





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	September 12, 2019	Application ID:	MSC 2019-18
Project:	Burlington Coat Factory	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Southeast Centers, LLC	Agent:	Miller Permitting & Land Development
Location:	11930 Pines Boulevard		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2019-11, ZV 2019-04, ZV 2019-03, MSC 2016-01 MSC 2015-26, MSC 2013-31, MSC 2012-09, MSC 2011-19, ZV 2010-51-52, MSC 2010-31, SP 2009-11, ZV 2009-18-19, ZV 2008-11, SP 2004-16, SP 2004-03, SP 2002-27, MSC 2002-01, SN 2001-03, SP 2000-35, SP 96-51, SP 96-24		
Applicant Request:	Façade modifications to an existing tenant bay		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  _____ Planning Administrator:  _____		

Project Description / Background

Miller Permitting & Land Development, agent, is requesting approval of façade modification to the existing tenant bay 11930 within the Pembroke Crossing shopping center, generally located east of Flamingo Road and south Pines Boulevard. The changes are the result of a change in tenant. The bay previously occupied by Babies 'R' Us will now be occupied by Burlington Coat Factory.

Pembroke Crossing was approved through site plan SP 96-24. Color changes were made to the bay in 2004, 2015 and 2016.

BUILDINGS / STRUCTURES:

The applicant is proposing to infill the existing recessed section of the pop out feature's upper band to create a flush surface. Additionally, 3 eyebrow canopies (XT20S, Burlington Red) will be added above the entry way. The existing store front will be replaced to match the existing.

The following color changes are proposed:

- Pop out feature, upper band: SW 7005 (Pure White)
- Columns: SW 6149 (Relaxed Khaki)

The colors of the rest of the tenant bay will not be modified.

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.

Enclosed:

Miscellaneous Plan Application
Memo from Planning Division, (9/4/19)
Memo from Planning Division, (8/27/19)
Memo from Zoning Administrator, (8/27/19)
Memo from Planning Division, (8/6/19)
Memo from Zoning Administrator, (8/6/19)
Miscellaneous Plan
Existing Conditions Photo
Site Aerials



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input checked="" type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Cole Project #: PRJ 20 n/a Application #: MSC 2019-18

Date Submitted: 07/29/19 Posted Signs Required: (n/a) Fees: \$ 1,006

SECTION 1-PROJECT INFORMATION:Project Name: Burlington Stores Inc.Project Address: 11930 Pines Blvd. Pembroke Pines, FL 33026Location / Shopping Center: Pembroke Crossing Shopping CenterAcreage of Property: _____ Building Square Feet: 44,262Flexibility Zone: _____ Folio Number(s): 5140 13 16 0010

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description:

Nashua Plat 159-42 B Parcel A X/A; Tract
1 less outparcel 1 & outparcel 2 desc in
of 26402/474Has this project been previously submitted? Yes ☐ No ☒

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution/ Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Southeast Centers, LLC

Owner's Address: 1541 Sunset Drive, Suite 300, Coral Gables, FL 33143

Owner's Email Address: ulises@secenters.com

Owner's Phone: 305-666-2140 Owner's Fax: 305-667-1586

Agent: _____

Contact Person: _____

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: _____ Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION: N/A

EXISTING

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

NA

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

NA

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Modification of existing portico at former Baby's R Us as part of new construction
of new Burlington store. Changes include of infill of 1-1/2" deep recessed
sections of existing EIFS to create uniform front elevation of portico facade, but
with existing control joints in EIFS to be maintained. New upper EIFS portion of
portico to be painted SW Pure White (SW 7005) with existing brick piers in lower
portion of portico painted SW Relaxed Khaki (SW 6149). Along front edge of portico
soffit, 3 sections of composite panel will be installed, forming a decorative
"eyebrow" between portico columns. Composite panels are aluminum bonded to poly
core and coated in "Burlington Red". The center section will project 36" from face
of portico facade while two on either side will project 4" (see plans).

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

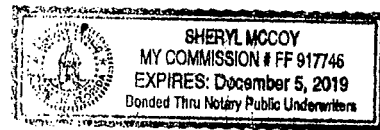
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Owner

7-29-19
Date

Sworn and Subscribed before me this 29th day

of July, 2019



n/a
Fee Paid

[Signature]
Signature of Notary Public

12/05/2019
My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Agent

FL DL C650 840 71
Date

7/24/19
3860

Sworn and Subscribed before me this 29th day

of July, 2019



n/a
Fee Paid

[Signature]
Signature of Notary Public

12/05/2019
My Commission Expires



Prudential Investment Management
Prudential Real Estate Investors
180 North Stetson Street, Suite 3275
Two Prudential Plaza, Chicago IL 60601-6716
Tel 312 540-0931 Fax 312 861-4957

January 12, 2016

The City of Pembroke Pines
Building Department
10100 Pines Blvd.
Pembroke Pines, Florida 33026

RE: Pembroke Crossing Shopping Center

To whom it may concern:

Please accept this letter as written authorization that Todd Kolba and Pamela Chiakas of CBRE, Inc., are authorized to act as agent for The Prudential Insurance Companies of America, PR Pembroke Crossing, LLC and/or Pembroke Crossing Shopping Center to authorize tenants of the shopping center the right to secure the necessary permits to install signage or build out their tenant improvements in the space.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Sherrard".

