

January 2, 2024

Via: Email Notification / FTP Weblink

ALL BIDDING GENERAL CONTRACTORS

Re: **LETTER OF TRANSMITTAL
ROOMS TO GO STORE EXPANSION AND REMODEL**
18722 South Dixie Highway
Cutler Bay, FL 33157
ADDENDUM #4

We are transmitting herewith the following:

<u>QUANTITY</u>	<u>DESCRIPTION</u>
One (1) pdf	Set of Revised Drawings
One (1) pdf	Revised Specifications
One (1) pdf	Updated List of Drawings
One (1) pdf	Addendum Narrative

Remarks: Revised Drawings and Narrative have been uploaded to CASCO's FTP site for your use in preparing pricing for the above referenced project. Revisions are noted on the enclosed Addendum form.

Sincerely,



Steve Dahms
314.960.7956
Steve.dahms@theCDcompanies.com
rtg@theCDcompanies.com

cc: RTG – via email
Eduardo Carcache, CKE Group (carcache@ckegroup.com) – via email
ACT/File

K:\RTG\Projects\Cutler Bay FL Adult Expansion 2101445\WP\Bid\240102 Add 4\Add 4 Narrative.docx

The CASCO Diversified Corporation Companies

January 2, 2024

ADDENDUM NO. FOUR

To Plans and Specifications

This Addendum to the Drawings and Specifications for the above captioned project supersedes all contrary and/or conflicting information on said plans and specifications which are hereby amended as follows:

CHANGES TO THE DRAWINGS:

Incorporate the following revised CASCO drawings dated 12/05/2023, with revisions including, but not necessarily limited to, those listed below:

1. Sheet C-8 – Revision No. 7: Revised the dumpster enclosure.
2. Sheet A0.0 – Revision No. 1: Deleted sheet A5.5 from set.
3. Sheet A1.1 – Revision No. 3: Revised CPT-1 in the Floor Finish Legend.
4. Sheet A8.0 – Revision No. 3: Revised CPT-1 in the Floor Finish Legend.

CHANGES TO THE SPECIFICATIONS

Incorporate the following revised specification sections with revisions including but not necessarily limited to those listed below:

1. Revised Specification Section 00004, List of Drawings, Pages 00004-1 thru 00004-3 dated 01/02/2024.
2. Revised 00TOC Table of Contents, dated 01/02/2024.
3. Added Specification Section 07140 – Fluid Applied Waterproofing.

END OF ADDENDUM

**ROOMS TO GO
CUTLER BAY, FL**

**OWNER REVIEW: JUNE 6, 2022
BID: NOVEMBER 9, 2023
ADDENDUM ONE: NOVEMBER 20, 2023 (NO DRAWINGS)
ADDENDUM TWO: NOVEMBER 29, 2023
ADDENDUM THREE: DECEMBER 5, 2023
ADDENDUM FOUR: JANUARY 2, 2024**

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02280 – Soil Treatment	1
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DIVISION 7 - MOISTURE CONTROL

PART 1: GENERAL

1. RELATED DOCUMENTS

(A) The general provisions of Division 1 apply to the work specified in this section.

2. SCOPE OF WORK

(A) MEL-ROL LM is a single component, water-based, polymer-modified, cold-applied, waterproofing membrane for application to the exterior surface of reinforced concrete walls.

(B) With MEL-ROL LM, installation time is reduced, utilizing either a spray or roller application.

(C) MEL-ROL LM can be used on new and remedial waterproofing applications on concrete substrates.

(D) Packaging:
 5 Gallon (18.93) Pails
 55 Gallon (208.20 liter) Drums (special order only)

(E) Shelf Life: Six months in unopened container. Do not store in temperatures over 90° F or below 40° F.

PART 2: PRODUCTS

3. MATERIALS

(A) Membrane

(1)	Color	Black
(2)	Solids	70%
(3)	Total Cure Time	16-24 hrs
(4)	Application Temp	30° F Minimum
(5)	Coverage	20-25 sq. ft./gal
(6)	Shore "00" Hardness	Passes ASTM C-836
(7)	Adhesion to Concrete	Exceeds ASTM C-836
(8)	Low Temp Flex & Crack Bridging	Passes ASTM C-836
(9)	Stability	Exceeds ASTM C-836
(10)	Elongation	1500% ASTM D-412
(11)	Water Absorption	0.7% ASTM D-1970
(12)	WVT	0.03 Perms ASTM-E-96, B

PART 3: EXECUTION

4. SURFACE PREPARATION

(A) All surfaces must be clean (free of coatings), free of frost, relatively smooth and structurally sound. Patch any bug holes, tie holes, large gaps or cracks with MEADOW-PATCH® 5 or MEADOW-PATCH 20 from W. R. MEADOWS. All loose laitance on the substrates, such as dirt, dust, loose stones and debris, should be either swept or blown clean.

- (B) All shrinkage cracks less than 1/16" should be pre-treated with a 60-mil coat of MEL-ROL LM 6" (15 cm) wide. All cracks greater than 1/16" should be pre-treated with W. R. MEADOWS DETAIL STRIP prior to application of the membrane.

5. MIXING

- (A) MEL-ROL LM is designed to be used from the pail or drum with little or no mixing. However, if water appears on the surface of the unit, thoroughly mix with a low speed mechanical mixer prior to application.

6. PRIMING

- (A) To reduce blistering on concrete surfaces, a thin coat of MEL-ROL LM diluted with water may be required. (Approximate dilution ratio of MEL-ROL LM to water is 4:1.)
- (B) Thoroughly mechanically mix primer. Prime the entire concrete surface to be waterproofed by spraying or rolling on a single coat at a coverage rate of 100-150 sq. ft./gal. Allow primer to dry (approximately one hour, depending on climatic conditions).

7. DETAILING

- (A) After surface preparations are complete, detailing should be addressed. The desired thickness of membrane coverage is 120 mils for inside/outside corners and non-moving and hairline cracks, as well as around drains and penetrations.

8. APPLICATIONS

- (A) ROLLER APPLICATION: MEL-ROL LM can be applied directly from the container using a ¾" nap roller. Apply in two coats, each 30 mils thick, allowing first coat to reach initial set prior to application of second coat.
- (B) SPRAY APPLICATION: MEL-ROL LM may be sprayed on vertical surfaces at the minimum coverage thickness of 60 mils wet (45 mils dry). A single coat may achieve desired coating thickness. However, if material slumps due to temperature or substrate conditions, two coats (30 mils wet) may be necessary. Apply the second coat after the first coat has dried (approximately one to two hours).
- (C) Approximate Coverage: Vertical: 20-25 sq. ft./gal. @ 60 mils

9. THICKNESS CONTROL

- (A) Frequently inspect surface area with a wet mil gauge to ensure desired consistent thickness is achieved. Porous substrates or masonry block walls may require additional coats to obtain desired thickness.

10. SPRAYING EQUIPMENT

- (A) MEL-ROL LM is most effectively applied by using the Graco HydraMax 350 or the Graco GH833 Big Rig.
- (B) The Graco heavy-duty texture gun is recommended for use with the following tips. For best results, use the 0.051" (Graco GHD551) heavy-duty switch tip. For spraying of primer coat, a smaller orifice tip such as the 0.035" (Graco GHD635) can be used. Tips should be reversible types for easy clean out.

- (C) **CLEAN UP:** Material should not be left in the pump, lines or gun when finished spraying. After spraying, promptly flush water through the system until pump and hose are clear (approx. five gallons). Aromatic solvents, such as xylene or toluene (approx. two gallons), should be used for final flushing after water is flushed through the pump and lines.
- (D) Mineral spirits, paint thinner, gasoline, etc., must not be used to flush system. **NOTE: Water must be flushed through the machine to remove any solvents prior to spraying of MEL-ROL LM.**

11. BACKFILLING

- (A) Allow 24 hours for complete cure of membrane prior to backfilling.

12. CAUTION

- (A) Do not freeze. Do not apply MEL-ROL LM on vertical projects if rainfall is forecast or imminent within 2-4 hours. Do not apply MEL-ROL LM on horizontal projects if rainfall is forecast or imminent within 24 hours. Do not apply MEL-ROL LM or primer when air, material and surface temperatures are expected to fall below 30° F within four hours of completed application.

