

UPON AWARDING THE GENERAL CONTRACTORS CONTRACT, THE GENERAL CONTRACTOR MUST INFORM THE OWNER (TNF) IN WRITING OF ALL MATERIALS AND EQUIPMENT WITH LEAD TIMES OF 4 WEEKS OR GREATER

ALL LOW VOLTAGE WIRING WORK SHALL BE UNDER SEPARATE REVIEW AND WORK PERMIT

ALL SPRINKLER WORK SHALL BE UNDER SEPARATE REVIEW AND WORK PERMIT

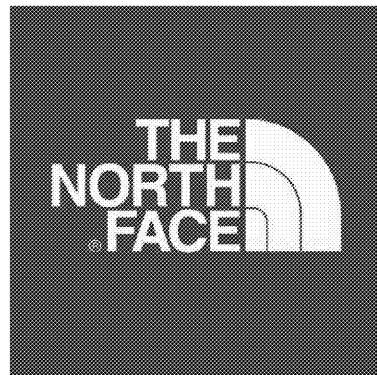
ALL FIRE ALARM WORK SHALL BE UNDER SEPARATE REVIEW AND WORK PERMIT

TENANTS SIGNAGE UNDER SEPARATE REVIEW AND WORK PERMIT

ALL MATERIAL SUBSTITUTIONS MUST OBTAIN OWNER AND ARCHITECTS APPROVAL PRIOR TO COMMENCEMENT

GC SHALL PROVIDE CARPENTER ON-SITE FOR ONE EIGHT-HOUR DAY AFTER TURNOVER FOR MISCELLANEOUS TASKS

REQUIRED SUBCONTRACTORS:
VERIFY WITH MALL OPERATIONS MANAGER FOR ALL REQUIRED SUBCONTRACTORS.



AVENTURA MALL
19501 BISCAYNE BLVD.
SPACE #327
LEVEL 1 OF 2
AVENTURA, FL 33180

SCOPE OF WORK STATEMENT
THE INTENT OF THE SCOPE CONTAINED WITHIN THESE DOCUMENTS RELATES TO THE INTERIOR REMODEL / BUILD-OUT OF A MERCANTILE/INTERIOR SPACE CONTAINED WITHIN AN EXISTING SHOPPING CENTER. PROPOSED WORK INCLUDES CONSTRUCTION AND INSTALLATION OF NEW NON-LOAD BEARING PARTITIONS, FIXTURES, FINISHES, LIGHTING, PLUMBING, MECHANICAL AND STOREFRONT WORK.