Daniel Sherrard

COMMERCIAL REAL ESTATE SERVICES



Pamela Chiakas
Asset Services Director

CBRE, Inc.
Asset Services

120A Danada Square West
Wheaton, IL 60189

+1 630 653 8082 Tel
+1 630 653 3124 Fax

Pam.Chiakas@cbre.com
www.cbre.com/ucr

April 27, 2016

The City of Pembroke Pines
Building Department
10100 Pines Blvd.
Pembroke Pines, Florida 33026

RE: City Approval Authorization
Pembroke Crossing Shopping Center
Pembroke Pines, Florida

To whom it may concern:

Please accept this letter as written authorization that CBRE, Inc., As Agent for PR Pembroke Crossing LLC authorizes Ulises Chirino of Southeast Centers, LLC, Project Manager for Pembroke Crossing Shopping Center to allow tenants of the shopping center the right to sign for the permits to construct tenant improvements or install tenant identification signage within their store at Pembroke Crossing Shopping Center, Pembroke Pines, Florida.

If you have any questions, please contact our office.

Thank you,

A handwritten signature in black ink that reads "Pam Chiakas". The signature is written in a cursive, flowing style.

Pamela Chiakas
Asset Services Director, As Agent for Landlord

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 4, 2019
To: MSC 2019-18 file
From: Cole Williams, Planner / Zoning Technician
Re: Burlington

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 27, 2019
To: MSC 2019-18 file
From: Cole Williams, Planner / Zoning Technician
Re: Burlington

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

- ~~1. Are any other exterior modifications being made, for example lighting?~~
- ~~2. Provide material board with paint chips and materials used.~~
- ~~3. Provide color elevation labeling all colors and materials.~~
- ~~4. Signage will require a variance if exceeding 120 square feet.~~
- ~~5. The shopping center has a uniform sign plan; therefore, the signage does not need to be reviewed by the Planning and Zoning Board. Please remove from the plans.~~
- ~~6. Will there be any reserved parking added?~~
- ~~7. Will there be any cart corals added to the parking field?~~

MEMORANDUM

August 27, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-18 (Burlington)

All of my comments regarding the above Miscellaneous Plan have been satisfied.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 6, 2019
To: MSC 2019-18 file
From: Cole Williams, Planner / Zoning Technician
Re: Burlington

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Are any other exterior modifications being made, for example lighting?
2. Provide material board with paint chips and materials used.
3. Provide color elevation labeling all colors and materials.
4. Signage will require a variance if exceeding 120 square feet.
5. The shopping center has a uniform sign plan; therefore, the signage does not need to be reviewed by the Planning and Zoning Board. Please remove from the plans.
6. Will there be any reserved parking added?
7. Will there be any cart corals added to the parking field?

MEMORANDUM

August 6, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-18 (Burlington)

The following are my comments regarding the above Miscellaneous Plan:

1. Remove sign from elevation as this is submitted as permit only based on Uniform Sign Plan regulations for Pembroke Crossing.
2. At time of permitting sign, provide all dimensions to confirm square footage meets maximum allowed of 120 sq. ft. Note: If sign exceeds this square footage a variance (or variances) will need to be submitted. Contact Dean Piper @ (954-392-2110 for process.
3. Will there be any new lighting added to façade, or under canopy? If so provide all details and cut sheets of fixtures and include photometric plan.

Please contact me with any questions.









