

**W.E. Dentmon Construction, Inc.**

**ROOMS TO GO – Cutler Bay, FL**

**PREBID REQUEST FOR INFORMATION # 1**

<b>To:</b> CASCO	<b>Date:</b> 11/27/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Flooring & Interior wall stone
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> A1.0, A1.1, A1.2, 5/A7.0, A6.0, A8.0
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> NA
<b>Email:</b> <a href="mailto:rtg@cascoCorp.com">rtg@cascoCorp.com</a>	<b>Other Reference:</b> NA
	<b>From:</b> Billy
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b> A. The interior wall stacked stone Floor & Décor Rock Ridge Split Face 6" X 24" color Roman Beige has been discontinued. Please advise.
B. The ceramic floor tile CT-1 Maximo Wynnwood 8" X 48" planks has been discontinued. Please note, this will also affect the color for the interior stained to match 4" wood base. Please advise.

<b>Attachments:</b>	5
<b>Schedule Impact:</b>	TBD
<b>Cost Impact:</b>	TBD

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input checked="" type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b> Per RTG Store Design - Replacement for discontinued products Stacked Stone: Rock Ridge – Del Sol Quartzite Splitface Ledger Panel – Sku: 100844851  CT-1: Woodville Natural Wood Plank – Sku: 100581628
<b>Attachments:</b>
<b>Answered By:</b> Steve Dahms – Senior PM <b>of:</b> CASCO <b>Date:</b> 11/29/23

W.E. Dentmon Construction, Inc.

Rooms to Go Cutler Bay FL

REQUEST FOR INFORMATION # 2

To: Casco	Date: 12/7/23
Location: 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	Subject: Wood trim and plywood backing Drawing Reference: A1.0,A1.1,A1.2, 5/A7.0,A6.0,A8.0
Attention: STEVE DAHMS	Specification Reference: NA
Fax No.: (314) 821-1100 ext. 120	Other Reference: NA
Email: rtg@cascorp.com	From: Billy / Tony Cherry
	Date Information Required: ASAP

**Request Description:**

1. 1"X 2" Trim - Trim shown as 1x2 please confirm this is 3/4"x 1 1/2" ?

2. 1/2" plywood features/panels - Elevations B,E,H,N,W2,BC.3 these areas need to have plywood attached to the metal studs then finish plywood panels has backing? We have done both ways but adding the plywood backing looks better since you can use smaller anchors and larger fastening area

Attachments:	
Schedule Impact:	NA
Cost Impact:	NA

**Reason for RFI:**

<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:** 1. Yes the 1x2 trim is to be 3/4" x 1-1/2".  
2. Provide 1/2" plywood behind the finish veneer plywood.

**Attachments:**

**Answered By:** Steve Dahms - Senior PM **of:** CASCO **Date:** 12/8/23

W.E. Dentmon Construction, Inc.

Rooms to Go Cutler Bay FL

REQUEST FOR INFORMATION # 3

To: Casco	Date: 12/8/23
Location: 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	Subject: Roof deck support anchor detail Sheets S2.01, details 1-S2.0,S2.0,6-2.0, 8-S2.0.0
Attention: STEVE DAHMS	Specification Reference: NA
Fax No.: (314) 821-1100 ext. 120	Other Reference: NA
Email: rtg@cascorp.com	From: Ted Goodson
	Date Information Required: ASAP

Request Description:

Details shown on sheet S2.0-1-S2.0,2-S2.0.6-S2.0,8S2 details show deck angle support Hilti bolts in un-poured cells and under lintel poured cell . Spacing at 32" on center for bolts pours cells show 2' centers , also how will we address embedment into existing poured cells or beam if area is hollow. on existing walls ?

Attachments:	
Schedule Impact:	NA
Cost Impact:	NA

Reason for RFI:

<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input checked="" type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

REPLY:

Grout all cells at Hilti adhesive anchor locations. If cells to receive anchors are discovered to be hollow, whether new or existing construction, grout cells solid a minimum of 36 hours prior to anchor installation.

Attachments:

Answered By: Matt Downs of: CASCO Date: 12/8/23

W.E. Dentmon Construction, Inc.

Rooms to Go Cutler Bay FL

REQUEST FOR INFORMATION # 4

To: Casco	Date: 12/12/23
Location: 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	Subject: Stone Vernear / Interior stacked stone Spec book sec 64201 page 266 #14 C
Attention: STEVE DAHMS	Specification Reference: NA
Fax No.: (314) 821-1100 ext. 120	Other Reference: NA
Email: rtg@cascorp.com	From: Ted Goodson
	Date Information Required: ASAP

Request Description:
Clarification that no wall ties are required for interior stacked stone installation

Attachments:	
Schedule Impact:	NA
Cost Impact:	NA

Reason for RFI:			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input checked="" type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

REPLY: The stacked stone by Floor & Decor is a thin tile material held onto the wall with a mortar adhesive similar to ceramic tile.
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Attachments:
Answered By: Steve Dahms - Senior PM of: CASCO Date: 12/13/23

W.E. Dentmon Construction, Inc.

RoomstoGo Cutler Bay FL

REQUEST FOR INFORMATION #6

To: Casco	Date: 12/12/23
Location: 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	Subject: Security fence in spec Pages 239 to 240
Attention: STEVE DAHMS	Specification Reference: NA
Fax No.: (314) 821-1100 ext. 120	Other Reference: NA
Email: rtg@cascorp.com	From: Ted Goodson
	Date Information Required: ASAP

Request Description:
Steve
Please provide clarification on the spec for the site security fence to be installed around the construction area. Pages 239 to 240 site security fence in specification differs from site plans

Attachments:	
Schedule Impact:	NA
Cost Impact:	NA

Reason for RFI:			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input checked="" type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

REPLY:	Follow the civil plans for security fencing requirements.

Attachments:
Answered By: Steve Dahms - Senior PM of: CASCO Date: 12/14/23



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 01**

<b>To:</b> CASCO	<b>Date:</b> 11/14/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Existing As-Built or Shop Drawings
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Provide as-builts or shop drawings for the following related to the existing showroom.
1. Fire Sprinklers
2. Fire Alarm and Security System
3. Irrigation
4. Glass Curtainwall System

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
The attached 00200.tif Sheet E3 from the building expansion is all that I can find in CASCO’s archives. Any additional information, if available, will need to be provided by RTG/Bruce Wallick.
<b>Attachments:</b> 00200.tif
<b>Answered By:</b> Mark S Bromeier <b>of:</b> CASCO <b>Date:</b> 11/16/2023

ISSUES:	
ISSUE	DATE
OWNER	
PERMIT	
PERMIT REV.	
IBD	

REVISIONS:	
NO. #	DATE

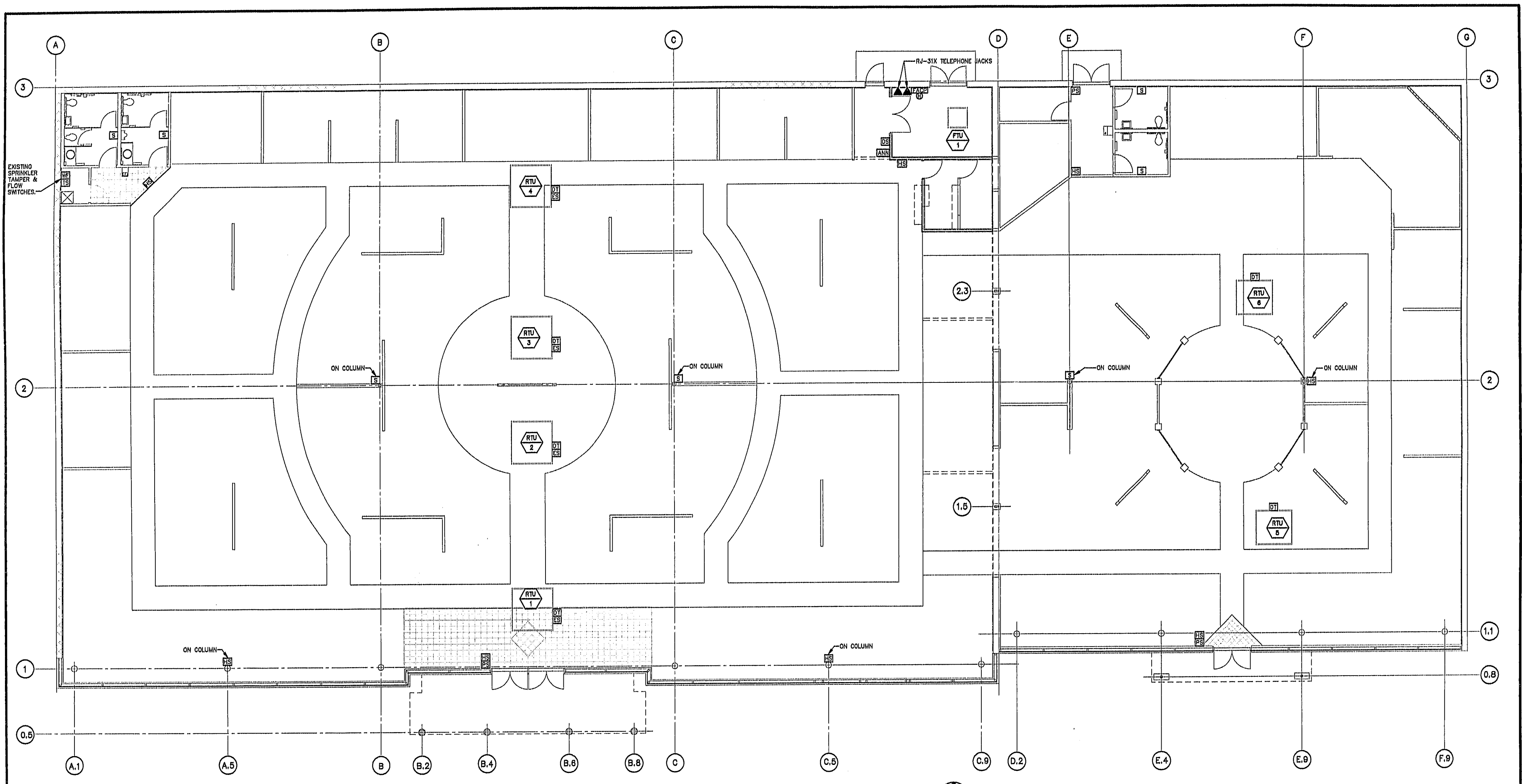
REMARKS:

**ROOMS TO GO**  
 CUTLER RIDGE EXPANSION  
 U.S. HIGHWAY 1  
 CUTLER RIDGE, FLORIDA

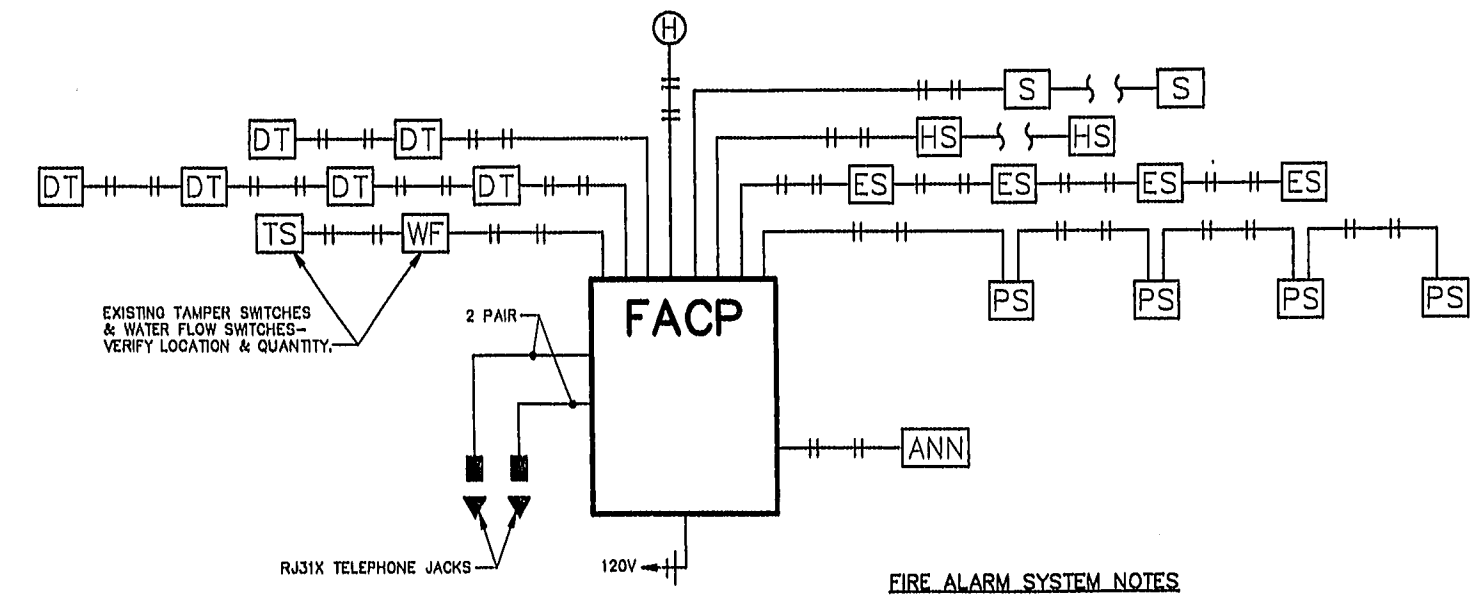
**RTG**

PROFESSIONAL OF RECORD:  
 PAUL J. HUBER  
 PHONE: 314-821-1100  
 DRAWN BY  
 JRF  
 CHECKED BY  
 JMB  
 PROJECT NO.  
 993288  
 DATE  
 8/16/93  
 SHEET NUMBER

**E3**



**FIRE/ALARM PLAN**  
 SCALE: 1/8" = 1'-0"



**FIRE ALARM RISER DIAGRAM**  
 NO SCALE

**FIRE ALARM SYSTEM NOTES**

1. THE SYSTEM SHALL BE POWER LIMITED AND LISTED BY A RECOGNIZED AGENCY.
2. EQUAL EQUIPMENT BY OTHER MANUFACTURERS, IF SATISFACTORY TO LOCAL AUTHORITIES, WILL BE CONSIDERED FOR APPROVAL.

**CABLE NOTES**

1. ALL CABLE SHALL BE NEATLY CONCEALED IN JOIST SPACE OR FISHED IN CONCEALED SPACES WITH SUPPORTS & INSTALLATION PER CODE. CONDUIT NOT REQUIRED EXCEPT WHERE NOTED OR WHERE REQUIRED BY CODE.
2. CABLE SHALL BE BELDEN #9997, 19 GAUGE/4 CONDUCTOR.
3. ALL CABLES SHALL BE UL LISTED FIRE ALARM CABLE, POWER LIMITED, WITH RED JACKET.

**FIRE ALARM LEGEND**

- ES** STROBE UNITS. WHEELLOCK WMIT.
- ANN** LCD ANNUNCIATOR. SILENT KNIGHT #9230.
- HS** HORN & STROBE UNITS. WHEELLOCK MT SERIES.
- WF** EXISTING WATERFLOW SWITCH. (VERIFY CONDITION & REPLACE IF NECESSARY.)
- TS** EXISTING TAMPER SWITCH. (VERIFY CONDITION & REPLACE IF NECESSARY.)
- FACP** SILENT KNIGHT #5207 FIRE ALARM CONTROL PANEL.
- PS** MANUAL PULL STATION. ESL 103 SERIES.
- DT** WIRE TO EXISTING DUCT SMOKE DETECTORS.
- ES** EXISTING STROBE UNITS.
- HT** FIXED TEMPERATURE/RATE OF RISE HEAT DETECTOR. ESL 104 SERIES.

**FIRE/ALARM PLAN** SCALE: 1/8" = 1'-0"

SHEET 19-34 TUCK EM 24  
 EBN  
 P07-19-34 1112  
 G.J. 11/26/93



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 02**

<b>To:</b> CASCO	<b>Date:</b> 11/14/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Phase 2 Environment Site Assessment
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Provide the Phase 2 Environmental Site Assessment Report since the specifications only include the October 12, 2021, Proposal from ECS.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
The Phase I and Phase II Reports are both in the project folder in the File Vault.
<ul style="list-style-type: none"> <li> 01051 0Geotechnical Report Intro Page.doc</li> <li> 01051 Geotechnical Report.pdf</li> <li> 01052 0Hazardous Materials Info.doc</li> <li> 01052 Phase I ExecSummary.pdf</li> <li> 01052 Phase II ESA.pdf</li> <li> 01411 Quality Assurance Testing and Inspection.doc</li> <li> 01700 Warranty Manuals.docx</li> <li> 02011 Testing.doc</li> </ul>

<b>Attachments:</b>			
<table border="0" style="width: 100%;"> <tr> <td><b>Answered By:</b> Mark S Bromeier</td> <td align="center"><b>of:</b> CASCO</td> <td align="right"><b>Date:</b> 11/16/2023</td> </tr> </table>	<b>Answered By:</b> Mark S Bromeier	<b>of:</b> CASCO	<b>Date:</b> 11/16/2023
<b>Answered By:</b> Mark S Bromeier	<b>of:</b> CASCO	<b>Date:</b> 11/16/2023	





**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 03**

<b>To:</b>	<b>CASCO</b>	<b>Date:</b> 11/14/23
<b>Location:</b>	12 Sunnen Dr., Suite 100	<b>Subject:</b> Geotech/Subsurface Soil & Environment Site Assessment Reports
	St. Louis, MO 63143	<b>Drawing Reference:</b> N/A
<b>Attention:</b>	<b>STEVE DAHMS</b>	<b>Specification Reference:</b> N/A
<b>Phone.:</b>	(314) 821.1100, ext. 120	<b>Other Reference:</b> N/A
<b>Email:</b>	<a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>From:</b> Rick Baldwin
		<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Provide Geotech/Subsurface Soil Reports and Environmental Site Assessment Reports for the existing showroom site.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
The requested Geotech / soils reports from the original and expansion construction, if available, will need to be provided by RTG/Bruce Wallick.
<b>Attachments:</b>
<b>Answered By: Mark S Bromeier</b> <b>of: CASCO</b> <b>Date: 11/16/2023</b>



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 04**

<b>To:</b>	<b>CASCO</b>	<b>Date:</b>	11/14/23
<b>Location:</b>	12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b>	Existing Roof System Information
<b>Attention:</b>	<b>STEVE DAHMS</b>	<b>Drawing Reference:</b>	N/A
<b>Phone.:</b>	(314) 821.1100, ext. 120	<b>Specification Reference:</b>	N/A
<b>Email:</b>	<a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b>	N/A
		<b>From:</b>	Rick Baldwin
		<b>Date Information Required:</b>	ASAP

<b>Request Description:</b>
Provide the contractor or maintenance firm’s point of contact, phone number, email, etc. along with the warranty for the roof system over the existing showroom.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
This information will need to be provided by RTG/Bruce Wallick.

<b>Attachments:</b>		
<b>Answered By:</b> Mark S Bromeier	<b>of:</b> CASCO	<b>Date:</b> 11/16/2023





FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY  
100' WIDE RIGHT OF WAY  
PER ROAD MAP BOOK 124, PAGE 73

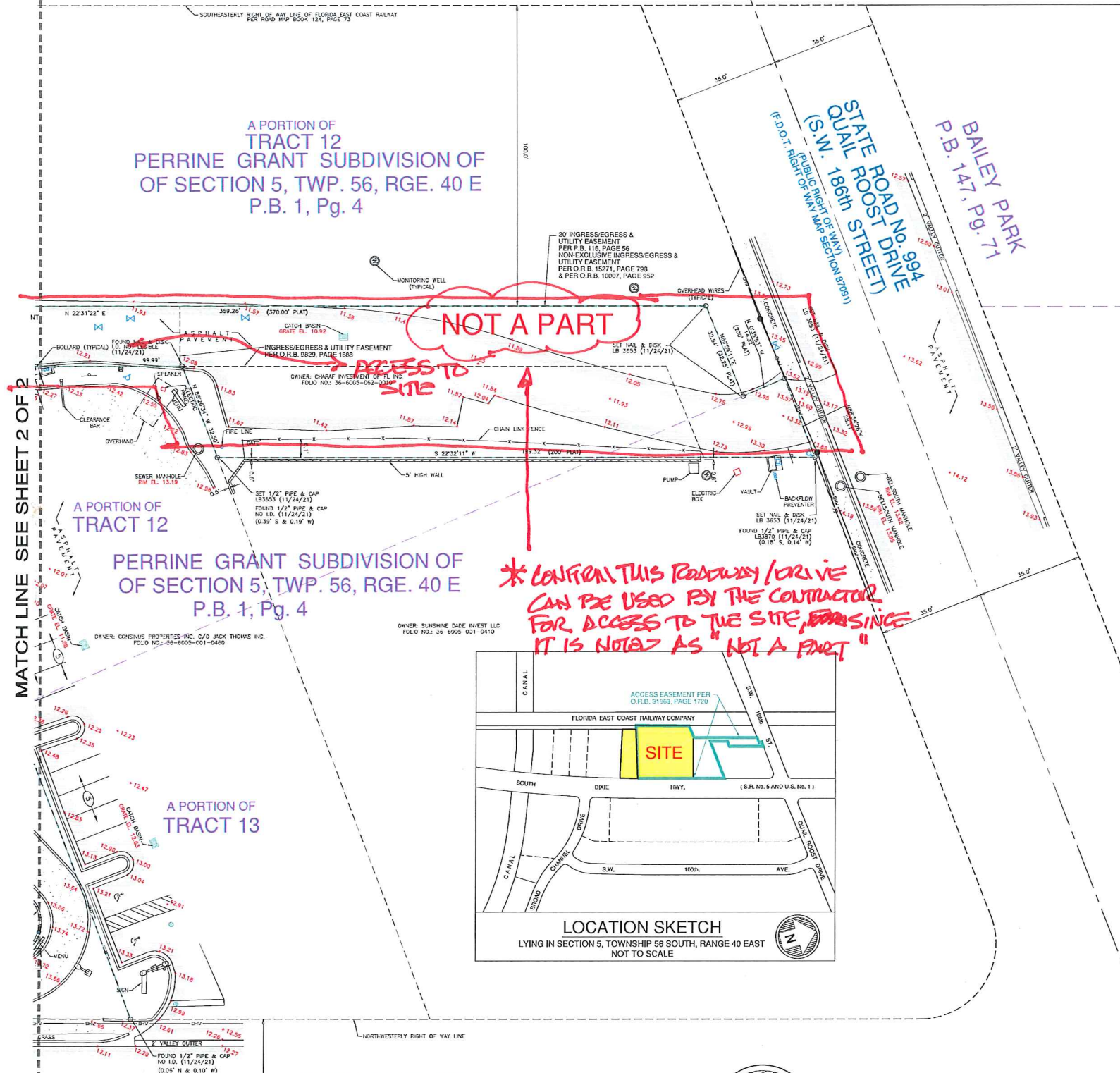
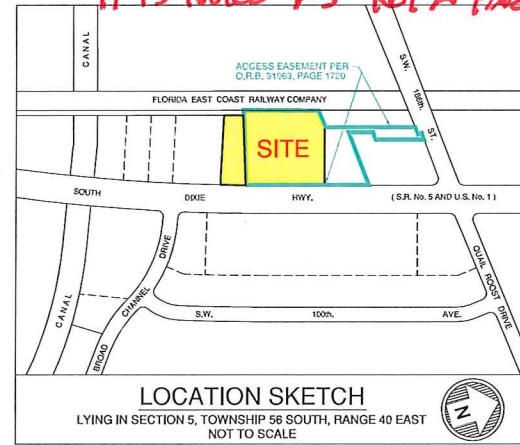
A PORTION OF  
TRACT 12  
PERRINE GRANT SUBDIVISION OF  
OF SECTION 5, TWP. 56, RGE. 40 E  
P.B. 1, Pg. 4

A PORTION OF  
TRACT 12  
PERRINE GRANT SUBDIVISION OF  
OF SECTION 5, TWP. 56, RGE. 40 E  
P.B. 1, Pg. 4

A PORTION OF  
TRACT 13

STATE ROAD NO. 5  
U.S. HIGHWAY NO. 1  
(SECTION 87020-MISC1)  
(116' PUBLIC RIGHT OF WAY)

LOCATION SKETCH  
LYING IN SECTION 5, TOWNSHIP 56 SOUTH, RANGE 40 EAST  
NOT TO SCALE



NOT A PART

\*CONFIRM THIS ROADWAY CORNER  
CAN BE USED BY THE CONTRACTOR  
FOR ACCESS TO THE SITE, SINCE  
IT IS NOT AS "NOT A PART"

- TITLE REVIEW: Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Chicago Title Insurance Company Order No. 10034514...
SCHEDULE B - SECTION II
1. Standard Exception not addressed.

LEGAL DESCRIPTION: A. Assignment and Assumption of Lease dated August 28, 1992 between Jeffrey's Rooms to Go, Inc., a Florida corporation (Tenant) and Rooms to Go Miami, Corp., a Florida corporation (Assignor) filed November 24, 1993 in Official Records Book 16141, page 1822; and B. Amendment to Memorandum of Lease dated August 12, 1993 filed November 24, 1993 in Official Records Book 16141, page 1827; and C. Assignment and Assumption of Lease dated August 12, 1993 between Universal American Realty Corporation and Rooms to Go Miami Corp., and D. Assignment and Assumption of Lease dated August 12, 1993 between Universal American Realty Corporation and Rooms to Go Miami Corp., and E. Assignment and Assumption of Lease dated August 12, 1993 between Universal American Realty Corporation and Rooms to Go Miami Corp., and F. Letter of Extension dated February 3, 2016, extending lease to January 31, 2022.

- 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 Southeastern line of said Lot 4 for 286.90 feet to the Southeast corner of said Lot 4; thence N22°31'22"E along the Northeastern 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 S57°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 S57°27'49"E for 28.00 feet to a point on the Southeastern line of said POINT WEST FOURTH ADDITION; thence the following courses and distances along the said Southeastern 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 1626.49 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, Page 67 of the Public Records of Miami-Dade County, Florida, 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 Southeastern Right-of-Way line of the Florida Department of Transportation Limited Access Corridor; thence N22°31'22"E along the said Southeastern 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 10.17 feet; thence S22°32'11"W for 3.05 feet to a point on the Southeastern line of said Lot 1 of Block 6; thence S22°32'11"W along the Southeastern 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 11.17 feet; thence N87°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 Northeastern line of said Lot 1 of Block 6; thence S22°31'22"W along the Northeastern 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.

26. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. Document not provided for review.

SURVEYOR'S NOTES: This site lies in Section 5, Township 56 South, Range 40 East, City of Cutler Bay, Miami-Dade County, Florida. All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted. Bearings hereon are referred to an assumed value of N 22°32'11" E for the Westerly right of way line of State Road No. 5, said bearing is identical with the plat of record, and evidenced by found pipe and cop and drill hole lying Northerly to this site. Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on the Miami-Dade County U.S. 700 REF. Elevation +13.18 Located on October 13, 2021 at the Intersection of SE 184 St and US HWY #1.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG It's fast. It's free. It's the law. www.callsunshine.com

- LEGEND: Catch Basin, Catch Basin Inlet, Manhole, Light Pole, Water Meter, Water Valve, Utility Pole, Riser, Fire Hydrant, Manhole, Sewer/Gas Valve, Cleanout, Well, Drain, Orange Elevation, Solifard, Overhead Utility Wire, Chain Link Fence, Lateral Access Right-of-Way Line, 0.5' CURB, 2.00' CURB & GUTTER, ELEVATION, INVERT, B.O.S. - BOTTOM OF STRUCTURE, T.O.B. - TOP OF BENCH MARK, PLAT BOOK, PAGE, F.S. - FIELD SKETCH, O.R.B. - OFFICIAL RECORDS BOOK, CONCRETE, ASPHALT PAVEMENT, H.W. - HIGH-OF-WAY, CENTER LINE, MONUMENT LINE, SIGN.

SURVEYOR'S CERTIFICATION: This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on December 13, 2021, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on December 13, 2021 and monuments on January 6, 2022. \*Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below.

Table with columns: No., Revision, Description. Row 1: 1, Initial, Final Survey.

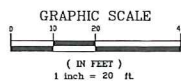
FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00005653 180 Northeast 168th Street / North Miami Beach, Florida 33162 Phone 305-653-4493 / Fax 305-653-7152 / Email flt@flsurvey.com

ALTANSRPS LAND TITLE SURVEY ROOMS TO GO - 18722 SOUTH DIXIE HIGHWAY CITY OF CUTLER BAY, MIAMI-DADE COUNTY, FLORIDA

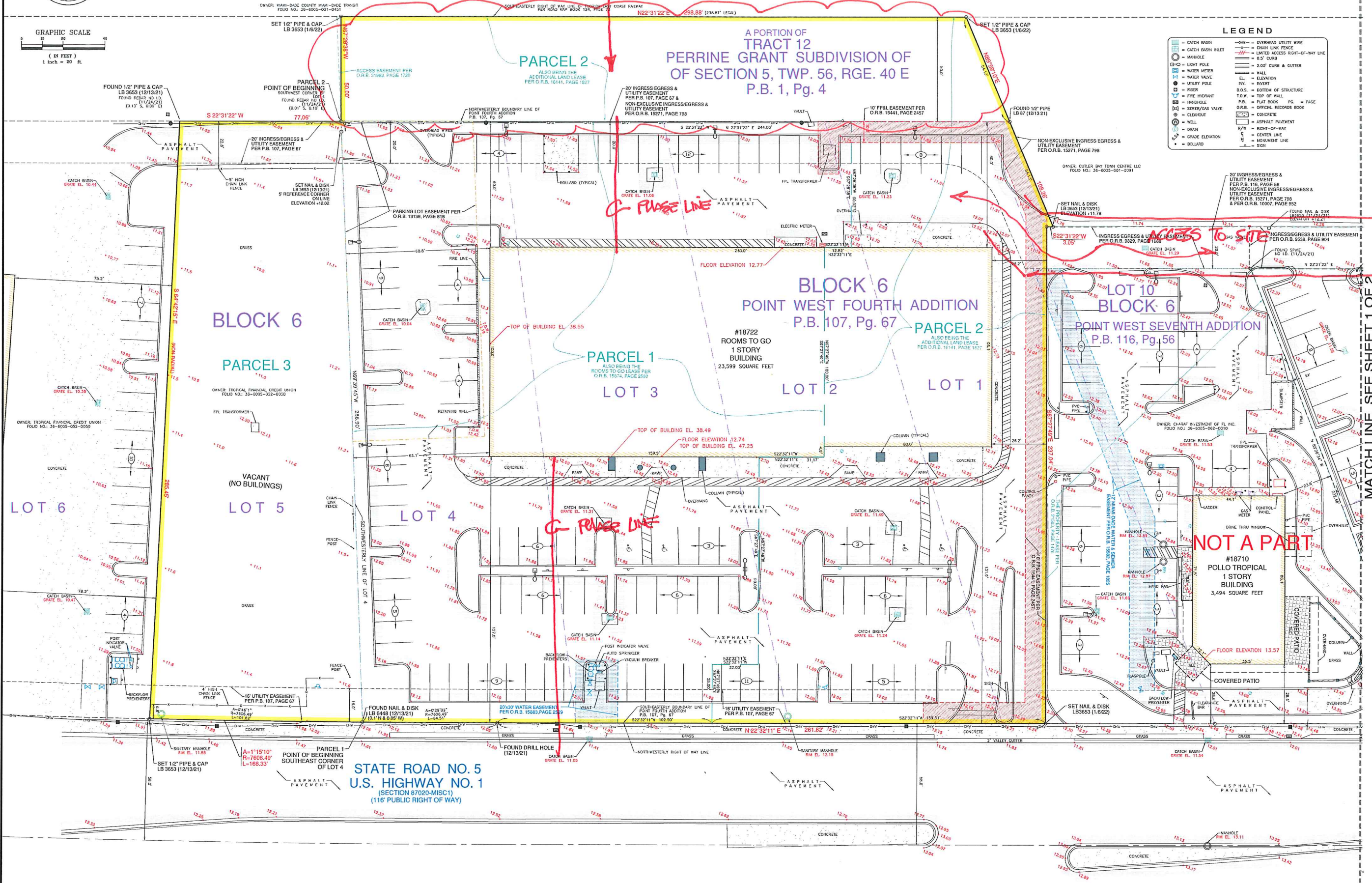
Original Date: 12-13-21 Scale: 1" = 20' Drawn By: DWF/DANJR CAD No.: 210836 Plotted: 10/25/21 10:26a Ref. Dwg. N/A Field Book: 426/52,56,59 - RLL Job No. 210837 Dwg. No. 2021-123 Sheet 1 of 2



FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY  
100' WIDE RIGHT OF WAY  
PER ROAD MAP BOOK 124, PAGE 73



*\* CONFIRM THIS AREA CAN BE USED BY THE CONTRACTOR FOR MTL. & EQUIPMENT STORAGE AS WELL AS PARKING, SINCE OTHER SITE/CIVIL DWGS NOTE THIS AS "NOT A PART" (SEE SD-1, C-016-1.1, C-12-F-3, C-6-1, C-9)*



**LEGEND**

	CATCH BASIN		OVERHEAD UTILITY WIRE
	CATCH BASIN INLET		CHAIN LINK FENCE
	MANHOLE		LIMITED ACCESS RIGHT-OF-WAY LINE
	LIGHT POLE		0.5' CURB
	WATER METER		2.00' CURB & CUTTER
	WATER VALVE		WALL
	UTILITY POLE		ELEVATION
	RISER		INVERT
	FIRE HYDRANT		B.O.S. - BOTTOM OF STRUCTURE
	WASHHOLE		T.O.M. - TOP OF MATT
	SEWER/GAS VALVE		P.B. - PLAT BOOK PG. = PAGE
	CLEANOUT		O.R.B. - OFFICIAL RECORDS BOOK
	WELL		CONCRETE
	DRAIN		ASPHALT PAVEMENT
	GRADE ELEVATION		RIGHT-OF-WAY
	BOLLARD		CENTER LINE
			MONUMENT LINE
			SIGN

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003663  
180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone: 305-655-4493 / Fax: 305-651-7152 / Email: fl@lfsurvey.com

**ALTANSPS LAND TITLE SURVEY**  
ROOMS TO GO - 18722 SOUTH DIXIE HIGHWAY  
CITY OF CUTLER BAY, MIAMI-DADE COUNTY, FLORIDA

Original Date: 12-13-21  
Scale: 1" = 20'  
Drawn By: DWF/DANJR  
CAD No.: 210836  
Plotted: 10/25/21 10:26a  
Ref. Dwg.: N/A  
Field Book: 426/52,56,59 - RLL  
Job No.: 210837  
Dwg. No.: 2021-123  
Sheet: 2 of 2

MATCH LINE SEE SHEET 1 OF 2

**NOT A PART**

**G PHASE LINE**

A PORTION OF  
TRACT 12  
PERRINE GRANT SUBDIVISION OF  
OF SECTION 5, TWP. 56, RGE. 40 E  
P.B. 1, Pg. 4

**BLOCK 6**  
POINT WEST FOURTH ADDITION  
P.B. 107, Pg. 67

**LOT 10**  
**BLOCK 6**  
POINT WEST SEVENTH ADDITION  
P.B. 116, Pg. 56

#18722  
ROOMS TO GO  
1 STORY  
BUILDING  
23,599 SQUARE FEET

#18710  
POLLO TROPICAL  
1 STORY  
BUILDING  
3,494 SQUARE FEET

**STATE ROAD NO. 5**  
**U.S. HIGHWAY NO. 1**  
(SECTION 87020-MISC1)  
(116' PUBLIC RIGHT OF WAY)



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 07**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Site Access and Utilization
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
<p>Confirm, verify and/or provide clarification for the following related to storm water pollution prevention and construction staging.</p> <ol style="list-style-type: none"> <li>1. Provide an alternative design for the silt fence installation through the existing asphalt parking area since it is shown to be installed prior to starting construction.</li> <li>2. Verify the temporary construction fence must be installed with bottom, top and intermediate rails and panel fencing will not be allowed.</li> <li>3. Confirm that another gate can be installed at the front portion of the site to allow better access for material, equipment, and manpower.</li> <li>4. Provide an alternative design for the temporary gravel construction entrance/wash off area where the existing paving is shown to remain. Should the existing paving be removed and replaced so the gravel drive can be installed?</li> <li>5. Confirm the limits for the addition including the fence location can be expanded to accommodate construction of the ramp access and dumpster enclosure at the rear and the underground utility work, landscaping, parking, etc. at the front during Phase I.</li> <li>6. Confirm that the dimensioned locations for the temporary facilities shown on Sheet C-9 are only a guide and can be adjusted/relocated as needed (without re-permitting) to accommodate the fluid nature of constructing this addition along with the underground utilities, paving, landscaping, etc.</li> </ol>

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**

1. Use same detail shown on C6.1. post to be driven into asphalt if necessary.
2. Fence to be as per details on C6.1.
3. The idea is to keep construction access at rear of site to avoid interfering with customer parking and access.
4. No need for temporary gravel at construction entrance.
5. This will need to be coordinated with Rooms to Go. As the store must remain in operation.
6. Location of temporary facilities. can be adjusted. This will need to be directed by Selected G. C. and it is likely to require a permit revision as the drawing was created as requested by the City.

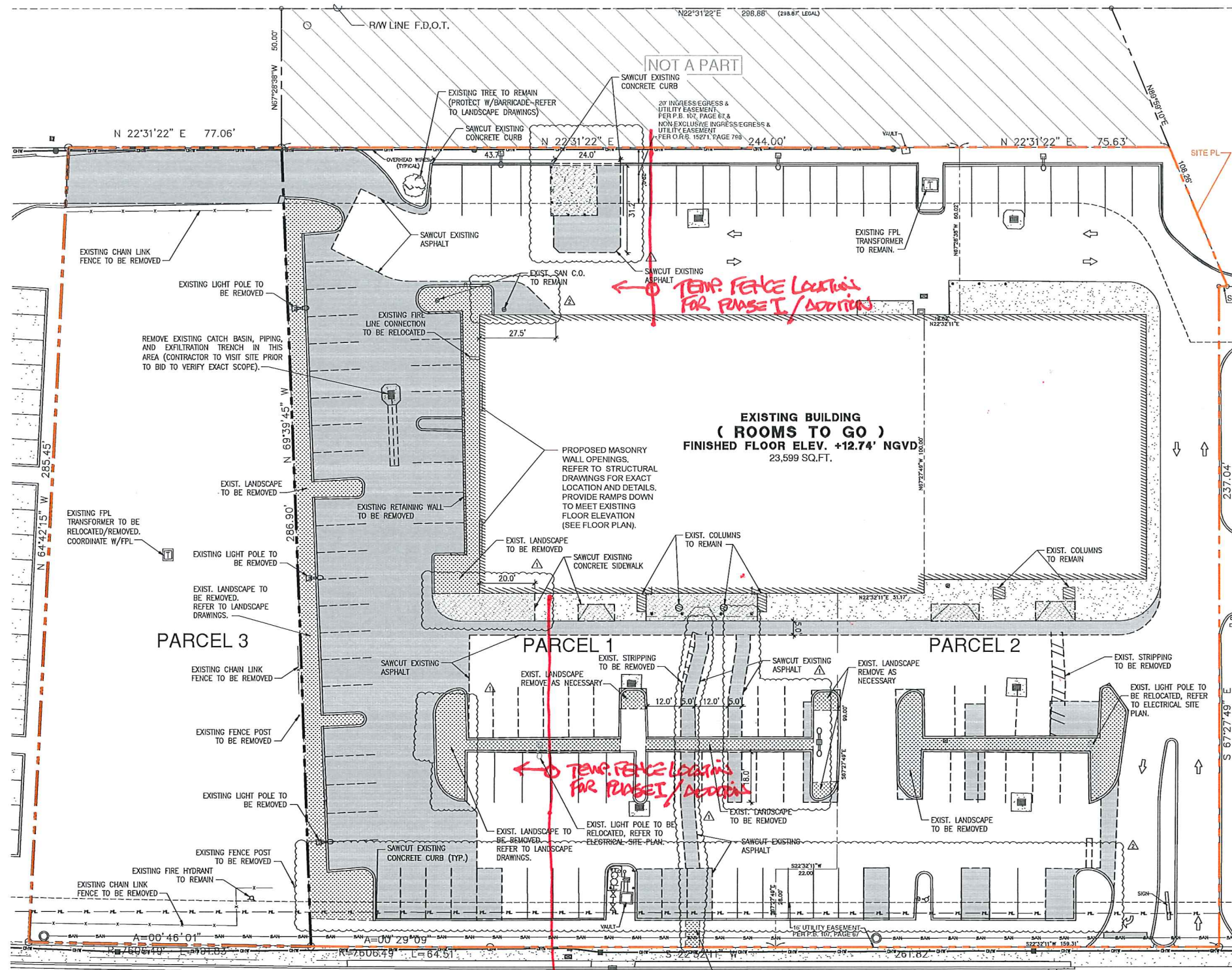
**Attachments:**

**Answered By:** Eduardo Carcache

**of:** CKE Group, Inc.

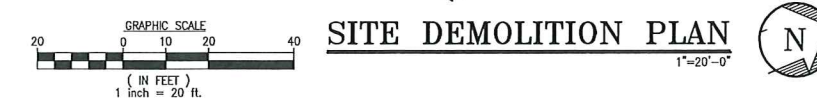
**Date:** 11/28/23



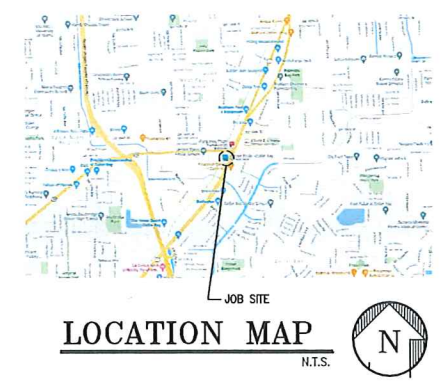


**TD-1 SHOWS TREE REMOVAL**  
**THIS SURV & C-2 DOES NOT SHOW ALL EXIST. ASPHALT WITHIN TD-1 TO BE REMOVED**

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



DEMOLITION SCHEDULE	
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
PARKING SPACES TO BE REMOVED	70



**LEGAL DESCRIPTION:**

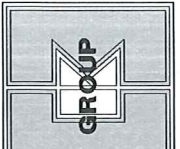
**PARCEL 1:** (ORIGINAL LEASE - ROOMS TO GO FURNITURE SHOWROOM)  
 All of Lot 4 and portions of Lots 1, 2 and 3 of Block 6 of POINT WEST FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 107, Page 67 of the Public Records of Miami-Dade County, Florida, being particularly described 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 Southeastery line of said POINT WEST FOURTH ADDITION; thence run the following courses and distances along the said Southeastery 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 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 PELRIENE GRANT SUBDIVISION of Section 5, Township 55 South, Range 40 East, according to the Plat thereof recorded in Plat Book 1, at Pages 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 Southeastery Right-of-Way line of the Florida Department of Transportation Limited Access Corridor; thence N22°31'22"E along the said Southeastery Right-of-Way line of the Florida Department of Transportation Limited Access Corridor for 298.67 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 Southeastery line of said Lot 1 of Block 6; thence S22°32'11"W along the Southeastery 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**
- SEE SURVEY FOR DESCRIPTION OF EXISTING FEATURES WITHIN SITE.
  - 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.
  - 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.
  - THE CONTRACTOR SHALL BE REQUIRED TO STABILIZE SLOPED AREAS. THE CONTRACTOR SHALL GRADE AND SOO THE AREA WITH THE PROVISION THAT HE SHALL MAINTAIN THE SLOPED 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.
  - 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.
  - ALL CONSTRUCTION OF UTILITIES TO BE IN ACCORDANCE WITH LOCAL BUILDING CODES.
  - 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.
  - ALL CONCRETE CURB TO BE CONSTRUCTED OF 4,000 P.S.I. CONCRETE.
  - 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.
  - 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**  
 engineering • architecture • planning  
 CERTIFICATE OF AUTHORIZATION - 4432

16722 S. DIXIE HWY.  
 CUTLER BAY, FLORIDA



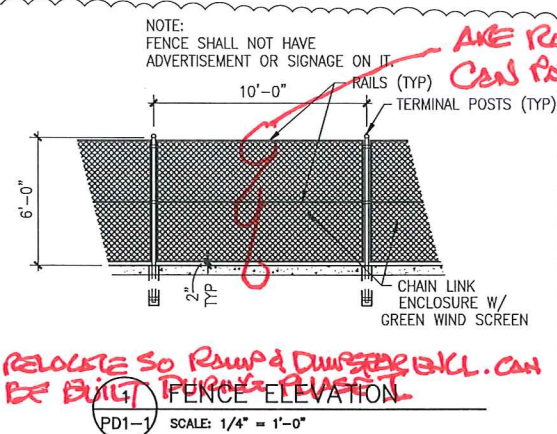
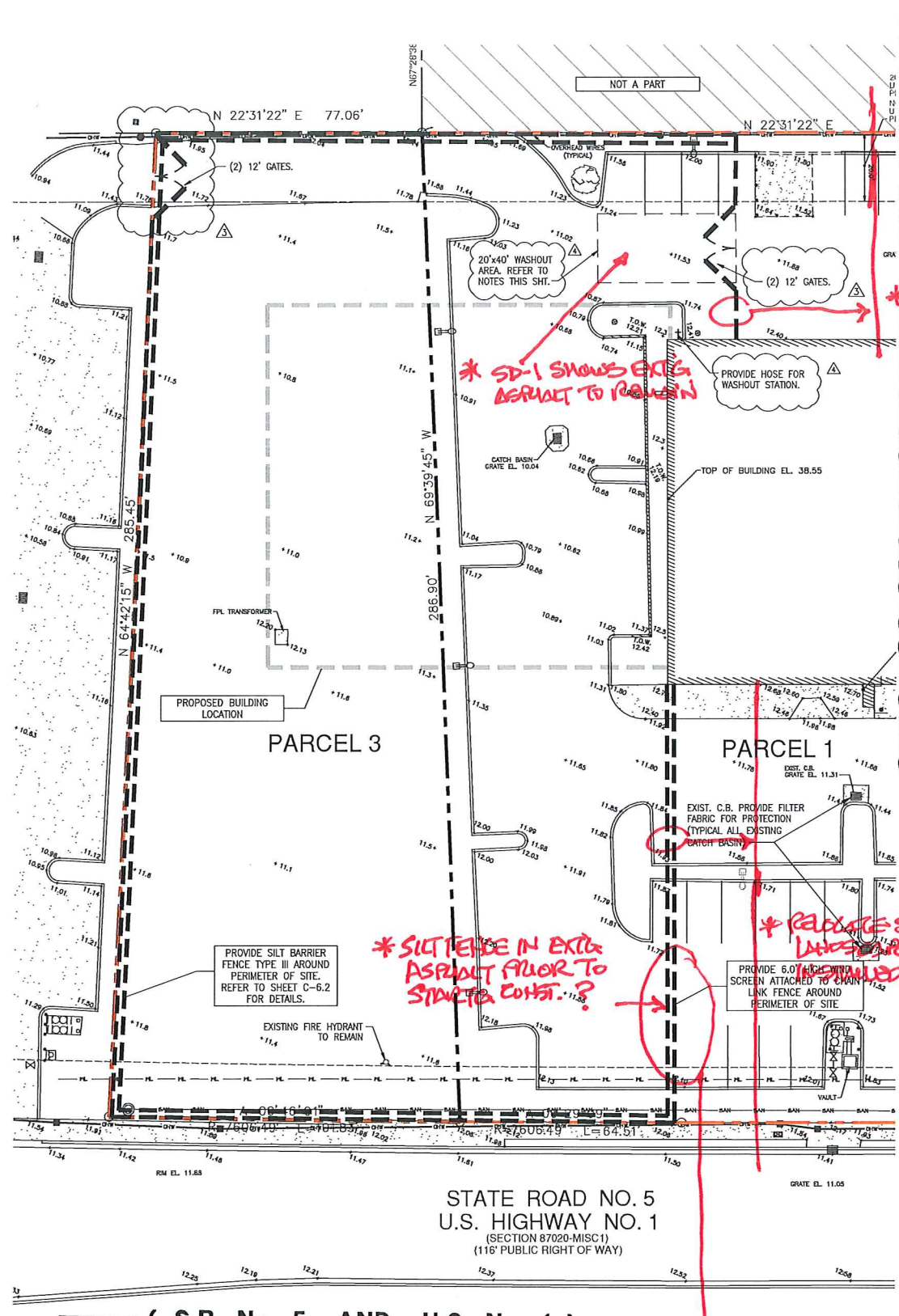
REVISIONS seal

11/09/2022 CITY COMMENTS  
 01/27/2023 CITY COMMENTS

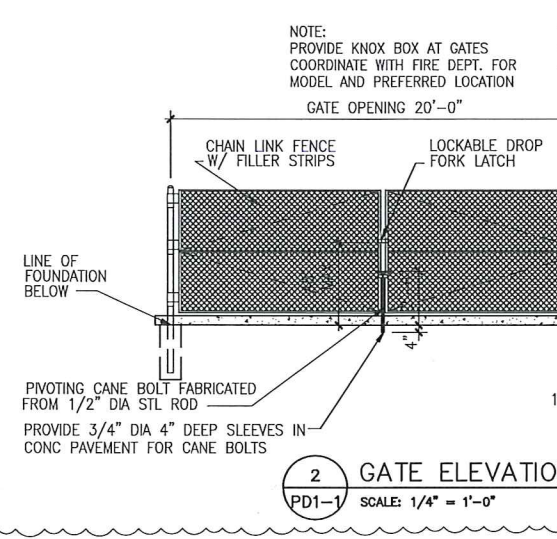
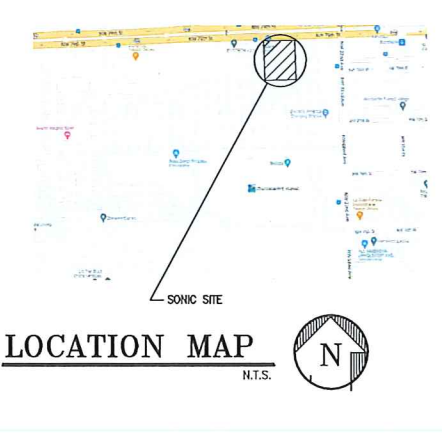
bid date: 11-09-23  
 permit:  
 owner date: 7-6-22  
 project no: 1789  
 scale: AS NOTED  
 date: 7-1-2022  
 drawn by: AG

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • (954) 982-7211 - (305) 558-4124

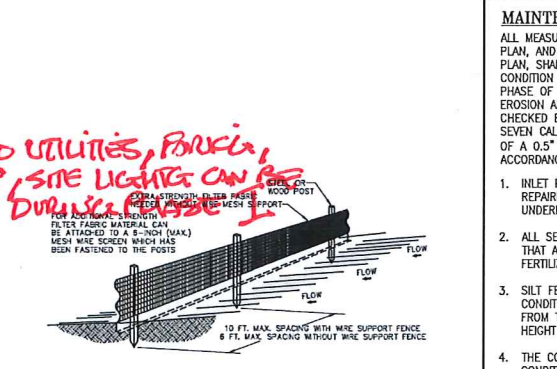
**SD-1**



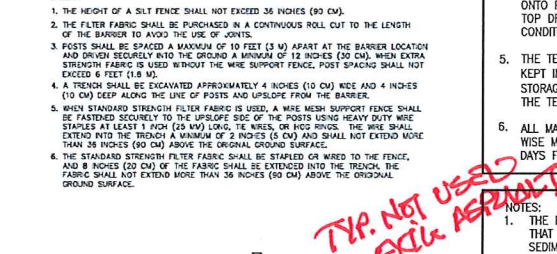
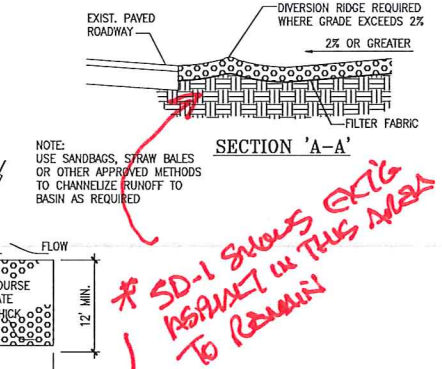
- NOTES**
- SITE CONTRACTOR SHALL GRADE ALL LANDSCAPED AREAS TO AN ELEVATION 3" BELOW TOP OF CURB OR SIDEWALK. REFER TO LANDSCAPE DRAWINGS.
  - SITE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL SITE, INCLUDING BERMS AND SWALES, IF ANY. COORDINATE WITH LANDSCAPE DRAWINGS AND LANDSCAPE CONTRACTOR.
  - SITE CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE OVER ENTIRE SITE. NOTIFY CKE GROUP OF ANY PROBLEM AREAS.
  - GENERAL CONTRACTOR SHALL PROVIDE SLEEVES FOR LANDSCAPE IRRIGATION LINES PRIOR TO PAVING. COORDINATE WITH IRRIGATION DRAWINGS AND IRRIGATION CONTRACTOR.
  - SILT BARRIER FENCE MUST BE INSTALLED PRIOR TO START ANY WORK, AND MUST BE MAINTAINED IN PLACE UNTIL COMPLETION OF PROJECT.
  - SITE CONTRACTOR SHALL REVIEW SOILS REPORT EXISTING SITE LBR AND RECOMMENDATIONS TO IMPROVE IT IF NECESSARY TO MIN. LBR=40



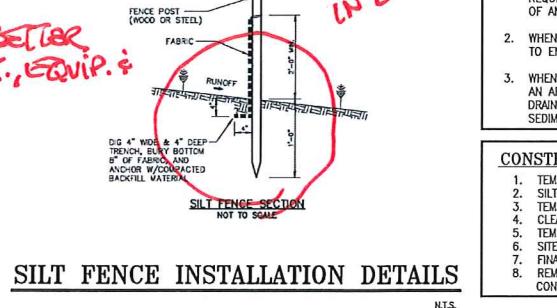
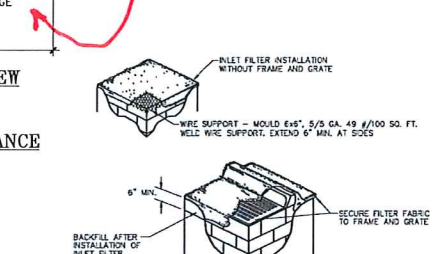
- LEGAL DESCRIPTION:**
- PARCEL 1 (ORIGINAL LEASE - ROOMS TO GO FURNITURE SHOWROOM): All of Lot 4 and portions of Lots 1, 2 and 3 of Block 6 of POINT WEST FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 107, Page 67 of the Public Records of Miami-Dade County, Florida, being particularly described as follows:
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- 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, Page 67 of the Public Records of Miami-Dade County, Florida; a portion of Lot 10 of Block 5 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:
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- 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.



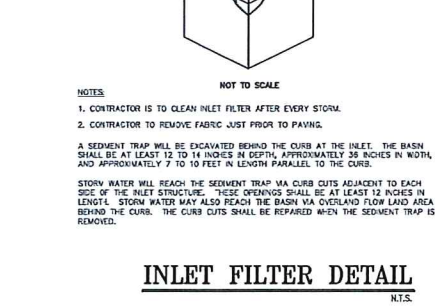
- MAINTENANCE NOTES**
- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
  - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
  - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
  - THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
  - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
  - ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.



- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE**
- PLAN VIEW**
- EXIST. PAVED ROADWAY
- SEDIMENT BARRIER (STRAW BALE TYPE SHOWN)
- SUPPLY WATER TO WASH WHEELS IF NECESSARY
- SPILLWAY
- FLOW
- FLOW
- MIN. 6" THICK COURSE AGGREGATE
- MIN. 12" MIN.
- 50' MIN.
- DIVERSION RIDGE
- EXIST. PAVED ROADWAY
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE**



- CONSTRUCTION SEQUENCE**
- TEMPORARY CONSTRUCTION FENCE
  - SILT FENCE AND WIND SCREEN
  - TEMPORARY SEDIMENTATION BASIN AND RELATED SWALES
  - CLEAR AND GRUB
  - TEMPORARY STABILIZATION
  - SITE IMPROVEMENTS AND BUILDING CONSTRUCTION
  - FINAL STABILIZATION
  - REMOVE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES



**STORMWATER POLLUTION PREVENTION PLAN**

1"=20'-0"

GRAPHIC SCALE

0 10 20 40

( IN FEET )

1 inch = 20 ft.