SCOPE INCLUDES
ONLY CHECKED BOXES
 BUILDING
 MECHANICAL
 ELECTRICAL
 PLUMBING
 SPRINKLER
 STOREFRONT SIGN

MALL TYPE
 COVERED MALL BUILDING
 EXTERIOR MALL
 STREET LOCATION

PERMIT SCOPE OF WORK

SLAB TYPE
ONLY CHECKED BOXES
 SLAB ON GRADE
 SUSPENDED SLAB

CONCRETE SLAB TYPE

ARCHITECTURAL

G-0.0 COVER SHEET, CODE INFORMATION, PROJECT DATA, AND DIRECTORY

G-1.1 SPECIFICATIONS

G-1.2 GENERAL NOTES & SIGNAGE & SYMBOL LEGEND

G-1.3 DIVISION OF WORK & ABBREVIATIONS

HC-1.1 DISABLED ACCESS DETAILS

D-1.1 DEMOLITION PLANS

A-0.1 SCHEDULES

A-1.1 CONSTRUCTION PLAN

A-1.2 ENLARGED FITTING ROOM, RESTROOM PLAN & ELEVATIONS

A-1.3 CONSTRUCTION DETAILS

A-1.4 FIRESTOPPING DETAILS

A-2.1 REFLECTED CEILING PLAN AND LIGHT FIXTURE SCHEDULE

A-2.2 CEILING DETAILS

A-3.1 FIXTURE AND FLOOR COVERING PLAN AND LEGEND

A-3.2 FIXTURE DETAILS

A-3.3 FLOOR AND FIXTURE DETAILS

A-4.1 STOREFRONT ENLARGED PLANS AND ELEVATIONS

A-4.2 STOREFRONT SECTIONS & DETAILS

A-5.1 INTERIOR ELEVATIONS AND WALL COVERING FINISHES

MECHANICAL

M-1.1 MECHANICAL DUCTWORK PLAN

M-2.1 MECHANICAL DETAILS

M-3.1 MECHANICAL SCHEDULES

M-4.1 MECHANICAL SPECIFICATIONS

M-5.1 MECHANICAL COMPLIANCE DOCUMENTATION

ELECTRICAL

E-0.1 ELECTRICAL LEGEND

E-1.1 POWER PLAN

E-2.1 LIGHTING PLAN

E-2.2 LIGHTING DETAILS

E-3.1 POWER SIGNAL LINE DIAGRAM & SCHEDULES

E-4.1 ENERGY COMPLIANCE DOCUMENTATION

E-5.1 ELECTRICAL SPECIFICATIONS

E-5.2 ELECTRICAL SPECIFICATIONS

E-5.3 ELECTRICAL SPECIFICATIONS

PLUMBING

P-1.1 PLUMBING PLAN

P-2.1 PLUMBING DETAILS

LOW-VOLTAGE

LV-1.0 LOW VOLTAGE PLAN

LV-1.1 LOW VOLTAGE DETAILS & NOTES

RGLA
rcla solutions, inc.
1500 River Road, Ste 125
Schiller Park, IL 60176
P: 847.671.7452
F: 847.671.4200
www.rcla.com

REVISIONS	DATE
ISSUE FOR CLIENT AND LANDLORD	10/27/2017
ISSUE FOR PERMIT	11/17/2017
ISSUE FOR BID - REV 1	11/27/2017

SALES FIXTURES - EYE LEVEL
C: JENNIFER GOE - PRIMARY CONTACT
T: 503.708.1704
E: JENNIFER.GOE@EYELEVEL.COM
C: MAGGIE BACKER
T: 503.297.1199
E: MAGGIE.BACKER@EYELEVEL.COM

STOREFRONT SIGNAGE - RAMSAY SIGNS
C: PATTY WHALEN - PRIMARY CONTACT
T: 541.342.1769
E: PWHALEN@RAMSAYSIGNS.COM
C: CINDY IRVIN
T: 541.342.1769
E: CIRVIN@RAMSAYSIGNS.COM

STORAGE ROOM SHELVING - MOBILE MEDIA
C: MAYARA BEYER - PRIMARY CONTACT
T: 800.784.8080
E: MB@MOBILEMEDIASTORAGE.COM
C: JESSICA ROBINSON
E: JR@MOBILEMEDIASTORAGE.COM

SECURITY ALARMS/EAS SYSTEM - TYCO
C: JOE MEADE
T: 714.812.3032
E: JMEADE@TYCO.COM

LIGHTING PACKAGE - CS ILLUMINATION
C: KEVIN ALEXANDER
T: 760.477.1244 X.112
E: KALEXANDER@CSILLUMINATION.COM

SECURITY CAMERA SYSTEM - SHORT CIRCUIT ELECTRONICS
C: CHRISSEY MILLER - PRIMARY CONTACT
T: 816.878.6744
E: CHRISSEY.MILLER@SCEKC.COM
C: MIKE KENNEDY
E: MIKE.KENNEDY@SCEKC.COM

POS SYSTEM - SNIDER SERVICES
C: VASCO BROWN - PRIMARY CONTACT
T: 714.473.3466
E: VASCO@SNIDERSERVICES.COM
C: RUSSELL SNIDER
E: RUSSELL@SNIDERSERVICES.COM