- END OF SECTION -

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ROOMS TO GO

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

GENERAL NOTES	
<p>GENERAL</p> <p>1. MATERIALS, EQUIPMENT, AND ASSEMBLIES SHOWN OR SPECIFIED ARE MINIMUM REQUIREMENTS OR PERFORMANCE STANDARDS. LOCAL JURISDICTIONS MAY REQUIRE PERFORMANCE STANDARDS BEYOND THOSE SHOWN OR SPECIFIED. FURTHERMORE, LOCAL JURISDICTIONS MAY PREVENT THE USE OF COMMONLY ACCEPTED MATERIALS. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL LOCAL REQUIREMENTS FOR LICENSING, MATERIALS, AND PERFORMANCE STANDARDS, PRIOR TO SUBMITTING BID. ALL CONFLICTS BETWEEN THE CONTRACT DOCUMENTS AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION AND RESOLVED, BY MUTUAL AGREEMENT, PRIOR TO SUBMISSION OF BID OR HIGHEST PRICED WORK. LOCAL REQUIREMENTS VERSUS SPECIFIED REQUIREMENTS SHALL BE INCLUDED IN THE BID.</p> <p>2. THIS DESIGN CRITERIA IS PROVIDED FOR BUILDING OFFICIAL REVIEW CONVENIENCE ONLY AND IS NOT INTENDED FOR USE BY COMPONENT DESIGNERS OR MANUFACTURERS AS THEIR SOLE DESIGN CRITERIA WITHOUT VERIFICATION. EACH DESIGNER AND/OR MANUFACTURER MUST INDEPENDENTLY CONFIRM ALL CODE CRITERIA WITH WHICH HIS ELEMENTS OR COMPONENTS MUST COMPLY, INCLUDING BUT NOT LIMITED TO: LOADING, APPLICATION, FUNCTIONALITY, ETC. PERFORMANCE CRITERIA PROVIDED ELSEWHERE BY A SPECIFIC DISCIPLINE SHOULD BE REGARDED AS THE MINIMUM STANDARDS ACCEPTABLE TO THE CLIENT. EACH SUPPLIER MUST EVALUATE THESE MINIMUMS AGAINST SPECIFIC INDUSTRY STANDARDS AS WELL AS CODES, LAWS, ORDINANCES, AND UNDERWRITER REQUIREMENTS GOVERNING HIS PRODUCT AS WELL AS OWNER INSURER REQUIREMENTS, AS APPLICABLE. THE MOST STRINGENT OF THESE CRITERIA SHALL GOVERN.</p> <p>NOTES TO CONTRACTOR REGARDING MOLD AND MILDEW</p> <p>1. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.</p> <p>2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT / ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.</p> <p>3. CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF THREE (3) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.</p> <p>4. ONCE DISCOVERY OR SUSPICION OF MOLD AND / OR MILDEW IS MADE, THE CONTRACTOR SHALL TAKE ALL REASONABLE AND PRACTICAL PRECAUTIONS TO PROTECT ALL CONSTRUCTION PERSONNEL AND THE PUBLIC FROM THE EXPOSURE TO MOLD AND / OR MILDEW, AND SUCH PRECAUTIONS SHALL REMAIN IN PLACE UNTIL SUCH TIME AS THE OWNER OR HEALTH AUTHORITY DIRECTS OTHERWISE. CONSTRUCTION OPERATIONS SHALL NOT BE STOPPED OR CURTAILED, EXCEPT IN THE AREA OF MOLD / MILDEW CONCERN, DUE TO THESE REQUIRED PRECAUTIONS.</p> <p>5. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL-VENTILATED CONDITIONS.</p> <p>6. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.</p> <p>7. ALL PENETRATIONS SHALL BE SEALED WATER-TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.</p>	<p>8. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER. ENSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED AND COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE, BUT ARE NOT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AND DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.)</p> <p>9. ENSURE THAT THERE ARE NO WATER LEAKS IN CONCEALED PLUMBING CHASES. RETURN AIR PATHS AND PLENUMS SHALL BE KEPT DRY. ALL EXISTING SUPPLY AIR PATHS AND ALL EXISTING DUCTWORK TO BE RE-USED SHALL BE CLEANED AND TREATED AS REQUIRED TO REMOVE THE POTENTIAL FOR MOLD AND MILDEW. ALL DAMP AREAS SHALL BE DRIED THOROUGHLY PRIOR TO ENCLOSURE.</p> <p>VESTIBULE</p> <p>1. A VESTIBULE IS NOT INCLUDED ON THIS PROJECT BASED ON EXCEPTION (b) OF ASHRAE STANDARD 90.1 - 2001, PARAGRAPH 5.5.3.4 AND ASHRAE STANDARDS 90.1 - 2004, PARAGRAPH 5.4.3.4. EXCEPTION (b) ALLOWS OMISSION OF VESTIBULES FOR COMMERCIAL BUILDINGS LESS THAN 4 STORIES ABOVE GRADE.</p> <p>2. COMPLIANCE WITH IECC - 2003 WITH REGARD TO VESTIBULE OMISSION IS BASED ON CODE CHAPTER 7 WHICH REQUIRES COMPLIANCE WITH ASHRAE STANDARD 90.1.</p> <p>3. IN LIEU OF THE PRESCRIPTIVE COMPLIANCE UNDER CHAPTERS 5 AND 8 OF THE IECC [2006 AND 2003 EDITIONS], THIS PROJECT IS DESIGNED PER CODE ALTERNATIVES TO COMPLY WITH ASHRAE STANDARD 90.1, AND, AS SUCH IS HEREBY SUBMITTED WITHOUT A VESTIBULE.</p> <p>ROOF DRAINAGE</p> <p>1. THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE TO PUT THE FOLLOWING ROOF DRAINAGE NOTICE IN THE BUILDING OWNER'S OPERATING AND MAINTENANCE MANUALS AT THE TIME THE FACILITY IS TURNED OVER TO THE OWNER. THE NOTICE TO CONTRACTOR BELOW SHALL APPLY TO PROJECTS HAVING INTERIOR ROOF DRAINS AND/OR SCUPPERS. IN ADDITION, THE GENERAL CONTRACTOR SHALL HAVE THE FOLLOWING NOTICE TYPED IN 12 POINT FONT, FRAMED UNDER GLASS, AND PERMANENTLY MOUNTED TO THE BACK SIDE OF THE MANAGER'S OFFICE DOOR.</p> <p>NOTICE TO BUILDING OWNERS AND TENANTS REGARDING ROOF DRAINAGE</p> <p>EXCESSIVE PONDING DUE TO CLOGGED ROOF DRAINS CAN CAUSE RAPID ROOF COLLAPSE. WHILE THE ROOF AND STRUCTURE HAVE BEEN DESIGNED TO CODE STANDARDS AT THE TIME OF BUILDING PERMIT ISSUE, PONDING WATER, ESPECIALLY IN EXCESS OF 4.5 INCHES DEPTH, SHOULD BE AVOIDED.</p> <p>A SECONDARY (OVERFLOW) ROOF DRAINAGE SYSTEM IS PROVIDED TO RELIEVE PONDING WHEN WATER DEPTH EXCEEDS 3 INCHES. HOWEVER, IT IS IMPERATIVE THAT THE OWNER, TENANT, OR FACILITY MANAGER PERIODICALLY INSPECT THE ROOF TO INSURE THAT BOTH THE PRIMARY AND SECONDARY ROOF DRAINAGE SYSTEMS ARE FUNCTIONING PROPERLY AND ARE UNOBSTRUCTED BY LEAVES OR DEBRIS. AN INSPECTION SHOULD BE PERFORMED PRIOR TO ANY PREDICTED MAJOR STORMS OR HURRICANES THAT ARE EXPECTED TO CAUSE LOCAL FLASH FLOODING AND UNUSUAL DEBRIS.</p> <p>FACILITY MANAGERS SHOULD BE MADE AWARE OF THE ROOF COLLAPSE RISK ASSOCIATED WITH PONDING. MANAGERS SHOULD ALSO BE SENSITIVE TO THE FLOW OF STORM WATER THROUGH SECONDARY OR OVERFLOW OUTLETS, WHICH ARE GENERALLY LOCATED TO CALL ATTENTION TO FLOW THROUGH THE SECONDARY SYSTEM VIA SPILL-OUT OR WASHING. ANY UNUSUAL BUILDING SOUNDS OR MOVEMENTS OF THE ROOF STRUCTURE MIGHT INDICATE EXCESSIVE PONDING DURING A SIGNIFICANT STORM EVENT. THE MANAGER ON DUTY SHOULD EVACUATE THE BUILDING IF THERE IS ANY EVIDENCE OF EXCESSIVE PONDING THAT MIGHT RESULT IN ROOF COLLAPSE.</p>

DEFERRED SUBMITTALS:
1. FIRE PROTECTION SYSTEMS
2. STRUCTURAL STEEL CONNECTION CALCULATIONS
3. STEEL JOIST AND JOIST GIRDER SHOP DRAWINGS



CIVIL ENGINEERING COORDINATION							
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 17190 ROYAL PALM BLVD. SUITE 2 WESTON, FLORIDA, 33326 PHONE: (954) 982-7211							
CIVIL SHEET DRAWING NUMBER	CIVIL SHEET DRAWING TITLE	REVISION NUMBER	REVISION DATE	REVISION NUMBER	REVISION DATE	REVISION NUMBER	REVISION DATE
C-1.2	SITE GEOMETRY PLAN	0	07/06/22				
C-2	PAVING, GRADING & DRAINAGE PLAN	0	07/06/22				
C-3	UTILITY PLAN	0	07/06/22				
SD-1	SITE DEMOLITION PLAN	0	07/06/22				

COORDINATION CHECKED BY:							
DISCIPLINE:	ARCHITECTURAL	INITIAL	DATE	INITIAL	DATE	INITIAL	DATE
		djr	02/14/23				

CODE DATA

THESE PLANS WERE PREPARED AND SHALL COMPLY WITH THE FOLLOWING CODES:
 2020 FLORIDA BUILDING CODE
 2020 FLORIDA FIRE PREVENTION CODE
 2020 FLORIDA PLUMBING CODE
 2020 FLORIDA MECHANICAL CODE
 2020 FLORIDA ENERGY CONSERVATION CODE
 2017 NATIONAL ELECTRICAL CODE
 2018 LIFE SAFETY CODE NFPA 101 (WITH FLORIDA AMENDMENTS)
 2020 FLORIDA ACCESSIBILITY CODE

BUILDING TYPE: II B, (UNPROTECTED)
 OCCUPANCY: MERCANTILE - CLASS "A"
 BUILDING IS FULLY SPRINKLED & HAS A FIRE ALARM SYSTEM & SPRINKLER SYSTEM THAT IS MONITORED
 RISK CATEGORY: II LARGE MISSILE IMPACT RATING
 EXISTING BUILDING AREA = 23,644 SQUARE FEET
 ADDITION BUILDING AREA = 12,193 SQUARE FEET
 TOTAL BUILDING AREA = 35,837 SQUARE FEET
 NET AREA (TOTAL) = 34,363 SQUARE FEET * EXCLUDING EXTERIOR WALLS"

AREA CALCULATIONS:
 ALLOWABLE BUILDING AREA (TABLE 506.2) = 50,000 SQUARE FEET
 TOTAL ALLOWABLE AREA = 50,000 SQUARE FEET > 39,169 SQUARE FEET (OK)

EXITING CALCULATIONS
 MINIMUM OCCUPANT LOAD (TABLE 1004.1.2):
 32,578 SQUARE FEET AT 30 SQUARE FEET / PERSON = 1,086 PEOPLE (MAIN SALES AREA) (MERCANTILE)
 1,034 SQUARE FEET AT 150 SQUARE FEET / PERSON = 7 PEOPLE (BUSINESS AREA)
 215 SQUARE FEET AT 15 SQUARE FEET / PERSON = 14 PEOPLE (ASSEMBLY)
 575 SQUARE FEET AT 300 SQUARE FEET / PERSON = 2 PEOPLE (STORAGE/UTILITY AREA)
 TOTAL = 1,109 PEOPLE

MINIMUM NUMBER OF EXITS (TABLE 1006.3.1) = 3
 MAXIMUM TRAVEL DISTANCE (TABLE 1017.2) = 250'
 SUFFICIENTLY REMOTE AND BALANCED (SECTIONS 1008 AND 1007)
 MAXIMUM DEAD END CORRIDOR (SECTION 1020.4) = 50'
 LEVEL EGRESS WIDTH PER PERSON (SECTION 1005.3.2) = 2'
 MINIMUM WIDTH OF MEANS OF EGRESS:
 44" MINIMUM AISLE OR CORRIDOR (TABLE 1020.2)
 1,109 PERSONS x 2" / PERSON (SECTION 1005.3.2) = 2,221.8"

WIDTH OF EGRESS PROVIDED:
 MAIN ENTRANCES / EXITS
 (EXISTING ADULTS) (4) DOORS AT 34" EACH = 136"
 (EXISTING KIDS) (2) DOORS AT 34" EACH = 68"

SECONDARY EXITS (5) DOORS AT 34" EACH = 170"
 TOTAL DOOR INCHES 374" > 221.8" (OK)

PLUMBING FIXTURES CALCULATIONS:
 1,109 PEOPLE PER BUILDING CODE (TABLE 1004.1.2):
 50% MENS = 545 PEOPLE
 50% WOMENS = 545 PEOPLE
 MINIMUM PLUMBING FIXTURES REQUIRED (TABLE 2902.1)
 WATER CLOSETS: 1 PER 500 = 3 REQUIRED
 LAVATORIES: 1 PER 750 = 2 REQUIRED
 DRINKING FOUNTAIN: 1 PER 1,000 = 2 REQUIRED
 SERVICE SINK 1 REQUIRED

PLUMBING FIXTURES PROVIDED:
 MENS 3 WATER CLOSETS 1 URINAL 2 LAVATORY
 WOMENS 3 WATER CLOSETS 2 LAVATORIES
 3 DRINKING FOUNTAINS
 1 SERVICE SINK

SCOPE OF SERVICES:
 SITE SURVEILLANCE AND OR SPECIAL INSPECTIONS. FOR THIS PROJECT HAS NOT BEEN INCLUDED IN THE PROFESSIONAL OF RECORDS SCOPE OF SERVICES. THE OWNER WILL BE PROVIDING FOR THESE SERVICES UNDER A SEPARATE MEANS.