AREA OF WORK =

N FLAMINGO RD

SW 118TH AVE

PINES BLVD

SW 118TH AVE

S FLAMINGO RD



SARGENT & Lundy
1025 JFF BOULEVARD, PHILADELPHIA, PA 19106
T215.482.1950 • WWW.SARGENT.COM

CONSULTANTS

Thorson Baker + Associates
CONSULTING ENGINEERS

3030 W. STREETSBORO RD.
RICHFIELD, OH 44286

ARCHITECTURAL SEAL

2 ENLARGED ENTRANCE PLAN
SCALE 1/4" = 1'-0"

A-5.1
ENLARGED ENTRY
PLAN

EXTERIOR PAINT & FINISH SCHEDULE						
CODE	MATERIAL	MANUF.	DESCRIPTION		LOCATION	REMARKS
			PRODUCT	COLOR		
CMP-AB	ALUMINUM COMPOSITE PANEL	ALUCOBOND	ALUMINUM COMPOSITE PANELS	BURLINGTON RED X1205	PORTICO FRONT	SEE DETAIL 3 THIS SHEET FOR MORE INFO
PCT-2	PORCELAN TILE	MOHAWK	36" X 6" LAVANA WOOD TILE	SANDLE WOOD	VESTIBULE	3/16" GROUT BEAM NAME CO. OR TO MATCH TILE
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM TEXTURE TO BE SAND PEBBLE FINE	STO-IT	STO-IT LOTUSAN LIMESTONE	MATCH SW7005 PURE WHITE	PORTICO FACADE - TOP	
EIFS-2	EXTERIOR INSULATION FINISH SYSTEM TEXTURE TO BE SAND PEBBLE FINE	DRYVIT	GENESIS BASECOAT/REINFORCING MESH	MATCH SW7005 PURE WHITE	PORTICO FACADE - TOP	
EW-1	EXTERIOR WALL	SHERWIN WILLIAMS	EXTERIOR PAINT	MATCH SW 6014B	PORTICO FACADE - TOP	EXISTING FINISH TO REMAIN
EKS-1						EXISTING FINISH TO REMAIN
EKS-2						EXISTING FINISH TO REMAIN



1630 PINE BOULEVARD, PHILADELPHIA, PA 19103
TEL: 215.483.1990 • WWW.SARGENTI.COM

CONSULTANTS



Thorson Baker + Associates
CONSULTING ENGINEERS

3030 W. STREETSBORO RD.
RICHFIELD, OH 44286

ARCHITECTURAL SEAL

DATE ISSUE

2019.06.09 ISSUED FOR PERMIT
2019.06.25 ISSUED FOR PERMIT

PROJECT NAME / LOCATION

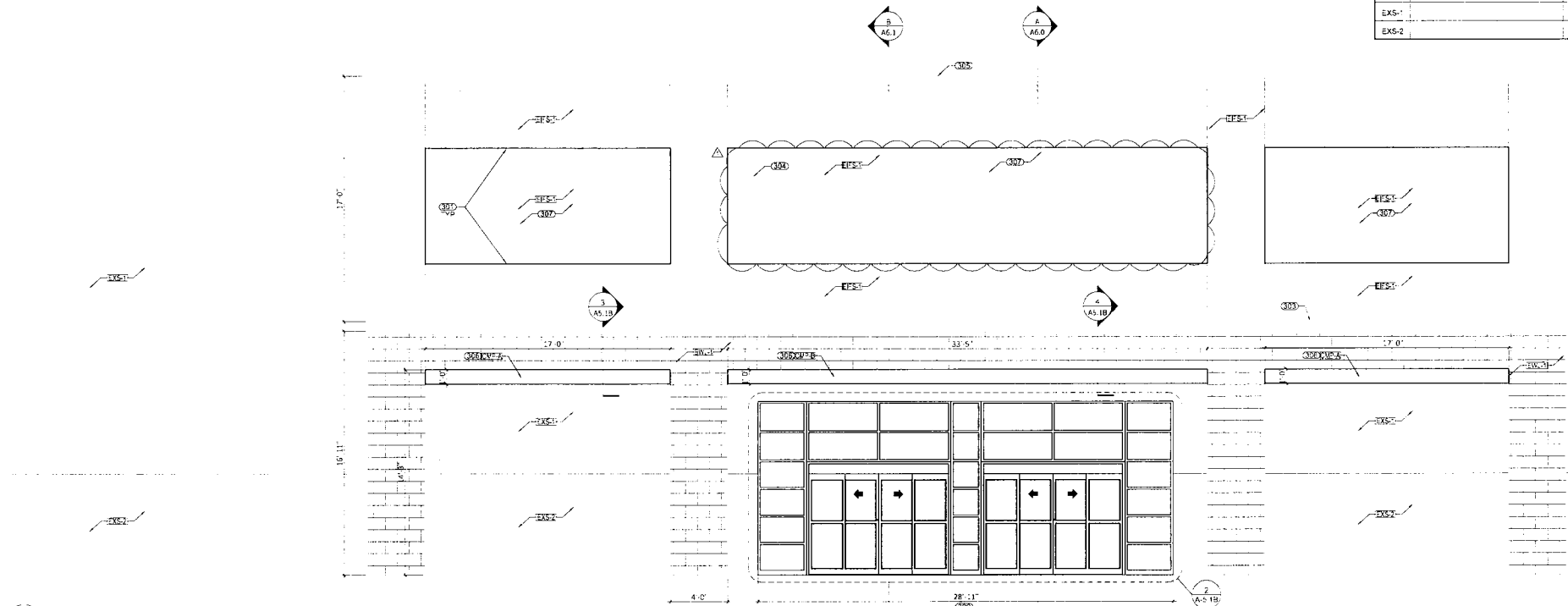
FACADE ALTERATIONS
BURLINGTON STORE
PEMBROKE CROSSINGS
11930 PINES BOULEVARD
PEMBROKE PINES, FL 33226