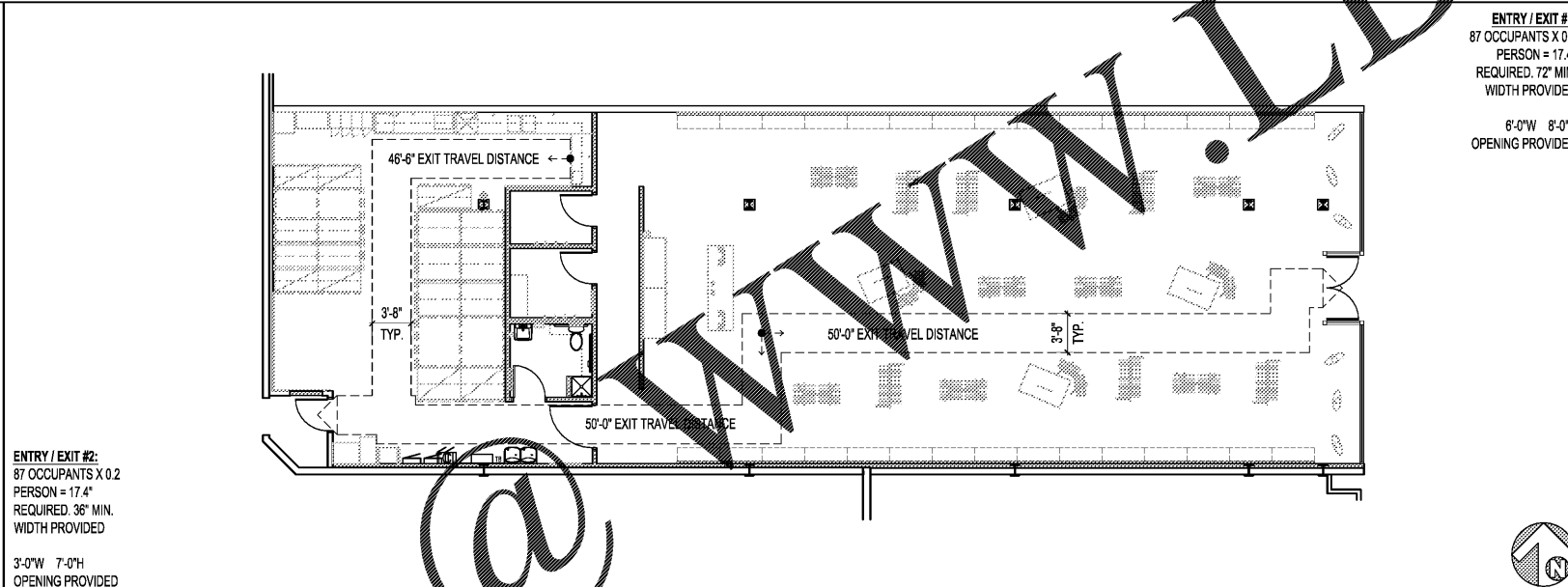
CORES & KEYS
C: GEORGE WOODRUFF - PRIMARY CONTACT
T: 720.235.5349
E: GWOODRUFF@INSTAKEY.COM

MUSIC SYSTEM - MOOD MEDIA
C: PETE THALMAN
T: 803.242.8532
E: PETE.THALMAN@MOODMEDIA.COM

TRAFFIC COUNTER - SHOPPERTRACK
C: ANDREW FOLEY
T: 312.676.8263
E: A.FOLEY@SHOPPERTRACK.COM

DISPLAY/BARRICADE GRAPHICS - IMAGINE VISUAL SERVICE
C: ANDY SMITH
T: 206.789.7837
E: ANDY@IMAGINECS.COM

FITTING ROOM DISPLAY HOOKS
T: 932.354.2816
E: INFO@SLOW-DESIGN.IT
W: WWW.SLOW-DESIGN.IT



EGRESS PLAN

VENDOR CONTACTS

LANDLORD/MALL CONTACT
TURNBERRY ASSOCIATES - AVENTURA MALL
19501 BISCAYNE BLVD, SUITE 400
AVENTURA, FL 33180
C: ERIN THOMAS
T: 305.216.8646
EMAIL: ETHOMAS@TURNBERRY.COM

