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NEWDOC

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Florida Department of
Business & Professional Regulation

Rick Scott, Governor
Ken Lawson, Secretary

AUGUST 12, 2011

FUJI JAPANESE BUFFET INC
ATTN: MING WANG
6950 CYPRESS ROAD SUITE 208-15
PLANTATION, FL 33317

Re: Division of Hotels and Restaurants Plan Review
License Type: 2010 PERMANENT FOOD SERVICE
Application No. 605719
File No. 250334 **Log No. HQ-12-204**

Dear Plan Review Applicant:

Congratulations on your decision to operate a restaurant in Florida! I have approved the public food service establishment plans for FUJI JAPANESE BUFFET, 1415 WASHINGTON AVENUE, MIAMI BEACH, FL 33139, as of August 12, 2011, ***with the following condition(s)***:

1) PROVIDE A WRITTEN CONSUMER ADVISORY IF ANIMAL PRODUCTS ARE OFFERED RAW OR UNDERCOOKED.

2) IF NON-EXEMPT FISH IS OFFERED RAW OR UNDERCOOKED, THE ESTABLISHMENT MUST MAINTAIN PARASITE DESTRUCTION FREEZING RECORDS AT THE ESTABLISHMENT.

3) ADEQUATE SNEEZEGUARD/BARRIER MUST BE PROVIDED ON THE TO PREVENT CUSTOMER CROSS CONTAMINATION OF THE DISPLAYED FOOD PRODUCTS.

Please have the above information or proof of compliance with the conditions ready for the inspector at your opening inspection. The conditions listed above are required to pass your opening inspection. Please include the file number and log number listed above on any documents submitted. Your plans are only approved as submitted to us ***and*** with the above conditions. Changes in proposed operational procedures may require additional equipment and certain changes may require a new plan review. If you decide to change the menu, equipment or operation, please notify us immediately.

If you have not yet applied for your food service license, you should submit your Application for Food Service License and the correct fees to Tallahassee now. Please make sure to submit the completed application and fees early enough to receive your license by your planned opening date. You can find licensing information and forms online at www.myfloridalicense.com. A license fee calculator is located on our website at www.myfloridalicense.com/dbpr/hr/licensing/foodfees.html, which can help you determine the cost of your food service license.

For help with the license application process, to have an application mailed to you, or if you have any questions, please call our Customer Contact Center at 850.487.1395 between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday.

For faster processing, please attach a copy of this letter to the ***top*** of your completed license application along with a check or money order for the appropriate license fee. Submit the packet to: Department of Business and Professional Regulation, Division of Hotels and Restaurants, 1940 N. Monroe Street, Tallahassee, FL 32399-0783. Before mailing, please make sure you have completed the license application, paid the correct license fee and attached a copy of this letter to the top of your licensing packet. An incomplete or incorrect licensing packet will delay the licensing process.

Your plan approval is valid for one year from the date of this letter, so you must license the proposed establishment before then. If your plan approval expires after a year, you may have to complete the plan

review process including fee payment again. If you are no longer in charge of this project, please forward this letter to the correct person or company.

When the construction is complete, please call our Customer Contact at 850.487.1395 to request contact from an inspector to schedule an opening inspection. Be ready to provide the file number located at the top of this letter. Please allow 1-2 days for the inspector to contact you to schedule the inspection.

Good luck with your enterprise!

Sincerely,

Bianca Bell

Bianca Bell
Plan Reviewer

ENCLOSURE(S)

Florida Department of
Business & Professional Regulation

Rick Scott, Governor
Ken Lawson, Secretary

JULY 15, 2011

FUJI JAPANESE BUFFET INC
ATTN: MING WANG
6950 CYPRESS ROAD
SUITE 208-15
PLANTATION, FL 33317

Re: Division of Hotels and Restaurants Plan Review
License Type: 2010 PERMANENT FOOD SERVICE
Application No. 605719
File No. 250334 **Log No. HQ-12-204**

Dear Plan Review Applicant:

We received your plan review application for FUJI JAPANESE BUFFET, 1415 WASHINGTON AVENUE, MIAMI BEACH, FL 33139. We will contact you if more information is needed.

To avoid delays in obtaining your food service license, you may wish to submit your Application for Food Service License and the correct fees to Tallahassee now. Please make sure to submit the completed application and fees early enough to receive your license by your planned opening date. You can get licensing information and forms online at www.MyFloridaLicense.com/dbpr/hr. You can also call our Customer Contact Center at 850.487.1395 to have an application mailed to you. A license fee calculator is located on our website at www.myfloridalicense.com/dbpr/hr/licensing/foodfees.html, which can help you determine the cost of your food service license.

For quicker processing, please attach a copy of this letter to the ***top*** of your completed application along with a check or money order. Submit the packet to: Department of Business and Professional Regulation, Division of Hotels and Restaurants, 1940 N. Monroe Street, Tallahassee, FL 32399-0783.

Before mailing, please make sure that you have completed the license application, paid the correct license fee and attached a copy of this letter to the top of your licensing packet. An incomplete or incorrect licensing packet will delay the licensing process.

If you have any questions about the licensing process, you may call our Customer Contact Center at 850.487.1395 between 8:00 a.m. and 6:00 p.m., Monday through Friday.

Good luck with your enterprise!

Sincerely,

Na'Tia Pilcher
Staff Assistant

Water and Sewer
PO Box 330316 • 3575 S. Lejeune Road
Miami, Florida 33233-0316
T 305-665-7471

MIAMI-DADE COUNTY

miamidade.gov

ORDINANCE 89-95
COMPLIANCE FORM

ATLAS PAGE: N/A INV#: FORM #: 201130297 DATE: 9/19/2011

This form acknowledges compliance on the part of the following with the requirements in accordance with Miami-Dade County's Ordinance number 89-95.

Name of Owner: FUJI JAPANESE BUFFET

Mailing:
Address: 1415 WASHINGTON AVE
City, State, Zip: MIAMIBEACH FL 33139-

Property Address: 1415 WASHINGTON AVE

Property Legal Description: 3 54 42 34 53 42 OCEAN BEACH ADD NO 2 PB 2-56 LOT 13 BLK 26

Folio Number: 02-3234-008-0830

Proposed usage / No. of Units: FULL SERVICE RESTAURANT PER PLANS

REPLACES: Previous Usage / FULL SERVICE RESTAURANT PER ORD #20069188

Gallons per Day: 0

PREVIOUS FLOW:	4,429	PREVIOUS SQUARE FOOTAGE:	4,429	☐ NEW CONSTRUCTION
PROPOSED FLOW:	4,429	PROPOSED SQUARE FOOTAGE:	4,429	☑ INTERIOR RENOVATION

Municipality:

Water Service Area: Miami Beach
Sewer Service Area: Miami Beach

Water Connection Charge: $0.00 Invoice No.:
Sewer Connection Charge: $0.00
Total Connection Charge: $0.00

Comments: DERM Sewer Capacity Certification Letter Dated:9/14/2011 #2011-0727-0836-3588

THIS FORM IS VALID ONLY WHEN ACCOMPANIED BY A STAMPED 'PAID' COPY OF INVOICE NO.

Approved By: Richard Robinson - New Business Representative

CONTACT NAME: ARTURO MIRANDA
CONTACT PHONE: (786) 319-7328

Printed On: 9/19/2011 3:04:14 PM

NB: Richard Robinson
PR:

Approved By: 9/19/11

Miami-Dade Water and Sewer Department

New Business Office
P.O. Box 330316
Miami, Florida 33233-0316
3575 South LeJeune Road, Room 114
Miscellaneous Charges

INVOICE #:	133320
DATE:	September 15, 2011
CUSTID:	152282
PeopleSoft Acct ID#:	1662499561
Building Process # : X	

IN ACCOUNT WITH

ANTONIO MIRANDA
945 PENNSYLVANIA AVE

Miami BEACH, FL 33139-

REFERENCE

WTR & SWR ORD FEES FOR 1415 WASHINGTON AVE

ER WATER:	N/A
ER SEWER:	N/A
AGMT ID:	

DESCRIPTION

QTY GPD	DESCRIPTION	G/L CODE	CIS ADJ CD	UNIT PRICE	AMOUNT
1	Ordinance Letter Water Only non-res	6436701-EW101		75.00	75.00
1	Ordinance Letter Sewer Only non-res	6436701-EW501		75.00	75.00
			TOTAL:		$150.00

WATER DEPOSITS:	$0.00
SEWER DEPOSITS:	$0.00
INVOICE NO. 133320 TOTAL:	$150.00

Acct #: WS 1662499561
9/15/2011 1:17AM 001 61C 00002252
0001 PSCIS Retail Payment DERM
0001 of 0001 $150.00
PSCIS Retail $150.00
CA $140.00
CHANGE $10.00
PAID
Thank You
MIRANDO ANTONIO
Miami-Dade Water and Sewer Dept.

PAID
SEP 15 2011
MIAMI-DADE
WATER AND SEWER DEPARTMENT 6

Original Invoice 133320 Printed On 9/15/2011 By : Richard Robinson

Distribution: White-Customer, Yellow-General Office, Pink-Local Office, Gold-New Business

Department of Environmental Resources Management
Miami-Dade County
Plan Review Summary

Process Number: 2011072708363588

FINAL CORE REVIEW DATE: 8/1/2011 **OVERALL STATUS: Overall Disapproval**

PROJECT DETAILS:

FOLIO: 02-3234-008-0830

ADDRESS: 1415 WASHINGTON AVENUE MIAMI

PERMIT TYPE DESC.:

CONTACT DETAILS:

NAME: ARTURO MIRANDA

EMAIL:

PHONE #: 7863197328

Dis
PM

DISAPPROVAL CODES:

TASK	REVIEWED BY	STATUS DATE	STATUS
Initial Core Review	Miguel De Armas	07/29/2011	Reviewed
Comments: INTERIOR REMODELING FOR A RESTAURANT THAT NEVER HAS BEEN APPROVED BY DERM. PROOF OF PREVIOUS USE REQUIRED. SEWER CAPACTITY CERTIFICATION LETTER APPLICATION SIGNED SECTION 2 BY CITY OF MIAMI BEACH MUST BE SUBMITTED FOR ALLOCATION LETTER. ORDINANCE 89-95 COMPLIANCE FORM AND GREASE TRAP PENDING FOR FINAL APPROVAL.			OK 9/21/11
ASBES Review	Ray Gordon	07/29/2011	Disapproved
Comments: Asbestos survey required			
GREASE Review	Miguel De Armas	08/01/2011	~~Disapproved~~ OK 09/14
Comments: GREASE TRAP OPERATION APPLICATION REQUIRED			
Final Core Review	Miguel De Armas	08/01/2011	Overall Disapproval

PLAN CONDITIONS:

NO CONDITIONS

PLAN REVIEW FEES (FEES ARE SUBJECT TO CHANGE PENDING FINAL APPROVAL):

FEE CODE	DESCRIPTION	USER	DATE	UNIT	TOTAL
D062	Commercial & Multifam Min Review	DEARMM	08/01/2011	1	$90.00
Total					**$90.00**

FOR MORE INFORMATION PLEASE CONTACT:

YOUR DERM CORE REVIEWER: dearmm@miamidade.gov

DERM PERMITTING AND INPECTION CENTER, 11805 SW 26 ST, 786-315-2800

DERM OVERTOWN TRANSIT CENTER, 701 NW 1 CT, 305-372-6899

Coastal: dermcr@miamidade.gov

EQCB: eqcb@miamidade.gov

Department of Environmental Resources Management
Miami-Dade County
Plan Review Summary

Process Number: 2011072708363588

FINAL CORE REVIEW DATE: 9/14/2011 **OVERALL STATUS: Overall Disapproval**

PROJECT DETAILS:

FOLIO: 02-3234-008-0830

ADDRESS: 1415 WASHINGTON AVENUE MIAMI

PERMIT TYPE DESC.:

CONTACT DETAILS:

NAME: ARTURO MIRANDA

EMAIL:

PHONE #: 7863197328

Ray

DISAPPROVAL CODES:

TASK	REVIEWED BY	STATUS DATE	STATUS
Initial Core Review	Miguel De Armas	09/14/2011	Specialty Reviews Not Required
Comments: INTERIOR REMODELING FOR A RESTAURANT THAT NEVER HAS BEEN APPROVED BY DERM. PROOF OF PREVIOUS USE REQUIRED. SEWER CAPACTITY CERTIFICATION LETTER APPLICATION SIGNED SECTION 2 BY CITY OF MIAMI BEACH MUST BE SUBMITTED FOR ALLOCATION LETTER. ORDINANCE 89-95 COMPLIANCE FORM AND GREASE TRAP PENDING FOR FINAL APPROVAL. 9/14/2011 SAME PREVIOUS USE AS PER CITY OF MIAMI CU RL-10002386 FOR THE FOOD FACTORY RESTAURANT. ORDINANCE 89-95 COMPLIANCE FORM FROM WASD AND GREASE TRAP APPLICATION PENDING FOR FINAL APPROVAL.			
ASBES Review	Ray Gordon	09/14/2011	Walk-thru Approval
GREASE Review	Miguel De Armas	08/01/2011	Disapproved
Comments: GREASE TRAP OPERATION APPLICATION REQUIRED			
Final Core Review	Miguel De Armas	09/14/2011	Overall Disapproval

PLAN CONDITIONS:

NO CONDITIONS

PLAN REVIEW FEES (FEES ARE SUBJECT TO CHANGE PENDING FINAL APPROVAL):

FEE CODE	DESCRIPTION	USER	DATE	UNIT	TOTAL
D015	Asbestos Review	DEARMM	09/14/2011	1	$175.00
D062	Commercial & Multifam Min Review	DEARMM	08/01/2011	1	$90.00
Total					~~$265.00~~

175

FOR MORE INFORMATION PLEASE CONTACT:

YOUR DERM CORE REVIEWER: dearmm@miamidade.gov

MIAMIBEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

Owner/ Qualifier / Contractor Estimate Construction Cost Affidavit
(To be submitted for the main/master permits or the stand alone permits)

Permit Number: B1103444 **Date:** 10/03/2011

Job Address: 1413 WASHINGTON AVE 33139 **Folio No.:** 32340080830

The construction cost should include the work under the main Permit and all associated permits.

Part I: FEMA 50% Related Construction Cost		
Items to be excluded from Estimate Construction Cost for Part I (FEMA 50% Related Construction Cost): *Plan and Specification, Survey Cost, Permit Fees, Swimming Pools, detached structures (garages, storages, cabanas), Landscaping, Fences, Yard light , Not Built-ins Appliances and Furniture.*		
Estimated Construction Cost	**General Contractor Cost**	**Owner Cost**
Demolition & Removal	$2,450	
Building & Structural Elements	$23,710	
Roofing	Ø	
Doors & Windows	$250	
Railing	Ø	
Interior Finish, Floor Covering, Painting	$10,975	
Cabinets and Furniture-Built-Ins	Ø	
Appliances-Built-Ins	Ø	$20,500
Other Building related items	$3,427	
Electrical including Fixtures	$7,000	
Elevator	Ø	
Mechanical-HVAC-equipments	Ø	
Plumbing including Fixtures	$3,500	
Overhead and Profit	$7,697	
Sub Total Construction Cost	$ 59,009	$ 20,500
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes	$ 79,509	

M. SCHAD
10.12.11

MIAMIBEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

Part II: Non Related FEMA 50% Construction Cost		
Estimated Construction Cost	**General Contractor Cost**	**Owner Cost**
Swimming Pools	Ø	Ø
Fences, Pavers, Sidewalks, Site Improvements	Ø	Ø
Yard Light	Ø	Ø
Other and detached: garages, storage and cabanas	Ø	Ø
Sub Total Cost	$ Ø	$ Ø
Sub Total Construction Cost Estimate for non FEMA 50% Rule Purposes	$ Ø	

Part III: Total Construction Cost (Note: The construction cost will be validated by Plan Examiners)	
Estimated Construction Cost	
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes-Part I	$ 79,509
Sub Total Construction Cost Estimate for Non FEMA 50% Rule Purposes- Part II	$ Ø
Total Construction Cost Estimate. (Add Part I and Part II of Construction Cost)	$ 79,509

M. SCHAD 10·12·11

Part IV: Signature Required

If the improvements cost will increase at any point during the proposed construction, It is Owner and the Contractor of Record responsibility to submit the revised improvements cost to the Building Department for review and approval.

Edward

Signature of Owner

STATE OF FLORIDA
COUNTY OF _____

Sworn to and Subscribed before me this 03 day of OCTOBER, 2011, by:

_____

[X] Personally known [ ] Produced Identification - Type of Identification N/A

MAGDA C. SANTISO
Notary Public - State of Florida
My Commission Expires May 5, 2012
Commission # DD 757745
Bonded Through National Notary Assn.

Magda C. Santiso
Signature of Notary Public

MIAMIBEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

Signature of Qualifier / Contractor

STATE OF FLORIDA
COUNTY OF _____

Sworn to and Subscribed before me this 03 day of October 2011, by:

[X] Personally known [ ] Produced Identification - Type of Identification N/A.

MAGDA C. SANTISO
Notary Public - State of Florida
My Commission Expires May 5, 2012
Commission # DD 757745
Bonded Through National Notary Assn.

Signature of Notary Public

Part V: Building Department Use Only

A	Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes.	$	79,509 =
B	Over Five Year Improvements	$	42,050 =
C	Total Improvements	$	121,550 =
D	Building Tax Assessed Value	$	369,081 =
E	Building Appraised Market Value	$	
F	Improvements Cost Ratio (C/E or C/D)	%	32.9%

If improvements cost exceed 40% of the Building Tax Value, a building appraised market Value is required for evaluation of Improvement Cost Ratio.

Check one box:

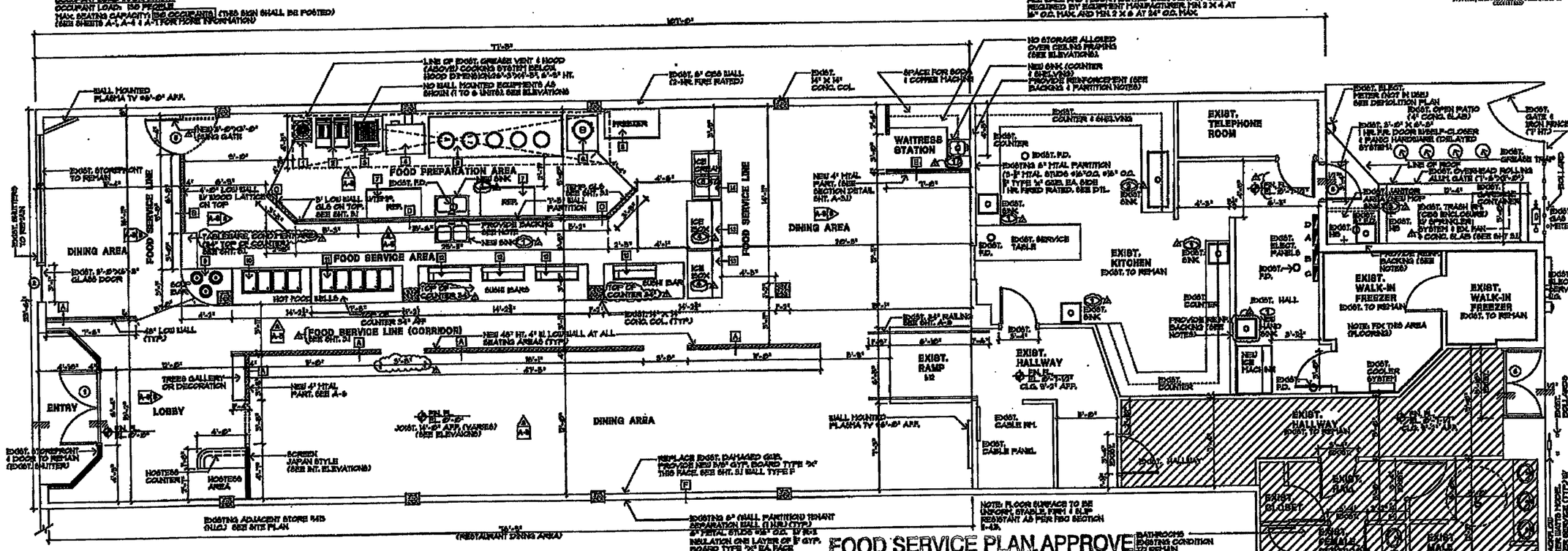
☐ New Construction and Substantial Improvement ☒ Existing Building and Non Substantial Improvement

Herminia Perez
Engineering Inspector Name

10/18/11
Engineering Inspector Signature and Date

Note: Over $1,000,000.00 Improvements Cost requires Chief Governmental Compliance Division Approval, over $50,000,000.00 Improvements Cost requires Building Director Approval.

Name _____ **Signature and Date** _____



FLOOR PLAN

SCALE: 1/4"=1'-0"
FINISHED FLOOR ELEV.: 0'-0" = 13.78' N.G.V.D.

LEGEND

- EXISTING 8" CONC. BLOCK WALL OR PARTITION WALL TO REMAIN.
- NEW STUD PARTITION, NON-BEARING 3 5/8" X 1 1/4" 20 GA. MTAL STUDS OR 2 1/4" I.D. STUDS AT 16" O.C. 5/8" GYPSUM BOARD TYPE "X" EA FACE, R-11 INS.
- NEW LOU PARTITION, NON-BEARING 3 5/8" X 1 1/4" 20 GA. MTAL STUDS OR 2 1/4" I.D. STUDS AT 16" O.C. 5/8" GYPSUM BOARD, 48" HT. OR AS SHOWN ON PLANS.
- DENOTES EXIST. COMMON AREA (BOTH TENANTS) SEE SITE PLAN.
- INTERIOR ELEVATION MARKER

COOKING EQUIPMENT

(TO PROVIDE BY OWNER)
UNDER THE HOOD:
(NO WALL MOUNTED EQUIPMENTS)

1. 10" STOCK POT GAS RANGE.
2. (2) 16-3/4" TIER-FIRED GAS FRYER
3. 24" BURNER GAS RADIANT CHARBROILER
4. SINGLE DECK 28" CONVENTION OVEN (GAS)
5. 24"X3 BURNER CHINESE WOK RANGE (GAS)
6. 16-3/4" GAS RICE COOKER

AT SERVICE LOCATIONS:

7. (2) TRUE 2 DOORS REACH-IN REFRIGERATOR.
8. TRUE 2 DOORS REACH-IN FREEZER.
9. 5 SOUP KETTLE.
10. DROP IN HOT FOOD WELLS W/DRAIN & MANIFOLD, 4 WELLS.
11. DROP IN HOT FOOD WELLS W/DRAIN & MANIFOLD, 5 WELLS.
12. 4 COUNTERTOP REFRIGERATED SUSHI CASE (42"W)
13. 2 MANITOWOC S-SERIES 1400 LBS ICE CUBE MACHINE
14. ICE CREAM DIPPING CABINET.

DOOR SCHEDULE (EXISTING) (*)

MK.	SIZE	TYPE	FRAME	FINISH	THRESHOLD	REMARKS
1	(2)3'-0" X 6'-8" X 1 3/4"	ALUM/GLASS TEMP. GLS.	ALUM.	EXP. WHITE	ALUM. ADA.	STOREFRONT ASSEMBLY, C-CLOSER, PUSH/PULL HANDLE, IMPACT GLASS (**)
2	3'-0" X 6'-8" X 1 3/4"	ALUM/GLASS	ALUM.	EXP. WHITE	ALUM. ADA.	STOREFRONT ASSEMBLY, CLOSER, IMPACT GLASS, TEMP. GLS.
3	3'-0" X 6'-8" X 1 3/4"	METAL PANEL	METAL	PAINT	ALUM. ADA.	NO COMPANY HARDWARE & LEVEL HANDLE OVER STRICKEN (1-HR. RATED) (**)
4	(2)3'-0" X 6'-8" X 1 3/4"	METAL PANEL	METAL	PAINT	ALUM.	NO COMPANY HARDWARE & LEVEL HANDLE OVER STRICKEN (1-HR. RATED)
5	3'-0" X 3'-0" X 1 3/4"	WOOD/ SLIDING GATE	WOOD			WOODEN REED PANEL JAPANESE STYLE W/ EXPOSED

(*) ONLY EXIT DOORS SHOWN (**) EXIST. STOREFRONT, ALUM. TEMP. GLS (TYP.) (***) PANIC HARDWARE W/ DELAYED EGRESS SYSTEM

NOTES:
ALL DOORS AND STOREFRONT IN ACCORDANCE W/ FBC 2007
ALL DOORS ARE EXISTING TO REMAIN.
HURRICANE SHUTTERS:
EXISTING TO REMAIN

FINISH SCHEDULE

AREAS	FLOOR	BASE	WALL & PAINT	WALL & FINISH	CEILING	CLG. HT	REMARKS
LOBBY	EXIST. TERRAZZO ON CONC. SLAB	NEW WOOD (6" HT.)	NEW 5/8" GYP. BOARD	PAINT	EXIST. CONCRETE EXPOSED/PAINT	14'-0" EXIST.	CLG. CAN STRUCTURE WALLS, LOU WALL TYPE
DINING AREA	EXIST. TERRAZZO ON CONC. SLAB	NEW WOOD (6" HT.)	NEW 5/8" GYP. BOARD	PAINT	EXIST. CONCRETE EXPOSED/PAINT	14'-0" EXIST.	WALLS, LOU WALL TYPE (SEE PLAN) (NOTE: ON ADJ. TENANT SIDE, SEE SHT. A-3.2 & A-4)
FOOD PREPARATION	EXIST. TERRAZZO ON CONC. SLAB	NEW WOOD (6" HT.)	NEW 5/8" GYP. BOARD TYPE X	PAINT	EXIST. CONCRETE EXPOSED/PAINT	14'-0" EXIST.	NOTE: EXIST. FLOOR TO BE REPLACED, SEE A-2 SHT. FOR DETAILS (1-HR. RATED)
FOOD SERVICE LINE CORRIDOR	EXIST. TERRAZZO ON CONC. SLAB	NEW WOOD (6" HT.)	NEW 5/8" GYP. BOARD	PAINT	EXIST. CONCRETE EXPOSED/PAINT	14'-0" EXIST.	WALLS, LOU WALL TYPE
WAITRESS STATION	EXIST. TERRAZZO ON CONC. SLAB	NEW WOOD (6" HT.)	NEW 5/8" GYP. BOARD TYPE X	PAINT	NEW 5/8" GYP. BOARD/PAINT	7'-0" NEW	NEW 5/8" GYP. CLG. & PARTITIONS 1-HR. FIRE RATED.

NOTES:
1. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN CLASS "C".
2. ALL NEW FLOOR SURFACES TO BE SLIP RESISTANT, COEFFICIENT OF FRICTION OF .6 FOR LEVEL SURFACES AND .8 FOR RAMPS.
3. ALL GYP. BOARD CEILINGS TO BE 1-HOUR FIRE RATED W/ TYPE "X" GWB. (TYP.)
4. EXISTING INTERIOR FINISHES SHALL BE PERMITTED TO BE TREATED WITH AN APPROVED FIRE-RETARDANT COATING TO ACHIEVE REQUIRED RATING (2007 FBC EXISTING BUILDING, 1203.4)
5. WHERE THE WORK AREA ON ANY FLOOR EXCEEDS 50% OF FLOOR AREA SECTION 1203.4 APPLY TO THE INTERIOR FINISH IN EXIT AND CORRIDORS SERVING THE WORK AREA.
6. NEW FINISHES SHALL COMPLY W/ 2007 FBC.
7. ALL INTERIOR FINISHES SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE 2007 EDITION CHAPTER 10 AND TABLE A102 FOR EXISTING ASSEMBLY

DBPR REQUIREMENTS/NOTES

ITEM	EQUIPMENT/ DESCRIPTION	REMARKS
1	HAND SINK (TYP.)	STANDARD SENSOR OPER HAND WASHING FACILITY INSTALLED AT ICE MACHINE AS REQUIRED.
2	KITCHEN SINK (COMPACT, 3 COMPARTMENT)	FOR RINSING AND WASHING DISHES (COOKWARE, TABLEWARE) (TYP.)
3	MOP SINK (FOR JANITOR USE, TYP.)	EXIST. LOCATION PROVIDED ON PLAN LOCATED BATHROOM (TYP.) LABELED EXISTING JANITOR AREA (NEW IMPROVED SINK AS SHOWN)
4	ICE BOXES (AT SUSHI BAR)	FOR DISPLAY ONLY
5	ICE CREAM DIPPING CABINET W/ (7) DIPPER WELLS	PROPOSED SELF SERVICE ICE CREAM

FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
PROJECT IDENTIFICATION FILE NO. 2002053-3 LICE NO. HSF-2001

(WORK AREA METHOD)
RESTAURANT AREA: 3,432 SF.
OCCUPANCY: ASSEMBLY GROUP A-2 (RESTAURANT, FORMER RESTAURANT)
ALTERATION LEVEL 2

NOTE: THIS IS AN INTERIOR REMODELING WITH ANY IMPACT IN ORIGINAL STRUCTURE AND SPACE.

1. WORK AREA IS IN COMPLIANCE WITH ALL REQUIREMENTS AS ESTABLISHED IN 2007 FBC-EXISTING BUILDING CHAPTER 12, FBC 2007 BUILDING CHAPTER 9 AND THE RELATED PROVISIONS AND TRADE CODES, FLORIDA FIRE PREVENTION AND COMPLIANCE W/ OTHER METHODS AS PROVIDED IN SECTION 104.6.
2. CURRENT LEVEL OF SAFETY AN SANITATION IN EXISTING BUILDING (WORK AREA) SHALL NOT BE ALTERED OR REDUCED AS RESULT OF ALTERATION (SEE SCOPE OF WORK) ACCORDING TO FBC 2007 BUILDING, CHAPTER 2 THRU 34 & FBC 2007 EXISTING BUILDING, CHAPTER 12.
   - MANUALLY BORNE (NON-LIN) IMPACT IN LEVEL 2) CONSIST OF CONSTRUCTION OF SOME NEW PARTITIONS (STANDARD 4 LOU PARTITIONS) AS TYPICAL FOR RESTAURANT AREA, REPLACEMENT OF GYPSUM BOARDS AND PORTION OF TERRAZZO FLOOR.
   - NO STRUCTURAL ALTERATION, NO SPACE RECONFIGURATION, THE EXISTING BUILDING SHALL BE CAPABLE OF SUPPORTING THE MINIMUM LOAD REQUIREMENTS OF CHAPTER 16 OF 2007 FBC, BUILDING.
   - MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS TO REMAIN.
   - MEANS OF EGRESS TO REMAIN.
   - SMOKE CONTROL TO REMAIN AND ENHANCE AS NEEDED.
   - FIRE SPRINKLER & FIRE ALARM (NOT APPLICABLE)
   - ADA BATHROOMS TO REMAIN.
   - HOOD (RENOVATION UNDER SEPARATE PERMIT)
   - BUILDING STRUCTURE (NO ALTERATION)
   - FLOOR HAZARD (COMPLY WITH SECTION 1614)
3. PERFORMANCE OF LEVEL METHOD PROVISIONS IN WORK AREA SHALL APPLY ACCORDING TO FBC 2007, EXISTING BUILDING, CHAPTER 12, SECTION 1201 FOR THE THREE CATEGORIES OF EVALUATION FIRE SAFETY, MEANS OF EGRESS AND GENERAL SAFETY, FOLLOWING THE SAFETY PARAMETER OF TABLE 1001.

