.4	38.1	0.7	0.0	
1			7.3			RTU 5	100 70F	3	A	100 80F	3	RTU 6			6.7			2
			7.3						B						6.7			
			7.3						C						6.7			
3						UNUSABLE SPACE			A	200 200F	3	PANEL E	2.8	5.8	8.8	0.0	0.0	4
									B				3.2	6.2	8.8	0.0	0.0	
									C				4.6	4.8	8.8	0.0	0.0	
5	4.4	6.2	0.0	2.0	0.0	PANEL "D"	200 200F	3				UNUSABLE SPACE						6
	4.6	7.1	0.0	0.0	0.0													
	6.0	4.3	0.0	1.5	0.0													
7						SPARE	60	3		60	3	SPD				0.1		8
																0.1		
																0.1		

PHASE BALANCE			LOAD TYPE	CONNECTED	DEMAND	DEMAND FORMULA	TOTAL LOAD	
			LIGHTING	40.1 KVA	50.1 KVA	LOAD X 125% NEC 210.19 CONTINUOUS	CONNECTED	DEMAND
φ	LOAD	%	RECEPTACLE	60.0 KVA	35.0 KVA	10KVA + 50% REMAINDER NEC 220.44	287.6 KVA	322.3KVA
A	72.7 KVA	34%	HVAC	181.1 KVA	190.7 KVA	LOAD + 25% LARGEST NEC 430.24	798.3A	894.5A
B	71.1 KVA	33%	MISC	6.4 KVA	6.4 KVA	LOAD X 100% NEC 210.19 NON-CONT.	FILENAME:	
C	71.2 KVA	33%	NC	0.0 KVA	0.0 KVA	0 NONCOINCIDENTAL LOADS NEC 220.60	2101445 LOAD.xlsm	
			TRACK LTG	0.0 KVA	40.1 KVA	ADDITIONAL LOAD PER NEC 220.43(B)		

NOTES:
A. EXISTING WESTINGHOUSE SWITCHBOARD, WITH FUSED DISCONNETCS
B. REFER TO ONE LINE DIAGRAM AND EQUIPMENT SCHEDULE FOR FEEDER SIZES
C. PROVIDE NEW 200A FUSES FOR PANEL E, 70A FUSES FOR RTU-5 & 80A FUSES FOR RTU-6, AS REQUIRED

PANEL MDP

MOUNT: SURFACE | 120/208 | 3-PHASE, 4W | PANEL MDP | CAPACITY: 600A | INT CAP: 65KA

LOCATION: ELECTRICAL ROOM 107 | 600A MLO | DEMAND LOAD: 580A

CKT	LTG	REC	HVAC	MISC	NC	DESCRIPTION	AMP	POLE	φ	AMP	POLE	DESCRIPTION	LTG	REC	HVAC	MISC	NC	CKT
1	0.6	0.7	36.6	1.9	0.0	PANEL "C"	400 400F	3	A			BLANK						2
	0.1	1.0	38.1	0.0	0.0				B									
	0.0	0.0	38.1	0.0	0.0				C									
3						BLANK			A	200 200F	3	PANEL "B"	5.0	9.1	0.0	0.0	0.0	4
									B				4.8	7.4	0.0	0.0	0.0	
									C				4.0	7.4	0.0	0.7	0.0	
5			12.6			RTU 7	200 150F	3				BLANK				0.1		6
			12.6													0.1		
			12.6													0.1		
7	2.8	0.0	0.0	0.0	0.0	PANEL "A"	60 60F	3		60 60F	3	SPD				0.1		8
	1.3	0.4	0.0	0.0	0.0											0.1		
	3.3	0.0	0.0	0.0	0.0											0.1		