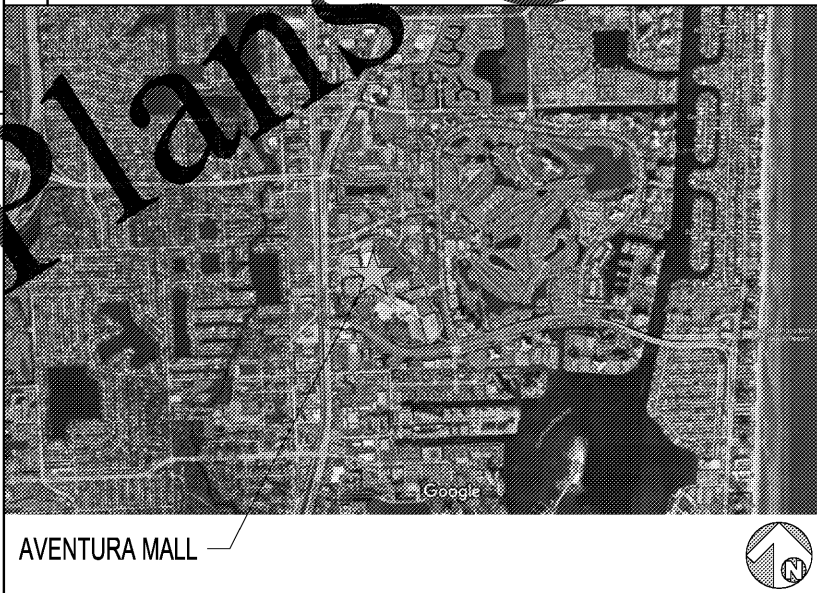
ARCHITECT
ROBERT G. LYON & ASSOCIATES, INC.
5100 RIVER ROAD, SUITE 125
SCHILLER PARK, IL 60176
C: JOSEPH GEOGHEGAN
PLEASE CONTACT PROJECT COORDINATOR FOR ALL INQUIRIES.

TENANT/OWNER
VF OUTDOOR AND ACTION SPORTS COALITION
1588 SOUTH COAST DRIVE
COSTA MESA, CA 92626
C: DARICE SABELLA
T: 510.814.3273
E: DARICE_SABELLA@VFC.COM

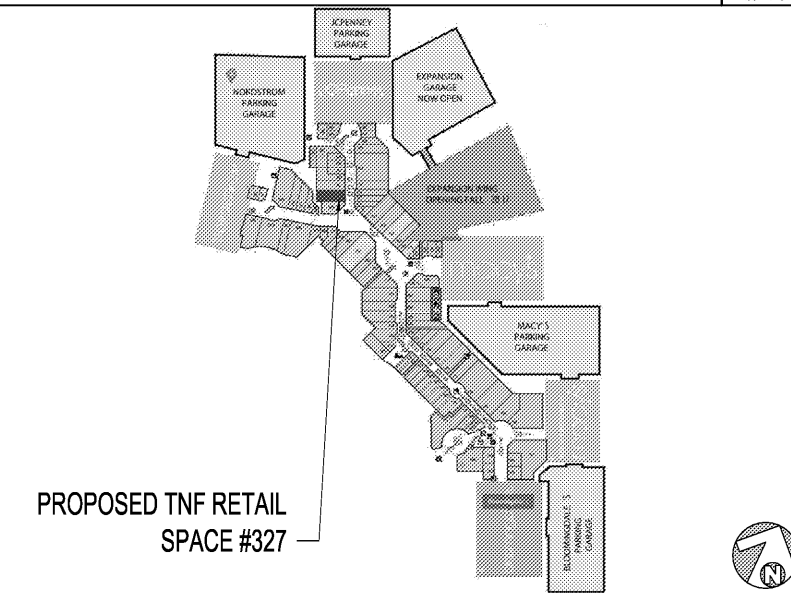
PROJECT COORDINATOR
RGLA SOLUTIONS, INC.
5100 RIVER ROAD, SUITE 125
SCHILLER PARK, IL 60176
F: 847.671.4200
E: KKEVIN@RGLA.COM