**CKE GROUP**

INCORPORATED

engineering • architecture • planning

CERTIFICATE OF AUTHORIZATION - 4456

18722 S. DIXIE HWY. CUTLER BAY, FLORIDA

ROOMS TO GO

EDUARDO CARABINE CONSULTING ENGINEER

revisions seal

bid date: 11-09-23

permit:

owner date: 7-6-22

project no: 1789

scale: AS NOTED

date: 7-1-2022

drawn by: AG

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • (954) 982-7211 • (305) 558-4124

C-6.1



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 08**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Site Demolition & Landscaping
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> SD-1 & L-1
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

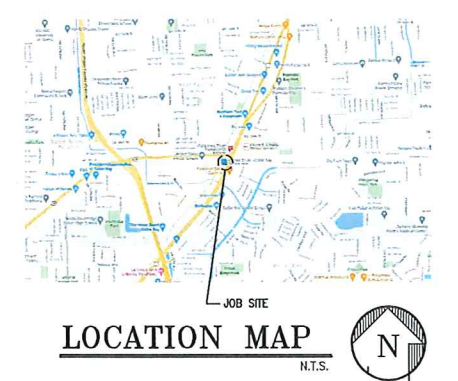
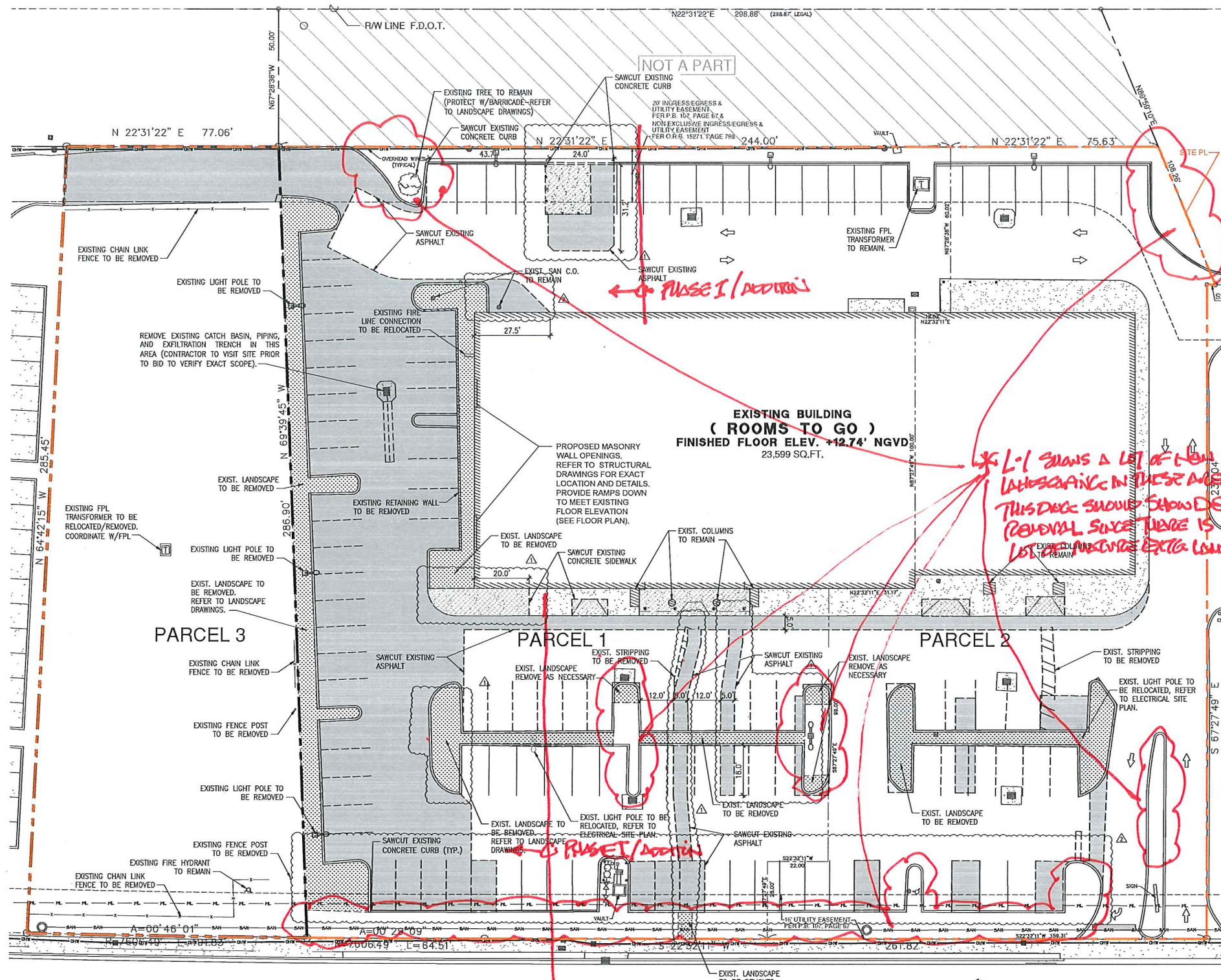
<b>Request Description:</b> Provide an updated site demolition plan SD-1 coordinated with Sheet L-1 showing all existing landscape areas to be removed to accommodate the large amount of new landscaping. Also clarify the meaning of Demolition Note #3 which states existing asphalt paving and base within property lines to be removed since SD-1 does not show all the asphalt to be removed.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
<ul style="list-style-type: none"> <li>GC to select area for temporary planting of relocated landscape. Suggest using the front area of the vacant parcel.</li> <li>Asphalt to be removed is shown shaded on SD.1. not all asphalt is to be removed.</li> </ul>

<b>Attachments:</b>	
<b>Answered By:</b> Eduardo Carcache	<b>of:</b> CKE Group, Inc. <b>Date:</b> 11/28/23



**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 285.90 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 7608.49 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; 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 N22°31'22"E along the Southeasterly lines of said Lots 1, 2 and 3 of Block 6 of 159.31 feet; thence N67°27'49"W for 18.00 feet; thence N22°31'11"E for 22.00 feet; thence N67°27'49"W for 99.00 feet; thence N22°31'11"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.

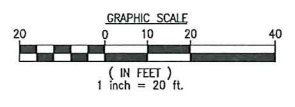
**GENERAL NOTES**

- SEE SURVEY FOR DESCRIPTION OF EXISTING FEATURES WITHIN SITE.
- 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.
- 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 EGS FLORIDA, LLC (PROJECT NO. 25-3768), AND PROJECT SPECIFICATIONS SECTIONS IN DIVISION 2.
- 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 SLOPED 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.
- 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.
- ALL CONSTRUCTION OF UTILITIES TO BE IN ACCORDANCE WITH LOCAL BUILDING CODES.
- 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.
- ALL CONCRETE CURB TO BE CONSTRUCTED OF 4,000 P.S.I. CONCRETE.
- 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.
- 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.

\* SD-1 DOES NOT SHOW ALL EXIST. ASPHALT WITHIN FB TO BE REMOVED. STATE ROAD NO. 5 U.S. HIGHWAY NO. 1

**DEMOLITION NOTES & LEGEND**

- NO TREES TO BE REMOVED AS PART OF THIS PERMIT.
- ALL EXISTING PAVEMENT MARKINGS AND SIGNS WITHIN PROPERTY LINES TO BE REMOVED.
- EXISTING ASPHALT PAVEMENT AND BASE WITHIN PROPERTY LINES TO BE REMOVED (DEPTH OF BASE REMOVAL BASED ON PROPOSED GRADES).
- CONCRETE CURBS, CONC. WALKS, HAND RAILS, BOLLARDS, LIGHTS, PLANTERS, OVERHANGS, TO BE REMOVED ON THE BUILDING EXPANSION SIDE.
- CONCRETE CURB TO BE REMOVED
- NO TREES TO BE REMOVED AS PART OF THIS PERMIT.
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- CONCRETE CURBS, CONC. WALKS, HAND RAILS, BOLLARDS, LIGHTS, PLANTERS, OVERHANGS, TO BE REMOVED ON THE BUILDING EXPANSION SIDE.
- CONCRETE CURB TO BE REMOVED



**SITE DEMOLITION PLAN**

**DEMOLITION SCHEDULE**

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
PARKING SPACES TO BE REMOVED	70



**CKE GROUP** INCORPORATED  
 engineering • architecture • planning  
 CERTIFICATE OF AUTHORIZATION - 4392

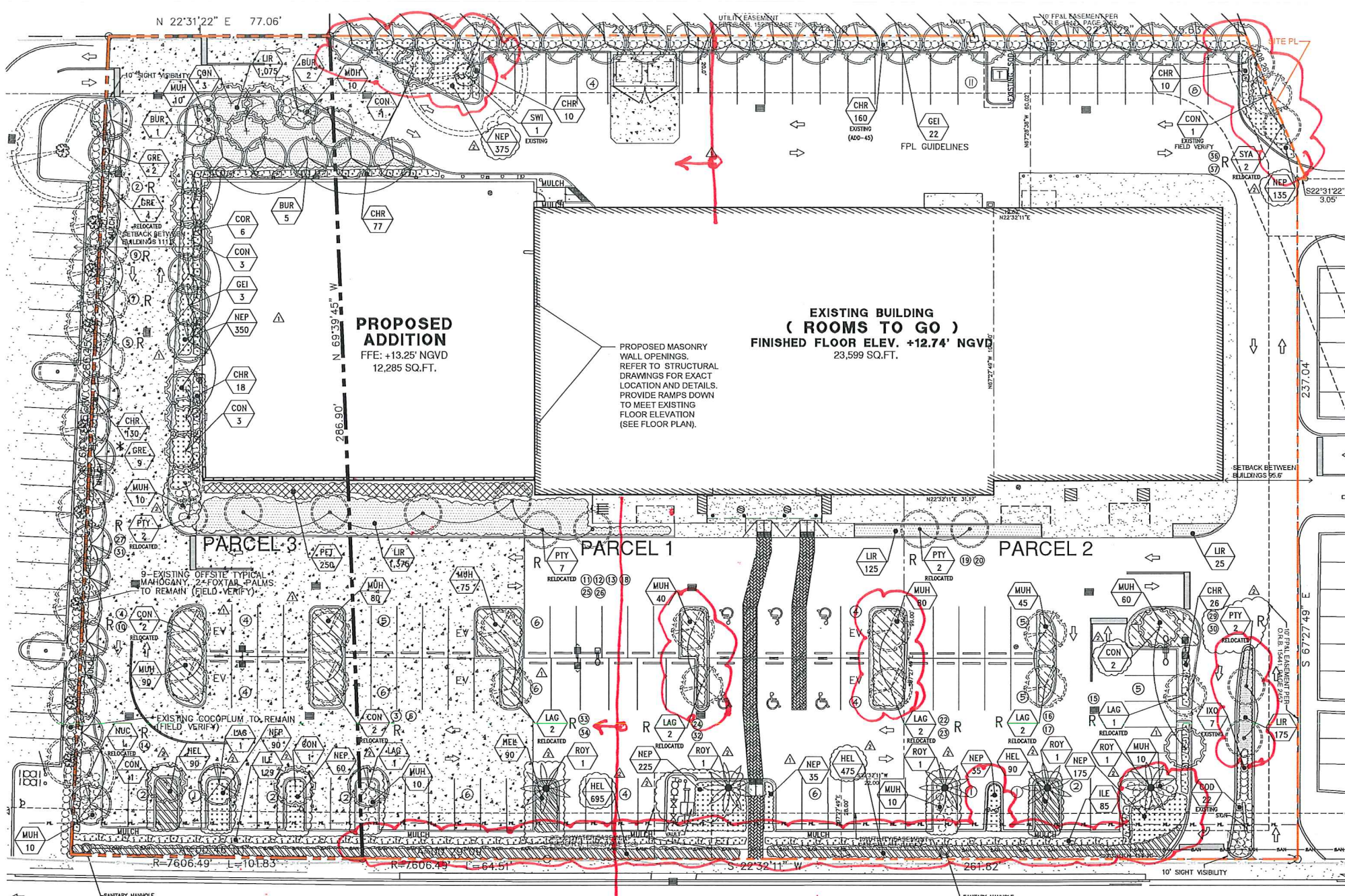
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SEAL  
 03/17/2023 CITY COMMENTS  
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 SD-1



### SITE TABULATIONS

EXISTING ZONING:	TRC - TRANSIT CORRIDOR		
SITE ANALYSIS:	S.F.	ACRES	% OF SITE PROVIDED
TOTAL BUILDING COVERAGE:	35,884.00	0.824	29.79%
TOTAL LANDSCAPED AREA:	18,993.90	0.436	15.77%
TOTAL PAVED AREA & WALKS:	65,568.00	1.505	54.44%
PERVIOUS AREA:	18,993.90	0.436	15.77%
IMPERVIOUS AREA:	101,452.00	2.329	84.23%
TOTAL LAND AREA:	120,445.90	2.765	
F.A.R. ALLOWED:	0.40		
F.A.R. PROVIDED:	0.30		
STANDARD PARKING (9'x18')			REQUIRED PROVIDED
RETAIL: 1/300 SF - 35,884/300=119.61			120 104
ACCESSIBLE PARKING (12'x18')			REQUIRED PROVIDED
1/25 STANDARD SPACES			5 6
TRUCK PARKING (10'x40')			REQUIRED PROVIDED
			1 (10'x50') 1 (10'x50')
BUILDING HEIGHT:			MAX. PROVIDED
			NO MAX. 25.75'
BUILDING SETBACKS:			REQUIRED PROVIDED
Front (East)(U.S. 1)			20' 120.38'
Side (North)			5' 25.7'
Side (South)			5' 34.8'
Rear (West)			5' 100.0'
Between Buildings			20' 111.0/98.5'
LANDSCAPE:	S.F.	ACRES	REQUIRED PROVIDED
Open Space Area	18,993.90	0.436	15.00% 15.77%

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Beginning at the Southeast corner of said Lot 4; thence N89°39'45"W along the Southeastery line of said Lot 4 for 236.90 feet to the Southwest corner of said Lot 4; thence N22°32'11"E along the Northwesterly line of said POINT WEST FOURTH ADDITION for 244.00 feet; thence S87°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 32.00 feet; thence S87°27'49"E for 28.00 feet to a point on the Southeastery line of said POINT WEST FOURTH ADDITION; thence run the following courses and distances along the said Southeastery line of POINT WEST FOURTH ADDITION: S22°32'11"W for 102.50 feet to a point of curvature 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, 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, 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, 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 POINT WEST FOURTH ADDITION; thence N67°28'38"W for 50.00 feet to a point on the Southeastery right-of-way line of the Florida Department of Transportation Limited Access Corridor for 238.87 feet; thence N89°39'45"W for 54.13 feet to a point on the boundary line of said Lot 10 of Block 6; thence S89°39'45"W for 22.00 feet; thence N67°27'49"E for 99.00 feet; thence S22°32'11"E for 31.17 feet; thence S67°27'49"E 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 Southeastery line of said Lot 1, 2 and 3 of Block 6 of POINT WEST FOURTH ADDITION; thence S22°32'11"W for 32.00 feet; thence S87°27'49"E for 28.00 feet to a point of curvature 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 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.

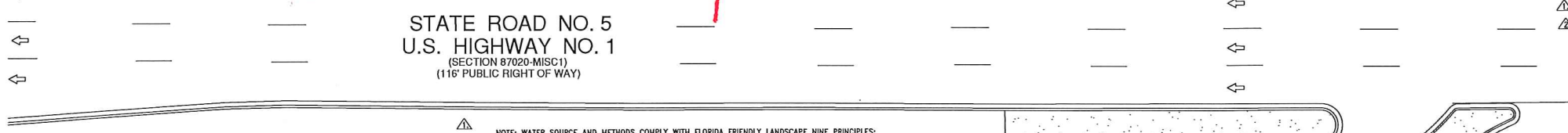
- This site lies in Section 5, Township 56 South, Range 40 East, City of Cutler Bay, Miami-Dade County, Florida.

### ARTICLE VII. SECTION 3-102

	REQUIRED	PROVIDED
SEC. 3-02(1) SURFACE PARKING 10' WIDE PERIMETER LANDSCAPE AREA	17/150	0/214
4 TREES/35 SHRUBS PER 100' L.F. (428' L.F.)=	23/230	28/540
SEC. 3-02(1)(a). TERMINAL ISLANDS 1 TREE/10 SHRUBS PER 200 SQ.FT. (4,646.64)	2,457.00	6,021.32
SEC. 3-102(2) BUILDING PERIMETER 200 SQ.FT. PER 1,000 SQ.FT. OF BLDG. 12,285.00=	25/246	25/365
FLOOR AREA 2 TREES/20 SHRUBS PER 200 SQ.FT.	1,789.73	8,509.83
SEC. 3-102 (5) SITE CANOPY COVERAGE; MINIMUM 30% OF REMAINING DEVELOPMENT OF SITE:		
SEC. 3-02(6)(b). BUFFER AREA NON-RESIDENTIAL 6 TREES/20 SHRUBS PER 100' L.F.	32/106	42/345
MIAMI-DADE COUNTY		
CHAPTER 18A - ORDINANCE 98-13		
F. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.) - 428' LINEAR FEET ALONG STREET, U.S. HWY.#1 1/2=	17	0
SECTION 3-103. TREE SPECIES MIX= 41 PLUS	6	10
** 9 MITIGATION TREES 4" CALIPER PROVIDED (80% NATIVE SHRUBS PROVIDED)		
TOTAL TREES	114	**95

### TREE BARRICADE NOTES:

- ALL EXISTING TREES AND RELOCATED TREES SHALL BE PRUNED BY A "CERTIFIED ARBORIST" AND SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARDS INSTITUTE, (ANSI), A300-2005", CURRENT EDITION RESPECTIVELY. TREES THAT EXHIBIT FLUSH CUTS WILL BE CONSIDERED AS ABUSED AND WILL NOT BE ACCEPTED.
- EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION.
- NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRICADES.
- TREES SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, TOPKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
- A TREE REMOVAL/RELOCATION PERMIT FROM THE TOWN OF CUTLER BAY SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND ANY CLEARING OPERATIONS; AS REQUIRED.
- ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-36"; ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS MATERIAL SUCH AS LEAVES, OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREES SHALL BE LIGHTLY PRUNED BY HAND. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES W/ TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC; OWNER TO SUPPLY WATER ON SITE. TRANSPLANT TREES W/ 60" TREE SPADE, AND / OR TREE CRANE. TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.
- SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH , OR SLIGHTLY HIGHER ( + - 1" ) THAN THE FINISHED GRADE.
- PROVIDE DISH TO RETAIN WATER, ELIMINATE AIR POCKETS WITH THE USE OF WATER HOSE, HOLE SHOULD BE FILLED WITH A MIXTURE OF GOOD TOP SOIL. (SEE SPECIFICATION SHEET).
- A TEMPORARY HOLDING AREA SHALL BE USED ON SITE DURING CONSTRUCTION OR UNTIL TREES CAN BE PROPERLY RELOCATED, COORDINATE WITH LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER, FLORA HOLLY AND ALL EXOTIC NUISANCE MATERIAL ON SITE AS REQUIRED.
- CONTRACTOR SHALL FIELD ADJUST NEW TREE LOCATIONS TO BE 15' MINIMUM FROM LIGHT STANDARDS.



**LANDSCAPE PLAN**  
1"=20'-0"

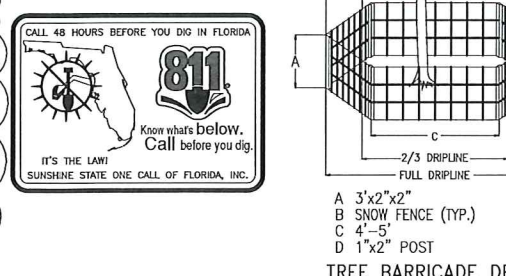
DROUGHT TOLERANCE= SFWM  
\* MODERATE  
\*\* VERY

GREEN BUILDING ORDINANCE REQUIRED SECTION 151.153#16 80% OF PLANTS, TREES, AND GRASSES PER "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RECOMMENDATIONS (LATEST EDITION).

ALL NEW TREES/PALMS SHALL BE INSTALLED IN COMPLIANCE WITH "FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE"

### LANDSCAPE LEGEND

DROUGHT TOLERANCE	KEY	QTY.	PLANT NAME	NATIVE	SIZE	SPECS.	** 9 MITIGATION TREES 6" CALIPER PROVIDED
**	SWI	1	SWEETENA MAHOGANI / MAHOGANI	YES	26'-28' HGT	EXISTING TO REMAIN	
**	GEI	25	CORONA SUBSTITENA / ORANGE CEDAR TREE	YES	16'-18" X6"-7"	F.G. 6.0" CALIPER 5' C.T. MIN.	
**	BUR	8	BURSERIA SUMATRANA / GUMBO LIMBO	YES	16'-18" X6"-7"	F.G. 6.0" CALIPER 5' C.T. MIN.	
**	GRE	11	CONOCARPUS ERECTUS / GREEN BUTTWOOD	YES	16'-18" X6"-7"	F.G. 6.0" CALIPER "STANDARD" RELOCATE(4) EXISTING (9" MITIGATION)	
**	NUC	1	COCOS NUCEFERA / COCONUT PALM	NO	34'-36' HGT	EXISTING TO REMAIN 6" GREYWOOD MIN. RELOCATE(1)	
**	CON	14	CONOCARPUS SERICEUS / SILVER BUTTWOOD	YES	16'-18" X6"-7"	F.G. 6.0" CALIPER 5' C.T. MIN. STANDARD(S) EXISTING-RELOCATE(4)	
**	PTY	12	PTYCHOSPERMA ELEGANS / ALEXANDER PALM	NO	16" X8" HOTS.	EXISTING TO REMAIN 6" GREYWOOD MIN. "TRIPLES" RELOCATE(12)	
**	STA	2	STAGNARUS ROMANORFOLIUS / QUEEN PALM	NO	16'-18" HOTS.	EXISTING TO REMAIN 6" GREYWOOD MIN. RELOCATE(2)	
**	LAG	2	LAGERSTROEMIA INDICA / MUSKOGEE	NO	16'-18" X6"-7"	F.G. 6.0" CALIPER 5' C.T. MIN. STANDARD RELOCATE(6) EXISTING	
**	ROY	5	ROYSTONIA REGIA / FLORIDA ROYAL PALM	YES	20'-22" X15"	F.G. 8" GREYWOOD MIN. 12" CALIPER MIN. MATCHED	
**	MUH	540	MULHENBERGIA CAPILLARIS / MUHLY GRASS	YES	18" X18" 3 GAL	EXISTING TO REMAIN	
**	OD	22	COBORNIA WAREGATUM / WAREMET CROTON	NO	24" X18" 3 GAL	EXISTING TO REMAIN	
**	DO	7	DOXA NORA GRANT / PINK DOXA	NO	24" X18" 3 GAL	EXISTING TO REMAIN	
**	ILE	214	ILEX VOMITORIA / DWARF YALPOUN HOLLY	YES	24" X18" 3 GAL	FULL TO BASE	
**	COR	6	CORYLINA FRUTICOSA / RED SISTER	NO	30" HGT.	3 GAL FULL TO BASE MULTI-STEM-AS SHOWN	
**	CHR	271	CHRYSOBALANUS IKADY / RED TIP	YES	24" X18" 3 GAL	FULL TO BASE (EXISTING TO REMAIN)	
**	PET	250	DIORA PETITE / RED TWINN DWARF DIORA	NO	24" X18" 3 GAL	FULL TO BASE	
**	LIR	2,775	LIRIODENDRON / BIG BLUE	NO	6" 1 GAL	FULL	
**	HEL	1,440	HELIANTHUS DEBILIS / YELLOW DUNE FLOWER	YES	6" 1 GAL	FULL	
**	NEP	1,445	NEPHROLEPIS EXALTA / DWARF BOSTON FERN	YES	6" 1 GAL	FULL	



**NOTE:**  
1. SEE SPECIFICATION SHEET FOR ADDITIONAL DETAILS.  
2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER & SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA DEPT. OF AGRICULTURE GRADES AND STANDARDS, CURRENT EDITION RESPECTIVELY.  
3. LANDSCAPE CONTRACTOR TO PROVIDE AN AUTOMATIC LAWN IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE & 50% MIN. OVERLAP TO ALL LANDSCAPED AREAS; SYSTEM SHALL HAVE A RAIN SENSOR DEVICE AS REQUIRED.  
4. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).  
5. ALL TREES TO HAVE AT LEAST 5" CLEAR TRUNK AND SHALL HAVE 5" DIA. MULCH BED.  
6. XERISCAPE LANDSCAPE PRINCIPLES SHALL BE APPLIED TO ALL SITES AS SPECIFIED IN THE "SOUTH FLORIDA WATER MANAGEMENT DISTRICTS" XERISCAPE PLANT GUIDE #1, UNDATED, AS REQUIRED.  
7. A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30' & 8' FT MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND INTERSECTIONS AS REQUIRED.

**FIRE HYDRANT ZONE**  
500 FEET  
500 FEET  
135°  
135°  
135°  
135°

REQUIREMENTS APPLY TO FIRE HYDRANTS, SWAGE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR EXISTING FIRE HOSE ON PUBLIC OR PRIVATE PROPERTY. BY THE AUTHORITY OF SOUTH FLORIDA FIRE PREVENTION CODE SECTION 3011.2, THE DRAWING ABOVE SHALL APPEAR ON ALL LANDSCAPE PLANS FROM APPROVAL. THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE DEBRIS (STUMP, MULCH), MULCH, POTTING MIX, FERTILIZERS AND ALL OTHER DEBRIS. EXCEPTORS OVER FIRE HOSE OR TRAFFIC POSTS TO PROTECT FIRE EQUIPMENT. TREES SHALL BE 12" CLEAR MINIMUM FROM HYDRANTS.

**NOTE:** WATER SOURCE AND METHODS COMPLY WITH FLORIDA FRIENDLY LANDSCAPE NINE PRINCIPLES:  
1. TIGHTEN POINT RIGHT PLACE  
2. WATER EFFICIENTLY  
3. FERTILIZE APPROPRIATELY  
4. MULCH  
5. ATTRACT WILD LIFE  
6. MONITOR YARD PESTS RESPONSIBLY  
7. RECYCLE YARD WASTE  
8. REDUCE STORMWATER RUNOFF  
9. PROTECT THE WATER FRONT

**LANDSCAPE PLAN**  
1"=20'-0"

**GRAPHIC SCALE**

RICHARD BARTELL LANDSCAPE, INC.  
 14417 STRIP LINE  
 WELLSVILLE, FL 33414  
 TEL: (904) 798-7707 FAX: (904) 798-7708  
 MICHAEL G. HAWES, LEAD ARCHITECT  
 EMAIL: rbar@barbellandscapes.com

**CKE GROUP**  
INCORPORATED  
engineering • architecture • planning  
CERTIFICATE OF AUTHORIZATION - 5683

18722  
S. DIXIE HWY.  
CUTLER BAY,  
FLORIDA

**ROOMS TO GO**

EDUARDO GARCIA, P.E.  
CIVIL ENGINEER  
CIVIL ENGINEER

**revisions seal**

bid date: 11-09-23  
permit:  
owner date: 7-6-22

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

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • [954] 982-7211 - [305] 558-4124



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 08R**

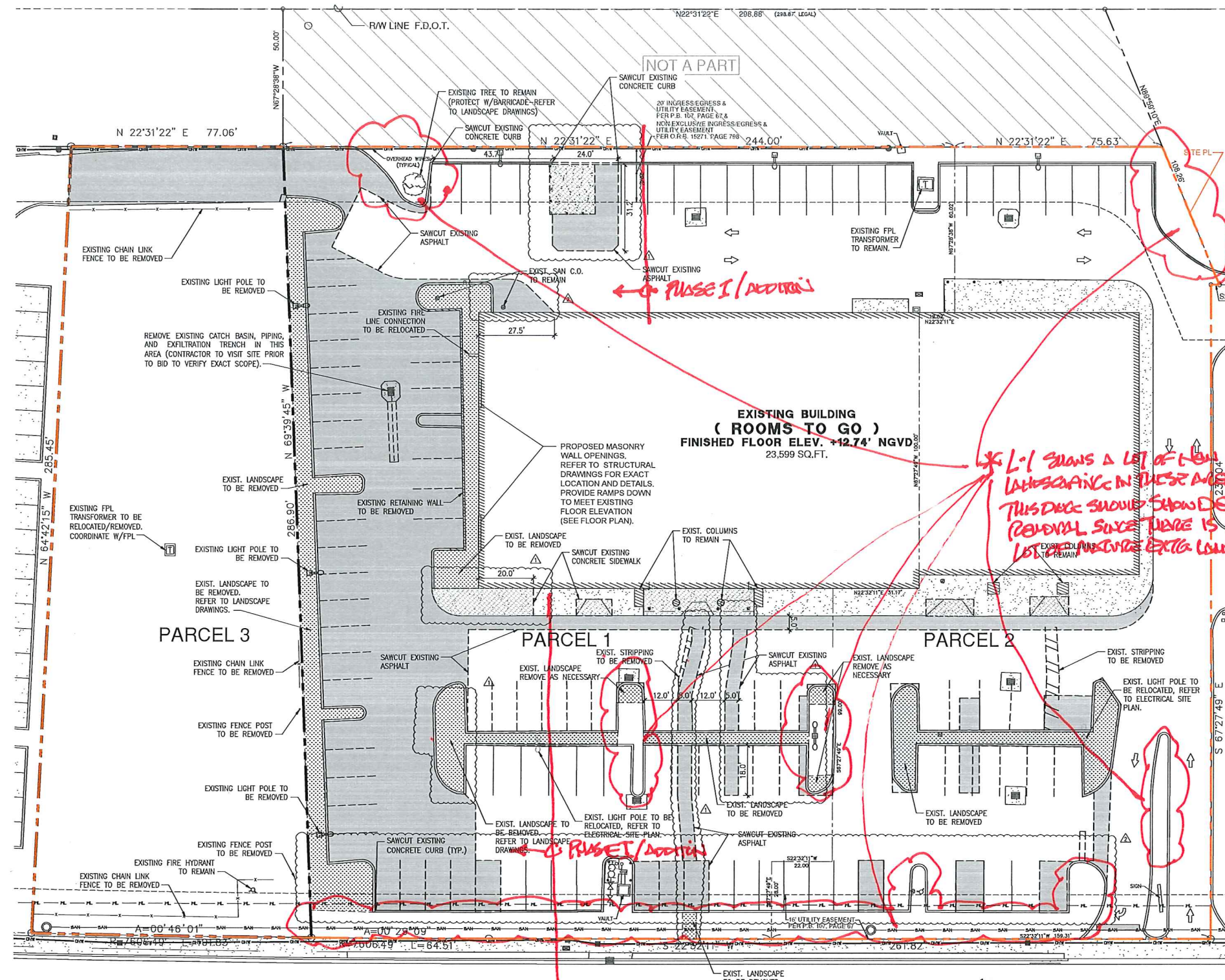
<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Site Demolition & Landscaping
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> SD-1 & L-1
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Provide an updated site demolition plan SD-1 coordinated with Sheet L-1 showing all existing landscape areas to be removed to accommodate the large amount of new landscaping. Also clarify the meaning of Demolition Note #3 which states existing asphalt paving and base within property lines to be removed since SD-1 does not show all the asphalt to be removed.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

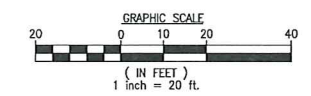
<b>REPLY:</b>
<ul style="list-style-type: none"> <li>GC to select area for temporary planting of relocated landscape. Suggest using the front area of the vacant parcel.</li> <li>Asphalt to be removed is shown shaded on SD.1. not all asphalt is to be removed.</li> </ul> <p>CTG Response 2/06/23: CKE's answer to the above does not adequately address the demolition of all the existing landscaping. Again, we request that Plan Sheet SD-1 be revised to reflect the removal of all existing landscaping so to avoid gaps in the scopes of work, misunderstanding between trades and potential permit/inspection difficulties.</p> <p>The scope of work is clearly indicated on the demolition and landscape plans. We cannot overlay landscape information on demo plan.</p>
<b>Attachments:</b>
<b>Answered By:</b> Eduardo Carcache <b>of:</b> CKE Group, Inc. <b>Date:</b> 11/28/23 & 12/12/23



\* SD-1 DOES NOT SHOW ALL EXIST. ASPHALT WITHIN PLOT TO BE REMOVED. STATE ROAD NO. 5 U.S. HIGHWAY NO. 1

**DEMOLITION NOTES & LEGEND**

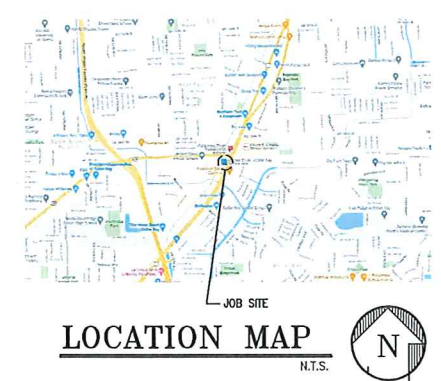
1. NO TREES TO BE REMOVED AS PART OF THIS PERMIT.	6. DENOTES TO BE REMOVED	11. COLUMN AT BUILDING ENTRANCE TO REMAIN
2. ALL EXISTING PAVEMENT MARKINGS AND SIGNS WITHIN PROPERTY LINES TO BE REMOVED.	7. DENOTES TO REMAIN	12. COLUMN AT BUILDING ENTRANCE TO REMAIN
3. EXISTING ASPHALT PAVEMENT AND BASE WITHIN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



**SITE DEMOLITION PLAN**  
1"=20'-0"

**DEMOLITION SCHEDULE**

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
PARKING SPACES TO BE REMOVED	70



**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 285.90 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 7608.49 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; 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 N22°31'22"E along the Southeasterly lines of said Lots 1, 2 and 3 of Block 6 of 159.31 feet; thence N67°27'49"W for 183.00 feet; thence N22°31'11"E for 22.00 feet; thence N67°27'49"W for 99.00 feet; thence N22°31'11"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**

- SEE SURVEY FOR DESCRIPTION OF EXISTING FEATURES WITHIN SITE.
- 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.
- 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 EGS FLORIDA, LLC (PROJECT NO. 25-3768), AND PROJECT SPECIFICATIONS SECTIONS IN DIVISION 2.
- 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 SLOPED 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.
- 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.
- ALL CONSTRUCTION OF UTILITIES TO BE IN ACCORDANCE WITH LOCAL BUILDING CODES.
- 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.
- ALL CONCRETE CURB TO BE CONSTRUCTED OF 4,000 P.S.I. CONCRETE.
- 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.
- 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  
engineering • architecture • planning  
CERTIFICATE OF AUTHORIZATION - 4392

18722 S. DIXIE HWY., CUTLER BAY, FLORIDA

ROOMS TO GO

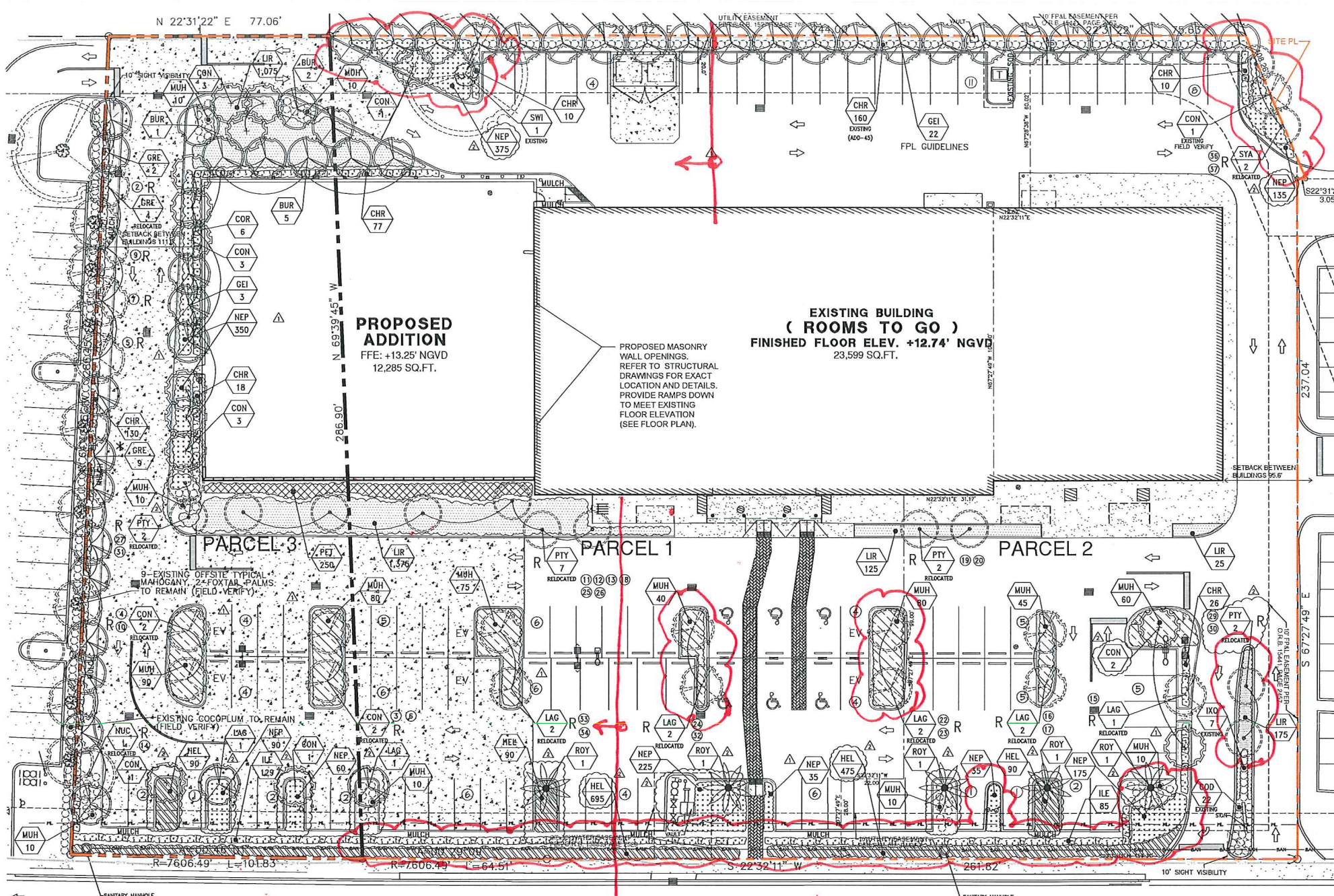
03/17/2023 CITY COMMENTS  
07/27/2023 CITY COMMENTS  
revisions seal

bid date: 11-09-23  
permit:  
owner date: 7-6-22

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

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SD-1



**EXISTING BUILDING ( ROOMS TO GO )**  
**FINISHED FLOOR ELEV. +12.74' NGVD**  
 23,599 SQ.FT.

**PROPOSED ADDITION**  
 FFE: +13.25' NGVD  
 12,285 SQ.FT.

PROPOSED MASONRY WALL OPENINGS. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATION AND DETAILS. PROVIDE RAMPS DOWN TO MEET EXISTING FLOOR ELEVATION (SEE FLOOR PLAN).

### SITE TABULATIONS

EXISTING ZONING:	TRC - TRANSIT CORRIDOR		
SITE ANALYSIS:	S.F.	ACRES	% OF SITE PROVIDED
TOTAL BUILDING COVERAGE:	35,884.00	0.824	29.79%
TOTAL LANDSCAPED AREA:	18,993.90	0.436	15.77%
TOTAL PAVED AREA & WALKS:	65,568.00	1.505	54.44%
PERVIOUS AREA:	18,993.90	0.436	15.77%
IMPERVIOUS AREA:	101,452.00	2.329	84.23%
TOTAL LAND AREA:	120,445.90	2.765	
F.A.R. ALLOWED:	0.40		
F.A.R. PROVIDED:	0.30		
STANDARD PARKING (9'x18')		REQUIRED	PROVIDED
RETAIL: 1/300 SF - 35,884/300=119.61		120	104
ACCESSIBLE PARKING (12'x18')		REQUIRED	PROVIDED
1/25 STANDARD SPACES		5	6
TRUCK PARKING (10'x40')		REQUIRED	PROVIDED
		1 (10'x40')	1 (10'x50')
BUILDING HEIGHT:		MAX. PROVIDED	
		NO MAX.	25.75'
BUILDING SETBACKS:		REQUIRED	PROVIDED
Front (East) (U.S. 1)		20'	120.38'
Side (North)		5'	25.7'
Side (South)		5'	34.8'
Rear (West)		5'	100.0'
Between Buildings		20'	111.0'/98.5'
LANDSCAPE:	S.F.	ACRES	REQUIRED PROVIDED
Open Space Area	18,993.90	0.436	15.00% 15.77%

**PARCEL 1:** (ORIGINAL LEASE - ROOMS TO GO FURNITURE SHOWROOM). All of Lot 4 and portions of Lots 1, 2 and 3 of Block 8 of POINT WEST FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 107, Page 87 of the Public Records of Miami-Dade County, Florida, being particularly described as follows:

Beginning at the Southeast corner of said Lot 4; thence N89°39'45"W along the Southeastery line of said Lot 4 for 236.90 feet to the Southwest corner of said Lot 4; thence N22°32'11"E along the Northwesterly line of said POINT WEST FOURTH ADDITION for 244.00 feet; thence S87°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 32.00 feet; thence S87°27'49"E for 28.00 feet to a point on the Southeastery line of said POINT WEST FOURTH ADDITION; thence run the following courses and distances along the said Southeastery line of POINT WEST FOURTH ADDITION: S22°32'11"W for 102.50 feet to a point of curvature to 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)

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Beginning at the Southwest corner of Lot 4 of Block 6 of POINT WEST FOURTH ADDITION; thence N67°28'38"W for 50.00 feet to a point on the Southeastery right-of-way line of the Florida Department of Transportation Limited Access Corridor for 238.87 feet; thence N89°39'45"W for 54.13 feet to a point on the boundary line of said Lot 10 of Block 8; thence continue N89°39'45"W along the said boundary line of Lot 10 for 54.13 feet; thence S22°32'11"W for 3.05 feet; thence S67°27'49"E for 237.04 feet to a point on the Southeastery line of said Lot 1 of Block 6; thence S22°32'11"W along the Southeastery line of said Lots 1, 2 and 3 of Block 6 of 159.31 feet; thence N67°27'49"W for 80.00 feet; thence N22°32'11"E for 22.00 feet; thence N67°27'49"W for 99.00 feet; thence S22°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 Southeastery line of said Lot 1 of Block 6; thence S22°32'11"W along the Southeastery line of said Lots 1, 2, 3 and 4 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.

- This site lies in Section 5, Township 56 South, Range 40 East, City of Cutler Bay, Miami-Dade County, Florida.

**STATE ROAD NO. 5**  
**U.S. HIGHWAY NO. 1**  
 (SECTION 87020-MISC1)  
 (116' PUBLIC RIGHT OF WAY)

### ARTICLE VII. SECTION 3-102

	REQUIRED	PROVIDED
SEC. 3-02(1) SURFACE PARKING 10' WIDE PERIMETER LANDSCAPE AREA	17/150	0/214
4 TREES/35 SHRUBS PER 100' L.F. (428' L.F.)=	23/230	28/540
SEC. 3-02(1)(a). TERMINAL ISLANDS 1 TREE/10 SHRUBS PER 200 SQ.FT. (4,646.64)	2,457.00	6,021.32
SEC. 3-102(2) BUILDING PERIMETER 200 SQ.FT. PER 1,000 SQ.FT. OF BLDG. 12,285.00=	25/246	25/365
FLOOR AREA. 2 TREES/20 SHRUBS PER 200 SQ.FT.	1,789.73	8,509.83
SEC. 3-102 (5) SITE CANOPY COVERAGE; MINIMUM 30% OF REMAINING DEVELOPMENT OF SITE:		
SEC. 3-02(6)(b). BUFFER AREA NON-RESIDENTIAL 6 TREES/20 SHRUBS PER 100' L.F.	32/106	42/345
MIAMI-DADE COUNTY		
CHAPTER 18A - ORDINANCE 98-13		
F. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.) - 428' LINEAR FEET ALONG STREET, U.S. HWY.#1 1/2=	17	0
SECTION 3-103. TREE SPECIES MIX= 41 PLUS	6	10
** 9 MITIGATION TREES 4" CALIPER PROVIDED (80% NATIVE SHRUBS PROVIDED)		
TOTAL TREES	114	**95

NOTE: WATER SOURCE AND METHODS COMPLY WITH FLORIDA FRIENDLY LANDSCAPE NINE PRINCIPLES:

1. TIGHT POINT RIGHT PLACE
2. WATER EFFICIENTLY
3. FERTILIZE APPROPRIATELY
4. MULCH
5. ATTRACT WILD LIFE
6. MONITOR YARD PESTS RESPONSIBLY
7. RECYCLE YARD WASTE
8. REDUCE STORMWATER RUNOFF
9. PROTECT THE WATER FRONT

### LANDSCAPE PLAN

1"=20'-0"

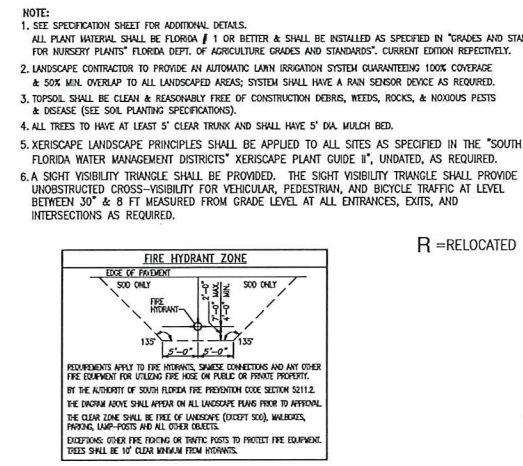
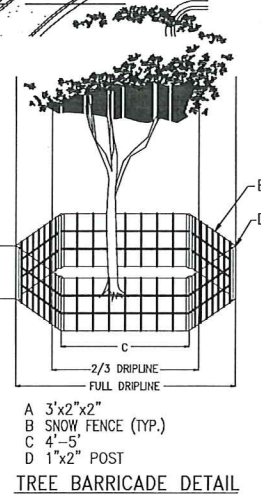
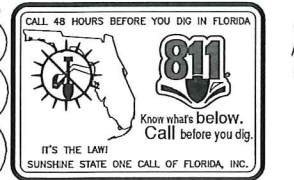
**DROUGHT TOLERANCE= SFWM**  
 \* MODERATE  
 \*\* VERY

**GREEN BUILDING ORDINANCE REQUIRED SECTION 151.153#16 80% OF PLANTS, TREES, AND GRASSES PER "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RECOMMENDATIONS (LATEST EDITION).**

**ALL NEW TREES/PALMS SHALL BE INSTALLED IN COMPLIANCE WITH "FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE"**

### LANDSCAPE LEGEND

DROUGHT TOLERANCE	KEY	QTY.	PLANT NAME	NATIVE	SIZE	SPECS.	** 9 MITIGATION TREES 6" CALIPER PROVIDED
**	SWI	1	SWEETENA MAHOGANI / MAHOGANI	YES	26'-28' HGT	EXISTING TO REMAIN	
**	GEI	25	CORONA SUBSTITENA / ORANGE CEDAR TREE	YES	16'-18" X6"-7"	F.G. 6.0" CALIPER 5" C.T. MIN.	
**	BUR	8	BURSERIA SIMARUBA / GUMBO LIMBO	YES	16'-18" X6"-7"	F.G. 6.0" CALIPER 5" C.T. MIN.	
**	GRE	11	CONOCARPUS ERECTUS / GREEN BUTTWOOD	YES	16'-18" X6"-7"	F.G. 6.0" CALIPER STANDARD RELOCATE(4) EXISTING (9" MITIGATION)	
**	NUC	1	COCOS NUCEFERA / COCONUT PALM	NO	34'-36' HGT	EXISTING TO REMAIN 6" GREYWOOD MIN. RELOCATE(1)	
**	CON	14	CONOCARPUS SERICEUS / SILVER BUTTWOOD	YES	16'-18" X6"-7"	F.G. 6.0" CALIPER 5" C.T. MIN. STANDARD(S) EXISTING-RELOCATE(4)	
**	PTY	12	PYTHOSPERA ELEGANS / ALEXANDER PALM	NO	16'X8' HOTS.	EXISTING TO REMAIN 6" GREYWOOD MIN. TRIPLES RELOCATE(12)	
**	STA	2	STAGNARIS ROMANORFOLIA / QUEEN PALM	NO	16'-18" HOTS.	EXISTING TO REMAIN 6" GREYWOOD MIN. RELOCATE(2)	
**	LAG	2	LAGERSTROEMIA INDICA / MUSKOGEE	NO	16'-18" X6"-7"	F.G. 6.0" CALIPER 5" C.T. MIN. STANDARD RELOCATE(6) EXISTING	
**	ROY	5	ROYSTONIA REGIA / FLORIDA ROYAL PALM	YES	20'-22'X15'	F.G. 8" GREYWOOD MIN. 12" CALIPER MIN. MATCHED	
**	MUH	540	MULHENSBERGIA CAPILLARIS / MUHLY GRASS	YES	18"X18" 3 GAL	EXISTING TO REMAIN	
**	COO	22	COBORNIA WARGARUM / WARMET CROTON	NO	24"X18" 3 GAL	EXISTING TO REMAIN	
**	DOO	7	DORSA NORA GRANT / PINK DORA	NO	24"X18" 3 GAL	EXISTING TO REMAIN	
**	ILE	214	ILEX VOMITORIA / DWARF YALPOUN HOLLY	YES	24"X18" 3 GAL	FULL TO BASE	
**	COR	6	CORYLINA FRUTICOSA / RED SISTER	NO	30" HGT.	3 GAL FULL TO BASE MULTI-STEM-AS SHOWN	
**	CHR	271	CHRYSOBALANUS ICAGO / RED TIP	YES	24"X18" 3 GAL	FULL TO BASE (EXISTING TO REMAIN)	
**	PET	250	PETRA PETITE / RED TWINN DWARF DORA	NO	24"X18" 3 GAL	FULL TO BASE	
**	LIR	2,775	LIRIODENDRON / BIG BLUE	NO	6" 1 GAL	FULL	
**	HEL	1,440	HELIANTHUS DEBILIS / YELLOW DUNE FLOWER	YES	6" 1 GAL	FULL	
**	NEP	1,445	NEPHROLEPIS EXALTA / DWARF BOSTON FERN	YES	6" 1 GAL	FULL	



RELOCATED BY: RICHARD BARTLETT LANDSCAPE, INC.  
 14417 STRIPFLY LANE  
 WELLSVILLE, FL 33414  
 TEL: (904) 798-7707 FAX: (904) 798-7707  
 MICHAEL G. HAWES, RLA, AIA, ASLA, CDES  
 EMAIL: rch@bartlettlandscape.com



**CKE GROUP**  
 INCORPORATED  
 engineering • architecture • planning  
 (CERTIFICATE OF AUTHORIZATION - 5683)

18722  
 S. DIXIE HWY.  
 CUTLER BAY,  
 FLORIDA



EDUARDO GONCALVES  
 CIVIL ENGINEER  
 REG. NO. 12507

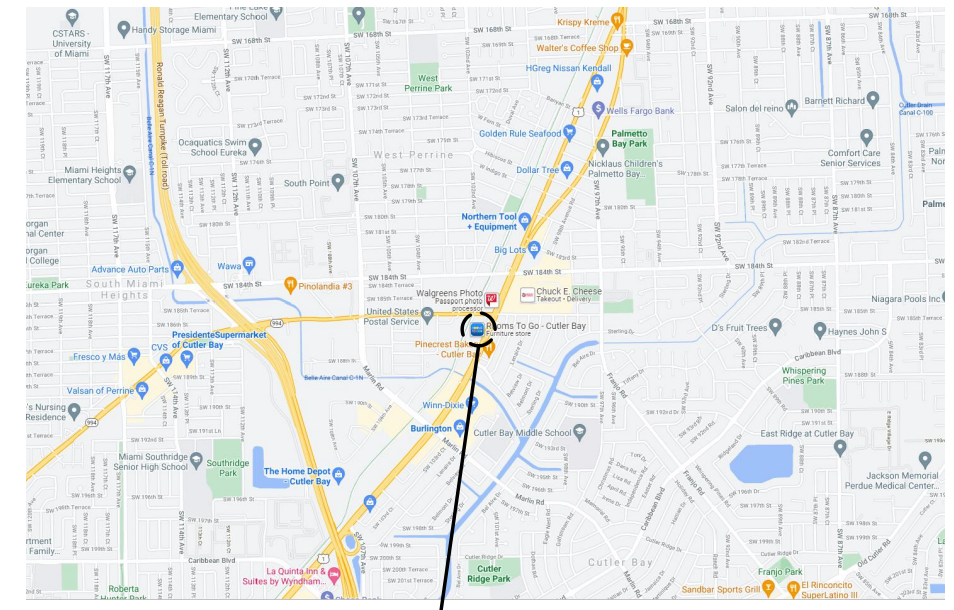
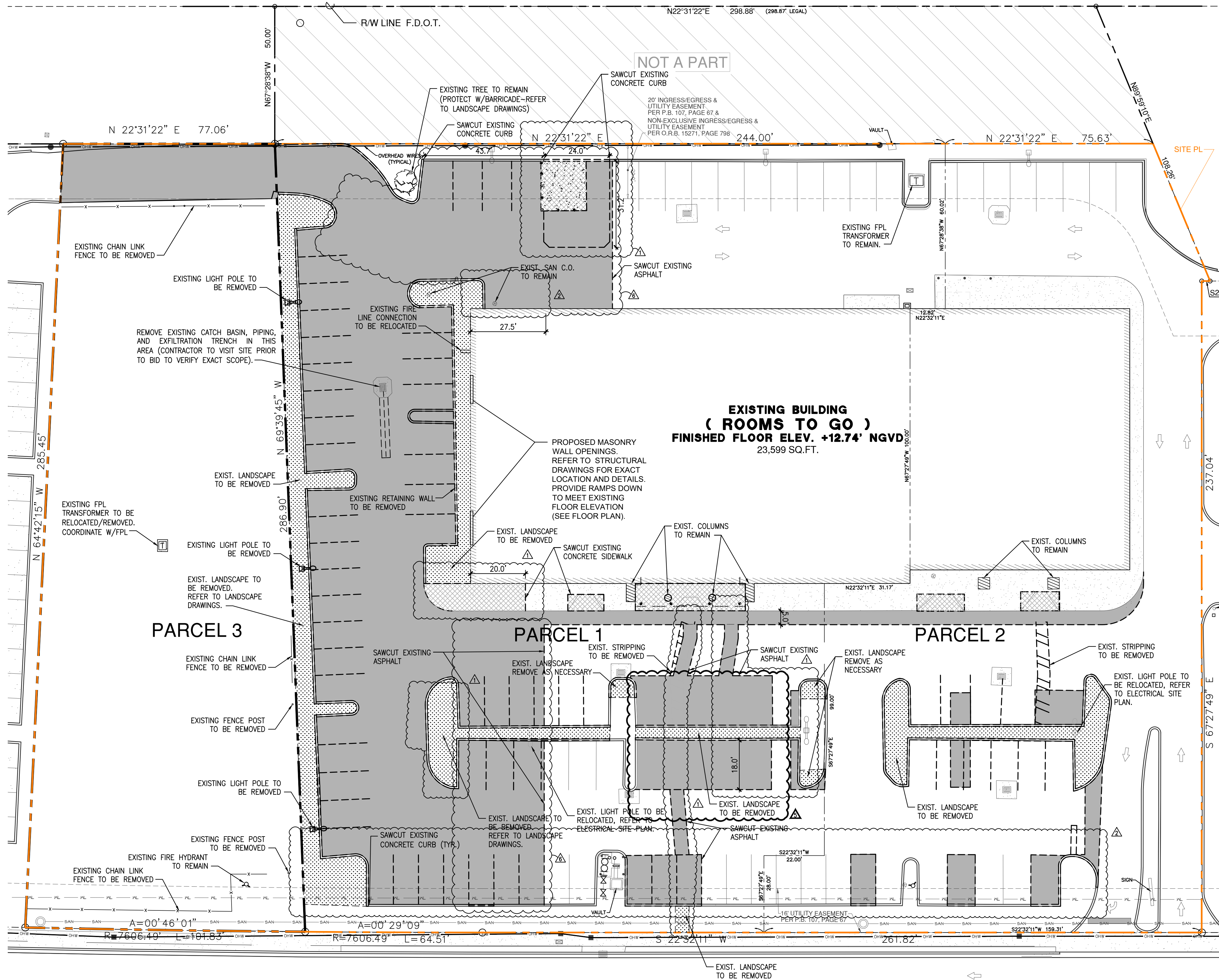
**revisions seal**

bid date: 11-09-23  
 permit:  
 owner date: 7-6-22

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

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • [954] 982-7211 - [305] 558-4124





**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 S22°32'11"W 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 Southeastery line of said POINT WEST FOURTH ADDITION; thence run the following courses and distances along the said Southeastery line of said 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 58 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 Southeastery Right-of-Way line of the Florida Department of Transportation Limited Access Corridor; thence N22°31'22"E along the said Southeastery 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 the Southeastery line of said Lot 1 of Block 6; thence S22°32'11"W along the Southeastery 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 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.

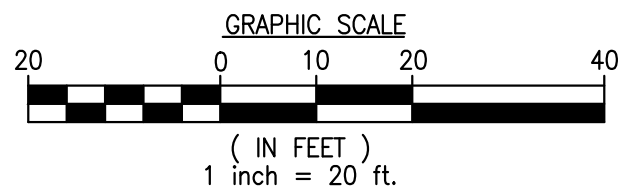
**PARCEL 3:** (TROPICAL FINANCIAL CREDIT UNION LAND TO BE ADDED TO LEASE)  
Lot 5, Block 6, POINT WEST FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 107, page 67, of the Public Records of Miami-Dade County, Florida.