PHASE BALANCE			LOAD TYPE	CONNECTED	DEMAND	DEMAND FORMULA	TOTAL LOAD	
			LIGHTING	21.9 KVA	27.4 KVA	LOAD X 125% NEC 210.19 CONTINUOUS	CONNECTED	DEMAND
φ	LOAD	%	RECEPTACLE	26.0 KVA	18.0 KVA	10KVA + 50% REMAINDER NEC 220.44	201.8 KVA	208.9KVA
A	48.0 KVA	35%	HVAC	150.7 KVA	160.3 KVA	LOAD + 25% LARGEST NEC 430.24	560.3A	579.7A
B	45.0 KVA	33%	MISC	3.2 KVA	3.2 KVA	LOAD X 100% NEC 210.19 NON-CONT.	FILENAME:	
C	43.6 KVA	32%	NC	0.0 KVA	0.0 KVA	0 NONCOINCIDENTAL LOADS NEC 220.60	2101445 LOAD.xlsm	

NOTES:
A. EXISTING SIEMENS SWITCHBOARD, WITH FUSED DISCONNETCS.
B. PROVIDE NEW 150A FUSES FOR RTU-7 AND 60A FUSES FOR PANEL A, AS REQUIRED
C.

PANEL E

MOUNT: SURFACE | 120/208 | 3-PHASE, 4W | PANEL E | CAPACITY: 200A | INT CAP: 10KA

LOCATION: ELECTRICAL CLOSET | 225A MLO | DEMAND LOAD: 153A | AV. FAULT: 9.2KA

NOTE	CKT	LTG	REC	HVAC	MISC	NC	DESCRIPTION	AMP	POLE	φ	AMP	POLE	DESCRIPTION	LTG	REC	HVAC	MISC	NC	CKT	NOTE
	1						SPARE	20	1	A	20	1	ADULT SHOWROOM REC	0.2	1.1				2	C
	3						SPARE	20	1	B	20	1	ADULT SHOWROOM REC		1.1				4	C
C	5	1.6					ADULT TRACK LTG	20	1	C	20	1	ADULT SHOWROOM REC		1.1				6	C
C	7	1.4					ADULT TRACK LTG	20	1	A	20	1	ADULT SHOWROOM REC		0.9				8	C
C	9	1.6					ADULT TRACK LTG	20	1	B	20	1	ADULT SHOWROOM REC		1.1				10	C
C	11	1.5					ADULT TRACK LTG	20	1	C	20	1	ADULT SHOWROOM REC	0.1	1.3				12	C
	13						SPARE	20	1	A	20	1	ADULT SHOWROOM REC		0.9				14	C
	15						SPARE	20	1	B	20	1	ADULT SHOWROOM REC		1.1				16	C
	17						SPARE	20	1	C	20	1	ADULT SHOWROOM REC	0.1	1.1				18	C
C	19	0.9					CHANDELIERS	20	1	A	20	1	ADULT SHOWROOM REC	0.1	1.1				20	C
C	21		1.3				ADULT SHOWROOM REC	20	1	B	20	1	ADULT SHOWROOM REC		0.9				22	C
C	23	0.9					CHANDELIERS	20	1	C	20	1	ADULT SHOWROOM REC		0.9				24	C
C	25	0.1	0.9				ADULT SHOWROOM REC	20	1	A	20	1	COMPUTER REC.		0.5				26	L
	27						SPARE	20	1	B	20	1	COMPUTER REC.		0.5				28	L
	29						SPARE	20	1	C	20	1	SPARE						30	
	31						SPARE	20	1	A	20	1	IDF REC		0.4				32	
C	33	1.2					CANOPY SIGN	20	1	B	20	1	IDF ROOM REC/LTG	0.1	0.2				34	
	35						SPARE	20	1	C	20	1	RTU REC		0.4				36	
	37			8.8			RTU 8	100	3	A	20	1	EXTERIOR EGRESS LTG	0.1					38	C
	39			8.8						B	20	1	SALES GENERAL LTG	0.3					40	C
	41			8.8						C	20	1	SALES GENERAL LTG	0.4					42	C

PHASE BALANCE			LOAD TYPE	CONNECTED	DEMAND	DEMAND FORMULA	TOTAL LOAD	
			LIGHTING	10.6 KVA	13.3 KVA	LOAD X 125% NEC 210.19 CONTINUOUS	CONNECTED	DEMAND
φ	LOAD	%	RECEPTACLE	16.8 KVA	13.4 KVA	10KVA + 50% REMAINDER NEC 220.44	53.7 KVA	55.2KVA
A	17.4 KVA	32%	HVAC	26.3 KVA	28.5 KVA	LOAD + 25% LARGEST NEC 430.24	149.2 A	153.2A
B	18.2 KVA	34%	MISC	0.0 KVA	0.0 KVA	LOAD X 100% NEC 210.19 NON-CONT.	FILENAME:	
C	18.2 KVA	34%	NC	0.0 KVA	0.0 KVA	0 NONCOINCIDENTAL LOADS NEC 220.60	2101445 LOAD.xlsm	