SM
271 W 59 Street
Hialeah, FL. 33012
Ph: 305.972.2371
Fax: 305.821.0415
SM.Interiorconsulting@gmail.com

REVISIONS	BY
07-2-2011 CITY COMMENTS	
07-22-2011 DBPR REQD.	

PROJECT:
FLOR.APANESE BUFFET INC.
1415 WASHINGTON AVE
MIAMI BEACH, FLORIDA 33139
FLOOR PLAN

SEAL

JUAN J. SANTANDREU, P.E.
FL. LICENSE 67241

Date 06-12-11
Scale AS SHOWN
Drawn A. RAMOS DESIGNER

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Sheet no.
A-3

NEW RESTAURANT

FUJI JAPANESE BUFFET

1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

MIAMI BEACH COMMUNITY CONTRACTORS PROJECT

945 PENNSYLVANIA AVE #103
MIAMI BEACH, FL.33139

MIAMI BEACH COMMUNITY CONTRACTORS
945 Pennsylvania Ave. #103, Miami Beach, FL 33139
GCC#1518807

SM INTERCONSULTING ENGINEERING

JUAN J. SANTANDREU, P.E.
ELECTRICAL/MECHANICAL/PLUMBING
271 W 59 STREET
HIALEAH, FL. 33012
FL.LIC. 67241

GENERAL

INDEX OF DRAWINGS

SURVEY

BOUNDARY SURVEY

ARCHITECTURAL

A-1 SITE PLAN
A-2 DEMOLITION PLAN
A-3 FLOOR PLAN
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A-5 INTERIOR ELEVATIONS
A-6 INTERIOR ELEVATIONS
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ELECTRICAL

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PLUMBING

P-1 PLUMBING FLOOR PLAN
P-2 SANITARY, WATER & GAS RISER DIAGRAM NOTES, DETAILS

48 HOURS PRIOR TO EXCAVATING
CONTRACTOR SHALL CALL FOR LOCATION
OF UNDERGROUND UTILITIES
SUNSHINE STATE 1-800-432-4770
DADE 305-673-7080

PLAN REVIEW
Phone 305-673-7090 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

All construction and/or use of equipment in the right-of-way and/or easements, requires a separate Public Works Department permit prior to start of work.

Permit Requirements: Pr... conditio... (pictures) and or peti... required prior to (Public Works Inspection of ...) final sign-off on the C.C. / C.O., or the release grounds.)

Approved/Reviewed by: 9-27-2011
ENC-10-18-2011

DERM
PLAN REVIEW
FINAL
APPROVAL
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
DERM REVIEWER (PRINT): Miguel Dos Anjos
SIGNATURE _____ DATE 9/21/11

Derm Number: 2011-0727-0836-3588
Contact Name: MR ARTURO MIRANDA
Contact Phone: (786)319-7328
Folio: 02-3234-008-0830
Project Name: FUJI JAPANESE BUFFET INC
Date Received: 07/27/2011

B11103444

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: MJ PCWAD 10-12-11 10/18/11
ZONING: 10/18/11 8/16/11 9/27/11
DRB/HPB:
CONCURRENCY: 117 SEATS
PLUMBING: 10/18/11
ELECTRICAL: 10/18/11
MECHANICAL: 06/03/11 10/18/11
FIRE PREVENTION: 10/18/11 10/18/11
ENGINEERING: 10/18/11
PUBLIC WORKS: ENC 09-27-2011 - ENC 10-18-11
STRUCTURAL: N/A AV 6/3/11 N/A 8/16/11 AV 10/5/11
ELEVATOR:

arescribe29@hotmail.com
MIAMI BEACH COMMUNITY CONTRACTORS
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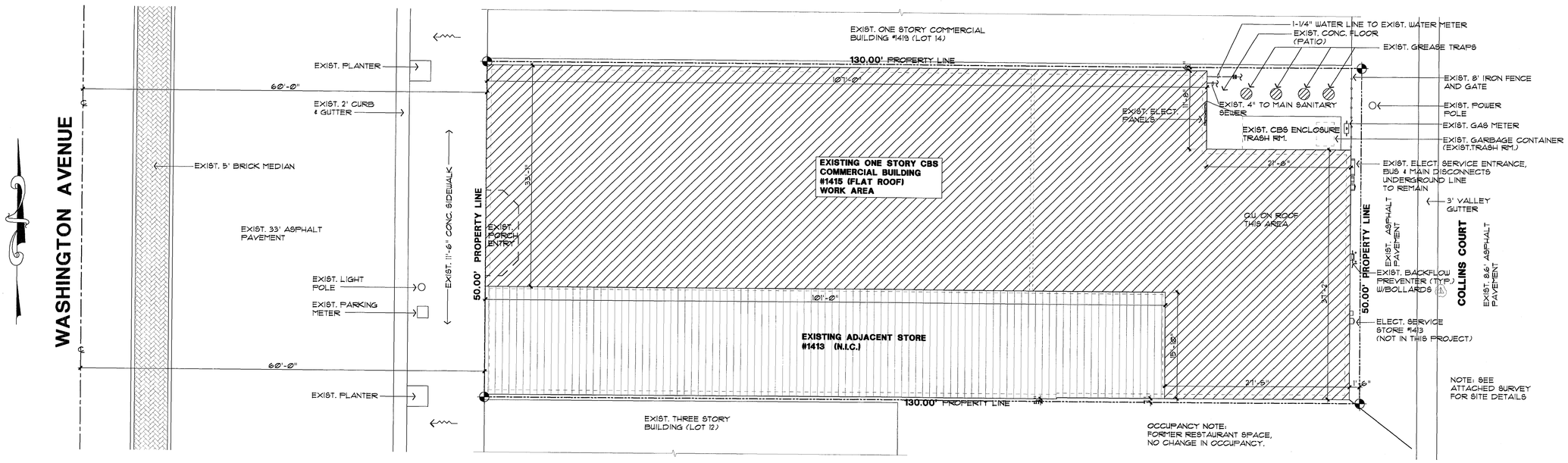
CGC#1518807

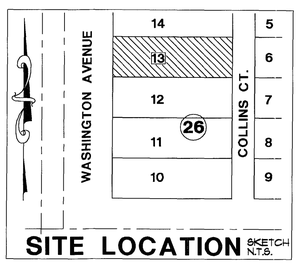


SITE PLAN

SCALE: 1/8"=1'-0"
FIN. FL. Ø'-Ø" = 9.21'

LEGEND

- DENOTES EXISTING BUILDING (NEW RESTAURANT AREA)
- EXISTING ADJ. STORE IN EXIST. BLDG. (NOT IN CONTRACT)



SITE LOCATION

SKETCH N.T.S.

LEGAL DESCRIPTION

LOT 13 BLOCK 26 SUBDIVISION OCEAN BEACH ADDITION NO. 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK:

1. SELECTIVE INTERIOR DEMOLITION, INCLUDING PORTION OF EXIST. PARTITION, IN DINING AREA AND KITCHEN PREPARATION TABLES, FLOORING REMOVAL, ETC. AS SHOWN ON PLAN.
2. BUILD NEW LOW WALL PARTITIONS IN ORDER TO DIVIDE NEW RESTAURANT AREA, PROVIDE NEW DINING AREA, SUSHI BAR, FOOD PREPARATION, DISPLAYS, AND FURNITURE ARRANGEMENT.
3. CONCRETE SLAB FLOOR AND FLOORING RESTORATION AS NEEDED.
4. INSTALLATION OF RESTAURANT BAR, DIVIDERS AND EQUIPMENT.
5. PROVIDE PLUMBING LINES, SERVICE & FIXTURES INSTALLATION AS REQUIRED.
6. PROVIDE ELECTRICAL IMPROVEMENT AS REQUIRED (WIRE, LIGHTS, PANELS)
7. EXISTING HVAC: EXISTING TO REMAIN. REPAIR AS NEEDED.
8. REPAIR EXIST. CEILING AS NEEDED.
9. REFINISH AND PAINT (COLOR BY OWNER)
10. DINING AREA TERRAZZO FLOORING TO BE REFINISHED.

NOTES 1:

-REFINISH DAMAGED CEILING, REPAIR DAMAGED INTERIOR WALLS. REFINISH AND PAINT.

-FOR ALL ACTIVITIES AND WORKS COORDINATE WITH ARCHITECT/ENGINEER/CONTRACTOR/OWNER.

NOTES 2:

-MECHANICAL SYSTEM IS EXISTING TO REMAIN (NO ALTERATION)
-EXISTING SUSPENDED CEILING SYSTEM IN KITCHEN, HALLWAY AND BATHROOM TO REMAIN (NO ALTERATION). NO CEILING IN DINING AREAS.
-ADA PUBLIC BATHROOMS: EXISTING TO REMAIN.
-HOOD SYSTEM IS TIED TO FIRE ALARM.
-RESTAURANT IS PROVIDED WITH A FIRE ALARM.

APPLICABLE CODES:

FLORIDA BUILDING CODE 2007 (2009 SUPPLEMENT)
-ALL EXISTING CONSTRUCTION AND NEW INTERIOR WORK TO COMPLY WITH THE FBC 2007 (BUILDING, PLUMBING, MECHANICAL, FUEL GAS, ELECTRICAL)
-FLORIDA BUILDING CODE: EXISTING BUILDING (2007 EDITION).
-FLORIDA FIRE PREVENTION CODE 2007
-CITY OF MIAMI BEACH CODE OF ORDINANCE

FIRE PREVENTION/INTERIOR FINISHES NOTE:

ALL INTERIOR FINISHES SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE 2007 EDITION CHAPTER 10 AND TABLE A1022 FOR EXISTING ASSEMBLY

SITE/BUILDING IINFORMATION:

EXISTING CBS ONE STORY COMMERCIAL BUILDING

• PROPOSED:	RESTAURANT SPACE BUILD OUT (ONLY INTERIOR WORK)
• LOCATION:	1415 WASHINGTON AVE, MIAMI BEACH, FL. 33139
• FOLIO NUMBER:	02-3234-008-0830
• BLDG CONSTRUCTION:	YEAR 1936
• ZONING DESIGNATION:	CD-2 COMMERCIAL MEDIUM INTENSITY
• FLOOD ZONE:	AE
• USE/OCCUPANCY:	RESTAURANT (FORMER RESTAURANT SPACE)
• OCCUPANCY:	ASSEMBLY GROUP A-2
• CLASSIFICATION OF WORK:	ALTERATION LEVEL 2
• LOT AREA:	6,500 S.F.
• LOT COVERAGE: (EVERYTHING UNDER ROOF)	6,048 S.F.
• NEW RESTAURANT AREA (NET): REFER TO NFPA 101 TABLE 7.3.1.2. FFPC 2007 & FBC 2007 TABLE 1004.1.1	2,432 S.F. (LOBBY/DINING//WOOD/CIRCULATION)
• OCCUPANT LOAD: 130 PEOPLE	
MAX. SEATING CAPACITY: 130 OCCUPANTS (THIS SIGN SHALL BE POSTED) OCCUPANT LOAD/FUNCTION OF SPACE: ASSEMBLY, UNCONCENTRATED (TABLES AND CHAIRS) FLOOR AREA IN S.Q. FT. PER OCCUPANT: REFER SHT. A-7 FOR CALCULATION& METHOD REQUIRED EXIT: 2 /EXISTING: 3	
• SETBACKS	EXISTING CONDITION
FRONT (WEST):	0'-0"
SIDE (NORTH):	0'-6"
REAR:	0'-0"
SIDE (INTERIOR):	0'-5"
• TYPE OF CONSTRUCTION:	TYPE VB
• INTERIOR FINISHES:	CLASS "B"
• PARKING: NO REQUIRED PARKING (BLDG. LOCATED IN DISTRICT 1)	
• FIRE ALARM:	PROVIDED
• FIRE SPRINKLER:	NOT REQUIRED (HOODS TO HAVE SPRINKLER)

OCCUPANT LOAD CALCULATION (*)

• GROSS AREA: 4,429 S.F.	ONLY RESTAURANT (NET): 2,432 S.F.
• OCCUPANCY:	ASSEMBLY GROUP A-2
• OCCUPANT LOAD: 130 PEOPLE NOTE: IT SHALL BE PROVIDED 112 PEOPLE ACCORDING TO DESIGN. TABLES: 26 (4 PEOPLE EA.) BOOTH: 2 (4 PEOPLE EA.) TOTAL: 112 PEOPLE/28 TABLES (REFER TO PLANS)	
• AREA CALCULATION:	4,429 S.F.
GROSS AREA:	= 30% OF 4,429= 1,329 S.F. (REQUIRED)
MAX. DINING AREA = 30% OF 4,429	= 30% OF 4,429= 944 S.F. (PROVIDED)

(*) REFER TO SHEET A-7 FOR CALCULATION

GENERAL NOTES

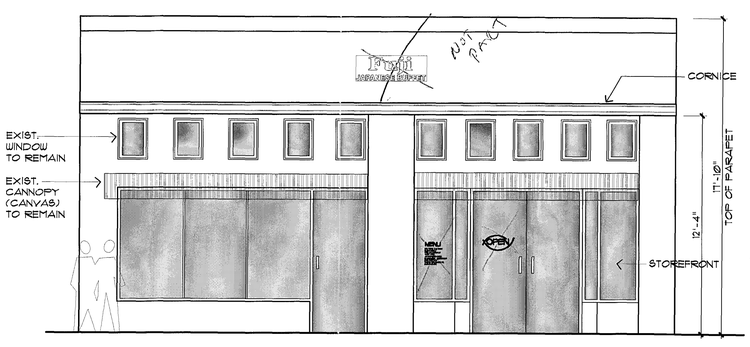
1. SCOPE OF WORK

- CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS PERMITS AND DEBRIS REMOVAL FOR A NEW FOUNDATION, ROOFING, INTERIOR PARTITIONS, ELECTRICAL, PLUMBING, MECHANICAL, PAVERS, PAVEMENT LANDSCAPING AND LIGHTING AS INDICATED ON PLANS.
- CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR ALL PRE-MANUFACTURED ITEMS WITH ALL NECESSARY MIAMI-DADE COUNTY PRODUCT CONTROL REQUIREMENTS.

2. GENERAL

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND ORDINANCES OF THE FLORIDA BUILDING CODE 2007.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- ALL MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT SHALL BE NEW OF QUALITY AND PROPERTIES SPECIFIED. IF QUALITY STANDARDS ARE NOT SPECIFICALLY NOTED, IT SHALL BE ASSUMED THAT FIRST GRADE OR HIGHEST QUALITY STANDARDS FOR THAT MATERAIL, PRODUCT, OR EQUIPMENT SHALL BE USED.
- BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENT INDICATED ON THE DRAWINGS. ANY DIFFERENCE, WHICH MAY BE FOUND, SHALL BE SUBMITTED TO THE SUPERVISING ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.
- SHOULD THE CONTRACTOR FIND ANY DISCREPANCY, OMISSIONS, VIOLATIONS OF APPLICABLE CODES, OR BE IN DOUBT AS TO THE MEANING OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL STOP WORK IN PROGRESS AND CONSULT THE SUPERVISING ARCHITECT.
- ALL APPLICATIONS INSTALLATIONS AND USE OF ALL MANUFACTURED PRODUCTS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST PUBLISHED INSTRUCTIONS.
- CONTRACTOR SHALL PROTECT BOTH NEW WORK AND EXISTING AREAS FROM DAMAGE THEFT AND VANDALISM WITH ADEQUATE ENCLOSURES AND SECURITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO AREAS ADJACENT TO NEW CONSTRUCTION. CONTRACTOR SHALL REPAIR DAMAGED AREAS TO MATCH EXISTING ALL PATCHING SHALL CONFORM TO THE ADJOINING WORK MATCHING THE FINISH AND QUALITY OF WORKMANSHIP AND MATERIALS.
- THE CONTRACTOR SHALL PROVIDE CONSTRUCTION BARRIERS AND PROPER WARNING SIGNS IN AREAS WHERE WORK IS BEING PERFORMED IN ORDER TO PROVIDE SAFETY TO RESIDENTS AND GENERAL PUBLIC.
- THE CONTRACTOR SHALL CAREFULLY PROTECT ALL TREES, SHRUBS, HEDGES NOT SPECIFIED AS BEING REMOVED FROM INJURY DURING CONSTRUCTION WORK. DAMAGE TO TREES, SHRUBS OR HEDGES SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR MUST PROVIDE WALK-OFF MATS AT THE ENTRANCE/EXIT TO ALL CONSTRUCTION AREA ADJACENT TO EXISTING WORK TO REDUCE TRACKING OF DUST ONTO EXISTING ADJACENT AREAS.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL AND RUBBISH. AT THE COMPLETION OF THE DAY'S WORK ALL DEBRISH SHALL BE REMOVED FROM THE PREMISES INCLUDING ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS.
- SAW CUT ALL NEW OPENINGS IN CONCRETE OR MASONRY.
- CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO FABRICATION.
- CONTRACTOR SHALL PROTECT EXISTING SIDEWALKS & REPLACE ALL DAMAGED FLAGS IF CRACKED OR DAMAGED DURING CONSTRUCTION. AS PER MIAMI-DADE PUBLIC WORKS STANDARDS.
- CONTRACTOR SHALL RELOCATE SPRINKLER LINES IF THEY INTERFERE W/ NEW CONSTRUCTION AND REPAIR/REPLACE IF DAMAGED DURING CONSTRUCTION. SPRINKLER MUST BE OPERATIONAL.
- CONTRACTOR SHALL REPLACE ALL DAMAGED SOD.

SPACE IS AND WILL BE VACANT DURING CONSTRUCTION



ELEVATION/FACADE

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

NOTE: EXIST. FACADE TO REMAIN (NO ALTERATION)
EXISTING SHUTTERS TO REMAIN
BUILDING HEIGHT: 14'-6"(SEE ELEVATIONS)

SM

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REVISIONS	BY
1 07-2-1011 CITY COMMENTS	

PROJECT:
FUJI JAPANESE BUFFET INC.
1415 WASHINGTON AVE
MIAMI BEACH, FLORIDA 33139
SITE PLAN

JUAN J. SANTANDREU, P.E.
FL LICENSE 67241

Date	05-12-11
Scale	AS SHOWN
Drawn	A.RAMOS DESIGNER

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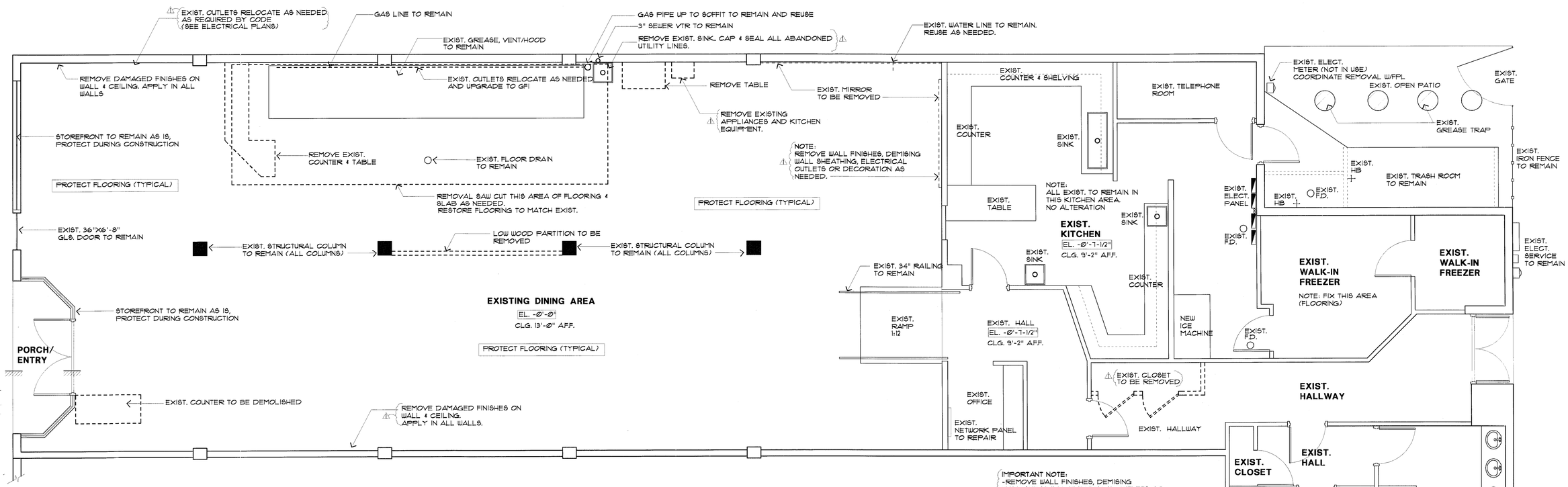
Sheet no.
A-1

arescribe29@hotmail.com

MIAMI BEACH COMMUNITY CONTRACTORS
945 Pennsylvania Ave. #103, Miami Beach, FL 33139
CGC#1518807



DEMOLITION PLAN

SCALE: 1/4"=1'-0"
NOTE: VERIFY CONDITIONS ON FIELD

DEMOLITION SYMBOL

═══	EXISTING WALLS & PARTITIONS TO REMAIN
----	TO BE DEMOLISHED

NOTE: BUILDING IS EXISTING

DEMOLITION NOTES:

- ALL DEMOLITION WORK TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2007 AND ALL OTHER APPLICABLE CODES, AND REGULATIONS.
- PRIOR TO COMMENCING THE DEMOLITION WORK, THE CONTRACTOR IS TO CAREFULLY EXAMINE AND BE COMPLETELY FAMILIARIZED WITH THE EXISTING STRUCTURE, FINISH & EQUIPMENTS.
- UTILITY LINES WILL BE DISCONNECTED AND SEALED AS REQUIRED PRIOR TO COMMENCING THE WORK.
- CONTRACTOR IS TO REMOVE ALL PARTITION, PLUMBING FIXTURES AND ELECTRICAL FIXTURES AS REQUIRED FOR THE. COMPLETION OF THE WORK AND AS SHOWN IN THE PLANS.
- ALL SALVAGEABLE MATERIALS AND EQUIPMENT SHALL BE CAREFULLY REMOVED AND STORED AND WILL REMAIN THE PROPERTY OF THE OWNER UNLESS OTHERWISE SPECIFIED.
- STRUCTURAL MEMBERS OF WALLS SHALL NOT BE REMOVED .
- CONTRACTOR IS TO REMOVE FROM SITE AND PROPERLY DISPOSE ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION.
- SAW CUT MASONRY AND CONCRETE WALLS, SLABS OR BEAMS IF REQUIRED FOR THE COMPLETION OF THE WORK. VERIFY DIMENSIONS ON FIELD, COORDINATE W/ARCHITECT/ENGINEER.

WARNING
THE CONTRACTOR IS HEREBY CAUTIONED THAT HAZARDOUS MATERIALS MAY BE PRESENT IN THIS FACILITY OR AREA.

PRIOR TO COMMENCEMENT OF ANY WORK OBTAIN WRITTEN ASSURANCES THAT THE AREAS THE CONTRACTOR IS SCHEDULED TO WORK IN ARE ASBESTOS FREE.

SHORING
BEFORE DEMOLITION OF ANY LOAD BEARING WALL GENERAL CONTRACTOR SHALL PROVIDE A SET OF PERMITTED SHORING DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. SUCH SHORING DRAWINGS MUST SHOW HOW WILL BE SUPPORTED THE EXISTING ROOF TRUSSES DURING THE DEMOLITION WORKS, AND SHALL BE SUBJET TO INSPECTION BY THE ARCHITECT, STRUCTURAL ENGINEER, OR BY AN APPOINTED REPRESENTATIVE OF THEM.

SM

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REVISIONS	BY
1 07-2-1011 CITY COMMENTS	

PROJECT:
FUJI JAPANESE BUFFET INC.
1415 WASHINGTON AVE
MIAMI BEACH, FLORIDA 33139
DEMOLITION PLAN

JUAN J. SANTANDREU, P.E.
FL LICENSE 67241

Date	01-12-11
Scale	AS SHOWN
Drawn	A.RAMOS DESIGNER

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Sheet no.
A-2

FLORIDA BUILDING CODE 2007 (2009 SUPPLEMENT)

OCCUPANT LOAD INFORMATION
OCCUPANT LOAD: 130 PEOPLE
MAX. SEATING CAPACITY: 130 OCCUPANTS (THIS SIGN SHALL BE POSTED)
(SEE SHEETS A-1, A-4 & A-7 FOR MORE INFORMATION)

BACKING NOTES:

- P.T. WOOD BLOCKING BACKING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR
- P.T. WOOD BLOCKING BACKING SHALL BE INSTALLED AT ALL WALL AND FLOOR MOUNTED EQUIPMENT OF SIZES REQUIRED BY EQUIPMENT MANUFACTURER. MIN 2 X 4 AT 16" O.C. MAX. AND MIN. 2 X 6 AT 24" O.C. MAX.

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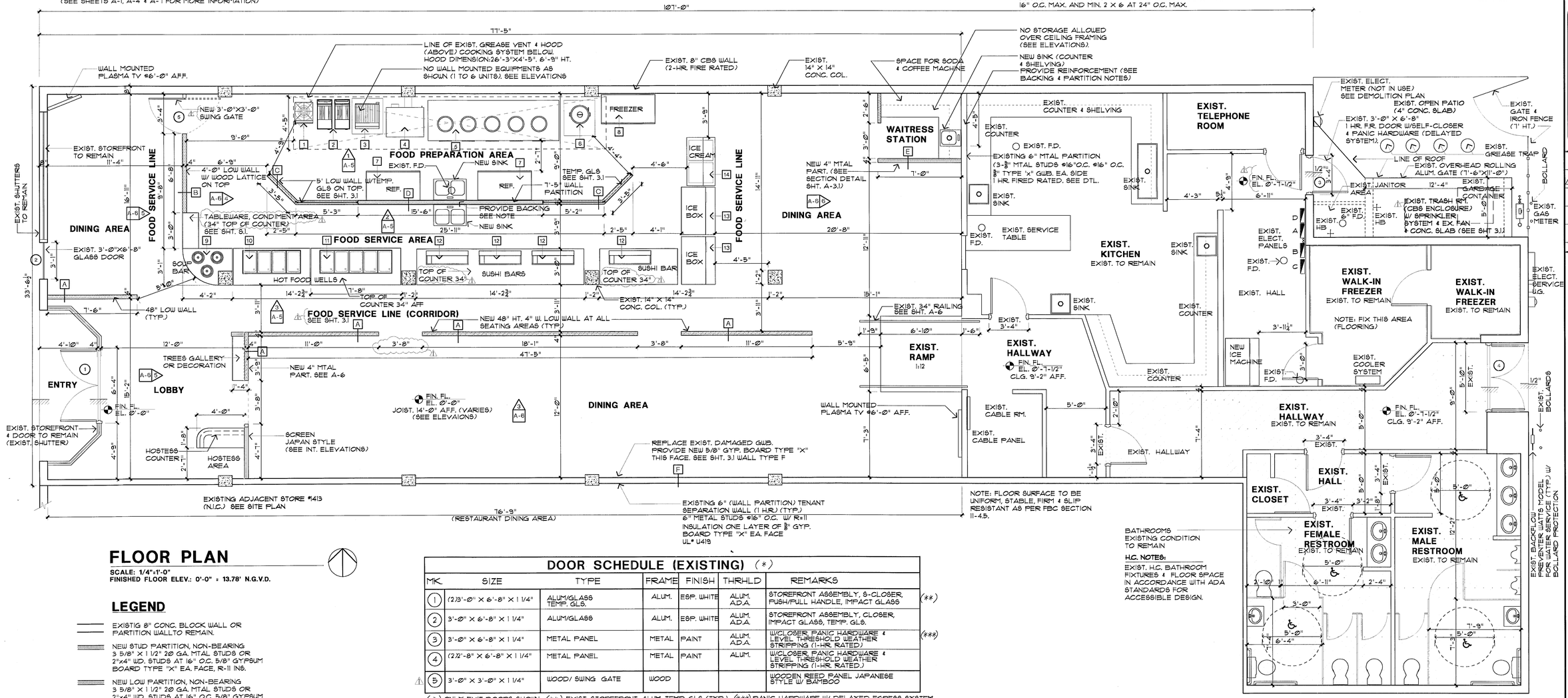

BATHROOMS EXISTING CONDITION TO REMAIN

H.C. NOTES:
EXIST. H.C. BATHROOM FIXTURES & FLOOR SPACE IN ACCORDANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN.

FLOOR PLAN

SCALE: 1/4"=1'-0"
FINISHED FLOOR ELEV.: 0'-0" = 13.78' N.G.V.D.

LEGEND

- EXISTIG 8" CONC. BLOCK WALL OR PARTITION WALLTO REMAIN.
- NEW STUD PARTITION, NON-BEARING 3 5/8" X 1 1/2" 20 GA. MTAL STUDS OR 2"x4" WD. STUDS AT 16" O.C. 5/8" GYPSUM BOARD TYPE "X" EA. FACE, R-11 INS.
- NEW LOW PARTITION, NON-BEARING 3 5/8" X 1 1/2" 20 GA. MTAL STUDS OR 2"x4" WD. STUDS AT 16" O.C. 5/8" GYPSUM BOARD. 48" HT. OR AS SHOWN ON PLANS.
- DENOTES EXIST. COMMON AREA (BOTH TENANTS) SEE SITE PLAN
- A-5/4 INTERIOR ELEVATION MARKER

COOKING EQUIPMENT

(TO PROVIDE BY OWNER)
UNDER THE HOOD:
(NO WALL MOUNTED EQUIPMENTS)

1. 18" STOCK POT GAS RANGE.
2. (2) 15-1/2" TUBE-FIRED GAS FRYER
3. 24" BURNER GAS RADIANT CHARBROILER
4. SINGLE DECK 29" CONVENTION OVEN (GAS)
5. 132"W 5 BURNER CHINESE WOK RANGE (GAS)
6. 18-3/4" GAS RICE COOKER

AT SERVICE LOCATIONS:

7. (2) TRUE 2 DOORS REACH-IN REFRIGERATOR.
8. TRUE 2 DOORS REACH-IN FREEZER.
9. 3 SOUP KETTLE.
10. DROP IN HOT FOOD WELLS W/DRAIN & MANIFOLD, 4 WELLS.
11. DROP IN HOT FOOD WELLS W/DRAIN & MANIFOLD, 5 WELLS.
12. 4 COUNTERTOP REFRIGERATED SUSHI CASE (42"W).
13. 2 MANITOWOC S-SERIES 1400 LBS ICE CUBE MACHINE
14. ICE CREAM DIPPING CABINET.