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

**GENERAL NOTES**

- SEE SURVEY FOR DESCRIPTION OF EXISTING FEATURES WITHIN SITE.
- 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.
- 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.
- 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.
- 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.
- ALL CONSTRUCTION OF UTILITIES TO BE IN ACCORDANCE WITH LOCAL BUILDING CODES.
- 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.
- ALL CONCRETE CURB TO BE CONSTRUCTED OF 4,000 P.S.I. CONCRETE.
- 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.
- 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.

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



**SITE DEMOLITION PLAN**  
1"=20'-0"



Know what's below.  
Call before you dig.

**DEMOLITION NOTES & LEGEND**

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

**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

**CKE GROUP**  
INCORPORATED  
engineering • architecture • planning  
(CERTIFICATE OF AUTHORIZATION - 4488)

18722  
S. DIXIE HWY.  
CUTLER BAY,  
FLORIDA

**ROOMS TO GO**

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • (954) 982-7211 - (305) 558-4124

12/12/2023 BID  
11/29/2023 BID  
03/13/2023 CITY COMMENTS  
01/27/2023 CITY COMMENTS

revisions seal

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

**SD-1**





**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 10**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Dumpster Enclosure
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Provide clarification for the dumpster enclosure design since the details on Sheet C-8 are significantly different than those shown on Sheet A5.5. Some of the differences include the height, gate quantity and construction, pipe bollard quantity and location, weep holes, etc.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>	Please follow detail on sheet C-8.

<b>Attachments:</b>	
<b>Answered By:</b> Eduardo Carcache	<b>of:</b> CKE Group, Inc. <b>Date:</b> 11/28/23



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 11**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Roof Downspout Connection
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> C-2, A1.0
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b> Provide clarification since Sheet C-2 shows the roof downspouts connecting to the underground storm drainage system whereas Sheet A1.0 shows “concrete trough to curb (see civil)”. Provide connection detail or specification for the downspout connection to the underground storm drainage pipes.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>	Provided connection detail on C-5. and revised pipe sizes on sheet C-2.

<b>Attachments:</b>	
<b>Answered By:</b> Eduardo Carcache	<b>of:</b> CKE Group, Inc. <b>Date:</b> 11/28/23



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 12**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Site Phasing
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Verify the AHJ, including City, County, DERM, Water Mngt District, Fire, etc., will allow and approve phased site/civil and landscape/irrigation construction and will not withhold RTG’s occupancy and use of the addition and renovation, since the contract documents do not show or mention phasing.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>	This is considered one permit and no phasing. Occupancy of addition contingent on full completion, including drainage and landscape.

<b>Attachments:</b>	
<b>Answered By:</b> Eduardo Carcache	<b>of:</b> CKE Group, Inc. <b>Date:</b> 11/28/23



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 12R**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Site Phasing
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Verify the AHJ, including City, County, DERM, Water Mngt District, Fire, etc., will allow and approve phased site/civil and landscape/irrigation construction and will not withhold RTG’s occupancy and use of the addition and renovation, since the contract documents do not show or mention phasing.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>	This is considered one permit and no phasing. Occupancy of addition contingent on full completion, including drainage and landscape.
	CTG Response 12/08/23: So there is no misunderstanding, we need it to be clear that RTG's use/occupancy of the addition will not be allowed until all site development work is completed and accepted by the Town of Cutler Bay, Miami Dade County, and other AHJ's since this will significantly extend the construction schedule and delay renovation of the existing Kids and Adult Sales areas. NOTE: Throughout the documents certified as-builts are required to be submitted and approved along with a number of other documents prior to the City issuing a Certificate of Occupancy.
	Follow up response: per RTG Construction, they will address project phasing in conjunction with the contract award. 12/11/2023
<b>Attachments:</b>	
<b>Answered By:</b> Eduardo Carcache	<b>of:</b> CKE Group, Inc. <b>Date:</b> 11/28/23



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 12R**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Site Phasing
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Verify the AHJ, including City, County, DERM, Water Mngt District, Fire, etc., will allow and approve phased site/civil and landscape/irrigation construction and will not withhold RTG’s occupancy and use of the addition and renovation, since the contract documents do not show or mention phasing.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>	This is considered one permit and no phasing. Occupancy of addition contingent on full completion, including drainage and landscape.
	CTG Response 12/08/23: So there is no misunderstanding, we need it to be clear that RTG's use/occupancy of the addition will not be allowed until all site development work is completed and accepted by the Town of Cutler Bay, Miami Dade County, and other AHJ's since this will significantly extend the construction schedule and delay renovation of the existing Kids and Adult Sales areas. NOTE: Throughout the documents certified as-builts are required to be submitted and approved along with a number of other documents prior to the City issuing a Certificate of Occupancy.
	<b>Correct- No occupancy of the addition is permitted until all site development work is completed.</b>

<b>Attachments:</b>	
<b>Answered By:</b> Eduardo Carcache	<b>of:</b> CKE Group, Inc. <b>Date:</b> 11/28/23 & 12/12/2023



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 13**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Existing Trees
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> TD-1, L-1
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Provide direction and/or an alternative plan addressing the relocation of 32 existing trees as shown on Sheet TD-1 since there is not enough room onsite for a temporary holding area and the construction plan will not allow moving these trees to their new location as shown on Sheet L-1. It should be noted that the site is small and restrictive and includes construction of deep storm water drainage, installation of a new fire main, and other building components that will occupy the site.

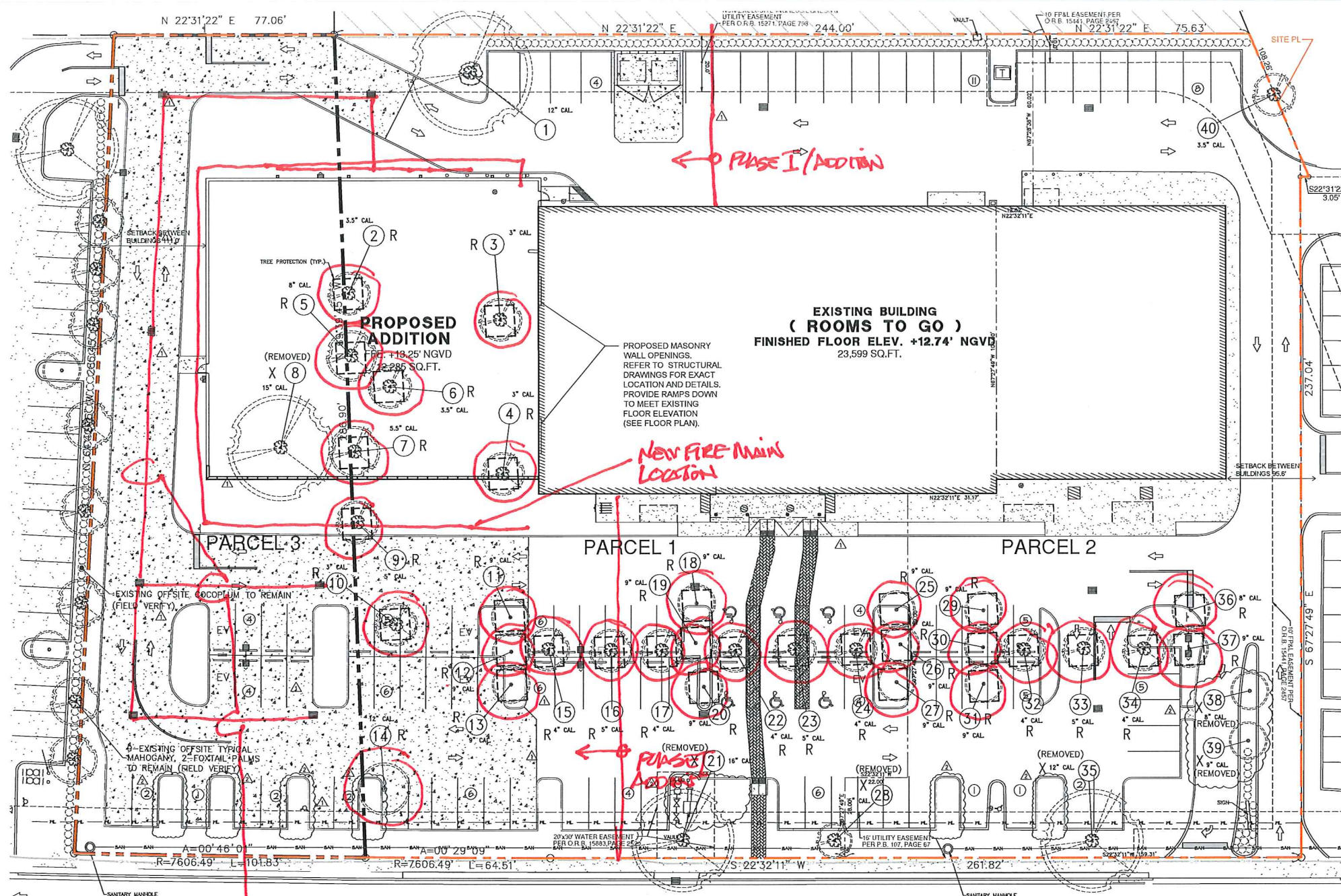
<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input checked="" type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
Suggest using the S.E corner of the site for temporary relocation of existing trees. Rooms to Go was not able to negotiate with landlord use of parcel 2 to temporarily hold trees.

<b>Attachments:</b>
<b>Answered By:</b> Eduardo Carcache <b>of:</b> CKE Group,Inc. <b>Date:</b> 11/28/23





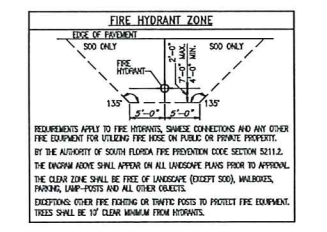
### IRRIGATION SCHEDULE

FOR RELOCATED AND/OR NEWLY PLANTED TREES/PALMS THE IRRIGATION SCHEDULE SHALL BE AS PER UF/IFAS PUBLICATION ENH-1061; DURING ESTABLISHMENT, TREES SHOULD BE IRRIGATED 2-3 TIMES PER WEEK WITH 2 GALLONS PER INCH TRUNK CALIPER. ALL THIS WATER SHOULD BE APPLIED ONLY TO THE TOP OF THE ROOT BALL.

TABLE 2. IRRIGATION SCHEDULES DEPEND ON SIZE OF NURSERY STOCK AND DESIRED OBJECTIVE.

SIZE OF NURSERY STOCK	IRRIGATION SCHEDULE FOR	
	VIGOR	SURVIVAL
LESS THAN 2 INCH CALIPER	DAILY: 2 WEEKS EVERY OTHER DAY; 2 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 2-3 MONTHS
2-4 INCH CALIPER	DAILY: 1 MONTH EVERY OTHER DAY; 3 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 3-4 MONTHS
GREATER THAN 4 INCH CALIPER	DAILY: 6 WEEKS EVERY OTHER DAY; 5 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 4-5 MONTHS

\* ESTABLISHMENT TAXES APPROXIMATELY 3 MONTHS (HARDINESS ZONES 10-11) 4 MONTHS (HARDINESS ZONES 8-9) PER INCH TRUNK CALIPER.



FIELD VERIFY ALL TREE LOCATIONS AND CONDITION /SPECIES SHOWN AS REQUIRED

### 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°59'45"W along the Southwesterly line of said Lot 4 for 266.90 feet to a point on the Southwesterly Right-of-Way line of the Florida Department of Transportation Limited Access Corridor; thence N22°31'22"E along the said Southwesterly Right-of-Way line of the Florida Department of Transportation Limited Access Corridor for 298.07 feet; thence N69°59'10"E for 54.13 feet to a point on the boundary line of said Lot 10 of Block 6; thence continue N69°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 Southeastery line of said Lot 1 of Block 6; thence S22°32'11"W along the Southeastery line of said Lots 1, 2 and 3 of Block 6 of 159.31 feet; thence N57°27'49"W for 28.00 feet; thence N22°32'11"E for 22.00 feet; thence N67°49'11"W for 12.82 feet; thence N57°27'49"W for 100.00 feet; thence N22°32'11"E for 12.82 feet; thence N57°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 line of said Lots 1, 2, 3 and 4 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 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 Southeast corner of Lot 4 of Block 6 of said POINT WEST FOURTH ADDITION; thence N67°29'38"W for 50.00 feet to a point on the Southeastery Right-of-Way line of the Florida Department of Transportation Limited Access Corridor; thence N22°31'22"E along the said Southwesterly Right-of-Way line of the Florida Department of Transportation Limited Access Corridor for 298.07 feet; thence N69°59'10"E for 54.13 feet to a point on the boundary line of said Lot 10 of Block 6; thence continue N69°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 Southeastery line of said Lot 1 of Block 6; thence S22°32'11"W along the Southeastery line of said Lots 1, 2 and 3 of Block 6 of 159.31 feet; thence N57°27'49"W for 28.00 feet; thence N22°32'11"E for 22.00 feet; thence N67°49'11"W for 12.82 feet; thence N57°27'49"W for 100.00 feet; thence N22°32'11"E for 12.82 feet; thence N57°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 line of said Lots 1, 2, 3 and 4 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.

- This site lies in Section 5, Township 56 South, Range 40 East, City of Cutler Bay, Miami-Dade County, Florida.

\* TREE STORM DRAINAGE EXFILTRATION TRENCH (14) PER C-2 + C-5

X=TO BE REMOVED  
R=TO BE RELOCATED

\*32

"NO-SPECIMEN"/CANOPY TO BE REMOVED =0

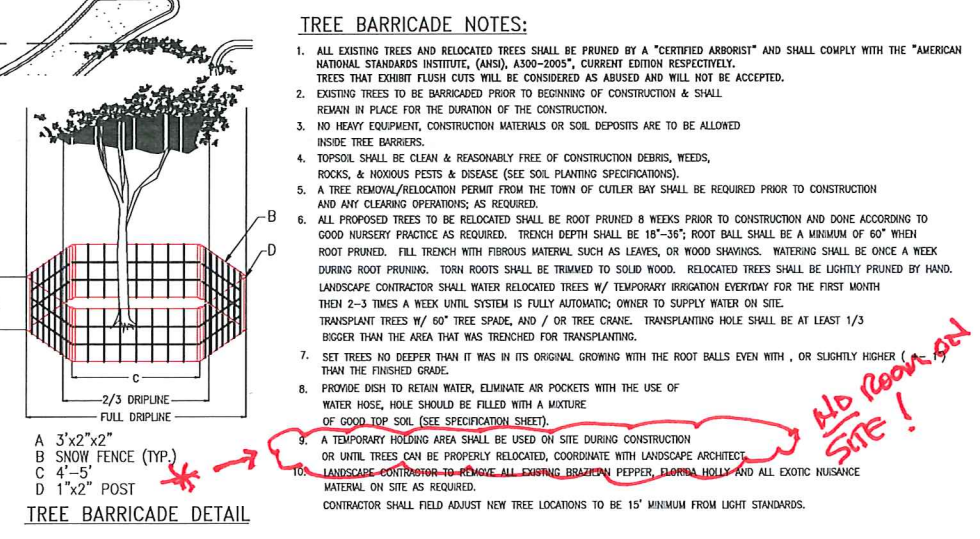
No.	H.(")	S.(")	D.B.H.	SCIENTIFIC NAME	COMMON NAME	CONDITION	DISPOSITION
1	26	40	12.0	SWIETENIA MAHOAGANI	MAHOAGANY	GOOD	TO REMAIN
2	14	15	3.5	CONOCARPUS ERECTUS	GREEN BUTTWOOD	GOOD	TO BE RELOCATED
3	12	10	3.5	CONOCARPUS SERICEUS	SILVER BUTTWOOD	GOOD	TO BE RELOCATED
4	12	10	3.5	CONOCARPUS SERICEUS	SILVER BUTTWOOD	GOOD	TO BE RELOCATED
5	16	18	8.0	CONOCARPUS ERECTUS	GREEN BUTTWOOD	GOOD	TO BE RELOCATED
6	12	10	3.5	CONOCARPUS SERICEUS	SILVER BUTTWOOD	GOOD	TO BE RELOCATED
7	18	25	5.5	CONOCARPUS ERECTUS	GREEN BUTTWOOD	GOOD	TO BE RELOCATED
8	24	38	15.0	BUCIDIA BUCERAS	BLACK OLIVE	FAIR	TO BE REMOVED
9	16	15	5.0	CONOCARPUS ERECTUS	GREEN BUTTWOOD	GOOD	TO BE RELOCATED
10	12	10	3.0	CONOCARPUS SERICEUS	SILVER BUTTWOOD	GOOD	TO BE RELOCATED
11	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
12	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
13	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
14	36	20	12.0	COCOS NUCIFERA	COCONUT PALM	GOOD	TO BE RELOCATED
15	14	15	4.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
16	14	15	4.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
17	14	15	5.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
18	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
19	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
20	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
21	32	40	16.0	SWIETENIA MAHOAGANI	MAHOAGANY	Δ (FAIR/50%)	TO BE REMOVED
22	14	15	4.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
23	14	15	5.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED

### TREE DISPOSITION PLAN

1"=20'-0"

No.	H.(")	S.(")	D.B.H.	SCIENTIFIC NAME	COMMON NAME	CONDITION	DISPOSITION
24	14	15	4.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
25	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
26	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
27	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
28	12	10	5.0	SENNA SURATTENSIS	GLAUCCOUS CASSIA	Δ (POOR/40%)	TO BE REMOVED
29	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
30	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
31	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
32	14	15	4.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
33	14	15	5.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
34	14	15	4.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
35	18	25	12.0	TABEBUIA PALLIDA	TRUMPET TREE	Δ (FAIR/50%)	TO BE REMOVED
36	18	15	8.0	SYAGRUS ROMANZOFFIANA	QUEEN PALM	GOOD	TO BE RELOCATED
37	18	15	9.0	SYAGRUS ROMANZOFFIANA	QUEEN PALM	GOOD	TO BE RELOCATED
38	16	15	8.0	SYAGRUS ROMANZOFFIANA	QUEEN PALM	Δ (FAIR/60%)	TO BE REMOVED
39	18	15	9.0	SYAGRUS ROMANZOFFIANA	QUEEN PALM	Δ (POOR/40%)	TO BE REMOVED
40	12	15	5.0	CONOCARPUS SERICEUS	SILVER BUTTWOOD	GOOD	TO REMAIN

TREE CALIPER INCHES TO BE REMOVED = 70"  
 72" = (18) 4" CALIPER CREDIT TREES REQUIRED.  
 \* (9) PROVIDED 4" CALIPER TREES, SEE LANDSCAPE PLAN L-1  
 \* (9) MITIGATION TREE SHORTFALL - 4" CALIPER TREES TO BE PAID INTO CITY TREE FUND.



**CKE GROUP**  
INCORPORATED  
engineering • architecture • planning  
CERTIFICATE OF AUTHORIZATION - 4532

16722  
S. DIXIE HWY.  
CUTLER BAY,  
FLORIDA

**ROOMS TO GO**

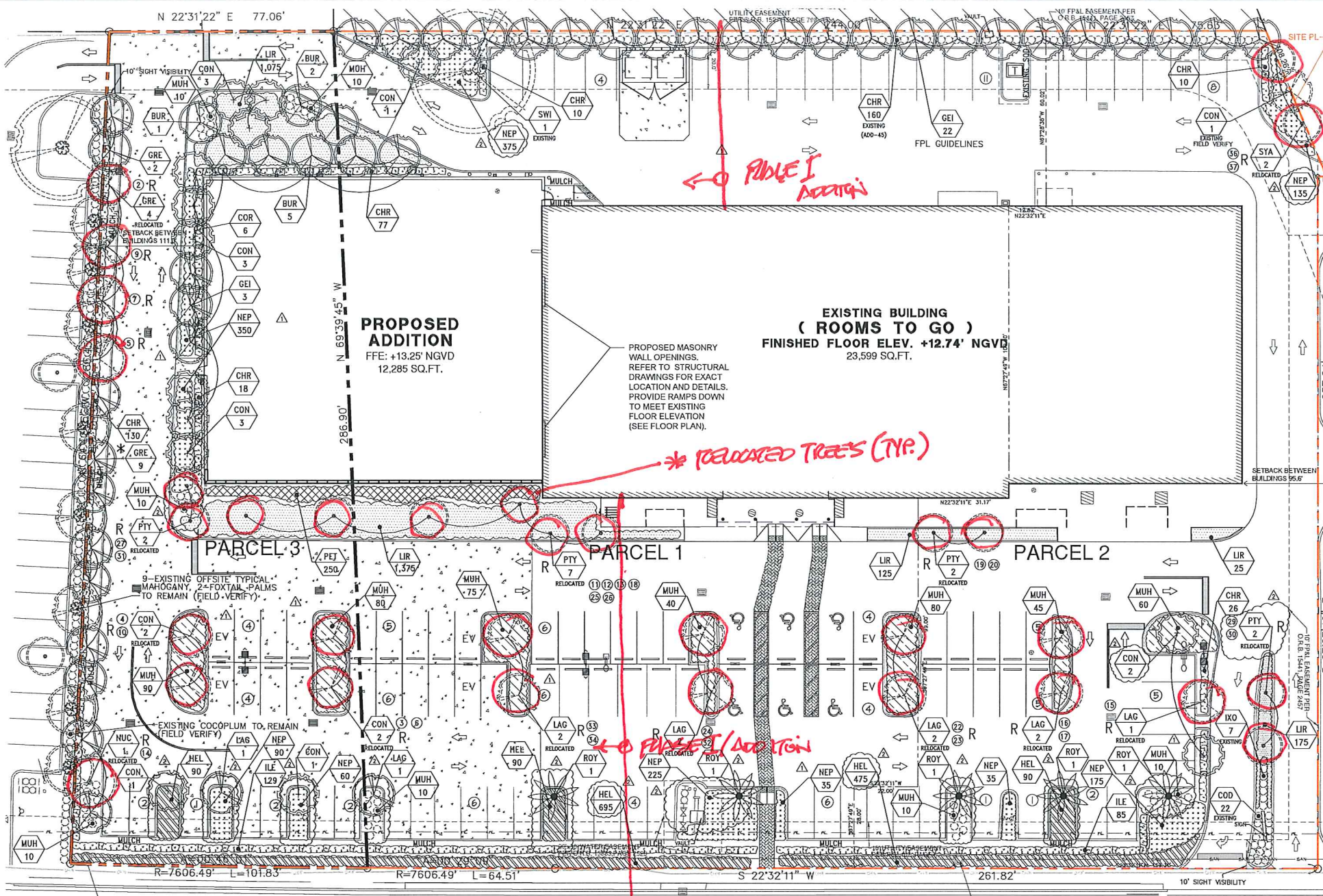
07/17/2022 CITY COMMENTS  
07/27/2022 CITY COMMENTS  
revisions seal

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • (954) 982-7211 - (305) 558-4124

bid date: 11-09-23  
permit:  
owner date: 7-6-22

RBL#22-02-2169  
project no: 1789  
scale: AS NOTED  
date: 7-1-2022  
drawn by: R.Barthel

TD-1



### SITE TABULATIONS

EXISTING ZONING:	TRC - TRANSIT CORRIDOR		
SITE ANALYSIS:	S.F.	ACRES	% OF SITE PROVIDED
TOTAL BUILDING COVERAGE:	35,884.00	0.824	29.79%
TOTAL LANDSCAPED AREA:	18,993.90	0.436	15.77%
TOTAL PAVED AREA & WALKS:	65,568.00	1.505	54.44%
PERVIOUS AREA:	18,993.90	0.436	15.77%
IMPERVIOUS AREA:	101,452.00	2.329	84.23%
TOTAL LAND AREA:	120,445.90	2.765	
FAR ALLOWED:	0.40		
FAR PROVIDED:	0.30		
STANDARD PARKING: (9'x18')		REQUIRED	PROVIDED
RETAIL: 1/300 SF - 35,884/300=119.61		120	104
ACCESSIBLE PARKING: (12'x18')		REQUIRED	PROVIDED
1/25 STANDARD SPACES		5	6
TRUCK PARKING: (10'x40')		REQUIRED	PROVIDED
		1 (10'x40')	1 (10'x50')
BUILDING HEIGHT:		MAX.	PROVIDED
		NO MAX.	25.75'
BUILDING SETBACKS:		REQUIRED	PROVIDED
Front (East U.S. 1)		20'	120.38'
Side (North)		5'	25.7'
Side (South)		5'	34.6'
Rear (West)		5'	100.0'
Between Buildings		20'	111.0/96.5'
LANDSCAPE:	S.F.	ACRES	REQUIRED
Open Space Area	18,993.90	0.436	15.00%
			15.77%

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 N89°39'45"W along the Southeastly line of said Lot 4 for 286.90 feet to the Southeast corner of said Lot 4; thence N22°31'22"E along the Northwestly line of said Lot 4 for 268.90 feet to a point on the Southeastly right-of-way line of the Florida Department of Transportation Limited Access Corridor for 228.87 feet; thence S89°59'10"E for 54.13 feet to a point on the boundary line of said Lot 4 of Block 6; thence continue N89°59'10"E along the said boundary line of Lot 4 for 54.13 feet; thence S22°31'22"W for 3.05 feet; thence S87°27'49"E for 237.04 feet to a point on the Southeastly line of said Lot 1 of Block 6; thence S22°31'22"W along the Southeastly line of said Lots 1, 2 and 3 of Block 6 for 159.31 feet; thence N87°27'49"W for 28.00 feet; thence N22°31'22"E for 12.82 feet; thence N87°27'49"W for 99.00 feet; thence N22°31'22"E for 31.17 feet; thence N87°27'49"W for 100.00 feet; thence N22°31'22"E for 12.82 feet; thence N87°27'49"W for 60.02 feet to a point on the Northwestly line of said Lot 1 of Block 6; thence N22°31'22"E for 22.00 feet; thence S87°27'49"E for 28.00 feet to a point on the Southeastly line of said POINT WEST FOURTH ADDITION; thence run the following course and distances along the said Southeastly line of POINT WEST FOURTH ADDITION: S22°31'22"E for 102.50 feet to a point of curvature of a circular curve to the right; thence 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 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, 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 PERDUE 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 N87°28'36"W for 50.00 feet to a point on the Southeastly right-of-way line of the Florida Department of Transportation Limited Access Corridor; thence N22°31'22"E along the said Southeastly right-of-way line of the Florida Department of Transportation Limited Access Corridor for 228.87 feet; thence N89°59'10"E for 54.13 feet to a point on the boundary line of said Lot 4 of Block 6; thence continue N89°59'10"E along the said boundary line of Lot 4 for 54.13 feet; thence S22°31'22"W for 3.05 feet; thence S87°27'49"E for 237.04 feet to a point on the Southeastly line of said Lot 1 of Block 6; thence S22°31'22"W along the Southeastly line of said Lots 1, 2 and 3 of Block 6 for 159.31 feet; thence N87°27'49"W for 28.00 feet; thence N22°31'22"E for 12.82 feet; thence N87°27'49"W for 99.00 feet; thence N22°31'22"E for 31.17 feet; thence N87°27'49"W for 100.00 feet; thence N22°31'22"E for 12.82 feet; thence N87°27'49"W for 60.02 feet to a point on the Northwestly line of said Lot 1 of Block 6; thence N22°31'22"E for 22.00 feet; thence S87°27'49"E for 28.00 feet to a point on the Southeastly line of said POINT WEST FOURTH ADDITION; thence run the following course and distances along the said Southeastly line of POINT WEST FOURTH ADDITION: S22°31'22"E for 102.50 feet to a point of curvature of a circular curve to the right; thence 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.

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- This site lies in Section 5, Township 56 South, Range 40 East, City of Cutler Bay, Miami-Dade County, Florida.

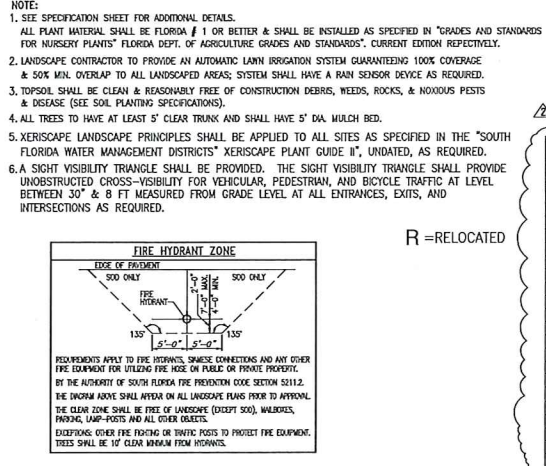
STATE ROAD NO. 5  
U.S. HIGHWAY NO. 1  
(SECTION 87020-MISC 1)  
(116' PUBLIC RIGHT OF WAY)

### ARTICLE VII. SECTION 3-102

	REQUIRED	PROVIDED
SEC. 3-102(1) SURFACE PARKING 10' WIDE PERIMETER LANDSCAPE AREA		
4 TREES/35 SHRUBS PER 100' L.F. (428' L.F.)=	17/150	0/214
SEC. 3-102(1)(a) TERMINAL ISLANDS 1 TREE/10 SHRUBS PER 200 SQ.FT. (4,646.64)	23/230	28/540
SEC. 3-102(2) BUILDING PERIMETER 200 SQ.FT. PER 1,000 SQ.FT. OF BLDG. 12,285.00=	2,457.00	6,021.32
FLOOR AREA 2 TREES/20 SHRUBS PER 200 SQ.FT.:	25/246	25/365
SEC. 3-102 (5) SITE CANOPY COVERAGE; MINIMUM 30% OF REMAINING DEVELOPMENT OF SITE:	1,789.73	8,509.83
SEC. 3-102(b) BUFFER AREA NON-RESIDENTIAL 6 TREES/20 SHRUBS PER 100' L.F. 5'-10' AREAS: (529.45 L.F.)=	32/106	42/345
MJAME-LANDS COUNTY CHAPTER 18A - ORDINANCE 98-13 F. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.): 428' LINEAR FEET ALONG STREET U.S. HWY.#1/25=	17	0
SECTION 3-103: TREE SPECIES MIX = 41 PLUS	6	10
** 9 MITIGATION TREES 4" CALIPER PROVIDED (80% NATIVE SHRUBS PROVIDED)	114	** 95
TOTAL TREES		

### TREE BARRICADE NOTES:

- ALL EXISTING TREES AND RELOCATED TREES SHALL BE PRUNED BY A "CERTIFIED ARBORIST" AND SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), A501-2005", CURRENT EDITION RESPECTIVELY. TREES THAT EXHIBIT FLUSH CUTS WILL BE CONSIDERED AS ABUSED AND WILL NOT BE ACCEPTED.
- EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION.
- NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
- TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
- A TREE REMOVAL/RELOCATION PERMIT FROM THE TOWN OF CUTLER BAY SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND ANY CLEARING OPERATIONS; AS REQUIRED.
- ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRECH DDEPTH SHALL BE 18"-30"; ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRECH WITH FIBROUS MATERIAL SUCH AS LEAVES, OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. ROOT TORN SHALL BE TRIMMED TO SMOOTH WOOD. RELOCATED TREES SHALL BE LIGHTLY PRUNED BY HAND. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES W/ TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC; OWNER TO SUPPLY WATER ON SITE. TRANSPLANT TREES W/ 60" TREE SPADE, AND / OR TREE CRANE. TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.
- SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH , OR SLIGHTLY HIGHER THAN THE FINISHED GRADE.
- PROVIDE DISH TO RETAIN WATER, ELIMINATE AIR POCKETS WITH THE USE OF WATER HOSE, HOLE SHOULD BE FILLED WITH A MIXTURE OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
- A TEMPORARY HOLDING AREA SHALL BE USED ON SITE DURING CONSTRUCTION OR UNTIL TREES CAN BE PROPERLY RELOCATED, COORDINATE WITH LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRACKEN PEPPER, FLORIDA ROSETT AND ALL EXOTIC NUISANCE MATERIAL ON SITE AS REQUIRED.
- CONTRACTOR SHALL FIELD ADJUST NEW TREE LOCATIONS TO BE 15' MINIMUM FROM LIGHT STANDARDS.



### LANDSCAPE PLAN

1"=20'-0"

#### LANDSCAPE LEGEND

DROUGHT TOLERANCE	KEY	QTY.	PLANT NAME	NATIVE	SIZE	SPECS.	** 9 MITIGATION TREES 6" CALIPER PROVIDED
**	SWI	1	SWEETENED WHORNSH / WHORNSH	YES	26"-28" HGTS	EXISTING TO REMAIN	
**	GEI	25	CORDIA SEBESTENA / ORANGE GEIGER TREE	YES	18"-18" X6"-7"	F.G. 6.0" CALIPER 5' C.T. MIN.	
**	BUR	8	BURSERIA SMARUBA / GUMBO LIMBO	YES	16"-18" X6"-7"	F.G. 6.0" CALIPER 5' C.T. MIN.	
**	GRE	11	CONDORCARIUS ERECTUS / GREEN BUTTWOOD	YES	16"-18" X6"-7"	F.G. 6.0" CALIPER "STANDARD" RELOCATE(4) EXISTING (9" MITIGATION)	
**	NUC	4	COCCOS TRUCIFERA / COCONUT PALM	NO	34"-36" HGTS	EXISTING TO REMAIN 6" GREYWOOD MIN. RELOCATE(1)	
**	CON	14	CONDORCARIUS SERICEUS / SILVER BUTTWOOD	YES	18"-18" X6"-7"	F.G. 6.0" CALIPER 5' C.T. MIN. STANDARD (EXISTING) RELOCATE(4)	
**	PTY	12	PITYCHOSPERA ELEFANS / ALEXANDER PALM	NO	16"X8" HGTS.	EXISTING TO REMAIN 6" GREYWOOD MIN. "TRIPLES" RELOCATE(12)	
**	SYA	2	STAGNOS ROMANZOFRANA / QUEEN PALM	NO	16"-18" HGTS.	EXISTING TO REMAIN 6" GREYWOOD MIN. RELOCATE(2)	
**	LAG	2	LAGERSTROEMIA INDICA / "MUSKOGEE"	NO	16"-18" X6"-7"	F.G. 6.0" CALIPER 5' C.T. MIN. STANDARD RELOCATE(4) EXISTING	
**	ROY	5	ROYSTONIA REGIA / FLORIDA ROYAL PALM	NO	20"-22" X15"	F.G. 8" GREYWOOD MIN. 12" CALIPER MIN. "MATCHED"	
**	MUH	540	MURLENERGIA CAPILLARIS / MURRAY GRASS	YES	18" X18" 3 GAL.	24" O.C.	
**	COD	22	CODAECUM VARIEGATUM / MAMMEE CROTON	NO	24" X18" 3 GAL.	EXISTING TO REMAIN	
**	DO	7	DIORIA NORA GRANT / PINK MOIRA	NO	24" X18" 3 GAL.	EXISTING TO REMAIN	
**	ILO	214	ILEX VOHORIANA / WAXY YAPPOON HOLLY	YES	24" X18" 3 GAL.	24" O.C. FULL TO BASE	
**	COR	6	CORONILLA FRUTICOSA / RED SISTER	NO	30" HGTS. 3 GAL.	FULL TO BASE MULTI-STEM-AS SHOWN	
**	CHR	271	CHRYSOBALANUS ICACO / RED TIP	YES	24" X18" 3 GAL.	24" O.C. FULL TO BASE (EXISTING TO REMAIN)	
**	PET	250	PETALOTIS / RED TAMAR DWARF MOIRA	NO	24" X18" 3 GAL.	24" O.C. FULL TO BASE	
**	LIR	2,775	LIRIODENDRON / BIG BLUE	NO	6" 1 GAL	12" O.C. FULL	
**	HEL	1,440	HELIANTHUS DEBILIS / YELLOW DUNE FLOWER	YES	6" 1 GAL	12" O.C. FULL	
**	NEP	1,445	NEPHROLEPIS EXALTA / DWARF BOSTON FERN	YES	6" 1 GAL	12" O.C. FULL	

#### TREE BARRICADE DETAIL

A 3'x2'x2" B SNOW FENCE (TP.) C 4'-5" D 1'x2" POST

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA 811 Know what's below. Call before you dig. IT'S THE LAW! SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ALL NEW TREES/PALMS SHALL BE INSTALLED IN COMPLIANCE WITH "FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE"

# CKE GROUP

INCORPORATED

engineering • architecture • planning

(CERTIFICATE OF AUTHORIZATION - 6458)

18722 S. DIXIE HWY., CUTLER BAY, FLORIDA

19720 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • (954) 982-7211 • (305) 558-4124

03/13/2022 CITY COMMENTS

07/27/2022 CITY COMMENTS

revisions seal

bid date: 11-09-23  
permit: owner date: 7-6-22

project no: 1789  
scale: AS NOTED  
date: 7-1-2022  
drawn by: AC  
R.Bartlett

L-1



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 13 R**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Existing Trees
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> TD-1, L-1
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

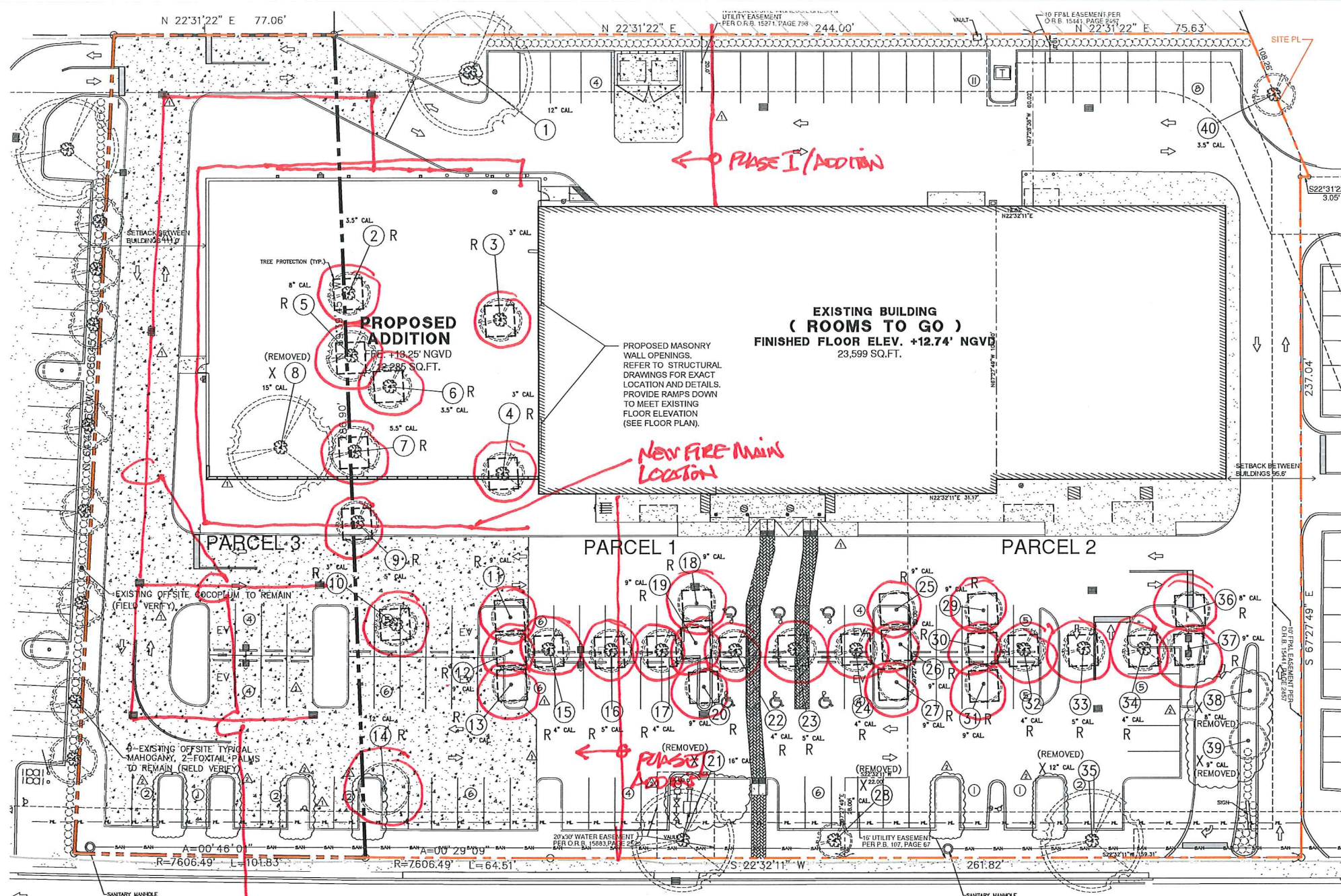
<b>Request Description:</b>
Provide direction and/or an alternative plan addressing the relocation of 32 existing trees as shown on Sheet TD-1 since there is not enough room onsite for a temporary holding area and the construction plan will not allow moving these trees to their new location as shown on Sheet L-1. It should be noted that the site is small and restrictive and includes construction of deep storm water drainage, installation of a new fire main, and other building components that will occupy the site.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input checked="" type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
<p>Suggest using the S.E corner of the site for temporary relocation of existing trees. Rooms to Go was not able to negotiate with landlord use of parcel 2 to temporarily hold trees.</p> <p>CTG Response 12/06/23: The landscape designer should provide a dimensioned layout for the temporary on site holding area for the 32 existing trees that are shown to be relocated since we believe there is not adequate room on site for these trees to be stored. The plan must take into account the existing paving and landscaping that is to be demolished, installation of the deep storm water drainage systems, relocation of the fire main, sanitary sewer and water line as well as new pervious concrete pavement, curbing, sidewalks, and other site improvements.</p> <p><b>Coordinate with Rooms to Go Construction Department.</b></p>
<b>Attachments:</b>

<b>Answered By:</b> Eduardo Carcache	<b>of:</b> CKE Group, Inc.	<b>Date:</b> 11/28/23 & 12/12/2023
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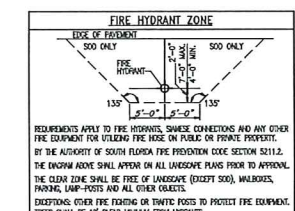
**IRRIGATION SCHEDULE**

FOR RELOCATED AND/OR NEWLY PLANTED TREES/PALMS THE IRRIGATION SCHEDULE SHALL BE AS PER UF/IFAS PUBLICATION ENH-1061; DURING ESTABLISHMENT, TREES SHOULD BE IRRIGATED 2-3 TIMES PER WEEK WITH 2 GALLONS PER INCH TRUNK CALIPER. ALL THIS WATER SHOULD BE APPLIED ONLY TO THE TOP OF THE ROOT BALL.

TABLE 2. IRRIGATION SCHEDULES DEPEND ON SIZE OF NURSERY STOCK AND DESIRED OBJECTIVE.

SIZE OF NURSERY STOCK	IRRIGATION SCHEDULE FOR	
	VIGOR	SURVIVAL
LESS THAN 2 INCH CALIPER	DAILY: 2 WEEKS EVERY OTHER DAY: 2 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 2-3 MONTHS
2-4 INCH CALIPER	DAILY: 1 MONTH EVERY OTHER DAY: 3 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 3-4 MONTHS
GREATER THAN 4 INCH CALIPER	DAILY: 6 WEEKS EVERY OTHER DAY: 5 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 4-5 MONTHS

\* ESTABLISHMENT TAKES APPROXIMATELY 3 MONTHS (HARDINESS ZONES 10-11) 4 MONTHS (HARDINESS ZONES 8-9) PER INCH TRUNK CALIPER.



FIELD VERIFY ALL TREE LOCATIONS AND CONDITION /SPECIES SHOWN AS REQUIRED

**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°59'45"W along the Southwesterly line of said Lot 4 for 266.90 feet to a point on the Southeastery Right-of-Way line of the Florida Department of Transportation Limited Access Corridor; thence N22°31'22"E along the said Southeastery Right-of-Way line of the Florida Department of Transportation Limited Access Corridor for 298.87 feet; thence N16°59'10"E for 54.13 feet to a point on the boundary line of said Lot 10 of Block 6; thence continue N16°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 Southeastery line of said Lot 1 of Block 6; thence S22°31'22"W along the Southeastery line of said Lots 1, 2 and 3 of Block 6 of 159.31 feet; thence N57°27'49"W for 28.00 feet; thence N22°31'22"E for 22.00 feet; thence N16°59'10"E for 12.82 feet; thence N57°27'49"W for 100.00 feet; thence N22°31'22"E for 31.17 feet; thence S67°27'49"E for 99.00 feet; thence S22°31'22"W for 22.00 feet; thence S67°27'49"E for 28.00 feet to a point on the Southeastery line of said POINT WEST FOURTH ADDITION; thence run the following courses and distances along the said Southeastery line of POINT WEST FOURTH ADDITION: S22°31'22"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 its element or radius of 7606.49 feet and a central angle of 02°39'09" 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 Southeast corner of Lot 4 of Block 6 of said POINT WEST FOURTH ADDITION; thence N67°29'38"W for 50.00 feet to a point on the Southeastery Right-of-Way line of the Florida Department of Transportation Limited Access Corridor; thence N22°31'22"E along the said Southeastery Right-of-Way line of the Florida Department of Transportation Limited Access Corridor for 298.87 feet; thence N16°59'10"E for 54.13 feet to a point on the boundary line of said Lot 10 of Block 6; thence continue N16°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 Southeastery line of said Lot 1 of Block 6; thence S22°31'22"W along the Southeastery line of said Lots 1, 2 and 3 of Block 6 of 159.31 feet; thence N57°27'49"W for 28.00 feet; thence N22°31'22"E for 22.00 feet; thence N16°59'10"E for 12.82 feet; thence N57°27'49"W for 100.00 feet; thence N22°31'22"E for 31.17 feet; thence S67°27'49"E for 99.00 feet; thence S22°31'22"W for 22.00 feet; thence S67°27'49"E for 28.00 feet to a point on the Northwestery line of said Lot 1 of Block 6; thence S22°31'22"W along the Northwestery line of said Lots 1, 2, 3 and 4 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.

- This site lies in Section 5, Township 56 South, Range 40 East, City of Cutler Bay, Miami-Dade County, Florida.

\* TREE STORM DRAINAGE EXFILTRATION TRENCH (18") PER C-2 + C-5

X=TO BE REMOVED  
R=TO BE RELOCATED

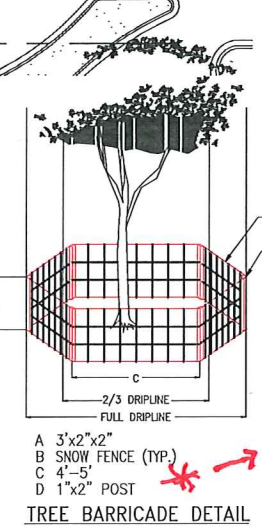
NO-SPECIMEN"/CANOPY TO BE REMOVED =O

No.	H.(")	S.(")	D.B.H.	SCIENTIFIC NAME	COMMON NAME	CONDITION	DISPOSITION
1	26	40	12.0	SWIETENIA MAHOAGANI	MAHOAGANY	GOOD	TO REMAIN
2	14	15	3.5	CONOCARPUS ERECTUS	GREEN BUTTWOOD	GOOD	TO BE RELOCATED
3	12	10	3.5	CONOCARPUS SERICEUS	SILVER BUTTWOOD	GOOD	TO BE RELOCATED
4	12	10	3.5	CONOCARPUS SERICEUS	SILVER BUTTWOOD	GOOD	TO BE RELOCATED
5	16	18	8.0	CONOCARPUS ERECTUS	GREEN BUTTWOOD	GOOD	TO BE RELOCATED
6	12	10	3.5	CONOCARPUS SERICEUS	SILVER BUTTWOOD	GOOD	TO BE RELOCATED
7	18	25	5.5	CONOCARPUS ERECTUS	GREEN BUTTWOOD	GOOD	TO BE RELOCATED
8	24	38	15.0	BUCIDIA BUCERAS	BLACK OLIVE	FAIR	TO BE REMOVED
9	16	15	5.0	CONOCARPUS ERECTUS	GREEN BUTTWOOD	GOOD	TO BE RELOCATED
10	12	10	3.0	CONOCARPUS SERICEUS	SILVER BUTTWOOD	GOOD	TO BE RELOCATED
11	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
12	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
13	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
14	36	20	12.0	COCOS NUCIFERA	COCONUT PALM	GOOD	TO BE RELOCATED
15	14	15	4.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
16	14	15	4.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
17	14	15	5.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
18	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
19	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
20	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
21	32	40	16.0	SWIETENIA MAHOAGANI	MAHOAGANY	Δ (FAIR/50%)	TO BE REMOVED
22	14	15	4.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
23	14	15	5.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED

**TREE DISPOSITION PLAN**  
1"=20'-0"

No.	H.(")	S.(")	D.B.H.	SCIENTIFIC NAME	COMMON NAME	CONDITION	DISPOSITION
24	14	15	4.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
25	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
26	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
27	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
28	12	10	5.0	SENNA SURATTENSIS	GLAUCCOUS CASSIA	Δ (POOR/40%)	TO BE REMOVED
29	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
30	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
31	16	15	9.0	PTYCHOSPERMA ELAGANS	ALEXANDER PALM X3	GOOD	TO BE RELOCATED
32	14	15	4.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
33	14	15	5.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
34	14	15	4.0	LAGERSTROMIA INDICA	GRAPE MYRTLE	GOOD	TO BE RELOCATED
35	18	25	12.0	TABEBUIA PALLIDA	TRUMPET TREE	Δ (FAIR/50%)	TO BE REMOVED
36	18	15	8.0	SYAGRUS ROMANZOFFIANA	QUEEN PALM	GOOD	TO BE RELOCATED
37	18	15	9.0	SYAGRUS ROMANZOFFIANA	QUEEN PALM	GOOD	TO BE RELOCATED
38	16	15	8.0	SYAGRUS ROMANZOFFIANA	QUEEN PALM	Δ (FAIR/60%)	TO BE REMOVED
39	18	15	9.0	SYAGRUS ROMANZOFFIANA	QUEEN PALM	Δ (POOR/40%)	TO BE REMOVED
40	12	15	5.0	CONOCARPUS SERICEUS	SILVER BUTTWOOD	GOOD	TO REMAIN

TREE CALIPER INCHES TO BE REMOVED = 70"  
72" = (18) 4" CALIPER CREDIT TREES REQUIRED.  
 (9) PROVIDED 4" CALIPER TREES, SEE LANDSCAPE PLAN L-1  
 (9) MITIGATION TREE SHORTFALL - 4" CALIPER TREES TO BE PAID INTO CITY TREE FUND.



- TREE BARRICADE NOTES:**
1. ALL EXISTING TREES AND RELOCATED TREES SHALL BE PRUNED BY A "CERTIFIED ARBORIST" AND SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), A501-2005", CURRENT EDITION RESPECTIVELY.
  2. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION.
  3. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
  4. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
  5. A TREE REMOVAL/RELOCATION PERMIT FROM THE TOWN OF CUTLER BAY SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND ANY CLEARING OPERATIONS; AS REQUIRED.
  6. ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 15"-36"; ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS MATERIAL SUCH AS LEAVES, OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREES SHALL BE LIGHTLY PRUNED BY HAND. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES W/ TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC; OWNER TO SUPPLY WATER ON SITE. TRANSPARENT TREES W/ 60" TREE SPADE, AND / OR TREE CRANE. TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.
  7. SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH, OR SLIGHTLY HIGHER THAN THE FINISHED GRADE.
  8. PROVIDE DISH TO RETAIN WATER, ELIMINATE AIR POCKETS WITH THE USE OF WATER HOSE, HOLE SHOULD BE FILLED WITH A MIXTURE OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
  9. A TEMPORARY HOLDING AREA SHALL BE USED ON SITE DURING CONSTRUCTION OR UNTIL TREES CAN BE PROPERLY RELOCATED, COORDINATE WITH LANDSCAPE ARCHITECT.
  10. LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER, FLORIDA HOLLY AND ALL EXOTIC NUISANCE MATERIAL ON SITE AS REQUIRED.
- CONTRACTOR SHALL FIELD ADJUST NEW TREE LOCATIONS TO BE 15' MINIMUM FROM LIGHT STANDARDS.

**CKE GROUP**  
INCORPORATED  
engineering • architecture • planning  
CERTIFICATE OF AUTHORIZATION - 4582

16722 S. DIXIE HWY., CUTLER BAY, FLORIDA

**ROOMS TO GO**  
REVISIONS seal

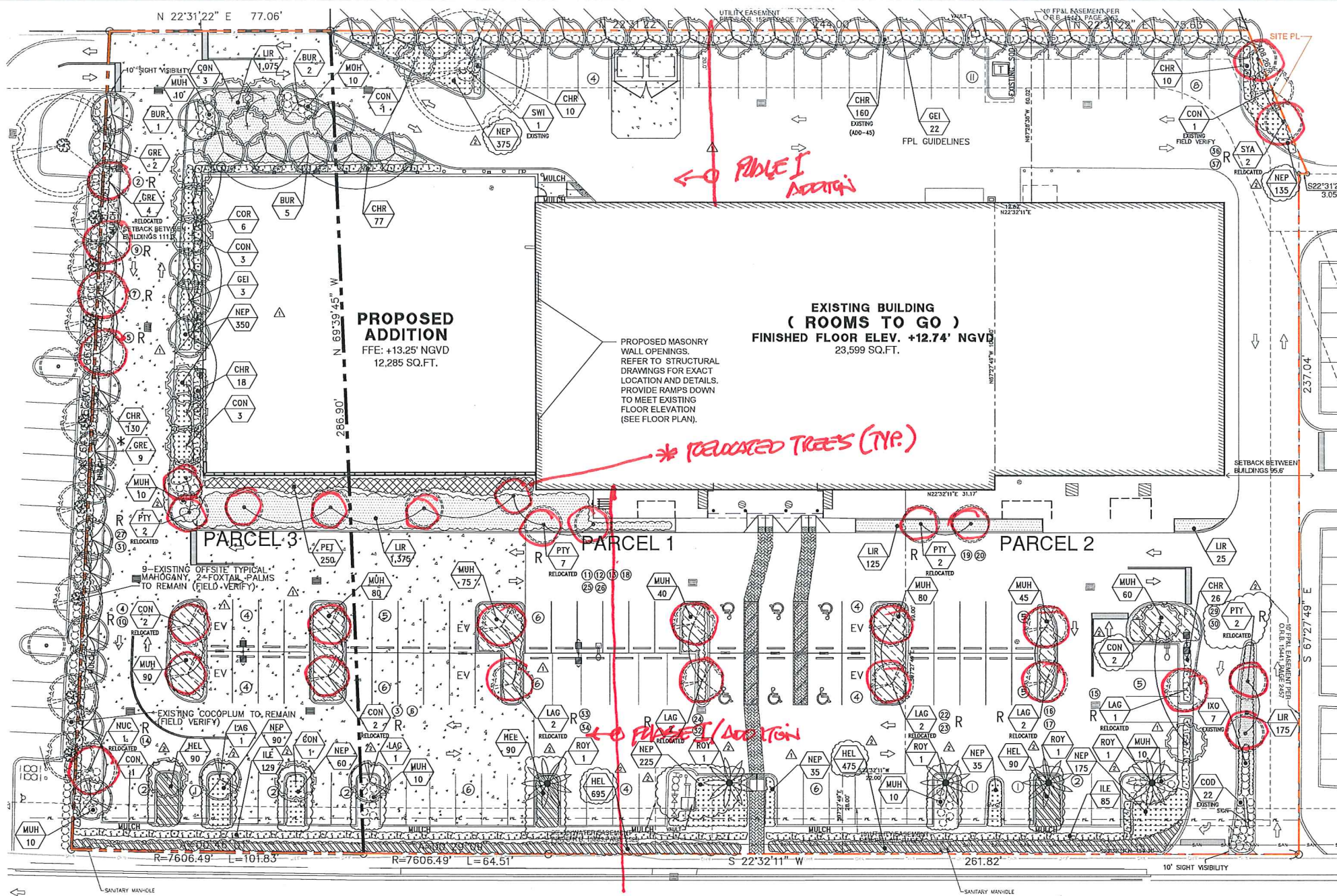
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RL#22-02-2169  
project no: 1789  
scale: AS NOTED  
date: 7-1-2022  
drawn by: R.Barb

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • (954) 982-7211 - (305) 558-4124

TD-1



### SITE TABULATIONS

EXISTING ZONING: TRC - TRANSIT CORRIDOR			
SITE ANALYSIS	S.F.	ACRES	% OF SITE PROVIDED
TOTAL BUILDING COVERAGE:	35,884.00	0.824	29.79%
TOTAL LANDSCAPED AREA:	18,993.90	0.436	15.77%
TOTAL PAVED AREA & WALKS:	65,568.00	1.505	54.44%
PERVIOUS AREA:	18,993.90	0.436	15.77%
IMPERVIOUS AREA:	101,452.00	2.329	84.23%
TOTAL LAND AREA:	120,445.90	2.765	
F.A.R. ALLOWED:	0.40		
F.A.R. PROVIDED:	0.30		
STANDARD PARKING: (9'x18')		REQUIRED	PROVIDED
RETAIL: 1/300 SF - 35,884/300=119.61		120	104
ACCESSIBLE PARKING: (12'x18')		REQUIRED	PROVIDED
1/25 STANDARD SPACES		5	6
TRUCK PARKING: (10'x40')		REQUIRED	PROVIDED
		1 (10'x40')	1 (10'x50')
BUILDING HEIGHT:		MAX. PROVIDED	
		NO MAX.	25.75'
BUILDING SETBACKS:		REQUIRED	PROVIDED
Front (East) (U.S. 1)		20'	120.38'
Side (North)		5'	25.7'
Side (South)		5'	34.6'
Rear (West)		5'	100.0'
Between Buildings		20'	111.0'/96.5'
LANDSCAPE:		REQUIRED	PROVIDED
Open Space Area	18,993.90	0.436	15.00% 15.77%

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 N89°39'45"W along the Southeastly line of said Lot 4 for 266.90 feet to the Southeast corner of said Lot 4; thence N22°31'22"E along the Northwestly line of said Lot 4 for 244.00 feet to a point on the Southeastly right-of-way line of the Florida Department of Transportation Limited Access Corridor for 238.87 feet; thence S22°31'11"W for 31.17 feet; thence S87°27'49"E for 28.00 feet; thence S22°31'11"W for 22.00 feet; thence S87°27'49"E for 28.00 feet to a point on the Southeastly line of said POINT WEST FOURTH ADDITION; thence run the following course and distances along the said Southeastly line of POINT WEST FOURTH ADDITION: S22°31'11"W for 102.50 feet to a point of curvature of a circular curve to the right; thence 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, Page 67 of the Public Records of Miami-Dade County, Florida, being particularly described as follows:  
Beginning at the Southwest corner of Lot 4 of Block 6 of said POINT WEST FOURTH ADDITION; thence N87°28'38"W for 20.00 feet to a point on the Southeastly right-of-way line of the Florida Department of Transportation Limited Access Corridor; thence N22°31'22"E along the said Southeastly right-of-way line of the Florida Department of Transportation Limited Access Corridor for 238.87 feet; thence N89°39'45"W for 54.13 feet to a point on the boundary line of said Lot 4 of Block 6; thence continue N89°39'45"W along the said boundary line of Lot 4 for 54.13 feet; thence S22°31'22"W for 3.05 feet; thence S87°27'49"E for 237.04 feet to a point on the Southeastly line of said Lot 1 of Block 6; thence S22°31'11"W along the Southeastly line of said Lots 1, 2 and 3 of Block 6 of 159.31 feet; thence N87°27'49"W for 28.00 feet; thence N22°31'11"E for 12.82 feet; thence N87°27'49"W for 99.00 feet; thence N22°31'11"E for 31.17 feet; thence N87°27'49"W for 100.00 feet; thence N22°31'11"E for 12.82 feet; thence N87°27'49"W for 99.00 feet to a point on the Northwestly line of said Lot 1 of Block 6; thence S22°31'22"W along the Northwestly line of said Lots 1, 2, 3 and 4 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.