NOTES:
A. NEW PANEL FULLY RATED 10000 AIC
B. "C" - DENOTES CONTACTOR CONTROLLED CIRCUIT; "L" - DENOTES LOCK ON DEVICE
C.

PANEL A

MOUNT: SURFACE | 120/208 | 3-PHASE, 4W | PANEL A | CAPACITY: 60A | INT CAP: EXISTING

LOCATION: ELECTRICAL ROOM 107 | 225A: MLO | DEMAND LOAD: 27A

NOTES	CKT	LTG	REC	HVAC	MISC	NC	DESCRIPTION	AMP	POLE	φ	AMP	POLE	DESCRIPTION	LTG	REC	HVAC	MISC	NC	CKT	NOTES
	1						SPARE	20	1	A	20	1	SHOWROOM TRACK LTG	1.0					2	
	3						SPARE	20	1	B	20	1	SPARE						4	
	5						SPARE	20	1	C	20	1	SHOWROOM TRACK LTG	0.8					6	
	7						SPARE	20	1	A	20	1	SPARE						8	
	9						SPARE	20	1	B	20	1	SPARE						10	
	11						SPARE	20	1	C	20	1	SPARE						12	
	13						SPARE	20	1	A	20	1	SPARE						14	
	15	1.3					SHOWROOM TRACK LTG	20	1	B	20	1	SPARE						16	
	17						SPARE	20	1	C	20	1	SPARE						18	
	19	0.8					SHOWROOM TRACK LTG	20	1	A	20	1	SPARE						20	
	21						SPARE	20	1	B	20	1	SPARE						22	
	23						SPARE	20	1	C	20	1	SPARE						24	
	25						SPARE	20	1	A	20	1	SPARE						26	
	27		0.4				CEILING REC	20	1	B	20	1	SPARE						28	
	29						SPARE	20	1	C	20	1	SHOWROOM TRACK LTG	1.1					30	
	31						SPARE	20	1	A	20	1	SPARE						32	
	33						SPARE	20	1	B	20	1	SPARE						34	
	35	1.4					SHOWROOM TRACK LTG	20	1	C	20	1	SPARE						36	
	37	1.0					SHOWROOM TRACK LTG	20	1	A	20	1	SPARE						38	
	39						SPARE	20	1	B	20	1	SPARE						40	
	41						SPARE	20	1	C	20	1	SPARE						42	

PHASE BALANCE			LOAD TYPE	CONNECTED	DEMAND	DEMAND FORMULA	TOTAL LOAD	
			LIGHTING	7.4 KVA	9.3 KVA	LOAD X 125% NEC 210.19 CONTINUOUS	CONNECTED	DEMAND
φ	LOAD	%	RECEPTACLE	0.4 KVA	0.4 KVA	10KVA + 50% REMAINDER NEC 220.44	7.8 KVA	9.7KVA
A	3.5 KVA	36%	HVAC	0.0 KVA	0.0 KVA	LOAD + 25% LARGEST NEC 430.24	21.7A	26.8A
B	2.0 KVA	21%	MISC	0.0 KVA	0.0 KVA	LOAD X 100% NEC 210.19 NON-CONT.	FILENAME:	
C	4.1 KVA	43%	NC	0.0 KVA	0.0 KVA	0 NONCOINCIDENTAL LOADS NEC 220.60	2101445 LOAD.xlsm	

NOTES:
A. EXISTING CONTACTOR CONTROLLED PANEL
B.
C.