SYMBOLS LEGEND	
INTERIOR FINISHES.....	XXX
ROOM NUMBER IDENTIFICATION.....	XXX
DOOR NUMBER IDENTIFICATION.....	X
INTERIOR PARTITION TYPES.....	X
TOILET ACCESSORIES.....	X
REVISION MARK.....	X
BUILDING ELEVATION.....	X
WALL SECTION.....	X
INTERIOR ELEVATION MARK.....	X
DETAIL MARK.....	X
TYPICAL DETAIL DESIGNATION	X

BUILDING AREAS	
ADULT SALES	28,164 SQUARE FEET
KIDS SALES	4,414 SQUARE FEET
MAIN SALES AREA TOTAL	32,578 SQUARE FEET
RAC OFFICE	101 SQUARE FEET
RESTROOMS	370 SQUARE FEET
OFFICE	347 SQUARE FEET
HALLS	216 SQUARE FEET
BUSINESS AREA TOTAL	1,034 SQUARE FEET
BREAKROOM (ASSEMBLY)	215 SQUARE FEET
JANITOR CLOSET	38 SQUARE FEET
UTILITY ROOMS	275 SQUARE FEET
STORAGE	197 SQUARE FEET
FIRE RISER ROOM	64 SQUARE FEET
UTILITY AREA TOTAL	574 SQUARE FEET
NET AREA	34,401 SQUARE FEET
WALL AREA	1,436 SQUARE FEET
EXISTING BUILDING AREA	23,644 SQUARE FEET
ADDITION BUILDING AREA	12,193 SQUARE FEET
GROSS BUILDING AREA	35,837 SQUARE FEET

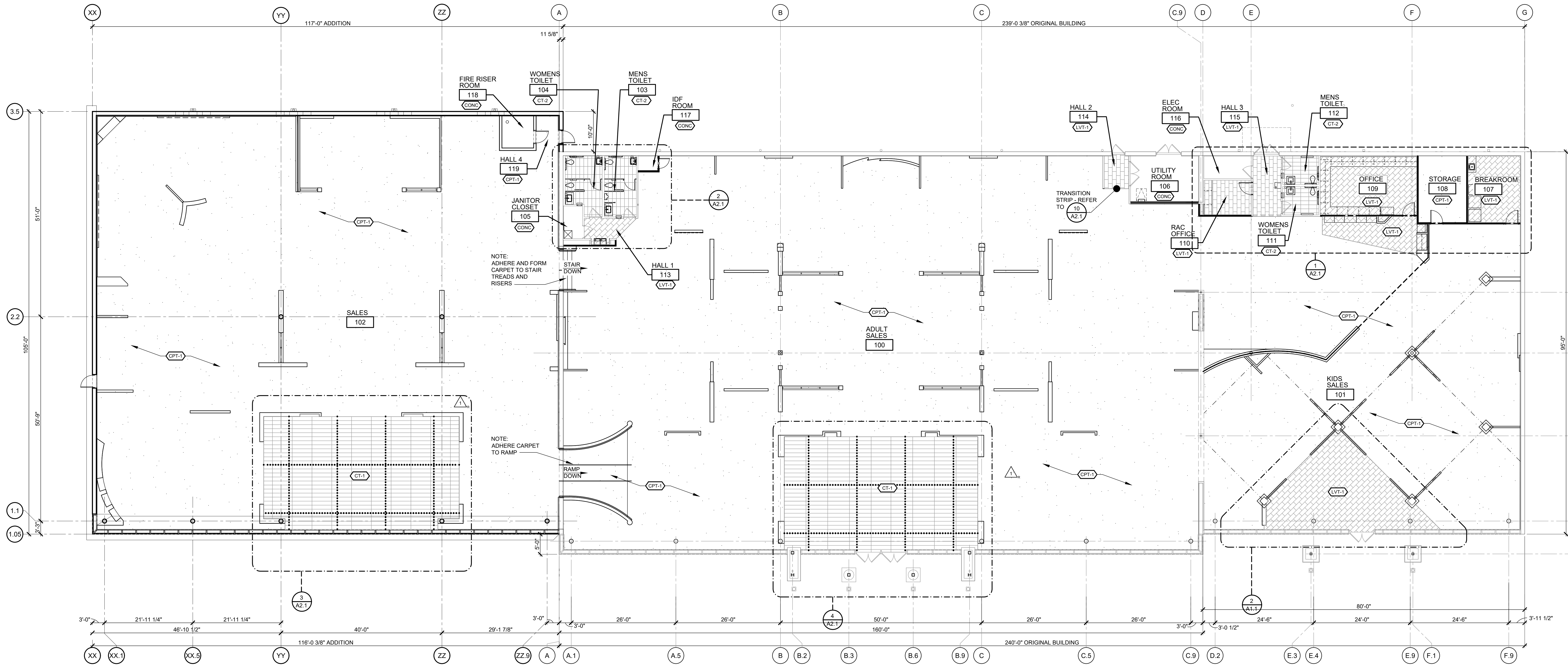
COLD-FORMED STEEL IDENTIFICATION LEGEND	
MEMBER DEPTH: (EXAMPLE: 6" = 600 x 1/100 INCHES) ALL MEMBER DEPTHS ARE TAKEN IN 1/100 INCHES	600 5
FLANGE WIDTH: (EXAMPLE: 1 1/4" = 125" = 125 x 1/100 INCHES) ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES	125 54
STYLE: S = STUD OR JOIST SECTION T = TRACK SECTIONS	S T
MATERIAL THICKNESS: (EXAMPLE: 0.054" = 54 MILS 1 MIL = 1/1000 INCH)	54

PRODUCT APPROVALS

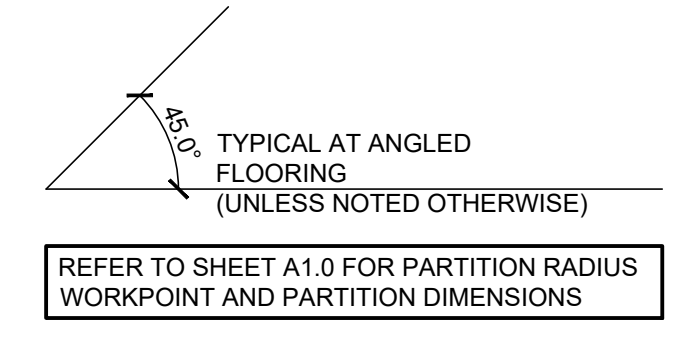
NOTE: WHETHER LISTED IN THE PRODUCT APPROVALS TABLE OR NOT, ALL BUILDING COMPONENTS AND ASSEMBLIES WHICH ARE REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH A PRODUCT APPROVAL, BY THE AUTHORITIES HAVING JURISDICTION, SHALL BE DONE SO BY THE CONTRACTOR.

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURE LISTED IN SPECIFICATIONS	DESCRIPTION	STATE OF FLORIDA APPROVAL NUMBER	DADE COUNTY - NOA APPROVAL NUMBER
PANEL WALLS	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	OUTSULATION MD	FL3423-R10	-
	EXTERIOR INSULATION FINISH SYSTEM	STO CORP	STO THERM CI	FL20110-R3	-
	CURTAINWALL	KAWNEER	1600 SYSTEM 2	FL5388-R10	-
	CURTAINWALL	YKK	YHC 300 OG	FL13433-R14	-
ROOFING	CURTAINWALL	US ALUMINUM	STORM WALL XL SSG	FL21582-R3	-
	SINGLE PLY ROOFING	FIRESTONE	ULTRAPLY TPO	FL10264-R17	-
	SINGLE PLY ROOFING	GAF	EVERGUARD TPO	FL5293-R56	-
	SINGLE PLY ROOFING	CARLISLE	SUREWELD TPO	FL14083-R29	-
COMPONENTS	SINGLE PLY ROOFING	JOHNS MANVILLE	JM-TPO-60	FL11475-R11	-
	SWINGING AT SOLID WALLS	CECO DOOR	DOORS AND FRAMES	FL10723-R8	-
	SWINGING AT CURTAINWALL	KAWNEER	350 IR OUTSWING DOORS	FL15850-R7	-
	SWINGING AT CURTAINWALL	YKK	35 H OUTSWING DOORS	FL16554-R12	-
STRUCTURAL COMPONENTS	SWINGING AT CURTAINWALL	OLD CASTLE	MSD MEDIUM STILE DOORS	FL17693-R5	-
	SWINGING AT CURTAINWALL	US ALUMINUM	MSD-375 MEDIUM STILE	FL34947-R2	-
	ROOF HATCH	BILCO	SERIES S/NB	FL15110-R5	-
	DECK ROOF	NUCOR - VULCRAFT GROUP	ROOF DECK	FL9942-R7	-
OTHER - STEEL LINTELS	POWERS STEEL, INC	LINTELS	FL3119-R8	-	

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



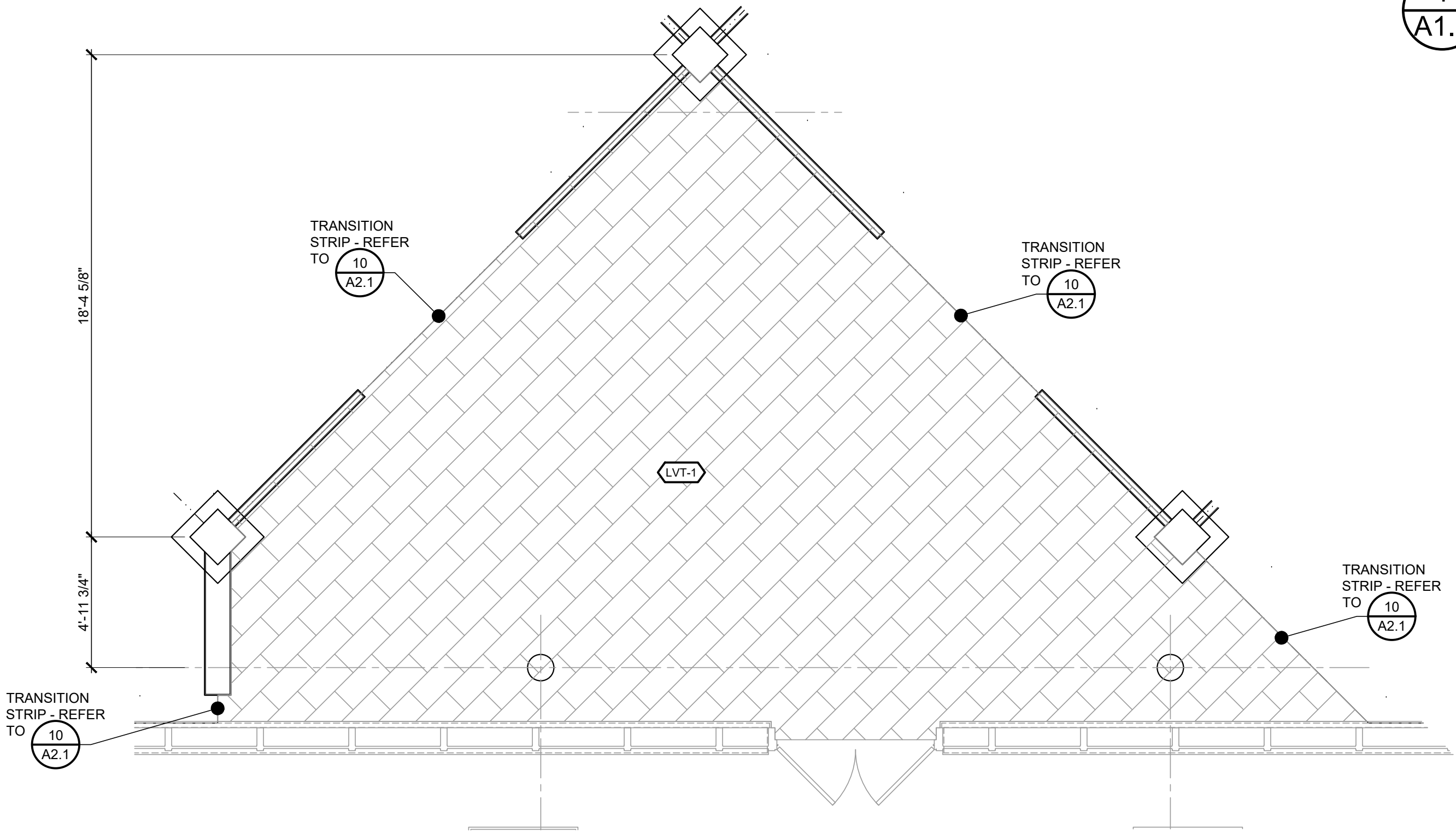
1 FLOOR FINISH PLAN
SCALE: 3/32" = 1'-0"
NORTH



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

FLOOR FINISH LEGEND	
LUXURY VINYL TILE	
(LVT-1)	PATCRAFT COLLECTION: SUBTRACTIVE LAYERS. STYLE: WITHDRAW 1418V. SIZE 11.81" X 23.62". COLOR: 00565 MOUNTAIN GRAY. PATTERN: RUNNING BOND
CARPET	
(CPT-1)	J-H 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
3- LUXURY VINYL TILE SHALL BE INSTALLED PER MANUFACTURERS GLUE DOWN INSTALLATION GUIDELINES.