- This site lies in Section 5, Township 56 South, Range 40 East, City of Cutler Bay, Miami-Dade County, Florida.

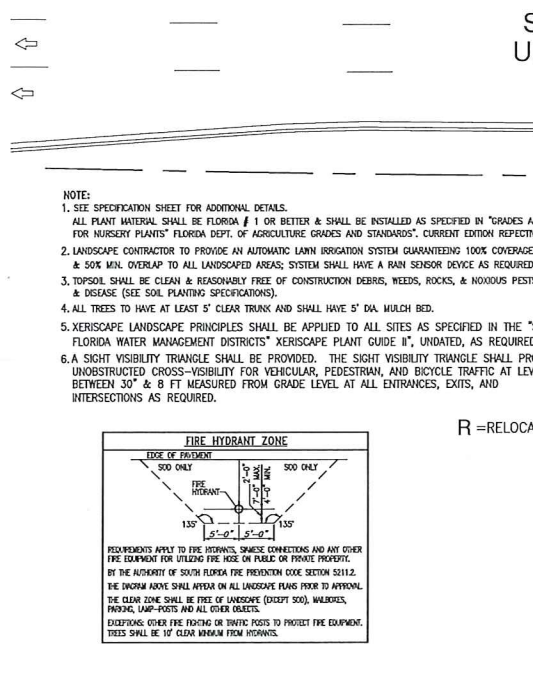
STATE ROAD NO. 5  
U.S. HIGHWAY NO. 1  
(SECTION 87020-MISC1)  
(116' PUBLIC RIGHT OF WAY)

### ARTICLE VII. SECTION 3-102

REQUIRED	PROVIDED
SEC. 3-102(1) SURFACE PARKING 10' WIDE PERIMETER LANDSCAPE AREA 4 TREES/35 SHRUBS PER 100' L.F. (428' L.F.)=	17/150 0/214
SEC. 3-102(1)(a) TERMINAL ISLANDS 1 TREE/10 SHRUBS PER 200 SQ.FT. (4,646.64)	23/230 28/540
SEC. 3-102(2) BUILDING PERIMETER 200 SQ.FT. PER 1,000 SQ.FT. OF BLDG. 12,285.00=	2,457.00 6,021.32
FLOOR AREA 2 TREES/20 SHRUBS PER 200 SQ.FT.:	25/246 25/365
SEC. 3-102 (5) SITE CANOPY COVERAGE; MINIMUM 30% OF REMAINING DEVELOPMENT OF SITE:	1,789.73 8,509.83
SEC. 3-102(6)(b) BUFFER AREA NON-RESIDENTIAL 6 TREES/20 SHRUBS PER 100' L.F. 5'-10' AREAS: (529.45 L.F.)=	32/106 42/345
MIAMI-DADE COUNTY CHAPTER 18A - ORDINANCE 98-13 F. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.): 428' LINEAR FEET ALONG STREET (U.S. HWY.#1)/25=	17 0
SECTION 3-103: TREE SPECIES MIX = 41 PLUS ** 9 MITIGATION TREES 4" CALIPER PROVIDED (80% NATIVE SHRUBS PROVIDED)	6 10
TOTAL TREES	114 ** 95

### TREE BARRICADE NOTES:

- ALL EXISTING TREES AND RELOCATED TREES SHALL BE PRUNED BY A "CERTIFIED ARBORIST" AND SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), A500-2005", CURRENT EDITION RESPECTIVELY.  
TREES THAT EXHIBIT FLUSH CUTS WILL BE CONSIDERED AS ABUSED AND WILL NOT BE ACCEPTED.
- EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION.
- NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
- TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
- A TREE REMOVAL/RELOCATION PERMIT FROM THE TOWN OF CUTLER BAY SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND ANY CLEARING OPERATIONS; AS REQUIRED.
- ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICES AS REQUIRED. TRENCH DEPTH SHALL BE 18"-30"; ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS MATERIAL SUCH AS LEAVES, OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOFT WOOD. RELOCATED TREES SHALL BE LIGHTLY PRUNED BY HAND. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES W/ TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC; OWNER TO SUPPLY WATER ON SITE. TRANSPLANT TREES W/ 60" TREE SPADE, AND / OR TREE CRANE. TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRENCHED FOR CONSTRUCTION.
- SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH , OR SLIGHTLY HIGHER THAN THE FINISHED GRADE.
- PROVIDE DISH TO RETAIN WATER, ELIMINATE AIR POCKETS WITH THE USE OF WATER HOSE, HOLE SHOULD BE FILLED WITH A MIXTURE OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
- A TEMPORARY HOLDING AREA SHALL BE USED ON SITE DURING CONSTRUCTION OR UNTIL TREES CAN BE PROPERLY RELOCATED. COORDINATE WITH LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER, FLORIDA ROSELY AND ALL EXOTIC NUISANCE MATERIAL ON SITE AS REQUIRED.
- CONTRACTOR SHALL FIELD ADJUST NEW TREE LOCATIONS TO BE 15' MINIMUM FROM LIGHT STANDARDS.



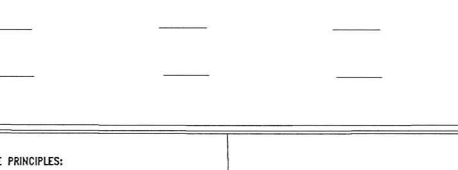
NOTE: WATER SOURCE AND METHODS COMPLY WITH FLORIDA FRIENDLY LANDSCAPE NINE PRINCIPLES:

1. RIGHT PLANT RIGHT PLACE
2. WATER EFFICIENTLY
3. FERTILIZE APPROPRIATELY
4. MULCH
5. ATTRACT WILD LIFE
6. MANAGE YARD PESTS RESPONSIBLY
7. RECYCLE YARD WASTE
8. REDUCE STORMWATER RUNOFF
9. PROTECT THE WATER FRONT

DROUGHT TOLERANCE = SFWM GREEN BUILDING ORDINANCE REQUIRED SECTION 151.153#16 80% OF PLANTS, TREES, AND GRASSES PER "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RECOMMENDATIONS (LATEST EDITION).

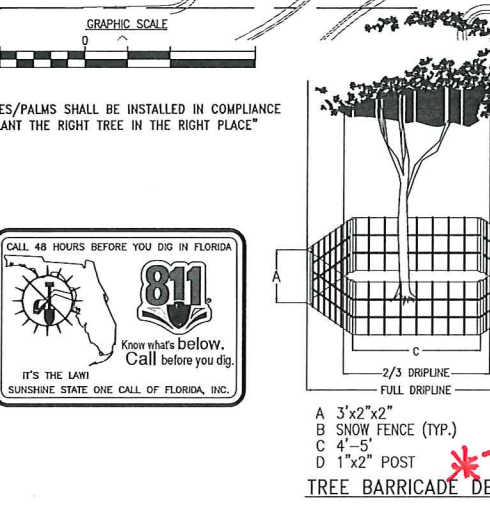
\* MODERATE  
\*\* VERY

ALL NEW TREES/PALMS SHALL BE INSTALLED IN COMPLIANCE WITH "FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE"



### LANDSCAPE LEGEND

DROUGHT TOLERANCE	KEY	QTY.	PLANT NAME	NATIVE	SIZE	SPECS.	** 9 MITIGATION TREES 6" CALIPER PROVIDED
**	SWI	1	SWEETENED WHORSHIP / WHORSHIP	YES	25'-28" HGTS	EXISTING TO REMAIN	
**	GEI	25	CORDIA SEBESTENA / ORANGE GINGER TREE	YES	16'-18" X6'-7"	F.G. 6.0" CALIPER 5' C.T. MIN.	
**	BUR	8	BURSERIA SMARUBA / GUMBO LIMBO	YES	16'-18" X6'-7"	F.G. 6.0" CALIPER 5' C.T. MIN.	
**	GRE	11	CONDORCARIUS ERECTUS / GREEN BUTTWOOD	YES	16'-18" X6'-7"	F.G. 6.0" CALIPER "STANDARD" RELOCATE(4) EXISTING (9" MITIGATION)	
**	NUC	4	COCOS TRUCIFERA / COCONUT PALM	NO	34'-38" HGTS	EXISTING TO REMAIN 6" GREYWOOD MIN. RELOCATE(1)	
**	CON	14	CONDORCARIUS SERICEUS / SILVER BUTTWOOD	YES	16'-18" X6'-7"	F.G. 6.0" CALIPER 5' C.T. MIN. STANDARD (EXISTING) RELOCATE(4)	
**	PTY	12	PITYCHOSPERA ELEGANS / ALEXANDER PALM	NO	16'X8" HGTS.	EXISTING TO REMAIN 6" GREYWOOD MIN. "TRIPLES" RELOCATE(12)	
**	SYA	2	STYGOSIA ROMANZOFFIANA / QUEEN PALM	NO	16'-18" HGTS.	EXISTING TO REMAIN 6" GREYWOOD MIN. RELOCATE(2)	
**	LAG	2	LAGERSTROEMIA INDICA / "MUSKOGEE"	NO	16'-18" X6'-7"	F.G. 6.0" CALIPER 5' C.T. MIN. STANDARD RELOCATE(4) EXISTING	
**	ROY	5	ROYSTONIA REGIA / FLORIDA ROYAL PALM	NO	20'-22" X15"	F.G. 6" GREYWOOD MIN. 12" CALIPER MIN. "MATCHED"	
**	MUH	540	MULLENBERGERIA CAPILLARIS / MUHLY GRASS	YES	18" X18"	3 GAL 24" O.C.	
**	COO	22	CODONALM VARIETATUM / MAMMEY CROTON	NO	24" X18"	3 GAL EXISTING TO REMAIN	
**	DO	7	DXORA NORA GRANT / PINK MOIRA	NO	24" X18"	3 GAL EXISTING TO REMAIN	
**	ILO	214	ILEX VOMITORIA / "HAWK" YAWPON HOLLY	YES	24" X18"	3 GAL 24" O.C. FULL TO BASE	
**	COB	6	CORONILLA FRUTICOSA / RED SISTER	NO	30" HGTS.	3 GAL FULL TO BASE MULTI-STEM-AS SHOWN	
**	CHR	271	CHRYSOBALANUS ICACCO / "RED TIP"	YES	24" X18"	3 GAL 24" O.C. FULL TO BASE (EXISTING TO REMAIN)	
**	PET	250	DORA PETITE / RED TAINMAN DWARF MOIRA	NO	24" X18"	3 GAL 24" O.C. FULL TO BASE	
**	LIR	2,775	LIRIOPE MUSCARI / BIG BLUE	NO	6"	1 GAL 12" O.C. FULL	
**	HEL	1,440	HELIANTHUS DEBILIS / YELLOW DUNE FLOWER	YES	6"	1 GAL 12" O.C. FULL	
**	NEP	1,445	NEPHROLEPIS EXALTA / DWARF BOSTON FERN	YES	6"	1 GAL 12" O.C. FULL	



10722 S. DIXIE HWY. CUTLER BAY, FLORIDA

ROOMS TO GO

17190 ROYAL PALM BLVD. SUITE 2 • WESTON, FLORIDA 33326 • (954) 982-7211 • (305) 558-4124

revisions seal

bid date: 11-09-23 permit: owner date: 7-6-22

project no: 1789 scale: AS NOTED date: 7-1-2022 drawn by: AC R.Bartlett

L-1

CKE GROUP INCORPORATED  
engineering • architecture • planning  
CERTIFICATE OF AUTHORIZATION - 4383

10722 S. DIXIE HWY. CUTLER BAY, FLORIDA

ROOMS TO GO

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L-1



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 14**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Onsite Subsurface Conditions
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Provide direction regarding the onsite subsurface conditions including soil and ground water, since Phase II site assessment implies both may be contaminated even at a limited level.
<ol style="list-style-type: none"> <li>1. Can the excess soil material associated with the construction of the storm drainage system, fire main and other construction activities be utilized onsite without any special precautions, treatment, or handling?</li> <li>2. If existing onsite soil must be removed from the site, what are the special precautions, treatment or handling requirements for trucking and disposal?</li> <li>3. Since dewatering will be necessary to properly install the deep storm drainage system, will there be special precautions, treatment or handling required to dispose of the ground water offsite?</li> </ol>

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>	<ol style="list-style-type: none"> <li>1. Reply by ECS</li> <li>2. Reply by ECS</li> <li>3. No dewatering allowed. Exfiltration trenches can be installed without dewatering.</li> </ol>

<b>Attachments:</b>	
<b>Answered By:</b> Eduardo Carcache	<b>of:</b> CKE Group, Inc. <b>Date:</b> 11/28/23





**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 14**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Onsite Subsurface Conditions
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Provide direction regarding the onsite subsurface conditions including soil and ground water, since Phase II site assessment implies both may be contaminated even at a limited level.
<ol style="list-style-type: none"> <li>1. Can the excess soil material associated with the construction of the storm drainage system, fire main and other construction activities be utilized onsite without any special precautions, treatment, or handling?</li> <li>2. If existing onsite soil must be removed from the site, what are the special precautions, treatment or handling requirements for trucking and disposal?</li> <li>3. Since dewatering will be necessary to properly install the deep storm drainage system, will there be special precautions, treatment or handling required to dispose of the ground water offsite?</li> </ol>

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
<ol style="list-style-type: none"> <li>1. Reply by ECS - <b>Following Source Removal of known “hot spot” soil locations, excess remaining soil can be utilized onsite.</b></li> <li>2. Reply by ECS - <b>Although, known “hot spot” soil locations will be removed and properly disposed at a landfill with manifests, special precautions should be considered for remaining soil if it is exported. Options can include in an abundance of caution, dispose of excess soil at a landfill or test material in accordance with Miami-Dade County Reuse requirements to determine if it can be transported to another property.</b></li> <li>3. No dewatering allowed. Exfiltration trenches can be installed without dewatering.</li> </ol>

<b>Attachments:</b>
<b>Answered By:</b> Eduardo Carcache/ <b>Alex Chatham</b> of: CKE Group, Inc./ <b>ECS</b> <b>Date:</b> 11/28/23 /11/29/2023







**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 15**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Plumbing
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
<p>Confirm, verify and/or provide clarification for the following related to plumbing.</p> <ol style="list-style-type: none"> <li>1. Provide selection/specification for the new plumbing fixtures needed at Women’s #111 and Men’s #112, since existing fixtures that are shown to be reused have previously been removed.</li> <li>2. Provide an alternative design for the new underground sanitary sewer line from Breakroom #107 since there is not enough fall to tie into the existing at its most shallow point off the restrooms.</li> <li>3. Confirm it is acceptable to route the new RTU condensate line to the downspout since it is connected to the underground storm drainage system. This would eliminate penetration through the existing parapet and reduce pipe lengths.</li> <li>4. Provide a detail and specification for the downspout connection to the underground storm drainage system as shown on Sheet C-2. Also, if a cast iron downspout boot is required provide a specification.</li> </ol>

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b> See attached for responses.
<b>Attachments:</b> Yes
<b>Answered By:</b> Steve Dahms - Senior PM <b>of:</b> CASCO <b>Date:</b> 11/28/23

1. Provide selection/specification for the new plumbing fixtures needed at Women's #111 and Men's #112, since existing fixtures that are shown to be reused have previously been removed.

**New plumbing fixtures shall be as follows: EX. WH shall be replaced with WH-2, EX. WC shall be replaced with WC-1 (ADA). See attached revised Plumbing Fixture Schedule.**

2. Provide an alternative design for the new underground sanitary sewer line from Breakroom #107 since there is not enough fall to tie into the existing at its most shallow point off the restrooms.

**Per phone call with Bruce Wallick of Rooms To Go, plumbing drawings shall be revised to provide pump at the breakroom sink. A new sanitary line shall be piped overhead from the breakroom sink to plumbing chase between Toilets #111 & #112 to connect to underground sanitary sewer.**

3. Confirm it is acceptable to route the new RTU condensate line to the downspout since it is connected to the underground storm drainage system. This would eliminate penetration through the existing parapet and reduce pipe lengths.

**RTU Condensate may be routed to downspout connected to underground storm drainage system and eliminate penetration through existing parapet. Sheet P2.0 shall be revised accordingly.**

4. Provide a detail and specification for the downspout connection to the underground storm drainage system as shown on Sheet C-2. Also, if a cast iron downspout boot is required provide a specification.

**Provide J.R. Hoe Model #O-6624C cast iron downspout boot. Downspout connection detail shall be added to sheet P1.0.**

**Note: revised plumbing plan(s) will be issued to the awarded bidder.**

# PLUMBING FIXTURE SCHEDULE

MARK	SPECIFICATIONS
<u>LAV-1</u>	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.
<u>LAV-2</u>	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.
<u>WC-1</u>	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 #0542F (FLOOR MOUNTED) CARRIER MUST BE COMPACT TYPE.
<u>EWC-1</u>	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.
<u>WH-2</u>	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.
<u>SINK-1</u>	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.

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.



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 16**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Waterproofing
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

**Request Description:**

Since the addition is 1'4" higher than the existing building, should a heavy waterproof membrane be applied along the length of the tie in instead of turning down the vapor barrier per 7/S1.0.

**Attachments:**

**Schedule Impact:**

**Cost Impact:**

**Reason for RFI:**

<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**

Waterproofing shall be applied to the south side of the existing CMU below the expansion floor slab along column line "A", and where the grade rises above the floor line along the west wall (as noted on 2/A3.0). This will be addressed in Addendum 2.

**Attachments:**

Answered By: Mark Bromeier

of: CASCO

Date: 1/29/2023



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 17**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Painting/Masonry
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

**Request Description:**

Provide direction for the following.

1. Should the existing masonry knee wall and pilasters at the front elevation be painted or treated?
2. Should the existing column covers at the front elevation be painted or treated?
3. Should the existing downspouts and steel guards at the rear elevation be painted?
4. Should the existing pipe bollards at the rear door be painted?
5. Should the existing metal siding, gutters and downspouts at the backside of both canopies be painted?
6. Should the existing vertical masonry control joint sealant and backer rod be removed and replaced?
7. Should the new masonry knee wall at the addition be painted gray split face block instead of integrally colored white to match existing? Note we have not located a manufacturer that can match the existing white split face block in this small quantity. The block also seems to have an aggregate that gives it a special finish.

**Attachments:**

**Schedule Impact:**

**Cost Impact:**

**Reason for RFI:**

<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**

1. Match the existing CMU and apply water repellant as called for on the drawings.
2. No
3. Yes
4. Yes
5. No
6. Yes
7. Match the existing CMU and apply water repellant as called for on the drawings.

**Attachments:**

**Answered By:** Dan Burns

**of:** RTG Maintenance

**Date:** 11/30/23



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 18**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Concrete Structure
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Provide a structural detail through both the new ramp and steps to the addition separating them from the new slab on grade since they will be poured at a different time. Details 6 & 10/S1.0 currently show the ramp and steps being constructed monolithically with the slab on grade without a construction joint.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
 <b>An alternate method of detailing shall be considered via a RFI submitted by the awarded contractor.</b>  

<b>Attachments:</b>
<b>Answered By:</b> Mark Bromeier <b>of:</b> CASCO <b>Date:</b> 11/29/2023







**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 19R**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Construction Waste Plan
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Provide direction regarding Building Dept Note #2 on CKE’s cover page specifying compliance with recycling diversion and construction and demolition waste. Provide a copy of the CDMMP plan, information for compliance and the proposed weight of demolition and construction debris.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>	This is a city requirement and must be provided by GC.
<p>CTG Response 12/06/23: We have contacted the Town of Cutler Bay, searched their website, searched for the meaning of the acronym 'CDMMP' and spoke to several of the Solid Waste Company(s) on their restricted list of providers and have not been able to determine the requirements or cost that should be included in the proposal for handling and disposal of construction and demolition waste. Please provide a point of contact, email address, phone number, etc for the person with the City that required CKE to include these notes on the cover page. Also provide a copy of the City's requirements along with an example of a plan that has been previously approved by the City.</p> <p>See attached section of the Code detailing requirements.</p>	

<b>Attachments:</b>		
<b>Answered By:</b> Eduardo Carcache	<b>of:</b> CKE Group, Inc.	<b>Date:</b> 11/28/23 <b>12-12-23</b>

---

### **Sec. 3-73. Recycling and diversion of construction and demolition waste.**

Sixty percent or more of waste tonnage from construction, demolition, and renovation projects shall be diverted from disposal in landfills. Diversion may be accomplished using new construction methods that reduce the amount of waste generated; through on-site reuse of the waste; delivery of the waste from the site to an approved recycling facility; donation of the material to a nonprofit organization in need of such materials; and all other methods as may be approved by the director through acceptance of a construction, demolition and materials management plan (CDMMP).

- (1) *CDMMP*. A CDMMP shall be prepared and submitted to the director indicating the method and process for complying with the 60 percent diversion standard along with the following information:
  - a. Estimated volume or weight of project construction and debris materials to be generated by type.
  - b. Estimated volume or weight of construction and debris materials feasible to divert, considering cost, energy consumption and delays, via reuse or recycling.
  - c. The vendor and/or facility proposed to collect, divert, market, reuse and/or receive each material diverted.
  - d. Estimated volume or weight of the residual materials to be landfilled.
  - e. Projects involving the removal of all or part of an existing structure shall indicate deconstruction methods, to the maximum extent feasible. Applicants will indicate the manner and method for making the materials generated available for salvage prior to being transported for disposal in a landfill or transformation facility. If deconstruction is not feasible, the applicant shall indicate the circumstances prohibiting such solution.
- (2) *Compliance with the CDMMP*. Prior to scheduling a final zoning inspection, the applicant shall submit documentation indicating compliance with the diversion requirement thresholds specified in the CDMMP. The documentation shall include all of the following:
  - a. Receipts and gate tickets from the vendor(s) or facility(s) that collected or received construction and demolition debris from the covered project showing the actual weight or volume of that material.
  - b. Any additional information the applicant believes is relevant in determining its efforts to comply with this article.
  - c. The director shall review the information submitted and determine whether the applicant has complied with the requirements of this article for material diversion. If the director determines that the documentation and certification provided by the applicant does not fully comply with the requirements of this article, the applicant will be found to be in violation and issued a citation equal to three times the diversion fee for the project.
  - d. The department may withhold issuance of the certificate of occupancy permit for any project until documentation has been received affirming compliance with this section.
  - e. Approval shall not be required where an emergency demolition is required to protect public health and safety.
  - f. The department shall only approve the documentation if it indicates at least 60 percent of all construction and demolition debris generated by the project has been diverted pursuant to this chapter, or has received a modification by the department.

- 
- (3) *Weighing of waste.* Applicants shall make reasonable efforts to ensure that all construction and demolition materials diverted, or delivered to disposal facilities for disposal, are measured and recorded using the most accurate method of measurement reasonably available. To the extent practical, all construction and demolition debris shall be weighed on scales. Such scales shall be in compliance with all regulatory requirements for accuracy and maintenance. For construction and demolition debris for which weighing is not practical due to size or other considerations, a volumetric measurement may be used. For conversion of volumetric measurements to weight, the applicant shall use the standardized conversion rates approved by the town for this purpose. Documentation of the foregoing shall consist of photocopies of receipts, weight tickets, gate tickets, and other records from recycling facilities, deconstruction contractors, solid waste enterprises and disposal facilities.
  - (4) *Modification of the diversion requirement.* An applicant may apply for a modification from the 60 percent diversion requirement if unique site circumstances make it unfeasible to comply. The applicant shall indicate the circumstances that make it unfeasible along with an estimated feasible diversion rate and the rate for each material. The director shall review the application and determine the maximum feasible diversion rate for each material based on site circumstances. This modified threshold rate will be used for comparison purposes in the issuance of a certificate of occupancy. If the director determines that it is possible for the applicant to meet the 60 percent requirement, the town shall so inform and provide the applicant with the rationale followed for such determination.
  - (5) *Approved recycling facility.* Only recycling facilities that are in full compliance with all federal, state, and local permits shall be allowed as an approved recycling facility within a CDMMP.
  - (6) *CDMMP application fee.* Each CDMMP application shall be subject to the diversion fee as adopted by resolution of the town council.

(Ord. No. 12-03, § 2(3-73), 6-20-2012)





**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 21**

<b>To:</b> CASCO	<b>Date:</b> 11/22/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Wood Base
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Should the existing wood base at the perimeter walls be removed and replaced since it is much larger than the new wood base?

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
Yes. This will be addressed in Addendum 2.

<b>Attachments:</b>
<b>Answered By:</b> Mark Bromeier <b>of:</b> CASCO <b>Date:</b> 11/29/2023



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 22**

<b>To:</b> CASCO	<b>Date:</b> 11/27/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Kids Column TS Support
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Verify that tube steel support is not necessary at the Kids Area columns since they are not shown as “TS” on Sheet A1.0 although 1/A7.1 is a detail including the steel reinforcement.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
A “TS” as detailed on 1/A7.1 is required at the 4 tapered drywall Kids Sales columns that do not enclose a structural building column. This will be addressed in Addendum 2.

<b>Attachments:</b>
<b>Answered By:</b> Mark Bromeier <b>of:</b> CASCO <b>Date:</b> 11/29/2023



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 23**

<b>To:</b> CASCO	<b>Date:</b> 11/27/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Structural concrete at Ramp
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b> Provide a structural cross section detail for the sides of the ramp from the addition to the existing storm. Are footings and reinforced concrete stem wall required?
--

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>  Construct solid concrete ramp on top of existing slab. Then no reinforced stem walls or footings are required.
---

<b>Attachments:</b>
<b>Answered By:</b> Matt Downs <b>of:</b> CASCO <b>Date:</b> 11/27/23



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 24**

<b>To:</b> CASCO	<b>Date:</b> 11/27/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Door #4 Size
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b> Provide clarification as to the size of Door #4 as shown in the Schedule on Sheet A8.0 since the dimension since to be an oversight.
---

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>  The Door Schedule on A8.0 should note the size of door 4 as 3'-0" x 7'-0" x 1 3/4". This will be addressed in Addendum 2.
--

<b>Attachments:</b>
<b>Answered By:</b> Mark Bromeier <b>of:</b> CASCO <b>Date:</b> 11/29/2023





**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 25**

<b>To:</b> CASCO	<b>Date:</b> 11/27/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> ACT Grid
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b> Confirm the existing ACT grid at Rooms #105, #113, #114, #115, & #116 should be removed and replaced so the new overhead electrical, fire alarm, fire sprinklers, etc., can be installed although the drawings show the “grid to remain”.
--

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input checked="" type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>  Remove and reinstall the existing ACT grid as required for the overhead work. This will be addressed in Addendum 2.
--

<b>Attachments:</b>
<b>Answered By:</b> Mark Bromeier <b>of:</b> CASCO <b>Date:</b> 11/29/2023





**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 27**

<b>To:</b> CASCO	<b>Date:</b> 11/27/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> RTU Screening
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Confirm the building design accounts for RTU screening since there is no parapet at the rear of the building and the equipment may be visible. General Site Note #7 on C-1.2 requires the equipment to be screened from view.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
No comments regarding the need for RTU screening were received from the city from their building or zoning departments. General Note 7 on C1.2 can be ignored. This will be addressed in Addendum 2.

<b>Attachments:</b>
<b>Answered By:</b> Mark Bromeier <b>of:</b> CASCO <b>Date:</b> 11/29/2023



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 28**

<b>To:</b> CASCO	<b>Date:</b> 11/27/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Roof Hatch Opening
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b> Provide steel support design for the new roof hatch opening coordinated with the existing “As-Built” joist location and spacing in relationship to the walls and other equipment in Room #106.
---

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>  Support roof hatch opening with L3x3 framing per detail 12/S0.2
--

<b>Attachments:</b>
<b>Answered By:</b> Matt Downs <b>of:</b> CASCO <b>Date:</b> 11/27/23



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 29**

<b>To:</b> CASCO	<b>Date:</b> 11/27/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Curtainwall
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Provide a detail for where the new impact rated curtainwall of the addition attaches to the existing rough split face masonry wall.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
A vertical curtainwall jamb mullion is not typically attached to the wall since it spans top to bottom. The split face of the CMU shall be ground down in the area of the mullion as required to properly install the backer rod and sealant. This will be addressed in Addendum 2.

<b>Attachments:</b>
<b>Answered By:</b> Mark Bromeier <b>of:</b> CASCO <b>Date:</b> 11/29/2023



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 30**

<b>To:</b> CASCO	<b>Date:</b> 11/27/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> SOG Moisture Mitigation
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Should the bid price include a moisture mitigation coating/barrier for the existing and new concrete slab on grade since the RH, PH and moisture content cannot be predicted to be within the flooring manufacturers range for the standard adhesive? Alternatively, should the bid price include the higher grade adhesive that can withstand higher RH, PH or moisture content numbers?

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input checked="" type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
Base bid price shall include a moisture mitigation coating/barrier for the existing and new concrete slab on grade. An alternate price for the higher grade adhesive may be included in your bid.

<b>Attachments:</b>
<b>Answered By:</b> _____ <b>of:</b> _____ <b>Date:</b> _____





**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 32**

<b>To:</b> CASCO	<b>Date:</b> 11/30/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Fire Alarm
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> E1.1
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> 16052
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Provide guidance for the replacement of the fire alarm control panel since section 16052 refers to the manufacturer identified on the plans with “no substitutions” and Fire Alarm drawings although neither is included in the bid documents.
<ol style="list-style-type: none"> <li>1. Provide a specification for the fire alarm control panel including manufacturer, model/make, accessories, options, etc.</li> <li>2. Provide fire alarm drawings as stated in Key Note #5 on Sheet E1.1.</li> <li>3. Provide as-builts or shop drawings for the existing fire alarm system(s).</li> </ol>

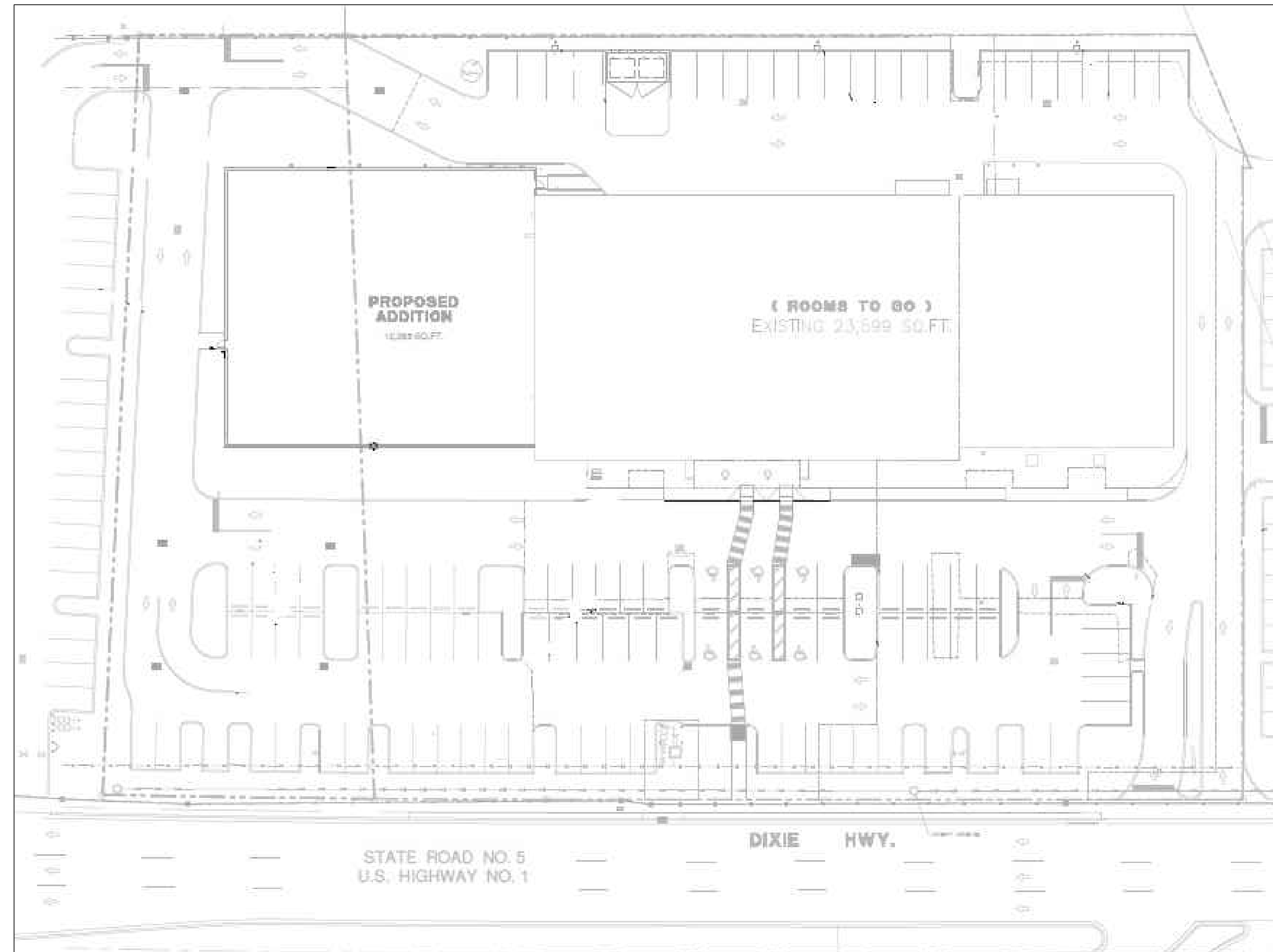
<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
The attached schematic fire alarm drawings were designed by others and submitted solely for permitting. These drawings may be used as the basis of design for your bidding purposes, but you and your subcontractor will be responsible for the final design of the fire alarm system.

<b>Attachments:</b> FA ROOMS TO GO DESIGN 6-8-23.pdf
<b>Answered By:</b> Mark Bromeier <b>of:</b> CASCO <b>Date:</b> 11/30/2023





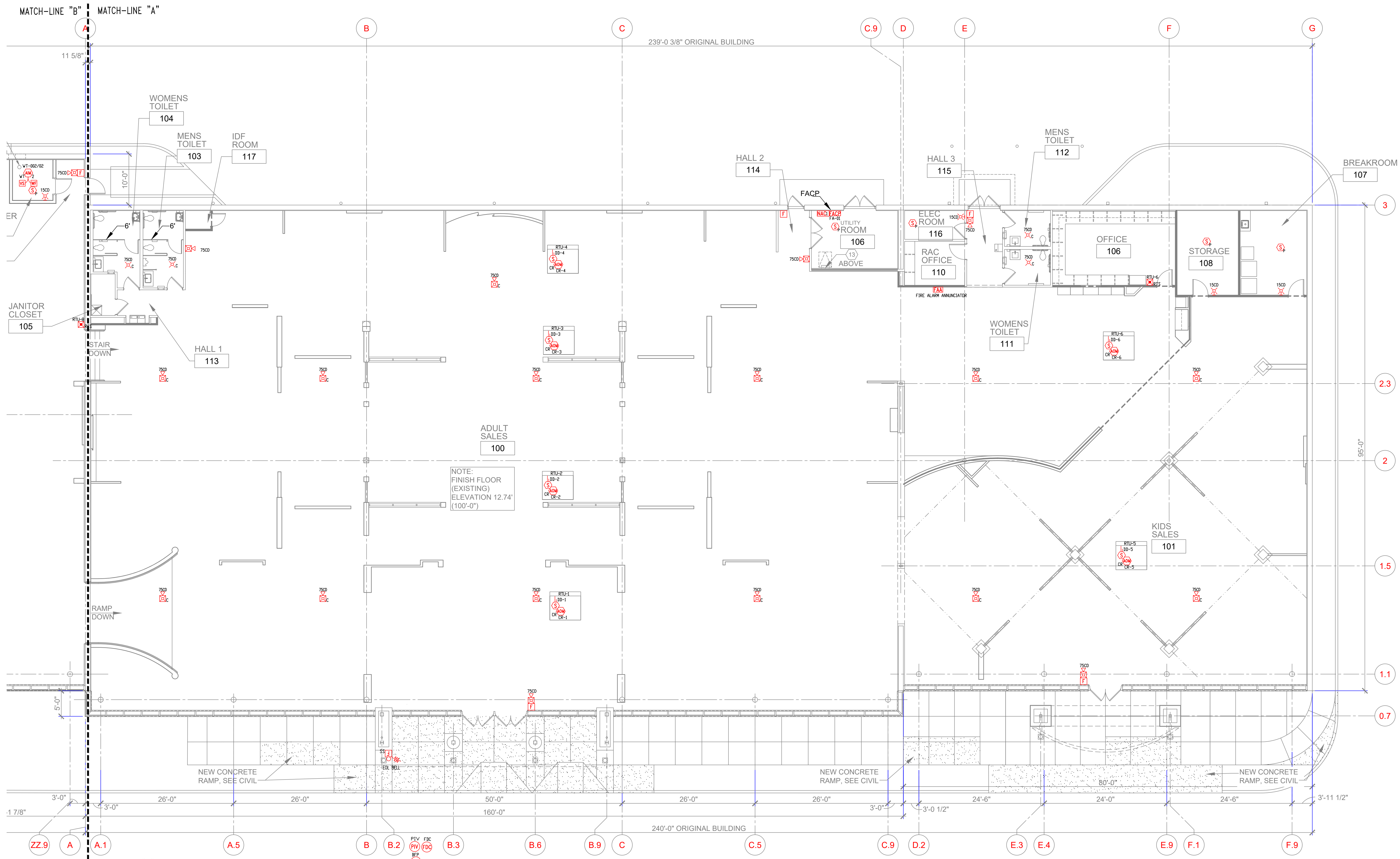
SITE PLAN  
SCALE: N.T.S.

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

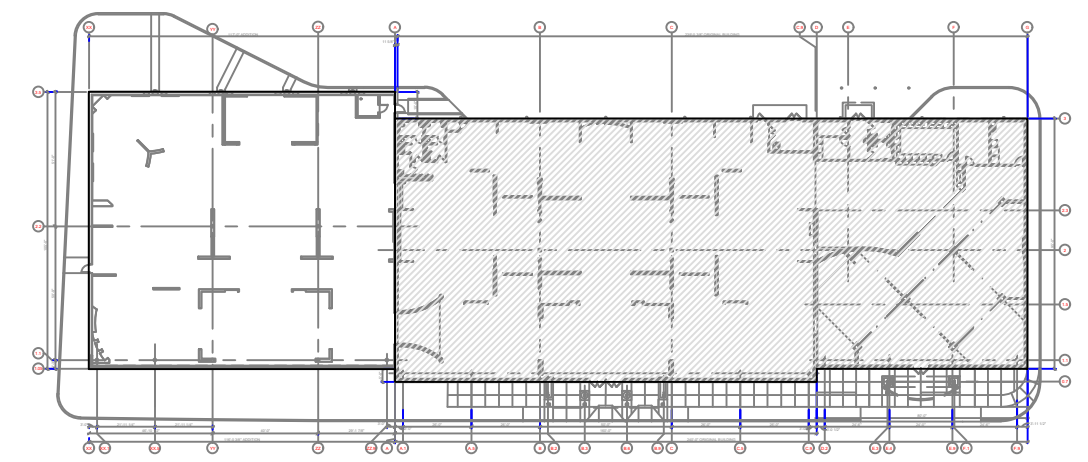
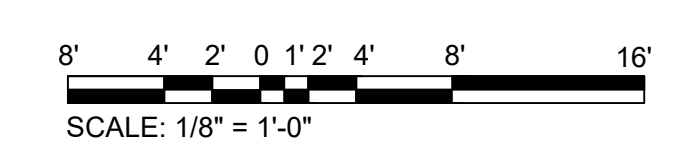
FIRE ALARM SHEET INDEX	
SHEET#	DESCRIPTION
FA-0	FIRE ALARM - COVER PAGE
FA-1	FIRE ALARM PLAN - PARTIAL GROUND FLOOR
FA-2	FIRE ALARM PLAN PARTIAL GROUND FLOOR
FA-3	FIRE ALARM RISER / CALCULATIONS
FA-4	FIRE ALARM NOTES



REV.	DATE	DESCRIPTION



**FIRE ALARM PLAN - PARTIAL GROUND FLOOR**  
SCALE: 1/8" = 1'-0"



**KEY PLAN**  
SCALE: N.T.S.

Engineering Systems Technology Inc.  
2400 West 84th Street, Suite 9  
Hialeah, Fla 33016  
Tel. (305)823-7444 - Fax. (305) 8230553



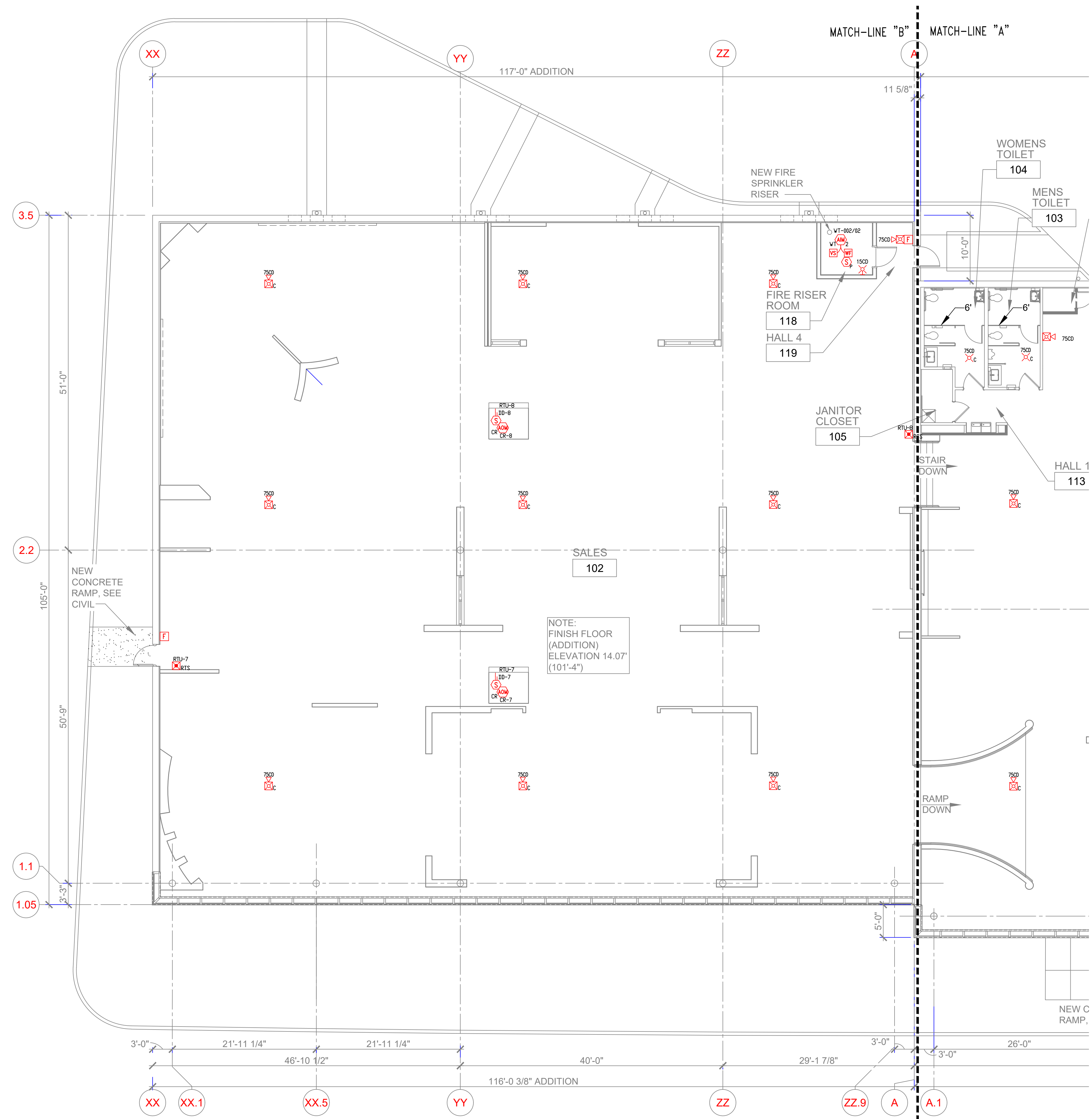
REV.	DATE	DESCRIPTION

**ROOMS TO GO STORE EXPANSION AND REMODEL**  
18722 SOUTH DIXIE HIGHWAY, CUTLER BAY, FL. 33157  
**FIRE ALARM PLAN - PARTIAL GROUND FLOOR**

E. BORJA  
P.E.# 36040  
ELECTRICAL  
J. ABRAHAM MARTINEZ  
P.E.# 91494  
ELECTRICAL

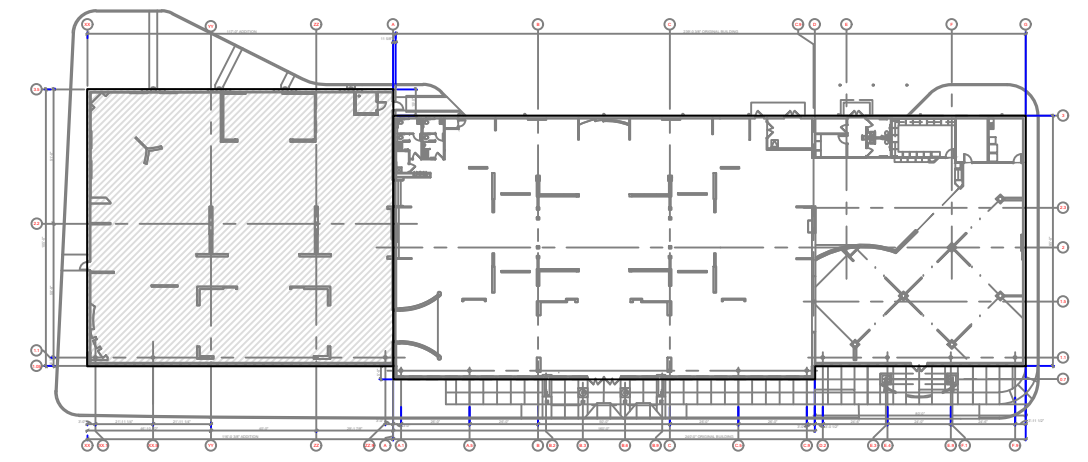
This item has been digitally signed and sealed by J. Abraham Martinez, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CAD DATE: 6/8/2023  
SCALE: INDICATED  
DRAWN BY: RL  
LIC:CA7048  
SHEET: **FA-1**



**FIRE ALARM PLAN - PARTIAL GROUND FLOOR**  
 SCALE: 1/8" = 1'-0"  
 8' 4' 2' 0' 1' 2' 4' 8' 16'  
 SCALE: 1/8" = 1'-0"

MATCH-LINE "B" MATCH-LINE "A"  
 SEE SHEET FA-2 NEW EXPANSION SEE SHEET FA-1 EXISTING REMODEL



**KEY PLAN**  
 SCALE: N.T.S.



REV.	DATE	DESCRIPTION

E. BORJA  
 P.E.# 36040  
 ELECTRICAL  
 J. ABRAHAM MARTINEZ  
 P.E.# 91494  
 ELECTRICAL

This item has been digitally signed and sealed by J. Abraham Martinez, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

### iO64 Cabinet Battery Calculation

Description	Quantity	Standby (mA)	Total Standby (mA)	Alarm (mA)	Total Alarm (mA)
Base Panel	1	x	155	155	204
Primary Loop Ckt (Full Load)	1	x	55	55	125
SA-CLA Class A Module	0	x	3	0	60
SA-ETH Network Card	0	x	34	0	34
SA-232/RS-232 Card	0	x	13	0	13
SA-DACT Dialer	1	x	41	41	41
RLCD (F) Annunciator	1	x	98	98	113
RLCD-C (F) Annunciator	0	x	99	0	115
RLED-C (F) Annunciator	0	x	28	0	62
LED24	0	x	6	0	34
1 LED Expander	0	x	4	0	48
2 LED Expander	0	x	4	0	96
RPM	0	x	20	0	270
SIGA-UM or MAB(1)	0	x	2	0	17
NAC1	0	x	0	0	255
NAC2	0	x	0	0	239
<b>TOTAL (A)</b>			<b>349.00</b>	<b>TOTAL(B)</b>	<b>483.00</b>
Battery Calculation					
Supervisory Hours	(C)	24	Battery Capacity (Ah) = $1.2[(Ax C) + (0.0167x Bx D)]/1000$		
Alarm Minutes	(D)	5	Battery Capacity (Ah) = 10.1 <b>Supplied 12 Ah</b>		

### iO-64 (FACP) LOOPS CALCULATIONS

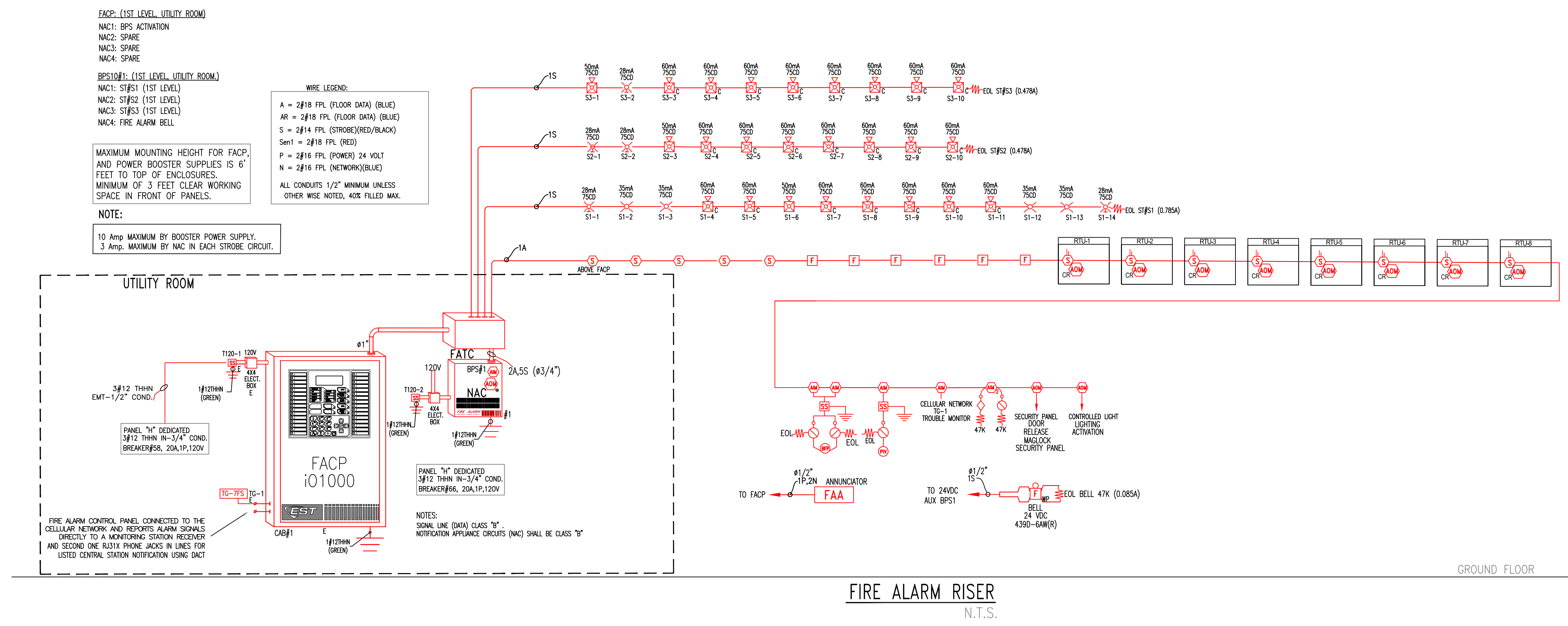
FLOOR NUMBER	SIGA-PO	SIGA-SO	SBSIGA-PO	SIGA-PCD	SIGA-HRD	SIGA-CTI	SIGA-CR	SIGA-WTM	SIGA-ZTR	SIGA-IO	SIGA-IM	SIGA-CTI	SIGA-CC15	MODULES	DETECTORS	LOOPS
1ST LEVEL	5	8	0	0	0	5	10	1	6	0	1	0	0	25	13	1
ROOF LEVEL	0	0	0	0	0	0	0	0	0	0	0	0	0			

### BOOSTER POWER SUPPLY BATTERY CALCULATIONS BPS10A # 1 (MAIN ELECT. ROOM) (1ST FLOOR)

ITEM	NACs	DESCRIPTION	CLASS B NOTIFICATION CIRCUITS	STANDBY	ALARM	ACTIVATED	BOTH
			3.0A max. per circuit @ 24V DC nominal, 10A max total all NACs	CURRENT SUB-TOTAL (AMPS)	CURRENT PER UNIT (AMPS)	CURRENT SUB-TOTAL (AMPS)	CURRENTS TOTAL (AMPS)
1	NAC1:	STROBE CIRC. ST#S1	0	0.666	0.666	0.666	
2	NAC2:	STROBE CIRC. ST#S2	0	0.526	0.526	0.526	
3	NAC3:	STROBE CIRC. ST#S3	0	0.558	0.558	0.558	
4	NAC4:	SPARE	0	0	0	0	
5	AUX (200mA MAX)	BELL	0	0.085	0.085	0.085	
6	BPS10	RATED BASE BPS	0.07	0.27	0.27	0.34	
<b>TOTAL</b>				<b>0.07</b>		<b>2.105</b>	

### REQUIRED OPERATING TIME OF SECONDARY POWER SOURCE FROM NFPA 72

STANDBY (HOURS)	TOTAL SYSTEM STANDBY CURRENT (AMPS)	REQUIRE ALARM TIME (HOURS)	REQUIRE ALARM CIRCUIT CAPACITY (AMPS)	TOTAL SYSTEM ALARM CIRCUIT CAPACITY (AMPS)	REQUIRED ALARM CAPACITY (AMP-HOURS)
24	0.07	5	1.68	2.105	0.1754
<b>REQUIRED</b>		<b>OPTIONAL SAFETY</b>		<b>Batteries</b>	
1.68	0.1754	1.8554	1.2	2.6718	7.0 A/H Supplied



**FIRE ALARM RISER**  
N.T.S.



REV.	DATE	DESCRIPTION

**BUILDING DESCRIPTION:**  
THIS IS A ROOMS TO GO STORE EXPANSION AND REMODEL LOCATED AT 18722 SOUTH DIXIE HIGHWAY, CUTLER BAY, FL 33157. THIS IS AN EXISTING BUILDING. A NEW FIRE ALARM SYSTEM SHALL BE INSTALLED USING FACP I064 MANUFACTURED BY EDWARDS. THE SYSTEM SHALL BE UL LISTED CENTRAL STATION SERVICE. THIS BUILDING IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.