PANEL D

MOUNT: SURFACE | 120/208 | 3-PHASE, 4W | PANEL D | CAPACITY: 200A | INT CAP: EXISTING

LOCATION: ELECTRICAL ROOM 111 | 225A: MLO | DEMAND LOAD: 100A

NOTES	CKT	LTG	REC	HVAC	MISC	NC	DESCRIPTION	AMP	POLE	φ	AMP	POLE	DESCRIPTION	LTG	REC	HVAC	MISC	NC	CKT	NOTES
C	1						SPARE	20	1	A	20	1	SALES RECEPTACLES		1.1				2	C
C	3						SPARE	20	1	B	20	1	SALES RECEPTACLES	0.1	0.4				4	C
C	5	1.3					SHOWROOM TRACK LTG	20	1	C	20	1	SALES RECEPTACLES	0.1	1.3				6	C
C	7	1.2					SHOWROOM TRACK LTG	20	1	A	20	1	SALES RECEPTACLES	0.1	0.9				8	C
C	9						SPARE	20	1	B	20	1	SALES RECEPTACLES		0.7				10	C
C	11						SPARE	20	1	C	20	1	SALES RECEPTACLES		0.7				12	C
C	13						SPARE	20	1	A	20	1	SALES RECEPTACLES		1.1				14	C
C	15						SPARE	20	1	B	20	1	SALES RECEPTACLES		0.7				16	C
C	17						SPARE	20	1	C	20	1	SALES RECEPTACLES		0.7				18	C
N	19						SPARE	20	1	A	20	1	SALES RECEPTACLES		0.7				20	C
N	21						SPARE	20	1	B	20	1	SALES RECEPTACLES		1.4				22	C
N	23						SPARE	20	1	C	20	1	BREAKROOM REC		0.7				24	C
C	25						SPARE	20	1	A	20	1	OFFICE REC		0.7				26	C
C	27	0.2					CHANDELIERS	20	1	B	20	1	OFFICE REC		1.3				28	C
C	29						SPARE	20	1	C	20	1	EWC/HALL REC	0.7					30	
N	31		0.7				TABLET CHARGER REC	20	1	A	20	1	EL ROOM REC	0.5					32	
N	33		0.7				SECURITY TV/CHARGER REC	20	1	B	30	1	WH	2.0					34	
N	35				1.5		IWH	20	2	C	30	1	WH	2.0					36	
N	37				1.5					A	20	1	OFFICE LTG	0.6					38	
N	39		0.9				P-1 (DRAIN PUMP)	20	1	B	20	1	COMPUTER REC	0.7					40	L
N	41						SPARE	20	1	C	20	1	COMPUTER REC	0.5					42	L
C	43	0.6					STOREFRONT TRACK LTG	20	1	A	20	1	COMPUTER REC	0.7					44	L
N	45						BREAKROOM REC	20	1	B	20	1	COMPUTER REC	0.7					46	L
N	47						GARBAGE DISPOSAL	20	1	C	20	1	COMPUTER REC	0.7					48	L
N	49						BREAKROOM REC	20	1	A	20	1	COMPUTER REC	0.7					50	L
	51						BREAKROOM REC	20	1	B	20	1	COMPUTER REC	0.7					52	L
L	53		0.5				COMPUTER REC	20	1	C	20	1	COMPUTER REC	0.7					54	L
	55		1.0				VENDING REC	20	1	A	20	1	CONTACTOR CONTROLS				0.5		56	L
	57		1.0				VENDING REC	20	1	B	20	1	SALES GENERAL LTG	0.2					58	C
	59		0.4				RTU REC	20	1	C	20	1	SPARE						60	

PHASE BALANCE			LOAD TYPE	CONNECTED	DEMAND	DEMAND FORMULA	TOTAL LOAD	
			LIGHTING	15.0 KVA	18.8 KVA	LOAD X 125% NEC 210.19 CONTINUOUS	CONNECTED	DEMAND
φ	LOAD	%	RECEPTACLE	17.6 KVA	13.8 KVA	10KVA + 50% REMAINDER NEC 220.44	36.1 KVA	36.1KVA
A	13.7 KVA	34%	HVAC	0.0 KVA	0.0 KVA	LOAD + 25% LARGEST NEC 430.24	100.2A	100.1A
B	12.9 KVA	32%	MISC	3.5 KVA	3.5 KVA	LOAD X 100% NEC 210.19 NON-CONT.	FILENAME:	
C	13.3 KVA	33%	NP	0.0 KVA	0.0 KVA	0 NONCOINCIDENTAL LOADS NEC 220.60	2101445 LOAD.xlsm	