DOOR SCHEDULE (EXISTING) (*)

MK.	SIZE	TYPE	FRAME	FINISH	THRHLD	REMARKS	
1	(2)3'-0" X 6'-8" X 1 1/4"	ALUM/GLASS TEMP. GLS.	ALUM.	ESP. WHITE	ALUM. A.D.A.	STOREFRONT ASSEMBLY, S-CLOSER, PUSH/PULL HANDLE, IMPACT GLASS	(**)
2	3'-0" X 6'-8" X 1 1/4"	ALUM/GLASS	ALUM.	ESP. WHITE	ALUM. A.D.A.	STOREFRONT ASSEMBLY, CLOSER, IMPACT GLASS, TEMP. GLS.	
3	3'-0" X 6'-8" X 1 1/4"	METAL PANEL	METAL	PAINT	ALUM. A.D.A.	W/CLOSER, PANIC HARDWARE & LEVEL THRESHOLD WEATHER STRIPPING (1-HR. RATED)	(***)
4	(2)2'-8" X 6'-8" X 1 1/4"	METAL PANEL	METAL	PAINT	ALUM.	W/CLOSER, PANIC HARDWARE & LEVEL THRESHOLD WEATHER STRIPPING (1-HR. RATED.)	
5	3'-0" X 3'-0" X 1 1/4"	WOOD/ SWING GATE	WOOD			WOODEN REED PANEL JAPANESE STYLE W/ BAMBOO	

(*) ONLY EXIT DOORS SHOWN. (**) EXIST. STOREFRONT, ALUM. TEMP. GLS (TYP.) (***) PANIC HARDWARE W/ DELAYED EGRESS SYSTEM

NOTES
ALL DOORS AND STOREFRONT IN ACCORDANCE W/ FBC 2007
ALL DOORS ARE EXISTING TO REMAIN.

HURRICANE SHUTTER:
EXISTING TO REMAIN

FINISH SCHEDULE

AREAS	FLOOR	BASE	WALLS MAT'L	WALLS FINISH	CEILING	CLG. HT.	REMARKS
LOBBY	EXIST. TERRAZO ON CONC. SLAB	NEW WOOD (6" HT.)	NEW 5/8" GYP. BOARD	PAINT	EXIST. CONCRETE EXPOSED/PAINT	14'-0" EXIST.	CLG: CBS STRUCTURE WALLS: LOW WALL TYPE
DINING AREA	EXIST. TERRAZO ON CONC. SLAB	NEW WOOD (6" HT.)	NEW 5/8" GYP. BOARD	PAINT	EXIST. CONCRETE EXPOSED/PAINT	14'-0" EXIST.	WALLS: LOW WALL TYPE SEPARATION WALL: NEW GWB. ONE SIDE 1-HR. FR. RATED. SEE SHT. A-2.3 & A.3.1.
FOOD PREPARATION	EXIST. TERRAZO ON CONC. SLAB	NEW WOOD (6" HT.)	NEW 5/8" GYP. BOARD TYPE X	PAINT	EXIST. CONCRETE EXPOSED/PAINT	14'-0" EXIST.	FLOOR: SOME AREA TO REPLACE NEW FINISH TO MATCH EXIST. SEE A-2 GWB (HR. FIRED RATED)
FOOD SERVICE LINE CORRIDOR	EXIST. TERRAZO ON CONC. SLAB	NEW WOOD (6" HT.)	NEW 5/8" GYP. BOARD	PAINT	EXIST. CONCRETE EXPOSED/PAINT	14'-0" EXIST.	WALLS: LOW WALL TYPE
WAITRESS STATION	EXIST. TERRAZO ON CONC. SLAB	NEW WOOD (6" HT.)	NEW 5/8" GYP. BOARD TYPE X	PAINT	NEW 5/8" GYP. BOARD/PAINT	7'-4" NEW	NEW 5/8" GWB. CLG & PARTITIONS 1-HR. FIRE RATED.

NOTES:
1. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN CLASS "C".
2. ALL NEW FLOOR SURFACES TO BE SLIP RESISTANT, COEFFICIENT OF FRICTION OF .06 FOR LEVEL, SURFACES AND .08 FOR RAMPS.
3. ALL GYP. BOARD CEILINGS TO BE 1-HOUR FIRE RATED W/ TYPE "X" GWB. (TYP.)
4. EXISTING INTERIOR FINISHES SHALL BE PERMITTED TO BE TREATED WITH AN APPROVED FIRE-RETARDANT COATING TO ACHIEVE REQUIRED RATING (2007 FBC EXISTING BUILDING, 703.4)
5. WHERE THE WORK AREA ON ANY FLOOR EXCEEDS 50% OF FLOOR AREA, SECTION 703.4 APPLY TO THE INTERIOR FINISH IN EXIT AND CORRIDORS SERVING THE WORK AREA.
5. NEW FINISHES SHALL COMPLY W/ 2007 FBC.
6. ALL INTERIOR FINISHES SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE 2007 EDITION CHAPTER 10 AND TABLE A.10.2.2 FOR EXISTING ASSEMBLY

WORK AREA METHOD:
RESTAURANT AREA: 2,432 S.F.
OCCUPANCY: ASSEMBLY GROUP A-2 (RESTAURANT, FORMER RESTAURANT)
ALTERATION: LEVEL 2

NOTE: THIS IS AN INTERIOR REMODELING WITH ANY IMPACT IN ORIGINAL STRUCTURE AND SPACE.

1. WORK AREA IS IN COMPLIANCE WITH ALL REQUIREMENTS AS ESTABLISHED IN 2007 FBC-EXISTING BUILDING CHAPTER 13, FBC 2007 BUILDING CHAPTER 11 AND THE RELATED PROVISIONS AND TRADE CODES, FLORIDA FIRE PREVENTION AND COMPLIANCE W/ OTHER METHODS AS PROVIDED IN SECTION 101.5.

2. CURRENT LEVEL OF SAFETY AN SANITATION IN EXISTING BUILDING (WORK AREA) SHALL NOT BE ALTERED OR REDUCED AS RESULT OF ALTERATION (SEE SCOPE OF WORK) (ACCORDING TO FBC 2007 BUILDING, CHAPTER 2 THRU 36) FBC 2007: EXISTING BUILDING, CHALTER 13).
-BASICALLY WORKS (MINIMUM IMPACT IN LEVEL 2) CONSIST OF CONSTRUCTION OF SOME NEW PARTITIONS (STANDARD & LOW PARTITIONS) AS TYPICAL FOR RESTAURANT AREA, REPLACEMENT OF GYPSUM BOARDS AND PORTION OF TERRAZO FLOOR.
-NO STRUCTURAL ALTERATION, NO SPACE RECONFIGURATION. THE EXISTING BUILDING SHALL BE CAPABLE OF SUPPORTING THE MINIMUM LOAD REQUIREMENTS OF CHAPTER 16 OF 2007 FBC, BUILDING.
-MECHANICAL, ELECTRICAL AND PLUMBING SYSTEM NTO REMAIN.
-MEANS OF EGRESS TO REMAIN.
-SMOKE CONTROL TO REMAIN AND ENHANCE AS NEEDED.
-FIRE SPRINKLER & FIRE ALARM (NOT APPLICABLE)
-ADA BATHROOMS TO REMAIN.
-HOOD (RENOVATION UNDER SEPARATE PERMIT).
-BUILDING STRUCTURE (NO ALTERATION)
-FLOOR HAZARD (COMPLY WITH SECTION 501.4).
3. PERFORMANCE COMPLIANCE METHOD PROVISIONS IN WORK AREA SHALL APPLY ACCORDING THE FBC 2007: EXISTING BUILDING , CHAPTER 13, SECTION 1301 FOR THE TREE CATEGORIES OF EVALUATION: FIRE SAFETY, MEANS OF EGRESS AND GENERAL SAFETY, FOLLOWING THE SAFETY PARAMETER OF TABLE 1301.1.

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REVISIONS	BY
1 07-2-1011 CITY COMMENTS	

PROJECT:
FUJI JAPANESE BUFFET INC.
1415 WASHINGTON AVE.
MIAMI BEACH, FLORIDA 33139
FLOOR PLAN

JUAN J. SANTANDREU, P.E.
FL LICENSE 67241

Date	05-12-11
Scale	AS SHOWN
Drawn	A.RAMOS DESIGNER

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Sheet no.
A-3

arescribe29@hotmail.com

MIAMI BEACH COMMUNITY CONTRACTORS
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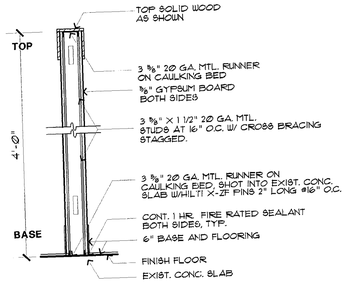
CGC#1518607



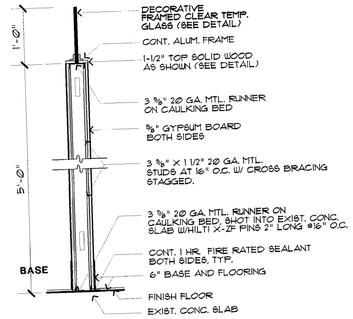
WALL TYPE A
LOW WALL PARTITION (TYP.)

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

NON-BEARING PARTITION
NOTE:
REFER TO ELEVATION FOR MORE DETAILS.

WALL TYPE B

SIMILAR TO A WITH DECORATIVE WOOD LATTICE AT TOP 48" HT. (SEE ELEVATIONS)



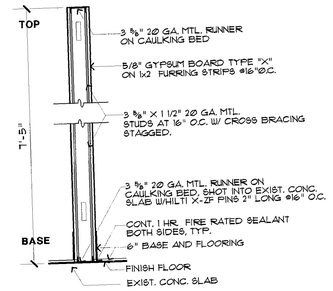
WALL TYPE C
LOW WALL PARTITION

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

NON-BEARING PARTITION
NOTE:
REFER TO ELEVATION FOR MORE DETAILS.

GLASS NOTE 1:
ONLY NEW GLASS ON TOP OF LOW PARTITION PROVIDED IN THIS PROJECT AS SHOWN.

GLASS NOTE 2:
PROVIDED NEW TEMPERED GLASS TOP MOUNTED PARTITION (TYPICAL.) AS DECORATIVE.
DECORATIVE GLASS AS PER FBC CHAPTER 24-SECTION 2406.3.1 SECTION 2406.3, AND 2403.4, AND RELATED PROVISIONS.
INTERIOR PARTITION: 5' HT./ 4" LOW METAL PARTITION (SHOWN ON PLANS). SEE ELEVATIONS SHT. A-5
PROVIDED TWO PANELS OF GLASS OF THE FOLLOWING DIMENSIONS:
3'-3" X 12" HT. X 1/4" THK. AND 5'-0" X 12" HT. X 1/4" THICKNESS.
SHAPE: FLAT, EDGE: POLISHED. (SHOWN ON PLANS)
GLASS IS SINGLE CLEAR. SC= 1.0
GLAZING (TYPICAL): SINGLE GLAZED, CLR. R VALUE: .90,
SHADE COEF: 1.00, VIS TRANS: 90%, PART. INDEX: .90, SHGC: .86

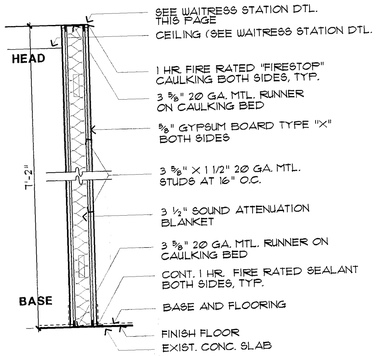


WALL TYPE D
WALL PARTITION

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

NON-BEARING PARTITION
NOTE:
REFER TO ELEVATION FOR MORE DETAILS.

NOTE: SEE BACKING NOTES SHEET A-3

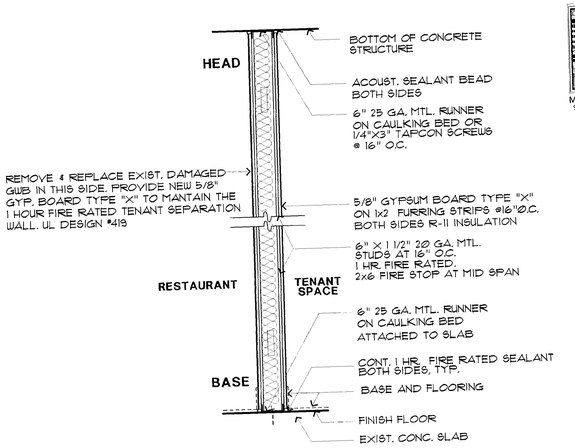


WALL TYPE E
PARTITION WALL (TYP.)

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

NOTE: NON-BEARING/ ONE HOUR RATED

NOTE:
SEAL ALL PENETRATIONS AND PERIMETER JOINTS WITH FIRE-RATED MATERIALS.



WALL TYPE F (EXIST.)
SEPARATION WALL

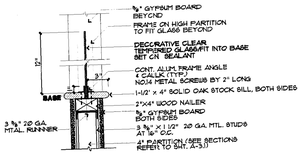
SCALE: 1/4"= 1'-0"

NOTE: NON-BEARING/ ONE HOUR RATED

NOTE:
SEAL ALL PENETRATIONS AND PERIMETER JOINTS WITH FIRE-RATED MATERIALS.

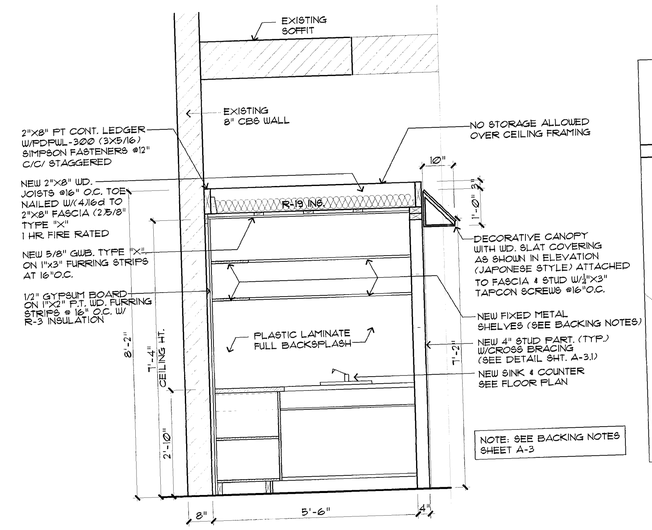
1 HOUR RATED
UL DESIGN NO. U419

NOTE:
-EXISTING FINISHES SHALL BE PERMITTED TO BE TREATED WITH AN APPROVED FIRE-RETARD COATING TO ACHIEVE REQUIRED RATING.
-COMPLY WITH FBC E 6003.4 (IN WORK AREA OR ANY FLOOR W/ MORE THAN 50% OF THAT FLOOR AREA, EXITS & CORRIDORS SERVING THE WORK THROUGHOUT THE FLOOR.
-APPLY THESES REGULATIONS AS NEEDED
AS REQUIRED.



TOP GLASS PARTITION SECTION DETAIL

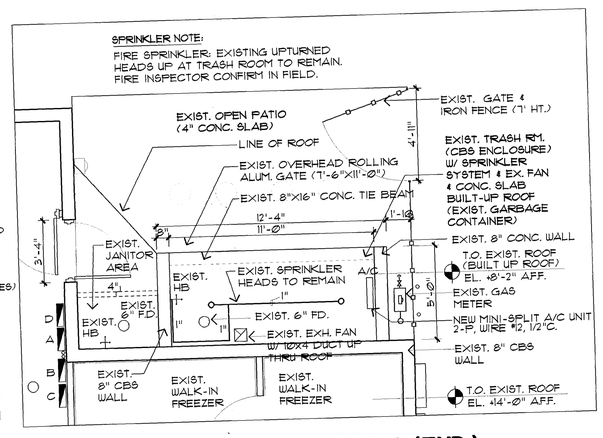
SCALE: 1" = 1'-0"



NOTE: SEE BACKING NOTES SHEET A-3

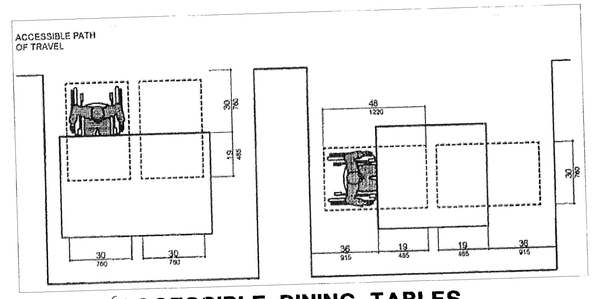
WAITRESS STATION SECTION DETAIL

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



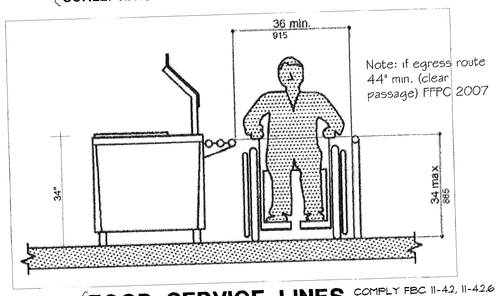
EXISTING TRASH ROOM (TYP.)

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



ACCESSIBLE DINING TABLES

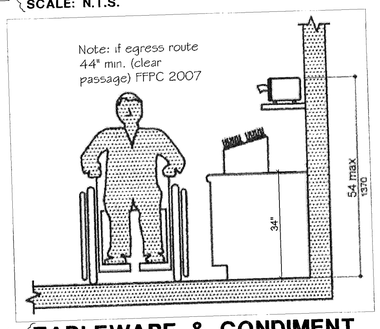
SCALE: N.T.S.



FOOD SERVICE LINES

SCALE: N.T.S.

COMPLY FBC 11-42, 11-42.6 AND 11-5.5



34" MAX. WITH NO OBSTRUCTION TO REACH OVER

TABLEWARE & CONDIMENT AREAS

SCALE: N.T.S.

NOTE: SELF SERVICE TABLEWARE AND CODIMENT AREAS MUST BE WITHIN THE REACHABLE RANGES AND SHALL BE INSTALLED AS PER FBC SECTION 11-4.2 & 11-5.6

INTERIOR PARTITION TYPICAL NOTES:

1) ALL PARTITIONS AND WALL SHALL BE CONSTRUCTED FULL HEIGHT FROM TOP OF SLAB TO BOTTOM OF STRUCTURE OR FIRE RATED SIOFFIT UNLESS SPECIFICALLY NOTED OTHERWISE.

2) PROVIDE CONTINUOUS CAULKING AT BOTH SIDES OF TOP, BOTTOM AND SIDES OF ALL PARTITIONS.

3) FIRE STOP ALL PENETRATIONS THROUGH NEW & EXISTING FIRE RATED PARTITIONS AND WALLS.

4) ALL WORK TO CONFORM TO FBC AND MANUFACTURER RECOMMENDATIONS.

5) PROVIDE WOOD FIRESTOP IN ALL NEW PARTITIONS & AT ALL FURRED WALLS.

5) PROVIDE DUROCK GWB. AT ALL LOCATIONS SCHEDULED FOR NEW TILE FINISH AND PROVIDE DUROCK AT ALL SHOWER WALLS.

5) PROVIDE DUROCK GWB. AT ALL LOCATIONS SCHEDULED FOR NEW TILE FINISH AND PROVIDE DUROCK AT ALL SHOWER WALLS.

6) ALL STUDS SHALL BE 20 GAUGE UNLESS OTHERWISE NOTED

7) AT WALL HUNG PLUMBING FIXTURES, STUDS SHALL BE 20 GAUGE.

8) PROVIDE ALL NECESSARY BLOCKING FOR GRAB BARS. ACCESORIES, PLUMBING FIXTURES, WALL HUNG CABINETS, RAILINGS, ETC.

9) PROVIDE LATERAL BRACING AT ALL WALLS WHICH DO NOT EXTEND TO THE UNDERSIDE OF STRUCTURE OR SOFFIT.

10) PROVIDE 2"X4" WD. BLOCKING @ALL WALL CABINET LOCATIONS CONT. FOR 2 STUDS

11) LABEL ALL SMOKE AND FIRE WALL W/ STENCILED H. LETTERS, COLOR, SAFETY RED, PERSTANDARD BUILDING CODE, SAMPLE TEXT, "1 HOUR FIRE WALL". PLACE LABEL ABOVE THE CEILING LINE ON BOTH SIDES OF THE PARTITIONS.

12) ALL INTERIOR METAL STUDS, RUNNERS, TRACKS, AND ACCESSORIES TO BE GALVANIZED STEEL.

13) ALL DRYWALL CONSTRUCTION, FURRING & SHEATHING SHALL CONFORM TO STANDARD DETAILS AS NOTED.

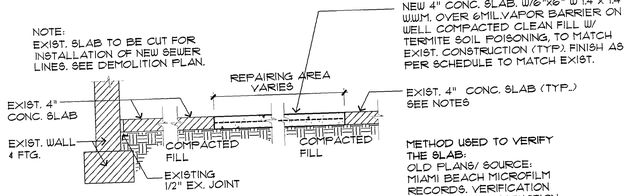
14) DRYWALL JOINTS SHALL BE TAPED, SPACKLED & FINISHED TO SMOOTH & LEVEL FINISH FLUSH W/FACE OF BOARD SURFACE.

15) EXTERIOR CORNERS RECEIVE METAL CORNER BEADS AND BE FINISHED AS IN NOTE 15.

16) GYPSUM BOARD SHALL BE INSTALLED TO CONCEAL/PROTECT FLAMMABLE INSULATION ABOVE CEILING, IF ANY.

17) CONTRACTOR TO CONFIRM THE EXISTENCE OF EXISTING FIRESTOPPING IN CONCEALED SPACES AT ALL EXISTING PARTITIONS AND FURRED WALLS.
THERE SHALL BE FIRESTOPPING TO LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACES AT CEILING AND FLOOR LEVELS TO 8 FEET. IF NOT FOUND AT EXISTING PARTITIONS AND WALLS, NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH DEMOLITION OF PLASTER WALLS, INSTALLATION OF NEW WOOD FIRESTOPPING, AND PATCHING OF WALLS.

18) GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PAINTING OF ALL DRYWALL SURFACES.



METHOD USED TO VERIFY THE SLAB:
OLD PLANS/ SOURCE:
MIAMI BEACH MICROFILM RECORDS. VERIFICATION OF SLAB & CONSTRUCTION SYSTEM. SEE ATTACHED PAGES.

Sign Here

FLOOR SLAB DETAIL

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

NOTES:
1. REMOVE EXIST. CONC. SLAB AND PROVIDE NEW 4" CONC. SLAB SEE DTL. (SEE SHEET A-2, AREA FOR REMOVAL/ COORDINATE W/ PLUMB. PLANS). RESTORE SLAB AS REQUIRED.

2. EXISTING FLOOR SLAB ON GRADE: 4" W/W.M. 6-6 10/10 ON COMP. FILL AND VAPOR BARRIER W/ 1/2" EXP. JOINT (AS SHOWN ON ORIGINAL PLANS).

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2 09-29-1011 CITY COMMENTS	

PROJECT:
FUJI JAPANESE BUFFET INC.
1415 WASHINGTON AVE
MIAMI BEACH, FLORIDA 33139
WALL TYPES, SECTION DETAILS

JUAN J. SANTANDREU, P.E
FL LICENSE 67241

Date	07-2-11
Scale	AS SHOWN
Drawn	A.RAMOS DESIGNER

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Sheet no.
A-3.1

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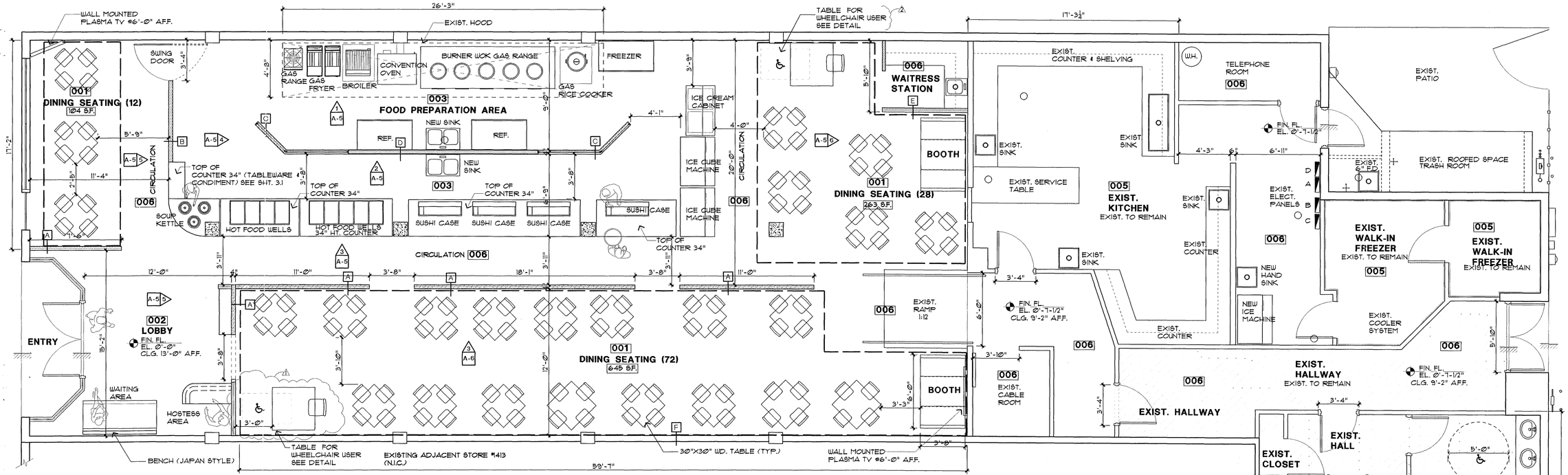
CGC#1518807



FLOOR PLAN
DINING AREAS/FURNITURE

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

LEGEND

HC 30"x48" CLEAR SPACE FOR WHEELCHAIR

4 OCCUPANT LOAD CALCULATION

CALCULATION BASED ON SECTIONS/AREAS AS PER FFPC 01/TABLE 7.3.12

FUNCTION OF SPACE/ DESIGNED AREAS	AREA (SQ. FT.)	FLOOR AREA IN SQ. FT. PER OCCUPANT	
001) NEW DINING SEATING AREA	1029	15 (NET)	69
002) NEW WAITING AREA	168	5 (NET)	34
003) NEW FOOD PREPARATION WITH FOOD SERVICE	720	200 (GROSS)	4
004) EXIST. PUBLIC BATHROOMS	490	100 (GROSS)	5
005) EXIST. KITCHEN	1447	200 (GROSS)	11
006) EXIST. BUSINESS, CIRCULATION	1134	100 (GROSS)	7
TOTAL OCCUPANT LOAD			130

- GROSS AREA: 4,429 S.F. (SEE SHEET A-1 FOR COMPLETE INFORMATION)
- NEW RESTAURANT AREA (NET): 2,432 S.F. (LOBBY/DINING//HOOD/CIRCULATION) FORMER USE: RESTAURANT
  REFER TO NFPA 101 TABLE 7.3.1.2, & IBC 2009 TABLE 1004.1.1
- OCCUPANT LOAD: 130 PEOPLE

MAX. SEATING CAPACITY: 130 OCCUPANTS (THIS SIGN SHALL BE POSTED)

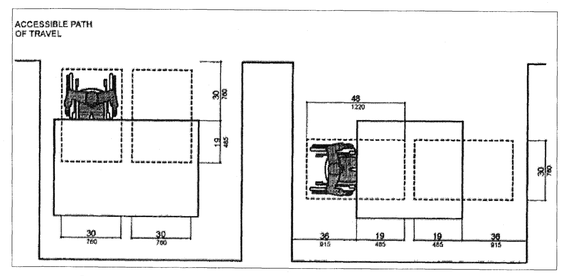
ACTUAL SEATING: TOTAL PROPOSED TABLES: 28 (112 PEOPLE)
REFER TO PLANS/DESIGN
TABLES DIMENSION (30"X30"):
2 BOOTHS (6'-0"X3'-8") = 8 PEOPLE
REQUIRED EXIT: 2 /EXISTING: 3

2 ACCESSIBLE TABLE: 2 PROVIDED (1 TABLE REQUIRED 5%)

FLORIDA FIRE PREVENTION 2007

NOTE:

ALL FURNITURE, COOKING EQUIPMENT AND MILLWORK TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
COORDINATE EXACT LOCATION WITH OWNER.



1 ACCESSIBLE DINING TABLES
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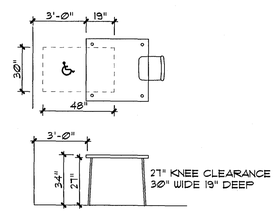

2 ACCESSIBLE TABLE DTL.
SCALE: N.T.S.

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1 07-2-2011 CITY COMMENTS	
2 09-18-2011 CITY COMMENTS	

PROJECT:
FUJI JAPANESE BUFFET INC.
1415 WASHINGTON AVE
MIAMI BEACH, FLORIDA 33139

FURNITURE PLAN

SEAL

JUAN J. SANTANDREU, P.E.
FL LICENSE 67241

Date	05-12-11
Scale	AS SHOWN
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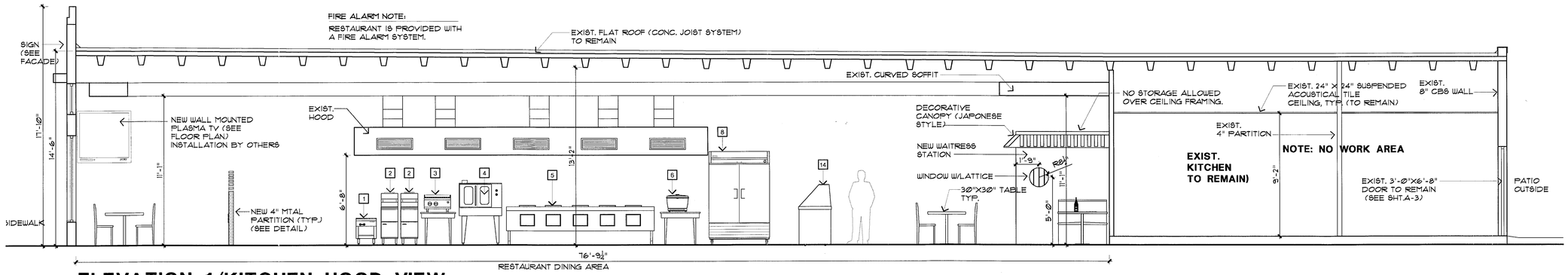
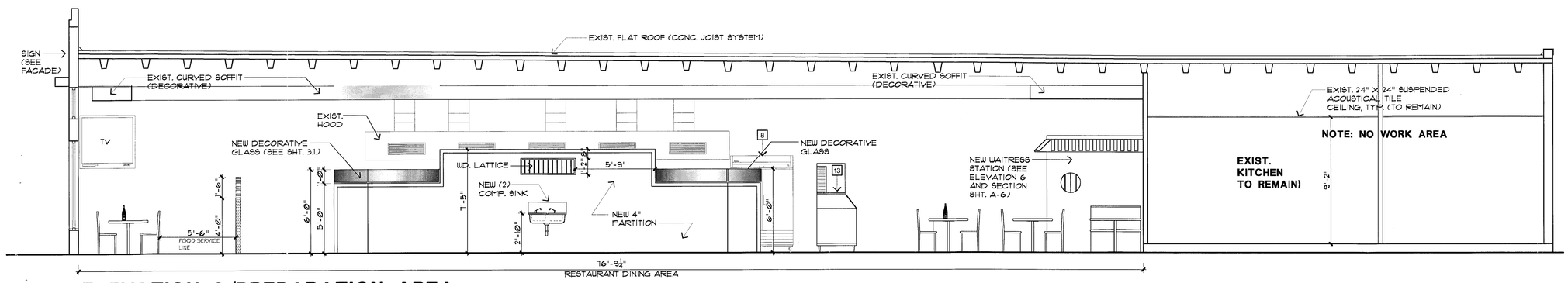
GCC#1518807

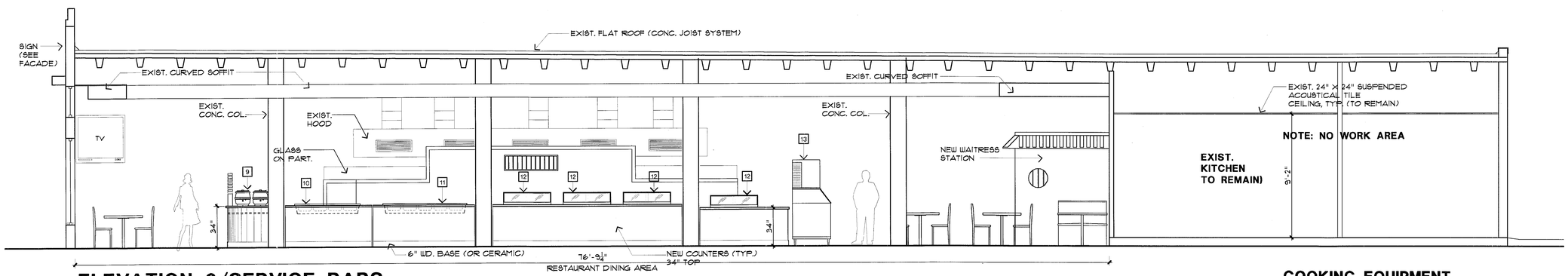
FIRE ALARM NOTE:
RESTAURANT IS PROVIDED WITH A FIRE ALARM SYSTEM.