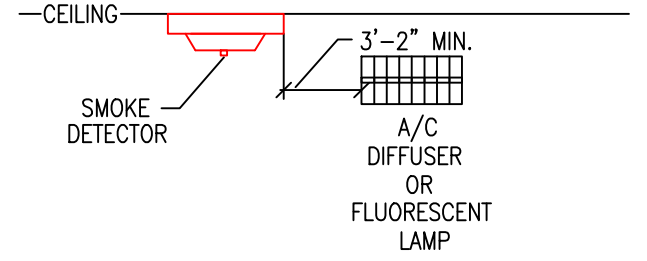
**SCOPE OF WORK:**  
INSTALLATION OF COMPLETE FIRE ALARM SYSTEM ACCORDING TO NFPA-72 FOR A ROOMS TO GO STORE EXPANSION AND REMODEL. BUILDING FULL SUPERVISORY OF WATER FLOWS AND TAMPERS SWITCHES WITH SUPERVISION AND LOCAL SHUTDOWN. FIRE ALARM SYSTEM SHALL BE MONITORING FOR CENTRAL STATION SERVICE.  
A. THE WORK COVERED BY THIS SECTION OF THE SPECIFICATIONS INCLUDES THE FURNISHING OF ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORMANCE OF ALL OPERATIONS IN CONNECTION WITH THE INSTALLATION OF THE LIFE SAFETY SYSTEM AS SHOWN ON THE DRAWINGS AND AS HEREIN SPECIFIED.  
B. THE COMPLETE INSTALLATION SHALL CONFORM TO THE APPLICABLE SECTIONS OF NFPA-72, LOCAL CODE REQUIREMENTS NATIONAL ELECTRICAL CODE.  
C. FURNISH AND INSTALL A COMPLETE LIFE SAFETY SYSTEM AS DESCRIBED HEREIN AND AS SHOWN ON THE PLANS; TO BE WIRED, CONNECTED, AND LEFT IN FIRST CLASS OPERATING CONDITION. THE SYSTEM SHALL USE CLOSED LOOP INITIATING DEVICE CIRCUITS WITH INDIVIDUAL ZONE SUPERVISION.  
D. ALL PANELS AND PERIPHERAL DEVICES SHALL BE THE STANDARD PRODUCT OF A SINGLE MANUFACTURER AND SHALL DISPLAY THE MANUFACTURER'S NAME ON EACH COMPONENT. THE CATALOGUE NUMBERS SPECIFIED UNDER THIS SECTION ARE THOSE OF (EST) EDWARDS SYSTEM TECHNOLOGY AND CONSTITUTE THE TYPE, QUALITY OF ALARM, MATERIAL, AND OPERATING FEATURES DESIRED.

**FIRE ALARM NOTES:**

- FIRE ALARM SYSTEM AND DEVICES TO BE UL, POWER LIMITED AND COMPATIBLE.
- FIRE ALARM PER A.N.S.I. A 1171.4.26 AND F.B.C. CHAPTER 9, SECTION 907.
- DESIGN OF SYSTEM IS BASE IN AN EDWARD I064 THIS IS THE ONLY ALLOW SYSTEM TO BE USED.
- UPON ACTIVATION OF ANY MANUAL OR AUTOMATIC DEVICE A RED LED SHALL ILLUMINATE ZONE IN ALARM AT F.A.C.P. IN ADDITION A LOCAL AUDIBLE ALARM SHALL SOUND THE GENERAL EVACUATION SIGNAL. IF AN INITIATION OR SIGNALING DEVICE IS DISCONNECTED OR WIRING TO THOSE DEVICES ARE CUT AN APPROPRIATE YELLOW TROUBLE LED SHALL ILLUMINATE AND AN AUDIBLE SIGNAL SHALL SOUND AT THE FACP.
- THE SYSTEM SHALL HAVE BATTERY BACK-UP FOR 4 HOURS IN THE SUPERVISORY MODE AND 5 MINUTES MINIMUM IN ALARM.
- THE INSTALLATION SHALL COMPLY WITH N.E.C. CHAPTER 760 AND N.F.P.A. 72.
- ALL CEILING ARE LESS 10' UNLESS OTHERWISE NOTICED.
- ALL COMPONENTS ARE LISTED FOR FIRE SERVICE USE.
- SIGNAL LINE (DATA) CLASS "B".
- THE I064 PANEL PROVIDES A CONTROL OF 64 DEVICES ADDRESSES IN ONE INTELLIGENT ANALOG LOOP. (SEE CUT-SHEET).
- BUILDING IS A FULLY FIRE SPRINKLER SYSTEM.
- THIS SYSTEM SHALL BE A NEW CERTIFICATED CENTRAL STATION SERVICE.
- ALL KNOCKOUTS USED SHALL BE THE STANDARD SHOWN IN DATA SHEET AND LITERATURE SHEETS PROVIDED, OTHER WILL BE UNAPPROVED BY UL.
- TWO VISIBLE STROBE LIGHT IN PLAIN VIEW SHALL FLASH IN SYNCHRONIZATION (NFPA-72).
- THE FA LOGBOOK WILL BE STORED WITHIN 5 FEET OF THE FACP.
- THE FACP AND BPS ARE PROTECTED WITH SMOKE DETECTOR. FIRE ALARM ANNUNCIATOR SHALL BE AT THE MAIN ENTRANCE.
- NOTIFICATION APPLIANCE CIRCUITS (NAC) SHALL BE CLASS "B", WITH A MAXIMUM OUTPUT OF 3 AMPS BY NAC AND 10 AMPS BY BOOSTER POWER SUPPLY.
- AHU AT ROOF WITH MORE THAN OR = 2000 CFM SHOULD HAS DUCT SMOKE DETECTOR MOUNTED BY MECHANICAL CONTRACTOR AND WIRING BY ELECTRICAL CONTRACTOR.
- CONTROL RELAY SHALL BE WITHIN 3 FEET OF DEVICE BEING CONTROLLED.
- HORN SHALL PROVIDE 15db ABOVE THE AVERAGE AMBIENT SOUND LEVEL.
- CEILING MOUNTED SMOKE DETECTORS SHALL NOT BE LOCATED IN A DIRECT AIRFLOW, NOR CLOSER THAN 3 FEET FROM AN AIR SUPPLY DIFFUSER, NFPA 72.
- FREE WIRING IS ALLOWED WITH PROPERLY SUPPORT NFPA 70, MECHANICAL PROTECTION SHALL BE PROVIDE TO ALL WIRING BELOW 7' HEIGHT.
- PERCENTAGE FILL AT 40% MAXIMUM.
- THIS IS A NEW CERTIFICATED CENTRAL STATION SERVICE FIRE ALARM SYSTEM. PROVIDE MONITORING BY 3RD PARTY UL LISTED CENTRAL STATION. REPORTING BY 1 TELEPHONE LINE AND CELLULAR ALARM COMMUNICATOR AS 2ND CHANNEL.
- SMOKE DETECTORS EXACT LOCATION TO BE ADJUSTED AT FIELD.
- PROVIDE TRANSPARENT SURGE SUPPRESSION DEVICE FOR FIRE ALARM CONTROL PANEL.
- ALL DEVICES IN AREAS IN WHICH THE VOLTAGE, TEMPERATURE, AND HUMIDITY VARIATIONS EXCEED THOSE CONDITIONS STATED IN NFPA 72 SHOULD BE PROTECTED AGAINST THOSE CONDITIONS. EXAMPLE: ALL DEVICES IN ROOF EXPOSURES TO HUMIDITY SHOULD BE WEATHERPROOF AND INSTALLED IN WEATHERPROOF BOX.
- CONTRACTOR SHALL FIELD VERIFY EXISTING LOCATION OF ANY EXISTING FLOW AND TAMPER SWITCH AND CONNECT TO THE FIRE ALARM SYSTEM THRU MONITOR MODULES.
- CONTRACTOR SHALL FIELD COORDINATE WITH EXISTING CEILING LAYOUT PRIOR TO ANY NEW CEILING MOUNTED FIRE ALARM INITIATING DEVICE OR NOTIFICATION APPLIANCE.
- ALL FIRE ALARM DEVICES SHALL BE NEW.
- ALL EXTERNAL BUILDING WIRE SHOULD BE AQUASEAL UNDERGROUND SHIELDED.
- AUDIBLE SYSTEM SHALL BE SUFFICIENT TO PROVIDE 15dbA ABOVE AMBIENT NOISE LEVELS; OR PROVIDE 5 dbA ABOVE PEAK NOISE LEVELS.
- RACEWAY EXPOSED TO DIFFERENT TEMPERATURES OR WHERE PASSING FROM THE INTERIOR TO THE EXTERIOR OF A BUILDING, THE RACEWAY OR SLEEVE SHALL BE SEALED WITH AN APPROVED MATERIAL TO PREVENT THE CIRCULATION OF WARM AIR TO A COLDER SECTION OF THE RACEWAY OR SLEEVE. NFPA 70 300.7(A).
- THE INSTALLATION SHALL COMPLY WITH NFPA 70 CHAPTER 300.11 SECURING AND SUPPORTING. ROOM CONTAINING FACP AND BOOSTER POWER SUPPLY SHALL BE MECHANICALLY VENTILATED.
- FAILURE TO USE AN "RISER" OR "RUBBER" JACK VIOLATES FCC & NFPA REGULATIONS. A TELEPHONE CONNECTED DIRECTLY TO AN INCOMING PHONE LINE CAN USE "TELECO" TROUBLE AND CAN POSSIBLY PREVENT THE DIALER FROM CONNECTING TO THE CENTRAL STATION DURING AN EMERGENCY.
- MAXIMUM MOUNTING HEIGHT FOR FACP AND POWER BOOSTER SUPPLIES IS 6' FEET TO TOP OF ENCLOSURES.
- THE PROPOSED FIRE ALARM DESIGN SHALL COMPLY WITH: FLORIDA BUILDING CODE (FBC), 7th EDITION, 2020. FLORIDA FIRE PREVENTION CODE (FFPC), 7th EDITION, NFPA-1, 2018 EDITION, "FIRE CODE". NFPA-101, 2018 EDITION, "LIFE SAFE CODE". NFPA-72, 2016 EDITION, "NATIONAL FIRE ALARM CODE". NFPA-70, 2017 EDITION, "NATIONAL ELECTRICAL CODE". NFPA-1221 2016 EDITION, INCORPORATED NFPA CODES AND STANDARDS, FLORIDA ADMINISTRATIVE CODE. 26.6.3.2.1 DIGITAL ALARM COMMUNICATOR SYSTEMS. 26.6.3.2.1 DIGITAL ALARM COMMUNICATOR TRANSMITTER (DACT). 26.6.3.2.1.1\* PUBLIC SWITCHED NETWORK. A DACT SHALL BE CONNECTED TO THE PUBLIC SWITCHED TELEPHONE NETWORK UPSTREAM OF ANY PRIVATE TELEPHONE SYSTEM AT THE PROTECTED PREMISES. (A) THE CONNECTIONS TO THE PUBLIC SWITCHED TELEPHONE NETWORK SHALL BE UNDER THE CONTROL OF THE SUBSCRIBER FOR WHOM SERVICE IS BEING PROVIDED BY THE SUPERVISING STATION FIRE ALARM SYSTEM. (B) SPECIAL ATTENTION SHALL BE REQUIRED TO ENSURE THAT THIS CONNECTION IS MADE ONLY TO A LOOP START TELEPHONE CIRCUIT AND NOT TO A GROUND START TELEPHONE CIRCUIT. TRANSMISSION CHANNELS SHALL COMPLY WITH NFPA 72 2013 EDITION, 26.6.3.2.1.4.
- FIRE ALARM CONTRACTOR SHALL SUBMIT SHOP DRAWING, FIRE ALARM RISER, DROP VOLTAGE, BATTERY CALCULATIONS AND OHSHEETS ON ALL EQUIPMENT.

**SEQUENCE OF OPERATION:**

- ACTIVATION OF ANY INITIATING ALARM (MANUAL STATIONS, SMOKE DETECTORS, HEAT DETECTOR & FLOW SWITCH) SHALL DO THE FOLLOWING:
  - MAIN FACP AND REMOTE ANNUNCIATOR SHALL INDICATE THE DEVICE IN ALARM OR THE ZONE IN ALARM.
  - COMMUNICATOR DIALER SHALL SEND A SIGNAL VIA DEDICATED PHONE LINES TO A UL LISTED CENTRAL STATION.
  - ACTIVATION OF ALL AUDIBLE AND VISUAL DEVICES THROUGHOUT THE BUILDING. AUDIBLE DEVICES SHALL BE TEMPORAL PATTERN. AUDIBLE & VISUAL CIRCUITS SHALL BE SILENCIBLE.
  - A RED LIGHT AT THE MAIN FACP & REMOTE ANNUNCIATOR SHALL INDICATE THAT THE SYSTEM IS IN ALARM.
- IF THE ALARM IS FROM AN AUTOMATIC DEVICE (SMOKE DETECTOR, HEAT DETECTOR), IN ADDITION TO ABOVE, ALL AHU (WITH MORE THAN 2000 CFM) SHALL SHUTDOWN.
- ALL INITIATING DEVICES SHALL BE SUPERVISED, & ANY OFF NORMAL CONDITION SHALL INDICATED AT THE MAIN FACP AND REMOTE ANNUNCIATOR. ALL OUTPUT CIRCUITS SHALL BE SUPERVISED FOR OPEN OR SHORT CONDITION AND ANY OFF NORMAL CONDITION SHALL BE INDICATED AT THE MAIN FACP & REMOTE ANNUNCIATOR. OFF NORMAL CONDITION SHALL BE INDICATED WITH AN AMBER LIGHT AND /OR BUZZER. BUZZER COULD BE SILENCIBLE FROM THE MAIN FACP. BUZZER SHALL RESOUND IF ANY NEW TROUBLE CONDITION ARISES.
- GROUND FAULT CONDITION ON ANY WIRE OR DEVICE SHALL INDICATE AT THE MAIN FACP, WITH A MESSAGE AND/OR AMBER LIGHT INDICATING GROUND FAULT CONDITION.
- BATTERIES LEAD OR BATTERIES WITH TROUBLE SHALL BE SUPERVISED AND ANY OFF NORMAL CONDITION SHALL INDICATE AT THE MAIN FACP AND REMOTE ANNUNCIATOR.
- TELEPHONE LINES AND CELLULAR ALARM COMMUNICATOR FROM DACT SHALL BE SUPERVISED ACCORDING TO NFPA 72.
- ANY OFF NORMAL CONDITION SHALL BE INDICATED AT THE MAIN FACP AND ANNUNCIATOR, AND SHALL BE SENT TO UL LISTED CENTRAL STATION. THIS INCLUDE ALARM, SUPERVISORY, MONITOR, AND TROUBLE.
- ACTIVATION OF ANY SUPERVISORY DEVICES SUCH AS SMOKE DUCT DETECTOR OR SPRINKLER TAMPER SWITCH SHALL INDICATE AT THE MAIN FACP & ANNUNCIATOR. SUPERVISORY LIGHT AND BUZZER SHALL BE ACTIVATED AND SHALL SEND A SUPERVISORY SIGNAL TO A UL LISTED CENTRAL STATION. BUZZER COULD BE SILENCIBLE FROM MAIN FACP. ANY NEW SUPERVISORY SIGNAL SHALL RESOUND THE BUZZER. SUPERVISORY LIGHT SHALL REMAIN TILL THE ORIGINATING CONDITION IS EXTINGUISHED.
- ACTIVATION OF ANY SPRINKLER, A SIGNAL SHALL BE INDICATED AT THE MAIN FACP, AND RUN THE SEQUENCE OF OPERATION ABOVE.
- INITIATION OF A DUCT DETECTOR WILL GO INTO SUPERVISORY NOT ALARM, AND SHALL INITIATE A SUPERVISORY CONDITION AT THE FACP AND RUN THE SEQUENCE AT ITEM 8. IN ADDITION LOCAL AHU & RTU SHALL SHUTDOWN.
- AUDIBLE AND VISUAL NOTIFICATION APPLIANCES SHALL BE SIMULTANEOUSLY DEACTIVATED ACCORDING NFPA 72.
- SEQUENCE OF OPERATION WITH REGARDS TO THE OPERATION OF THE FLOW BELL BE AS FOLLOWS:
  - FLOW BELL SHALL SOUND UPON THE ACTIVATION OF THE FLOW SWITCH ONLY.
  - FLOW BELL SHALL SOUND THE ENTIRE TIME OF WATER FLOW.
  - FLOW BELL SHALL BE INCAPABLE OF BEING SILENCED FROM FACP.



**SMOKE DETECTOR MOUNTING DETAIL**  
N.T.S

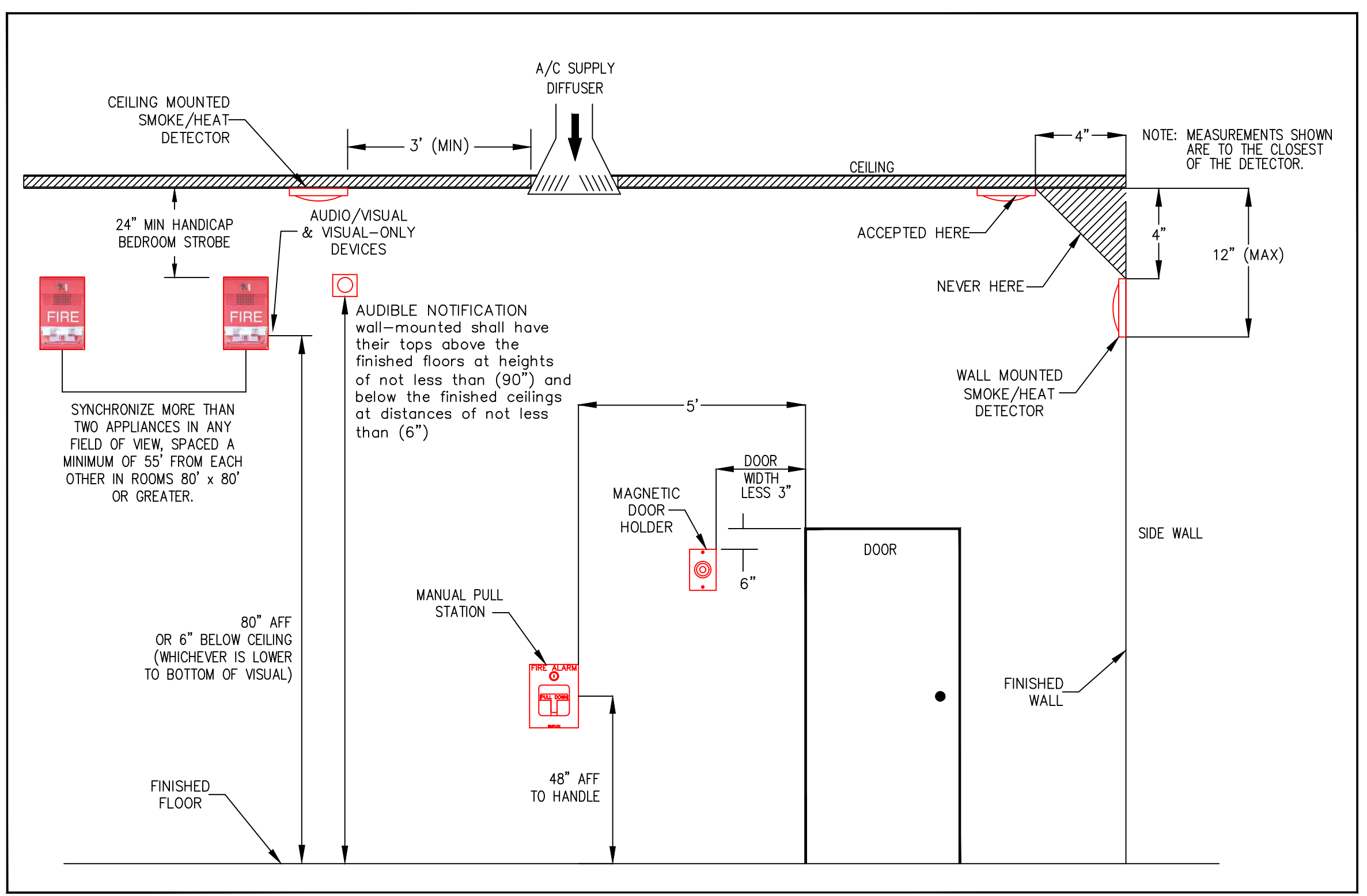
**INSTALLATION NOTE:**  
THE INTENT OF THIS DRAWING IS TO PROVIDE THE SYSTEM INSTALLER WITH THE NECESSARY INFORMATION AS HOW TO WIRE FIELD DEVICES. ACTUAL CONDUIT ROUTING, CIRCUIT DIVISION, AND FIELD DEVICES LOCATIONS SHALL BE CONFIRMED BY THE INSTALLER IN THE FIELD.

**FIRE ALARM DEVICE LEGEND**

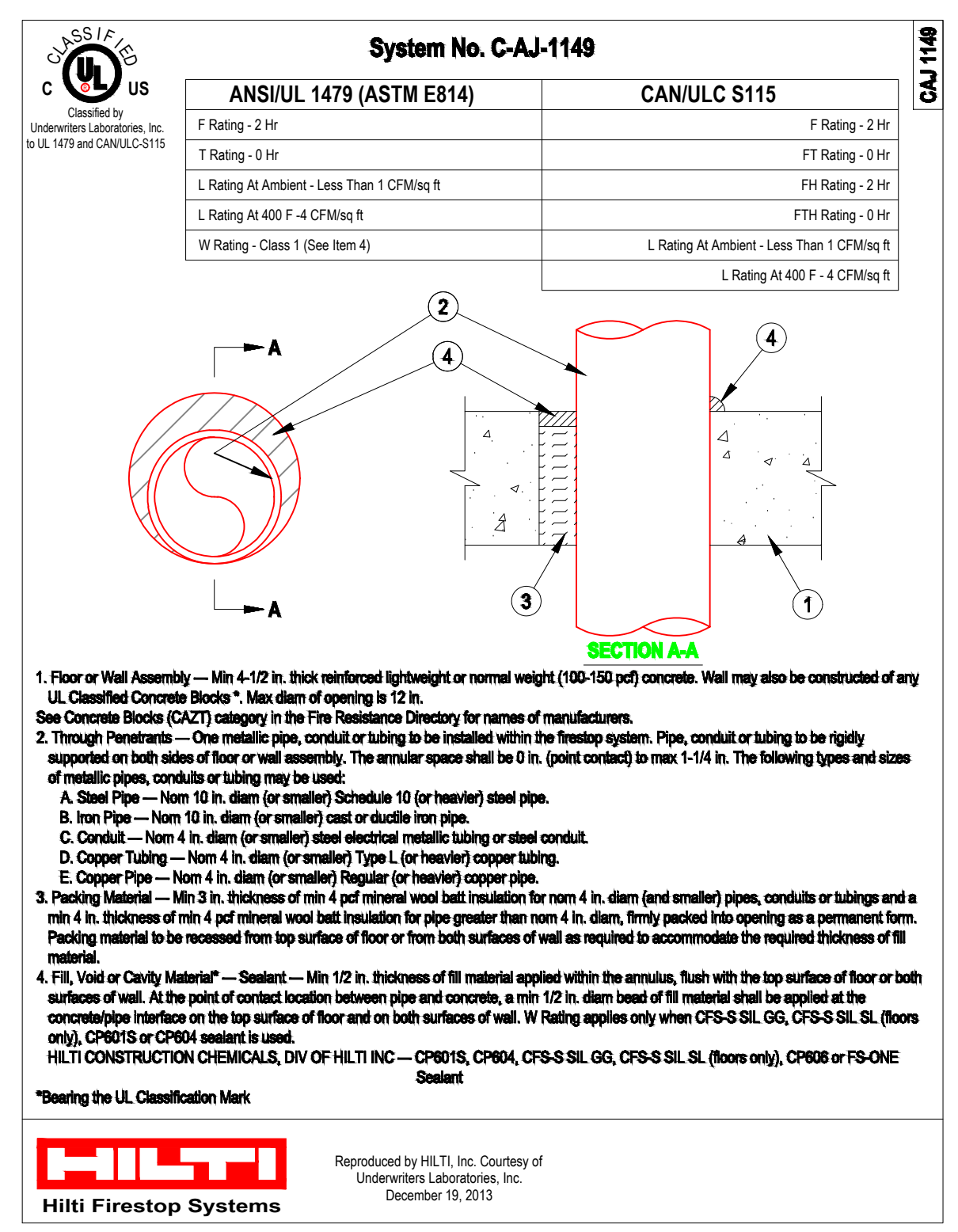
SYMBOL	DESCRIPTION	CATALOG NUMBER	MANUFACTURER BY
[FACP]	FIRE ALARM CONTROL PANEL	I064G	EST
[HRT]	HEAT DETECTOR	SIGA-HRD/SIGA-SB	EST
[P]	PULL STATION	SG-278	EST
[NAC]	BOOSTER POWER SUPPLY	BPS10A	EST
[IM]	INPUT MODULES	SIGA-CT1	EST
[SC]	STANDARD CANDELA HORN STROBE	G4AVWF	EST
[HCS]	HIGH CANDELA HORN STROBE W. PROOF	WC4RF-HVMHC-SOCD	EST
[CS]	CEILING HORN STROBE	GCAVWF	EST
[NL]	NEW LED STROBE LIGHT	G4VWF	EST
[DS]	DUCT SMOKE DETECTOR	SIGA-SD	EST
[CR]	CONTROL RELAY MODULE	SIGA-CR	EST
[SD]	SMOKE DETECTOR	SIGA-PD/SIGA-SB	EST
[FAA]	FIRE ALARM ANNUNCIATOR	RLCD	EST
[FS]	FLOW SWITCH	BY OTHER	
[TS]	TAMPER SWITCH	BY OTHER	
[LCS]	LED CEILING STROBE	GCWWF	EST
[VSP]	24V VOLTAGE SURGE PROTECTOR	T24-DG	EST
[VSP]	120V VOLTAGE SURGE PROTECTOR	E120V-GT	EST
[AWH]	ALL-WEATHER HEAT DETECTOR-RATE COMPENSATION	302-ET-135	EST
[WFM]	WATER FLOW/TAMPER MODULE	SIGA-WTM	EST
[MPS]	MANUAL PULL STATION W/WEATHERPROOF BACKBOX	SG-32SK/SG-WP	SIG COM
[TG-7FS]	CELLULAR ALARM COMMUNICATOR FOR LTE NETWORKS	TG-7FS	TELGUARD
[JB]	JUNCTION BOX		BY OTHERS
[FAB]	FIRE ALARM BELL	439D-6AW(R)/449	EST
[FDC]	FIRE DEPARTMENT CONNECTION		BY OTHER
[BP]	BACKFLOW PREVENTER		BY OTHER
[PIV]	POST INITIATION VALVE		BY OTHER
[RL]	PAM RELAY	RM101	EST
[KB]	KNOX BOX	KNOXBOX 3200	BY OTHERS
[EOL]	END OF LINE		EST

CE, C CEILING MOUNTED

NOTE: DESIGN OF SYSTEM IS BASE IN AN EDWARD I01000 INTELLIGENT FIRE ALARM PANEL. NOTIFICATION DEVICES ARE HORN/STROBE AND STROBE (LED MODELS)

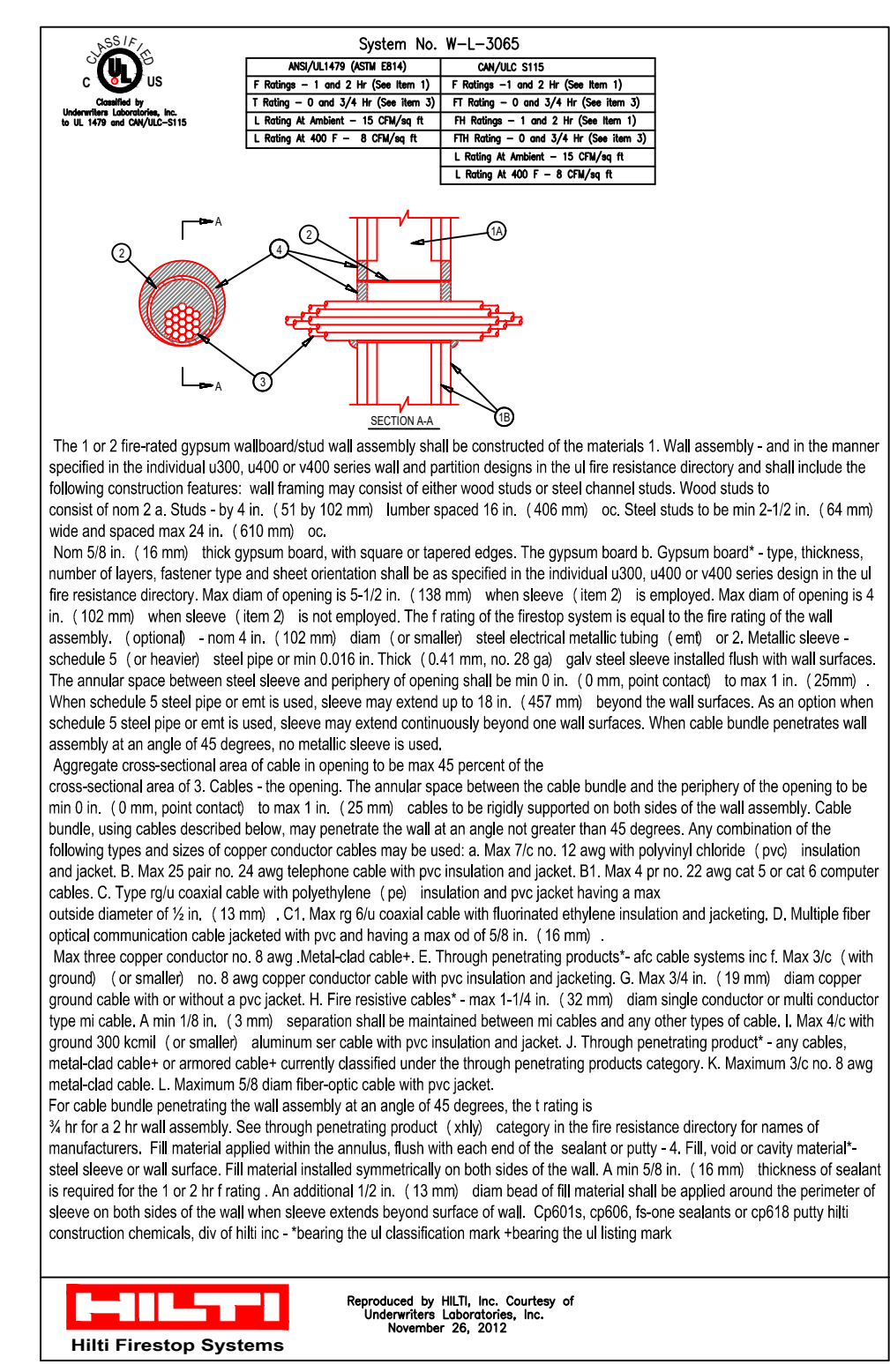


**DEVICE MOUNTING HEIGHTS**  
SCALE: N.T.S



- Floor or Wall Assembly - Min 1/2 in. thick reinforced light weight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified Concrete Block\*. Max diam of opening is 12 in.
- Through Penetration - One metallic pipe, conduit or tubing to be installed within the firestop system. Pipe, conduit or tubing to be tightly supported on both sides of floor or wall assembly. The annular space shall be 0 in. (point contact) to max 1-1/4 in. The following types and sizes of metallic pipes, conduits or tubing may be used:
  - Steel Pipe - Nom 10 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
  - Iron Pipe - Nom 10 in. diam (or smaller) cast or ductile iron pipe.
  - Conduit - Nom 4 in. diam (or smaller) steel electrical metallic tubing or steel conduit.
  - Copper Tubing - Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.
  - Copper Pipe - Nom 4 in. diam (or smaller) Schedule 10 (or heavier) copper pipe.
- Packing Material - Min 3 in. thickness of min 4 pcf mineral wool insulation for non 4 in. diam (and smaller) pipes, conduits or tubing and a min 4 in. thickness of min 1/2 pcf mineral wool insulation for pipe greater than non 4 in. diam. Firm packed insulation opening is permanent form. Packing material to be removed from surfaces of floor or from both surfaces of wall as required to accommodate the required thickness of fire material.
- UL Underwriters Laboratories - Sealant - Min 1/2 in. thickness of fire material applied within the annular, flush with the top surface of floor or both surfaces of wall. As the point of contact location between pipe and concrete, a min 1/2 in. diam bead of fire material shall be applied to the concrete/packing interface on the top surface of floor and on both surfaces of wall. No packing applies only when CFS-S-SIL-SL, CFS-S-SIL-SL (Rove only), CFS015 or CFS014 sealant is used. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. - CFS015, CFS04, CFS-S-SIL-SL, CFS-S-SIL-SL (Rove only), CFS08 or FRS-09C Sealant.

\*Bearing the UL Classification Mark  
HILTI Hilti Firestop Systems  
Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. December 18, 2013



- The 1 or 2 fire-rated gypsum wallboard shall be assembled shall be constructed of the materials: 1. Wall assembly - and in the manner specified in the individual U300, u400 or u403 series wall and partition designs in the UL fire resistance directory and shall include the following construction features: wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of max 2 in. dia. x 4 in. (101 by 102 mm), lumber spaced 16 in. (406 mm) oc. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) oc. Non 8 in. (203 mm) thick gypsum board, with square or tapered edges. The gypsum board is Gypsum board\*, type thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300, u400 or u403 series design in the UL fire resistance directory. Max diam of opening is 1/2 in. (12.7 mm) when sleeve is 1/2 in. (12.7 mm) or larger. Max diam of opening is 1/2 in. (12.7 mm) when sleeve is 1/2 in. (12.7 mm) or larger. The rating of the firestop system is equal to the fire rating of the wall assembly. (optional) - non 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or 2 in. (51 mm) dia. schedule 5 (or heavier) steel pipe or min 0.75 in. (19.1 mm) thick 1/4 in. (6.4 mm) thick galv steel sleeve finished flush with both surfaces. The annular space between steel sleeve and periphery of opening shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm). When schedule 5 steel pipe or EMT is used, sleeve may extend up to 1/8 in. (3.2 mm) beyond the wall surface. As an option when schedule 5 steel pipe or EMT is used, sleeve may extend continuously beyond one wall surface. When cable bundle penetrates wall assembly at an angle of 45 degrees, no sleeve sleeve is used.
- Aggregate cross-sectional area of cable in opening to be max 40 percent of the cross-sectional area of Cable - the opening. The annular space between the cable bundle and the periphery of the opening to be min 3/16 in. (4.8 mm, point contact) to max 1/4 in. (6.4 mm) cables to be tightly supported on both sides of the wall assembly. Cable bundle, using cables listed below, may penetrate the wall at an angle not greater than 45 degrees. Any combination of the following types and sizes of copper conductor cables may be used: A. Max 7/8 in. (22 awg) cat 5 or cat 6 computer cables. C. Type 994 coaxial cable with polyethylene (PE) insulation and per jacket having an outside diameter of 5/8 in. (15.9 mm). C1. Max 9/16 in. (14.3 mm) coaxial cable with fluorinated ethylene polymer insulation and per jacket. D. Multiple fiber optical communication cable packaged with polyurethane (PU) insulation and per jacket having an outside diameter of 5/8 in. (15.9 mm). E. Through penetrating product - all cable systems incl. Max 3/16 in. (4.8 mm) diam copper conductor no. 8 awg twisted-pair cables. F. Through penetrating product - all cable systems incl. Max 3/16 in. (4.8 mm) diam copper conductor no. 8 awg twisted-pair cables. G. Max 3/16 in. (4.8 mm) diam copper conductor cable with polyurethane (PU) insulation and per jacket. H. Max 3/16 in. (4.8 mm) diam copper conductor cable with polyurethane (PU) insulation and per jacket. I. Max 3/16 in. (4.8 mm) diam copper conductor cable with polyurethane (PU) insulation and per jacket. J. Through penetrating product - any cables, multi-dial cable or armored cable currently listed under the through penetrating products category. K. Maximum 3/16 in. (4.8 mm) multi-dial cable. L. Maximum 3/16 in. (4.8 mm) fiber optic cable with per jacket.
- For cable bundle penetrating the wall assembly at an angle of 45 degrees, the rating is to be for a 2 hr fire assembly. See through penetrating product (TPP) category in the fire resistance directory for names of manufacturers. TPP material applied within the annular. Both with each end of the sealant or putty - 4. TPP seal or cavity material - seal sleeve or wall surface. TPP material installed symmetrically on both sides of the wall. Min 1/2 in. (12.7 mm) thickness of sealant is required for the 1 or 2 hr rating. An additional 1/2 in. (12.7 mm) diam bead of fire material shall be applied around the perimeter of sleeve on both sides of the wall where sleeve abuts surface of wall. CFS015, CFS04, FRS-09C, FRS-09C or CFS10 putty fire construction chemicals, div of hilti inc. \*bearing the UL classification mark \*bearing the UL listing mark.

HILTI Hilti Firestop Systems  
Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. December 20, 2013

Engineering Systems Technology Inc.  
2400 West 84th Street, Suite 9  
Hialeah, Fla 33016  
Tel. (305)823-7444 - Fax. (305) 8230553



REV.	DATE	DESCRIPTION

**ROOMS TO GO STORE EXPANSION AND REMODEL**  
18722 SOUTH DIXIE HIGHWAY, CUTLER BAY, FL. 33157  
**FIRE ALARM NOTES**

E. BORJA  
P.E.# 36040  
ELECTRICAL  
J. ABRAHAM MARTINEZ  
P.E.# 91494  
ELECTRICAL

This item has been digitally signed and sealed by J. Abraham Martinez, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CAD DATE: 6/8/2023  
SCALE: INDICATED  
DRAWN BY: RL  
LIC:CA7048  
SHEET: FA-4



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 33**

<b>To:</b> CASCO	<b>Date:</b> 12/5/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Metal Crown
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> A1.2
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
We were just informed by Jared (267-718-8797) the specified metal crown manufacturer per Sheet A1.2 that the “FINISH: SHOP APPLIED CLEAR GLOSS LACQUER COAT TO MAINTAIN SHINY COPPER APPEARANCE” is not an available option. Please provide direction altering this requirement and specifying a field applied finish is necessary. It has been recommended by both the manufacturer and installer that a lacquer finish should be avoided since it may chip, flake, deteriorate, etc.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input checked="" type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>	<b>Per Rooms To Go, Store Design, clear coat is not required, proceed with factory finish.</b>

<b>Attachments:</b>
<b>Answered By:</b> Steve Dahms – Senior PM <b>of:</b> CASCO <b>Date:</b> 12/5/2023







7/8" METAL FURRING CHANNELS AT 24" ON CENTER VERTICALLY, ANCHOR WITH 1/4" x 1 1/4" TAP CON SCREWS, TYPICAL

162S162-33 METAL STUDS AT 16" ON CENTER, ATTACH TO FURRING WITH #12 x 3/4" SCREWS

162T125-33 METAL TRACK

362S162-33 METAL TRACK, TYPICAL

362S162-33 METAL STUDS AT 16" ON CENTER, TYPICAL

1/2" GYPSUM BOARD, TYPICAL

362S162-33 METAL STUD BRACING AT 16" ON CENTER, ATTACH TO STUDS WITH (4) #12 x 3/4" SCREWS

NEW BIRCH 4" x 3/4" WOOD TRIM, SEE ELEVATIONS FOR FINISH, TYPICAL

EXISTING MASONRY WALL  
EXISTING GYPSUM BOARD ON Z-FURRING

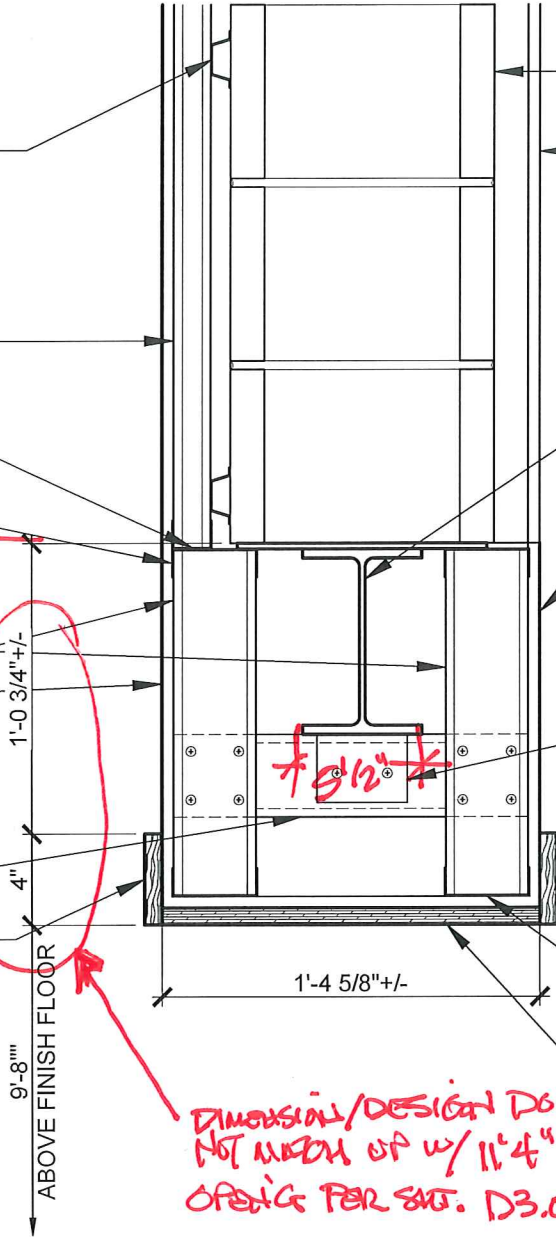
*W16x26 w/ 11"x1/4" PLATE*  
NEW STEEL LINTEL, SEE STRUCTURAL *9/52.0*

1/2" GYPSUM BOARD, TAPE, MUD AND BLEND INTO EXISTING GYPSUM BOARD. PROVIDE A "LIKE NEW" CONDITION

L3" x 3" x 16 GAUGE x 4" LONG CLIP ANGLES, ANCHOR TO STEEL WITH (2) POWDER DRIVEN FASTENERS, ATTACH TO STUD BRACING WITH (2) #12 x 3/4" SCREWS

362S162-33 METAL TRACK, TYPICAL

NEW 3/4" BIRCH VENEER PLYWOOD, SEE ELEVATION FOR FINISH

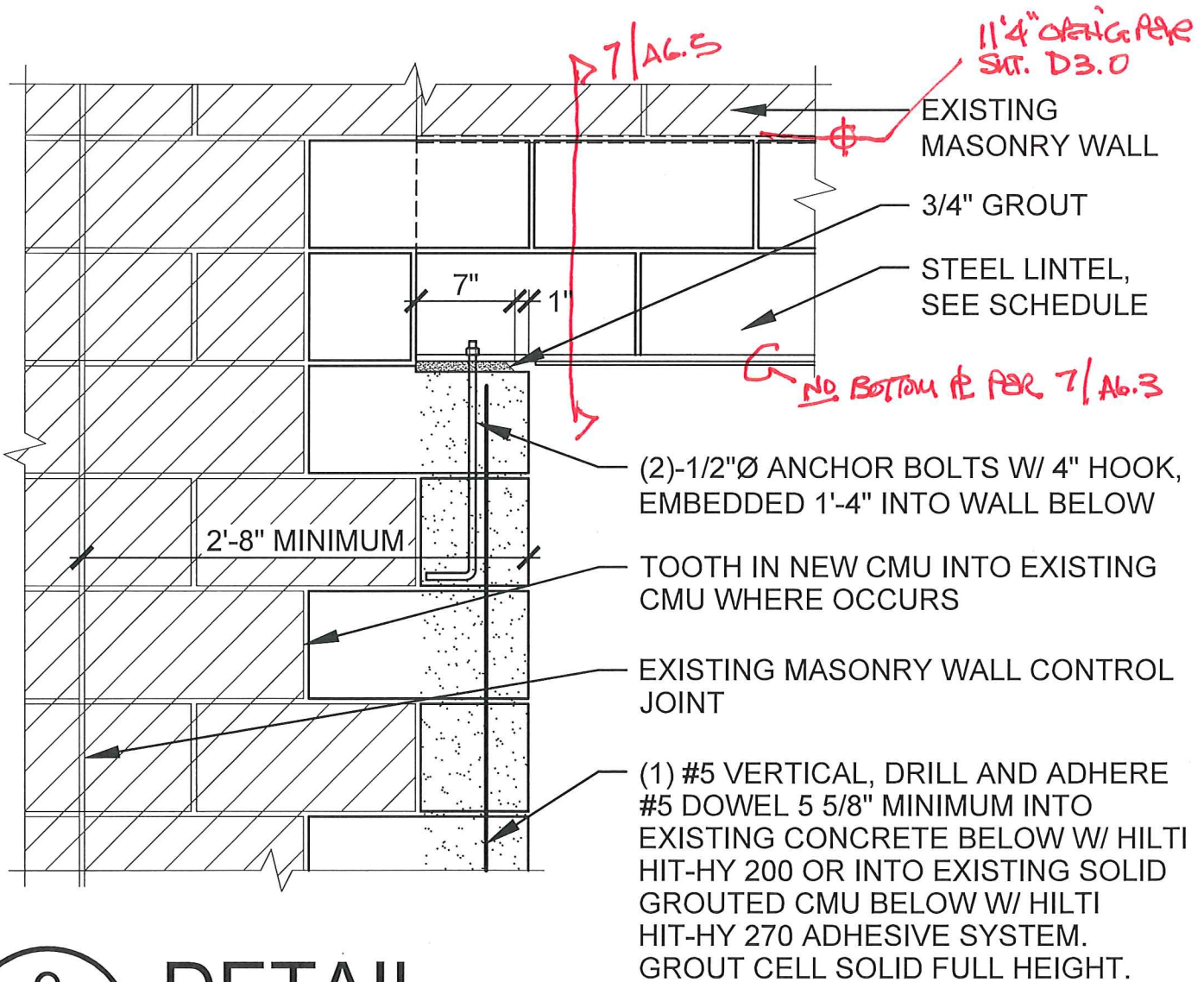


*DIMENSIONAL/DESIGN DO NOT APPLY UP w/ 11'4\"/>*

**7** SOFFIT DETAIL  
A6.5 SCALE: 1 1/2" = 1'-0"

*CUTLER BAY  
R1C1/1020  
SHT. A6.5*

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"

RTG/COURT BAY  
SHT. S2.0

S



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 35**

<b>To:</b> CASCO	<b>Date:</b> 12/7/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Structural Steel
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Confirm that the steel lintel (W16 x 26 with 11" top plate) at both new openings in the existing exterior masonry wall does not need to be encased in masonry as implied per 9/S2.0. If these lintels require masonry, provide a support detail since the bottom flange of W16 is only 5 1/2" wide. Also verify the height of the masonry opening at 11'-4" AFF since 7/A6.5 seems to imply something different.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input checked="" type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
The steel lintels do not have to be encased in masonry like 9/S2.0. The new openings between the existing building and the new addition are to be encased with metal studs and gyp. board like 7/A6.5.  The masonry opening is at least 11'-4" a.f.f. The finished opening is 9'-9" per 7/A6.5

<b>Attachments:</b>
<b>Answered By:</b> Dan Rowland <b>of:</b> CASCO <b>Date:</b> 12/07/2023 /12-08-2023

7/8" METAL FURRING CHANNELS AT 24" ON CENTER VERTICALLY, ANCHOR WITH 1/4" x 1 1/4" TAP CON SCREWS, TYPICAL

162S162-33 METAL STUDS AT 16" ON CENTER, ATTACH TO FURRING WITH #12 x 3/4" SCREWS

162T125-33 METAL TRACK

362S162-33 METAL TRACK, TYPICAL

362S162-33 METAL STUDS AT 16" ON CENTER, TYPICAL

1/2" GYPSUM BOARD, TYPICAL

362S162-33 METAL STUD BRACING AT 16" ON CENTER, ATTACH TO STUDS WITH (4) #12 x 3/4" SCREWS

NEW BIRCH 4" x 3/4" WOOD TRIM, SEE ELEVATIONS FOR FINISH, TYPICAL

EXISTING MASONRY WALL  
EXISTING GYPSUM BOARD ON Z-FURRING

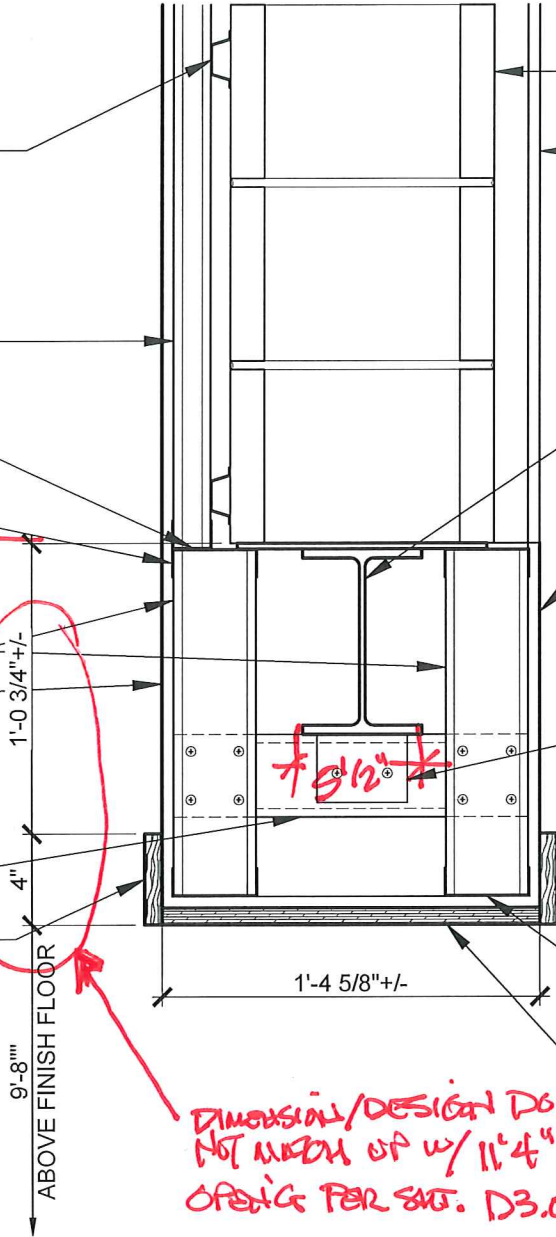
*W16x26 w/ 11"x1/4" PLATE*  
NEW STEEL LINTEL, SEE STRUCTURAL *9/52.0*

1/2" GYPSUM BOARD, TAPE, MUD AND BLEND INTO EXISTING GYPSUM BOARD. PROVIDE A "LIKE NEW" CONDITION

L3" x 3" x 16 GAUGE x 4" LONG CLIP ANGLES, ANCHOR TO STEEL WITH (2) POWDER DRIVEN FASTENERS, ATTACH TO STUD BRACING WITH (2) #12 x 3/4" SCREWS

362S162-33 METAL TRACK, TYPICAL

NEW 3/4" BIRCH VENEER PLYWOOD, SEE ELEVATION FOR FINISH

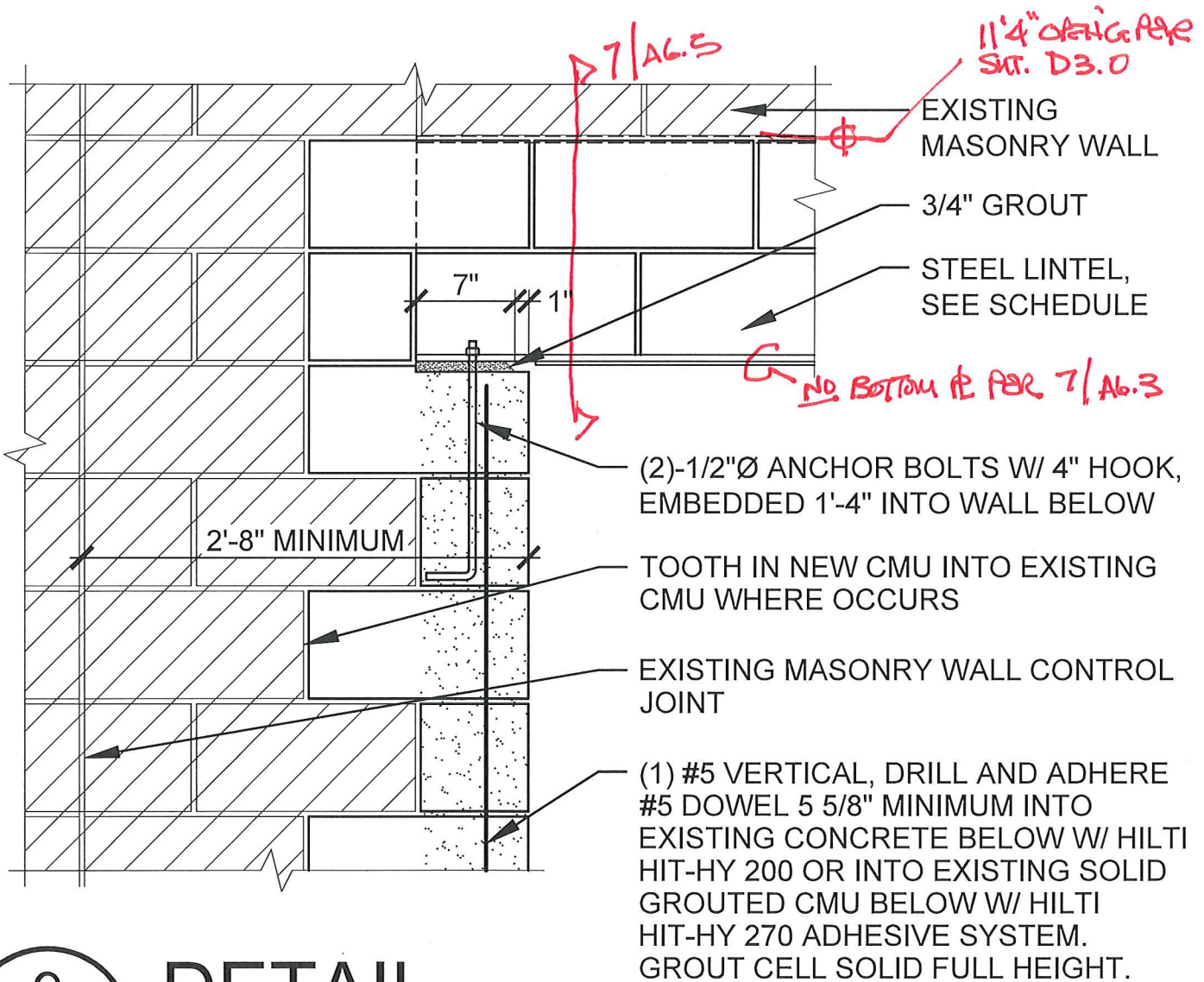


*DIMENSIONAL/DESIGN DO NOT APPLY UP w/ 11'4\"/>*

**7** SOFFIT DETAIL  
A6.5 SCALE: 1 1/2" = 1'-0"

*CUTLER BAY  
R1C1/1020  
SHT. A6.5*

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"

RTG/COURT BAY  
SHT. S2.0

S



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 36**

<b>To:</b> CASCO	<b>Date:</b> 12/8/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Exfiltration Trench Pipe
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b> Provide clarification for the exfiltration trench storm drainage pipe since Sheet C-5 shows “perforated CMP, pipe joints are to be banded” whereas Sheet C-2 specifies slotted RCP.
--

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

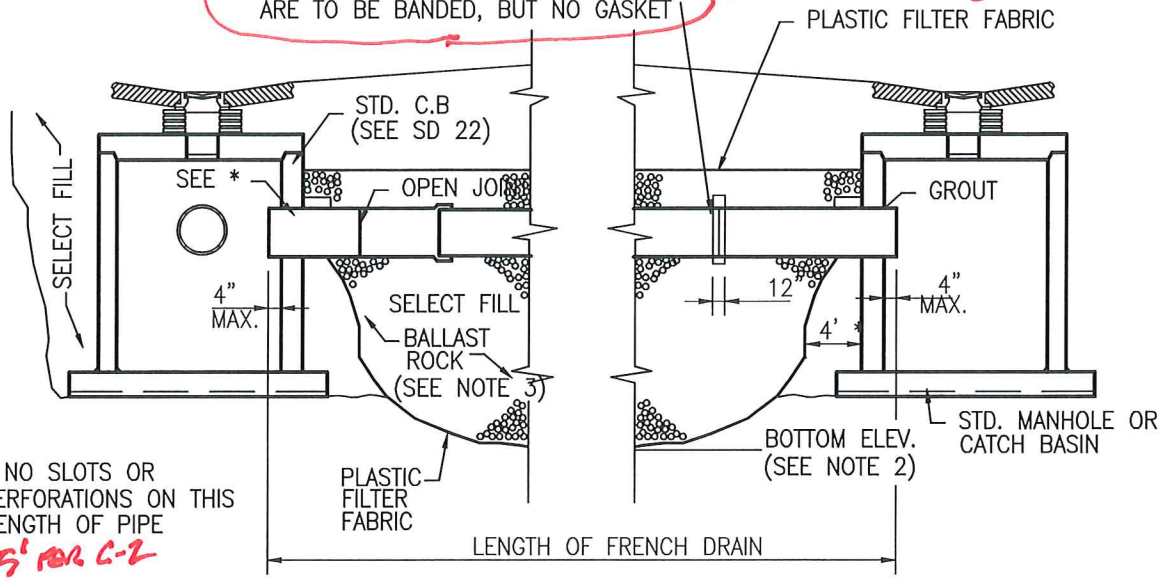
<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input checked="" type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>  Please disregard reference to CMP. Pipes are Slotted RCP.
--

<b>Attachments:</b>
<b>Answered By:</b> Eduardo Carcahce <b>of:</b> CKE Group, Inc. <b>Date:</b> 12/12/2023

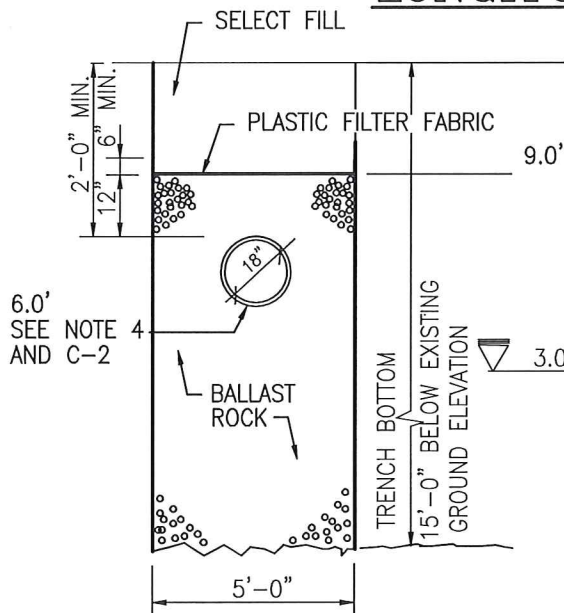
*SEE C-2 SPECIFICATIONS "RCP" FOR ALL STORM DRAINAGE*

FOR PERFORATED CMP, PIPE JOINTS ARE TO BE Banded, BUT NO GASKET

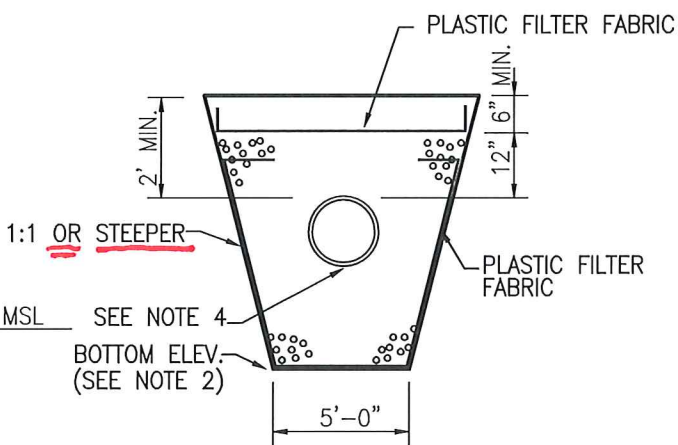


\* NO SLOTS OR PERFORATIONS ON THIS LENGTH OF PIPE  
*5' FOR C-2*

**LONGITUDINAL SECTION**



**TRANSVERSE SECTION**



**ALT. TRANS. SECTION**

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
4. INVERT ELEVATION TO BE AS SHOWN IN W.C. 2.2 (AVG. OCTOBER GROUND WATER LEVEL). WITH THE DETAILS.