NOTES:
A. EXISTING 2-SECTION PANEL WITH ISOLATED GROUND; INSTALL NEW BREKERS AS REQUIRED
B. "C" - DENOTES CONTACTOR CONTROLLED CIRCUIT; "L" - DENOTES LOCK ON DEVICE
C. "N" - DENOTES NO CONTROLS, REMOVE EXISTING CIRCUIT FROM CONTACTOR TO PROVIDE SPARE UNCONTROLLED CIRCUITS

PANEL B

MOUNT: SURFACE | 120/208 | 3-PHASE, 4W | PANEL B | CAPACITY: 200A | INT CAP: EXISTING

LOCATION: ELECTRICAL ROOM 107 | 225A: MLO | DEMAND LOAD: 97A

NOTES	CKT	LTG	REC	HVAC	MISC	NC	DESCRIPTION	AMP	POLE	φ	AMP	POLE	DESCRIPTION	LTG	REC	HVAC	MISC	NC	CKT	NOTES
C	1	0.9					STOREFRONT TRACK LTG	20	1	A	20	1	SALES RECEPTACLES		1.3				2	C
C	3	0.7					STOREFRONT TRACK LTG	20	1	B	20	1	SALES RECEPTACLES	0.2	1.1				4	C
C	5	0.6					STOREFRONT TRACK LTG	20	1	C	20	1	SALES RECEPTACLES		1.4				6	C
C	7		1.3				SALES REC	20	1	A	20	1	SALES RECEPTACLES		1.3				8	C
C	9	0.1	1.3				SALES REC	20	1	B	20	1	SALES RECEPTACLES		0.5				10	C
C	11	0.1	1.1				SALES REC	20	1	C	20	1	SALES RECEPTACLES		1.3				12	C
C	13		0.9				SALES RECEPTACLES	20	1	A	20	1	SALES RECEPTACLES	0.1	1.3				14	C
C	15		0.9				SALES RECEPTACLES	20	1	B	20	1	SALES RECEPTACLES		1.3				16	C
C	17		1.3				SALES REC	20	1	C	20	1	SALES RECEPTACLES	0.1	1.3				18	C
C	19	0.1	1.3				SALES REC	20	1	A	20	1	SALES RECEPTACLES	0.2	0.7				20	C
C	21	0.1	1.1				SALES REC	20	1	B	20	1	SALES RECEPTACLES		0.7				22	C
L	23						SPARE	20	1	C	20	1	COMPUTER REC		0.5				24	L
C	25	1.2					PYLON SIGN	20	1	A	20	1	COMPUTER REC		0.5				26	L
C	27	1.2					PYLON SIGN	20	1	B	20	1	COMPUTER REC		0.5				28	L
C	29	1.0					PARKING LOT LTG	20	2	C	20	1	ELECTRICAL ROOM REC		0.5				30	
C	31	1.0								A	20	1	PHONE BOARD REC		0.5				32	
C	33	1.0					PARKING LOT LTG	20	2	B	20	1	SPARE						34	
C	35	1.0								C	20	1	IRRIGATION TIMER				0.2		36	
C	37	1.2					BUILDING SIGN	20	1	A	20	1	OFFICE/ELEC ROOM LTG	0.3					38	
C	39	1.2					ADULT CANOPY SIGN	20	1	B	20	1	TOILET LTG	0.3					40	
C	41	1.2					KIDS CANOPY SIGN	20	1	C	20	1	CONTROLS				0.5		42	L