PROJECT INFORMATION

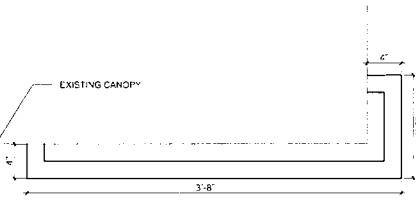
DATE: 2019-03-04
PROJECT NO. 3920-19
DELIVERY TYPE:
LANDLORD TURNKEY EXTERIOR AND
FACADE WORK PERMIT SET

SHEET TITLE / NUMBER

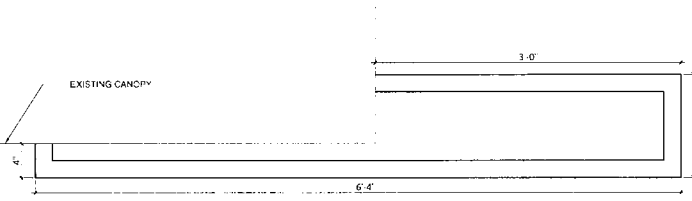
A-5.1B
NEW FACADE
ELEVATION



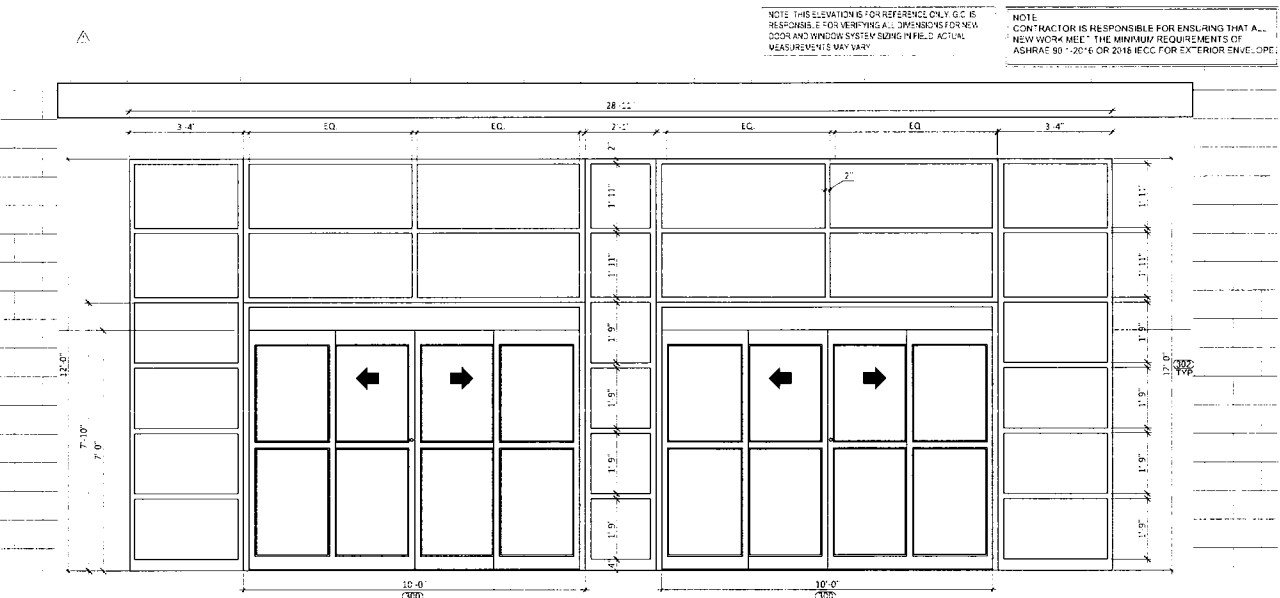
1 FACADE ELEVATION
SCALE: 1/8" = 1'-0"



3 SECTION DETAIL - ALUCOBOND DIMENSIONS (CMP-A)
SCALE: 3/16" = 1'-0"



4 SECTION DETAIL - ALUCOBOND DIMENSIONS (CMP-B)
SCALE: 1/8" = 1'-0"



2 NEW STOREFRONT
SCALE: 1/8" = 1'-0"

KEY NOTES (100, 101, ETC.)