**EXFILTRATION TRENCH DETAILS**

*RIGID/CATCH BASIN  
SEE C-5*



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 37**

<b>To:</b> CASCO	<b>Date:</b> 12/8/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Site Signage
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b> Provide clarification for the type and size for both the stop signs and handicap parking signs, since there are different requirements shown on Sheets C-1.2 (Note 18), C-4 (Detail 17 & 18) & C-7 (Detail 6 & 7).
---

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>  <b>Stop Sign to be 30" x 30". Disregard note 18 on C-1. The handicap parking sign should read as shown on C-4 detail 17.</b>
---

<b>Attachments:</b>
<b>Answered By:</b> Eduardo Carcache <b>of:</b> CKE Group, Inc. <b>Date:</b> 12/12/2023





**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 38**

<b>To:</b> CASCO	<b>Date:</b> 12/8/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Site/Civil
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

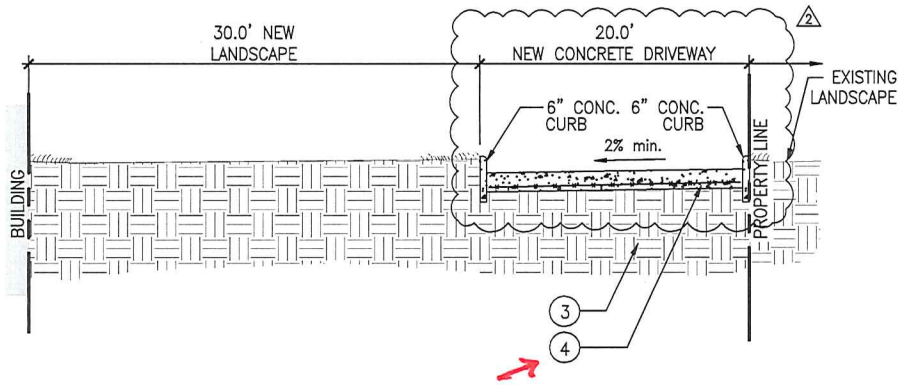
<b>Request Description:</b> Provide depth/thickness for the crushed aggregate or gravel base under the pervious concrete pavement since it is not shown or specified on Sheets C-1.2 (Note 36), C-4 or C-5.
--

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

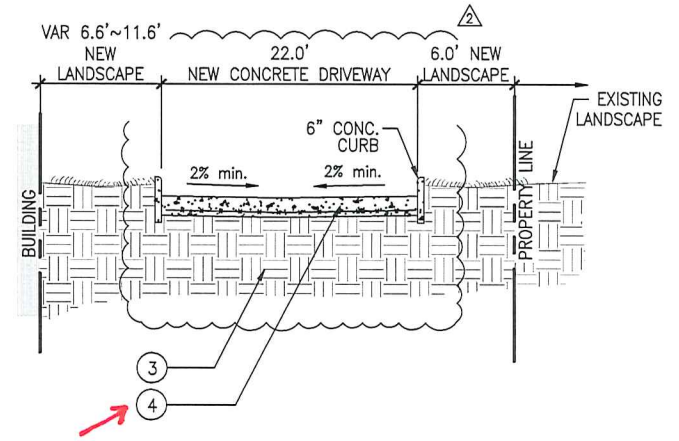
<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b> See detail 38/C-4 attached
---

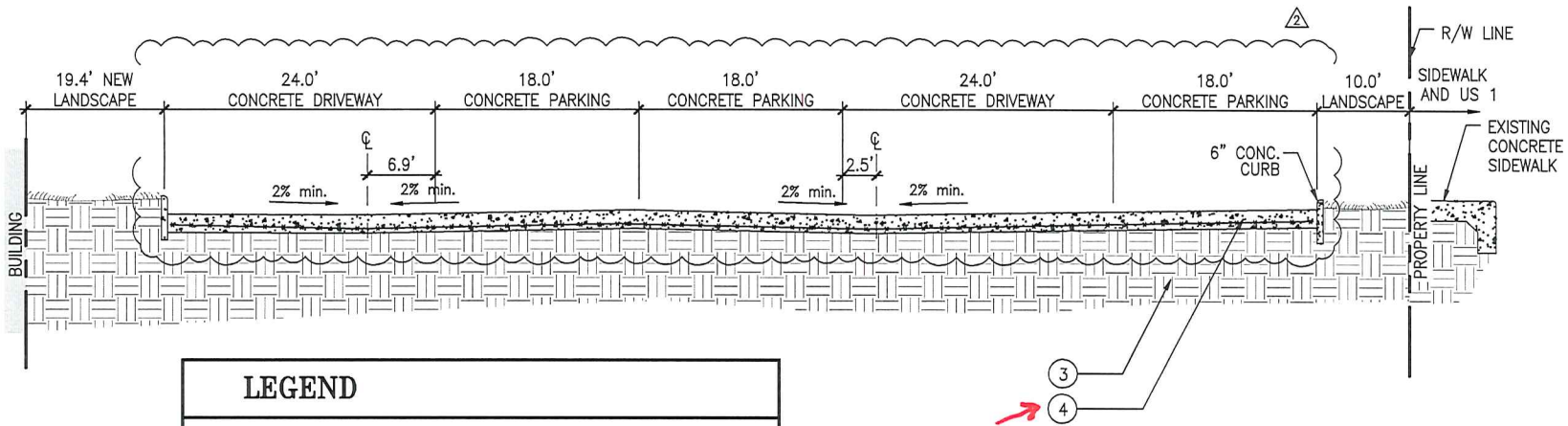
<b>Attachments:</b> C-4(bid)-Site Details (rev7) (003).pdf
<b>Answered By:</b> Eduardo Carcache <b>of:</b> CKE Group, Inc. <b>Date:</b> 12/18/2023



**1**  
C-5 **PAVEMENT SECTION**  
NOT TO SCALE



**2**  
C-5 **PAVEMENT SECTION**  
NOT TO SCALE



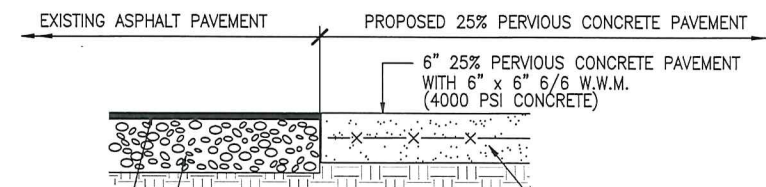
**3**  
C-5 **PAVEMENT SECTION**  
NOT TO SCALE

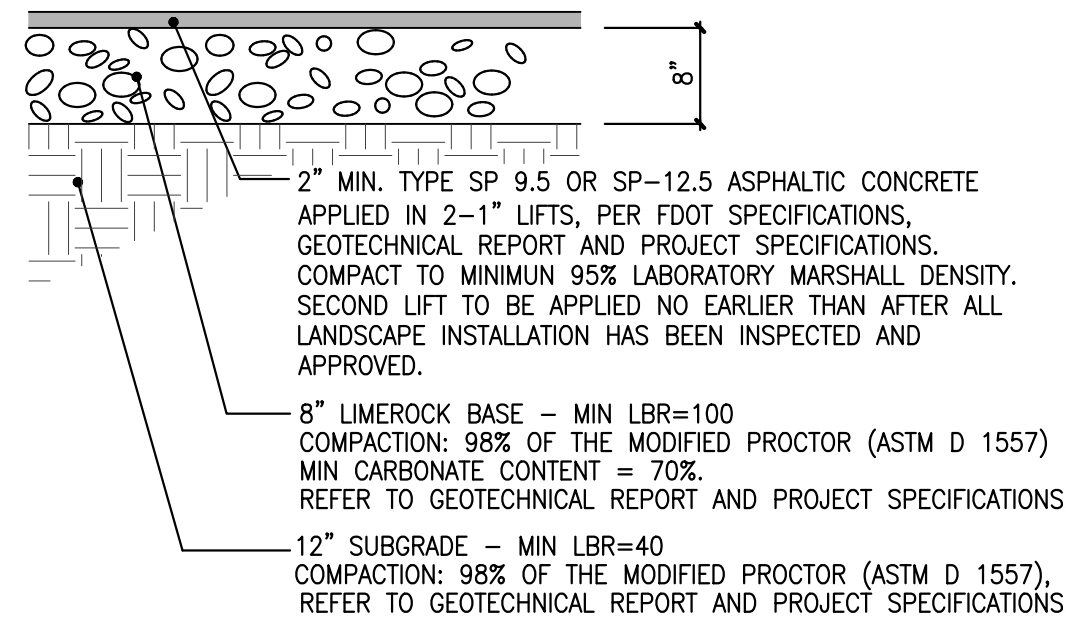
LEGEND	
①	2" MIN. TYPE SP 9.5 OR SP-12.5 ASPHALTIC CONCRETE APPLIED IN 2-1" LIFTS, PER FDOT SPECIFICATIONS, GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS. COMPACT TO MINIMUM 95% LABORATORY MARSHALL DENSITY. SECOND LIFT TO BE APPLIED NO EARLIER THAN AFTER ALL LANDSCAPE INSTALLATION HAS BEEN INSPECTED 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).

\* DEPTH/THICKNESS NOT SHOWN OR SPECIFIED ALSO, NOT SHOWN ON 36/C-4 OR NOTED IN

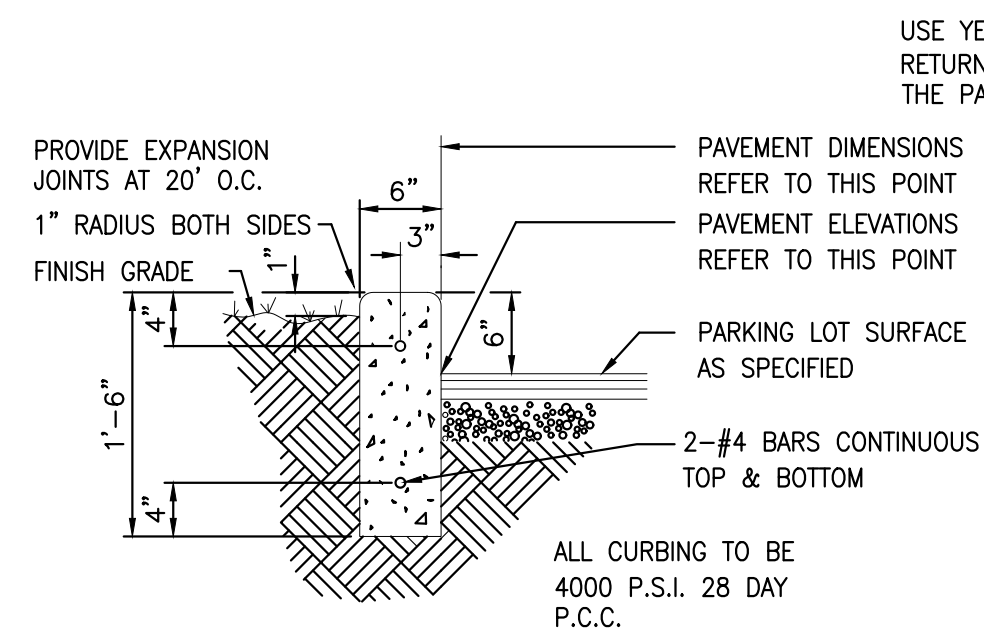
36 ON SUT. C-1.2

RTG/CUTLER ASY SRT. C-5

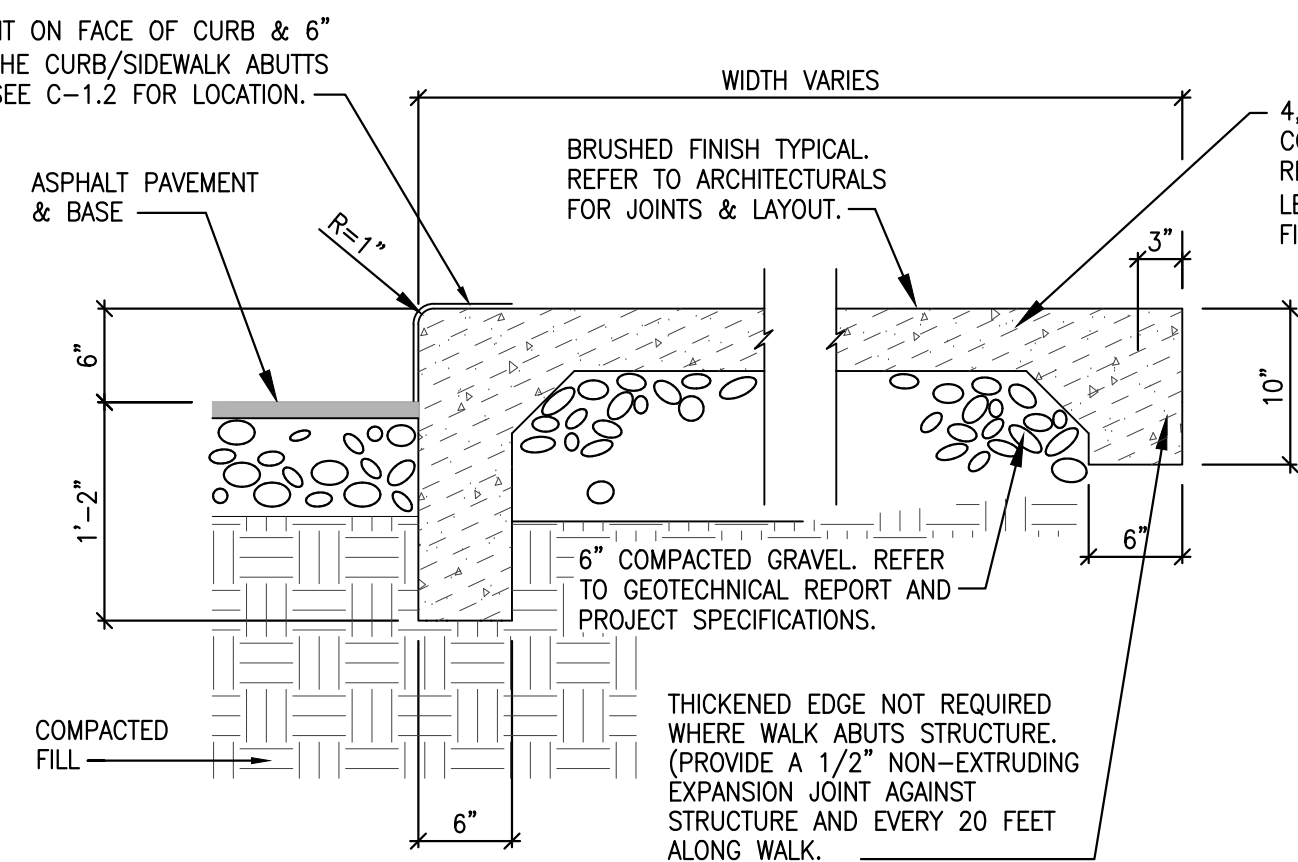




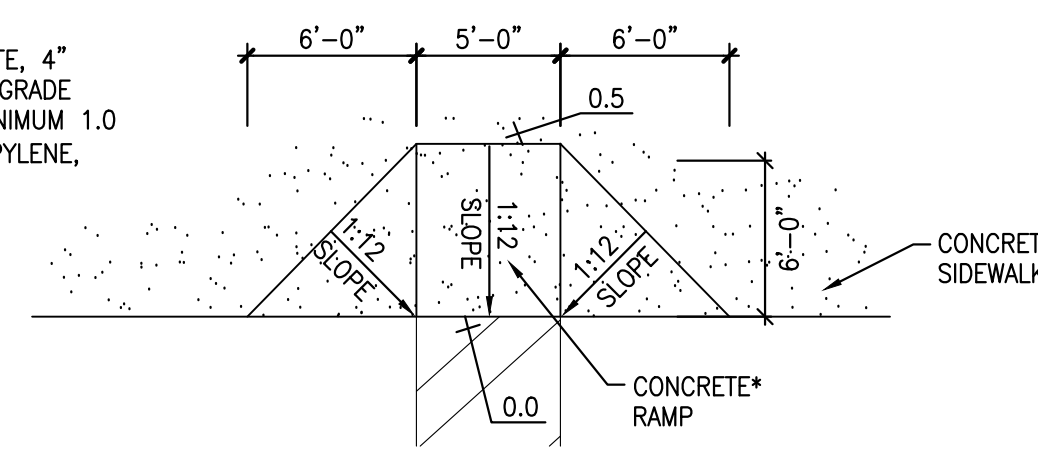
**1 ASPHALT PAVEMENT DETAIL**  
NOT TO SCALE



**2 6" CONCRETE CURB (TYPE "D")**  
NOT TO SCALE

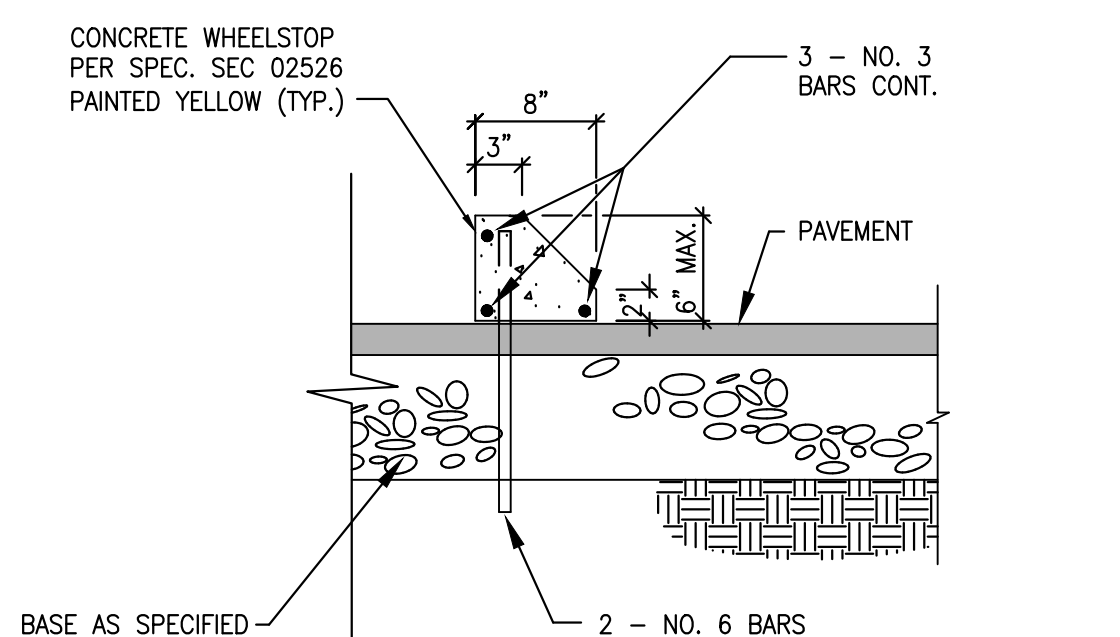


**4 BRUSHED CONCRETE WALK**  
NOT TO SCALE

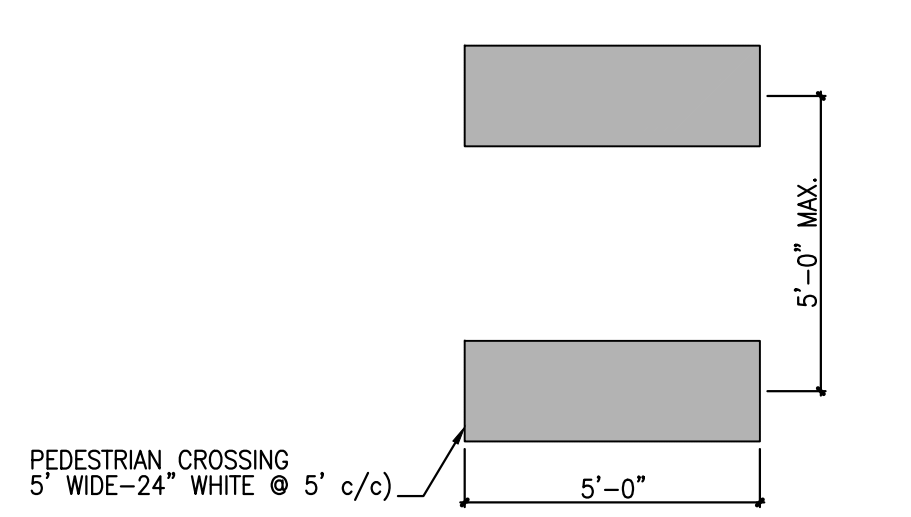


**5 HANDICAP RAMP DETAIL**  
NOT TO SCALE

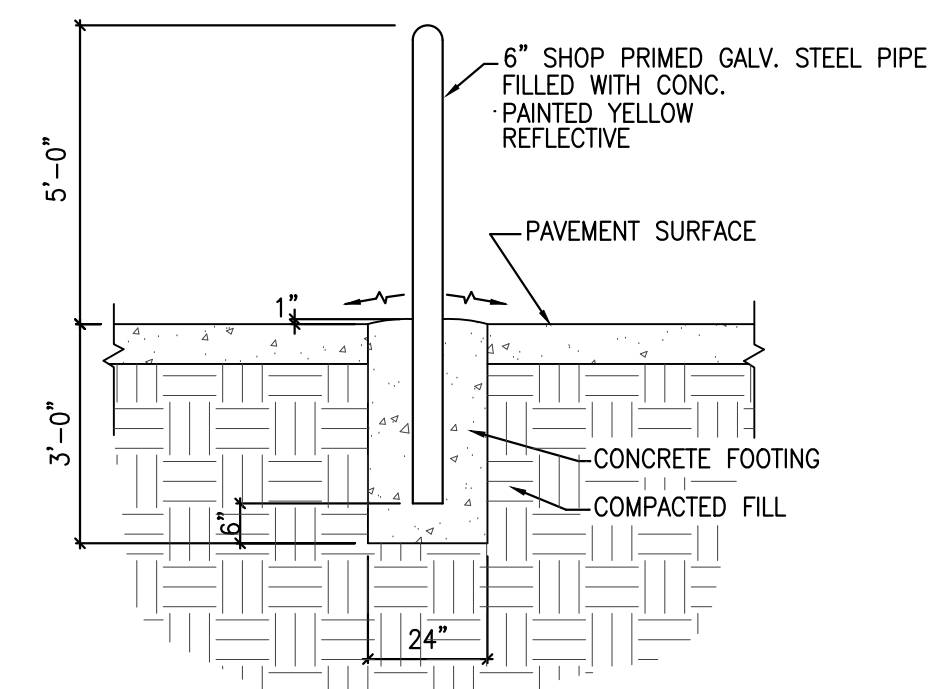
\* 4,000 P.S.I. CONCRETE, 4" CONCRETE SLAB ON GRADE REINFORCED WITH MINIMUM 1.0 LBS./YARD POLYPROPYLENE, FIBRILLATED FIBERS



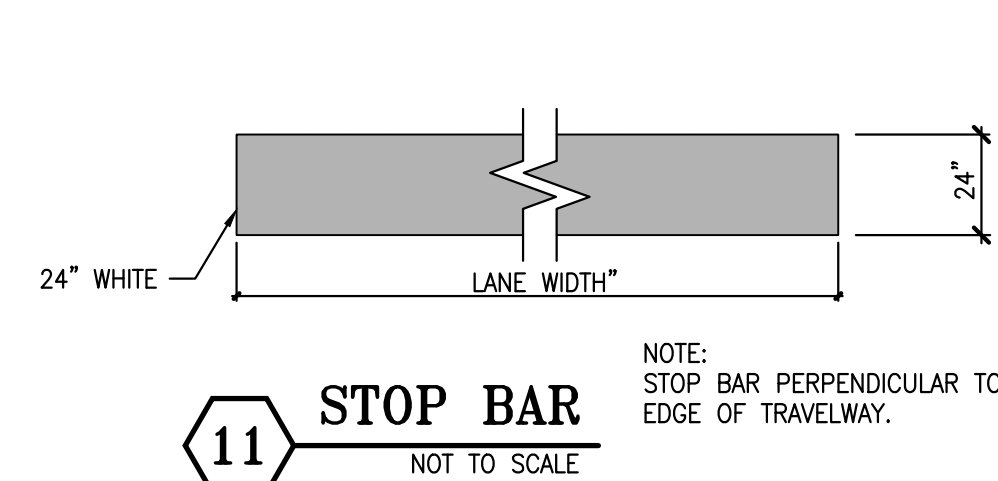
**6 PRECAST CONCRETE WHEELSTOP**  
NOT TO SCALE



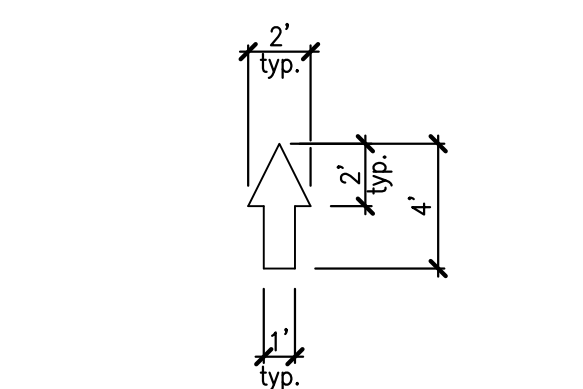
**7 PEDESTRIAN CROSSING**  
NOT TO SCALE



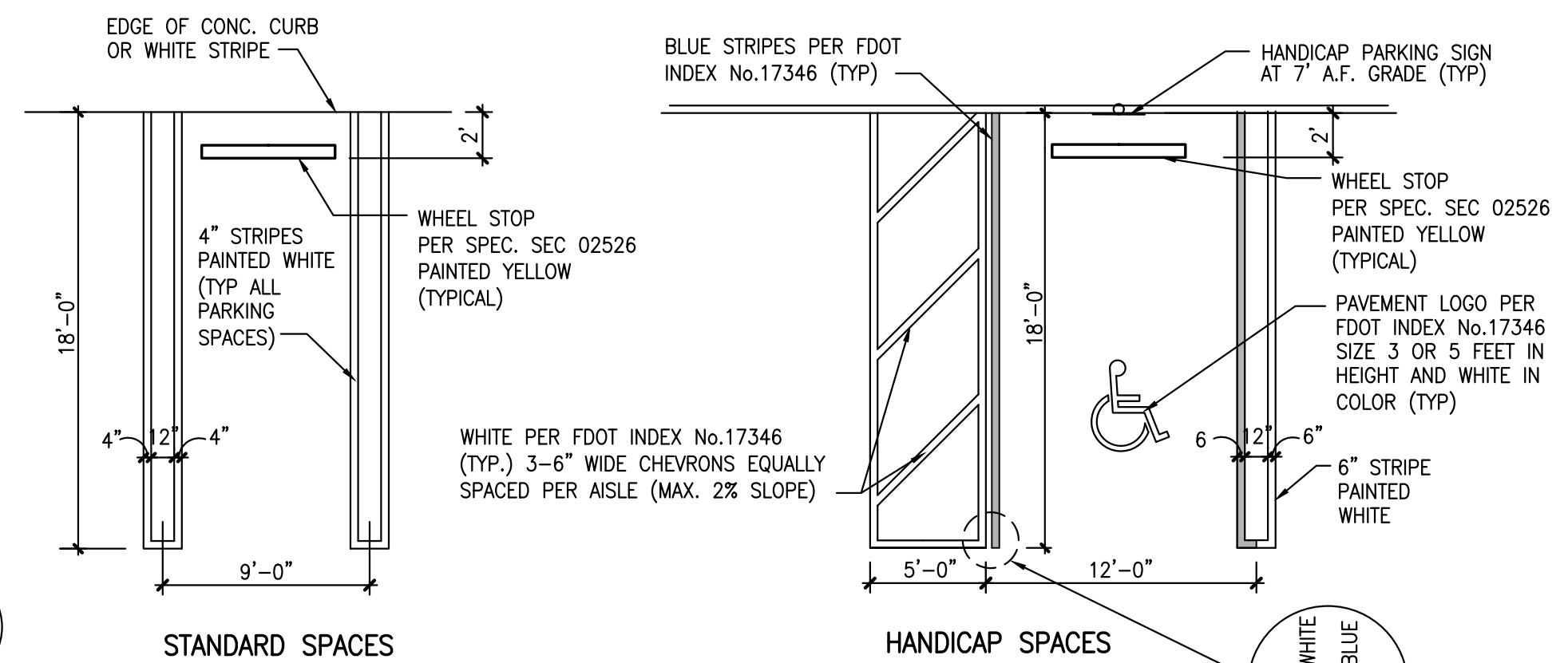
**9 STEEL BOLLARD DETAIL**  
NOT TO SCALE



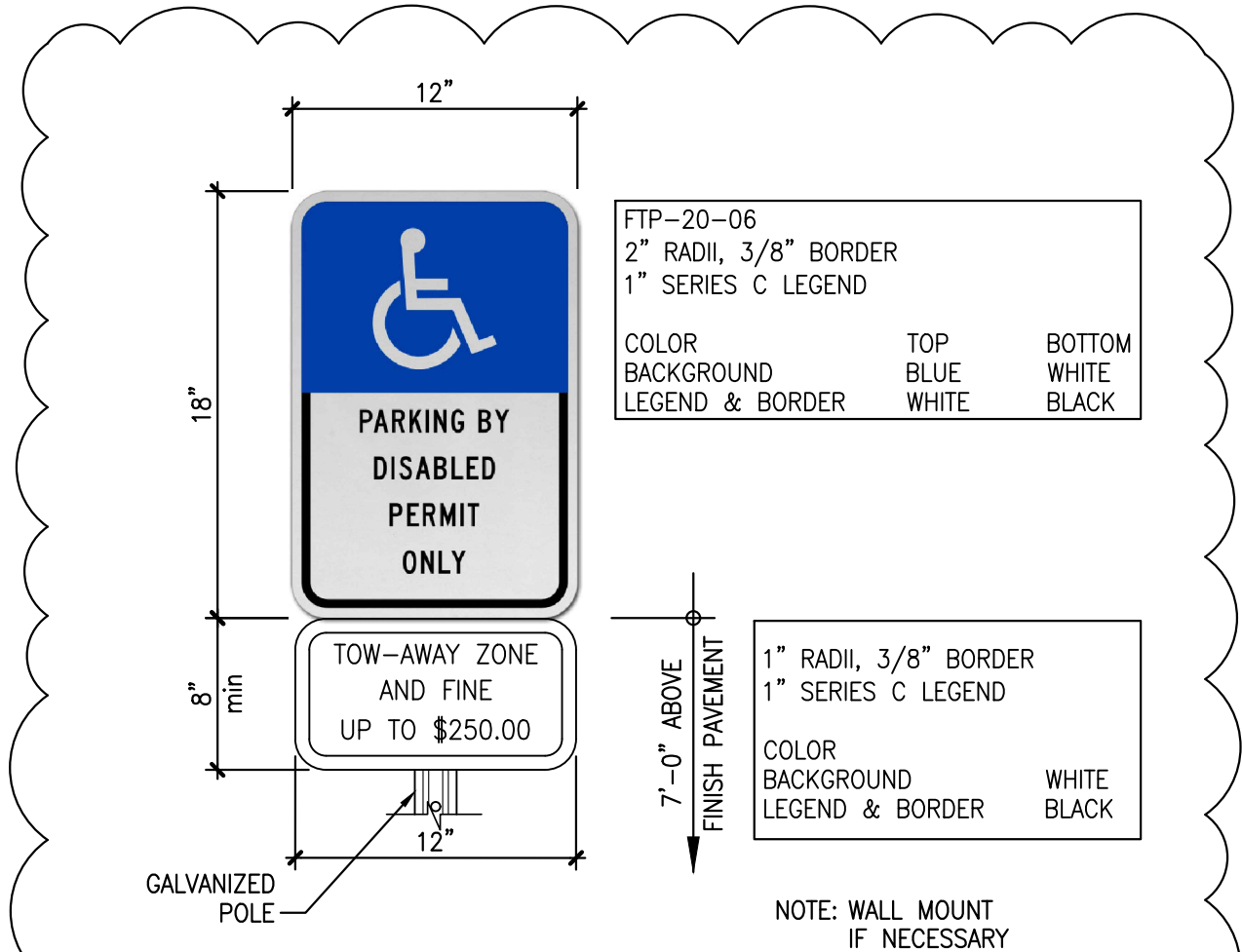
**11 STOP BAR**  
NOT TO SCALE



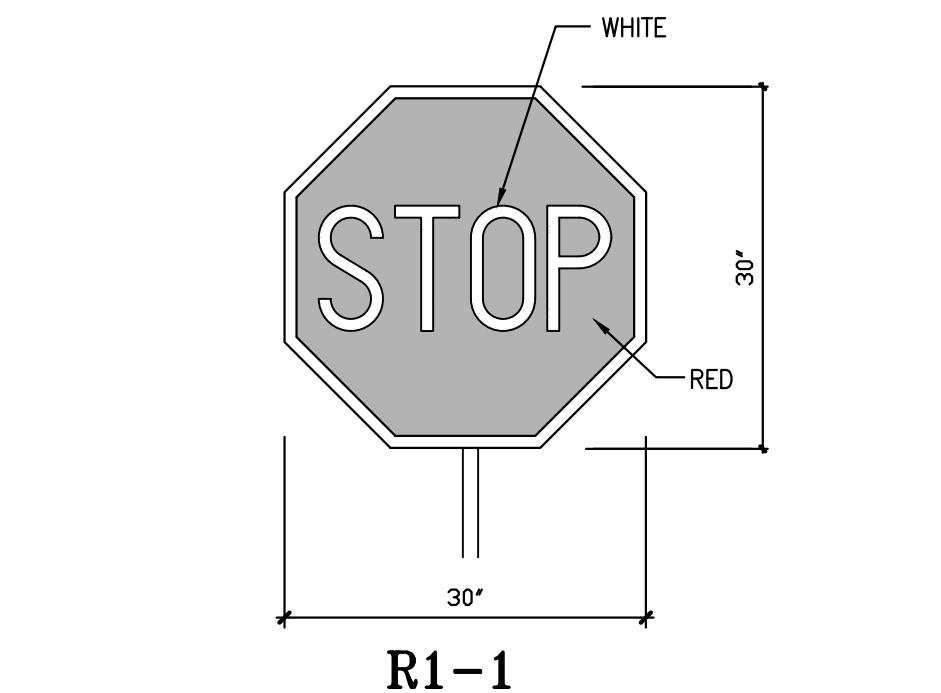
**12 PAINTED ARROW**  
NOT TO SCALE



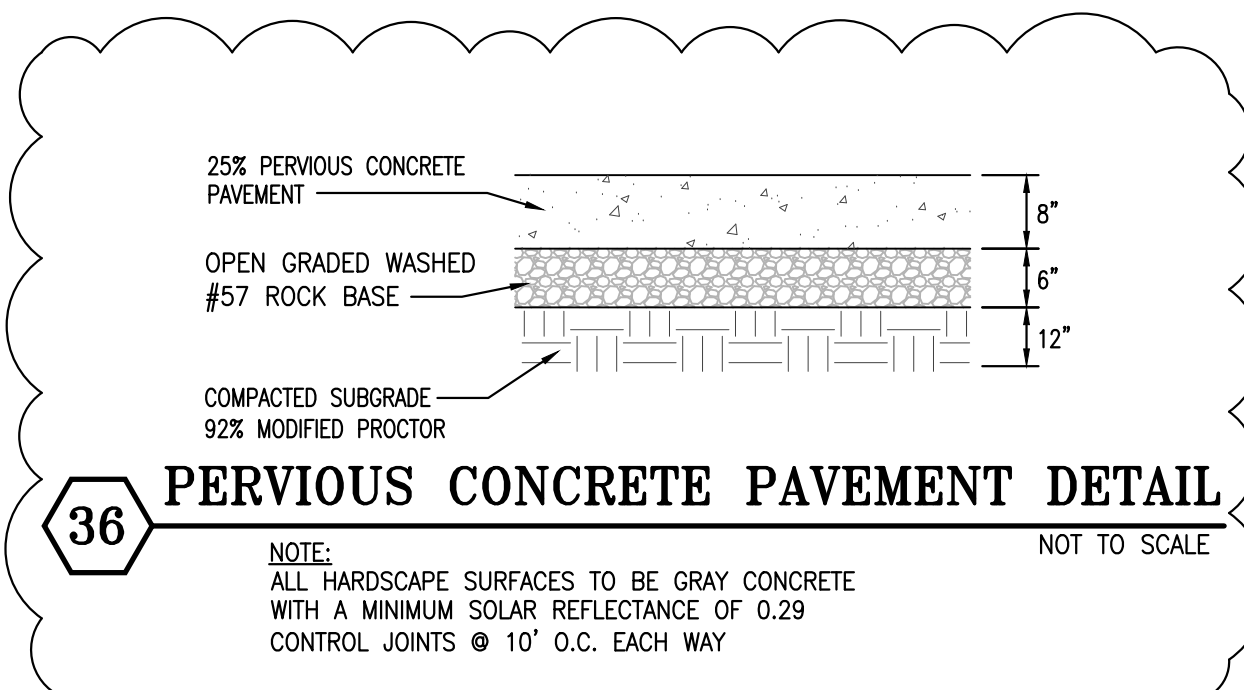
**14 16 STANDARD AND HANDICAP PARKING DETAILS**  
NOT TO SCALE



**17 DISABLED PARKING SIGN STANDARD (PER MIAMI-DADE COUNTY R-18.3)**  
NOT TO SCALE



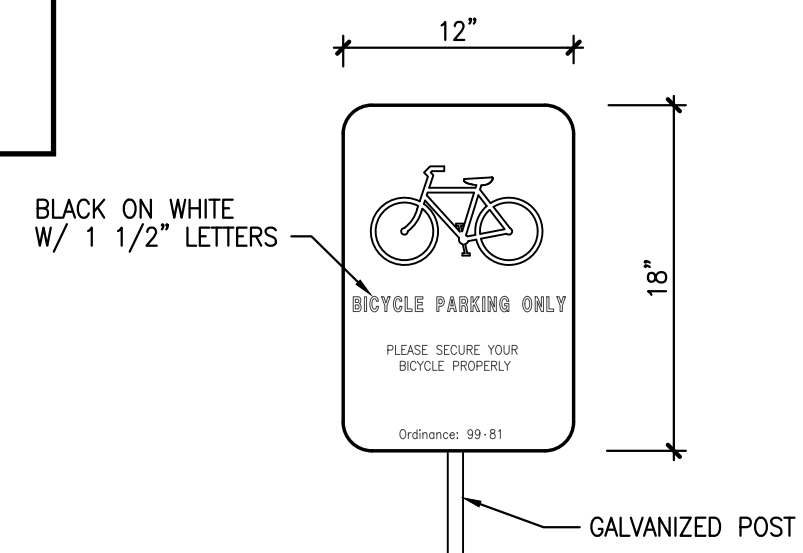
**18 STANDARD F.D.O.T. STOP SIGN**  
NOT TO SCALE



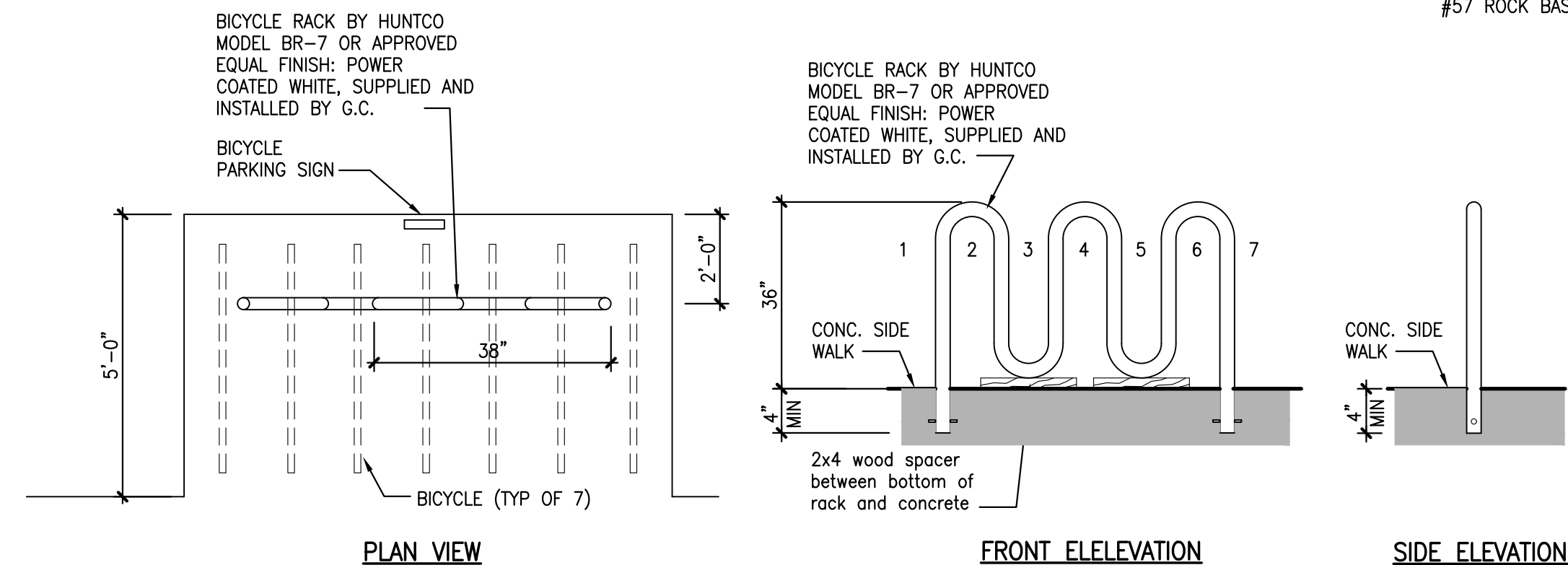
**36 PERVIOUS CONCRETE PAVEMENT DETAIL**  
NOT TO SCALE

**GENERAL NOTE**

1. ALL SIGNS SHALL BE ERECTED IN ACCORDANCE WITH ALL LOCAL CODES AND SOIL CONDITIONS.



**20 BICYCLE PARKING SIGN**  
NOT TO SCALE



**Installation:**

1.- Place the rack according to the pictures to give adequate clearance between the wall and rack

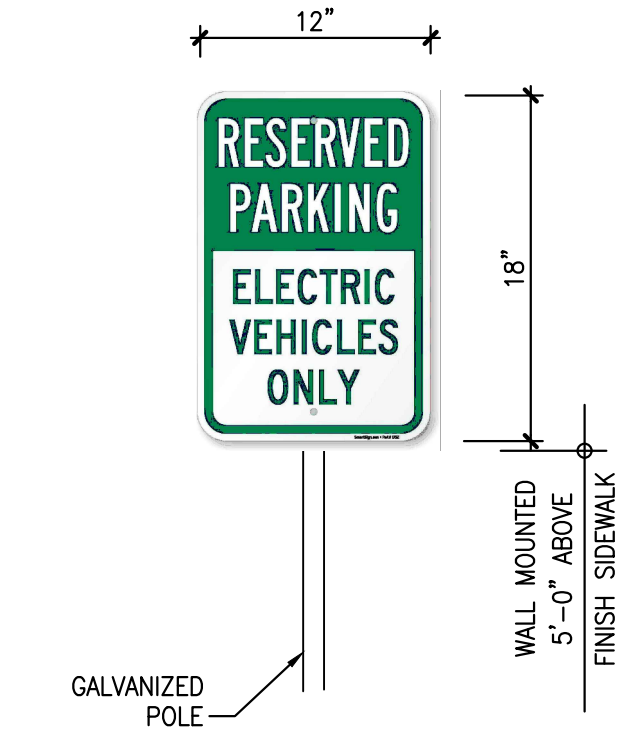
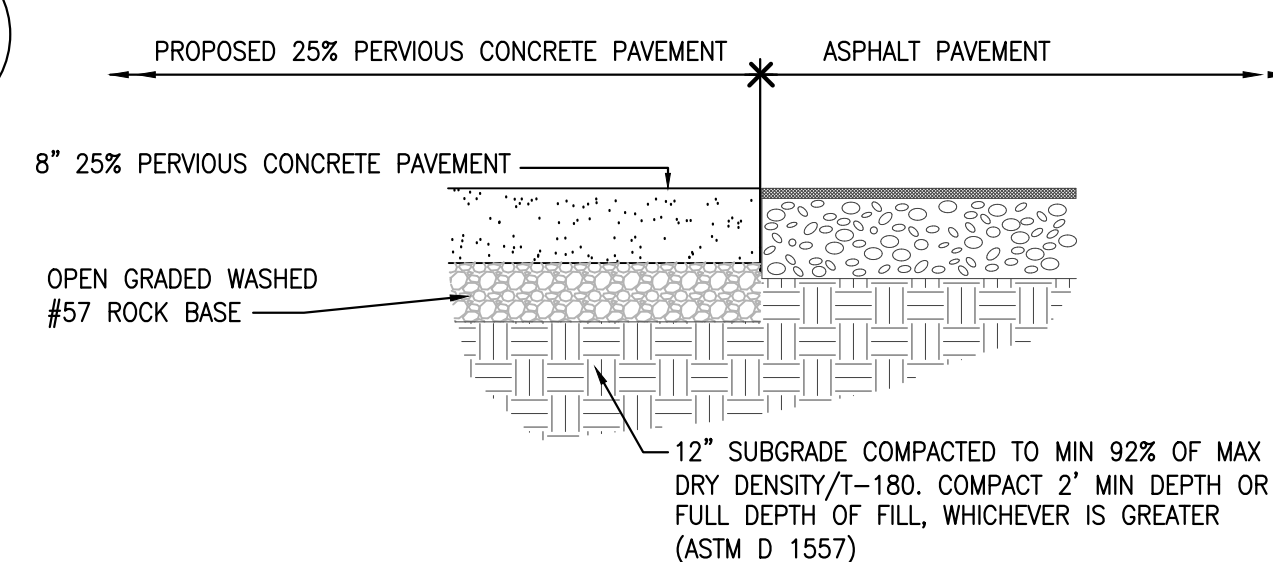
2.- When placing the rack into wet concrete locate the rack and push the legs into the wet concrete set the bottom loop on a wood 2x4 to keep it of the ground.

3.- Trowel the concrete smooth around the bike rack leg.

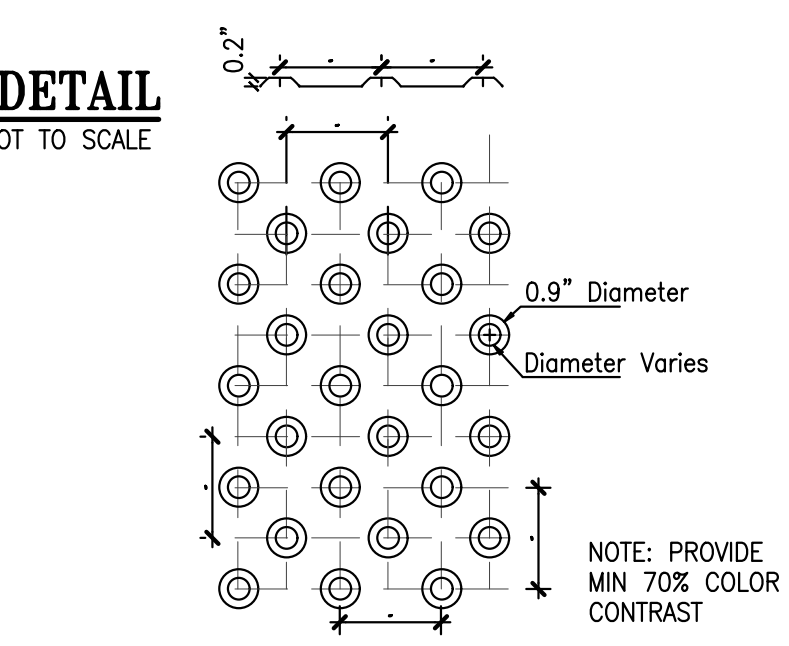
For any questions about installation call Huncoco at 1 (800) 547-5909

**21 BIKE RACK DETAIL**  
NOT TO SCALE

**29 ASPHALT-CONCRETE JOINT DETAIL**  
NOT TO SCALE

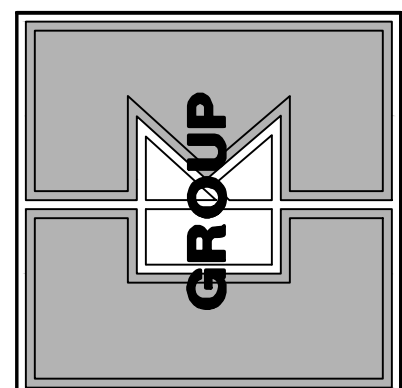


**33 EV PARKING SIGN**  
NOT TO SCALE



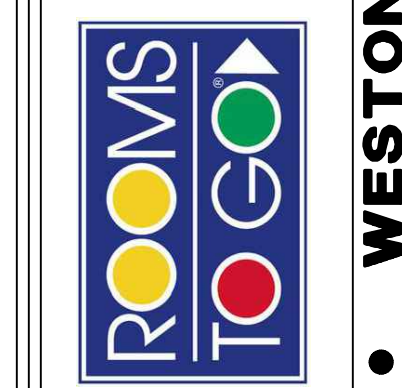
**35 DETECTABLE WARNING SURFACE DETAIL**  
NOT TO SCALE

NOTE: PROVIDE MATS PER SPECS. OR EQUAL APPROVED SUPPLIERS: ADA SOLUTIONS (800) 372-0519 PROF. PAVEMENT PRODUCTS (888) 717-7771



**CKE GROUP**  
INCORPORATED  
engineering • architecture • planning  
CERTIFICATE OF AUTHORIZATION - 4431

18722 S. DIXIE HWY.  
CUTLER BAY, FLORIDA



12/15/2023 BID  
12/14/2023 BID  
03/13/2023 CITY COMMENTS

revisions seal

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

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326

C-4



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 39**

<b>To:</b> CASCO	<b>Date:</b> 12/8/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Dumpster Enclosure
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

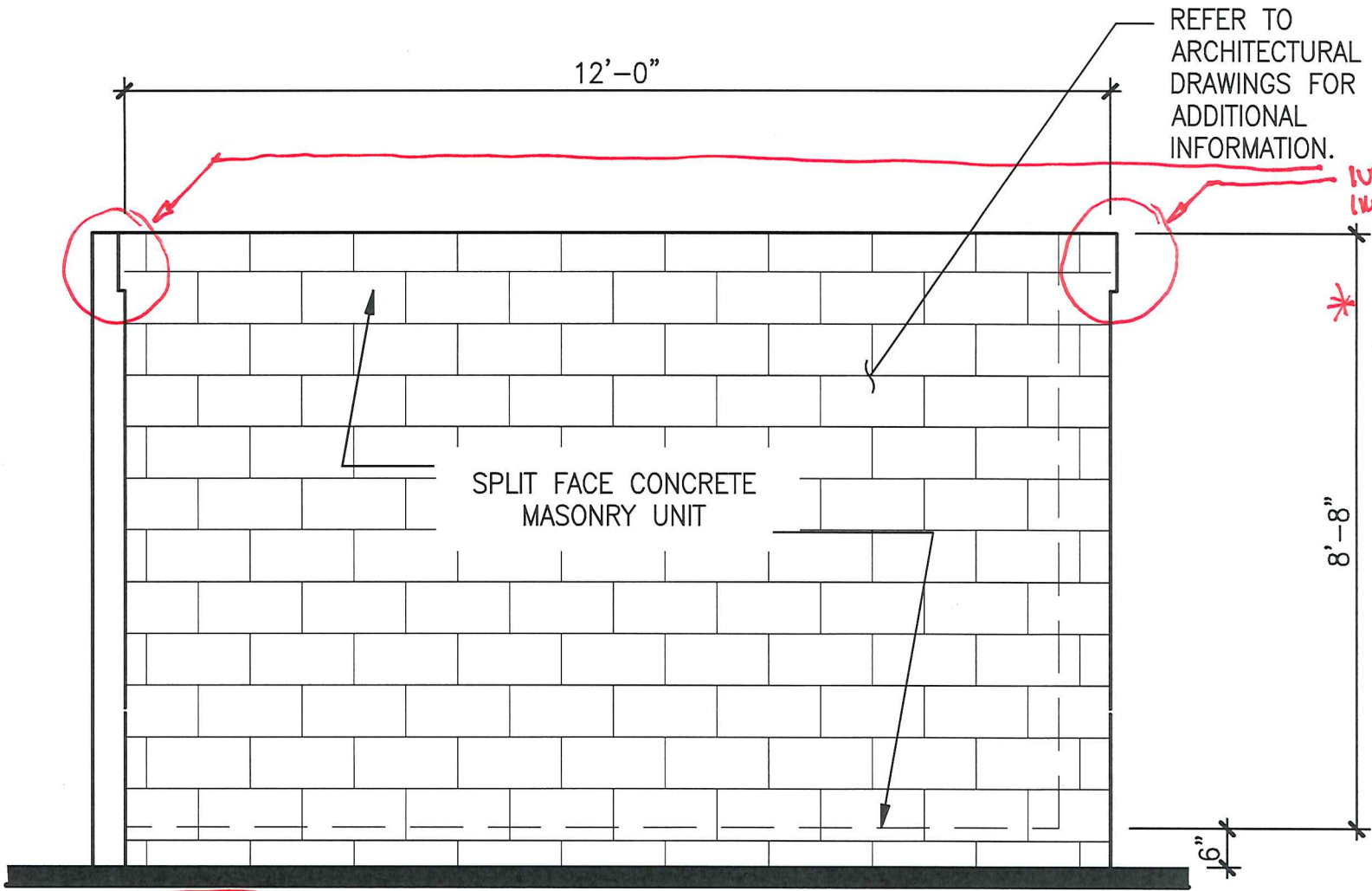
<b>Request Description:</b>
Provide clarification for the dumpster enclosure shown on Sheet C-8.
<ol style="list-style-type: none"> <li>1. Provide a detail/specification for the bump out or reveal implied along the top part of the screen wall. Note: Structural 9/S1.0 does not show this detail.</li> <li>2. Provide clarification for the 3/4" wide x 3/4" deep PVC channel reveal, since it cannot be located on any of the elevations.</li> </ol>

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
<ol style="list-style-type: none"> <li>1. No Bump out or reveal needed</li> <li>2. Not applicable</li> </ol>

<b>Attachments:</b>
<b>Answered By:</b> Eduardo Carcache <b>of:</b> CKE Group, Inc. <b>Date:</b> 12/12/2023



WHAT IS THIS IMPLING ?