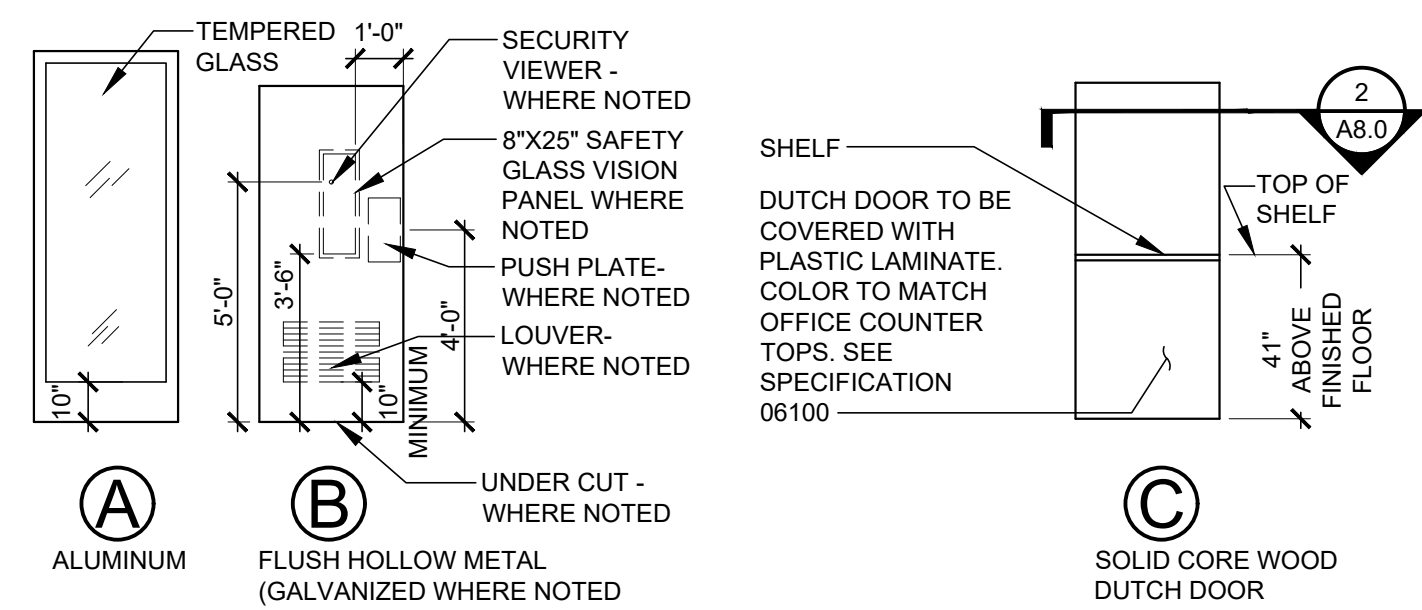
2 FLOORING PLAN
SCALE: 1/4" = 1'-0"
NORTH

CONSTR. DOC. & REVISIONS

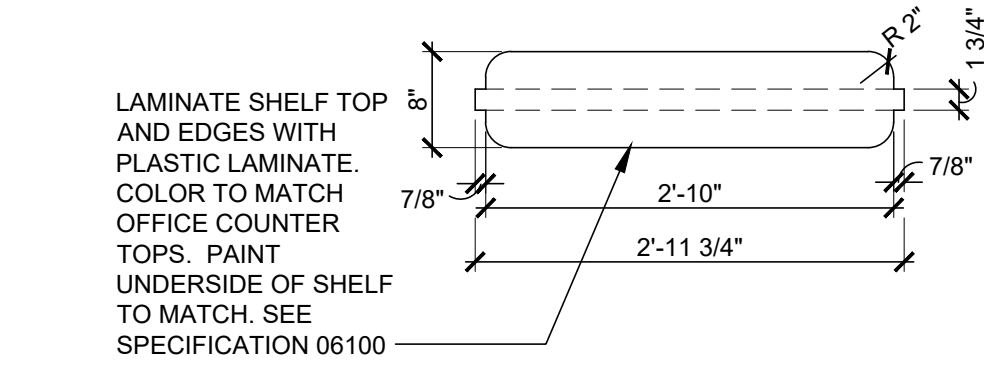
No.	Description	Date
1	ADDENDUM 2	11/29/23
2	ADDENDUM 3	12/05/23
3	ADDENDUM #4	01/02/24

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

FLOOR FINISH PLAN
A1.1



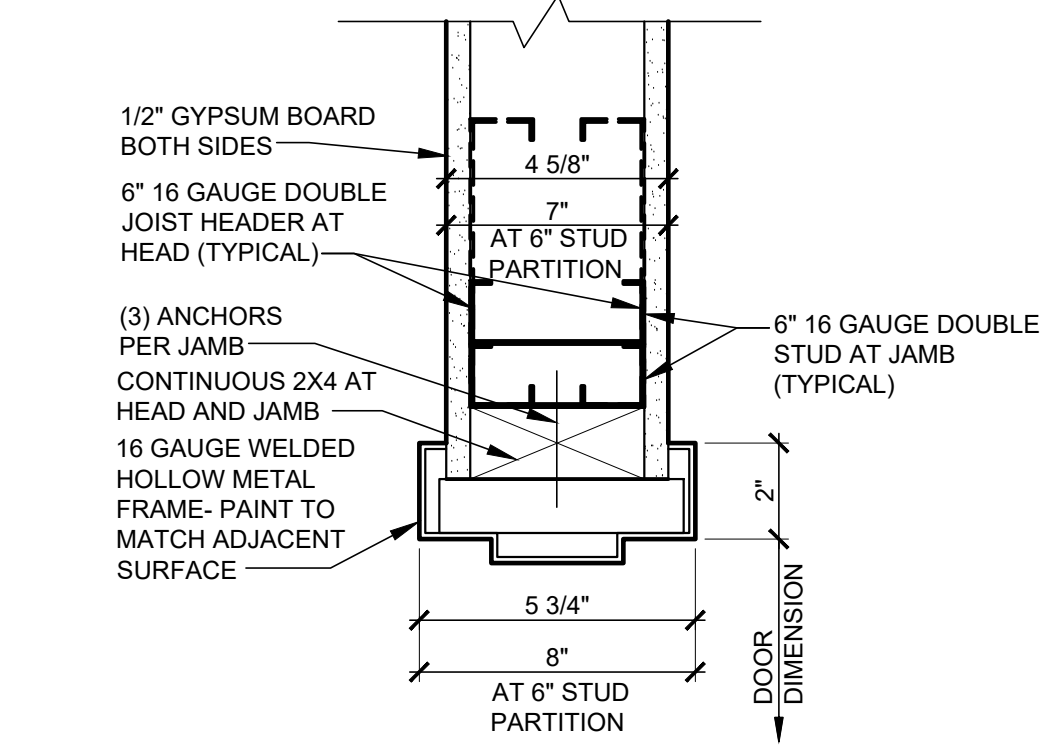
1 DOOR TYPES
SCALE: 1/4" = 1'-0"



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

3 NOT USED
SCALE:

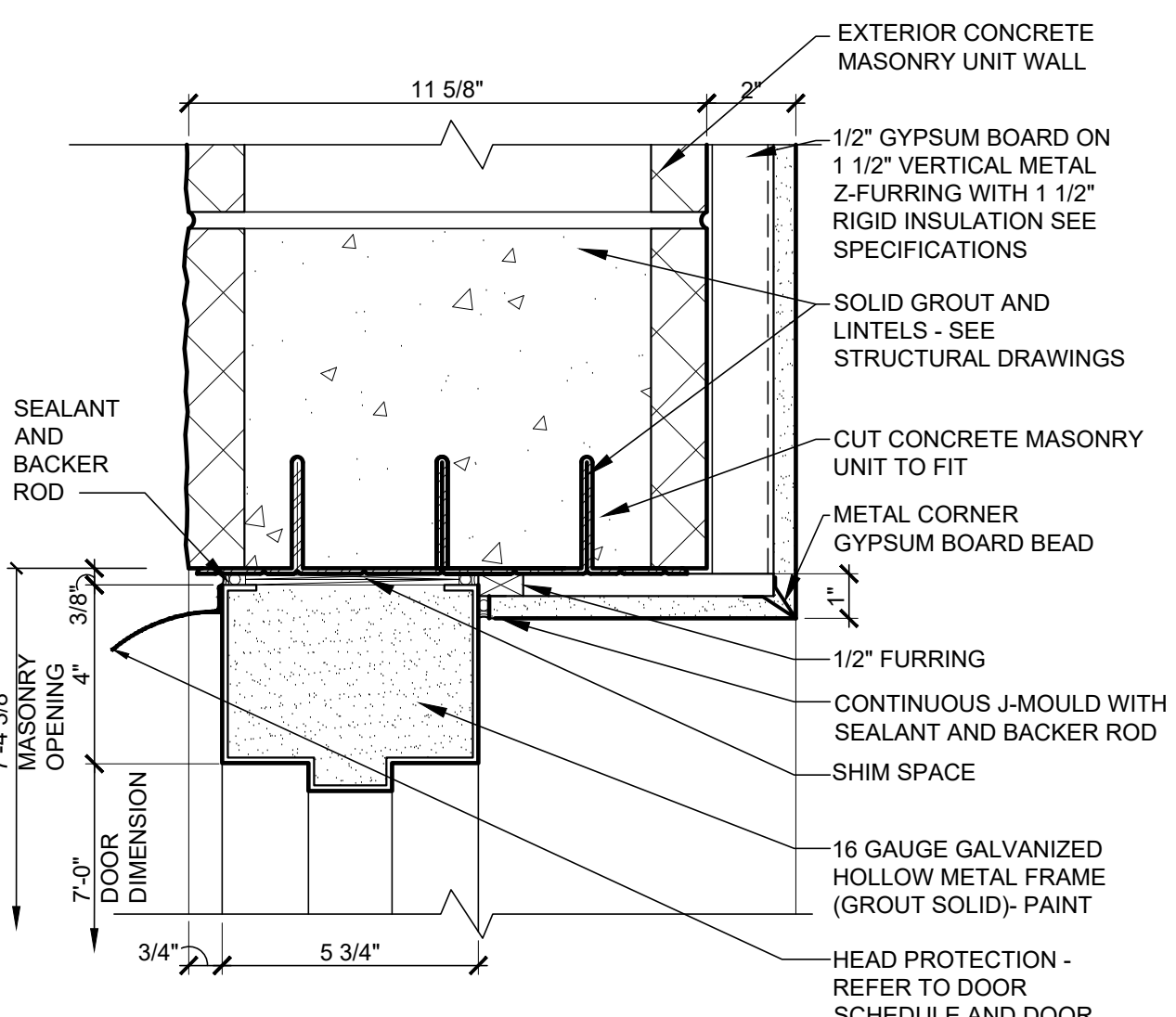
4 NOT USED
SCALE:



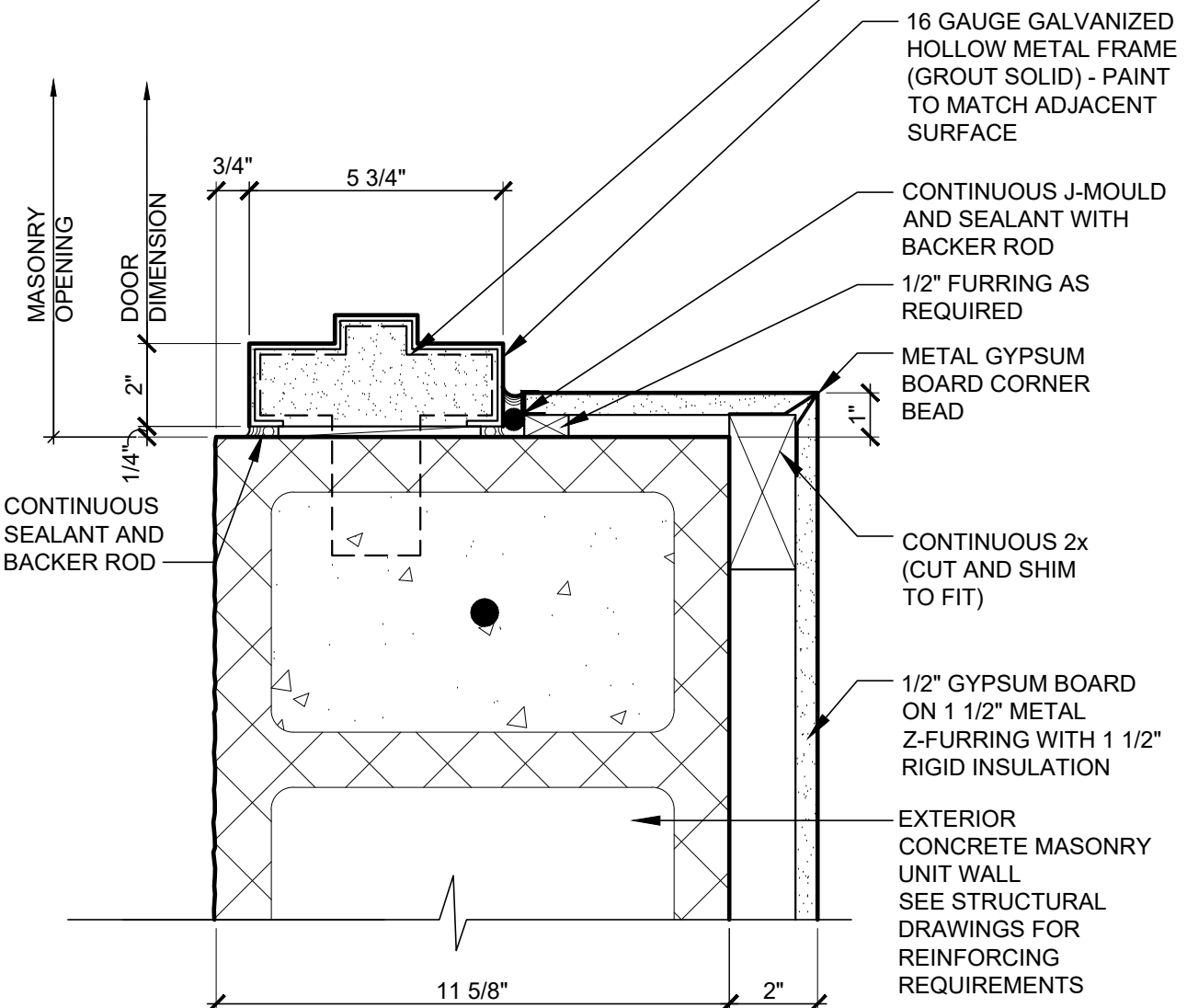
5 HEAD DETAIL (SIMILAR) JAMB DETAIL (SHOWN)
SCALE: 3" = 1'-0"

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

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



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



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

WALL SIDES: 4 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	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. MAIN ENTRANCE PAINT INTERIOR UNDERSIDE OF DECK AND STRUCTURAL STEEL AT BARREL VAULT PT-2. SEMI-GLOSS, NO TEXTURE. SEE INTERIOR ELEVATIONS FOR ADDITIONAL WALL COVERINGS.			
	101	KIDS SALES	CPT-1 LVT-1	FB-4	WC-6 PT-2	WC-6	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	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	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:

- SEE FLOOR FINISH PLAN 1/A.1.1 FOR EXTENT OF FLOOR COVERINGS

FLOOR FINISH LEGEND

- LUXURY VINYL TILE**
LVT-1 PATCRAFT COLLECTION: SUBTRACTIVE LAYERS, STYLE: WITHDRAW I416V, SIZE: 11.81" X 23.62". COLOR: 00565 MOUNTAIN GRAY, PATTERN: RUNNING BOND
- CARPET**
CPT-1 J-H 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:**
- IN THE CASE OF VINYL TILE AND CERAMIC TILE, THE PATTERN DEPICTED INDICATES THE FLOOR COVERING JOINT PATTERN
 - DIMENSIONS TO FLOORING FROM COLUMN GRID LINES OR FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE.

FINISH NOTES

- INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 10"
- 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.
- INTERIOR WALLS AND CEILING SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPMENT RATINGS OF 0-450.

WALL COVERINGS:

- WC-1 ALUMINUM/GLASS WINDOW - SEE DETAILS AND ELEVATIONS FOR SIZES, LOCATIONS AND TYPE
- WC-2 DALTILE, ASTRONOMY, ORION AT71, SIZE: 12" X 24". GROUT: CUSTOM BUILDING PRODUCTS. PRISM #135 MUSHROOM NOT USED
- WC-3 3/4" FIRE TREATED B/C GRADE PLYWOOD TO 8'-0" ABOVE FINISH FLOOR - GYPSUM BOARD ABOVE 8'-0"
- WC-4 1/2" MOISTURE RESISTANT GYPSUM BOARD
- WC-4 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 LUMBER

CEILING:

- 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 / DXL / 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
- GRB 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 CEILING, 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
PT-1 BEIGE (RESTROOM SIDE OF DOOR AND FRAME)	SHERWIN WILLIAMS	SW9594 SETTLEMENT	
PT-2 WHITE (PUBLIC AREA WALLS AND CEILING)	SHERWIN WILLIAMS	SW7005 PURE WHITE	DRYFALL AT CEILING
PPG PAINTS	PPG PAINTS	PPG1006-1 GYPSUM	
PT-3 GRAY (OFFICES AND BREAKROOM)	SHERWIN WILLIAMS	SW7022 ALPACA	
PPG PAINTS	PPG PAINTS	PPG1022-2 INTUITIVE	
PT-4 BLACK	SHERWIN WILLIAMS	SW8258 TRICORN BLACK	GLOSS SHEEN UNLESS NOTED OTHERWISE
PPG PAINTS	PPG PAINTS	PPG1001-7 BLACK MAGIC	
PT-5 SILVER	SHERWIN WILLIAMS	SILVER - SEE PAINT SCHEDULE IN SPECIFICATION SECTION 09000-PAINTING FOR INFORMATION	
PPG PAINTS	PPG PAINTS		
PT-10 SAFETY YELLOW	SHERWIN WILLIAMS	OSHA SAFETY YELLOW	GLOSS SHEEN UNLESS NOTED OTHERWISE
PPG PAINTS	PPG PAINTS	OSHA SAFETY YELLOW	
PT-11 WHITE (EXTERIOR)	SHERWIN WILLIAMS	SW 6252 ICE CUBE	
PPG PAINTS	PPG PAINTS	PPG1001-2 ARIA	
PT-13 BLUE	SHERWIN WILLIAMS	W1=40/32+1184, 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	PPG PAINTS	B-7, E-2Y+16, V-24, W-24+3/4	

DOOR NOTES

- PROVIDE (3) SILENCERS FOR ALL SINGLE HOLLOW METAL DOORS AND (2) SILENCERS FOR PAIRS
- ALL HOLLOW METAL DOORS AND FRAMES TO BE SHOP PRIMED AND FIELD PAINTED
- PAINT DOORS (SEMI-GLOSS SHEEN) TO MATCH ADJACENT WALL SURFACES (TYPICAL BOTH SIDES AND EDGES UNLESS NOTED OTHERWISE)
- REFER FLOOR PLAN 1/A1.1.0 FOR CALLOUTS
- 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
- REFER TO DETAIL 1/A8.0 FOR DOOR TYPES
- 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			HARDWARE GROUP	REMARKS
					HEAD	JAMB	SILL		
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"	EXISTING	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/A.0	9/A.0	4/A.2	7	
5	SALES TO EXTERIOR	3'-0" x 7'-0" x 1 3/4"	B	HOLLOW METAL (GALVANIZED)	8/A.0	9/A.0	4/A.2	7	
6	STORAGE	3'-0" x 7'-0" x 1 3/4"	B	HOLLOW METAL	5/A.0	5/A.0	--	8	LOUVER 18"x12"
7	OFFICE	3'-0" x 7'-0" x 1 3/4"	C	WOOD	5/A.0	5/A.0	10/A.2	5	2 3/4" BACKSET REQUIRED
8	BREAKROOM	3'-0" x 7'-0" x 1 3/4"	B	HOLLOW METAL	5/A.0	5/A.0	10/A.2	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
12	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	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
14	ROOF SCUTTLE	2'-6" x 3'-0"	--	ALUMINUM	--	--	--	--	BILCO TYPE "S-50" WITH LADDER UP SAFETY POLE. SEE DETAIL 10/A.4 (OWNER TO PROVIDE PADLOCK)
15	RAC OFFICE	3'-0" x 7'-0" x 1 3/4"	C	WOOD	5/A.0	5/A.0	10/A.2	5	2 3/4" BACKSET REQUIRED. 1" UNDER CUT
16	WOMENS TOILET	3'-0" x 7'-0" x 1 3/4"	EXISTING	HOLLOW METAL	--	--	--	EXISTING	EXISTING DOOR AND FRAME TO REMAIN
17	MENS TOILET	3'-0" x 7'-0" x 1 3/4"	EXISTING	HOLLOW METAL	--	--	--	EXISTING	EXISTING DOOR AND FRAME TO REMAIN
18	IDF ROOM	3'-0" x 7'-0" x 1 3/4"	B	HOLLOW METAL	5/A.0	5/A.0	7/A.2	6	
19	HALL 2 TO EXTERIOR	3'-0" x 7'-0" x 1 3/4"	EXISTING	HOLLOW METAL (GALVANIZED)	--	--	--	EXISTING	EXISTING DOORS AND FRAME TO REMAIN
20	FIRE RISER ROOM	3'-0" x 7'-0" x 1 3/4"	B	HOLLOW METAL	5/A.0	5/A.0	7/A.2	9	45 MINUTE FIRE RATED DOOR, PROVIDE "FIRE RISER" SIGN COMPLYING WITH FIRE MARSHAL'S REQUIREMENTS
21	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 2060R 4 1/2" x 4 1/2" 626 (SPRING HINGE)
1 MECHANICAL ACCESS CONTROL LOCKLATCH - SIMPLEX 1011-250-41
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" 626
1 PUSH/PULL SET - IVES 8200 8X16 AND 8302 6X16 US20
1 TOUCHBAR DEVICE PRECISION APEX 2101 626
1 THRESHOLD ALUMINUM - NATIONAL GUARD 426
1 WEATHERSTRIP AWM - NATIONAL GUARD FS 162A
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 US20
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" 626
NON-RISING PIN 626
1 LOCKSET - SCHLAGE #AL80LD (BY OWNER)
1 CLOSER - LCN 4040 CUSHXAL "THRU-BOLTED" WITH SEX BOLTS (NO SUBSTITUTIONS) 626

STORE EXPANSION AND REMODEL

ROOMS TO GO

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
2	ADDENDUM 3	12/05/23
3	ADDENDUM #4	01/02/24