ELEVATION 1/KITCHEN HOOD VIEW
SCALE: 1/4"=1'-0"



ELEVATION 2/PREPARATION AREA
SCALE: 1/4"=1'-0"



ELEVATION 3/SERVICE BARS
SCALE: 1/4"=1'-0"

COOKING EQUIPMENT

UNDER THE HOOD:

1. 18" STOCK POT GAS RANGE.
2. (2) 15-⅜" TUBE-FIRED GAS FRYER
3. 24" BURNER GAS RADIANT CHARBROILER
4. SINGLE DECK 29" CONVENTION OVEN (GAS)
5. 132"W 5 BURNER CHINESE WOK RANGE (GAS)
6. 18-⅜" GAS RICE COOKER

AT SERVICE LOCATIONS:

7. (2) TRUE 2 DOORS REACH-IN REFRIGERATOR.
8. TRUE 2 DOORS REACH-IN FREEZER.
9. 3 SOUP KETTLE.
10. DROP IN HOT FOOD WELLS W/DRAIN & MANIFOLD, 4 WELLS.
11. DROP IN HOT FOOD WELLS W/DRAIN & MANIFOLD, 5 WELLS.
12. 4 COUNTERTOP REFRIGERATED SUSHI CASE (42"W)
13. 2 MANITOWOC S-SERIES 1400 LBS ICE CUBE MACHINE
14. ICE CREAM DIPPING CABINET.

NOTE: PROVIDE SODA AND COFFEE MACHINE AT WAITRESS STATION.

REFER TO ELECTRICAL & PLUMBING PLANS FOR DETAILS, NOTES, SPECS.

Fire: 9/6/11

MS

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PROJECT:
FUJI JAPANESE BUFFET INC.
1415 WASHINGTON AVE
MIAMI BEACH, FLORIDA 33139
INTERIOR ELEVATIONS

STATE OF FLORIDA
JUAN J. SANTANDREU
LICENSE NO. 67241
STATE OF FLORIDA
7/2/11

JUAN J. SANTANDREU, P.E.
FL LICENSE 67241

Date	05-12-11
Scale	AS SHOWN
Drawn	A.RAMOS DESIGNER

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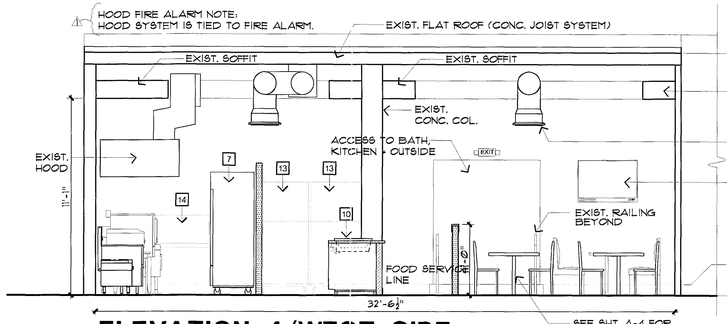
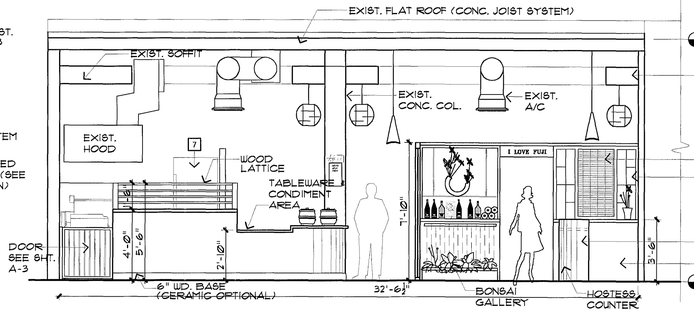
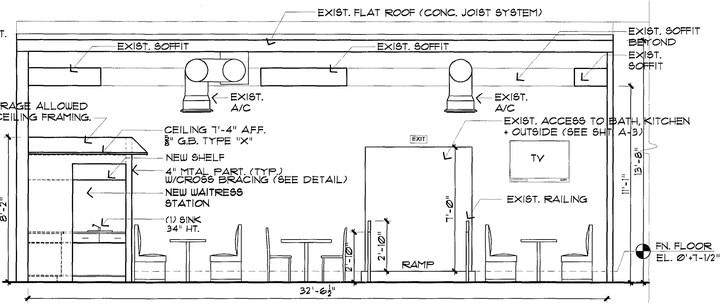


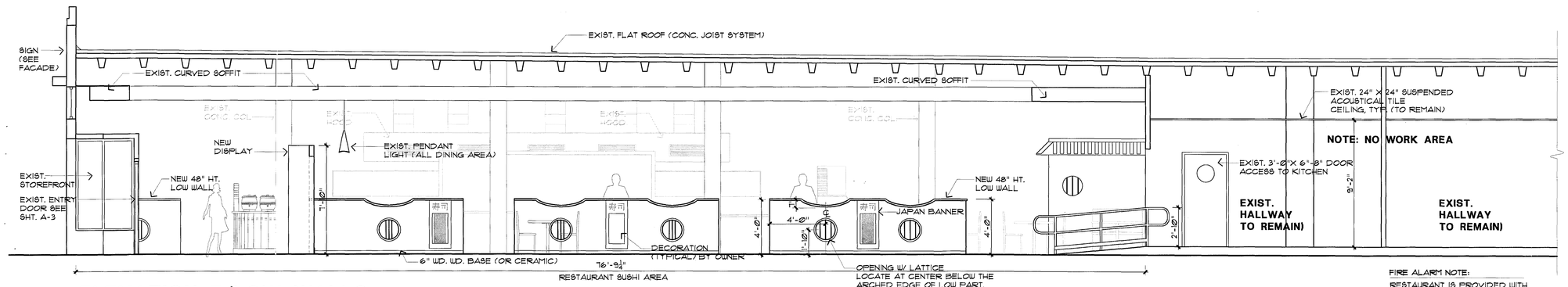
ELEVATION 4/WEST SIDE
SCALE: 1/4"=1'-0"



ELEVATION 5/LOBBY
SCALE: 1/4"=1'-0"



ELEVATION 6
SCALE: 1/4"=1'-0"



ELEVATION 7/LOW WALLS
SCALE: 1/4"=1'-0"

FIRE ALARM NOTE:
RESTAURANT IS PROVIDED WITH A FIRE ALARM SYSTEM.

COOKING EQUIPMENT

UNDER THE HOOD:

1. 18" STOCK POT GAS RANGE.
2. (2) 15-⅛" TUBE-FIRED GAS FRYER
3. 24" BURNER GAS RADIANT CHARBROILER
4. SINGLE DECK 29" CONVENTION OVEN (GAS)
5. 132"W 5 BURNER CHINESE WOK RANGE (GAS)
6. 18-⅜" GAS RICE COOKER

AT SERVICE LOCATIONS:

7. (2) TRUE 2 DOORS REACH-IN REFRIGERATOR
8. TRUE 2 DOORS REACH-IN FREEZER
9. 3 SOUP KETTLE.
10. DROP IN HOT FOOD WELLS W/DRAIN & MANIFOLD, 4 WELLS.
11. DROP IN HOT FOOD WELLS W/DRAIN & MANIFOLD, 5 WELLS.
12. 4 COUNTERTOP REFRIGERATED SUSHI CASE (42"W)
13. 2 MANITOWOC S-SERIES 1400 LBS ICE CUBE MACHINE
14. ICE CREAM DIPPING CABINET.

NOTE: PROVIDE SODA AND COFFEE MACHINE AT WAITRESS STATION.

Zone: L 3/14/11
File: pf 9/8/11

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REVISIONS	BY
1 07-2-1011 CITY COMMENTS	

PROJECT:
FUJI JAPANESE BUFFET INC.
1415 WASHINGTON AVE
MIAMI BEACH, FLORIDA 33139
INTERIOR ELEVATIONS & DETAILS

JUAN J. SANTANDREU, P.E.
FL LICENSE 67241

Date	05-12-11
Scale	AS SHOWN
Drawn	A.RAMOS DESIGNER

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Sheet no.
A-6

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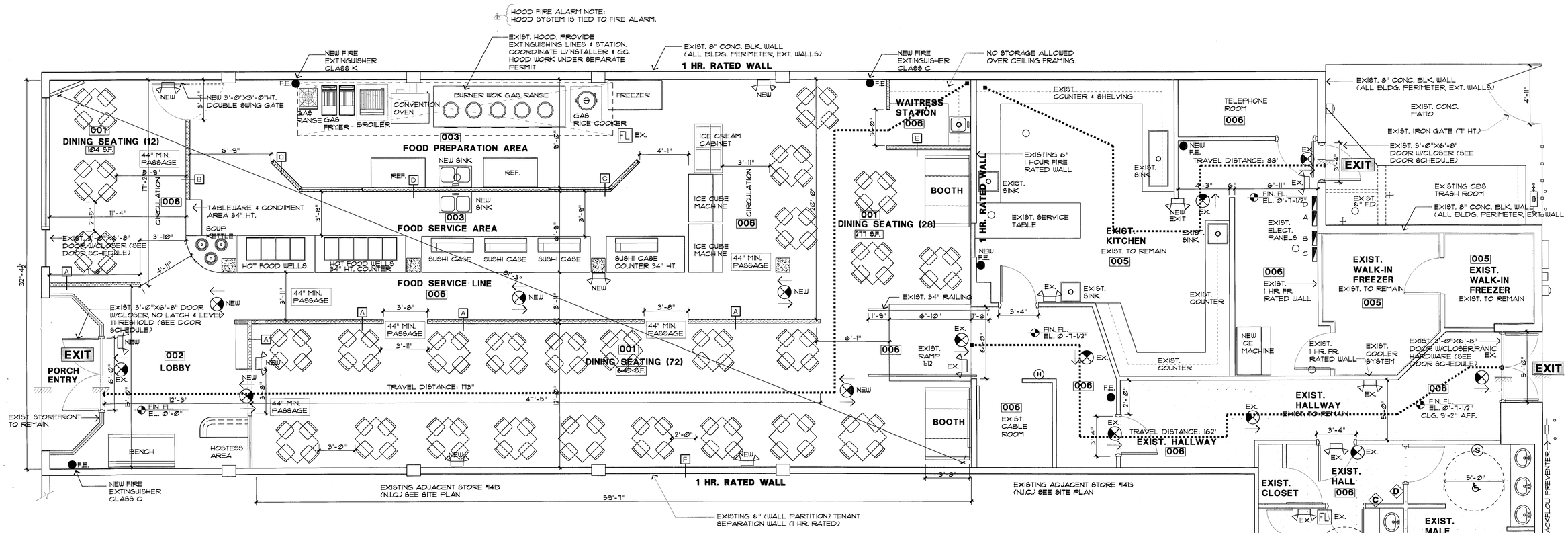
REVISIONS	BY
1 07-2-1011 CITY COMMENTS	



LIFE SAFETY FLOOR PLAN

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

SYMBOL LEGEND

NOTE: NOT ALL SYMBOLS ARE USED

- FL — FIRE ALARM SYSTEM FLASHING LIGHT (ADAXFDA) INSTALL 80 IN AFF.
- SELF-CONTAINED EMERGENCY LIGHTING UNIT, WALL.
- CALL-IN STATION, INTERCOM SYSTEM. (NORMAL & EMERGENCY.)
- H — AREA TYPE HEAT DETECTOR WITH ADDRESSABLE TYPE BASE
- H — HEAT DETECTOR
- S — SMOKE DETECTOR
- EX. — EXIT LIGHT (EXISTING)
- NEW — EXIT LIGHT (NEW)
- F.E. — BRACKET MOUNTED FIRE EXTINGUISHER
- F.E. — FIRE EXTINGUISHER AND CABINET
- FIRE SPRINKLER HEAD
- CEILING MOUNTED FLOURESCENT STRIP W/ EMERGENCY POWER PACK
- 2' X 4' LIGHTING FIXTURE WITH EMERGENCY POWER PACK
- KITCHEN EXHAUST HOOD OR FUME HOOD
- K — PUSH BOTTOM SHUT OFF SWITCH KEY OPERATED MASTER POWER RESTORATION ELECTRICAL CONTROL (EMERGENCY SHUT-OFF)
- EX. — EXISTING TO REMAIN
- EXIT PATH

OCCUPANT LOAD CALCULATION

CALCULATION BASED ON SECTIONS/AREAS AS PER FFPC 2011/TABLE 7.3.1.2

FUNCTION OF SPACE/ DESIGNED AREAS	AREA (SQ. FT.)	FLOOR AREA IN SQ. FT. PER OCCUPANT	
001) NEW DINING SEATING AREA	1029	15 (NET)	69
002) NEW WAITING AREA	168	5 (NET)	34
003) NEW FOOD PREPARATION WITH FOOD SERVICE	720	200 (GROSS)	4
004) EXIST. PUBLIC BATHROOMS	490	100 (GROSS)	5
005) EXIST. KITCHEN	1441	200 (GROSS)	11
006) EXIST. BUSINESS, CIRCULATION	1134	100 (GROSS)	7
TOTAL OCCUPANT LOAD			130

- GROSS AREA: 4,429 S.F. (SEE SHEET A-1 FOR COMPLETE INFORMATION)
- NEW RESTAURANT AREA (NET): 2,432 S.F. (LOBBY/DINING//HOOD/CIRCULATION)
  FORMER USE: RESTAURANT
  REFER TO NFPA 101 TABLE 7.3.1.2. & IBC 2009 TABLE 1004.1.1
- OCCUPANT LOAD: 130 PEOPLE

MAX. SEATING CAPACITY: 130 OCCUPANTS (THIS SIGN SHALL BE POSTED)

ACTUAL SEATING: TOTAL PROPOSED TABLES: 28 (112 PEOPLE)
REFER TO PLANS/DESIGN
TABLES DIMENSION (30"X30");
2 BOOTHS (6'-0"X3'-8") = 8 PEOPLE
REQUIRED EXIT: 2 /EXISTING: 3

FLORIDA FIRE PREVENTION 2007
FBC 2007/2009 TABLE 1004.1.1

NOTE: OCCUPANT LOAD CALCULATION BASED ON 15 PER OCCUPANT (BASIC METHOD, 15 AS FACTOR) = 169 PEOPLE
NOT APPLICABLE

EXIT CALCULATIONS

LOCATION	OCCUPANT LOAD	# OF EXITS REQUIRED	# OF EXITS PROVIDED	EGRESS WIDTH REQUIRED (DOORS)	EGRESS WIDTH PROVIDED (DOORS)
NEW RESTAURANT AREA	130				
EXISTING AREAS	INCLUDED IN CALC.				
TOTAL	130	2	3	32"	174"

LIFE SAFETY GENERAL NOTES

NOTE: NOT ALL NOTES ARE USED

1. STAIR DOOR B LABEL 1 HR FIRE RATING
2. SIGN, WITH A RED BACKGROUND AND WHITE LETTERS READING, "FIRE EXTINGUISHER INSIDE"
3. PURGE FANS SHALL PROVIDE 20 AIR CHANGES PER HOUR AND THEIR ACTIVATION SHALL CAUSE THE AUTOMATIC SHUT DOWN OF FUME HOODS
4. HOOD TO HAVE SPRINKLERS AS REQUIRED (SEE NOTE) IN ACCORDANCE WITH NFPA REGULATIONS.
5. FIRE ALARM & FIRE SPRINKLER SYSTEM IS NOT REQUIRED.
6. PROVIDE FIRE EXTINGUISHER CLASS K AT ALL COOKING LOCATIONS.
7. ALIGN EXIT SIGN WITH CENTER OF DOOR
8. FIRE & FIRE/SMOKE DAMPERS SHALL BE PROVIDED AT ALL DUCT CROSSINGS AT FIRE AND FIRE/SMOKE RATED WALLS AS APPLICABLE (FIRE AND SMOKE DAMPERS SHALL BE CONNECTED TO FIRE ALARM SYSTEM.)

FIRE ALARM NOTE:
RESTAURANT IS PROVIDED WITH A FIRE ALARM SYSTEM.

MEANS OF EGRESS

EGRESS WIDTH OF PATH OF TRAVEL

STAIR:	36 Inches
DOORS:	32 Inches
HALLWAYS:	36 Inches

TRAVEL DISTANCE:

(MAX. TRAVEL DISTANCE ALLOWED BY FBC = 200'-0")

MAX. TRAVEL FROM PORCH ENTRY DOOR TO HALLWAY REAR EXIT DOOR: 130'-3"

GENERAL DOOR NOTES:

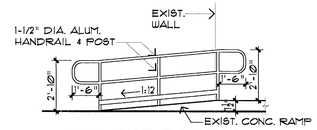
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THE FORCE REQUIRED TO OPERATE THE CONTROLS SHALL BE NO GREATER THAN 5 LBF. (ADA COMPLIANT)
- SLIDING GLASS DOORS SHALL BE EXTRUDED ALUMINUM 6063-T5 WHITE E6P FINISH, GLAZING SHALL BE MD. IMPACT GLASS IN ACCORDANCE WITH ANSI SPEC Z97-1. OPERABLE DOOR SHALL HAVE FIBERGLASS SCREEN PANEL WITH ADJUSTABLE HEAD AND SILL ROLLERS.
- ALL FIRE RATED DOORS TO BE SELF CLOSING

SIGNAGE NOTES:

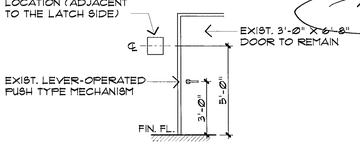
1. LETTERS & NUMBERS TO RAISED 1/32" W/5/8" HIGH UPPER CASE LETTERING, SANS SERIF OR SIMPLE SERIF TYPE, ACCOMPANIED W/GRADE 2 BRAILLE SIGNAGE.
2. PICTOGRAMS TO BE 1/ 32" RAISED-TACTILE GRAPHIC W/ 6" MIN. HEIGHT.
3. ALL SIGNAGE TO BE 8"X8" INJECTION MOLDED PLASTIC WITH GRAY BACKGROUND & WHITE LETTERING.
4. MINIMUM CHARACTER HEIGHT TO BE 3"
5. ALL SIGNS TO BE MOUNTED 5'-0" ABOVE FINISH FLOOR TO CENTERLINE OF SIGN.
6. SYMBOLS: USE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
7. ALL SIGNS TO COMPLY WITH CHAPTER 11- FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, FLORIDA BUILDING CODE 2007, SECTION 11-4. 30 SIGNAGE.

ADA COMPLIANT SIGNAGE

NOTE:
EXISTING ADA SIGNS LOCATED IN RESTAURANT AREAS TO REMAIN (SEE SIGNAGE NOTES)



EXIST. RAMP ELEVATION
SCALE: 1/4"=1'-0"



RESTROOM LOCKSET & SIGN HT. LOCATION

Zone: C 8/16/11
Fire: 8/16/11

MS

PROJECT:
FUJI JAPANESE BUFFET INC.
1415 WASHINGTON AVE
MIAMI BEACH, FLORIDA 33139

LIFE SAFETY PLAN

JUAN J. SANTANDREU, P.E.
FL LICENSE 67241

Date	05-12-11
Scale	AS SHOWN
Drawn	A.RAMOS DESIGNER

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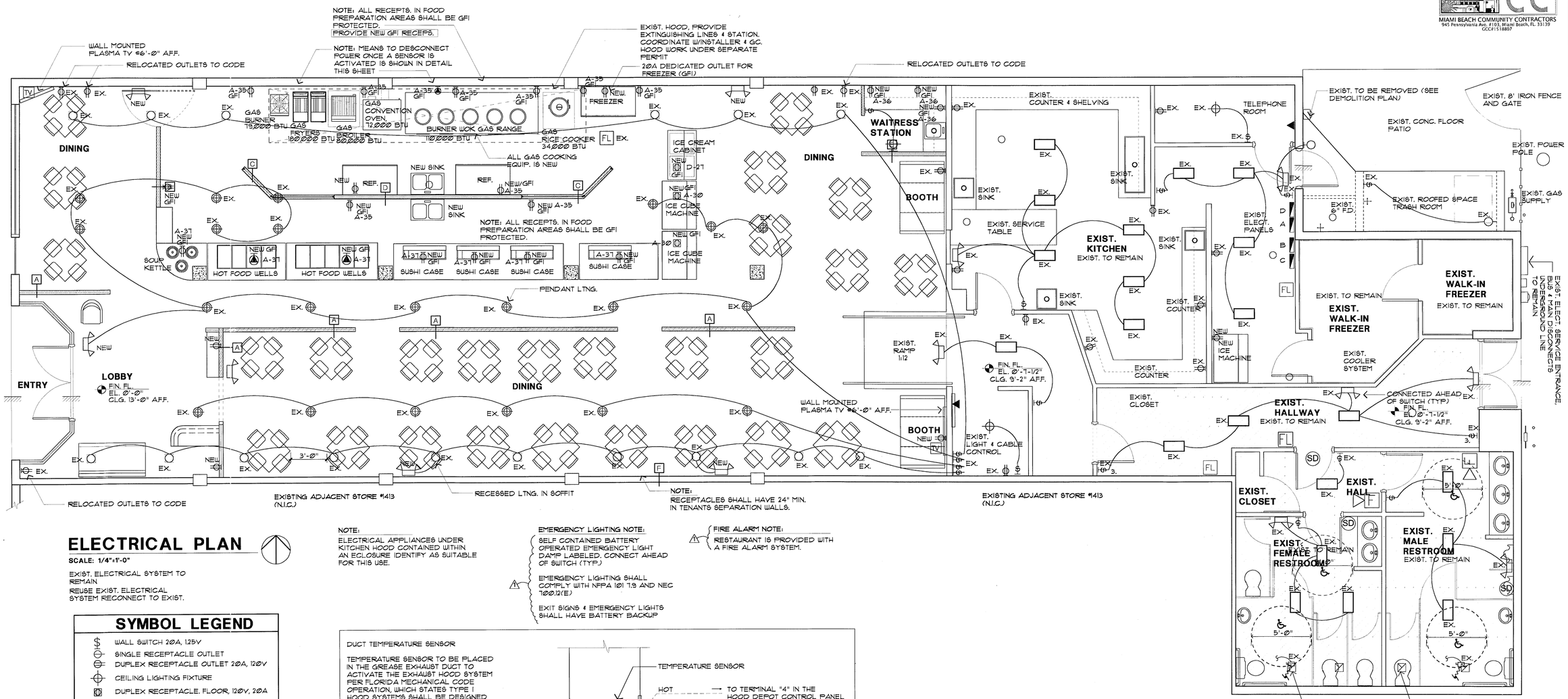


ELECTRICAL PLAN

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

EXIST. ELECTRICAL SYSTEM TO REMAIN

REUSE EXIST. ELECTRICAL SYSTEM RECONNECT TO EXIST.

NOTE:
ELECTRICAL APPLIANCES UNDER KITCHEN HOOD CONTAINED WITHIN AN ECLOSURE IDENTIFY AS SUITABLE FOR THIS USE.

EMERGENCY LIGHTING NOTE:
SELF CONTAINED BATTERY OPERATED EMERGENCY LIGHT DAMP LABELED. CONNECT AHEAD OF SWITCH (TYP.)

EMERGENCY LIGHTING SHALL COMPLY WITH NFPA 101 7.9 AND NEC 700.12(E)

EXIT SIGNS & EMERGENCY LIGHTS SHALL HAVE BATTERY BACKUP

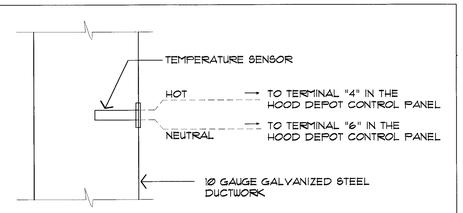
FIRE ALARM NOTE:
RESTAURANT IS PROVIDED WITH A FIRE ALARM SYSTEM.

SYMBOL LEGEND

- WALL SWITCH 20A, 125V
- SINGLE RECEPTACLE OUTLET
- DUPLEX RECEPTACLE OUTLET 20A, 120V
- CEILING LIGHTING FIXTURE
- DUPLEX RECEPTACLE. FLOOR, 120V, 20A
- HI-HAT LIGHTING FIXTURE
- SPECIAL RECEPTACLE OUTLET 240V-1-60
- WALL BRACKET
- LIGHTING PANEL
- JUNCTION BOX
- FUSE OR DISCONNECT SWITCH
- TELEPHONE OUTLET
- TV — TELEVISION OUTLET
- EXHAUST FAN
- 120 V. 2' X 4' LIGHTING FIXTURE
- EXIT LIGHT. WALL MOUNTED W/ BATTERY BACK-UP UL DAMP LOCATION
- WALL MOUNTED FLOURESCENT STRIP
- EMERGENCY LIGHT FIXTURE W/ BATTERY PACK.
- CEILING MOUNTED FLOURESCENT STRIP
- SD — SMOKE DETECTOR
- F — FIRE ALARM MANUAL PULL STATION. (+48" AFF UNLESS OTHERWISE NOTED.)
- FL — FIRE ALARM FLASHING LIGHT.
- F — FIRE ALARM AUDIO/VISUAL DEVICE.
- RECESSED LIGHT, 120V. (LOCATED UNDER SOFFIT)
- PENDANT LIGHT, 120V.

DUCT TEMPERATURE SENSOR

TEMPERATURE SENSOR TO BE PLACED IN THE GREASE EXHAUST DUCT TO ACTIVATE THE EXHAUST HOOD SYSTEM PER FLORIDA MECHANICAL CODE OPERATION, WHICH STATES TYPE I HOOD SYSTEMS SHALL BE DESIGNED AND INSTALLED TO AUTOMATICALLY ACTIVATE THE EXHAUST FAN WHENEVER COOKING OPERATION OCCUR. THE ACTIVATION OF THE EXHAUST FAN SHALL OCCUR THROUGH AN INTERLOCK WITH THE COOKING APPLIANCES, BY MEANS OF THE HEAT SENSOR OR BY MEANS OF OTHER APPROVED METHODS.



DUCT TEMPERATURE SENSOR DETAIL

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REVISIONS	BY
1 07-10-1011 REVISION	

PROJECT:
FUJI JAPANESE BUFFET INC.
1415 WASHINGTON AVE
MIAMI BEACH, FLORIDA 33139
ELECTRICAL PLAN

JUAN J. SANTANDREU, P.E.
FL LICENSE 67241

Date	05-12-11
Scale	AS SHOWN
Drawn	A.RAMOS DESIGNER.

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Sheet no.
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GCC#1518807

TYPE: EXIST. PRL-1A
SERVICE: 1PH, 3W, 60HZ
VOLTAGE: 120 / 240 V., 1PH, 3W.

PANEL A (EXISTING)

INDUSTRIAL CIRCUIT BREAKER 200 AMP, 3 POLES

MAIN BUS: 225 AMP
NEUTRAL: 225 AMP
MB: 150 AMP
A.I.C.: 10000A

TOTAL VA	CONDUIT SIZE	WIRE SIZE	TRIP AMP	POLES	LOAD DESCRIPTION AND REMARKS	CKT NO.	PHASE A	PHASE C	CKT NO.	LOAD DESCRIPTION AND REMARKS	POLES	TRIP AMP	WIRE SIZE	CONDUIT SIZE	TOTAL VA
1800	1/2"	12	20	1	EXIST. HEATER DOOR/COLLER SODA	1			2	EXIST. GEN. RECEPT.	1	20	12	1/2"	1000
				1	SPARE	3			4	EXIST. GEN. RECEPT.	1	20	12	1/2"	1000
				1	SPARE	5			6	EXIST. EXPRESO MACHINE	2	20	12	1/2"	1000
				1	SPARE	7			8	EXIST. EXPRESO MACHINE	2	20	12	1/2"	1000
1068	1/2"	12	20	1	EXIST. HOOD LIGHTS	9			10	EXIST. GEN. RECEPT.	1	20	12	1/2"	1000
540	1/2"	12	20	1	EXIST. RECEPT.	11			12	EXIST. RECEPT. (KITCHEN)	1	20	12	1/2"	1000
1000	1/2"	12	20	1	EXIST. RECEPT. (KITCHEN)	13			14	EXIST. GEN. RECEPT.	1	20	12	1/2"	1000
1500	1/2"	12	20	1	EXIST. APPLIANCE GFI	15			16	EXIST. SODA MACHINE	1	20	12	1/2"	1500
1000	1/2"	12	20	1	EXIST. RECEPT.	17			18	EXIST. APPLIANCE GFI	1	20	12	1/2"	1500
1200	1/2"	12	20	1	EXIST. PASTA MAKER	19			20	COOLER SODA COMPR.	1	20	12	1/2"	1900
1200	1/2"	12	20	1	EXIST. PASTA MAKER	21			22	COOLER SODA COMPR.	1	20	12	1/2"	1900
1800	1/2"	12	20	1	EXIST. COOLER (SODA)	23			24	EXIST. RECEPT. TV BAR	1	20	12	1/2"	1000
1000	1/2"	12	20	1	EXIST. ICE MACHINE	25			26	EXIST. GEN. RECEPT.	1	20	12	1/2"	1000
1000	1/2"	12	20	1	EXIST. ICE MACHINE	27			28	EXIST. GEN. RECEPT.	1	20	12	1/2"	1000
540	1/2"	12	20	1	EXIST. ICE MACHINE	29			30	EXIST. ICE MACHINE	2	40	12	1/2"	3500
5000	1/2"	10	30	2	EXIST. DISHWASHER	31			32	EXIST. ICE MACHINE	2	40	12	1/2"	3500
968	1/2"	12	20	1	EXIST. TV BAR LIGHT	33			34	EXIST. GAS WATER HEATER	1	20			200
NEW 1500	1/2"	12	20	1	NEW GFCI REC. (HOOD AREA)	35			36	NEW WALK-IN FREEZER WARMER STANDBY	1	20	12	1/2"	1500 NEW
NEW 1500	1/2"	12	20	1	NEW GFCI REC.	37			38	NEW TEA MACHINE	1	20	12	1/2"	1000 NEW
					SPACE	39			40	SPACE					
					SPACE	41			42	SPACE					

CONNECTED LOAD: 43818W = 121 A

ALL 20 AMPS., 1 POLE CKTS, EXEPT. AS NOTED.
EXIST. BOX TYPE 1

FED FROM: 2P-150A-O.C.P.