- 300 STANLEY DURA STORM 3000 SERIES SLIDING DOOR SYSTEM COLOR TO BE CLEAR ANODIZED. SEE DETAIL 300 FOR MORE INFO.
- 301 STANLEY DURA STORM 3000 SERIES SLIDING DOOR SYSTEM COLOR TO BE CLEAR ANODIZED. SEE DETAIL 301 FOR MORE INFO.
- 302 STANLEY DURA STORM 3000 SERIES SLIDING DOOR SYSTEM COLOR TO BE CLEAR ANODIZED. SEE DETAIL 302 FOR MORE INFO.
- 303 STANLEY DURA STORM 3000 SERIES SLIDING DOOR SYSTEM COLOR TO BE CLEAR ANODIZED. SEE DETAIL 303 FOR MORE INFO.
- 304 STANLEY DURA STORM 3000 SERIES SLIDING DOOR SYSTEM COLOR TO BE CLEAR ANODIZED. SEE DETAIL 304 FOR MORE INFO.
- 305 STANLEY DURA STORM 3000 SERIES SLIDING DOOR SYSTEM COLOR TO BE CLEAR ANODIZED. SEE DETAIL 305 FOR MORE INFO.
- 306 STANLEY DURA STORM 3000 SERIES SLIDING DOOR SYSTEM COLOR TO BE CLEAR ANODIZED. SEE DETAIL 306 FOR MORE INFO.
- 307 STANLEY DURA STORM 3000 SERIES SLIDING DOOR SYSTEM COLOR TO BE CLEAR ANODIZED. SEE DETAIL 307 FOR MORE INFO.

GENERAL NOTES

- DO NOT SCALE DRAWING
- DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS NOTED OTHERWISE (N.O.)
- SEE SCHEDULE AND DETAILS ON SHEET A-4.0 FOR PARTITION TYPES, ROOM SCHEDULE, FINISH SCHEDULE, DOOR SCHEDULE, AND DOOR TYPES
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE M.E.P. DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING/INSTALLATION OF MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND M.E.P. DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR IMMEDIATE CLARIFICATION
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE, CITY AND LOCAL CODES AND ORDINANCES AT THE LOCATION OF THE PROJECT
- APPROVED FIRE EXTINGUISHERS SHALL BE LOCATED PER FIRE MARSHALL REQUIREMENTS
- WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION TO ORIGINAL CONDITION
- CONTRACTOR TO VERIFY ALL FIRE RATED PLYWOOD REQUIRED FOR ELECTRICAL EQUIPMENT WITH ELECTRICAL SHEETS. INSTALL PLYWOOD AS DIRECTED ON ELECTRICAL SHEETS
- DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR (G.C.) PRIOR TO CONSTRUCTION OR ORDER OF MATERIALS. ANY REVISIONS, CHANGES, DEVIATIONS OR DISCREPANCIES BETWEEN THE AS-BUILT CONDITIONS AND THESE DRAWINGS SHALL IMMEDIATELY BE REPORTED TO THE OWNER BEFORE CONSTRUCTION
- ALL EQUIPMENT TO BE MOUNTED ON WALLS OR COLUMNS SHALL BE MOUNTED ON THE BACKSIDE OF THE COLUMN/WALL IF POSSIBLE WHEN ENTERING THE STORE FROM THE MAIN ENTRY VESTIBULE
- ALL INTERIOR DOORS ARE 6" OFF FINISHED WALL UNO.