\* 9/51.0 DOES NOT SHOW THIS.

3/4" WIDE x 3/4" DEEP PVC CHANNEL REVEAL AS INDICATED (TYPICAL)

\* WHERE ?  
\* WHAT IS THIS ?

RTG/CUTTER PLY  
SAT C-8

# RIGHT SIDE ELEVATION

N.T.S.



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 40**

<b>To:</b> CASCO	<b>Date:</b> 12/8/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Dumpster Enclosure
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Confirm the standard concrete apron at the dumpster enclosure as noted on Sheet C-1.2 is to be constructed the same as the dumpster slab specified in the slab schedule on Sheet S1.0.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
Construct per structural slab schedule. Sheet C1.2 was revised as part of Addendum #2 issued 11/29/23 to reference structural. <b>Chamfer Corners.</b>

<b>Attachments:</b>
<b>Answered By:</b> Matt Downs <b>of:</b> CASCO <b>Date:</b> 12/8/23   12/18/2023



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 40**

<b>To:</b> CASCO	<b>Date:</b> 12/8/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Dumpster Enclosure
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Confirm the standard concrete apron at the dumpster enclosure as noted on Sheet C-1.2 is to be constructed the same as the dumpster slab specified in the slab schedule on Sheet S1.0.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
Construct per structural slab schedule. Sheet C1.2 was revised as part of Addendum #2 issued 11/29/23 to reference structural.

<b>Attachments:</b>
<b>Answered By:</b> Matt Downs <b>of:</b> CASCO <b>Date:</b> 12/8/23



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 41**

<b>To:</b> CASCO	<b>Date:</b> 12/8/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Landscaping
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Verify that all existing, new and relocated trees and palms shown on the landscape drawings require a root barrier since they are within 10' of paved surfaces or infrastructure or installed in the vicinity of underground lines as specified per the detail on Sheet L-2. Provide a drawing showing the location for root barrier installation so the correct amount is included in the bid price.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
<b>All new. All relocated trees and palms require root barrier. Only one existing (SWI) Mahogany and one existing (CON) Silver Buttonwood does not need the root barrier.</b>

<b>Attachments:</b>
<b>Answered By:</b> Eduardo Carcache <b>of:</b> CKE Group, Inc. <b>Date:</b> 12/12/2023





**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 42**

<b>To:</b> CASCO	<b>Date:</b> 12/8/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> New Delivery Ramp
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Confirm that the new delivery ramp to door #5 at the rear of the building does not require railing.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
The ramp leading to door #5 is at grade no guard or hand rails are required.

<b>Attachments:</b>
<b>Answered By:</b> Dan Rowland <b>of:</b> CASCO <b>Date:</b> 12/08/2023



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 43**

<b>To:</b> CASCO	<b>Date:</b> 12/8/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Site/Civil & L/I
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Confirm the site/civil, landscape and irrigation design documents comply with the Town of Cutler Bay, Miami Dade County, local codes and ordinances as mentioned throughout the drawings and the contractor is not to include any cost or contingencies for redesign, permitting, conflicts, errors or omissions.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input checked="" type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
<b>To the best of our knowledge and ability the site/civil, landscape and irrigation design documents comply with the local codes.</b>

<b>Attachments:</b>
<b>Answered By:</b> Eduardo Carcache <b>of:</b> CKE Group, Inc. <b>Date:</b> 12/12/2023



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 44**

<b>To:</b> CASCO	<b>Date:</b> 12/8/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Asphalt
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

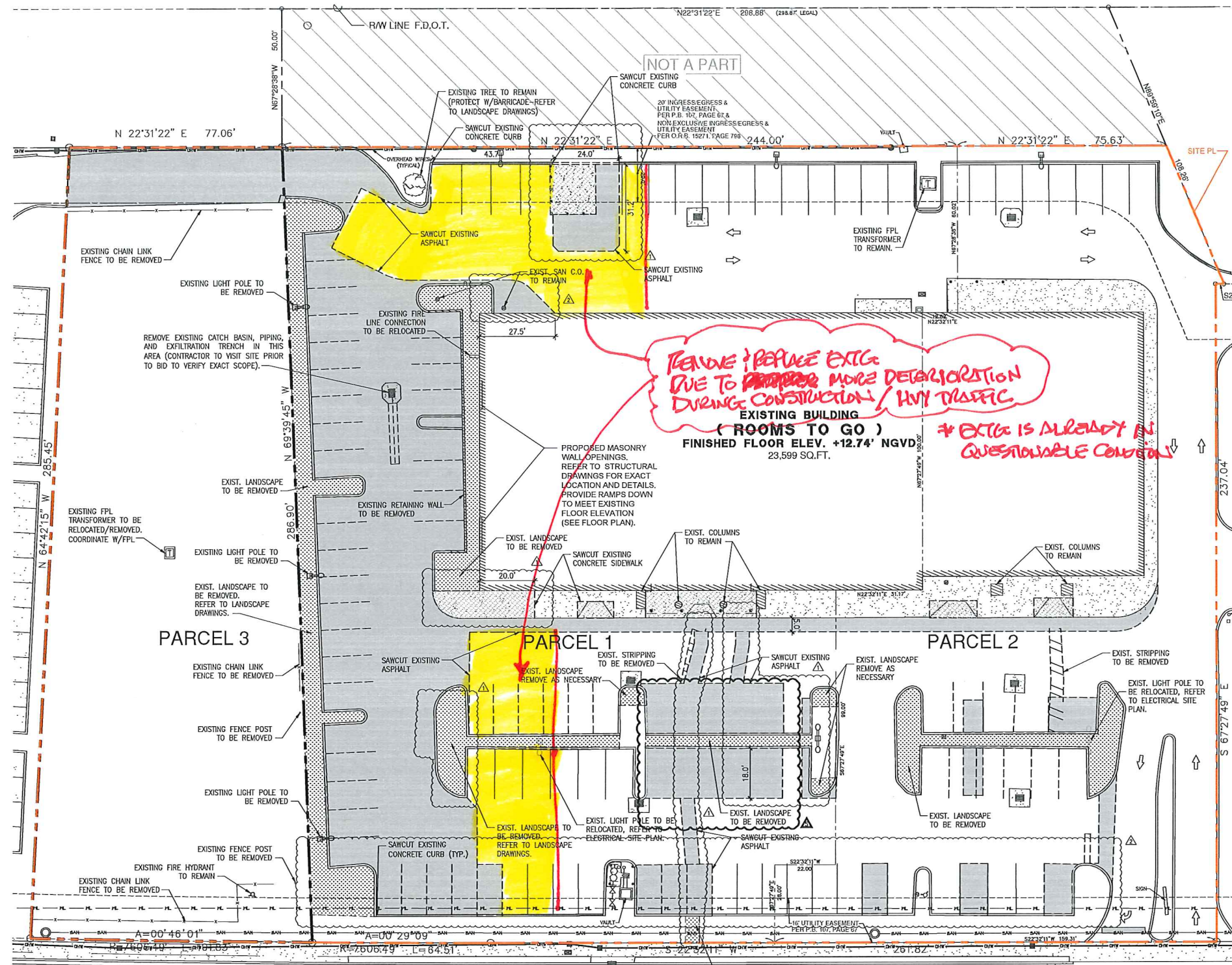
<b>Request Description:</b> Provide updated documents showing the removal and replacement of the existing deteriorated asphalt that will be further damaged during construction due to heavy traffic and access to the work area(s) as noted on the attached Sheets SD-1 & C-1.2.
--

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input checked="" type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>  Revised SD-1 & C-12 as requested.
--

<b>Attachments:</b>
<b>Answered By:</b> Eduardo Carcache <b>of:</b> CKE Group, Inc. <b>Date:</b> 12/12/2023



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 S57°27'49"E for 100.00 feet; thence S22°32'11"W for 31.17 feet; thence S67°27'49"E for 98.00 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 7608.49 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, 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°32'11"W for 3.05 feet; thence S67°27'49"E for 237.04 feet to 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°31'11"E for 22.00 feet; thence N67°27'49"W for 98.00 feet; thence N22°31'11"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 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**

- SEE SURVEY FOR DESCRIPTION OF EXISTING FEATURES WITHIN SITE.
- 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.
- 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 EGS FLORIDA, LLC (PROJECT NO. 25-3768), AND PROJECT SPECIFICATIONS SECTIONS IN DIVISION 2.
- THE CONTRACTOR SHALL BE REQUIRED TO STABILIZE SLOPED AREAS. THE CONTRACTOR SHALL GRADE AND SOD THE AREA WITH THE PROVISION THAT THE 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.
- 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.
- ALL CONSTRUCTION OF UTILITIES TO BE IN ACCORDANCE WITH LOCAL BUILDING CODES.
- 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.
- ALL CONCRETE CURB TO BE CONSTRUCTED OF 4,000 P.S.I. CONCRETE.
- 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.
- 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.

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



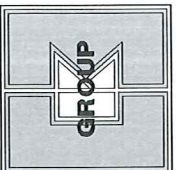
**SITE DEMOLITION PLAN**

**DEMOLITION NOTES & LEGEND**

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

**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



**CKE GROUP**  
INCORPORATED  
engineering • architecture • planning  
CERTIFICATE OF AUTHORIZATION - 4452

18722  
S. DIXIE HWY.  
CUTLER BAY,  
FLORIDA

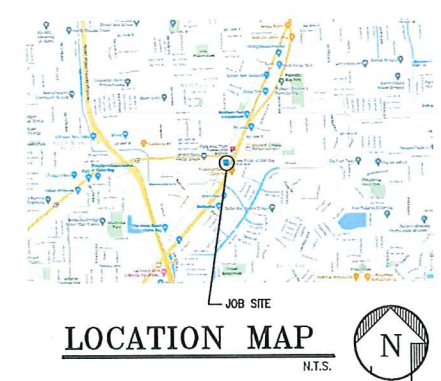
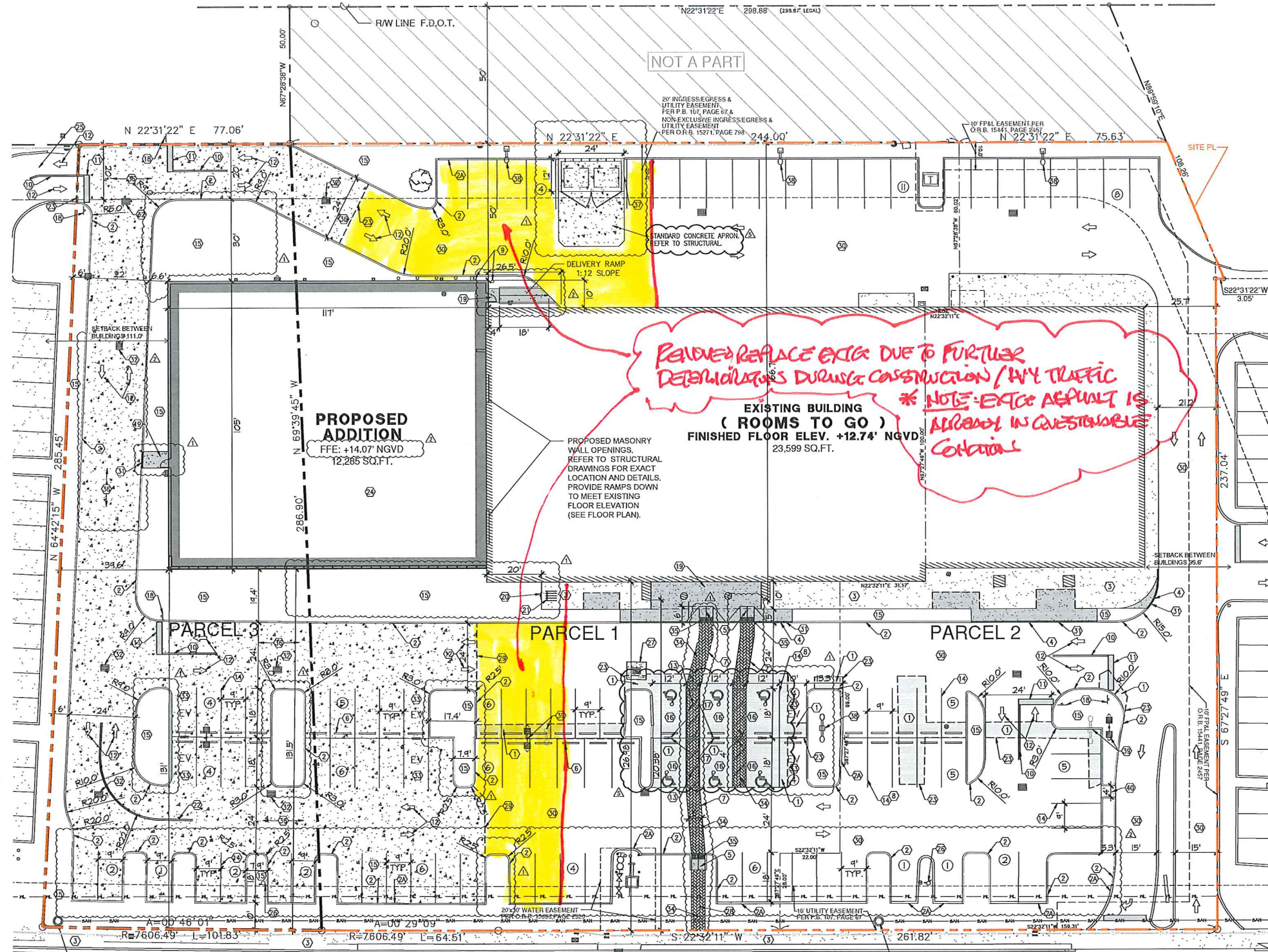


revisions seal

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

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • (954) 982-7211 - (305) 558-4124

SD-1



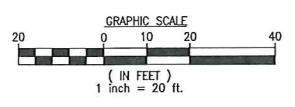
**LEGAL DESCRIPTION:**

**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 Southwest corner of said Lot 4; thence N69°39'45"W along the Southwesterly line of said Lot 4 for 288.90 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°27'49"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 Southeastery line of said POINT WEST FOURTH ADDITION; thence run the following courses and distances along the said Southeastery line of said 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 55 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°28'39"W for 50.00 feet to a point on the Southeastery Right-of-Way line of the Florida Department of Transportation Limited Access Corridor; thence N22°31'22"E along the said Southeastery 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°32'11"W for 3.05 feet; thence S67°27'49"E for 237.04 feet to a point on the Southeastery line of said Lot 1 of Block 6; thence S22°32'11"W along the Southeastery 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°28'39"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 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.

( S.R. No. 5 AND U.S. No. 1 ) DIXIE HWY. SITE GEOMETRY PLAN 1"=20'-0"



**GENERAL SITE NOTES**

- ALL PAVEMENT MARKINGS AND SIGNAGE ARE TO COMPLY WITH CUTLER BAY PUBLIC WORKS DEP. STANDARDS/MUTCD.
- ALL RADII AND DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED. 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).
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL (SEE SHEET C-4).
- 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		NEW CONCRETE SIDEWALK
	NUMBER OF PARKING SPACES		NEW PAVERS
	ACCESSIBLE PARKING SPACES		NEW STANDARD ASPHALT (REFER TO DETAIL)
	PROPERTY LINE		NEW CONCRETE PAVEMENT (REFER TO DETAIL)
	EXISTING COLUMNS		EXISTING BUILDING (NOT A PART)
	EXISTING PAVEMENT TO BE TO BE REPAIRED AS NEEDED, SEAL COAT & RESTRIPE.		

**CONSTRUCTION NOTES:**

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



**CKE GROUP**  
**CKE GROUP INCORPORATED**  
 engineering • architecture • planning  
 CERTIFICATE OF AUTHORIZATION - 4432

18722 S. DIXIE HWY. CUTLER BAY, FLORIDA

**ROOMS TO GO**

REWARD GARAGE: 100% COMPLETE  
 CKE GROUP INCORPORATED

11/27/2023 BR  
 03/12/2023 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

17190 ROYAL PALM BLVD. • SUITE 2 • WESTON, FLORIDA 33326 • (954) 982-7211 - (305) 558-4124

**C-1.2**



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 45**

<b>To:</b> CASCO	<b>Date:</b> 12/8/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Waterproofing
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

**Request Description:**  
 Provide specifications for the below grade waterproofing including approved manufacturers, product information and installation instructions for the foundation between the addition and existing showroom and the delivery ramp to Door #5 at the rear of the building.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:** See attached.

**Attachments:** Yes  
**Answered By:** Steve Dahms – Senior PM      **of:** CASCO      **Date:** 12/15/23

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 -



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 46**

<b>To:</b>	<b>CASCO</b>	<b>Date:</b> 12/8/23
<b>Location:</b>	12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Alternate: Re-Roof
<b>Attention:</b>	<b>STEVE DAHMS</b>	<b>Drawing Reference:</b> N/A
<b>Phone:</b>	(314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b>	<a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
		<b>From:</b> Rick Baldwin
		<b>Date Information Required:</b> ASAP

**Request Description:**

Provide a specification for the alternate “to re-roof the existing building including white TPO, metal trim and utilizing 2” isocyanurate rigid insulation as underlayment.” Is it the intent to roof over the existing roof or remove and replace the entire roof?

**Attachments:**

**Schedule Impact:**

**Cost Impact:**

**Reason for RFI:**

<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**

The specifications for Alternate pricing to re-roof the existing building shall comply with the new roofing specification for the project. Pricing for the Alternate roof work includes removing the existing TPO membrane and overlaying the existing isocyanurate rigid insulation.

**Attachments:**

**Answered By:** Dan Rowland

**of:** CASCO

**Date:** 12/11/2023



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 47**

<b>To:</b>	<b>CASCO</b>	<b>Date:</b> 12/8/23
<b>Location:</b>	12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Specification Section
<b>Attention:</b>	<b>STEVE DAHMS</b>	<b>Drawing Reference:</b> N/A
<b>Phone:</b>	(314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b>	<a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
		<b>From:</b> Rick Baldwin
		<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Provide guidance for the following specifications. <ol style="list-style-type: none"> <li>If applicable provide Section 02521 -Concrete Pavement since it is shown on the index but was not included in the bid documents.</li> <li>Verify Section 02872- Vinyl Coated Chain Link Fence and Gates is not applicable since none are shown on the drawings.</li> <li>Verify Section 07115- Bituminous Dampproofing is not applicable since none is shown on the drawings and there is no "exterior face of inner wythe of exterior masonry cavity walls".</li> </ol>

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
<ol style="list-style-type: none"> <li>Concrete paving section 02521 hereby provided.</li> <li>There is no vinyl coated fencing; therefore, disregard this section in the specifications.</li> <li>The bituminous waterproofing is not required.</li> </ol> <p align="center">Pervious concrete paving specifications from Florida Concrete &amp; Products Association, Inc. and ACI-522-13 provided and updated pavement details included. E. Carcache</p>

<b>Attachments:</b>
<b>Answered By:</b> Steve Dahms/Dan Rowland <b>of:</b> CASCO <b>Date:</b> 12/11/2023



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 47**

<b>To:</b>	<b>CASCO</b>	<b>Date:</b> 12/8/23
<b>Location:</b>	12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Specification Section
<b>Attention:</b>	<b>STEVE DAHMS</b>	<b>Drawing Reference:</b> N/A
<b>Phone:</b>	(314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b>	<a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
		<b>From:</b> Rick Baldwin
		<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Provide guidance for the following specifications.
<ol style="list-style-type: none"> <li>1. If applicable provide Section 02521 -Concrete Pavement since it is shown on the index but was not included in the bid documents.</li> <li>2. Verify Section 02872- Vinyl Coated Chain Link Fence and Gates is not applicable since none are shown on the drawings.</li> <li>3. Verify Section 07115- Bituminous Dampproofing is not applicable since none is shown on the drawings and there is no "exterior face of inner wythe of exterior masonry cavity walls".</li> </ol>

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
<ol style="list-style-type: none"> <li>1. Concrete paving section 02521 hereby provided.</li> <li>2. There is no vinyl coated fencing; therefore, disregard this section in the specifications.</li> <li>3. The bituminous waterproofing is not required.</li> </ol>

<b>Attachments:</b>
<b>Answered By:</b> Steve Dahms/Dan Rowland <b>of:</b> CASCO <b>Date:</b> 12/11/2023

DIVISION 2 - SITE WORK

## PART 1 - GENERAL

1. GENERAL

(A) Include all labor, material and equipment to completely install all concrete paving.

2. WORK SPECIFIED ELSEWHERE

(A) Excavation, grading and preparation of sub-grade to required elevation with a tolerance of plus or minus 1 inch.

3. SUMMARY

(A) Portland Cement Concrete Paving.

4. REFERENCES

(A) ASTM A82 - Standard Specification for Steel Wire, Plain, for Concrete Reinforcement.

(B) ASTM A615 - Standard Specification for Deformed and Plain Billet - Steel Bars for Concrete Reinforcement.

(C) ASTM C31 - Standard Practice for Making and Curing Concrete Test Specimens in the Field.

(D) ASTM C33 - Standard Specifications for Concrete Aggregates.

(E) ASTM C40 - Standard Test Method for Organic Impurities in Fine Aggregates for Concrete.

(F) ASTM C42 - Standard Test Method of Obtaining and Testing Drilled Cores and Sawed Beams of Concrete.

(G) ASTM C78 - Standard Test Method for Flexural Strength of Concrete

(H) ASTM C94 - Standard Specification for Ready-Mixed Concrete

(I) ASTM C131 - Standard Test Method for Resistance to Degradation of Small-Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine

(J) ASTM C136 - Standard Method for Sieve Analysis of Fine and Coarse Aggregates.

(K) ASTM C138 - Standard Test Method for Unit Weight, Yield, and Air Content (Gravimetric) of Concrete

(L) ASTM C143 - Standard Test Method for Slump of Hydraulic Cement Concrete.

(M) ASTM C150 - Standard Specification for Portland Cement.

(N) ASTM C174 - Standard Test Method for Measuring Length of Drilled Concrete Cores.

(O) ASTM C231 - Standard Test Method for Air Content of Freshly Mixed Concrete by the Pressure Method.

(P) ASTM C260 - Standard Specification for Air-Entraining Admixtures for Concrete.

(Q) ASTM C494 - Standard Specification for Chemical Admixtures for Concrete

5. SUBMITTALS

(A) Concrete mix design shall be submitted to the Civil Engineer.

(B) Submit proposed mix design and test data for each type and strength of concrete in Work. Include proportions and actual compressive strength obtained from design mixes at required test ages.

- (C) Submit manufacturer's description and characteristics for mixing equipment for approval.
- (D) Submit manufacturer's certificates giving properties of reinforcing steel. Provide specimens for testing when required by the Engineer.

6. HANDLING AND STORAGE

- (A) Do not mix different classes of aggregate without written permission of the Engineer.
- (B) Class of aggregate being used may be changed before or during Work with written permission of the Engineer. New class shall comply with specifications.
- (C) Segregated aggregate will be rejected. Before using aggregate whose particles are separated by size, mix them uniformly to grading requirements.
- (D) Aggregates mixed with dirt, weeds or foreign matter will be rejected.
- (E) Do not dump or store aggregate in roadbed.

PART 2 -PRODUCTS

7. MATERIALS

- (A) Portland Cement:
  - (1) Sample and test cement to verify compliance with Standards of ASTM C150, Type I or Type III.
  - (2) Bulk cement which meets referenced standards may be used if the method of handling is approved by the Engineer. When using bulk cement, provide satisfactory weighing devices.
- (B) Water: Conform to requirements for water in ASTM C94.
- (C) Coarse Aggregate: Crushed stone or gravel, or combination thereof, which is clean, hard, durable, conforms to requirements of ASTM C33, and has abrasion loss not more than 45 percent by weight when subjected to Los Angeles Abrasion Test (ASTM C131).

- (1) Maximum percentage by weight of deleterious substances shall not exceed following values:

<u>Item</u>	<u>Percent by Weight of Total Sample Maximum</u>
Clay lumps and friable particles	3.0
Material finer than 75-µm (No. 200) sieve:	
Concrete subject to abrasion	3.0*
All Other concrete	5.0*
Coal and lignite:	
Where surface appearance of concrete is of importance	0.5
All other concrete	1.0

\* In case of manufactured sand, if material finer than 75-µm (No. 200) sieve consists of dust of fracture, essentially free from clay or shale, these limits may be increased to 5 and 7 percent, respectively.

- (2) Coarse aggregate (size 1-1/2 inch to No. 4 sieve) shall conform to requirements of ASTM C33. Gradation shall be within following limits when graded in accordance with ASTM C136:

<u>Sieve Designation (Square Openings)</u>	<u>Percentage by Weight</u>
Retained on 1-3/4" sieve	0
Retained on 1-1/2" sieve	0 to 5
Retained on 3/4" sieve	30 to 65
Retained on 3/8" sieve	70 to 90
Retained on No. 4 sieve	95 to 100
Loss by Decantation Test *Method Tex-406-A	1.0 maximum

\* In case of aggregates made primarily from crushing of stone, if material finer than 200 sieve is dust of fracture essentially free from clay or shale as established by Part III of Tex-406-A, percent may be increased to 1.5.

(D) Fine Aggregate: Sand, manufactured sand, or combination thereof, composed of clean, hard, durable, uncoated grains, free from loams or other injurious foreign matter. Fine aggregate for concrete shall conform to requirements of ASTM C33. Gradation shall be within following limits when graded in accordance with ASTM C136:

Sieve Designation (Square Openings)	Percentage by Weight
Retained on 3/8" sieve	0
Retained on No. 4 sieve	0 to 5
Retained on No. 8 sieve	0 to 20
Retained on No. 16 sieve	15 to 50
Retained on No. 30 sieve	35 to 75
Retained on No. 50 sieve	65 to 90
Retained on No. 100 sieve	90 to 100
Retained on No. 200 sieve	97 to 100

- (1) When subjected to color test for organic impurities (ASTM C40), fine aggregate shall not show color darker than standard color. Fine aggregate shall be subjected to Sand Equivalent Test (Tex-203-F). Sand equivalent value shall not be less than 80, unless higher value is shown on Drawings.
- (2) Air Entraining Agent: Furnish an air entraining agent conforming to requirements of ASTM C260.
- (3) Water Reducer: Water reducing admixture conforming to requirements of ASTM C494 may be used if required to improve the workability of Concrete. Amount and type of such admixture shall be subject to approval by the Engineer.
- (4) Reinforcing Steel:
  - (a) Provide new billet steel manufactured by open hearth process and conforming to ASTM A615, Grade 60. Store steel to protect it from mechanical injury and rust. At time of placement, steel shall be free from dirt, scale, rust, paint, oil or other injurious materials.
  - (b) Cold bend reinforcing steel to shapes shown. Once steel has been bent, it may not be rebent.

8. EQUIPMENT

(A) Conform to requirements of ASTM C94.

(1) MIXING

- (a) Employ and pay certified testing laboratory to prepare mix designs. Compressive strength shall be as specified using test specimens prepared in accordance with ASTM C31 and tested in accordance with ASTM requirements for the specified mix design. Contractor shall determine and measure batch quantity of each ingredient, including all water for batch designs and all concrete produced for Work. Mix shall conform to these specifications and other requirements indicated on Drawings.
- (b) Mix design to produce concrete which will have minimum compressive strength of 2500 psi at 7 days and 3500 psi at 28 days and a minimum of three percent (3%) entrained air. Slump of concrete shall be 4 inches +/- 1 inch, when tested in accordance with ASTM C143.
  - Concrete pavement shall contain at least 5 1/2 sacks (94 pounds per sack) of cement per cubic yard, with not more than 5.9 gallons of water, net, per sack of cement (water cement ratio maximum 0.57). Cement content shall be determined in accordance with ASTM C138. Addition of mineral filler may be used to improve workability or plasticity of concrete to limits specified.
  - Coarse dry aggregate shall not exceed 85 percent of loose volume of Concrete

- Add air-entraining admixture to ensure uniform distribution of agent throughout batch. Base air content of freshly mixed air-entrained concrete upon trial mixes with materials to be used in Work, adjusted to produce concrete of required plasticity and workability. Percentage of air entrainment in mix shall be 4-1/2 percent plus or minus 1-1/2 percent. Air content shall be determined by testing in accordance with ASTM C231.
- Use retardant when temperature exceeds 90 degrees (F) Proportion shall be as recommended by manufacturer. Use same brand as used for air-entraining agent. Add and batch material using same methods as used for air-entraining agent.

### PART 3 - EXECUTION

#### 9. EXAMINATION

- (A) Verify compacted base is ready to support imposed loads and meets compaction requirements.
- (B) Verify lines and grades are correct.

#### 10. PREPARATION

- (A) Properly prepare, shape and compact each section of subgrade before placing forms, reinforcing steel or Concrete. After forms have been set to proper grade and alignment, use subgrade planer to shape subgrade to its final cross section. Check contour of subgrade with template.
- (B) Remove subgrade that will not support loaded form. Replace and compact subgrade to required density.

#### 11. EQUIPMENT

- (A) Alternate equipment and methods, other than those required by this article, may be used provided the Contractor demonstrates that equal, or better, results will be obtained. Maintain equipment for preparing subgrade and for finishing and compacting concrete in good working order.
  - (1) Subgrade Planer and Template:
    - (a) Use subgrade planer with adjustable cutting blades to trim subgrade to exact section shown on Drawings. Select planer mounted on visible rollers which ride on forms. Planer frame must have sufficient weight so that it will remain on form at all times, and have such strength and rigidity that, under tests made by changing support from wheels to center, planer will not develop deflection of more than 1/8 inch. Tractors used to pull planer shall not produce ruts or indentations in subgrade. When slip form method of paving is used, operate subgrade planer on prepared track grade or have it controlled by electronic sensor system operated from string line to establish horizontal alignment and elevation of subbase.
    - (b) Provide template for checking contour of subgrade. Template shall be long enough to rest upon side forms and have such strength and rigidity that, when supported at center, maximum deflection shall not exceed 1/8 inch. Fit template with accurately adjustable rods projecting downward at 1-foot intervals. Adjust these rods to gauge cross sections of slab bottom when template is resting on side forms.
  - (2) Machine Finisher: Provide a power-driven, transverse finishing machine designed and operated to strike off and consolidate Concrete Machine shall have two screeds accurately adjusted to crown of pavement and with frame equipped to ride on forms. Use finishing machine with rubber tires if it operates on concrete pavement.
  - (3) Hand Finishing:
    - (a) Provide mechanical strike and tamping template 2 feet longer than width of pavement to be finished. Shape template to pavement section.
    - (b) Provide two bridges to ride on forms and span pavement for finishing



expansion and dummy joints. Provide floats and necessary edging and finishing tools.

- (4) Trowel and Broom Finish for Paving: Provide a trowel and broom finish on concrete paving.
- (5) Vibrators: Furnish mechanically operated synchronized vibrators mounted on tamping bar which rides on forms and hand-manipulated mechanical vibrators. Furnish vibrators with frequency of vibration to provide maximum consolidation of concrete without segregation.

## 12. FORMS

- (A) Side Forms: Use metal forms of approved shape and section. Preferred depth of form shall be equal to required edge thickness of pavement. Forms with depths greater or less than required edge thickness of pavement will be permitted, provided difference between form depth and edge thickness if not greater than 1 inch, and further provided that forms of depth less than pavement edge are brought to required edge thickness by securely attaching wood or metal strips to bottom of form, or by grouting under form. Bottom flange of form shall be same size as thickness of pavement. Aluminum forms are not allowed. All forms shall be approved by the Engineer. Length of form sections shall be not less than 10 feet and each section shall provide for staking in position with not less than 3 pins. Flexible or curved forms of wood or metal of proper radius shall be used for curves of 200-foot radius or less. Forms shall have ample strength and shall be provided with adequate devices for secure setting so that when in-place they will withstand, without visible springing or settlement, impact and vibration of finishing Machine. In no case shall base width be less than 8 inches for form 8 inches or more in height. Forms shall be free from warp, bends or kinks and shall be sufficiently true to provide reasonable straight edge on Concrete Top of each form section, when tested with straight edge, shall conform to requirements specified for surface of completed pavement. Provide sufficient forms for satisfactory placement of Concrete. For short radius curves, forms less than 10 feet in length or curved forms may be used. For curb returns at street intersections and driveways, wood forms of good grade and quality may be used.

(1) Form Setting:

- (a) Rest forms directly on subgrade. Do not shim with pebbles or dirt. Accurately set forms to required grade and alignment and, during entire operation of placing, compacting and finishing of concrete, do not deviate from this grade and alignment more than 1/8 inch in 10 feet of length. Do not remove forms for at least 8 hours after completion of finishing operations. Provide supply of forms that will be adequate for orderly and continuous placing of Concrete Set forms and check grade for at least 300 feet ahead of mixer or as approved by the Engineer.
- (b) Adjacent slabs may be used instead of forms, provided that concrete is well protected from possible damage by finishing equipment. These adjacent slabs shall not be used for forms until concrete has aged at least 7 days.

## 13. REINFORCING STEEL AND JOINT ASSEMBLIES

- (A) Accurately place reinforcing steel and joint assemblies and position them securely as indicated on Drawings. Wire reinforcing bars securely together at intersections and splices. Bars and coatings shall be free of rust, dirt or other foreign matter when concrete is placed. Place all reinforcing steel and secure to chairs.
- (B) Place pavement joint assemblies at required locations and elevations, and rigidly secure all parts in required positions. Install dowel bars accurately in joint assemblies as shown, each parallel to pavement surface and to center line of pavement. Rigidly secure in required position to prevent displacement during placing and finishing of Concrete. Accurately cut header boards, joint filler and other material used for forming joints to receive each dowel bar. Drill dowels into existing pavement, secure with epoxy, and provide paving headers, as required, to provide rigid pavement sections.

## 14. FIBROUS REINFORCING

- (A) Do not use fibrous reinforcing to replace structural, load bearing or moment reinforcing steel.

15. PLACEMENT

- (A) Place concrete only when air temperature taken in shade and away from artificial heat is above 35 degrees F and rising. Concrete shall not be placed when temperature is below 40 degrees F and falling.
- (B) Place concrete within 60 minutes of mixing. Remove and dispose of concrete not placed within this period.
- (C) Concrete slump during placement shall be 4 inches +/- 1 inch.
- (D) Deposit concrete rapidly and continuously on subgrade or subbase in successive batches. Distribute concrete to required depth and for entire width of placement in manner that will require as little rehandling as possible. Where hand spreading is necessary, distribute concrete with shovels or by other approved methods. Use only concrete rakes in handling Concrete. At end of day or in case of unavoidable interruption of more than 30 minutes, place transverse construction joint at point of stopping work. Remove and replace sections less than 10 feet long.
- (E) Take special care in placing and spading concrete against forms and at longitudinal and transverse joints to prevent honeycombing. Voids in edge of finished pavement will be cause for rejection.

16. COMPACTION

- (A) Consolidate the concrete using mechanical vibrators as specified herein. Extend a vibratory unit across the pavement, not quite touching side forms. Space individual vibrators at close enough intervals to vibrate and consolidate entire width of pavement uniformly. Mount mechanical vibrators to avoid contact with forms, reinforcement, transverse or longitudinal joints.
- (B) Furnish enough hand-manipulated mechanical vibrators for proper consolidation of concrete along forms, at joints and in areas not covered by mechanically controlled vibrators.

17. FINISHING

- (A) Finish concrete pavement with power-driven transverse finishing machines or by hand finishing methods.
  - (1) Use transverse finishing machine to make at least two trips over each area. Make last trip continuous run of not less than 40 feet. After transverse screeding, use hand-operated longitudinal float to test and level surface to required grade.
  - (2) Hand finish with mechanical strike and tamping template as wide as pavement to be finished. Shape template to pavement section. Move strike template forward in direction of placement, maintaining slight excess of material in front of cutting edge. Make at least two trips over each area. Screed pavement surface to required section. Work screed with combined transverse and longitudinal motion in direction work is progressing. Maintain screed in contact with forms. Use longitudinal float to level surface.
- (B) On narrow strips and transitions, finish concrete pavement by hand. Thoroughly work concrete around reinforcement and embedded fixtures. Strike off concrete with strike-off screed. Move strike-off screed forward with combined transverse and longitudinal motion in direction work is progressing, maintaining screed in contact with forms, and maintaining slight excess of materials in front of cutting edge. Tamp concrete with tamping template. Use longitudinal float to level surface.
- (C) After completion of straightedge operation, broom finish as soon as construction operations permit and before water sheen has disappeared from surface. Follow with as many passes as required to produce desired texture depth. Permit no unnecessary delays between passes.

18. JOINTS AND JOINT SEALING

- (A) Conform to requirements of Concrete Joints.

19. CONCRETE CURING

- (A) Conform to requirements of specifications.

20. TOLERANCES

- (A) Test entire surface before initial set and correct irregularities or undulations. Bring surface within requirements of following test and then finish. Place 10-foot straightedge parallel to center of roadway to bridge any depressions and touch all high spots. Do not permit ordinates measured from face of straight edge to surface of pavement to exceed 1/16 inch per foot from nearest point of contact. Maximum ordinate with 10-foot straightedge shall not exceed 1/8 inch. Grind spots in excess of requirements of this paragraph to meet surface test requirements. Restore texture by grooving concrete to meet surface finishing specifications.

21. FIELD QUALITY CONTROL

- (A) Testing will be performed under provisions of Testing Laboratory Services.
- (B) Test Specimens: Four test specimens will be made for each 100 cubic yards or less of pavement that is placed in one day. Two specimens will be tested at 7 days. Remaining two specimens will be tested at 28 days. Specimens will be tested in accordance with ASTM requirements for the specified mix design. Minimum flexural strength shall be 500 p.s.i at 28 days.
- (C) Yield test will be made in accordance with ASTM C138 for cement content per cubic yard of Concrete. If such cement content is found to be less than that specified per cubic yard, reduce batch weights until amount of cement per cubic yard of concrete conforms to requirements.
- (D) Minimum of one 4-inch core will be taken at random locations per 1,000 feet per lane or 500 square yards of pavement to measure in-place depth. Each core may be tested for 28-day compressive strength according to methods of ASTM C42. The 28-day flexural strength of each core tested shall be a minimum of 500 pounds per square inch.
- (E) Contractor may, at his own expense, request three additional cores in vicinity of cores indicating nonconforming in-place depths. In-place depth at these locations shall be average depth of four cores.
- (F) Fill cores and density test sections with new concrete paving or non shrink grout.

22. NONCONFORMING PAVEMENT

- (A) Remove and replace areas of pavement found deficient in thickness by more than 10 percent, or that fail compressive strength tests, with concrete of thickness shown on Drawings unless accepted by the Engineer.
- (B) Nonconforming pavement sections shall be replaced at no cost to Owner.

23. PAVEMENT PAINTING

- (A) Scope of Work
  - (1) Layout and paint yellow striping on parking lot surfaces designating parking spaces, driving lanes and other elements noted on the site drawings. Comply with local ordinances when completing this work.

- (2) Do not apply paint in snow, rain, fog or mist, or when relative humidity exceeds 85% unless otherwise permitted by manufacturer. When surface temperature is below 50 degrees (F) do not apply paints and special coatings, unless otherwise specified. Stop exterior work sufficiently early to permit film to set up before condensation, frost and moisture, caused by night temperature drops, occur. Do not begin exterior painting until frost or condensation evaporates and surface is moisture free. Comply with manufacturer's written requirements and local D.O.T Standard Specification.
  - (3) Traffic paint shall be installed in two (2) coats. The minimum required total Dry Film Thickness (DFT) shall be measured in mils.
- (B) Materials
- (1) Parking Areas: All parking lot striping and arrows:  
  
1 coat Sherwin Williams B97 Series ProPark at 9.3 mils DFT or PPG Paints 11-53 Series Zoneline at 8.6 mils DFT. Colors: Yellow unless local ordinance requires white. Red as locally required for fire lanes. Yellow for face of curbs and six-inch return where sidewalks abut pavement and for concrete wheel stops.
- (C) Thermoplastic (if applicable)
- (1) Provide thermoplastic pavement marking, if required by governmental agency having jurisdiction, over portion of pavement falling within that agency's right-of-way.
24. PROTECTION
- (A) Barricade pavement section from use until concrete has attained minimum design strength.
  - (B) On those sections of pavement to be opened to traffic, seal joints, clean pavement and place earth against pavement edges before permitting use by traffic. Such opening of pavement to traffic shall not relieve Contractor from his responsibility for Work.
  - (C) Maintain concrete paving in good condition until completion of Work.
  - (D) Repair defects by replacing concrete to full depth.
  - (E) Provide adequate protection for all adjacent work and areas against any damage or injury by employees, materials, tools, or equipment used in connection with this contract.
  - (F) Maintenance of finished concrete surfacing will be required until acceptance of work by Owner.

END OF SECTION





**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 49**

<b>To:</b> CASCO	<b>Date:</b> 12/12/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Steel Columns
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b> Confirm block out/pour back can be utilized at the steel columns since this detail is not shown on the structural drawings and it will provide the contractor the option of placing the slab on grade prior to steel erection.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input checked="" type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>  <i>CASCO takes no exception conditioned upon written acceptance from RTG.</i>
--

<b>Attachments:</b>
<b>Answered By:</b> Steve Dahms/Mark Spalinger <b>of:</b> CASCO <b>Date:</b> 12/12/2023





**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 51**

<b>To:</b> CASCO	<b>Date:</b> 12/12/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Underground Electrical Service
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b> Confirm that new underground electrical service to MSB as implied per 1/E4.0 is not required although shown in heavy line weight.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input checked="" type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>  <b>Electrical service is existing to remain.</b>
---

<b>Attachments:</b>
<b>Answered By:</b> <a href="#">Zoran Turkalj</a> <b>of:</b> CASCO <b>Date:</b> <a href="#">12/12/2023</a>





**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 52**

<b>To:</b> CASCO	<b>Date:</b> 12/18/23
<b>Location:</b> 12 Sunnen Dr., Suite 100	<b>Subject:</b> D3.0 Scale
St. Louis, MO 63143	<b>Drawing Reference:</b> N/A
<b>Attention:</b> STEVE DAHMS	<b>Specification Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Other Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Verify the scale as shown on Sheet D3.0 at 1/8" = 1' since dimensions on other drawing sheets would indicate this is incorrect and should be 3/32" = 1'.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input checked="" type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>
<b>The scale for the elevations on D3.0 should be noted as 3/32"=1'-0".</b>

<b>Attachments:</b>
<b>Answered By:</b> Mark Bromeier <b>of:</b> CASCO <b>Date:</b> 12/18/2023





**REQUEST FOR INFORMATION # 01**

<b>To:</b> CASCO	<b>Date:</b> 12/13/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Roof Contractor/Warranty
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Please provide name of the Roof Contractor with the current Roof Warranty

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input checked="" type="checkbox"/>	Other

<b>REPLY:</b> Per Rooms To Go Construction - the previous roofing contractor was A-1 Duran Roofing. They installed roofing and flashing around the building perimeter at parapets during the 2015 exterior elevation renovation.
--

<b>Attachments:</b>
<b>Answered By:</b> Steve Dahms - Senior PM <b>of:</b> CASCO <b>Date:</b> 12/15/23



**REQUEST FOR INFORMATION # 03**

<b>To:</b> CASCO	<b>Date:</b> 12/13/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Fire Alarm Contractor
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

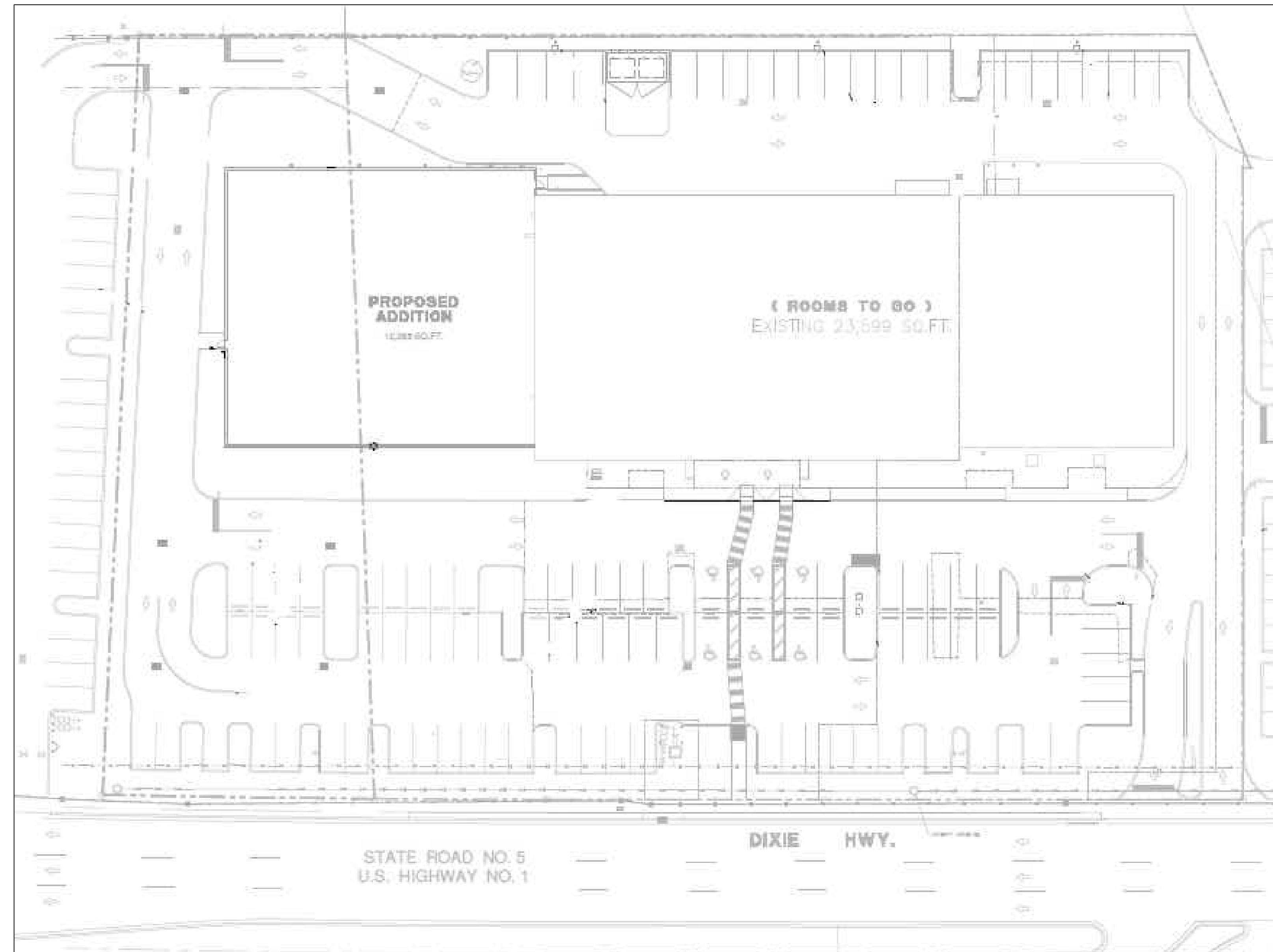
<b>Request Description:</b>
Please provide the name of the current Fire Alarm Contractor.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input checked="" type="checkbox"/>	Other

**REPLY:** The original fire alarm contractor information is not available. To navigate the approval process with Miami-Dade Fire Department, Engineering Systems Technology Inc. was contracted to conduct an existing conditions survey and provided the attached conceptual fire alarm plans to garner Fire Department approval.

<b>Attachments:</b> Yes
<b>Answered By:</b> Steve Dahms - Senior PM <b>of:</b> CASCO <b>Date:</b> 1/5/24



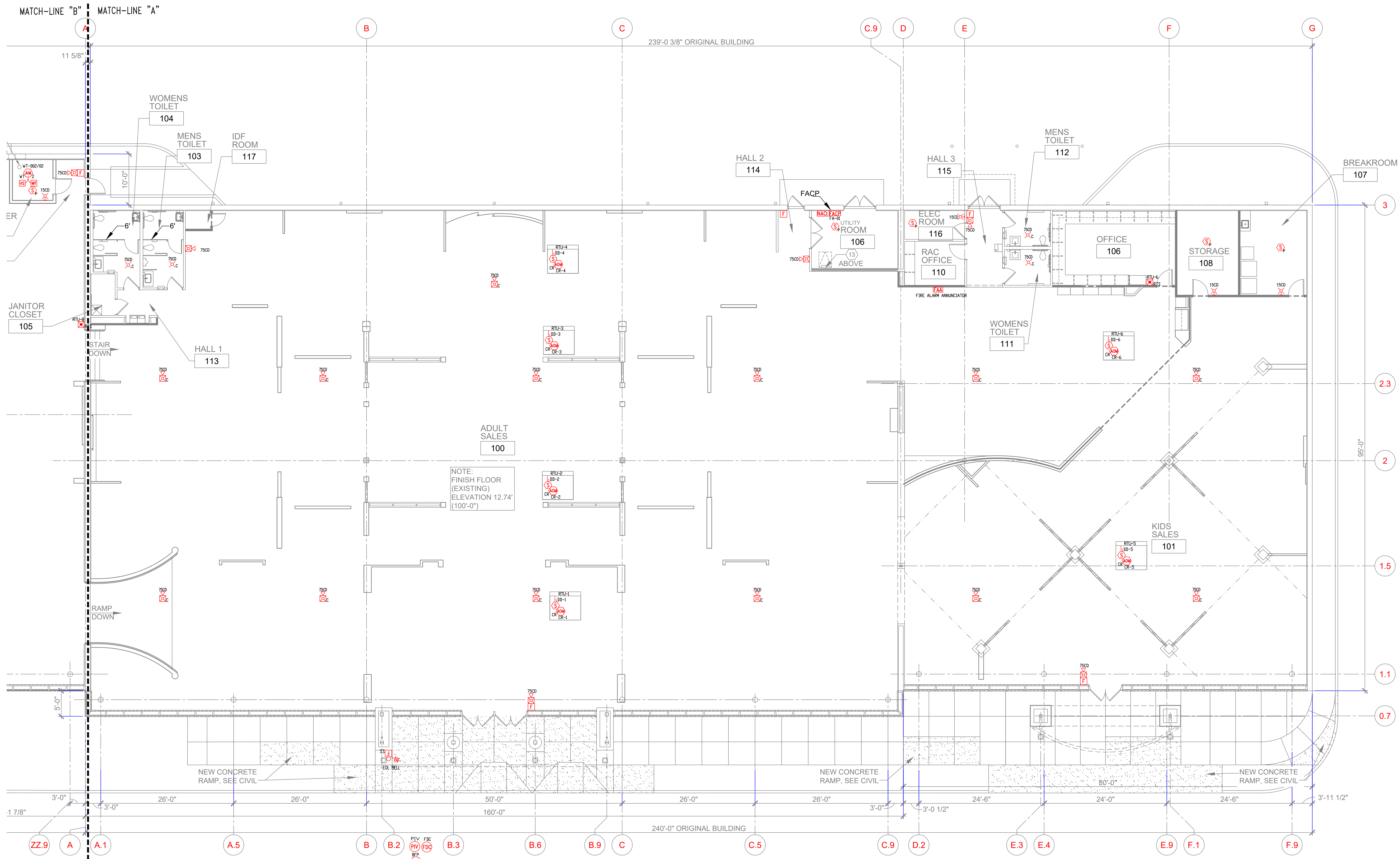
SITE PLAN  
SCALE: N.T.S.