NOTE: ALL BREAKER MUST BE RATED TO INTERRUPT A SHORT CIRCUIT CURRENT OF 22,000 AMPS SYMMETRICAL.

TYPE: EXIST. PRL-1A
SERVICE: 3PH, 4W
VOLTAGE: 120 / 240 V., 3PH, 4W.

PANEL B (EXISTING)

MAIN BUS: 200 AMP
NEUTRAL: 200 AMP
MB: 125 AMP
A.I.C.: 10000A

TOTAL VA	CONDUIT SIZE	WIRE SIZE	TRIP AMP	POLES	LOAD DESCRIPTION AND REMARKS	CKT NO.	PHASE A	PHASE C	CKT NO.	LOAD DESCRIPTION AND REMARKS	POLES	TRIP AMP	WIRE SIZE	CONDUIT SIZE	TOTAL VA
1430	1/2"	12	20	3	EXIST. FANS COOLER	1			2	EXIST. FANS/FREEZER	3	20	12	1/2"	1000
400	1/2"	12	20	1	EXIST. HEATER DOOR FREEZER	3			4	EXIST. FANS/FREEZER	1	20	12	1/2"	1000
1800	1/2"	12	20	1	COOLER	5			6	EXIST. APPLIANCE GFI	1	20	12	1/2"	1500
1800	1/2"	12	20	1	COOLER	7			8	EXIST. GEN. RECEPT.	1	20	12	1/2"	1000
1000	1/2"	12	20	1	EXIST. PREP. AREA RECP.	9			10	EXIST. CASH REGISTER #1	1	20	12	1/2"	500
800	1/2"	12	20	1	EXIST. DESSERT FREEZER	11			12	EXIST. CASH REGISTER #2	1	20	12	1/2"	500
2000	3/4"	12	20	2	EXIST. STEAM #4 (HOT FOOD	13			14	EXIST. REFRIGERATOR #2	1	20	12	1/2"	1000
					COUNTER)	15			16	EXIST. SODA MACHINE COMPR.	1	20	12	1/2	760
					SPARE	17			18	EXIST. STEAM #2 (HOT	2	20	12	3/4	2000
					SPARE	19			20	FOOD COUNTER)					
2000	3/4"	10	25	2	EXIST. STEAM #1 (HOT FOOD	21			22	EXIST. SALAD REFRIGERATOR	1	20	12	1/2"	800
					COUNTER)	23			24	EXIST. LIGHTING (BT/AM AREA)	1	20	12	1/2"	1000
900	1/2"	12	20	1	EXIST. LIGHTING	25			26	EXIST. REFRIGERATOR #3	1	20	12	1/2"	1000
968	1/2"	12	20	1	EXIST. LIGHTING (BT/AM AREA)	27			28	EXIST. RECEPT. (FRIDGE ROOM)	1	20	12	1/2"	1000
1000	1/2"	12	20	1	EXIST. BAR REFRIGERATOR	29			30	SPARE					
1000	1/2"	12	20	1	EXIST. REFRIGERATOR #1	31			32	EXIST. REFRIGERATOR #1	1	20	12	1/2"	1000
1000	1/2"	12	20	1	EXIST. RECEPT.	33			34	EXIST. FIRE ALARM SYSTEM	1	20	12	1/2"	800
1500	1/2"	12	20	1	FREEZER	35			36	EXIST. RECEPT.	1	20	12	1/2"	1000
						37			38	EXIST. LIGHT (BIGN OUTSIDE) (1)	1	20	12	1/2"	1500
1000	1/2"	12	20	1	EXIST. RECEPT. (OUTSIDE)	39			40	EXIST. RECEPT.	1	20	12	1/2"	1000
968	1/2"	12	20	1	EXIST. LIGHTING	41			42	EXH. FAN (BATHROOMS)	1	20	12	3/4"	617

CONNECTED LOAD: 37743W = 105 A

(1) CONTROLLED BY THE SW. DESACTIVATED

FED FROM: 2P-125A-O.C.P.

ALL 20 AMPS., 1 POLE CKTS, EXEPT. AS NOTED.
EXIST. BOX TYPE 1

TYPE: EXIST. PRL-1A
SERVICE: 1PH, 3W
VOLTAGE: 120 / 240 V., 1PH, 3W.

PANEL C (EXISTING)

MAIN BUS: 200 AMP
NEUTRAL: 200 AMP
MB: 100 AMP
A.I.C.: 10000A

TOTAL VA	CONDUIT SIZE	WIRE SIZE	TRIP AMP	POLES	LOAD DESCRIPTION AND REMARKS	CKT NO.	PHASE A	PHASE C	CKT NO.	LOAD DESCRIPTION AND REMARKS	POLES	TRIP AMP	WIRE SIZE	CONDUIT SIZE	TOTAL VA
2000	3/4"	10	20	3	EXIST. HOOD EXH. FAN	1			2	EXIST. SPARE	1				
						3			4	EXIST. SPARE	1				
2000	3/4"	10	20	3	EXIST. HOOD EXH. FAN	5			6	EXIST. SPARE	1				
						7			8	EXIST. SPARE	1				
1000	1/2"	12	20	1	EXIST. LIGHTING (HOOD)	9			10	EXIST. SPARE	1				
				1	SPARE	11			12	EXIST. SPARE	1	20	12	1/2"	1000
				1	SPARE	13			14	EXIST. LIGHTING SODA COOLER	1	20	12	1/2"	1000
				1	SPARE	15			16	EXIST. LIGHTING	1	20	12	1/2"	900
900	1/2"	12	20	1	EXIST. LIGHTING (KITCHEN)	17			18	EXIST. LIGHTING #3 (BIG SALON)	1	20	12	1/2"	900
900	1/2"	12	20	1	EXIST. LIGHTING	19			20	EXIST. LIGHTING #3 (BIG SALON)	1	20	12	1/2"	900
1000	1/2"	12	20	1	EXIST. LIGHTING (CALDWAY, COOLER EXIST.)	21			22	EXIST. LIGHTING #3 (BIG SALON)	1	20	12	1/2"	900
1000	1/2"	12	20	1	EXIST. LIGHTING (BAT+ROOMS)	23			24	EXIST. LIGHTING #3 (BIG SALON)	1	20	12	1/2"	1000
900	1/2"	12	20	1	EXIST. LIGHTING (BT CENTER AREA)	25			26	EXIST. LIGHTING (BT CENTER AREA)	1	20	12	1/2"	1000
900	1/2"	12	20	1	EXIST. LIGHTING (BT/AM AREA)	27			28	EXIST. LIGHTING (CASH REGISTER)	1	20	12	1/2"	1000
900	1/2"	12	20	1	EXIST. GEN. LIGHTING	29			30	EXIST. GEN. LIGHTING	1	20	12	1/2"	1000
				1	SPACE	31			32	EXIST. NIGHT LIGHTING & RECEPT.	1	20	12	1/2"	1000
						33			34	SPACE					
						35			36						
						37			38						
						39			40						
						41			42						

CONNECTED LOAD: 22100W = 61 A

ALL 20 AMPS., 1 POLE CKTS, EXEPT. AS NOTED.
EXIST. BOX TYPE 1

FED FROM: 2P-100A-O.C.P.

TYPE: EXIST. PRL-1A
SERVICE: 3PH, 4W
VOLTAGE: 120 / 240 V., 3PH, 4W.

PANEL D (EXISTING)

400 AMP, 3 POLE, 600 VAC-250 VDC, BOX TYPE 1
MAIN CAT. #CM3400F, STYLE 1462081003

MAIN BUS: 400 AMP
NEUTRAL: 400 AMP
MB: 200 AMP
A.I.C.: 10000 A

TOTAL VA	CONDUIT SIZE	WIRE SIZE	TRIP AMP	POLES	LOAD DESCRIPTION AND REMARKS	CKT NO.	PHASE A	PHASE C	CKT NO.	LOAD DESCRIPTION AND REMARKS	POLES	TRIP AMP	WIRE SIZE	CONDUIT SIZE	TOTAL VA
9900	1"	4	70	3	EXIST. ROOFTOP A/C #1	1			2	EXIST. ROOFTOP A/C #4	3	70	4	1"	9900
						3			4						
						5			6						
9900	1"	4	70	3	EXIST. ROOFTOP A/C #2	7			8	EXIST. HOOD SUPPLY FANS	3	20	12	1/2"	2070
						9			10						
						11			12						
9900	1"	4	70	3	EXIST. ROOFTOP A/C #3	13			14	EXIST. BOOSTER	1	20	12	1/2"	1000
						15			16						
						17			18						
12000	1"	6	60	2	EXIST. OVEN/ROTISSERIE	19			20	EXIST. DISHMACHINE	2	30	10	1/2"	5000
				1		21			22	EXIST. DISHMACHINE	2	30	10	1/2"	5000
						23			24	EXIST. APPLIANCE	1	20	12	1/2"	1500
400	1/2"	12	20	1	ICE CREAM REFRIGERATOR	25			26	SPARE					
400	1/2"	12	20	1	ICE CREAM REFRIGERATOR	27			28	SPARE					
400	1/2"	12	20	1	ICE CREAM REFRIGERATOR	29			30	EXIST. GEN. RECEPT.	1	20	12	1/2"	1000
				1	SPACE	31			32	FIRE SUPPRESS. SYSTEM	1	20	12	1/2"	1100
						33			34	SPACE					
						35			36						
						37			38						
						39			40						
						41			42						

CONNECTED LOAD: 68870W = 191 A

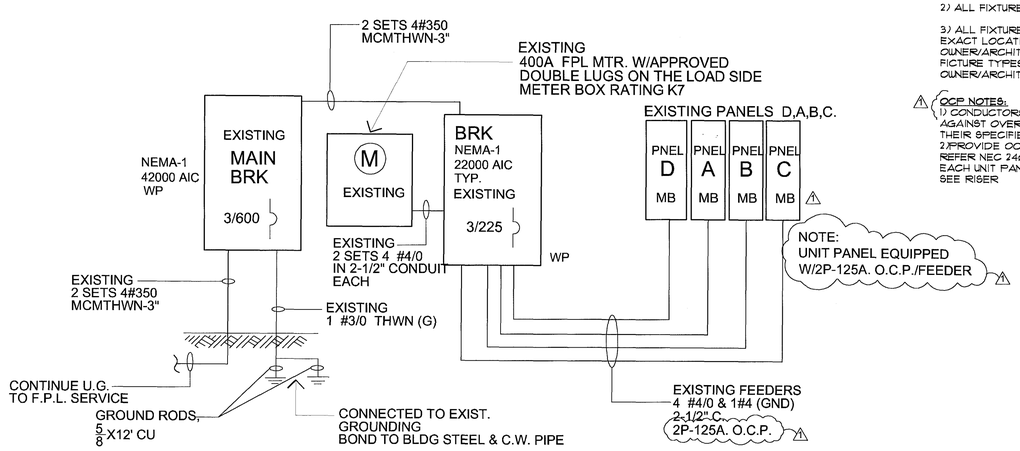
ALL 20 AMPS., 1 POLE CKTS, EXEPT. AS NOTED.
EXIST. BOX TYPE 1

FED FROM: 2P-200A-O.C.P.

NOTE: ALL RECEPTS, IN FOOD PREPARATION AREAS SHALL BE GFI PROTECTED.
PROVIDE NEW GFI RECEPS, AS NEEDED ACCORDING TO THE CODE.

SYMBOL LEGEND

- WALL SWITCH 20A, 125V
- SINGLE RECEPTACLE OUTLET
- DUPLEX RECEPTACLE OUTLET 20A, 120V
- CEILING LIGHTING FIXTURE
- DUPLEX RECEPTACLE. FLOOR, 120V, 20A
- HI-HAT LIGHTING FIXTURE
- SPECIAL RECEPTACLE OUTLET 240V-1-60
- WALL BRACKET
- LIGHTING PANEL
- JUNCTION BOX
- FUSE OR DISCONNECT SWITCH
- TELEPHONE OUTLET
- TV TELEVISION OUTLET
- EXHAUST FAN
- 120 V. 2' X 4' LIGHTING FIXTURE
- EXIT LIGHT, WALL MOUNTED W/ BATTERY BACK-UP UL DAMP LOCATION
- WALL MOUNTED FLOURESCENT STRIP
- EMERGENCY LIGHT FIXTURE W/ BATTERY PACK
- CEILING MOUNTED FLOURESCENT STRIP
- SD SMOKE DETECTOR
- F FIRE ALARM MANUAL PULL STATION. (+48" AFF UNLESS OTHERWISE NOTED.)
- FL FIRE ALARM FLASHING LIGHT.
- F FIRE ALARM AUDIO/VISUAL DEVICE.
- RECESSED LIGHT, 120V. (LOCATED UNDER SOFFIT)
- PENDANT LIGHT, 120V.



ELECTRICAL RISER DIAGRAM n.t.s. EXISTING

NOTE:

VERIFY ALL EXISTING CONDITION IN FIELD PRIOR TO ANY CONSTRUCTION.

NOTES:

1) ALL EXIT, EMERGENCY AND BATTERY PACKS IN FLUORESCENT FIXTURES TO BE WIRED AHEAD OF CONTROL SWITCH.

2) ALL FIXTURES TO HAVE UL. CERTIFICATION.

3) ALL FIXTURE COUNTS, SELECTIONS AND EXACT LOCATIONS BY OWNER/ARCHITECT/ENGINEER. VERIFY ALL FICTURE TYPES & QUANTITY WITH OWNER/ARCHITECT PRIOR TO PURCHASE.

OCP NOTES:

1) CONDUCTORS SHALL BE PROTECTED AGAINST OVER CURRENT IN ACORDANCE WITH THEIR SPECIFIED AMPACITTIES.
2) PROVIDE OCP TO EACH PANEL. REFER NEC 240.12.
EACH UNIT PANEL EQUIPPED W/O.C.P./FEEDER SEE RISER

ELECTRICAL EQUIPMENT LEGEND

NO.	DESCRIPTION	REMARKS
7	(2) TRUE 2 DOORS REACH-IN REFRIGERATOR.	
8	TRUE 2 DOORS REACH-IN FREEZER.	
9	3 SOUP KETTLE.	
10	DROP IN HOT FOOD WELLS W/DRAIN & MANIFOLD, 4 WELLS.	
11	DROP IN HOT FOOD WELLS W/DRAIN & MANIFOLD, 5 WELLS.	
12	4 COUNTERTOP REFRIGERATED SUSHI CASE (42"W)	
13	2 MANITOWOC S-SERIES 1400 LBS ICE CUBE MACHINE	
14	ICE CREAM DIPPING CABINET.	
15	SODA MACHINE	
16	COFFEE MACHINE	

NOTE: REFER TO SHEET E-1 AND FLOOR PLAN.

GENERAL ELECTRICAL NOTES:

1. All work shall be in accordance with the Florida Building Code, N.E.C. and other applicable codes and standards.
2. The contractor is responsible for evaluating field conditions by visiting the site prior to commencing/bidding work.
3. The contractor shall satisfactorily repair/replace equipment or part of structure damaged as a result of his work. Surfaces and finished areas shall be restored to match adjacent areas.
4. All material removed shall be disposed of as directed by owner.
5. All wiring indicating existing is based on original contract documents and is to be verified by contractor at job site.
6. All conductors shall be copper except as noted, all conductors shall be run in conduit.
7. All materials shall be U.L. approved.
8. New typewritten panel tally shall be furnished after job is completed reflecting all changes and additions.
9. All branch circuits shall be properly phase balanced.
10. Contractor shall seal all openings with a fire seal similar to 'OZ' flameseal.
11. Fuses shall be dual element, time delay type unless otherwise noted.
12. Risers are diagrammatic only. They do not show every bend required for installation.
13. This drawing is a guide for the installation of electrical service. The electrical contractor is responsible in providing a functional system.
14. All cables shall be run without splices except otherwise indicated.
15. All pull and junction boxes shall be accessible at all times.
16. Exact point and methods of connection shall be determined in field.
17. All work shall be done in a neat and workmanlike manner.
18. All underground conduit runs to have a minimum 24" cover.
19. All exterior electrical equipment shall be weather proof or shall be in a weather proof enclosure.
20. All trenching, backfilling, settings of post lights, and concrete bases for post lights shall be done by electrical contractor.
21. All outside lighting shall be installed in conduits and provide pull boxes as required.
22. Pole lighting shall be as shown and capable to withstand winds of up to 120 miles/hr. and designed to support three lighting fixtures maximum, see plans. Poles shall comply with N.E.C. section 410-15.
23. All underground "PVC" shall be provided with galvanized rigid elbows and adapters as required inside building.
24. Conduit running under paving shall be 24 inches bellow finished grade, minimum.
25. Coordinate all telephone work with local phone company engineer prior start of construction, notify contract engineer of any discrepancies encountered. Provide wiring to conform/ w E1A/TIA-570 Standard.
26. Coordinate all power utility work with local power company engineer and notify contract engineer of any discrepancies encountered.
27. Provide empty conduits as required for telephone system.
28. Provide all required connections for other trades.
29. Coordinate all outlet locations with building architectural features. Coordinate with architect, engineer and contractor.
30. Indoor conduits shall be EMT.
31. Outdoor undergraound conduits shall be sschedule 40 pvc under paved areas. It shall be encased in concrete. Minimum cover shall be 24 inches.
32. all receptacles in bathrooms shall be protected by GROUND FAULT CIRCUIT INTERRUPTER (GFI).
33. Aluminum cable isn acceptable if intslled with N.E.C. and local codes.
34. All utility outlets to be G.F.C.I. outlets.
35. All electrical items supplied under cooking line exhaust hood to shut down with shunt trip by others). tied in to hood system. Electrical engineer to confirm compliance to all codes.
36. All junction boxes, disconnects, etc. shall be installed so as not to interfere with the performance, function, or placement of the equipment.
37. Starters, relays, heaters and switches required for exhaust and supply fans are to be provide and installed by electrical contractor.
38. Electrical contractor shall interconnect dishmachine with dishmachine exhaust fan. interconnection shall link operation of exhaust fan to operation of dishmachine so that both units run simultaneously at all time.
39. Walk-in Cooler/Freezer compressors:
a) interconnect to blower coil in freezer.
b) interconnect betwenn timer and contractor.
c) interconnect betwenn timer and pressure control solenoid.
d) interconnect betwenn contractor and compressor fan.
e) interconnect betwenn terminal and contractor to blower coil in freezer box.
40. Walk-in Cooler/Freezer box:
a) Al lelectrical conduit to ne run on top (exterior) of walk-in box.
41. Walk-in Freezer box:
a) connect drain line heater to terminal strip.
b) connect pan heater to terminal strip.
c) connect door heater to terminal strip.
42. Unless provided by the manufacturer, all light bulbs for food service equipment to be provided by electrical contractor.
43. Unless otherwise noted, all dimension shown on this plan are from the finished floor, ceiling of walls to the centerline of the rough-ins.
44. Check all equipment for proper voltage, phase, and current before connection to circuits.
45. All fuses shall have a 200,000 amps rms symmetrical interrupting rating unless otherwise noted.
46. Fuses rated 0 to 600 apms shall be as follow: a) circuit breaker panel protection-U.L. class rk-1 d element (bussmann "low-peak" or equal)., b) motor circuit portection-U.L. rk-5, dual element "bussman "fusetron" or equal.

10/15/11

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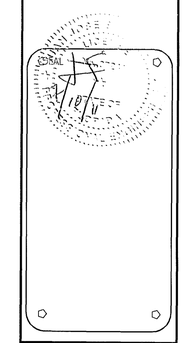
REVISIONS	BY
1 07-10-1011 REVISION	

PROJECT:
FUJI JAPANESE BUFFET INC.
1415 WASHINGTON AVE
MIAMI BEACH, FLORIDA 33139
ELECTRICAL PLAN



JUAN J. SANTANDREU, P.E.
FL LICENSE 67241

Date	05-12-11
Scale	AS SHOWN
Drawn	A.RAMOS DESIGNER

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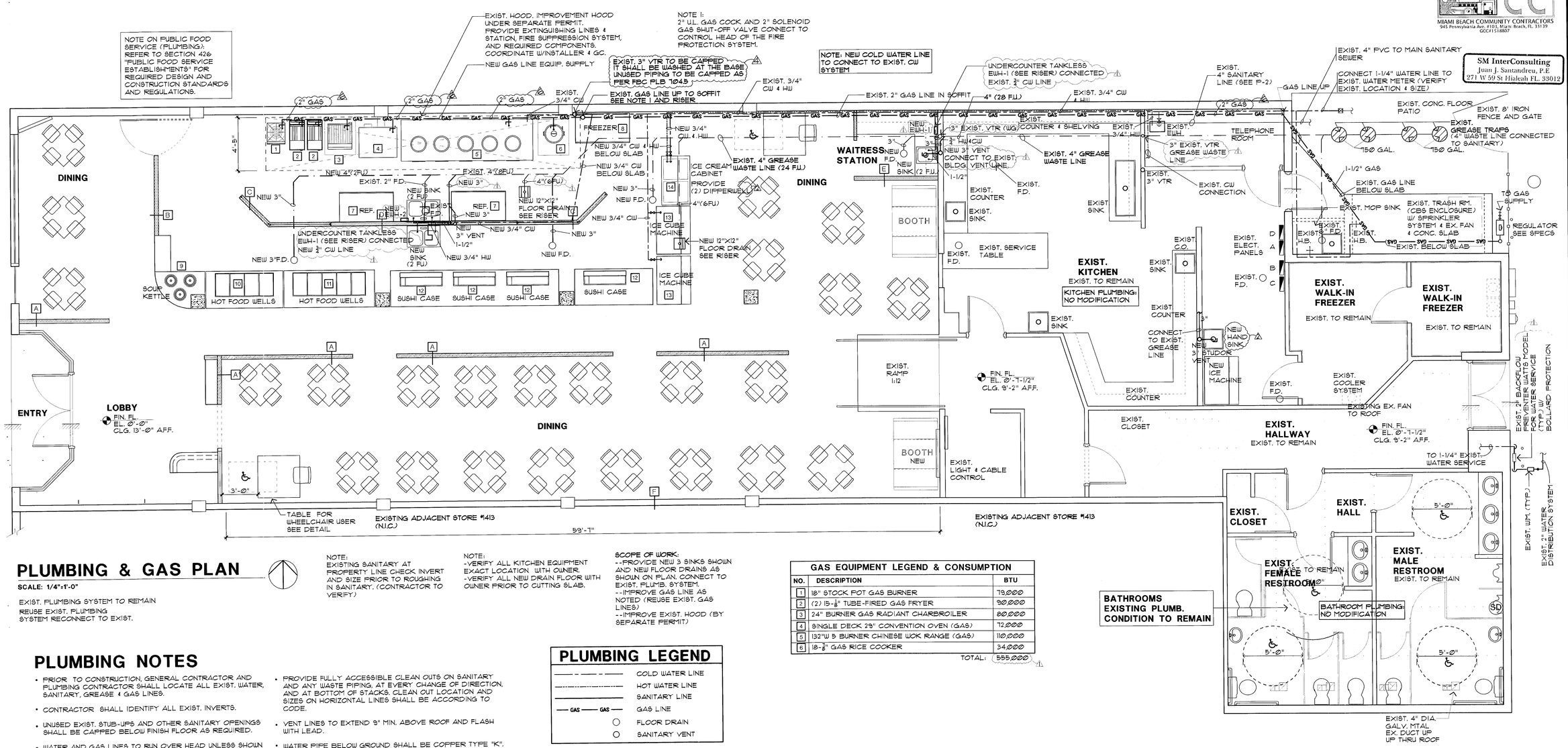
Sheet no.
E-2



BATHROOMS EXISTING PLUMB. CONDITION TO REMAIN

PLUMBING & GAS PLAN

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

EXIST. PLUMBING SYSTEM TO REMAIN
REUSE EXIST. PLUMBING SYSTEM RECONNECT TO EXIST.

NOTE:
EXISTING SANITARY AT PROPERTY LINE CHECK INVERT AND SIZE PRIOR TO ROUGHING IN SANITARY. (CONTRACTOR TO VERIFY)

NOTE:
-VERIFY ALL KITCHEN EQUIPMENT EXACT LOCATION WITH OWNER.
-VERIFY ALL NEW DRAIN FLOOR WITH OWNER PRIOR TO CUTTING SLAB.

SCOPE OF WORK:
--PROVIDE NEW 3 SINKS SHOWN AND NEW FLOOR DRAINS AS SHOWN ON PLAN. CONNECT TO EXIST. PLUMB. SYSTEM.
--IMPROVE GAS LINE AS NOTED (REUSE EXIST. GAS LINES)
--IMPROVE EXIST. HOOD (BY SEPARATE PERMIT)

GAS EQUIPMENT LEGEND & CONSUMPTION

NO.	DESCRIPTION	BTU
1	18" STOCK POT GAS BURNER	79,000
2	(2) 15-$\frac{1}{2}$" TUBE-FIRED GAS FRYER	90,000
3	24" BURNER GAS RADIANT CHARBROILER	80,000
4	SINGLE DECK 29" CONVENTION OVEN (GAS)	72,000
5	132"W 5 BURNER CHINESE WOK RANGE (GAS)	110,000
6	18-$\frac{1}{2}$" GAS RICE COOKER	34,000
	TOTAL:	555,000

PLUMBING NOTES

- PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR AND PLUMBING CONTRACTOR SHALL LOCATE ALL EXIST. WATER, SANITARY, GREASE & GAS LINES.
- CONTRACTOR SHALL IDENTIFY ALL EXIST. INVERTS.
- UNUSED EXIST. STUB-UPS AND OTHER SANITARY OPENINGS SHALL BE CAPPED BELOW FINISH FLOOR AS REQUIRED.
- WATER AND GAS LINES TO RUN OVER HEAD UNLESS SHOWN OTHERWISE.
- ALL HOSE BIBS TO HAVE SHUT OFF VALVES AND VACUUM BREAKERS.
- PROVIDE SHOCK ARRESTORS ON ALL DISHWASHER, ICE MACHINE, WASHER MACHINES WATER LINES.
- ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE CHAPTER 29, LOCAL ORDINANCES AND IN COMPLIANCE WITH THE FLORIDA BUILDING CODE CHAPTER 13 "ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION" AND HRS REGULATIONS. IN THE EVENT OF CONFLICT BETWEEN ANY CODES OR REGULATIONS, THE MORE STRINGENT REQUIREMENTS WILL GOVERN.
- CONTRACTOR TO VERIFY AT SITE THE LOCATION, ELEVATION AND SIZE OF ALL EXISTING LINES FOR CONNECTION BEFORE INSTALLATION OF ANY PIPING.
- UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND BEFORE COVERING.
- ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER WITH AIR CHAMBERS OR SHOCK ABSORBERS AS INDICATED ON PLANS.
- ALL FLOOR DRAINS TO HAVE TRAP PRIMERS 1/2" LINE FROM THE NEAREST PLUMBING FIXTURE.
- PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH APPROVED MATERIALS, SHALL HAVE SMOOTH IMPERVIOUS SURFACES AND SHALL BE FREE FROM DEFECTS AND CONCEALED FOULING SURFACES. ALL FIXTURE TRIM TO BE CHROME PLATED. FIXTURES SHALL BE PROVIDED WITH SUPPORTS, HANGERS, ETC.
- WASTE LINES TO BE PVC SCHEDULE 40 AND SLOPE 1/8" PER FT. UNLESS OTHERWISE NOTED.
- PROVIDE FULLY ACCESSIBLE CLEAN OUTS ON SANITARY AND ANY WASTE PIPING, AT EVERY CHANGE OF DIRECTION, AND AT BOTTOM OF STACKS. CLEAN OUT LOCATION AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODE.
- VENT LINES TO EXTEND 9" MIN. ABOVE ROOF AND FLASH WITH LEAD.
- WATER PIPE BELOW GROUND SHALL BE COPPER TYPE "K". ABOVE GROUND TO BE COPPER TYPE "L".

PIPING:

- SUPPORT ALL PIPE FROM SOUND PORTIONS OF STRUCTURE AND AT PROPER INTERVALS ACCORDING WITH CODE.
- PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH FOUNDATION, SLABS, OR MASONRY WALLS. CAULK OPENINGS BETWEEN PIPE AND SLEEVES.
- WHERE EXPOSED PIPES PASS THROUGH FLOORS, WALLS, OR CEILINGS, PROVIDE ESCUTCHEONS FIRMLY SECURED TO THE PIPES AND OF SUFFICIENT OUTSIDE DIAMETER TO COVER THE SLEEVED OPENINGS FOR THE PIPES. PROVIDE CHROMIUM PLATED ESCUTCHEONS IN BATHROOMS, KITCHEN & UTILITY ROOM.

INSPECTIONS AND TESTS:

- CONTRACTOR SHALL BE RESPONSIBLE TO ASK FOR INSPECTIONS TO THE AUTHORITIES HAVING JURISDICTION AS THE WORK PROGRESSES. ALL SYSTEMS SHALL BE TESTED BY CODE AND / OR LOCAL REGULATIONS.
- DRAINAGE PIPING: BEFORE INSTALLATION OF ANY DRAINS THE ENDS OF SYSTEMS SHALL BE CAPPED AND ALL LINES FILLED WITH WATER TO HIGHEST POINT AND ALLOWED TO STAND UNTIL INSPECTION IS MADE BY AN OWNER REPRESENTATIVE.
- STERILIZE ALL WATER LINES WITH A MIXTURE OF TWO (2) POUNDS OF CHLORINATED LIME TO EACH 1,000 GALLONS OF WATER (50 PPM OF AVAILABLE CHLORINE). RETAIN MIXTURE IN PIPES 24 HOURS AND FLUSH THROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
- COMPLETE SYSTEM, FIXTURES, AND EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.