PHASE BALANCE			LOAD TYPE	CONNECTED	DEMAND	DEMAND FORMULA	TOTAL LOAD	
			LIGHTING	13.8 KVA	17.3 KVA	LOAD X 125% NEC 210.19 CONTINUOUS	CONNECTED	DEMAND
φ	LOAD	%	RECEPTACLE	23.9 KVA	17.0 KVA	10KVA + 50% REMAINDER NEC 220.44	38.4 KVA	34.9KVA
A	15.4 KVA	37%	HVAC	0.0 KVA	0.0 KVA	LOAD + 25% LARGEST NEC 430.24	106.6A	96.9A
B	13.4 KVA	32%	MISC	0.7 KVA	0.7 KVA	LOAD X 100% NEC 210.19 NON-CONT.	FILENAME:	
C	13.1 KVA	31%	NC	0.0 KVA	0.0 KVA	0 NONCOINCIDENTAL LOADS NEC 220.60	2101445 LOAD.xlsm	

NOTES:
A. EXISTING PANEL WITH ISOLATED GROUND
B. "C" - DENOTES CONTACTOR CONTROLLED CIRCUIT; "L" - DENOTES LOCK ON DEVICE
C.

PANEL C

MOUNT: SURFACE | 120/208 | 3-PHASE, 4W | PANEL C | CAPACITY: 400A | INT CAP: EXISTING

LOCATION: ELECTRICAL ROOM 107 | 400A: MLO | DEMAND LOAD: 332A

NOTES	CKT	LTG	REC	HVAC	MISC	NC	DESCRIPTION	AMP	POLE	φ	AMP	POLE	DESCRIPTION	LTG	REC	HVAC	MISC	NC	CKT	NOTES
L	1				0.4		FACP	20	1	A	125	3	RTU 3			9.5			2	
	3			1.5			FTU-1	20	2	B						9.5			4	
	5			1.5						C						9.5			6	
	7			8.8			RTU 1	175	3	A	125	3	RTU 4			9.5			8	
	9			8.8						B						9.5			10	
	11			8.8						C						9.5			12	
	13			8.8			RTU 2	125	3	A	20	1	WH-1				1.5		14	
	15			8.8						B	20	1	EWC/REC		1.0				16	
	17			8.8						C	20	1	SPARE						18	C
	19		0.7				RTU REC	20	1	A	20	1	EXTERIOR BUILDING LTG	0.6					20	C
C	21						EXTERIOR BUILDING LTG	20	1	B	20	1	EXTERIOR EGRESS LTG	0.1					22	C
C	23						SPARE	20	1	C	20	1	SPARE						24	
	25						SPACE	20	1	A	20	1	SPACE						26	
	27						SPACE	20	1	B	20	1	SPACE						28	
	29						SPACE	20	1	C	20	1	SPACE						30	
	31						SPACE	20	1	A	20	1	SPACE						32	
	33						SPACE	20	1	B	20	1	SPACE						34	
	35						SPACE	20	1	C	20	1	SPACE						36	
	37						SPACE	20	1	A	20	1	SPACE						38	
	39						SPACE	20	1	B	20	1	SPACE						40	
	41						SPACE	20	1	C	20	1	SPACE						42	

PHASE BALANCE			LOAD TYPE	CONNECTED	DEMAND	DEMAND FORMULA	TOTAL LOAD	
			LIGHTING	0.7 KVA	0.9 KVA	LOAD X 125% NEC 210.19 CONTINUOUS	CONNECTED	DEMAND
φ	LOAD	%	RECEPTACLE	1.7 KVA	1.7 KVA	10KVA + 50% REMAINDER NEC 220.44	117.2 KVA	119.8KVA
A	32.7 KVA	34%	HVAC	112.9 KVA	115.3 KVA	LOAD + 25% LARGEST NEC 430.24	325.4A	332.4A
B	31.6 KVA	33%	MISC	1.9 KVA	1.9 KVA	LOAD X 100% NEC 210.19 NON-CONT.	FILENAME:	
C	30.5 KVA	32%	NC	0.0 KVA	0.0 KVA	0 NONCOINCIDENTAL LOADS NEC 220.60	2101445 LOAD.xlsm	

NOTES:
A. EXISTING PANEL TO REMAIN, INSTALL NEW BREAKERS AS REQUIRED.
B. "C" - DENOTES CONTACTOR CONTROLLED CIRCUIT; "L" - DENOTES LOCK ON DEVICE
C.