RDS PORTAL INSTALLATION PROCESS

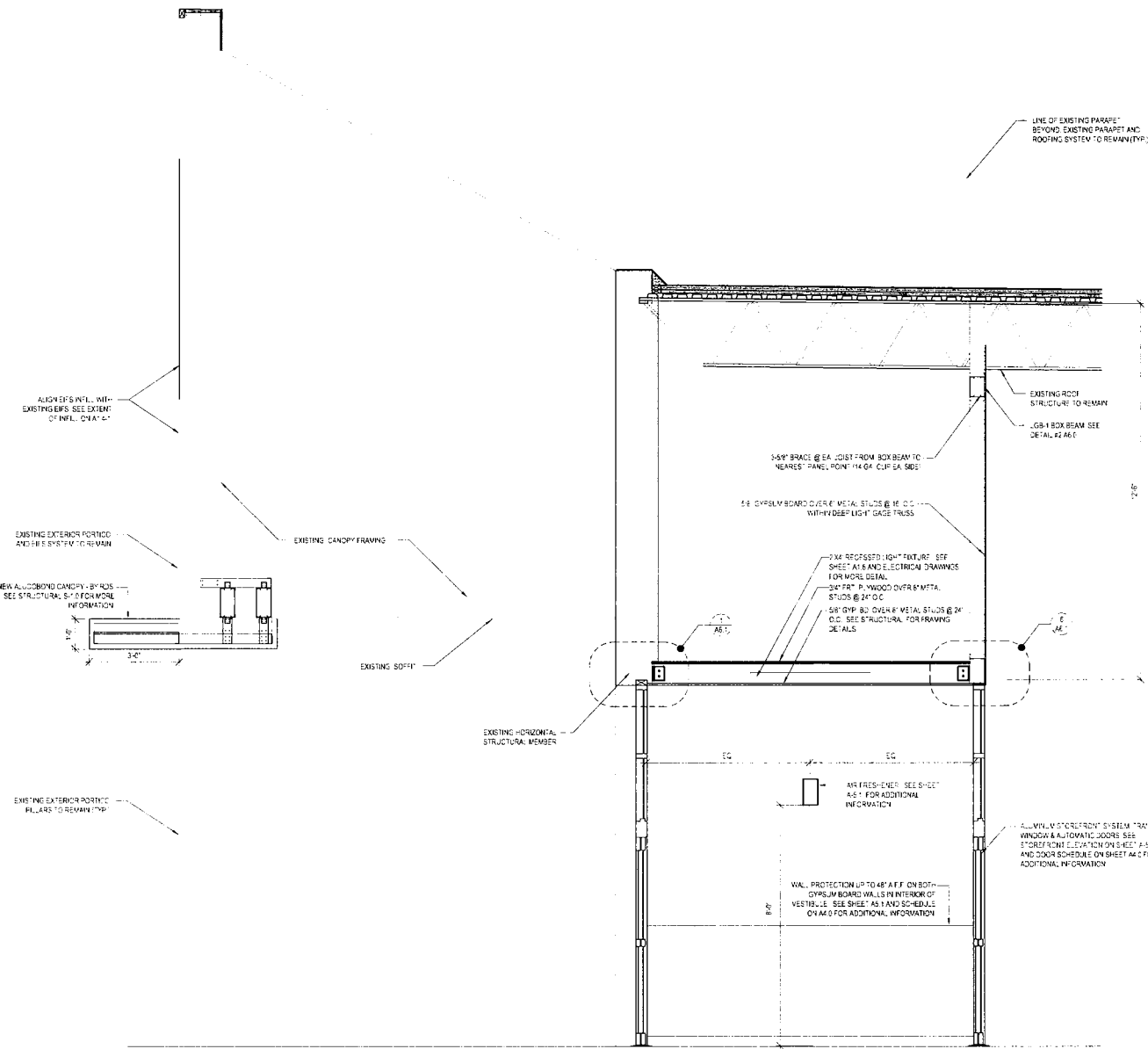
- IDENTIFY LOCATION ON BUILDING WHERE THE MATERIALS WILL BE APPLIED BOTH INTERIOR AND EXTERIOR AND REVIEW SHOP DRAWINGS TO IDENTIFY ANY INCONSISTENCIES FROM BASE BUILDING DRAWINGS
- G.C. / SITE SUPERINTENDENT SHOULD CONTACT RDS NATIONAL INSTALLATION TEAM AND CALL: Mike Witz, RDS @ 812-713-9137 AT THE BEGINNING OF CONSTRUCTION TO COORDINATE INSTALLATION
- SITE TO BE PREPARED FOR PORTAL INSTALLATION PRIOR TO G.C. SCHEDULING RDS TO BEGIN WORK ON SITE
- SITE MUST HAVE STRUCTURAL BEAM EXPOSED, JOBSITE FRAMED, WEATHERPROOFED, EIFS INSTALLED PRIOR TO RDS PRESENCE at the beginning of the project
- WALLS AND PLYWOOD SUBSTRATE MUST BE WITHIN 1/8" OVER 8" OF F.L.A. SQUARE AND PLUMB SURFACE OR RDS WILL REMAIN ON SITE AND REQUIRE FRAMING TO BE COMPLETED
- THE EIFS SHOULD HAVE 4" FLEXIBLE FLASHING INSTALLED AND BE READY FOR RDS TO DOCUMENT SITE DIMENSIONS
- Mike (RDS) WILL COORDINATE DELIVERY AND SITE INFORMATION (NOTE: PHOTOGRAPHS MUST BE SENT CONFIRMING SITE CONDITIONS AND READINESS OF STRUCTURE)
- G.C. WILL HAVE SITE EQUIPMENT TO OFFLOAD CRATES AND PALLETS PRIOR TO RDS ARRIVAL
- TYPICALLY 2 VISITS WILL BE REQUIRED FOR PORTAL VESTIBULE AND COMPOSITE PANEL INSTALLATION
- FIRST VISIT: FRAMING, INSTALL MOUNTING BRACKETS ON BUILDING AND HANG PORTAL FRAMEWORK USING INSTALLATION DRAWINGS SUPPLIED BY RDS ENGINEERS TO MEASURE SITE FOR ALL APPLICABLE AREAS IN PORTAL AND VESTIBULE THAT REQUIRE COMPOSITE PANELS
- RDS WILL COORDINATE ALL ELECTRICAL AND STOREFRONT GLASS INSTALLATION WITH THE G.C. TO INSURE COMPLETION BEFORE RETURN TO INSTALL COMPOSITE PANELS. G.C. TO PROVIDE COMPLETION PHOTOS PRIOR TO RDS RETURN. SHOWING SUBSTRATE, ELECTRICAL, AND ANY STUD-IN WORK (LIGHTING, PLUMBING, ETC.) THAT HAS BEEN COMPLETED PRIOR TO COMPOSITE PANEL APPLICATION
- SECOND VISIT: COMPOSITE PANEL INSTALLATION. ONCE COMPOSITE PANELS ARE ON SITE, RDS WILL INSTALL ALL REMAINING FRAMING AND COMPOSITE PANELS USING SHOP DRAWINGS AND PANEL DRAWINGS FOR PROPER SEQUENCE OF INSTALLATION. IDENTIFY TOE-KICK AREA AND METAL PANELS FOR THAT AREA. TRIM PANELS AFTER SCRIBING TO THE CONCRETE FLOORWORK. INSTALL ONTO RDS MOUNTED FRAME. CAULK ALL EXTERIOR SEAMS AGAINST MOISTURE. INSIDE APPLY FRAMES IN VESTIBULE AREA AND AT EACH COMPOSITE PANELS TO CEILING AND WALLS PER SHOP DRAWINGS. MAKING SURE CEILING LIGHTING IS STUBBED IN OR LOCATED BEFORE COMPOSITE IS INSTALLED
- REMOVE ALL DEBRIS TO G.C. PROVIDED DUMPSTER ON A DAILY BASIS
- RDS TO PROVIDE COMPLETION PHOTOS