PLUMBING LEGEND

—— - —— - ——	COLD WATER LINE
—·—·—·—·—·—	HOT WATER LINE
————	SANITARY LINE
— GAS — GAS —	GAS LINE
○	FLOOR DRAIN
○	SANITARY VENT

PLUMBING FIXTURE SCHEDULE

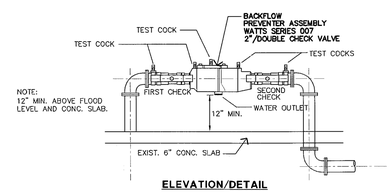
	MARK	TRAP SIZE	FIXTURE UNITS	HOT WATER	COLD WATER	
	WC	3"	4	——	1/2"	
	LAV	1 1/4"	1	1/2"	1/2"	
	SH	2"	2	1/2"	1/2"	
NEW	SK	1 1/2"	2	1/2"	1/2"	
	WM	2"	2	1/2"	1/2"	
	DW	1 1/2"	2	1/2"	——	
	HB	——	——	——	1/2" WITH VALVE AND VACUUM BREAKER	
	TUB	2"	2	1/2"	1/2"	
	BD	1-1/4"	1	1/2"	1/2"	
NEW	FD	4"	6	N/A	N/A	(*)
NEW	FD	2"	2	N/A	N/A	(*)

NOTE:
ALL DRAIN PIPING UNDER SLAB SHALL BE 2" MIN
2" & LESS DIA DRAIN @ 1/4" DROP
3" & 4" DIA DRAIN @ 1/8" DROP

NOTE:
COVER CONDENSATE DRAIN PIPING WITH FIRE WRAP

EXIST. TYP. 1/2" HOSE BIBB W / VALVE & VAC. BREAKER (TYP.)

(*) Tables 709.1 & 709.2 FBC Plumbing 2007 Section 709



ELEVATION/DETAIL

EXISTING BACKFLOW PREVENTER FOR WATER SERVICE LINE
N.T.S.

EXISTING BACKFLOW PREVENTER FOR WATER SERVICE LINE SPECIFICATION NOTE:

WATTS MODEL SERIES 007M1
DOUBLE CHECK VALVE ASSEMBLIES
SIZE: 2"
COMPACT DESIGN/BRONZE CONSTRUCTION
FUSED EPOXY COATED CAST IRON BODY (2-$\frac{1}{2}$")
TEMPERATURE RANGE: 33-180 F.
MAX. WORKING PRESSURE: 175 PSI (12.1 BARS)
600 WOG
STANDARDS: ASSE STD. 1015, AWWA STD. C510, IAPMO PS31, CSA B64.5
MANUFACTURER: WATTS REGULATORS COMPANY

MIAMI BEACH COMMUNITY CONTRACTORS
945 Pennsylvania Ave. #103, Miami Beach, FL 33139
CGC#1518807

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REVISIONS	BY
1 07-11-1011 CITY COMMENTS	
2 07-22-2011 DBPR REQD.	
3 09-18-2011 CITY COMMENTS	
4 09-29-2011 ~~CITY COMMENTS~~	
5 10-5-2011 CITY COMMENTS	
6 10-14-2011 CITY COMMENTS	

PROJECT:
FUJI JAPANESE BUFFET INC.
1415 WASHINGTON AVE
MIAMI BEACH, FLORIDA 33139

PLUMBING & GAS PLAN

JUAN J. SANTANDREU, P.E.
FL. LICENSE 67241

Date	05-12-11
Scale	AS SHOWN
Drawn	A.RAMOS, designer

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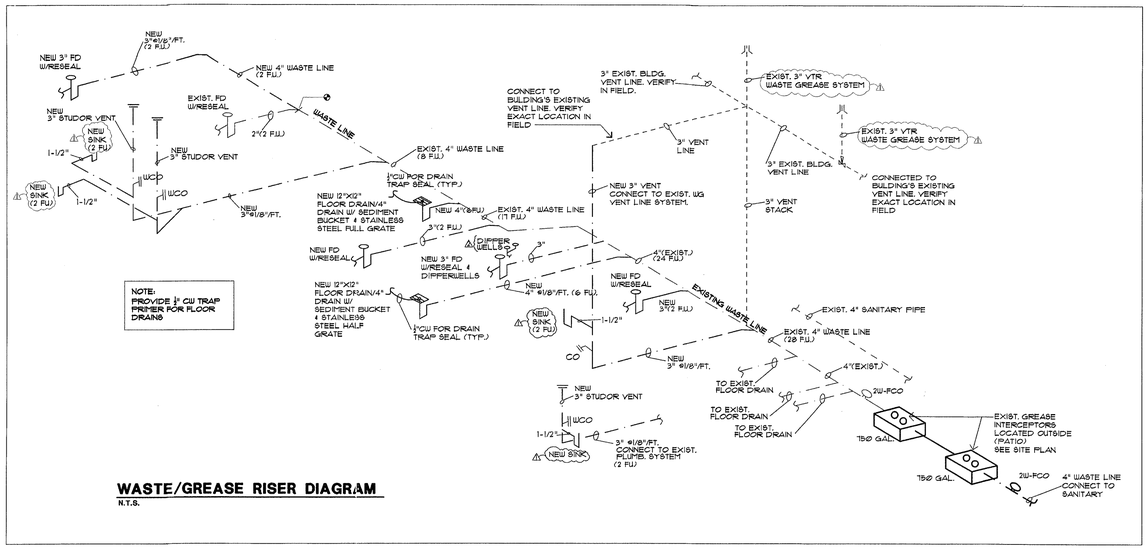
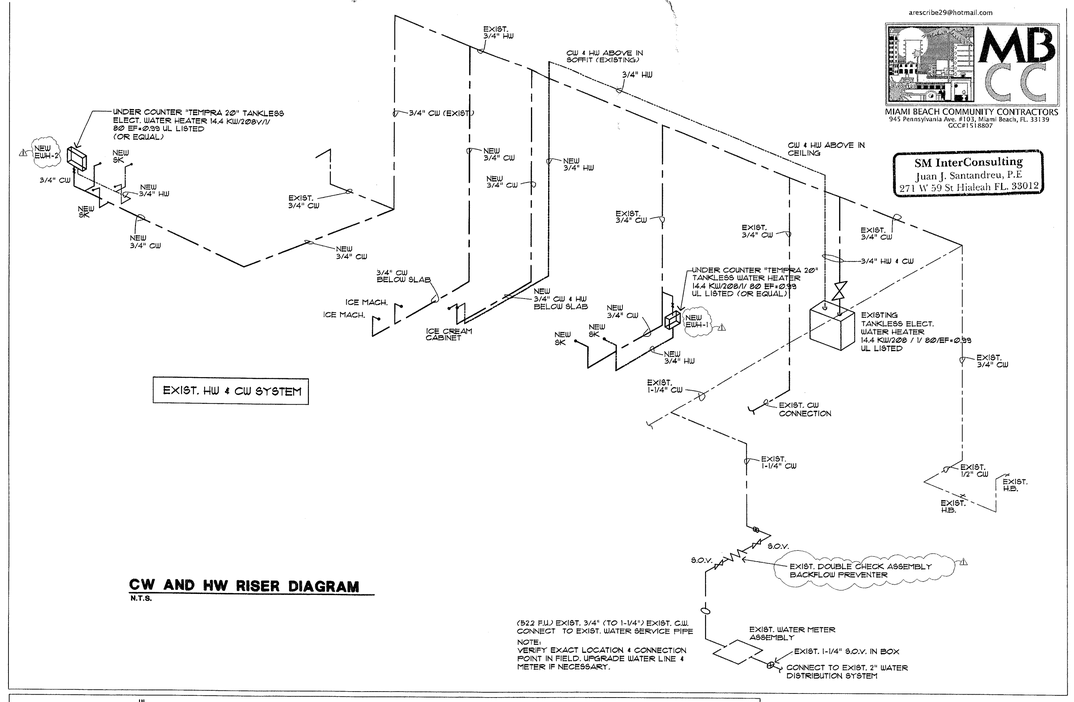
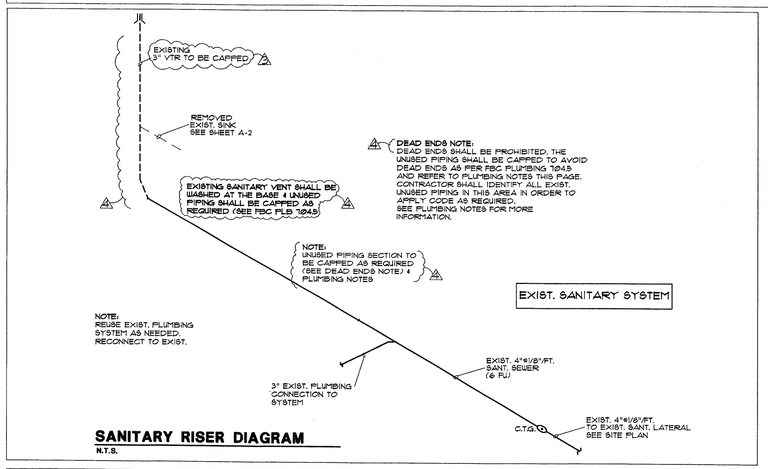
Sheet no.
P-1



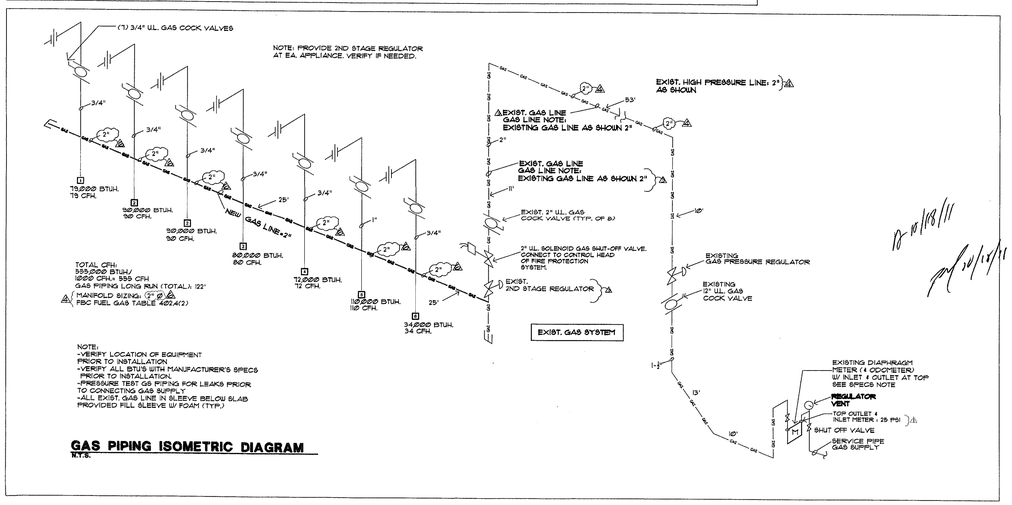
WASTE/GREASE RISER DIAGRAM
N.T.S.



CW AND HW RISER DIAGRAM
N.T.S.



SANITARY RISER DIAGRAM
N.T.S.



GAS PIPING ISOMETRIC DIAGRAM
N.T.S.

PLUMBING NOTES

- PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR AND PLUMBING CONTRACTOR SHALL LOCATE ALL EXIST. WATER, SANITARY, GREASE & GAS LINES.
- CONTRACTOR SHALL IDENTIFY ALL EXIST. INVERTS.
- UNUSED EXIST. STUB-UPS AND OTHER SANITARY OPENINGS SHALL BE CAPPED BELOW FINISH FLOOR AS REQUIRED.
- WATER AND GAS LINES TO RUN OVER HEAD UNLESS SHOWN OTHERWISE.
- ALL HOSE BIBS TO HAVE SHUT OFF VALVES AND VACUUM BREAKERS.
- PROVIDE SHOCK ARRESTORS ON ALL DISHWASHER, ICE MACHINE, WASHER MACHINES WATER LINES.
- ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE 2007, LOCAL ORDINANCES AND IN COMPLIANCE WITH THE FLORIDA BUILDING CODE CHAPTER 13 "ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION" AND HRS REGULATIONS. IN THE EVENT OF CONFLICT BETWEEN ANY CODES OR REGULATIONS, THE MORE STRINGENT REQUIREMENTS WILL GOVERN.
- CONTRACTOR TO VERIFY AT SITE THE LOCATION, ELEVATION AND SIZE OF ALL EXISTING LINES FOR CONNECTION BEFORE INSTALLATION OF ANY PIPING.
- UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND BEFORE COVERING.
- ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER WITH AIR CHAMBERS OR SHOCK ABSORBERS AS INDICATED ON PLANS.
- ALL FLOOR DRAINS TO HAVE TRAP PRIMERS 1/2" LINE FROM THE NEAREST PLUMBING FIXTURE.
- PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH APPROVED MATERIALS, SHALL HAVE SMOOTH IMPERVIOUS SURFACES AND SHALL BE FREE FROM DEFECTS AND CONCEALED POULING SURFACES. ALL FIXTURE TRIM TO BE CHROME PLATED. FIXTURES SHALL BE PROVIDED WITH SUPPORTS, HANGERS, ETC.
- WASTE LINES TO BE PVC SCHEDULE 40 AND SLOPE 1/8" PER FT. UNLESS OTHERWISE NOTED.
- PROVIDE FULLY ACCESSIBLE CLEAN OUTS ON SANITARY AND ANY WASTE PIPING, AT EVERY CHANGE OF DIRECTION, AND AT BOTTOM OF STACKS. CLEAN OUT LOCATION AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODE.
- VENT LINES TO EXTEND 9" MIN. ABOVE ROOF AND FLASH WITH LEAD.
- WATER PIPE BELOW GROUND SHALL BE COPPER TYPE "K". ABOVE GROUND TO BE COPPER TYPE "L".

PIPING:

- SUPPORT ALL PIPE FROM SOUND PORTIONS OF STRUCTURE AND AT PROPER INTERVALS ACCORDING WITH CODE.
- PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH FOUNDATION, SLABS, OR MASONRY WALLS. CAULK OPENINGS BETWEEN PIPE AND SLEEVES.
- WHERE EXPOSED PIPES PASS THROUGH FLOORS, WALLS, OR CEILINGS, PROVIDE ESCUTCHEONS FIRMLY SECURED TO THE PIPES AND OF SUFFICIENT OUTSIDE DIAMETER TO COVER THE SLEEVED OPENINGS FOR THE PIPES. PROVIDE CHROMIUM PLATED ESCUTCHEONS IN BATHROOMS, KITCHEN & UTILITY ROOM.

INSPECTIONS AND TESTS:

- CONTRACTOR SHALL BE RESPONSIBLE TO ASK FOR INSPECTIONS TO THE AUTHORITIES HAVING JURISDICTION AS THE WORK PROGRESSES. ALL SYSTEMS SHALL BE TESTED BY CODE AND / OR LOCAL REGULATIONS.
- DRAINAGE PIPING: BEFORE INSTALLATION OF ANY DRAINS THE ENDS OF SYSTEMS SHALL BE CAPPED AND ALL LINES FILLED WITH WATER TO HIGHEST POINT AND ALLOWED TO STAND UNTIL INSPECTION IS MADE BY AN OWNER REPRESENTATIVE.
- STERILIZE ALL WATER LINES WITH A MIXTURE OF TWO (2) POUNDS OF CHLORINATED LIME TO EACH 1,000 GALLONS OF WATER (50 PPM OF AVAILABLE CHLORINE). RETAIN MIXTURE IN PIPES 24 HOURS AND FLUSH THROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
- COMPLETE SYSTEM, FIXTURES, AND EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.

GAS EQUIPMENT LEGEND & CONSUMPTION

NO.	DESCRIPTION	BTU
1	18" STOCK POT GAS BURNER	75,000
2	(2) 15-5/8" TUBE-FIRED GAS FRYER	30,000
3	24" BURNER GAS RADIANT CHARBROILER	80,000
4	SINGLE DECK 29" CONVENTION OVEN (GAS)	72,000
5	132"W 5 BURNER CHINESE WOK RANGE (GAS)	110,000
6	18-5/8" GAS RICE COOKER	34,000
	TOTAL:	555,000

△1 CONNECTION NOTE:
EQUIPMENT GAS SUPPLY/GAS INLET AS PER MANUFACTURER SPECS.

NOTES:

HOOD TO BE CERTIFIED SHOP DRAWING SUBMITTED BY CONTRACTOR TO BUILDING & FIRE DEPT. FOR APPROVAL.

GAS PIPING LONGEST RUN 122' (LF)-555,000 BTUH (555CFH).

1) FBCG CHAPTER 4, SECTION 402, TABLE 402.4(3), SCHDL. 40 METHALLIC PIPE.
2) INLET PRESSURE 2.0 psi
3) PRESSURE DROP 1.0 PSI
4) SPECIFIC GRAVITY 0.60
5) STEEL PIPE "GALVANIZED"
6) NATURAL GAS △1

NOTES:

1. VERIFY ALL BTU'S WITH MANUFACTURER'S SPECS PRIOR TO INSTALLATION.

2. VERIFY LOCATION OF EQUIPMENT PRIOR TO INSTALLATION

PLUMBING FIXTURE SCHEDULE

	MARK	TRAP SIZE	FIXTURE UNITS	HOT WATER	COLD WATER	REMARKS	
	WC	3"	4	———	1/2"	H.C. 18" H & 18" FROM WALL	
	LAV	1 1/2"	1	1/2"	1/2"	H.C. 34" AT RIM & 29" AT BOTT.	
	SH	2"	2	1/2"	1/2"		
NEW	SK	1 1/2"	2	3/4"	3/4"	SLOPE 1-1/2" @1/4" /FT.	
	WM	2"	2	1/2"	1/2"		
	DW	1 1/2"	2	1/2"	———		
	HB	———	———	———	1/2" WITH VALVE AND VACUUM BREAKER		
	TUB	2"	2	1/2"	1/2"		
	BD	1-1/4"	1	1/2"	1/2"		
NEW	FD	4"	6	N/A	N/A	STAINLESS STEEL GRATE SLOPE 4" @1/8" /FT.	(*)
NEW	FD	2"	2	N/A	N/A		(*)

NOTE:
ALL DRAIN PIPING UNDER SLAB SHALL BE 2" MIN
2" & LESS DIA DRAIN @ 1/4" DROP
3" & 4" DIA DRAIN @ 1/8" DROP

NOTE:
COVER CONDENSATE DRAIN PIPING WITH FIRE WRAP

EXIST. TYP. 1/2" HOSE BIBB W / VALVE & VAC. BREAKER (TYP.)

△1 (*) Tables 703.1 & 703.2 FBC Plumbing 2007 Section 703

PLUMBING LEGEND

— — — —	COLD WATER LINE
—·—·—·—	NOT WATER LINE
———	SANITARY LINE
— GAS — GAS —	GAS LINE
○	FLOOR DRAIN
○	SANITARY VENT

arescribe29@hotmail.com
MB CC
MIAMI BEACH COMMUNITY CONTRACTORS
945 Pennsylvania Ave. #103, Miami Beach, FL 33139
CGC#1513807

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Juan J. Santandreu, P.E.
271 W 59 St Hialeah FL. 33012

271 W 59 Street
Hialeah, FL. 33012
Ph: 305.972 2371
Fax: 305.821 0415
SM.InterConsulting@gmail.com

REVISIONS	BY
1 07-1-1011 CITY COMMENTS	
2 07-22-2011 DBPR REQD.	
3 09-18-2011 CITY COMMENTS	
4 09-29-2011 CITY COMMENTS	
5 10-5-2011 CITY COMMENTS	
6 10-14-2011 CITY COMMENTS	

PROJECT:
FUJI JAPANESE BUFFET INC.
1415 WASHINGTON AVE
MIAMI BEACH, FLORIDA 33139
PLUMBING PLAN

SEAL
10/18/11

JUAN J. SANTANDREU, P.E.
FL LICENSE 67241

Date	05-12-11
Scale	AS SHOWN
Drawn	A.RAMOS DESIGNER

All drawings and written material appearing herein constitute the original and un-published work of SM InterConsulting, LLC. and may not be duplicated, used or disclosed without the express written consent of SM InterConsulting, LLC.

Sheet no.
P-2

OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY

THE FOLLOWING:

BUILDING:	MT 10/18/11
ZONING:	10 18 11
DRB/HPB:	
CONCURRENCY:	10 18 11
PLUMBING:	10/18/11
ELECTRICAL:	10.18.11
MECHANICAL:	10/18/11
FIRE PREVENTION:	10/18/11
ENGINEERING:	10 18 11
PUBLIC WORKS: EUC	10 18 2011
STRUCTURAL:	MT 10-18-11
ELEVATOR:	

PERMIT #
B9904451
BMS0100235

ADDRESS
1413 WASH AV.

000234

Job: Tropical Restaurant
1415 Washington Ave
Miami Beach, FL

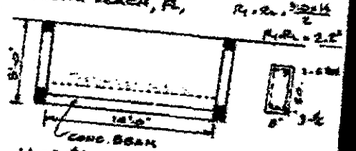
Page 1 of 4

Arch: William Plasencia
Registered Arch.
P.O. Box 402692
Miami Beach, FL 33139
305-235-9211

$R_1 = R_2 = \frac{3 \times 14}{2} = 21^k$

$R_1/R_2 = 2.2^k$

Garbage Area



Concrete Beam:

	LL	DL
Roof	30 x 2.5	17 x 2.5
Beam	30#	160#
	105#/ft	205#/ft

LL = 30#/sqft Floor Load = 2.5 x 57 = 142#

$M_L = \frac{105 \times 14.7^2}{8} = 2.9$ k-f

$M_D = \frac{205 \times 14.7^2}{8} = 5.6$ k-f

$U = 1.4D + 1.7L$

$M_U = 1.4 \times 5.6 + 1.7 \times 2.9 = 7.9 + 5 = 12.9$ k-f.

$M_n = \frac{M_u}{0.9} = \frac{12.9}{0.9} = 14.3$ k-f $\times 12 = 171.6$ k-in.

$f'_c = 3000$ psi $f_y = 60000$ psi $\beta_1 = 0.0214$

$\omega = \frac{\rho f_y}{f'_c} = \frac{0.0214 \times 60000}{3000} = 0.428$ $0.75\rho_b = 0.0161$. $\omega(1 - 0.59\omega) = 0.321$

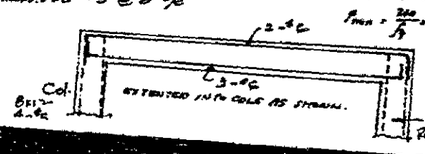
$d^2 = \frac{M_n}{0.2652 \times f'_c b} = \frac{171.6}{0.2652 \times 3 \times 10} = \frac{171.6}{7.956} \sqrt{21} = 5'$

Beam = 14x8.0 d = 17"

Necessary Bmk: $A_s = 0.0214 \times 10 \times 5' = 1.07$ = 4-#5 Bot = 1.24 (use this); 3-#6 Bot = 1.32; 2-#6 Top = 0.88.

$\rho_{max} = \frac{240}{f_y} = 0.0033$ Supply $\frac{1.32}{10 \times 17} = 0.0078$

Stirrups use #3 @ 8" o/c



Joist.

Page 2 of 4

SFBC Table 29-A.

37# DL + LL

2"x8" Joists @ 12" o.c. Max Span = 15'-4"

Actual Span = 14'-0" OK.

Hanger

$\frac{PL^2}{2} = \frac{37(14.0 \times 1.10)}{2} = 259^\#$

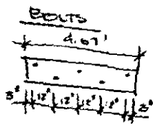
Simpson: UHPGA 28 NOA # 98-1016.01 Exp 1/10/02

Allow Grav = 1300#

" UL = 540#

Nailing = 12-8d to Header
4-8d to Joist.

Bolts



$\frac{PL^2}{2} = \frac{37(4.67 \times 14.0)}{2} = 1209.53^\#$

$\frac{1210\#}{5 \text{ Bolts}} = 242^\#/\text{bolt}$

Use Multi Use Knik Bolt 1/2" x 6"

Allow Tension = 2250#

" Shear = 2220#

Actual = 242# OK.

Joists

Page 2 of 2

SFBC Table 29-A.

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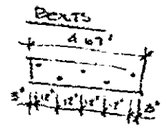

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Allow Tension = 2250#

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Actual = 242# OK.

William Plasencia
Reg Arch
PO Box 402692
Miami Beach, FL 33139
305-235-9211

Re: Tropical Restaurant
1415 Washington Ave
Miami Beach, FL

PN#: B99004S1

- Response to comments by Eugene Benhamy & Pe
- Dated 5/1/00

#1 - Please refer to Sht #A-4 Dated 8/01/99. Roof Framing Plan indicates all beams are 8"x20" (as denoted by shading of all beam areas) although a 8"x12" tie beam as allowed by the S.F.B.C. would suffice, I didn't feel a change (reduction in beam size) was necessary due to the limited scope of additions. The 8"x20" beam is acceptable for an unsupported span of 14' (see attached calculations) therefore it is sufficient to carry the loads, since it is resting on a continuous 8" cbs block wall & concrete footing.

#2 Please refer to attached calculation.

#3 Please refer to attached calculation.

#4 Front conc beam does not support rolling door's height. All loads on beam are listed on previously submitted calculations. Please refer to attached sketch on Sht #4.

#6 See attached revised calcs. All [illegible]

Job: Tropical Restaurant
1415 Washington Ave
Miami Beach, FL

Page 1 of 4

Arch: William Plasencia
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$R_1/R_2 = 2.2^k$

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$d^2 = \frac{M_n}{0.2652 \times f'_c b} = \frac{171.6}{0.2652 \times 3 \times 10} = \frac{171.6}{7.956} \sqrt{21} = 5'$

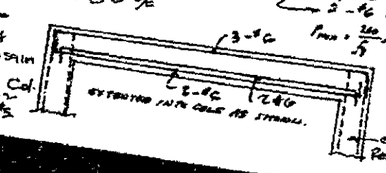
Beam = 14x8.0 d = 17"

Necessary Bmk: $A_s = 0.0214 \times 8' \times 17' = 2.91$ = 4-#5 Bot = 1.24 (use this); 4-#6 Bot = 1.76; 2-#6 Top = 0.88.

$\rho_{max} = \frac{240}{f_y} = 0.0033$ Supply $\frac{1.32}{10 \times 17} = 0.0078$

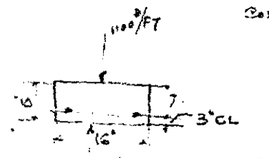
Stirrups use #3 @ 8" o/c

Tot As =
7 x 0.44
= 3.08 sq in
3.08 > 2.91 Col. OK



Wall Foundation as per SFBC.

Page 4 of 4



Considered

Roof 37# x 7.67' = 290#/ft

TS 8" x 20" x 150# = 175#/ft

Wall 5 x 60#/ft = 480#/ft

Fdn. 10" x 16" x 80#/ft = 160#/ft

1100#/ft

Given $M_1 = \frac{1.1}{1.33} = 0.827^k/\text{sq ft}$

16 | 1.33 x 2000#/sq = 2660 > 1100#/sq ft.
1.33'

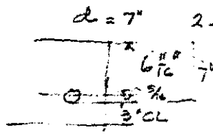
$f'_c = 3000$ psi

$f_y = 60000$ psi

$\rho = 3\beta/f_b$

For $\rho = 3\beta/f_b$ & $M_u = 0.827^k/\text{sq ft}$

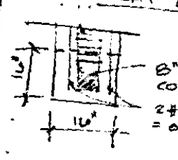
$d = 7"$ 2-#5 = 0.60 = As.