EXISTING PANEL SCHEDULE NOTES

1. ALL BREAKERS IN EXISTING PANELBOARDS ARE EXISTING TO REMAIN UNLESS SHOWN IN HEAVY LINE WEIGHT.
2. PANEL SCHEDULES ARE SHOWN TO AID THE CONTRACTOR IN PROVIDING NEW TYPED DIRECTORY CARDS FOR ALL EXISTING PANELBOARDS TO BE REWORKED AS SHOWN ON THIS SHEET.
3. LIGHT LINETYPES INDICATE EXISTING BREAKER TO REMAIN AND SERVE EXISTING LOAD, (EXISTING PANELBOARDS ONLY).
4. HEAVY LINETYPES INDICATE EXISTING BREAKER TO REMAIN AND SERVE NEW LOAD AS INDICATED, (EXISTING PANELBOARDS ONLY).
5. EXISTING PANEL SCHEDULES LOADS AND CIRCUIT DESCRIPTIONS ARE TAKEN FROM EXISTING DRAWINGS AND EXISTING PANEL DIRECTORY CARDS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL LOADS SERVED AND UPDATE PANEL SCHEDULES AS REQUIRED.
6. NEW BREAKERS IN EXISTING PANELS (SHOWN IN HEAVY LINETYPE) SHALL MATCH MANUFACTURER AND RATING OF THE PANEL. NEW BREAKERS FOR ROOF TOP UNITS SHALL BE HACR TYPE.
7. EXISTING LIGHTING AND CONTROLS TO REMAIN. PROVIDE NEW CONTACTORS AND CONTROLS PER DETAILS ON SHEET E4.2.

MINIMUM WIRE & CONDUIT SIZES FOR CIRCUIT BREAKERS AND FUSES

AMPS	CONDUCTOR	GROUND	CONDUIT
15	#12	#12	3/4"
20	#12	#12	3/4"
25	#10	#10	3/4"
30	#10	#10	3/4"
35	#8	#10	3/4"
40	#8	#10	3/4"
45	#6	#10	3/4"
50	#6	#10	3/4"
60	#6	#10	3/4"
70	#4	#8	1"
80	#3	#8	1-1/4"
90	#3	#8	1-1/4"
100	#3	#8	1-1/4"

PROVIDE THE FOLLOWING QUANTITIES:
1 POLE CIRCUIT - 1 HOT, 1 NEUTRAL, 1 GROUND
2 POLE CIRCUIT - 2 HOT, 1 GROUND
3 POLE CIRCUIT - 3 HOT, 1 GROUND
1 POLE IG CIRCUIT - 1 HOT, 1 NEUTRAL, 1 GROUND, 1 ISOLATED GROUND

VOLTAGE DROP SCHEDULE

120 VOLT BRANCH CIRCUITS UP TO 8 AMPS

RUN DISTANCE IN FEET	WIRE SIZE AWG
1' - 120'	#12
121' - 190'	#10
191' - 300'	#8
301' - 470'	#6

120 VOLT BRANCH CIRCUITS 9 AMPS TO 14 AMPS

RUN DISTANCE IN FEET	WIRE SIZE AWG
1' - 65'	#12
66' - 110'	#10
111' - 170'	#8
171' - 270'	#6

277 VOLT BRANCH CIRCUITS UP TO 14 AMPS

RUN DISTANCE IN FEET	WIRE SIZE AWG
1' - 160'	#12
161' - 250'	#10
251' - 390'	#8
391' - 620'	#6

CASCO
12 Sunnen Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100

ROOMS TO GO
STORE EXPANSION AND REMODEL
18722 SOUTH DIXIE HIGHWAY, CUTLER BAY, FL 33157

CONSTR. DOC. & REVISIONS

No.	Description	Date
1	ADD #2	11/29/23

CASCO PROFESSIONAL SERVICES, LLC
ENGINEERING LICENSE
NUMBER CA29655

WILLIAM J. KINNEY, JR. LICENSE No. 68799 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/29/23
EXP. DATE 02/28/25
LIC #68799
WILLIAM J. KINNEY

Drawn By/Checked By:	ZT
Project Number	2101445
Bid Date	11/09/23
Permit	03/28/23
Owner Date	07/06/22

PANEL SCHEDULES

E4.1