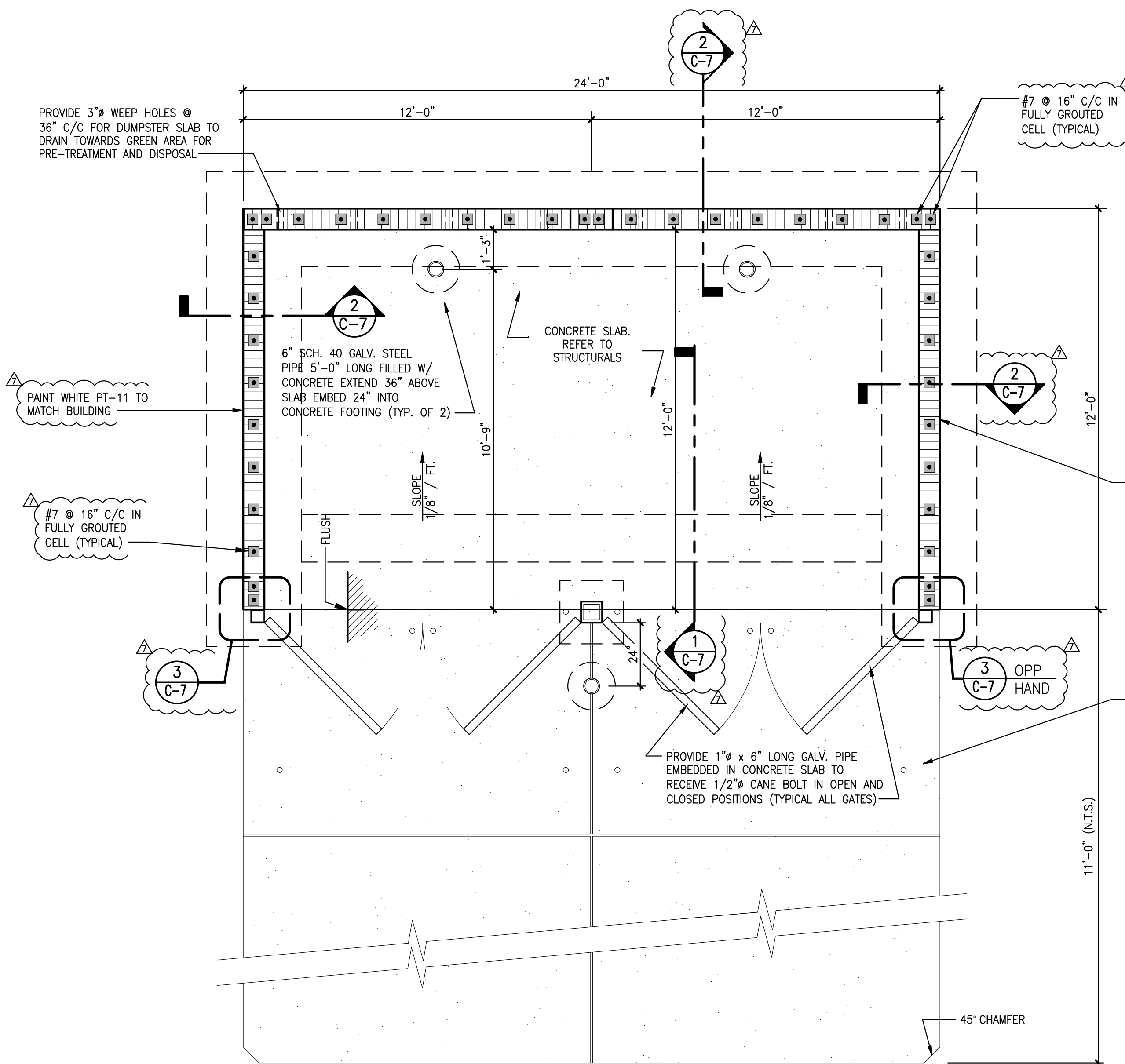
PROFESSIONAL OF RECORD
MICHAEL SCOTT SUNDERMEYER
License No. AB03005
Expiration Date 02/28/25

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

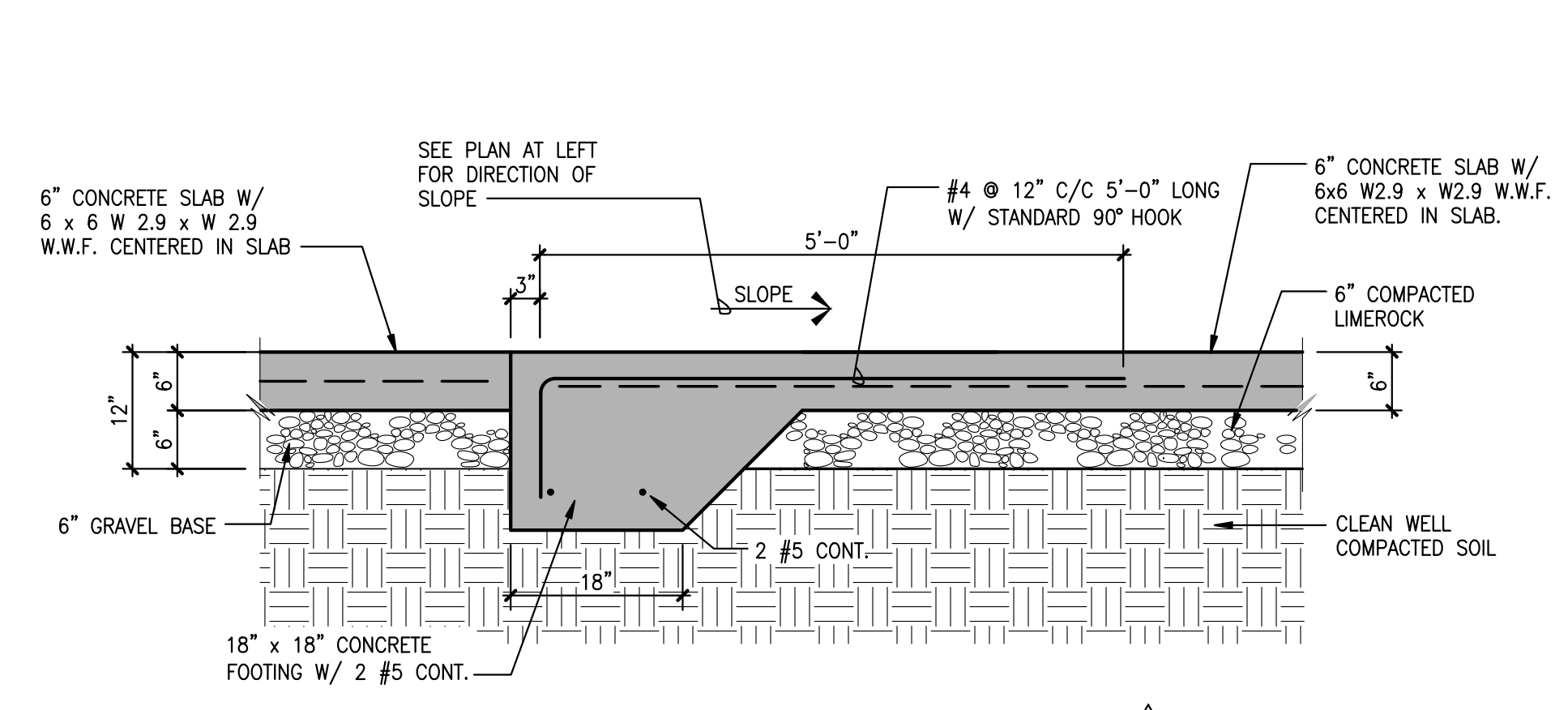
SCHEDULES AND DETAILS

A8.0

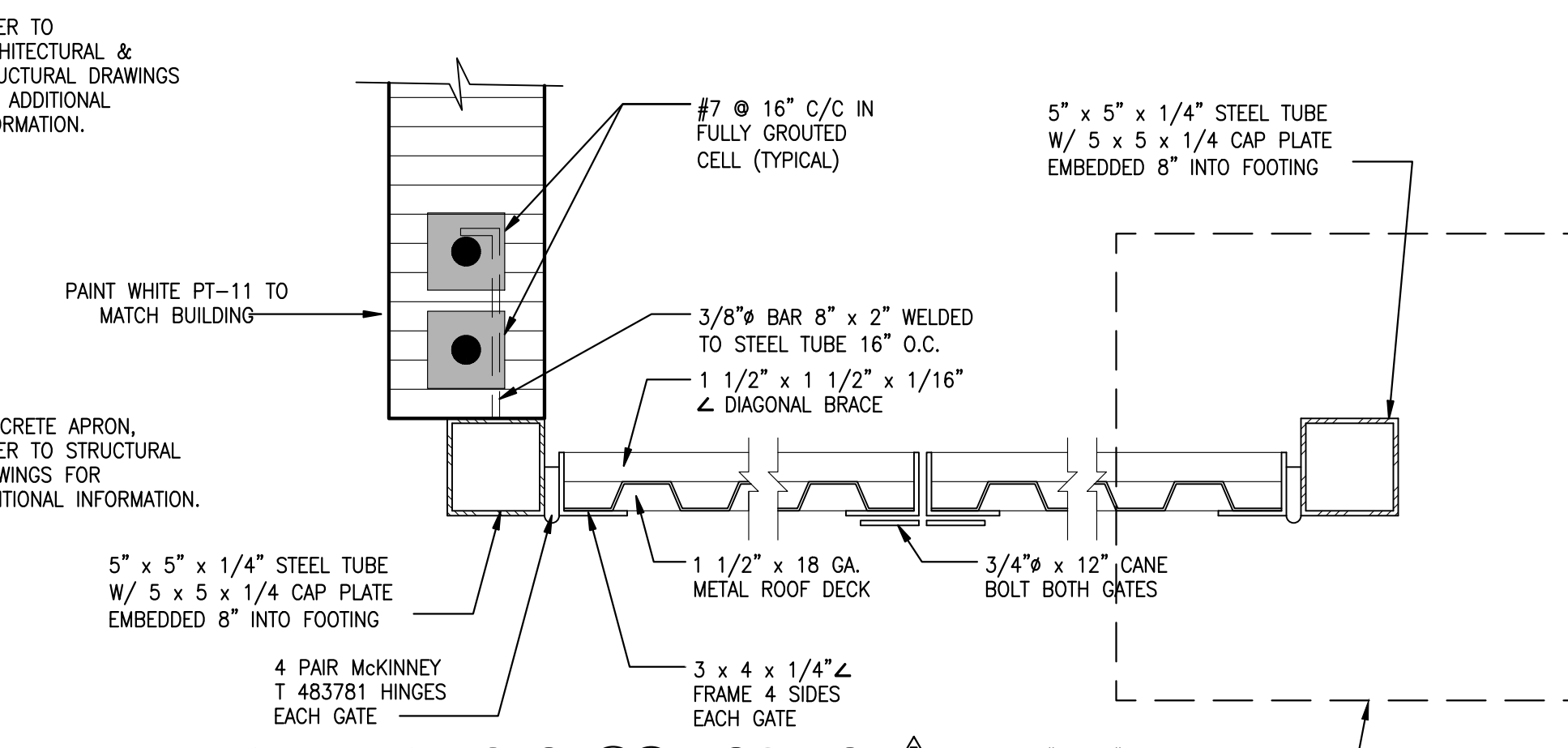
CASCO
12 Sumner Drive, Suite 100, St. Louis, MO 63143
T-314.821.1100