Minimum Steel 0.0018 x 12 x 7 = 0.15 sq in < .60

Front Column Foundation

Page 4 of 4



Considered:

Col = 9.5' x 100#/ft = 950#

Beam = 8" x 20" x 7' = 1175#

2125#

Soil Bearing Press = 2000 psf

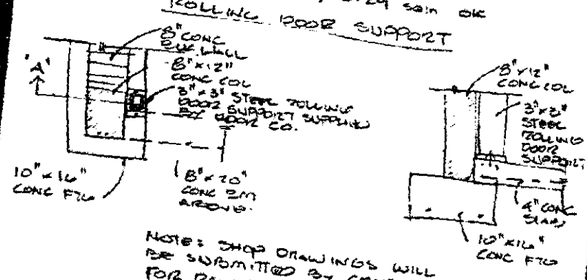
1.33' x 1.33' x 2000#/ft = 3538#

3538# > 2125# OK

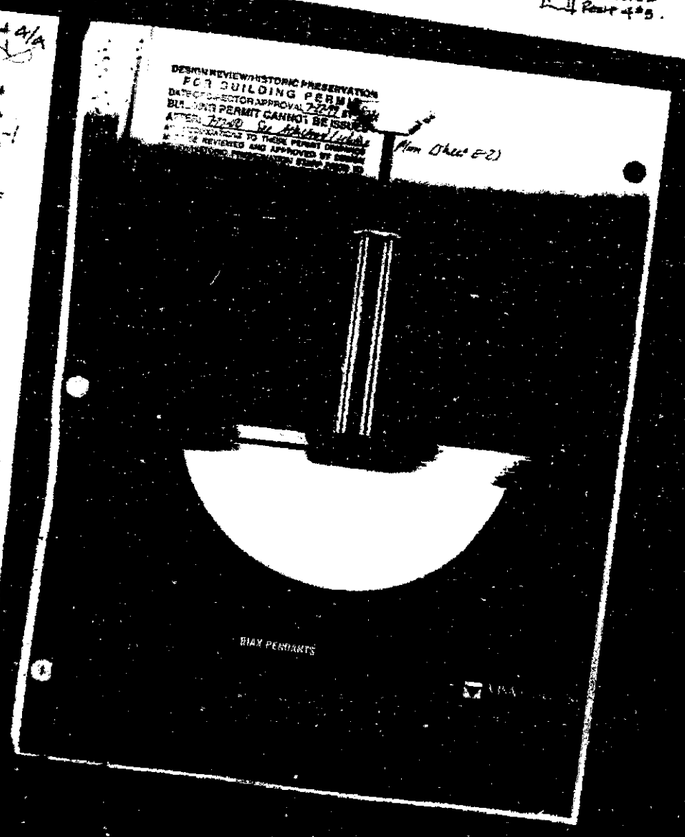
Min As = 0.0018 x 10" x 16' = 0.29 sq in

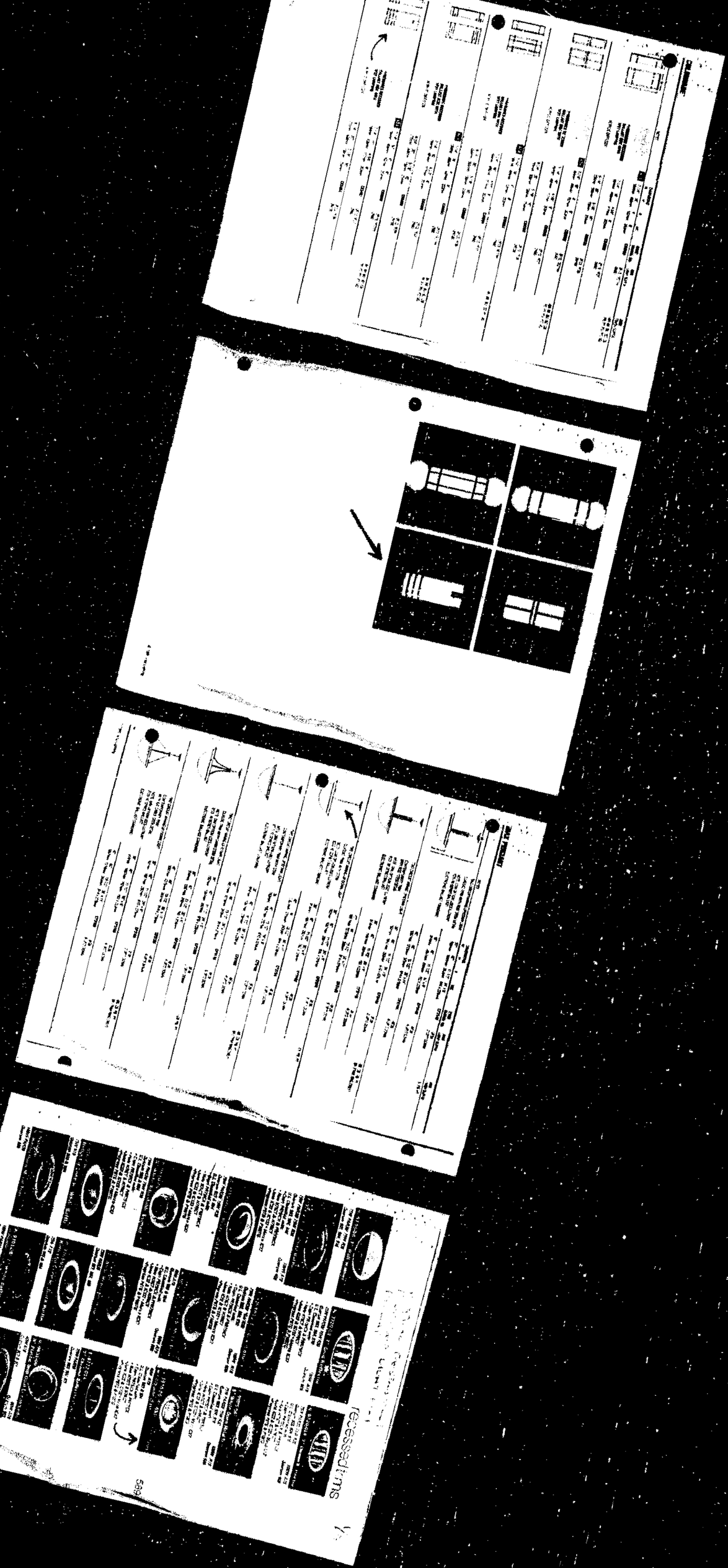
As = 0.80 sq in > 0.29 sq in OK

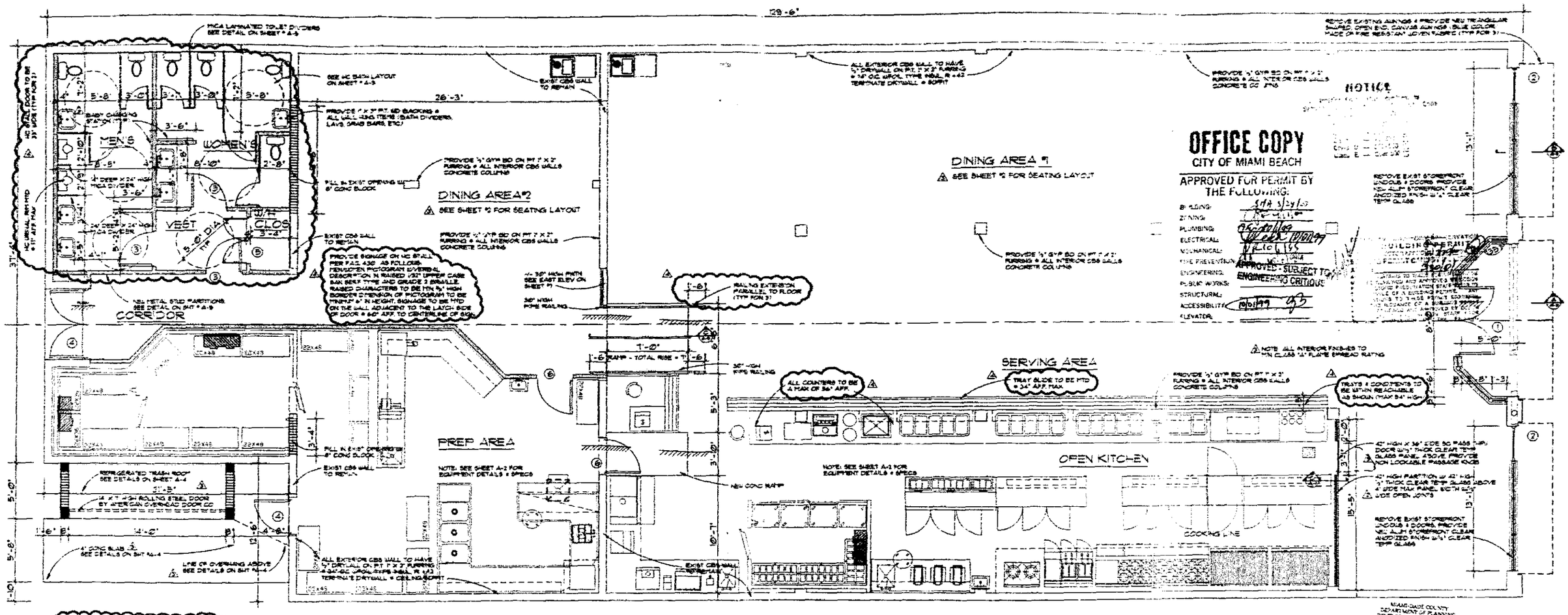
Rolling Door Support



Note: Shop drawings will be submitted by contractor for review & approval.







OCCUPANT LOAD CALCULATION			
ROOM	LOAD FACTOR	AREA	TOTAL ALLOWED
DINING	1 PER 15 SF	3310 SF	221
KITCHEN	1 PER 100 SF	1900 SF	20
TOTAL LOAD OCCUP (NFPA 101 - 8-1.7.1)			241
TOTAL OF SEATS PROVIDED - 200			

GENERAL NOTES

1 - ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE SOUTH FLORIDA BUILDING CODE AND ALL DADE COUNTY ORDINANCES. IN ADDITION, THE FOLLOWING CODES AND/OR AUTHORITIES AND SPECIFICATIONS SHALL BE COMPLIED WITH: NFPA 101, NEC, ANSI, AND ADA AS WELL AS THE LANDLORD'S CRITERIA.

2 - THE GENERAL CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, APPROVALS, AND INSPECTIONS AND ASSURE THAT ALL SUBCONTRACTORS SECURE THEIR RESPECTIVE PERMITS, APPROVALS AND INSPECTIONS, INCLUDING SHOP DRAWINGS, AS NECESSARY.

3 - THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AS WELL AS ALL DIMENSIONS AND FEATURES DEPICTED ON THESE PLANS PRIOR TO COMMENCING EACH STAGE OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE WORK IN QUESTION SHALL CEASE AND THE ARCHITECT NOTIFIED PRIOR TO CONTINUING WORK.

4 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS AND TRADES, AS WELL AS COORDINATION WITH ALL UTILITY COMPANIES AND THE LANDLORD'S REP.

5 - THESE PLANS CONSTITUTE A COMPLETE SET OF DRAWINGS, AND ALL SHEETS COMPLEMENT EACH OTHER. ALL CONTRACTORS SHALL REFER TO THE COMPLETE SET OF DRAWINGS BEFORE AND DURING THE EXECUTION OF THE WORK. DO NOT SCALE THESE DRAWINGS, USE WRITTEN DIMENSIONS ONLY.

6 - THE GENERAL CONTRACTOR SHALL PROTECT THE EXISTING PORTIONS OF THE BUILDING NOT SLATED FOR EXPRESS STRIP, AS WELL AS ADJACENT TENANT SPACES, AND SHALL BE LIABLE FOR ANY DAMAGE OCCURRING DURING THE CONSTRUCTION PROCESS.

7 - THE ARCHITECT DOES NOT HAVE CONTROL OR CHARGE OF, AND IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND/OR PROCEDURES, OR FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, FOR THE ACTS OF OMISSION AND/OR COMMISSION OF THE GENERAL CONTRACTOR, THE SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR THEIR FAILURE TO CARRY OUT THE WORK.

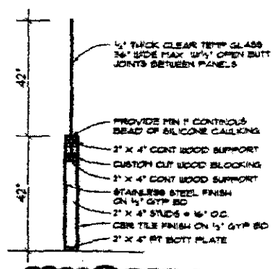
8 - THE SOUTH FLORIDA BUILDING CODE REQUIRES THE ARCHITECT'S CERTIFICATION THAT THE WORK HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLANS AND THE SOUTH FLORIDA BUILDING CODE. THE ARCHITECT WILL NOT ISSUE A CERTIFICATION WITHOUT AN AGREEMENT FOR PERIODIC INSPECTIONS DURING CONSTRUCTION IS NOT AGREED UPON PRIOR TO THE WORK COMMENCING. IN ADDITION, THE REQUIRED CERTIFICATION WILL NOT BE ISSUED IF ANY WORK IS CONCEALED PRIOR TO THE ARCHITECT'S INSPECTION.

DOOR SCHEDULE

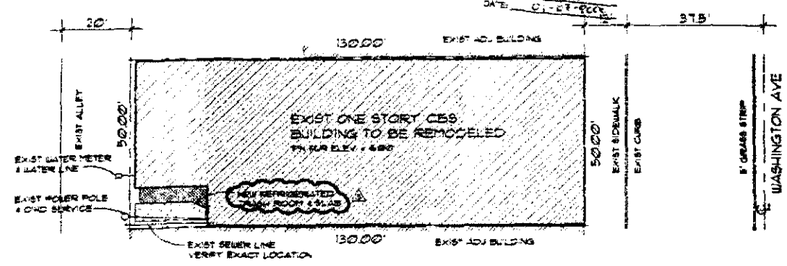
MK	SIZE W	SIZE H	SIZE THK	STYLE	FRAME	MAT.	THRESH	HDW. GRP.	DOOR TYPE	REMARKS
1	2'-3'-0"	7'-0"	1¾"	STOREFRNT	ALUM	AL/GL	ALUM	e, f	SWING	¼" CLEAR TEMP GLASS
2	3'-0"	7'-0"	1¾"	STOREFRNT	ALUM	AL/GL	ALUM	b	SWING	¼" CLEAR TEMP GLASS
3	3'-0"	6'-8"	1¾"	FLUSH	WD	WD	-		SC	
4	2'-3'-0"	6'-8"	1¾"	FLUSH	HM	HM	ALUM	c	-	EXISTING TO REMAIN
5	2'-2'-0"	6'-8"	1¾"	FLUSH	WD	WD	ALUM	a/h	SC	
6	3'-0"	6'-8"	1¾"	FLUSH	WD	WD	-	a, g	SC	W/12"Ø VISION PANEL

a = DEAD BOLT & PASSAGE LOCKSET (LEVER TYPE)
b = PANIC/EXIT HARDWARE
d = PUSH PLATE & KICKPLATE
e = DEADBOLT & PUSH/PULL HANDLES
f = BY MANUFACTURER
g = AUTO CLOSER
h = FLUSH BOLT @ INACTIVE LEAF

FLOOR PLAN
¼"=1'-0"



SECTION



SITE PLAN
¼"=1'-0"

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING, DEVELOPMENT & REGULATION
IMPACT FEE SECTION
JAN 07 2000
PROCESS NO: B1419 04451
ASSESSED BY:
DATE:

LEGAL
LOT 3 BLOCK 76
OCEAN BEACH ADD 2
PB 2, PG 38
DADE CTY, FLORIDA

ADDRESS: 1415 WASHINGTON AVE

REVISIONS		
1	PLANNING DEPT REQUIREMENTS	2/4/99
2	PLANNING DEPT REQUIREMENTS	7/20/99
3	BUILDING DEPT REQ.	9/1/99
4	BUILDING DEPT REQ.	9/28/99

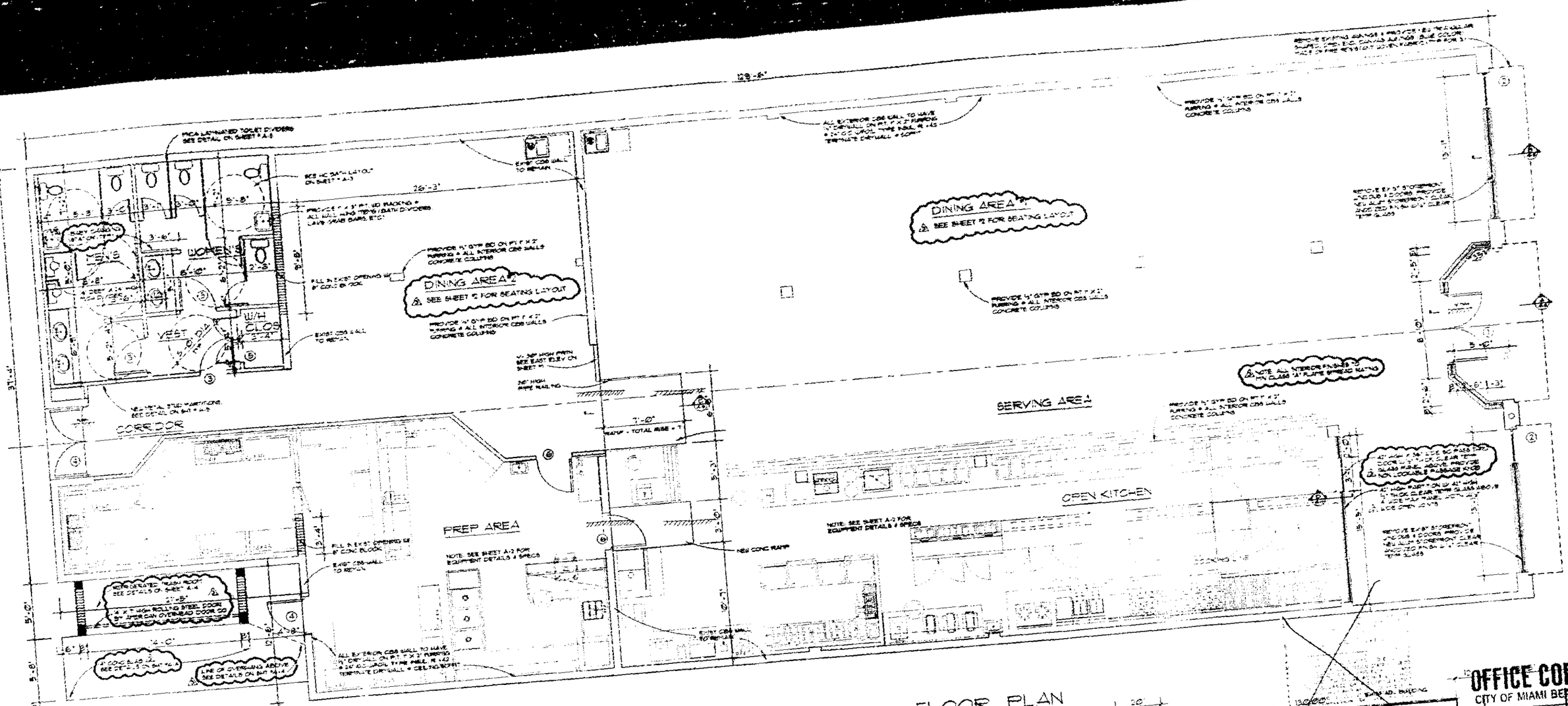
WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402692
MIAMI BEACH, FL 33139
(305) 238-8211

3/22/99

proposed interior improvements for:
TROPICAL RESTAURANT
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER
A-1



FLOOR PLAN

1/4"=1'-0"

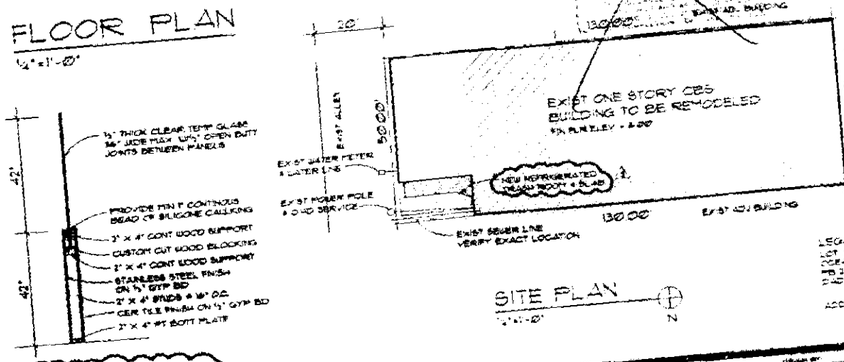
GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE SOUTH FLORIDA BUILDING CODE AND ALL DADE COUNTY ORDINANCES. IN ADDITION, THE FOLLOWING CODES AND/OR AUTHORITIES AND SPECIFICATIONS SHALL BE COMPLIED WITH WHEN NOT IN NEC, AHB, AND ADA AS WELL AS THE LATEST EDITIONS:
2. THE GENERAL CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, APPROVALS AND INSPECTIONS AND MAKE THEM ALL SUBCONTRACTORS SHALL HOLD VERBATIM ALL EXISTING DIMENSIONS AND INSPECTIONS INCLUDING SHOP DRAWINGS, AS NECESSARY.
3. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL HOLD VERBATIM ALL EXISTING CONDITIONS, AS WELL AS ALL DIMENSIONS AND FEATURES DEPICTED ON THESE PLANS PRIOR TO COMMENCING A SUBSTITUTE OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE WORK IN QUESTION SHALL CEASE AND THE ARCHITECT NOTIFIED PRIOR TO CONTINUING WORK.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND THE SUBCONTRACTORS TRADES AS WELL AS COORDINATION WITH ALL OUTSIDE COMPANIES AND ALL SHEETS COMPRISING A COMPLETE SET OF DRAWINGS. REFER TO THE COMPLETE SET OF DRAWINGS BEFORE EACH OTHER ALL CONTRACTORS SHALL REFER TO THE COMPLETE SET OF DRAWINGS BEFORE BEGINNING THE EXECUTION OF THE WORK. DO NOT SCALE THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
5. THE GENERAL CONTRACTOR SHALL PROTECT THE EXISTING PORTIONS OF THE BUILDING NOT AFFECTED BY THE PROJECT AS WELL AS ADJACENT TENANT SPACES AND SHALL BE LIABLE FOR ANY DAMAGE SUSTAINED DURING THE CONSTRUCTION PROCESS.
6. THE ARCHITECT DOES NOT HAVE CONTROL OR CHARGE OF AND IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND/OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOR FOR THE ACTS OF OMISSIONS OF ANY OTHER PERSON PERFORMING ANY OF THE WORK, NOR FOR THE FAILURE TO CARRY OUT THE WORK.
7. THE SOUTH FLORIDA BUILDING CODE REQUIRES THE ARCHITECT'S CERTIFICATION THAT THE WORK HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLANS AND THE SOUTH FLORIDA BUILDING CODE. THE ARCHITECT WILL NOT ISSUE ANY SUCH CERTIFICATION IF NOT AWARDED WITHOUT AN AGREEMENT FOR PERIODIC INSPECTIONS DURING CONSTRUCTION. THE REQUIRED CERTIFICATION WILL NOT BE ISSUED IF ANY WORK IS SCHEDULED PRIOR TO THE ARCHITECT'S INSPECTION.

DOOR SCHEDULE

MK	SIZE W	SIZE H	SIZE THK	STYLE	FRAME	MAT.	THRESH	HDW GRP	DOOR TYPE	REMARKS
(1)	2'-3"-0"	7'-0"	P¼"	STOREFRONT	ALUM	AL/GL	ALUM	a, f	SWING	½" CLEAR TEMP GLASS
(2)	3'-0"	7'-0"	P¼"	STOREFRONT	ALUM	AL/GL	ALUM	a, f	SWING	½" CLEAR TEMP GLASS
(3)	3'-0"	6'-8"	P¼"	FLUSH	WD	WD	-	2, g	BC	EXISTING TO REMAIN
(4)	2'-3"-0"	6'-8"	P¼"	FLUSH	HM	HM	ALUM	c	-	
(5)	2'-2"-0"	6'-8"	P¼"	FLUSH	WD	WD	ALUM	d, g	BC	W/12"O VISION PANEL
(6)	3'-0"	6'-8"	P¼"	FLUSH	WD	WD	-		BC	

a = DEAD BOLT & PASSAGE LOCKSET
b = PASSAGE LOCKSET (LEVER TYPE)
c = PANIC/EXIT HARDWARE
d = PUSH PLATE & KICK PLATE
e = DEADBOLT & PUSH/PULL HANDLES
f = BY MANUFACTURER
g = AUTO CLOSER
h = FLUSH BOLT & INACTIVE LEAF



SITE PLAN

1/4"=1'-0"

SECTION

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

PLANNING	
ZONING	
ELECTRICAL	
MECHANICAL	
PLUMBING	
FIRE PROTECTION	
ENGINEERING	
PUBLIC WORKS	
STRUCTURAL	
ACCESSIBILITY	

LEGAL DESCRIPTION:
LOT 3 ELEVATION:
OCEAN BEACH ADD TO
FD 3 PG 54
DADE CTY FLORIDA

ADDRESS: 1418 WASHINGTON AVE

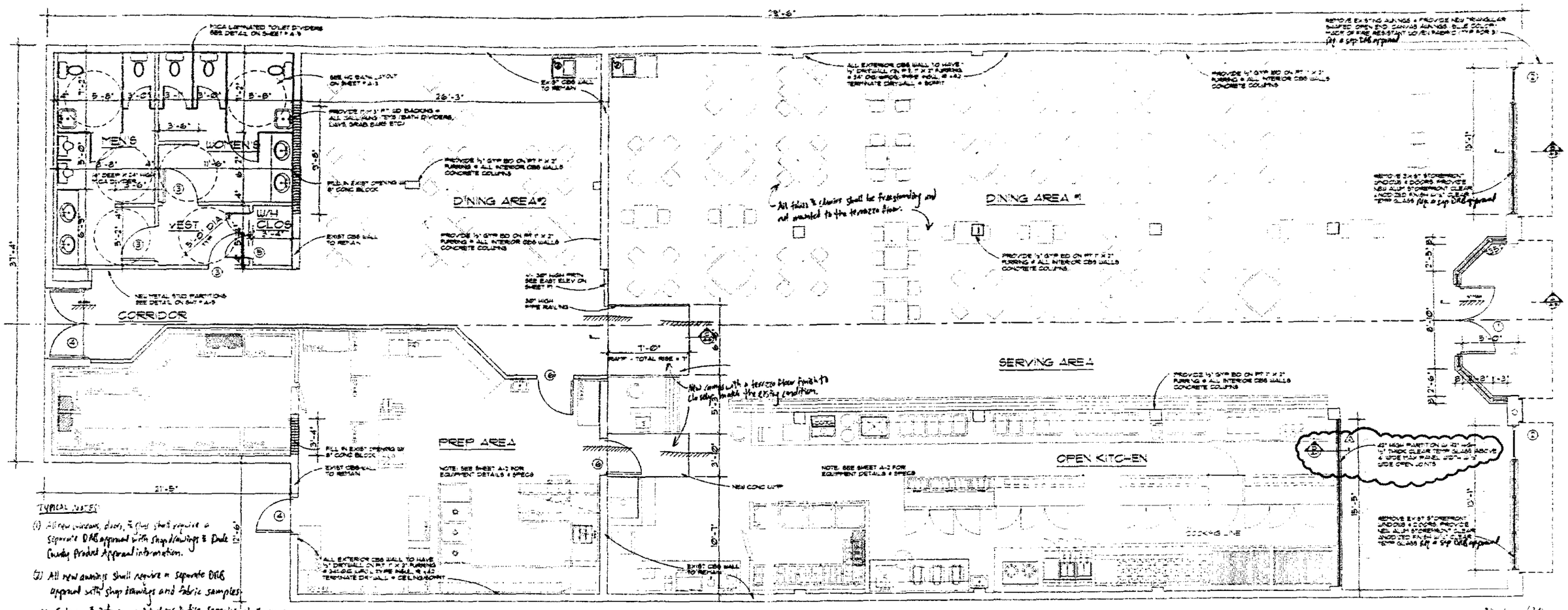
REVISIONS	
1 PLANNING DEPT REQUIREMENTS	6/14/99
2 PLANNING DEPT REQUIREMENTS	7/26/99
3 PLANNING DEPT REQUIREMENTS	9/2/99
4 BUILDING DEPT RE	

WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402682
MIAMI BEACH, FL 33139
(305) 235-9211

proposed interior improvements for:
TROPICAL RESTAURANT
1418 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER
A-1.0



TYPICAL NOTES:

(1) All new windows, doors, & glass shall require a separate DRB approval with shop drawings & Dade County Product Approval information.

(2) All new awnings shall require a separate DRB approval with shop drawings and fabric samples.

(3) Exterior & interior paint chips & tile samples shall require a separate DRB approval.

(4) The non-conforming existing conditions on the front elevation of the subject building shall be reviewed (including at the conduit lines, pay telephone, awnings, & signage).

(5) All new signage shall require a separate DRB approval with shop drawings.

GENERAL NOTES

1 - ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE SOUTH FLORIDA BUILDING CODE AND ALL DADE COUNTY ORDINANCES IN ADDITION THE FOLLOWING CODES AND/OR AUTHORITIES AND SPECIFICATIONS SHALL BE COMPLIED WITH: NFPA 101 NEC, ANSI, AND ADA AS WELL AS THE LANDLORD'S CRITERIA.

2 - THE GENERAL CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, APPROVALS AND INSPECTIONS AND MAKE THAT ALL SUBCONTRACTORS SECURE THEIR RESPECTIVE PERMITS, APPROVALS AND INSPECTIONS INCLUDING SHOP DRAWINGS AS NECESSARY.

3 - THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS AS WELL AS ALL DIMENSIONS AND FEATURES DEPICTED ON THESE PLANS PRIOR TO COMMENCING EACH STAGE OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE WORK IN QUESTION SHALL CEASE AND THE ARCHITECT NOTIFIED PRIOR TO CONTINUING WORK.

4 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS AND TRADES, AS WELL AS COORDINATION WITH ALL UTILITY COMPANIES AND THE LANDLORD'S REP.

5 - THESE PLANS CONSTITUTE A COMPLETE SET OF DRAWINGS, AND ALL SHEETS COMPLEMENT EACH OTHER. ALL CONTRACTORS SHALL REFER TO THE COMPLETE SET OF DRAWINGS BEFORE AND DURING THE EXECUTION OF THE WORK. DO NOT SCALE THESE DRAWINGS USE WRITTEN DIMENSIONS ONLY.

6 - THE GENERAL CONTRACTOR SHALL PROTECT THE EXISTING PORTIONS OF THE BUILDING NOT SLATED FOR IMPROVEMENT AS WELL AS ADJACENT TENANT SPACES AND SHALL BE LIABLE FOR ANY DAMAGE OCCURRING DURING THE CONSTRUCTION PROCESS.

7 - THE ARCHITECT DOES NOT HAVE CONTROL OR CHANGE OF AND IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS METHODS, TECHNIQUES, SEQUENCE, AND/OR PROCEDURES, OR FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK NOR THE ACTS OF OMISSION AND/OR COMMISSION OF THE GENERAL CONTRACTOR, THE SUBCONTRACTORS OR ANY OTHER PERSON PERFORMING ANY OF THE WORK OR THEIR FAILURE TO CARRY OUT THE WORK.

8 - THE SOUTH FLORIDA BUILDING CODE REQUIRES THE ARCHITECT'S CERTIFICATION THAT THE WORK HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLANS AND THE SOUTH FLORIDA BUILDING CODE. THE ARCHITECT WILL NOT ISSUE AGOREMENTIONED CERTIFICATION WITHOUT AN AGREEMENT FOR PERIODIC INSPECTIONS DURING CONSTRUCTION IS NOT AGREED UPON PRIOR TO THE WORK COMMENCING. IN ADDITION, THE REQUIRED CERTIFICATION WILL NOT BE ISSUED IF ANY WORK IS CONCEALED PRIOR TO THE ARCHITECT'S INSPECTION.