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

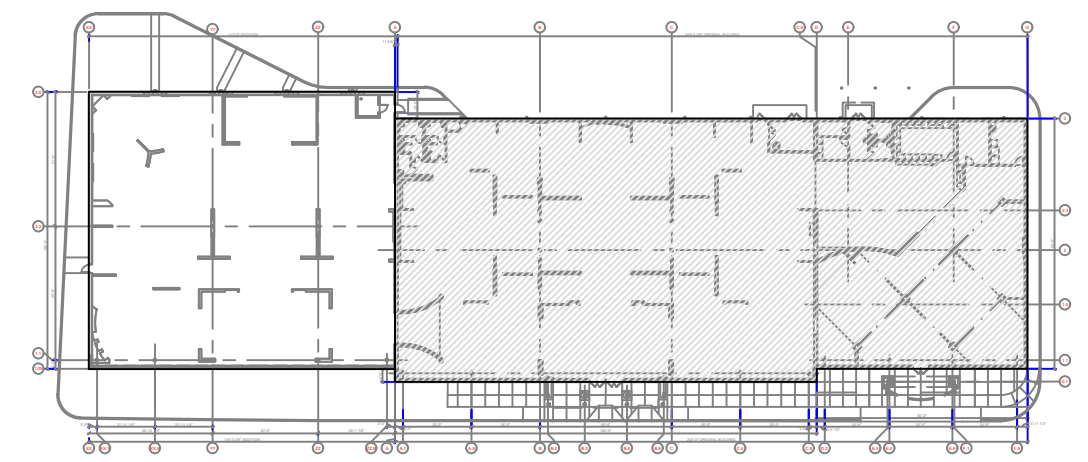
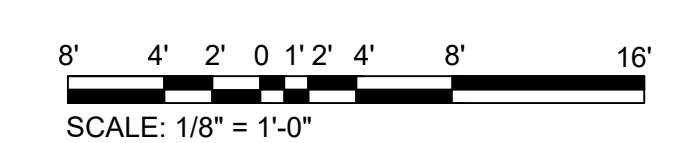
FIRE ALARM SHEET INDEX	
SHEET#	DESCRIPTION
FA-0	FIRE ALARM - COVER PAGE
FA-1	FIRE ALARM PLAN - PARTIAL GROUND FLOOR
FA-2	FIRE ALARM PLAN PARTIAL GROUND FLOOR
FA-3	FIRE ALARM RISER / CALCULATIONS
FA-4	FIRE ALARM NOTES



REV.	DATE	DESCRIPTION



**FIRE ALARM PLAN - PARTIAL GROUND FLOOR**  
 SCALE: 1/8" = 1'-0"



**KEY PLAN**  
 SCALE: N.T.S.

MATCH-LINE "B" MATCH-LINE "A"  
 SEE SHEET FA-2 SEE SHEET FA-1  
 NEW EXPANSION EXISTING REMODEL

Engineering Systems Technology Inc.  
 2400 West 84th Street, Suite 9  
 Hialeah, Fla 33016  
 Tel. (305)823-7444 - Fax. (305) 8230553



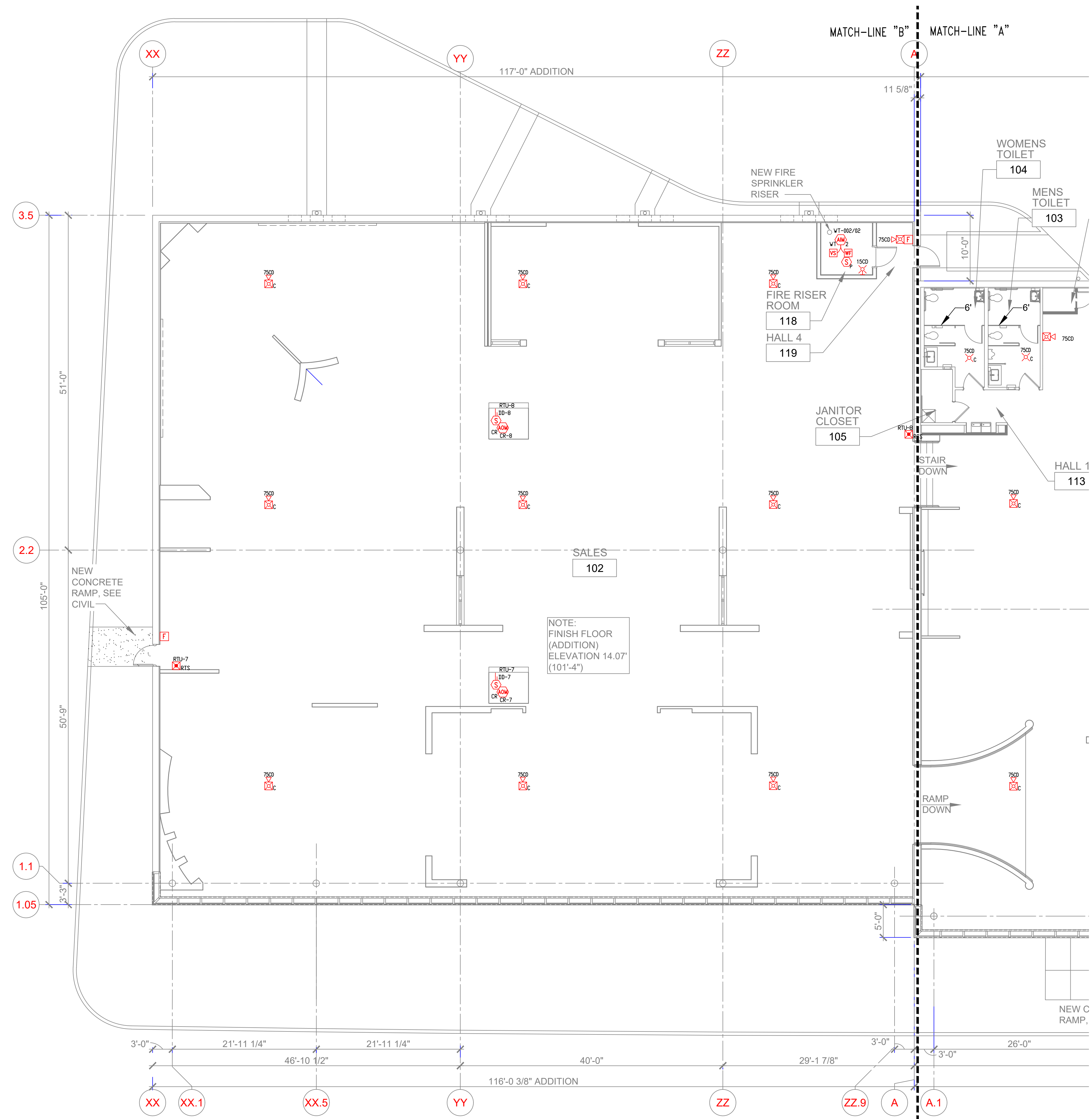
REV.	DATE	DESCRIPTION

**ROOMS TO GO STORE EXPANSION AND REMODEL**  
 18722 SOUTH DIXIE HIGHWAY, CUTLER BAY, FL. 33157  
 FIRE ALARM PLAN - PARTIAL GROUND FLOOR

E. BORJA  
 P.E.# 36040  
 ELECTRICAL  
 J. ABRAHAM MARTINEZ  
 P.E.# 91494  
 ELECTRICAL

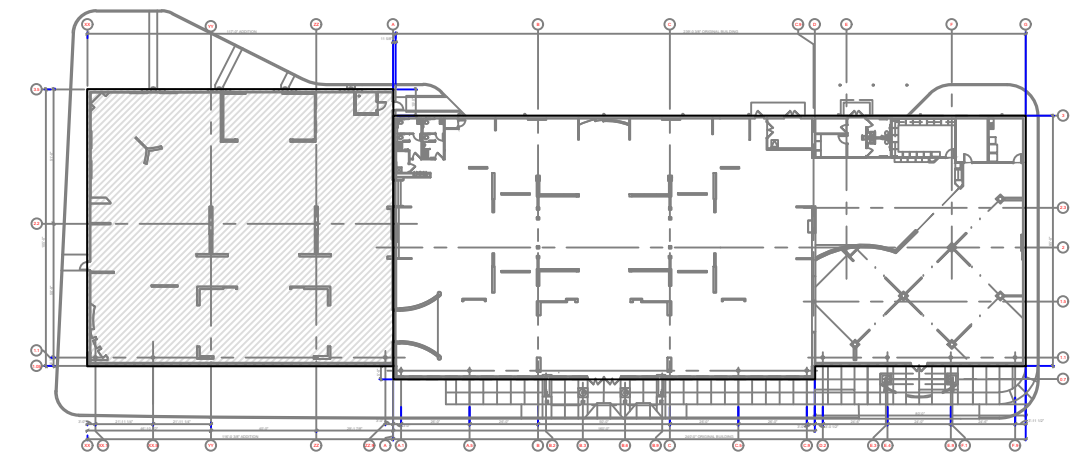
This item has been digitally signed and sealed by J. Abraham Martinez, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CAD DATE: 6/8/2023  
 SCALE: INDICATED  
 DRAWN BY: RL  
 LIC:CA7048  
 SHEET: **FA-1**



**FIRE ALARM PLAN - PARTIAL GROUND FLOOR**  
 SCALE: 1/8" = 1'-0"

MATCH-LINE "B" NEW EXPANSION SEE SHEET FA-2  
 MATCH-LINE "A" EXISTING REMODEL SEE SHEET FA-1



**KEY PLAN**  
 SCALE: N.T.S.



REV.	DATE	DESCRIPTION

### iO64 Cabinet Battery Calculation

Description	Quantity	Standby (mA)	Total Standby (mA)	Alarm (mA)	Total Alarm (mA)
Base Panel	1	x 155	155	204	204
Primary Loop Ckt (Full Load)	1	x 55	55	125	125
SA-CLA Class A Module	0	x 3	0	60	0
SA-ETH Network Card	0	x 34	0	34	0
SA-232/RS-232 Card	0	x 13	0	13	0
SA-DACT Dialer	1	x 41	41	41	41
RLCD (F) Annunciator	1	x 98	98	113	113
RLCD-C (F) Annunciator	0	x 99	0	115	0
RLED-C (F) Annunciator	0	x 28	0	62	0
LED24	0	x 6	0	34	0
1 LED Expander	0	x 4	0	48	0
2 LED Expander	0	x 4	0	96	0
RPM	0	x 20	0	270	0
SIGA-UM or MAB(1)	0	x 2	0	17	0
NAC1	0	x 0	0	255	0
NAC2	0	x 0	0	239	0
		<b>TOTAL (A)</b>	<b>349.00</b>	<b>TOTAL(B)</b>	<b>483.00</b>
Battery Calculation					
Supervisory Hours	(C) 24	Battery Capacity (Ah) = $1.2[(Ax C) + (0.0167x BxD)]/1000$			
Alarm Minutes	(D) 5	Battery Capacity (Ah) = 10.1 <b>Supplied 12 Ah</b>			

### iO-64 (FACP) LOOPS CALCULATIONS

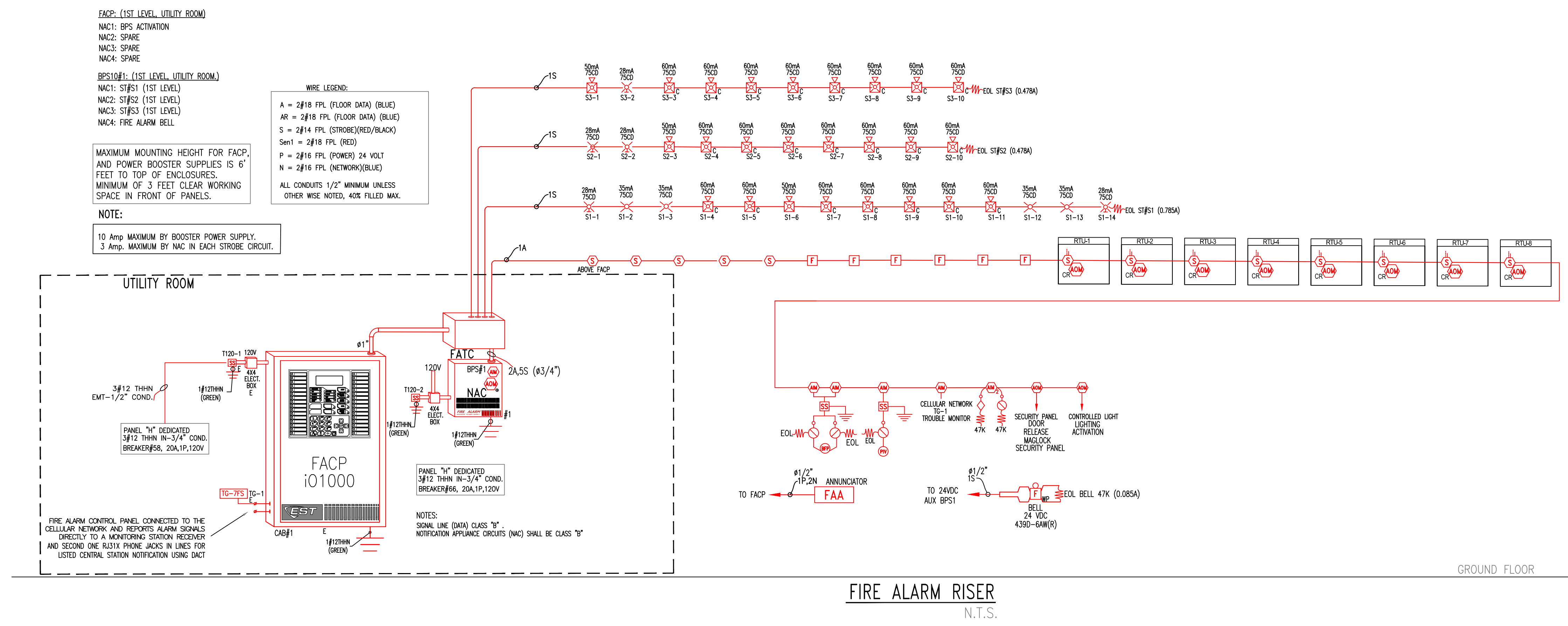
FLOOR NUMBER	SIGA-PO	SIGA-SO	SB/SIGA-PO	SIGA-PCD	SIGA-HRD	SIGA-CTI	SIGA-CR	SIGA-WTM	SIGA-ZTR	SIGA-IO	SIGA-IM	SIGA-CTI	SIGA-CC15	MODULES	DETECTORS	LOOPS
1ST LEVEL	5	8	0	0	0	5	10	1	6	0	1	0	0	25	13	1
ROOF LEVEL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### BOOSTER POWER SUPPLY BATTERY CALCULATIONS BPS10A # 1 (MAIN ELECT. ROOM) (1ST FLOOR)

ITEM	NACs	DESCRIPTION	STANDBY	ALARM	ACTIVATED	BOTH
			CURRENT	CURRENT	CURRENT	CURRENTS
			SUB-TOTAL	PER UNIT	SUB-TOTAL	TOTAL
			(AMPS)	(AMPS)	(AMPS)	(AMPS)
1	NAC1:	STROBE CIRC. ST#S1	0	0.666	0.666	0.666
2	NAC2:	STROBE CIRC. ST#S2	0	0.526	0.526	0.526
3	NAC3:	STROBE CIRC. ST#S3	0	0.558	0.558	0.558
4	NAC4:	SPARE	0	0	0	0
5	AUX (200mA MAX)	BELL	0	0.085	0.085	0.085
6	BPS10	RATED BASE BPS	0.07	0.27	0.27	0.34
<b>TOTAL</b>			<b>0.07</b>		<b>2.105</b>	

### REQUIRED OPERATING TIME OF SECONDARY POWER SOURCE FROM NFPA 72

STANDBY	24	HOURS ALARM	5	MINUTES X 1/60	0.083	HOURS	
REQUIRED STANDBY TIME (HOURS)	24	REQUIRED STANDBY CAPACITY (AMP-HOURS)	0.07	REQUIRED ALARM TIME (HOURS)	0.08333333	REQUIRED ALARM CAPACITY (AMP-HOURS)	0.1754
REQ. STANDBY CAPACITY (AMP-HOURS)	1.68	REQUIRED ALARM CAPACITY (AMP-HOURS)	0.1754	TOTAL REQ. CAPACITY (AMP-HOURS)	1.8554	OPTIONAL SAFETY FACTOR OF	1.2
				REQ. BATTERY CAPACITY (AMP-HOURS)			<b>2.6718</b>
<b>Batteries</b>							
<b>7.0 A/H Supplied</b>							



REV.	DATE	DESCRIPTION







**REQUEST FOR INFORMATION # 04**

<b>To:</b> CASCO	<b>Date:</b> 12/04/23
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Pavement Markings
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> C-1.2
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> 02511-5.13
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> Items 7, 13 & 35
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

**Request Description:**

Items 7 & 13/C-1.2  
 Are the Pedestrian Crossing Stripes & 6" White Stripes at 60° Angle shown on C-1.2 made of pavers or painted.  
 Item 35/C-1.2  
 Are the Detectable Warning Surface made of pavers or Typical Warning Surfaces.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**

1.- Painted stripes  
 2.- Use typical warning surfaces

<b>Attachments:</b>	
<b>Answered By:</b>	<b>of:</b> <b>Date:</b>



**REQUEST FOR INFORMATION # 05**

<b>To:</b> CASCO	<b>Date:</b> December 13, 2023
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Orange Geiger Trees
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> L-1
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b>
<b>Email:</b> <a href="mailto:rtg@teCDcompanies.com">rtg@teCDcompanies.com</a>	<b>Other Reference:</b> Landscape Legend
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

**Request Description:**

Our landscape Vendors are unable to procure (25) Orange Geiger Trees with a 6" caliper. If the architect insists on using them, we need to know, from them, where to get the Orange Geiger's from. Otherwise, we need to know what they would like to replace them with or do they want to add quantity with a smaller caliper.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input checked="" type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**

All Geiger tree sizes are required by Cutler Bay code as shown. If not available, they need to contact the City for approval to provide smaller native sizes at what they find is available. Any and all trees that are available at the required size to be FPL approved guideline trees, and approved by the City. The City has the final approval.

<b>Attachments:</b>	
<b>Answered By:</b> Richard Bartlett	<b>of:</b> RBL <b>Date:</b> 12-15-23



**REQUEST FOR INFORMATION # 06**

<b>To:</b> CASCO	<b>Date:</b> December 13, 2023
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Track Lighting
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> E3.0 & E3.1
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b>
<b>Email:</b> <a href="mailto:rtg@teCDcompanies.com">rtg@teCDcompanies.com</a>	<b>Other Reference:</b>
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

**Request Description:**

- Who is to provide Type A track lighting fixtures and bulbs?  
E3.0 and E3.1 Note 3, tells us the Owner is to provide, E4.2, Luminaire note 1, tells us the contractor is provide fixtures and the Owner is to provide the lamps or is there a national account?
- Are we to reuse the existing track fixtures including the heads as shown on sheet E3.1, or are we to provide all new track. Note 21 tells us to do both. Some of the tracks are 12' – 8' and 4' sections.
- Our understanding from the pre-bid meeting all new tracks & heads.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:** All new track, track heads and components shall be provided by the contractor, as noted in the luminaire schedule. Bulbs for track lights shall be provided by the owner, as noted in the luminaire schedule and pre-bid meeting notes. Note that there is no National account for lighting fixtures. All existing track, track heads and lamps shall be reused, and reconfigured per the new lighting plan, as per keynote #16 on demo sheet E1.1.

<b>Attachments:</b>	
<b>Answered By:</b> Zoran Turkalj	<b>of:</b> CASCO <b>Date:</b> 12/15/23



**REQUEST FOR INFORMATION # 07**

<b>To:</b> CASCO	<b>Date:</b> December 13, 2023
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Demolition Schedule
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> SD-1
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b>
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> Demolition Schedule
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

**Request Description:**  
 Please note: Some of the quantities referenced on SD-1 Demolition Schedule have currently changed with the Addendums and are not correct on the current Revision 6 dated 12/12/23.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**  
 Quantities provided on SD-1 were requested by permit reviewer in order to calculate permit fee. Contractor must verify all quantities as noted.

<b>Attachments:</b>	
<b>Answered By:</b> Eduardo L Carcache	<b>of:</b> CKE Group, Inc <b>Date:</b> 12-15-23



**REQUEST FOR INFORMATION # 08**

<b>To:</b> CASCO	<b>Date:</b> December 13, 2023
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Existing FPL Transformer
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> SD-1
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b>
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

**Request Description:**  
Who responsibility is it to pay for any cost or fees associated with relocating the FPL Transformer shown on SD-1?

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:** Per Rooms To Go Construction - the contractor is responsible for utility work not normally performed by the local Utility (refer to pre-bid notes). The Owner will pay fees for work the Utility normally performs.

<b>Attachments:</b>	
<b>Answered By:</b> Steve Dahms - Senior PM <b>of:</b> CASCO	<b>Date:</b> 12/15/23



**REQUEST FOR INFORMATION # 09**

<b>To:</b> CASCO	<b>Date:</b> December 13, 2023
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Existing Water Meter
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b>
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> See Attached Photos
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

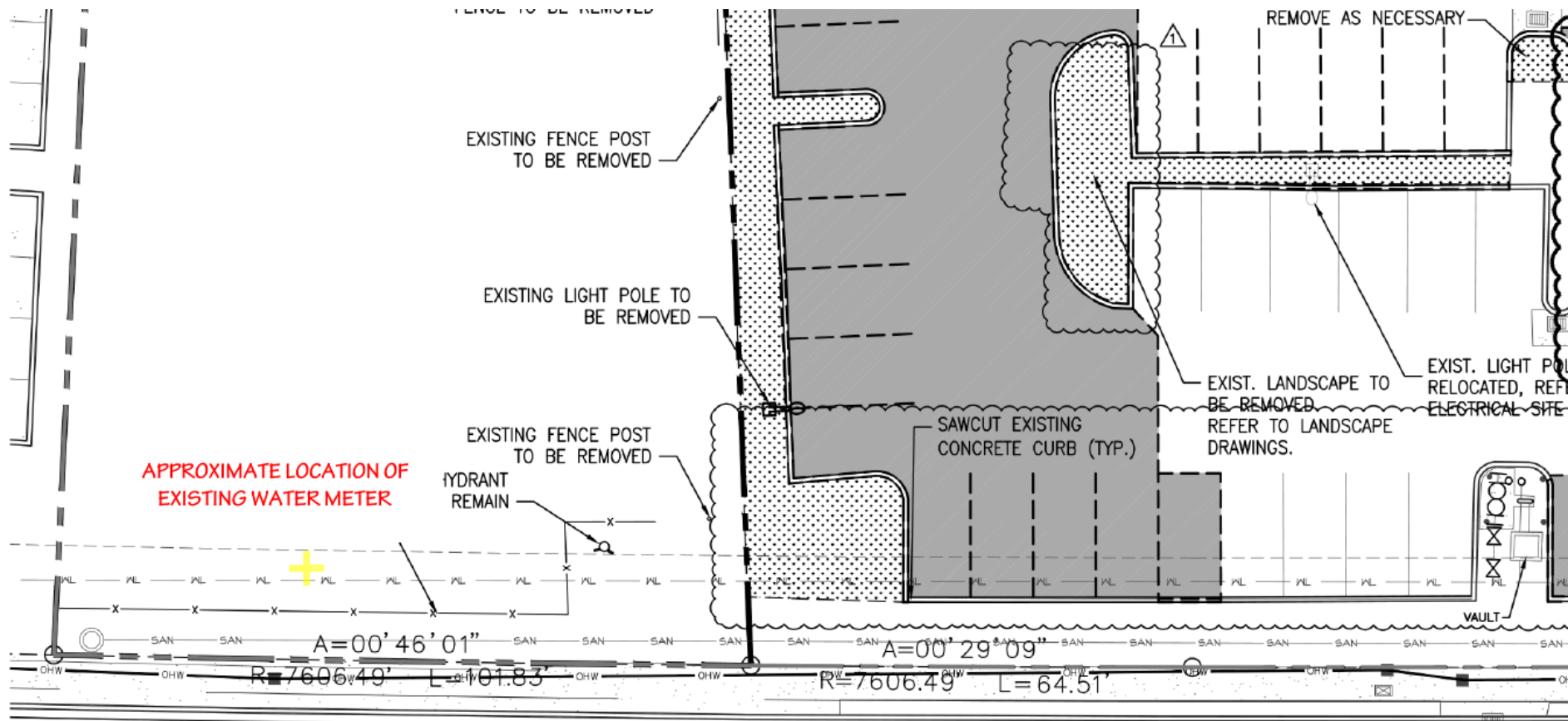
**Request Description:**  
 There is an existing Water Meter Service located on Parcel 3 not shown on SD-1. See attached location drawing. Is the GC responsible to relocate/remove the Water Meter?

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**  
 Water meter was removed when prior building was demolished. Contractor to remove meter box.

<b>Attachments:</b>	
<b>Answered By:</b> Eduardo L Carcache	<b>of:</b> CKE Group, Inc <b>Date:</b> 12-15-23



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

**DEMOLITION NOTES & LEGEND**

1. NO TREES TO BE REMOVED AS PART OF THIS PERMIT.



6. - - - - - DENOTES TO BE REMOVED



11. COLUMN AT BUILDING ENTRANCE TO REMAIN









**REQUEST FOR INFORMATION # 10**

<b>To:</b> CASCO	<b>Date:</b> December 13, 2023
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Curbing
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b>
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> See attached photos
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

**Request Description:**  
 Many of the existing curbing is in pour or damaged shape. Once the specified trees are removed additional curbs may be damaged. Suggest replacing all of the curbs in the areas of construction.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input checked="" type="checkbox"/>	Other

**REPLY:** Provide an alternate price to replace all existing curbs in the area of construction.

<b>Attachments:</b>	
<b>Answered By:</b> Steve Dahms - Senior PM	<b>of:</b> CASCO
	<b>Date:</b> 12/15/23











**REQUEST FOR INFORMATION # 11**

<b>To:</b> CASCO	<b>Date:</b> December 13, 2023
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> UG Conduit
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> E1.0, E2.0 & E2.1
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b>
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b>
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

**Request Description:**  
 Phone & Data Outlets shown on E2.0 & E2.1 are scheduled as underground conduit according to E1.0 legend. Note indicates conduit to run back to the IDF Room 117. Are these conduits installed underground the whole way to the IDF Room 117 or to the nearest wall that goes up to the bar joist then run overhead to the IDF Room 117?

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:** Conduit shall be run underground to IDF Room on expansion side only. Underground conduit in existing sales area to be run to the closest full height partition wall, refer to general notes F&G on sheet E2.0.

<b>Attachments:</b>	
<b>Answered By:</b> Zoran Turkalj	<b>of:</b> CASCO
	<b>Date:</b> 12/15/23





**REQUEST FOR INFORMATION # 15**

<b>To:</b> CASCO	<b>Date:</b> January 3, 2024
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Ramp Sidewall Finish
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> A1.0
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b>
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> Elevation 'O1'
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

**Request Description:**  
 3/A1.0 indicates a portion of a Concrete Ramp AFF. Please confirm the portion of the exposed concrete ramp AFF is to receive gypsum board over furring with paint.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**  
 The concrete ramp has stud framed low height partitions on each side, with gypsum board and PT-2 paint finish. Refer to Floor Plan.

<b>Attachments:</b>	
<b>Answered By:</b> Dan Rowland	<b>of:</b> CASCO
	<b>Date:</b> 01/05/2024



**REQUEST FOR INFORMATION # 16**

<b>To:</b> CASCO	<b>Date:</b> January 3, 2024
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Dumpster Enclosure
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> A5.5
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b>
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> 13/A5.5
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

**Request Description:**  
 Please confirm a Concrete Masonry Wall Cap shown in Detail 13/A5.5 does not apply to this project. We are to follow details shown on C-8 per CTG RFI 10.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**  
 Contractor to construct dumpster enclosure per C-8 Civil drawing. Sheet A5.5 has been eliminated from the set.

<b>Attachments:</b>			
<b>Answered By:</b> Dan Rowland	<b>of:</b> CASCO	<b>Date:</b> 01/04/2024	



**REQUEST FOR INFORMATION # 17**

<b>To:</b> CASCO	<b>Date:</b> January 3, 2024
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Elevation 'D' End Cap
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> A6.1
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b>
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> 8/A7.1
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

**Request Description:**  
Please confirm Elevation 'D' is to receive a 2x9 Birch Wood End Cap as shown on A6.1. 8/A7.1 does not show a Birch Wood End Cap.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**  
Elevation 'D' is to receive 2x9 birch cap on both ends and across the top.

<b>Attachments:</b>	
<b>Answered By:</b> Dan Rowland	<b>of:</b> CASCO
	<b>Date:</b> 01/04/2024



**REQUEST FOR INFORMATION # 18**

<b>To:</b> CASCO	<b>Date:</b> January 3, 2024
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Adult Sales Elevations
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> A1.2
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b>
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b>
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

**Request Description:**  
 Please confirm Adult Sales elevations not shown of the Janitor Closet, Hall 1 & 2, Mens & Womens Toilets are to receive the same wall finishes as Elevations 'I' & 'J' shown on A6.1.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**  
 Refer to sheet A8.0 Room Finish Schedule. Janitor Hall 1 & 2 to be painted PT-2 white. Refer to sheet A2.0 for Restroom Interior Elevations.

<b>Attachments:</b>	
<b>Answered By:</b> Dan	<b>of:</b> CASCO
	<b>Date:</b> 01/04/2024



**REQUEST FOR INFORMATION # 19**

<b>To:</b> CASCO	<b>Date:</b> January 3, 2024
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Sales 102 North Elevation
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> A1.2
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b>
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b>
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

**Request Description:**  
Please confirm the Sales 102 North Elevation adjacent to Elevation 'S' shall receive the same wall finishes as Elevations 'I' & 'J' shown on A6.1.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**  
Paint Sales 102 North Elevation PT-2 White.

<b>Attachments:</b>	
<b>Answered By:</b> Dan Rowland	<b>of:</b> CASCO
	<b>Date:</b> 01/04/2024



**REQUEST FOR INFORMATION # 20**

<b>To:</b> CASCO	<b>Date:</b> January 4, 2024
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> East Elevation Paint
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> 1/A3.0
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b>
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b>
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

**Request Description:**  
Please confirm the East Elevation existing Integrally Colored Split Face Block is to receive PT-11 Paint same as West, North & South Elevations.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input checked="" type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**  
Paint all existing and new concrete masonry unit walls, and kneewalls PT-11

<b>Attachments:</b>	
<b>Answered By:</b> Dan Rowland	<b>of:</b> CASCO
	<b>Date:</b> 01/04/2024



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 55  
(Post Bid)**

<b>To:</b> CASCO	<b>Date:</b> 02/01/24
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Fire Alarm
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Please update the fire alarm drawings to reflect the new interior wall/space layout issued with post bid Addendum #5.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input checked="" type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input checked="" type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:** Rooms To Go was compelled to contract with a fire alarm consultant to satisfy the Miami-Dade Fire Department’s requirement for approval. The plans are conceptual in nature and it should be confirmed with Rooms To Go on whether they wish to pay the consultant to update the plans. The awarded GC’s fire alarm contractor should review what the consultant proposed, but ultimately is responsible for their own design and follow up approval with the Miami-Dade Fire Department.

<b>Attachments:</b>
<b>Answered By:</b> Steve Dahms – Senior PM <b>of:</b> CASCO <b>Date:</b> 2/1/2024



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 56  
(Post Bid)**

<b>To:</b> CASCO	<b>Date:</b> 02/01/24
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Interior Partitions
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b> Provide elevations/details for both angled partitions off of Column E/2 in the Kids area since none is shown on Sheet A1.2.

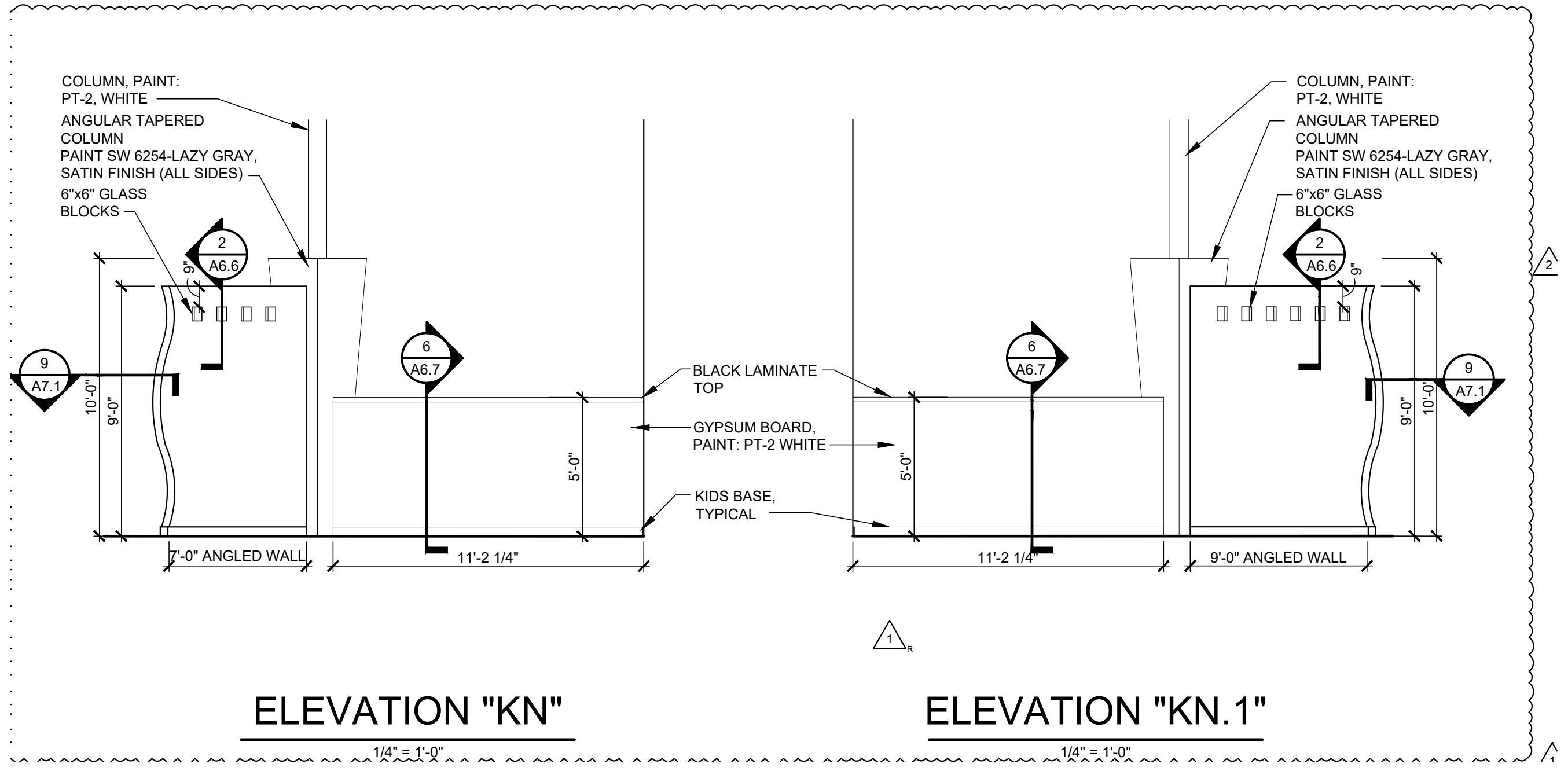
<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

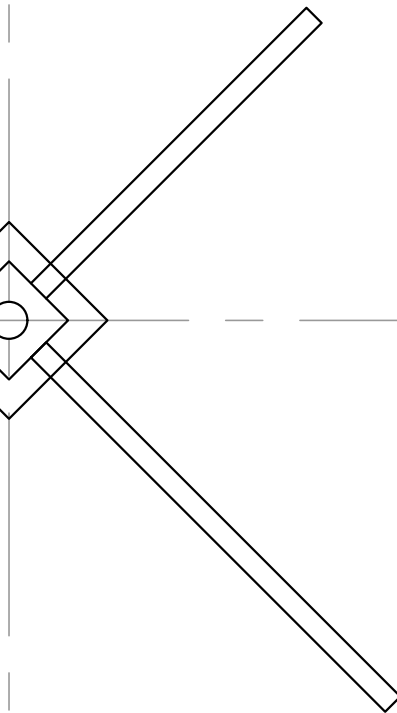
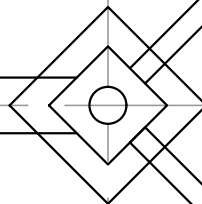
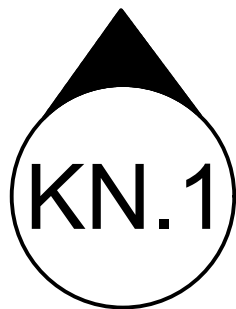
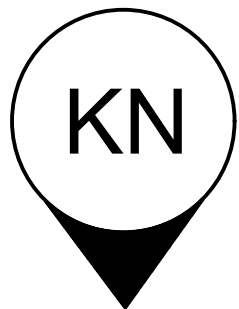
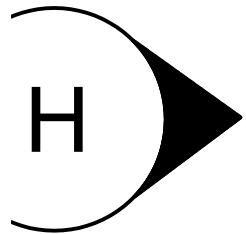
<b>Reason for RFI:</b>			
<input checked="" type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b> Refer to attached sketches. The revised drawings will be issued with the next Addendum or Change Bulletin

<b>Attachments:</b> A6.4, E2
<b>Answered By:</b> Dan Rowland <b>of:</b> CASCO <b>Date:</b> 02/05/2024









**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 62  
(Post Bid)**

<b>To:</b> CASCO	<b>Date:</b> 02/05/24
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Dumpster Enclosure
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b> Confirm that the structural design including the foundation and CMU walls for the dumpster enclosure shall be as shown on Sheet C-8 issued by Addendum #4 instead of the typical CMU screen wall Detail 9/S1.0. Note: Detail 2/C-7 on Sheet C-8 is significantly different than 9/S1.0.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>  it is acceptable to Casco for the contractor to use the civil engineer’s signed and sealed detail.
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<b>Attachments:</b>
<b>Answered By:</b> Matt Downs <b>of:</b> CASCO <b>Date:</b> 02/05/2024



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 65  
(Post Bid)**

<b>To:</b> CASCO	<b>Date:</b> 02/05/24
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> CO2 Sensor RTU #6 & #7
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

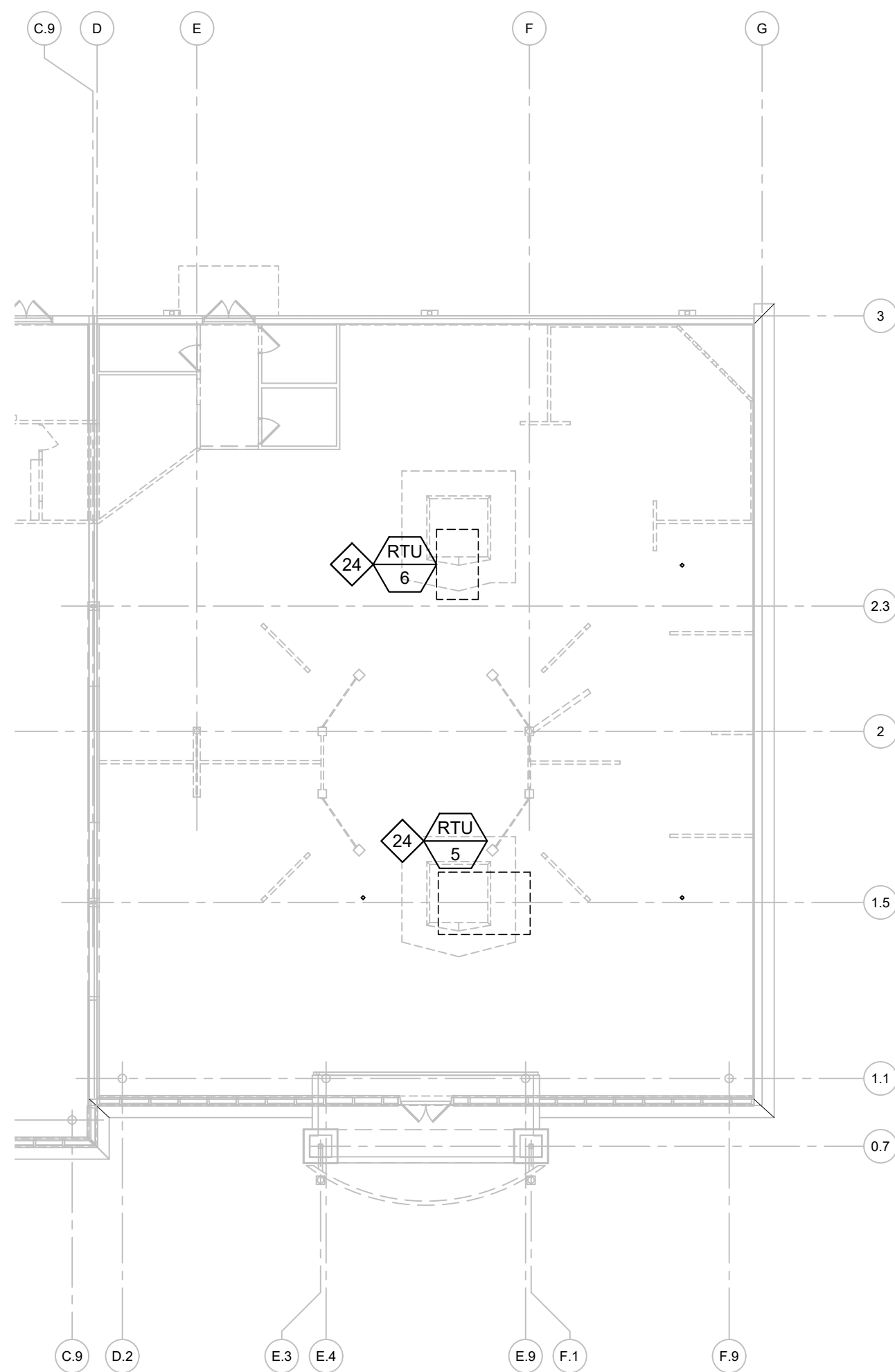
<b>Request Description:</b> Provide guidance as to the added CO2 sensors in the renovated Kids Area since Sheet M2.0 identifies two (2) separate sensors for RTU #6 and none for RTU #7. Also, one of the sensors is shown in the middle of the floor space where there is no partition.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>  <i>The two new rooftop units serving the renovated Kids Area are RTU-5 and RTU-6. Each RTU should have one new CO2 sensor. Provide the RTU-5 CO2 sensor on the full height wall near the existing RTU-5 temperature sensor or on a nearby full height partition wall. The CO2 sensors must be mounted on a full height wall. See attached revised sheet M2.0 to be issued in a future issuance.</i>
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<b>Attachments:</b>
<b>Answered By:</b> Julia Medina <b>of:</b> CASCO <b>Date:</b> 02/05/2024



**SYMBOLS AND ABBREVIATIONS:**  
SEE SHEET M1.0

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.

ADJUST DIFFUSER VANES SO AIRSTREAM DOES NOT DIRECTLY STRIKE REMOTE SENSOR - TYPICAL ALL.

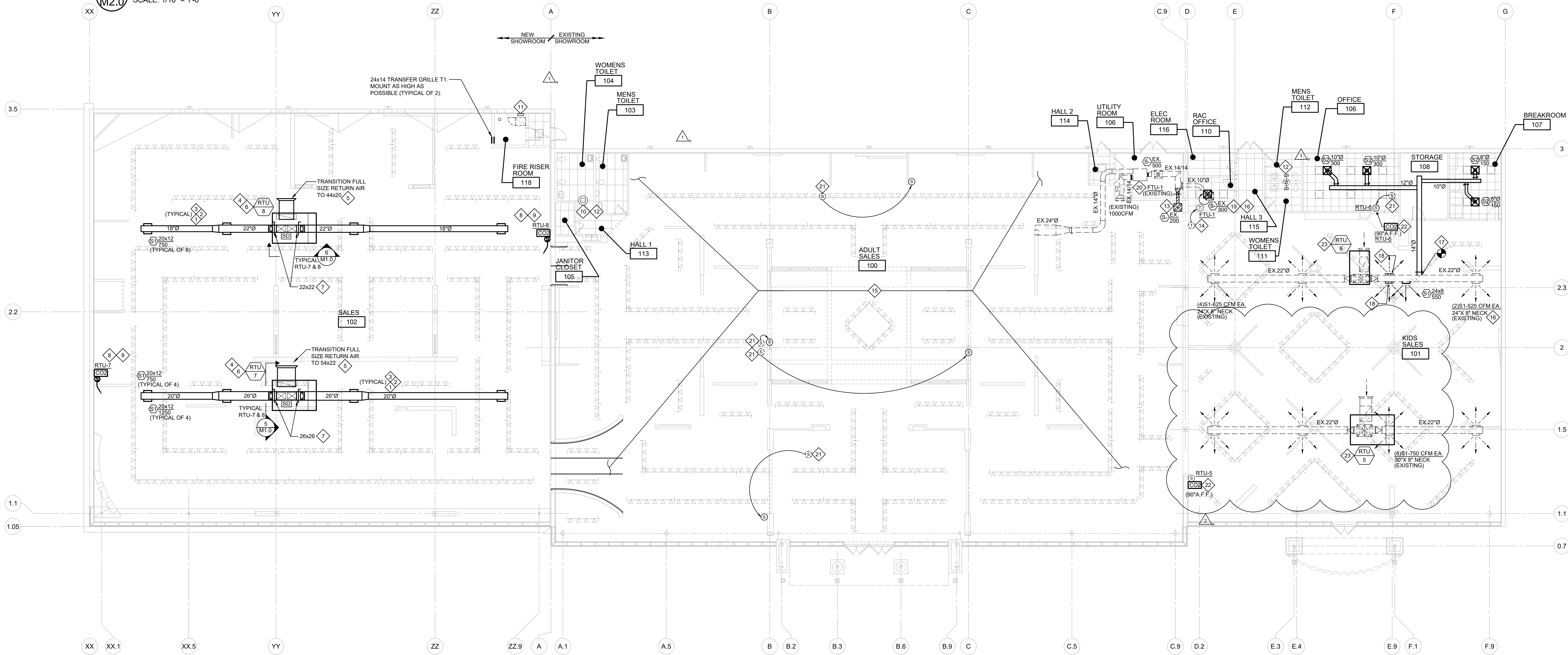
UNIT DROPS SHALL BE LABELED WITH THEIR CORRESPONDING ROOFTOP UNIT NUMBER AT A UNIFORM SIZE AND LOCATION TO BE VISIBLE FROM THE CONDITIONED SPACE BELOW. SEE CONSTRUCTION MANAGER FOR MORE INFORMATION.

DUCTWORK SIZES / DIMENSIONS ARE GIVEN TO INDICATE CLEAR SPACE INSIDE THE DUCT. DUCTWORK LOCATED ABOVE A CEILING SHALL HAVE A MINIMUM 1" INSULATION. SEE DETAILS ON SHEET M1.0 FOR OTHER INSULATION REQUIREMENTS.

PROVIDE STANDARD SLOTTED UNISTRUT SUPPORT (P1000T).

HVAC KEYED NOTES	
1	EXPOSED ROUND DUCTWORK UP TO 26" DIAMETER IN SALES AREA SHALL BE 26 GAUGE. (FOR DUCTS OVER 26" DIAMETER, USE 24 GAUGE.) DUCTWORK SHALL BE SINGLE WALL GALVANIZED STEEL. SPIRAL LOCKSEAM FITTINGS SHALL BE SINGLE WALL GALVANIZED STEEL, STANDING SEAM OR SOLID WELDED CONSTRUCTION. ELBOWS SHALL BE STANDING SEAM, GORED ELBOWS. GRILLE COLLARS SHALL HAVE 4-SIDED SADDLE TAPS AND BE ATTACHED TO THE DUCTWORK WITH SELF-TAPPING SHEET METAL SCREWS, MINIMUM 3 ON EACH SIDE, AND DUCTMAE NEOPRENE GASKET TAPE OR APPROVED EQUAL. CAULK IS NOT ALLOWED. DUCT-TO-DUCT JOINTS SHALL BE MADE WITH THE SPIRAL SEAM ROTATED SO THAT THE STANDING SEAM FORMS A CONTINUOUS HELICAL PATTERN ACROSS THE JOINT.
2	ALL DUCTWORK AND FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH SMACNA'S HVAC DUCT CONSTRUCTION STANDARDS LATEST EDITION.
3	ALL EXPOSED DUCTWORK AND FITTINGS IN THE SALES AREA SHALL BE PROVIDED WITH A MILL PHOSPHITIZED FINISH ("PAINT GRIP", "ZINC GRIP", OR SIMILAR ETCH TREATMENT) TO ALLOW THE DUCTWORK TO BE PAINTED. ALL EXPOSED DUCTWORK, DIFFUSERS, GRILLES AND HANGERS SHALL BE PAINTED. PAINT SHALL NOT EXCEED A FLAME SPREAD OF 25 AND SMOKE DEVELOPMENT OF 50.
4	PRECAUTIONS SHALL BE TAKEN TO STORE DUCTWORK IN SUCH A MANNER AS TO MINIMIZE DENTS/DAMAGE. ALL VISIBLE DENTS SHALL BE REPAIRED.
5	INSTALL SUPPLY AIR DUCTWORK WITH APPROXIMATELY 1/2" SPACE BETWEEN TOP OF LARGEST DIAMETER DUCTWORK AND UNDERSIDE OF JOIST/GIRDER. MAINTAIN CONSISTENT CENTERLINE THROUGHOUT DUCT MAIN. ALL DUCT TRANSITIONS SHALL BE MADE WITH CONCENTRIC FITTINGS. CONTRACTOR SHALL FIELD VERIFY PRIOR TO INSTALLATION THAT DUCT MOUNTING HEIGHT DOES NOT POSE A CONFLICT WITH ANY STRUCTURAL ELEMENTS OR LIGHTING. TYPICAL OF ALL ROUND DUCTWORK IN SALES AREA.
6	CUT ROOF DECK THE SIZE OF THE SUPPLY AND RETURN DUCT OPENING. SUPPLY AND RETURN DUCTWORK UP TO RTU SHALL BE FULL SIZE OF RTU CURB DUCT OPENING. TRANSITION DUCT BELOW ROOF. THE REMAINING ROOF DECK AND INSULATION SHALL REMAIN BENEATH RTU WITHIN THE CONFINES OF THE RTU CURB.
7	ROUTE RETURN AIR DUCT FROM UNIT PER SECTION DIAGRAMS ON SHEET M1.0. TRANSITION AS REQUIRED FOR RTU-7 & 8. PROVIDE EXPANDED METAL MESH SCREEN WITH A MINIMUM OF 80% FREE AREA IN RETURN AIR DUCT OPENING.
8	CONTRACTOR TO FURNISH AND INSTALL SUPPLY AIR SMOKE DETECTORS (PROVIDE IN RETURN WHERE REQUIRED BY CODE - FIELD VERIFY). SMOKE DETECTORS SHALL DE-ACTIVATE RTU FAN UPON SENSING SMOKE AND SHALL BE TIED INTO BUILDING'S FIRE ALARM CONTROL PANEL WITH SUPERVISORY SIGNAL. WIRING BY CONTRACTOR. LOCATE SMOKE DETECTOR RESET IN ELECTRICAL ROOM WHEN ALLOWED. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
9	PROVIDE TEE WITH TURNING VANES AND VOLUME DAMPER IN EACH DIRECTION, AT BOTTOM OF DROP FROM UNIT. TRANSITION TO ROUND DUCT WITH A CONCENTRIC FITTING.
10	MOUNT LIGHTSTAT REMOTE ROOM TEMPERATURE SENSOR ON PARTITION (NON-MIRRORRED SIDE WHERE APPLICABLE) AT 7'-0" ABOVE FINISH FLOOR AND 1'-0" FROM EDGE OF PARTITION. DO NOT MOUNT SENSORS ON MIRRORRED OR BRICK/STONE PARTITIONS.
11	MOUNT CO2 SENSOR DIRECTLY ABOVE ROOM TEMPERATURE SENSOR. SEE KEYNOTE #8 FOR ADDITIONAL INFORMATION. SENSOR SHALL BE WIRED TO UNITS INDICATED.
12	EXISTING EXHAUST FAN, DUCTWORK, GRILLES AND CONTROLS TO REMAIN. VERIFY OPERATION AND LOCATIONS. SHOULD ANY REPAIRS BE REQUIRED, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE AND SUBMIT A WRITTEN COST PROPOSAL INCLUDING COMPLETE COST TO PLACE UNIT IN "LIKE NEW" CONDITION AND TIME ESTIMATE TO COMPLETE REPAIRS.
13	PROVIDE AND INSTALL NEW LIGHTSTAT EPC CABINET TO CONTROL NEW RTU-7 & 8 WITH PRE-MOUNTED 4-STAT THERMOSTATS IN THE EXISTING ELECTRICAL ROOM. COORDINATE LOCATION OF CABINET WITH OTHER EQUIPMENT PANELS. PROVIDE AND INSTALL LIGHTSTAT REMOTE ROOM TEMPERATURE SENSORS ON SALES FLOOR AS SHOWN. PROVIDE AND INSTALL AT EACH ROOFTOP UNIT LIGHTSTAT SUPPLY AIR SENSORS MOUNTED ON DISCHARGE AIR DUCT WITH PROBE IN DISCHARGE AIR STREAM. CONTRACTOR SHALL PROVIDE AND INSTALL CONDUIT FOR THERMOSTAT/SENSOR WIRES. REFER TO ELECTRICAL DRAWINGS FOR SENSOR/THERMOSTAT WIRE ROUTING. PERMANENTLY IDENTIFY EACH THERMOSTAT AND SENSOR WITH A PHENOLIC NAMEPLATE STATING RTU SERVED.
14	LIGHTSTAT CONTACT INFO: ROBERT GALLAGHER LIGHTSTAT INC. 22 W. WEST HILL RD. PLEASANT VALLEY, CT 06063 TEL: 1-800-292-2444 EXT. 274; FAX 860-738-4123.
15	EXISTING EXHAUST AIR DEVICES TO REMAIN. ALL DIFFUSERS TO BE CLEANED AND PAINTED TO BE IN "LIKE NEW" CONDITION.
16	REMOVE EXISTING AIR DEVICE AND BRANCH DUCT TO LOCATION INDICATED BY HATCH MARKING ON PLAN, WITH ALL ASSOCIATED HANGERS AND SUPPORTS. CAP BRANCH DUCT TAKE-OFF AIR-TIGHT.
17	RELOCATE EXISTING FTU-1 THERMOSTAT TO LOCATION INDICATED. MOUNT AT 5'-0" ABOVE FINISH FLOOR. FIELD VERIFY EXISTING FTU-1 THERMOSTAT LOCATION.
18	CONTRACTOR SHALL INCLUDE IN ALL SUBMITTED BIDS: CLEAN AND TOUCH-UP PAINT ALL EXISTING DUCTWORK AND AIR DEVICES WHERE EXPOSED, AS REQUIRED TO RESTORE DUCT TO "LIKE-NEW" CONDITION. PAINT COLOR AND FINISH SHALL MATCH EXISTING. SEE ARCHITECTURAL FOR FURTHER PAINT SPECS. FIELD VERIFY EXTENT OF WORK PRIOR TO SUBMITTING BIDS.
19	REBALANCE DIFFUSER/GRILLE TO CFM SHOWN.
20	CONNECT NEW DUCT TO EXISTING DUCT AT THIS POINT. FIELD VERIFY EXISTING DUCT SIZE AND PROVIDE TRANSITION AS REQUIRED.
21	REMOVE SUPPLY GRILLE. PATCH DUCTWORK AIR TIGHT.
22	EXISTING SUPPLY AIR DIFFUSER TO BE RELOCATED AS SHOWN. CLEAN AND PAINT DIFFUSER TO BE IN "LIKE NEW" CONDITION. ADJUST SUPPLY AIR DUCTWORK BRANCH LENGTH AS REQUIRED TO COORDINATE WITH NEW LOCATION OF SUPPLY DIFFUSER.
23	REBALANCE EXISTING FTU-1 TO MAX 800 CFM.
24	RELOCATE EXISTING LIGHTSTAT REMOTE ROOM TEMPERATURE SENSOR TO LOCATION INDICATED. MOUNT AT 7'-0" ABOVE FINISH FLOOR AND 1'-0" FROM EDGE OF PARTITION. FIELD VERIFY EXISTING REMOTE ROOM TEMPERATURE SENSOR LOCATION.
25	MOUNT NEW CO2 SENSOR 90" AFF. DO NOT MOUNT SENSORS ON MIRROR OR BRICK/STONE PARTITIONS. COORDINATE LOCATION WITH OWNER.
26	NEW ROOFTOP UNIT ON EXISTING CURB. MODIFY / EXTEND EXISTING UTILITY CONNECTIONS AS REQUIRED FOR RECONNECTION TO REPLACEMENT UNIT. IF UNITS OTHER THAN LENNOX ARE UTILIZED, NEW UNITS WILL REQUIRE ADAPTER CURBS AND STRUCTURAL ANALYSIS. SEE RTU SCHEDULE ON SHEET M1.0 FOR MORE INFORMATION.
27	REMOVE AND PROPERLY DISPOSE OF EXISTING RTU. PREPARE CURBS FOR MOUNTING OF NEW ROOFTOP UNIT. MODIFY/EXTEND EXISTING UTILITY CONNECTIONS AS REQUIRED FOR RECONNECTION TO REPLACEMENT UNIT.

**2 ENLARGED HVAC ROOF DEMOLITION PLAN**  
SCALE: 1/16" = 1'-0"



**1 HVAC PLAN**  
SCALE: 3/32" = 1'-0"

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

No.	Description	Date
1	POST BID ADDENDUM #5	01/29/24
2		

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

**MECHANICAL PLAN**  
**M2.0**

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











**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 60  
(Post Bid)**

<b>To:</b> CASCO	<b>Date:</b> 02/05/24
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Masonry Knee Wall CMU
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b> Confirm that the new masonry knee wall is to be painted gray CMU as shown on Sheet A3.0 since Detail 2/A4.0 specifies 12" integrally colored split face CMU.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:** The knee wall is supposed to be gray CMU painted. The details has been revised and will be issued with the next Addendum / Change Bulletin

<b>Attachments:</b>
<b>Answered By:</b> Dan Rowland <b>of:</b> Dan Rowland <b>Date:</b> 02/06/2024





**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 63  
(Post Bid)**

<b>To:</b> CASCO	<b>Date:</b> 02/05/24
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Replace Existing Joint Sealant
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b>
Confirm that added Note #30 on Sheet D3.0 issued under Addendum #5 applies to both North and West elevations although it is only shown along the front elevation. Also confirm the scale since 1/8" = 1' as shown for each elevation seems incorrect.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input checked="" type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b>	<b>Keyed note #30 on sheet D3.0 does apply to the North and West Elevations. The scale of the Elevations are 3/32" = 1'-0" These revisions have been made to the drawing and will be issued with the next Addendum / Change Bulletin</b>
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<b>Attachments:</b>	
<b>Answered By:</b> Dan Rowland	<b>of:</b> CASCO
	<b>Date:</b> 02/06/2024



**ROOMS TO GO – CUTLER BAY, FL**

**PREBID REQUEST FOR INFORMATION # 64  
(Post Bid)**

<b>To:</b> CASCO	<b>Date:</b> 02/05/24
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Existing Spheres and Cap
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> N/A
<b>Phone:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b> N/A
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b> N/A
	<b>From:</b> Rick Baldwin
	<b>Date Information Required:</b> ASAP

<b>Request Description:</b> Confirm that the existing spheres and caps at the main entry are to be removed and replaced with a new metal cap only as shown on Sheet A3.0 since Sheet A1.3 implies that they are to remain.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

<b>REPLY:</b> Remove existing spheres and caps and apply new pre-finished metal cap Sheet A1.3 has been revised and will be issued with the next Addendum / Change Bulletin

<b>Attachments:</b>
<b>Answered By:</b> Dan Rowland <b>of:</b> CASCO <b>Date:</b> 02/06/2024



**REQUEST FOR INFORMATION # 23**

<b>To:</b> CASCO	<b>Date:</b> February 13, 2024
<b>Location:</b> 12 Sunnen Dr., Suite 100 St. Louis, MO 63143	<b>Subject:</b> Metal Stud Size
<b>Attention:</b> STEVE DAHMS	<b>Drawing Reference:</b> A5.0
<b>Phone.:</b> (314) 821.1100, ext. 120	<b>Specification Reference:</b>
<b>Email:</b> <a href="mailto:rtg@theCDcompanies.com">rtg@theCDcompanies.com</a>	<b>Other Reference:</b>
	<b>From:</b> David McDougle
	<b>Date Information Required:</b> ASAP

**Request Description:**  
 The wall types P1, 2, 5, 8, 9 & 10 all call out to used studs 362s162-18 or 162s162-18 this stud is not made. The studs that are made are 362s125-18 or 162s125-18. Please advise on what to use? 1-5/8" flange studs are for 33 mil structural studs and not 18mil drywall studs.

<b>Attachments:</b>	
<b>Schedule Impact:</b>	
<b>Cost Impact:</b>	

<b>Reason for RFI:</b>			
<input type="checkbox"/>	Information not in Contract Documents	<input type="checkbox"/>	Coordination Problem
<input type="checkbox"/>	Interpretation of Contract Documents	<input type="checkbox"/>	Design Questions/Constructability
<input checked="" type="checkbox"/>	Conflict in Contract Documents	<input type="checkbox"/>	Other

**REPLY:**  

The 18 is the reference for 25 ga. metal studs. use 25 ga. metal studs

<b>Attachments:</b>	
<b>Answered By:</b> Dan J. Rowland	<b>of:</b> CASCO
	<b>Date:</b> 02/13/24