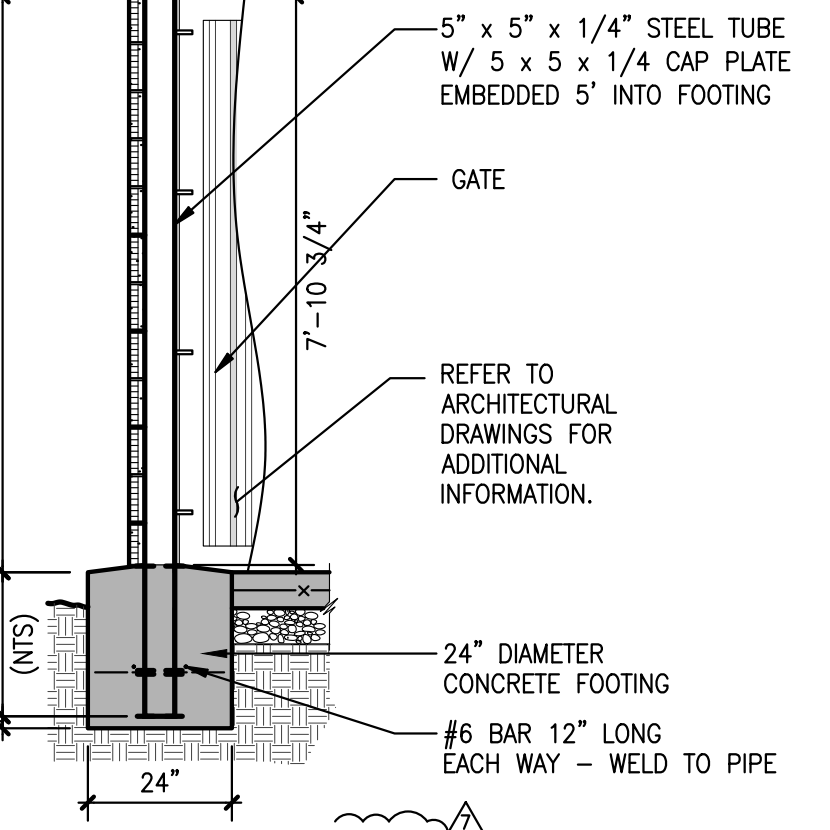
TRASH & RECYCLING ENCLOSURE PLAN
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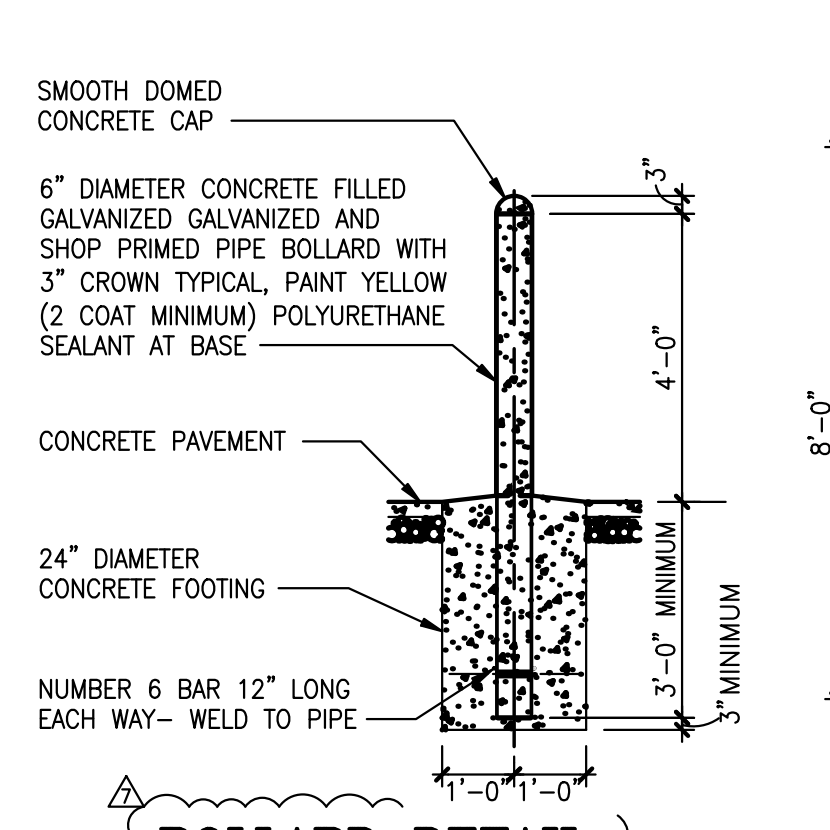
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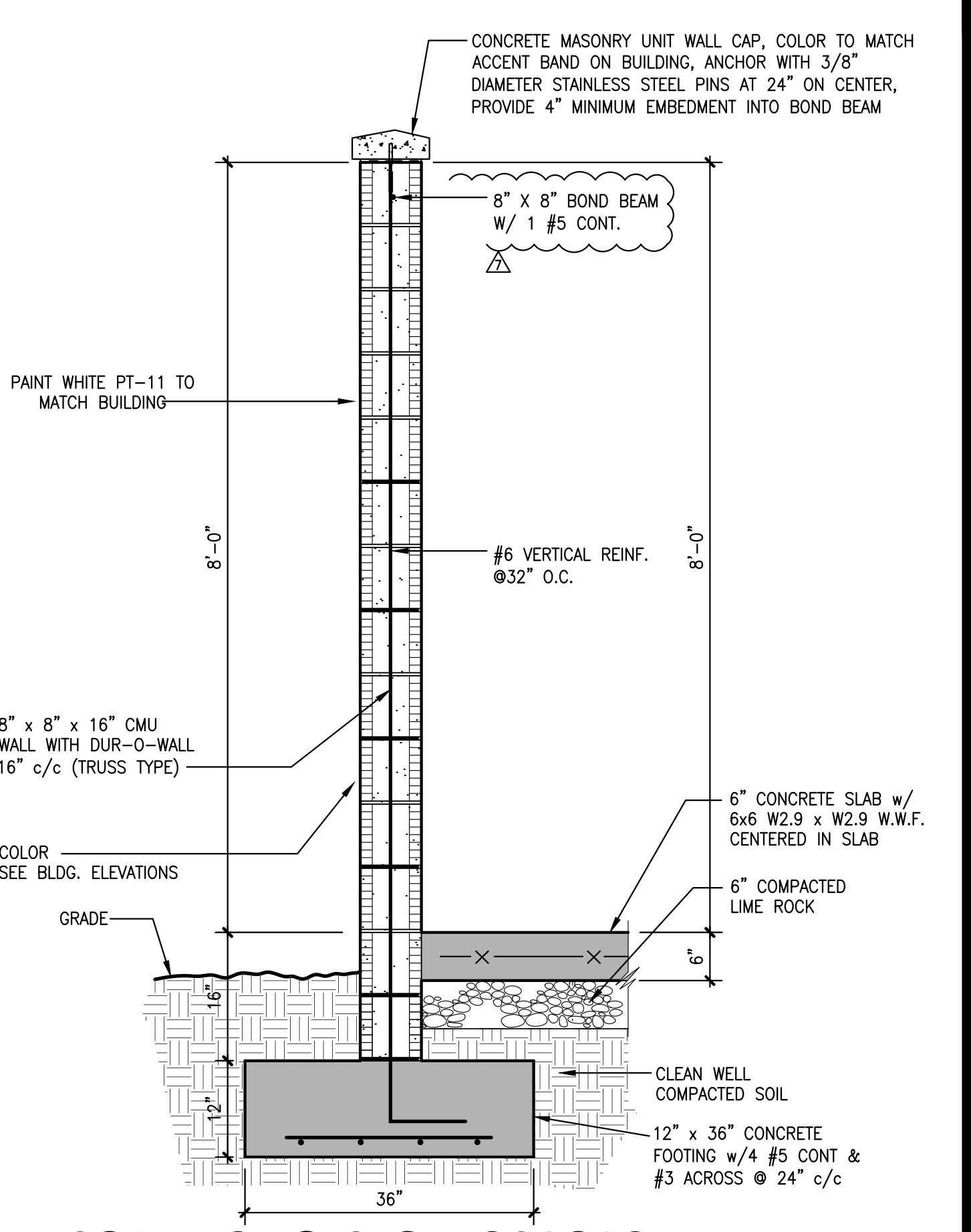
JAMB & GATE DETAIL
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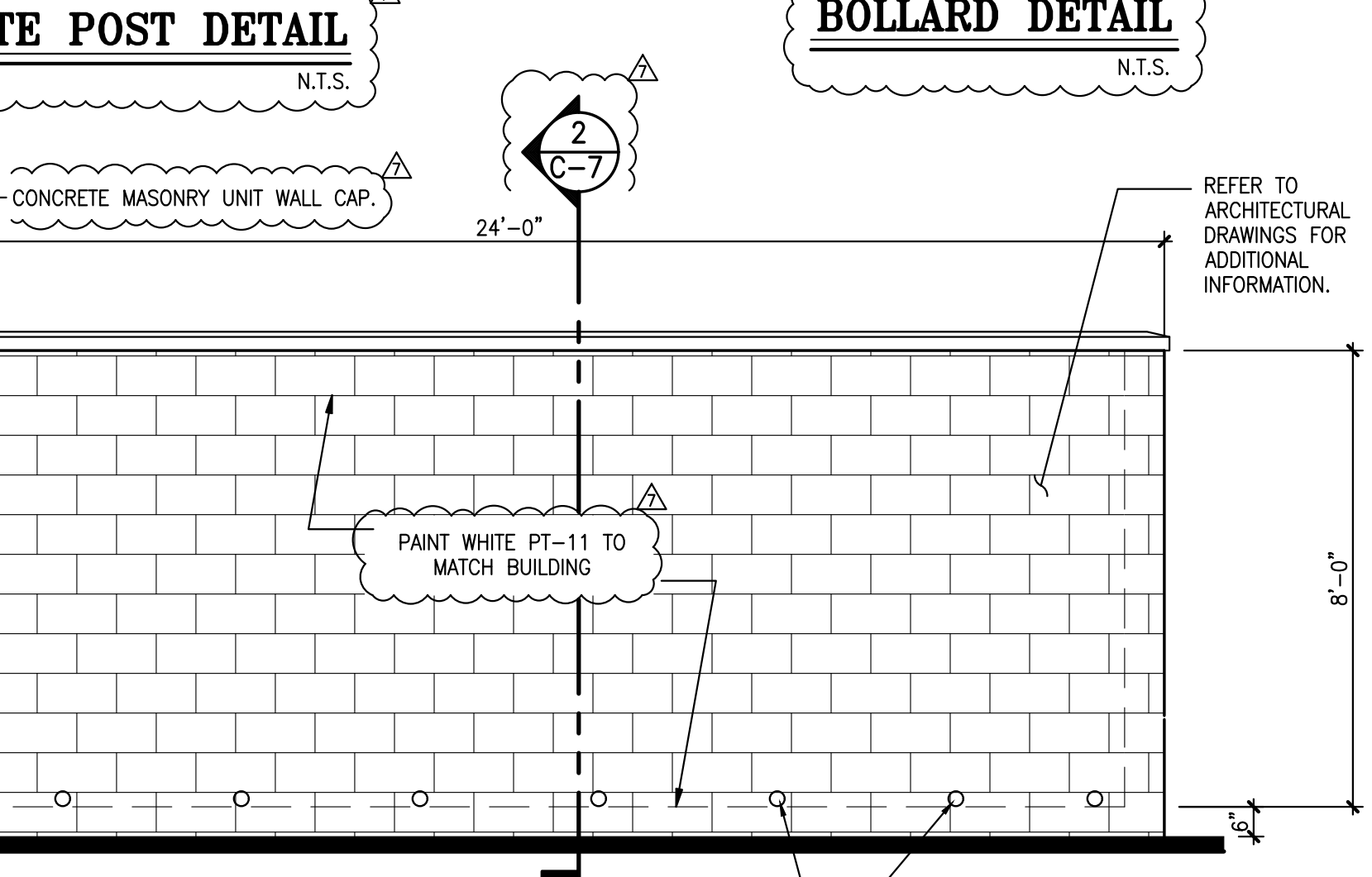
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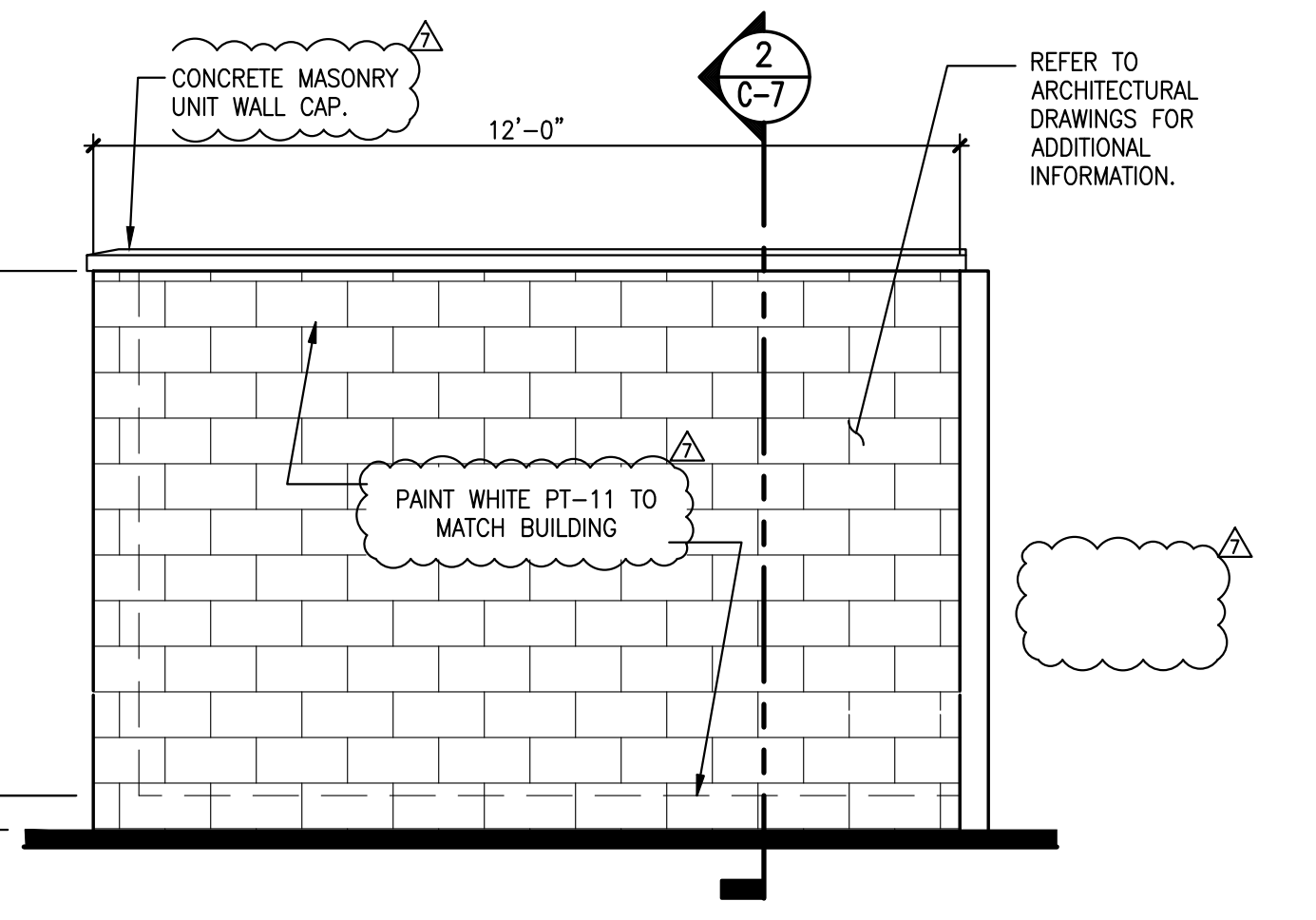
BOLLARD DETAIL
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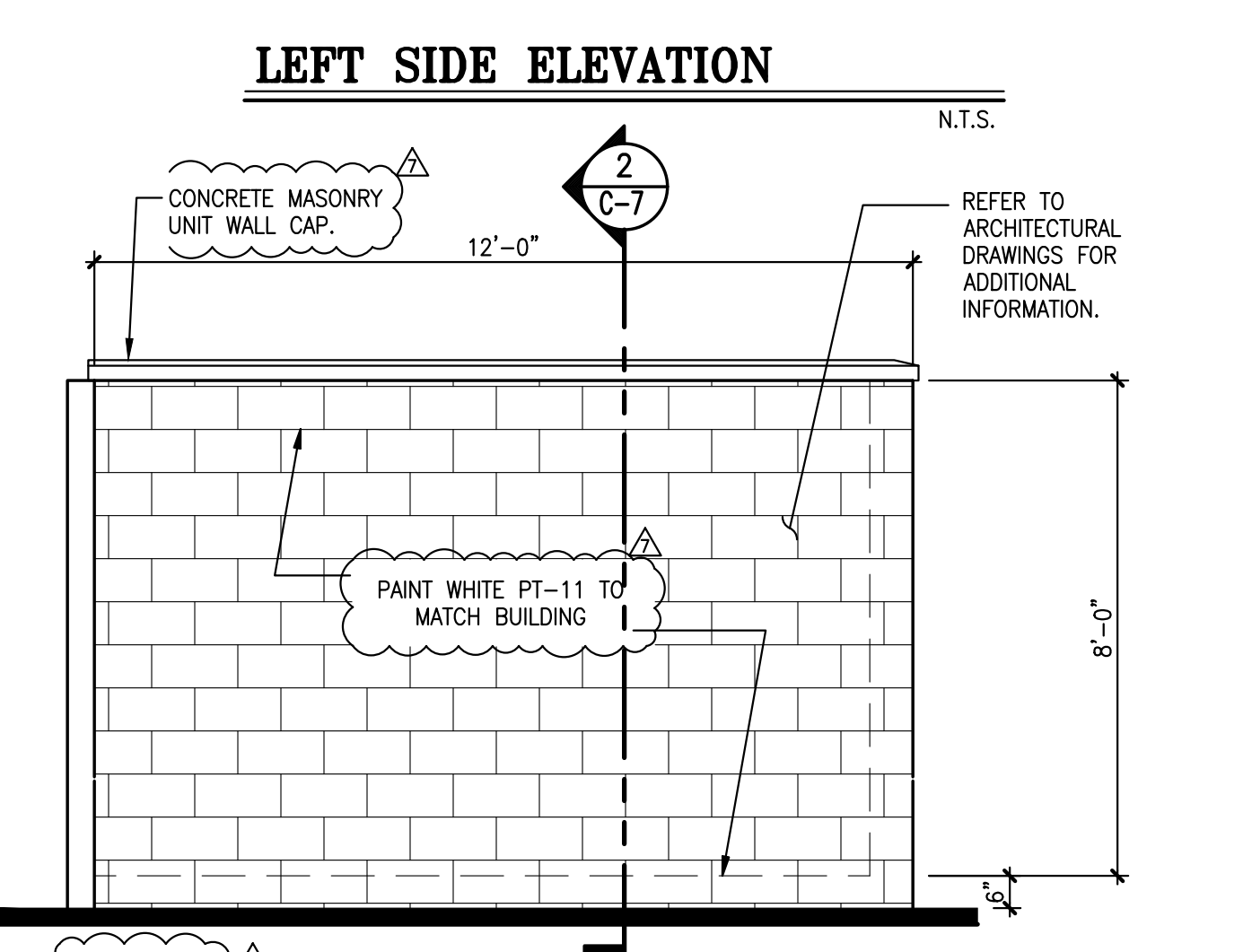
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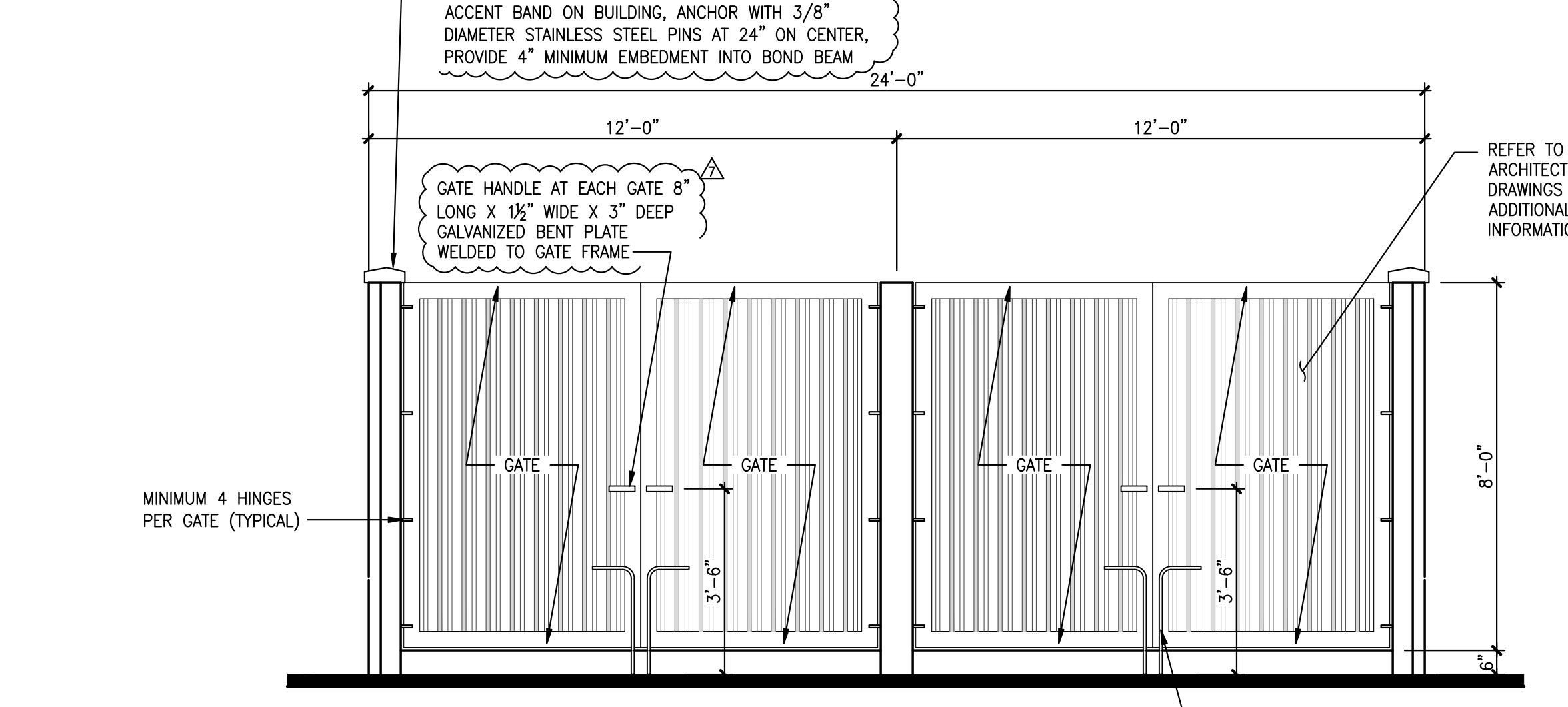