ADDITIONAL NOTES

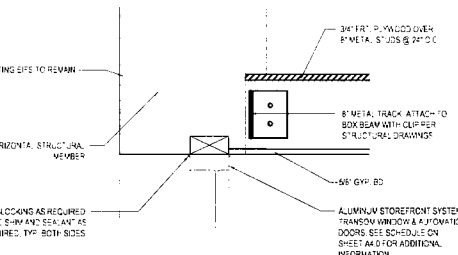
- AFTER SITE DIMENSIONS HAVE BEEN DOCUMENTED 3-12 WEEKS TO GET MATERIALS ON SITE. PORTAL VESTIBULE FRAMEWORK, MOUNTING BRACKETS, COMPOSITE PANELS, WEEK TO INSTALL (depending on quantity work, punch).
- THE ABOVE REFLECTS A TOTAL INSTALLATION OF 15 WEEKS AFTER SITE DIMENSIONS HAVE BEEN VERIFIED IN FIELD
- RDS HAS PLANNED IN THE INSTALLATION SCHEDULE FOR 2 SITE VISITS TO COMPLETE THE ABOVE WORK. IF MORE VISITS ARE REQUIRED DUE TO SITE READINESS, ADDITIONAL PENALTIES WILL BE APPLIED TO THE G.C. RESERVING IN CHANGE ORDERS