TENANT/PROJECT MANAGER/OWNER
VF OUTDOOR AND ACTION SPORTS COALITION
1588 SOUTH COAST DRIVE
COSTA MESA, CA 92626
C: RAYMOND GIBSON
T: 513.814.3273
E: RAYMOND.GIBSON@VFC.COM

ENGINEER
KLH ENGINEERS, PSC
1538 ALEXANDRIA PIKE, SUITE 11
FT. THOMAS, KY 41075
C: MAX NEVERMANN
T: 859.547.0128
F: 859.442.8058
E: MNEVERMANN@KLHENGRS.COM



VICINITY MAP



MALL KEY PLAN

SHEET INDEX

APPLICABLE CODES

BUILDING:	2014 FLORIDA BUILDING CODE, 5TH EDITION
MECHANICAL:	2014 FLORIDA MECHANICAL CODE
PLUMBING:	2014 FLORIDA PLUMBING CODE
ELECTRICAL:	2012 NATIONAL ELECTRIC CODE
FIRE / LIFE SAFETY:	2012 NFPA 1 FIRE CODE & NFPA 101 LIFE SAFETY CODE
ACCESSIBILITY:	2014 FLORIDA ACCESSIBILITY CODE
ENERGY CONSERVATION:	2014 FLORIDA ENERGY CODE

OCCUPANCY LOAD CALCULATIONS

GROSS AREA:	3,547 SQ. FT.
MERCANTILE AREA:	2,478 SQ. FT./30 SQ. FT. PER PERSON = 83
NON-MERCANTILE AREA:	
FITTING ROOMS	101 SQ. FT.
RESTROOM	61 SQ. FT.
STOCKROOM	907 SQ. FT.
TOTAL:	1,069 SQ. FT./300 SQ. FT. PER PERSON = 4
TOTAL OCCUPANCY:	87 PERSONS

BUILDING REQUIREMENTS

DESCRIPTION	CODE SECTION	REQUIREMENTS
USE GROUP:	FBC CHAPTER 3, SECTION 309	M (MERCANTILE)
NUMBER OF LEVELS:		LOCATED ON 1 OF 2 LEVELS
CONSTRUCTION TYPE:	FBC TABLE 601	TYPE II-B (EXIST. NO CHANGE)
FIRE SPRINKLERS:	FBC SECTIONS 506.3, 507.3	FULLY SPRINKLERED
SEISMIC CATEGORY:		B
NUMBER OF EXITS:	FBC TABLE 1021.2	2 REQUIRED 2 PROVIDED

REQUIRED PLUMBING FIXTURES:	UNISEX	MALE	FEMALE
LAVATORIES:	IBC TABLE 2902.1 1 REQUIRED 1 PROVIDED	0 REQUIRED 0 PROVIDED	0 REQUIRED 0 PROVIDED
TOILETS:	IBC TABLE 2902.1 1 REQUIRED 1 PROVIDED	0 REQUIRED 0 PROVIDED	0 REQUIRED 0 PROVIDED
DRINKING FOUNTAIN:	IBC TABLE 2902.1 1 REQUIRED 1 PROVIDED (H-I-LO)		
SERVICE SINK:	IBC TABLE 2902.1 1 REQUIRED 1 PROVIDED		
DISTANCE TO PUBLIC FACILITIES:		LESS THAN 300'-0"	
TOTAL NUMBER OF EMPLOYEES:		LESS THAN 4 EMPLOYEES AT ANY GIVEN TIME	

CODE AND BUILDING SUMMARY

I HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF FLORIDA. THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF AVENTURA, FL

JOSEPH GEOGHEGAN
LICENSE #AR0015427
LICENSE EXPIRES 02/28/19

robert g. lyon + associates, inc.
retail architecture
5100 River Road, Suite 125
Schiller Park, IL 60176
P: 847.671.7452
F: 847.671.4200
www.rgla.com

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AVENTURA MALL
19501 BISCAYNE BLVD
SPACE #327
AVENTURA, FL 33180

COVER SHEET

DRAWN BY
AC

CHECKED BY
KK

JOB NUMBER
17183

SHEET NAME
G-0.0