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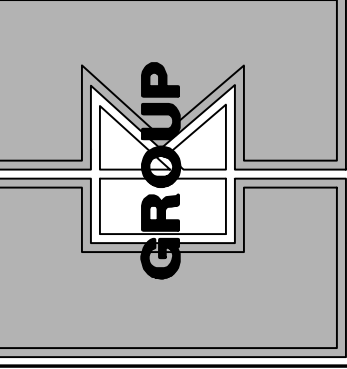
LEFT SIDE ELEVATION
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RIGHT SIDE ELEVATION
N.T.S.

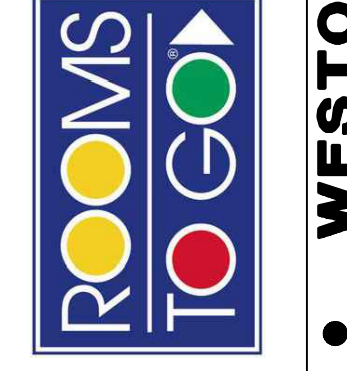


FRONT ELEVATION
N.T.S.



CKE GROUP
INCORPORATED
engineering • architecture • planning
[CERTIFICATE OF AUTHORIZATION - #488]

18722
S. DIXIE HWY.
CUTLER BAY,
FLORIDA



REVISIONS
01/02/2024 ADD DETAILS
01/17/2023 CITY COMMENTS
revisions seal

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • [954] 982-7211 - [305] 558-4124
ADD#4: 01-02-24
ADD#2: 11-28-23
bid date: 11-09-23
permit:
owner date: 7-6-22
project no: 1789
scale: AS NOTED
date: 7-1-2022
drawn by: AG