SYMBOL LEGEND

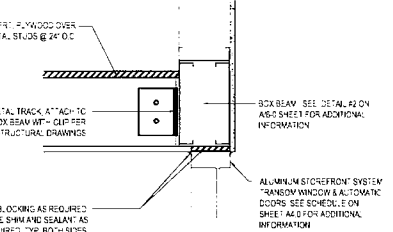
---	PARTITION TYPE
NAME	ROOM NAME & NUMBER
XXX	FINISH TYPE



B WALL SECTION
SCALE: 1/8\"/>

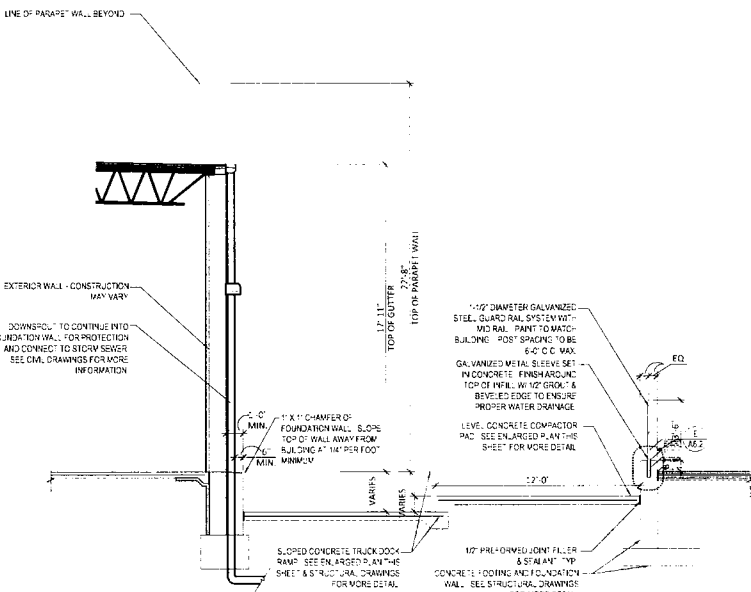


1 VESTIBULE DETAIL
SCALE: 1/2\"/>

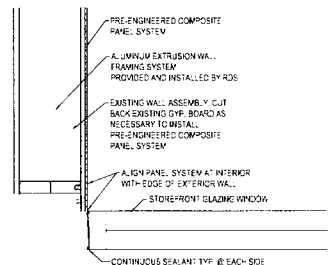


6 VESTIBULE DETAIL
SCALE: 1/2\"/>

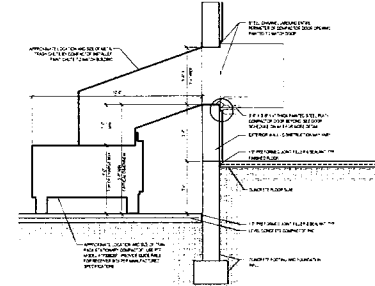
2 VESTIBULE DETAIL
SCALE: 1/8\"/>



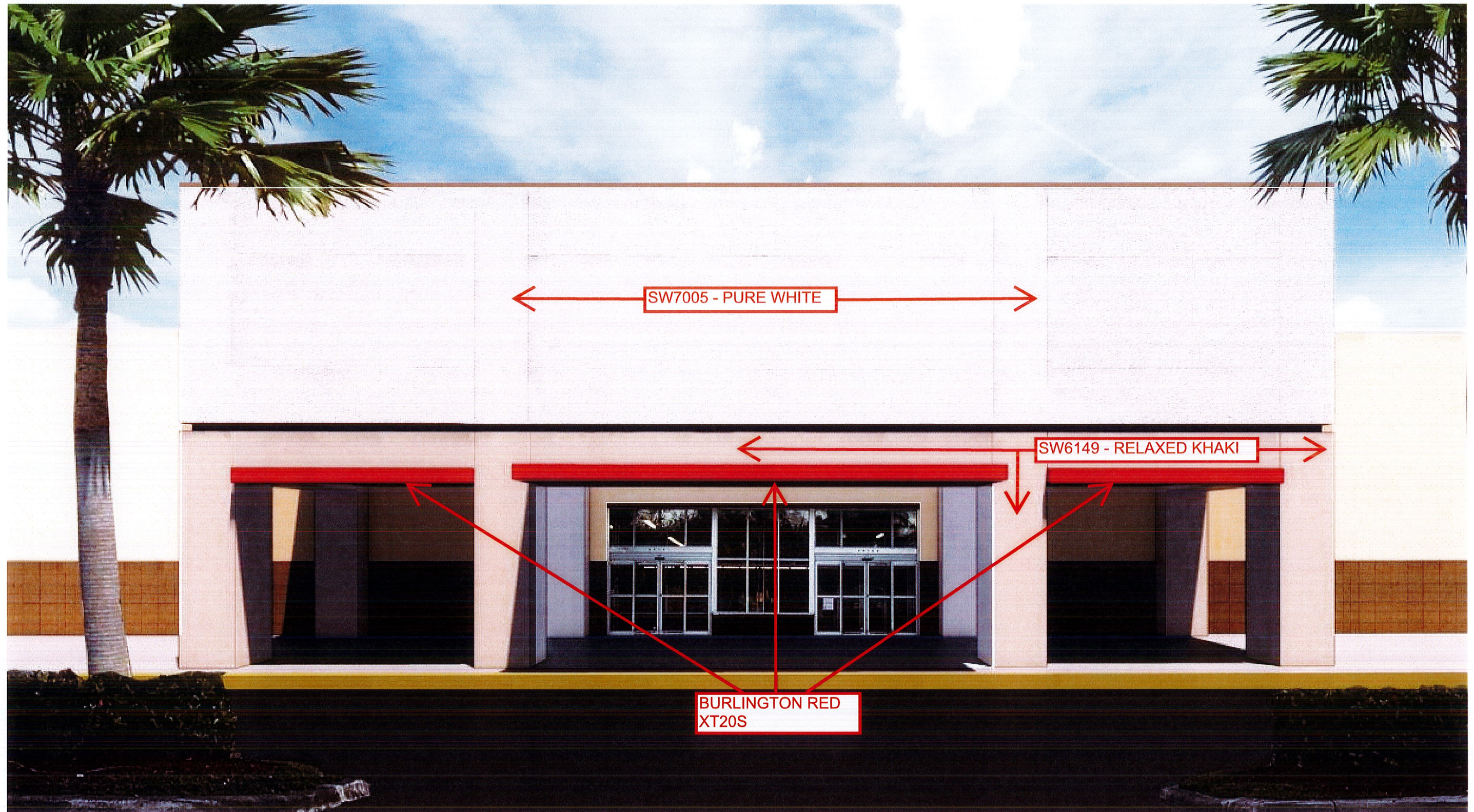
4 SECTION @ DOCK
SCALE: 1/8\"/>



3 SECTION @ COMPACTOR
SCALE: 1/8\"/>



5 SECTION @ PARAPET WALL
SCALE: 1/8\"/>



PROPOSED FACADE -
NEW BURLINGTON STORE