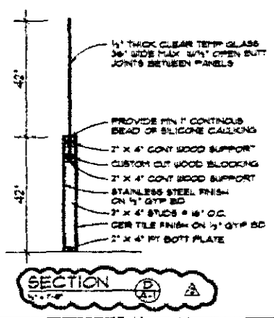
DOOR SCHEDULE

MK	SIZE W	SIZE H	SIZE THK	STYLE	FRAME	MAT.	THRESH	HDW. GRP.	DOOR TYPE	REMARKS
(1)	2'-3'-0"	7'-0"	1¾"	8" OVERLAP	ALUM	AL/GL	ALUM	e, f	SWING	½" CLEAR TEMP GLASS
(2)	3'-0"	7'-0"	1¾"	8" OVERLAP	ALUM	AL/GL	ALUM	e, f	SWING	½" CLEAR TEMP GLASS
(3)	3'-0"	6'-8"	1¾"	FLUSH	WD	WD	-	b, g	SC	
(4)	2'-3'-0"	6'-8"	1¾"	FLUSH	HM	HM	ALUM	a/b	-	EXISTING TO REMAIN
(5)	2'-2'-0"	6'-8"	1¾"	FLUSH	WD	WD	ALUM	a/h	SC	
(6)	3'-0"	6'-8"	1¾"	FLUSH	WD	WD	-	d, g	SC	W/ 12"Ø VISION PANEL

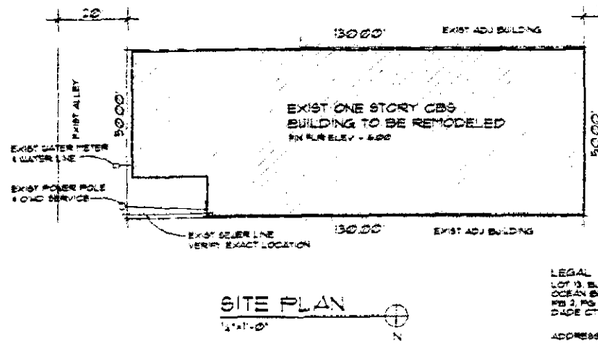
a = DEAD BOLT & PASSAGE LOCKSET
b = PASSAGE LOCKSET (LEVER TYPE)
c = DEADBOLT
d = PUSH PLATE & KICKPLATE
e = DEADBOLT & PUSH/PULL HANDLES
f = BY MANUFACTURER
g = AUTO CLOSER
h = FLUSH BOLT & INACTIVE LEAF

FLOOR PLAN

¼" = 1'-0"



SECTION



SITE PLAN

1/8" = 1'-0"

LEGAL
LOT 13, BLOCK 26
OCEAN BEACH ADD 1
PB 2, PG 38
DADE CNTY, FLORIDA

ADDRESS: 1415 WASHINGTON AVE

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

REVISIONS	
1	PLANNING DEPT REQUIREMENTS	6/4/99
2	PLANNING DEPT REQUIREMENTS	7/20/99

WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402692
MIAMI BEACH, FL 33139
(305) 235-9211

3/22/99

proposed interior improvements for:
TROPICAL RESTAURANT
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DESIGN REVIEW/HISTORIC PRESERVATION
DATE: 7-27-99
BUILDING PERMIT
DATE: 7-27-99

NOT TO BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THESE PERMIT DRAWINGS AFTER THE ISSUANCE OF A BUILDING PERMIT MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER: A-1 REVISED SHEET 1 OF 1

EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION	ITEM	QTY	DESCRIPTION	ITEM	QTY	DESCRIPTION
			23	2	CUP DISPENSER	21	3	HOT PANS W/ SNEEZE GUARD
1	1	EXHAUST HOOD SYSTEM	24	1	REMOTE ICE MAKER & SODA DISPENSER	22	1	COLD PAN
2	1	ROTISSERIE OVEN	24A	1	SODA SYSTEM	41	1	CLEAN DISH TABLE
3	2	CHAR BROILER	25	2	CASH REGISTER	42	1	(3) COMPARTMENT SINK
4	–	OPEN NUMBER	28	1	WALK-IN DISPLAY COOLER	43	1	WORK TABLE W/ SINK
5	1	(10) BURNER RANGE	26A	1	EVAPORATOR COIL	44	1	SLICER
6	1	COMBINATION (4) BURNER RANGE W/ GRILL	26B	1	COMPRESSOR	45	1	MEAT GRINDER
7	1	FRYER BATTERY	27	1	CABINET W/ SINK	46	1	OVER SHELF
8	1	STOCK POT	28	1	MILK DISPENSER	47	LOT	SHELVING
9	3	SANDWICH GRILL	29	1	EXPRESSO MACHINE	48	1	WALK-IN COOLER
10	1	WALL SHELF	30	1	COFFEE GRINDER	48A	1	EVAPORATOR COIL
11	1	CABINET	31	1	JUICE MAKER	48B	1	COMPRESSOR
12	1	TRASH CAN	32	1	SUGAR CANE JUICER	48C	1	WALK-IN FREEZER
13	3	WORK TOP REFRIGERATOR	33	1	REMOTE ICE MACHINE	48D	1	EVAPORATOR COIL
14	1	WORK TABLE	34	4	CARTS	48E	1	COMPRESSOR
15	1	SANDWICH PREPARATION	35	5	DUNNAGE RACK	49	1	DOUBLE OVER SHELF
16	3	HAND SINK	36	1	SILVER SOAK SINK	50	2	DOUBLE OVER SHELF
17	1	DROP IN DISPENSER	37	1	TRASH CAN	51	1	TRAY SLIDE
18	1	FRONT COUNTER	38	1	SOILED DISH TABLE	52	3	HEAT LAMP (72")
19	1	DROP-IN DISPLAY CASE	39	1	PRE-RINSE FAUCET	53	–	OPEN NUMBER
20	1	HOT PANS W/ SNEEZE GUARD	40	1	DISHWASHER	54	2	WAITER STATION

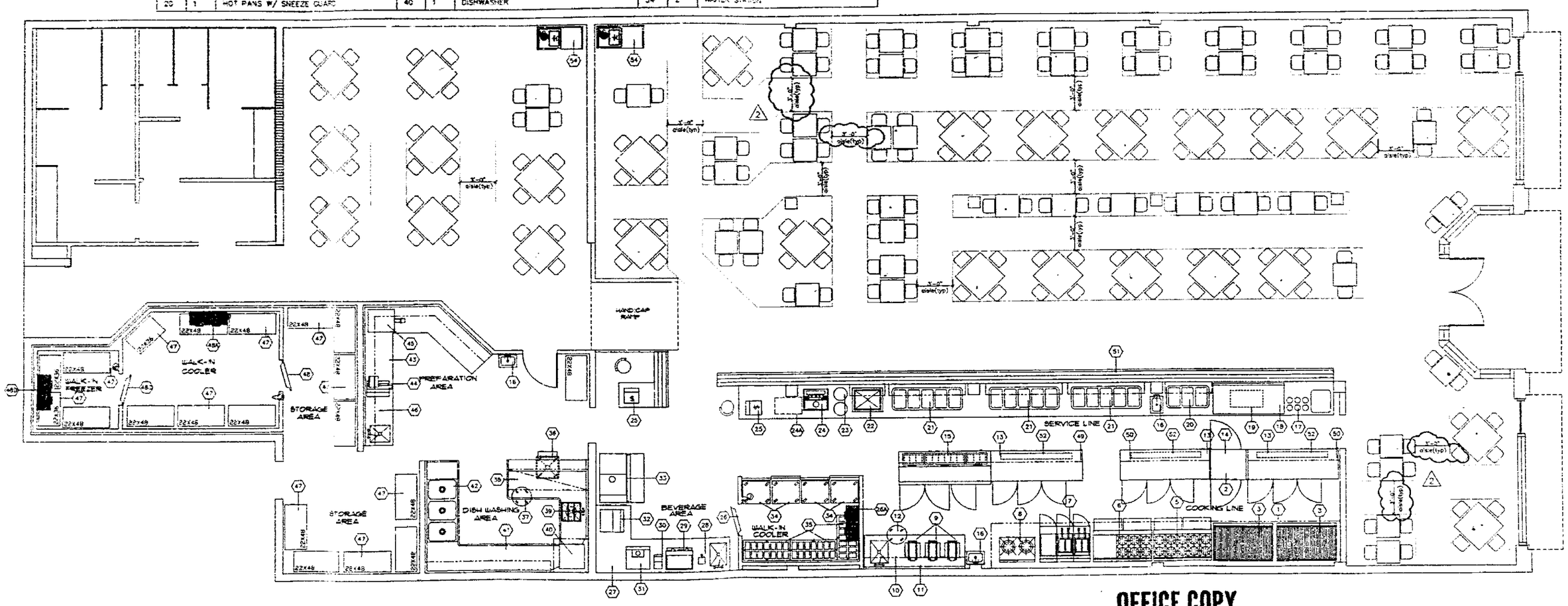
TROPICAL RESTAURANT

3600 N.W. 59TH STREET
MIAMI, FLORIDA 33142 U.S.A.
PHONE (305) 635 6000
FAX (305) 635 0339

DATE	DESCRIPTION	NO
9/1/99	added aisle	2

REVISIONS

ARROW INDUSTRIES CORP.
RESTAURANT DESIGN, EQUIPMENT FURNISHINGS & SUPPLIES



OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: 5/18 5/24/99
ZONING:
PLUMBING: RS 6/28/99
ELECTRICAL:
MECHANICAL: 10/1/99
FIRE PREVENTION: APPROVED - SUBJECT TO ENGINEERING CHITIQUE
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY: 6/30/99
ELEVATOR:

FOR BUILDING PERMIT
DATE: INSPECTOR: OWNER
BUILDING PERMIT CARD
AFTER:
ALL MODIFICATIONS TO THESE PLANS BEING MUST BE REVIEWED AND APPROVED BY DESIGN & HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THESE PLANS AFTER THE ISSUANCE OF A BUILDING PERMIT WILL BE REVIEWED AND APPROVED BY DESIGN & HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

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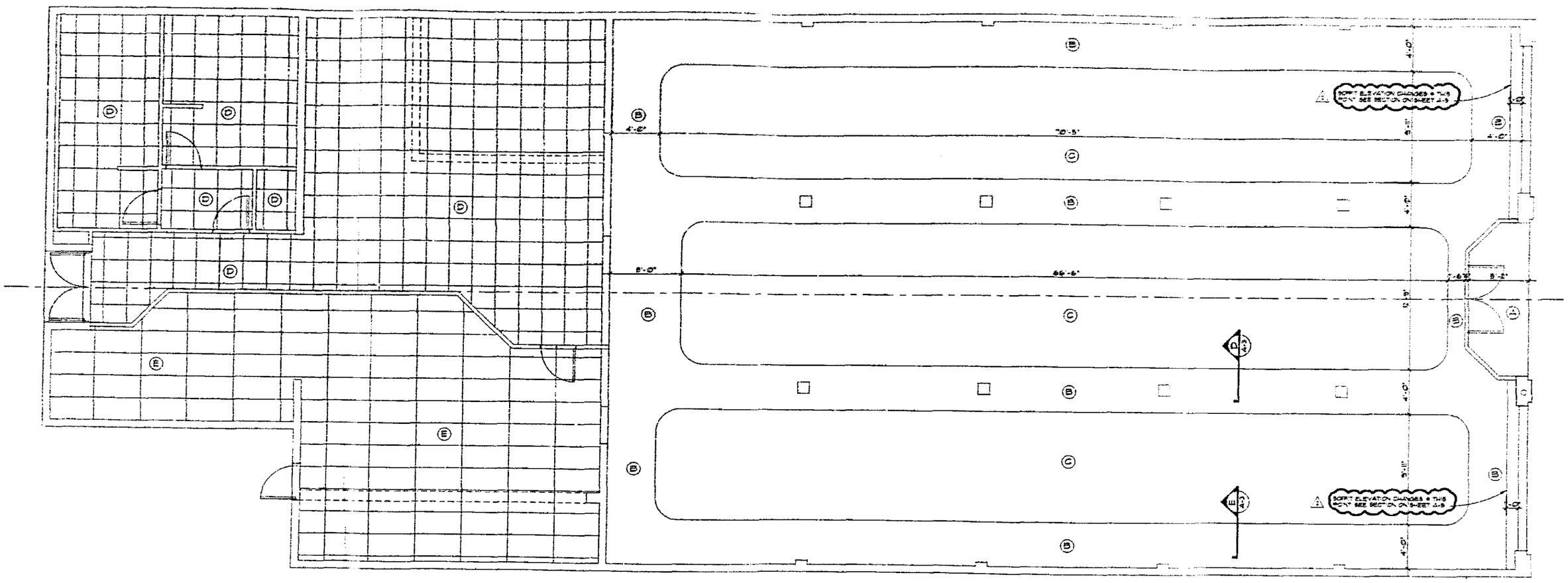
SHEET TITLE
FOOD SERVICE EQUIPMENT

DATE: 10/1/98 6/4/99
SCALE: 1/4"=1'-0"
DRAWN BY: RPM
JOB # 29901

A–2
OF 3 SHEETS



ROOM FINISH SCHEDULE

ROOM NO	ROOM DESCRIPTION	FLOOR	BASE	WALLS N	WALLS E	WALLS S	WALLS W	CEILING MAT'L	CEILING HGT	REMARK
	DINING AREA #	*EXIST TERRAZO	WOOD	-	b, e, 3	a, e, 3	b, 3	L5	11'-0"*	* HGHT TO W/B OF SOFFIT
	SERVING AREA	*EXIST TERRAZO	WOOD	-	b 3	a 3	b, 3	L5	11'-0"*	* HGHT TO W/B OF SOFFIT
	OPEN KITCHEN	*EXIST TERRAZO	WOOD	a, b, 2	b, 2	-	b, 3	L5	11'-0"*	* HGHT TO W/B OF SOFFIT
	DINING AREA #	*CERAMIC TILE	CERAMIC TILE	-	b	b	b	ACOUSTICAL	9'-0"	
	PREP AREA	*QUARRY TILE	QUARRY TILE	b, 2	b, 2	a 2	b, 2	ACOUSTICAL	9'-0"	
	CORRIDOR	*CERAMIC TILE	CERAMIC TILE	c, 3	c, 3	-	c, 3	ACOUSTICAL	9'-0"	
	TOILET ROOMS	*CERAMIC TILE	CERAMIC TILE	d, b, 2	d, b, 2	a b 2	d, b, 2	ACOUSTICAL	9'-0"	
	VESTIBULE	*CERAMIC TILE	CERAMIC TILE	d, b, 2	d, b, 2	a b 2	d, b, 2	ACOUSTICAL	9'-0"	
	LIN CLOSET	*CERAMIC TILE	CERAMIC TILE	b, 2	b, 2	a 2	b, 2	ACOUSTICAL	9'-0"	

FINISHES
a - STAINLESS STEEL
b - PAINTED GYPSUM BOARD
c - TEXTURED FINISH ON G.B.
d - CERAMIC TILE UP TO 4' AFF.
e - CERAMIC TILE

NOTES
1 - EXIST EXPOSED CONC STRUCTURE
2 - OIL BASED PAINT
3 - LATEX PAINT
4 - C.T. UP TO 4'-0" AFF.
5 - GYP BOARD SOFFIT

* - NEW SCHP 5/4/00

REFLECTED CEILING PLAN

1/4"=1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING.
BUILDING: 5/4/00
ZONING:
PLUMBING: 5/4/00
ELECTRICAL: 5/4/00
MECHANICAL: 5/4/00
FIRE PREVENTION: APPROVED
ENGINEERING: APPROVED SUBJECT TO ENGINEERING CRITIQUE
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY: 5/3/00
ELEVATOR:

TYP NOTE:
Exterior & interior paint chips and tile samples should be provided to DRB staff for approval.

CEILING SCHEDULE

ID	TYPE	MAT'L	FINISH	HGT	REMARKS
(A)	SOFFIT	STUCCO	PAINT	11'-0"	
(B)	SOFFIT	DRYWALL	PAINT	11'-0"*	SLICK FINISH
(C)	EXPOSED	CONC	PAINT	[illegible]	SPRAY PAINTED
(D)	DROP	ACOUST PNL	BY MFR	9'-0"	2'x2' TEGULAR w/ REVEAL EDGE BY MFR'S NOTES
(E)	DROP	ACOUST PNL	BY MFR	9'-0"	2'x2' TEGULAR w/ REVEAL EDGE BY MFR'S NOTES

* SOFFIT STEPS UP CLEAR TRANSOM WINDOW SEE SECTIONS ON SHT A-5

REVISIONS	
1 PLANNING DEPT REQUIREMENTS	6/4/99
2 PLANNING DEPT REQUIREMENTS	7/28/99

WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402692
MIAMI BEACH, FL 33139
(305) 235-9211

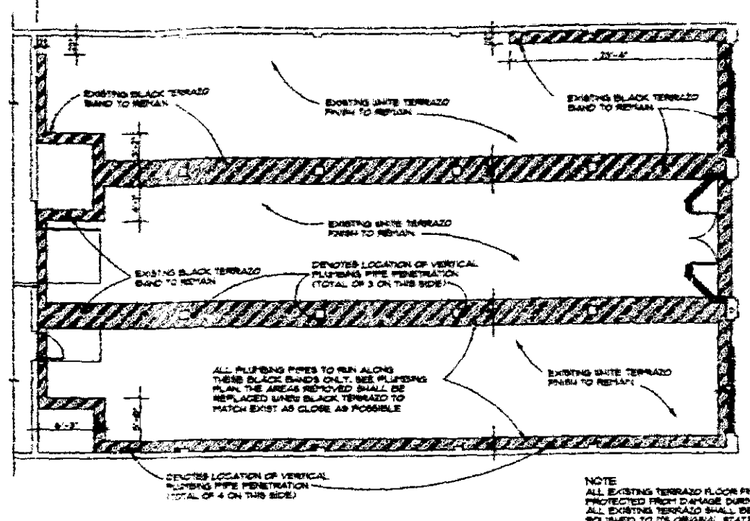
5/23/99

proposed interior improvements for:
TROPICAL RESTAURANT
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

HISTORIC PRESERVATION
FOR CONSTRUCTION
DATE: INSPECTOR APPROVAL 7-27-99 BY [illegible]
BUILDING PERMIT CANNOT BE ISSUED UNTIL
[illegible] MODIFICATIONS TO THESE PERMIT DRAWINGS [illegible] TO BE REVIEWED AND APPROVED BY DESIGN [illegible] HISTORIC PRESERVATION STAFF PRIOR TO [illegible] THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THESE PERMIT DRAWINGS AFTER THE ISSUANCE OF A BUILDING PERMIT MUST BE REVIEWED AND APPROVED BY DESIGN AND HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

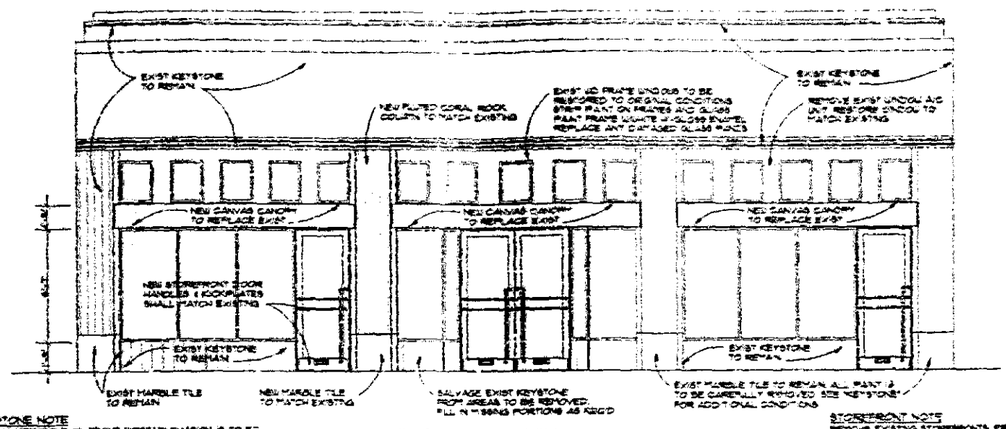
DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER
A-3



NOTE
ALL EXISTING TERRAZO FLOOR FINISHS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL EXISTING TERRAZO SHALL BE CLEANED AND POLISHED TO ITS ORIGINAL STATE

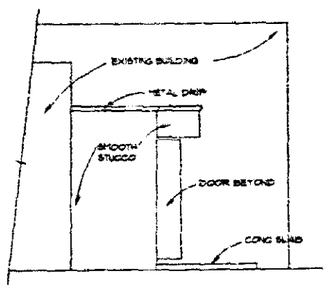
△ FLOOR PATTERN PLAN



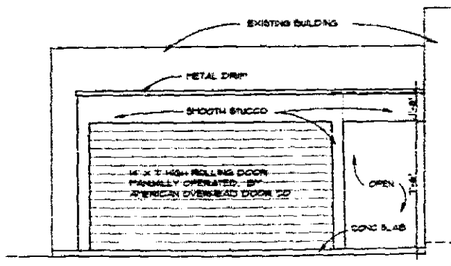
KEYSTONE NOTE
EXISTING KEYSTONE ON FRONT (WEST) ELEVATION IS TO BE RESTORED. SANDBLASTING, CAUSTIC CHEMICALS, & ABRASIVE MATERIALS ARE NOT ALLOWED. ONLY PRESERVATION PRODUCTS SPECIFICALLY DESIGNED TO RESTORE THE ORIGINAL CONDITIONS MAY BE USED. ALL PROCEDURES AND PRODUCTS ARE SUBJECT TO APPROVAL BY MIAMI BEACH HISTORIC PRESERVATION DIVISION STAFF.

PROPOSED ELEVATION

STOREFRONT NOTE
REMOVE EXISTING STOREFRONTS. PROVIDE ALUMINUM STOREFRONT CLEAR ANODIZED ... CLEAR TEMP GLASS. PROVIDE PROVIDE DADE COUNTY APPROVED HURRICANE SHUTTERS.

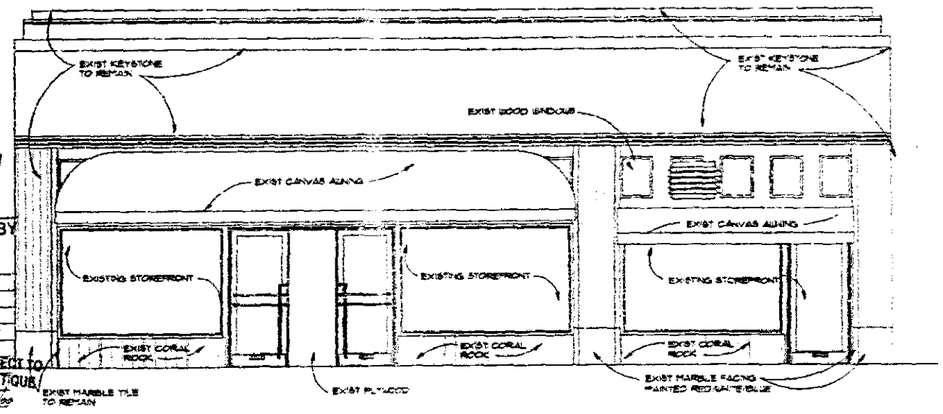


EAST ELEVATION

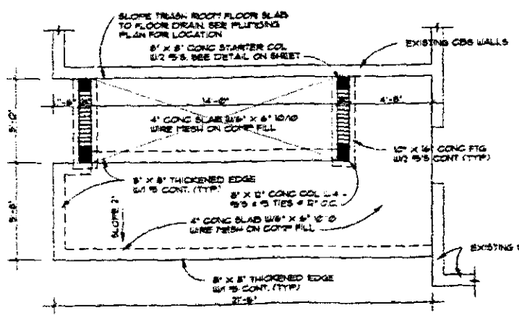


NORTH ELEVATION

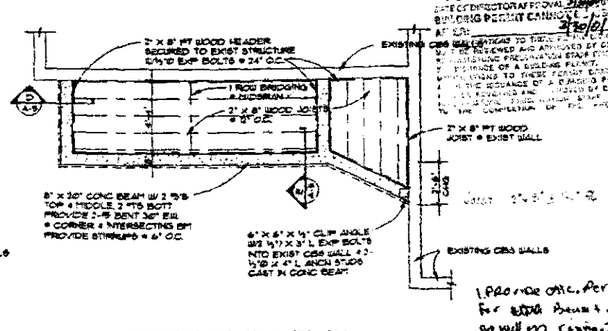
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ADMINISTRATIVE:
ELEVATOR:
APPROVED - SUBJECT TO ENGINEERING CRITIQUE



AS BUILT/EXISTING ELEVATION



FOUNDATION PLAN

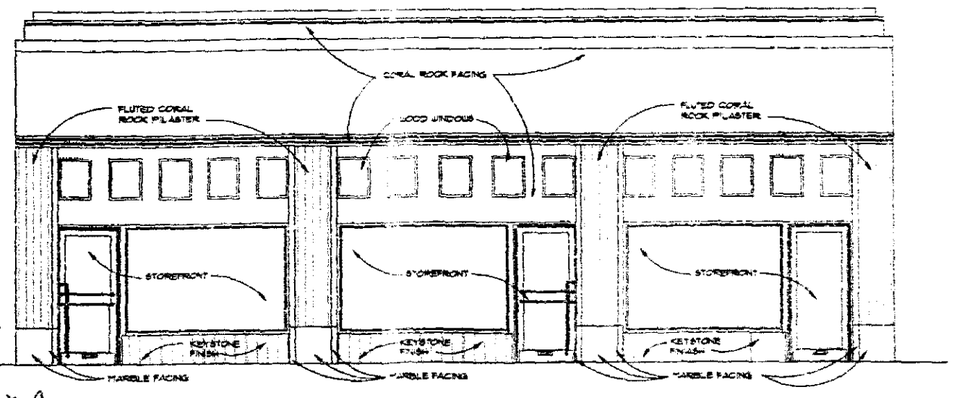


ROOF FRAMING PLAN

△ TRASH ROOM LAYOUT

DESIGN REVIEW-HISTORIC PRESERVATION
FOR BUILDING PERMIT
DATE OF DIRECTOR'S APPROVAL 3/30/01
BUILDING PERMIT CANCELLED
AT 5:01

1. Provide ofic. Per S#3c for extra Beam & Joist on wall w/ connection @ D/#6 for #14
2. Provide Nailor stamp
3. Provide truss type hanger at Rm 2
4. Provide Soil Stamp
5. Provide landing



ORIGINAL DESIGN

REVISIONS		
1	PLANNING DEPT REQ	7/20/99
2	BUILDING DEPT REQ	8/1/99

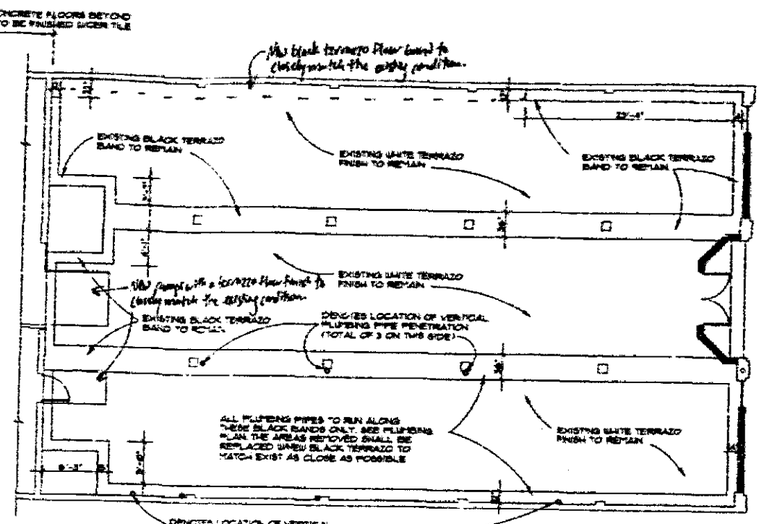
WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402692
MIAMI BEACH, FL 33139
(305) 235-9211

8/22/99

proposed interior improvements for:
TROPICAL RESTAURANT
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

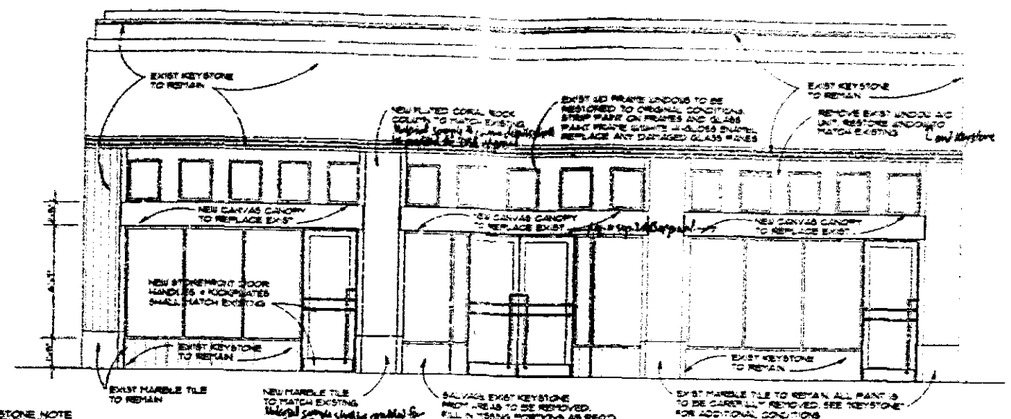
DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER
A-4



NOTE
ALL EXISTING TERRAZO FLOOR FINISHES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL EXISTING TERRAZO SHALL BE CLEANED AND POLISHED TO ITS ORIGINAL STATE

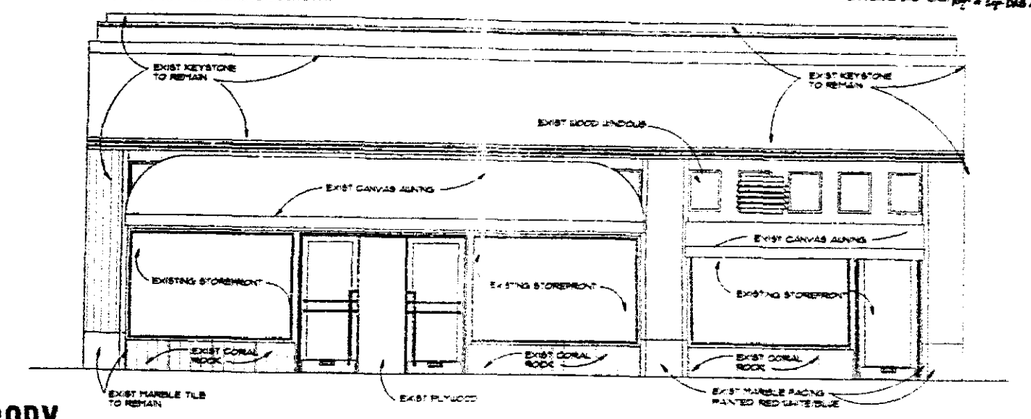
FLOOR PATTERN PLAN



KEYSTONE NOTE
EXISTING KEYSTONE ON FRONT (EAST) ELEVATION IS TO BE RESTORED. SANDBLASTING, CAUSTIC CHEMICALS & ABRASIVE MATERIALS ARE NOT ALLOWED. ONLY PRESERVATION PRODUCTS SPECIFICALLY DESIGNED TO RESTORE THE ORIGINAL CONDITIONS MAY BE USED. ALL PROCEDURES AND PRODUCTS ARE SUBJECT TO APPROVAL BY MIAMI BEACH HISTORIC PRESERVATION DIVISION STAFF

PROPOSED ELEVATION

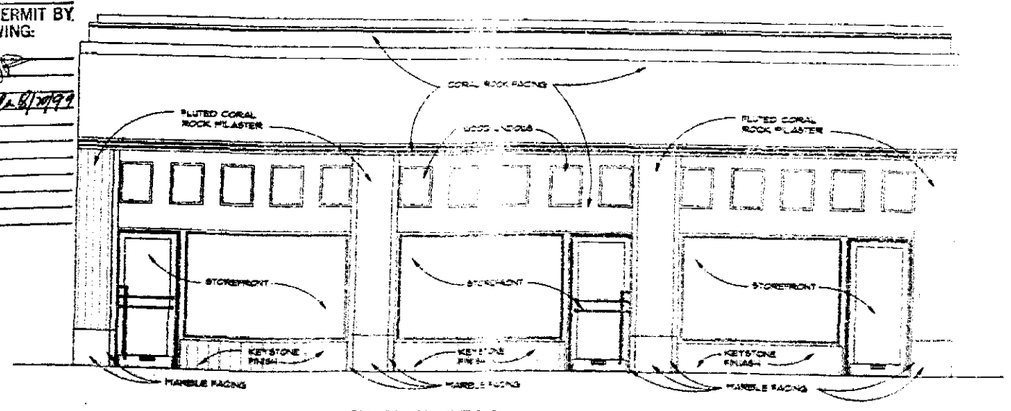
STOREFRONT NOTE
REMOVE EXISTING STOREFRONTS. PROVIDE ALUMINUM STOREFRONT CLEAR ANODIZED FINISH WITH CLEAR TEMP GLASS. PROVIDE PROVIDE PLACE COATS APPROVED HURRICANE SHUTTERS



AS BUILT/EXISTING ELEVATION

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL: 8/20/99
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:



ORIGINAL DESIGN

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
BUILDING PERMIT CANNOT BE ISSUED
DATE: 7-7-99
ANY MODIFICATIONS TO THESE PERMIT DRAWINGS MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THESE PERMIT DRAWINGS AFTER THE ISSUANCE OF A BUILDING PERMIT MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

REVISIONS

PLANNING DEPT REQ	7/28/99

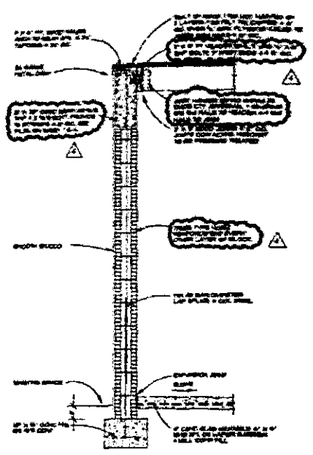
WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402692
MIAMI BEACH, FL 33139
(305) 235-9211

3/22/99

proposed interior improvements for:
TROPICAL RESTAURANT
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER
A-1
SHT 1 OF 1



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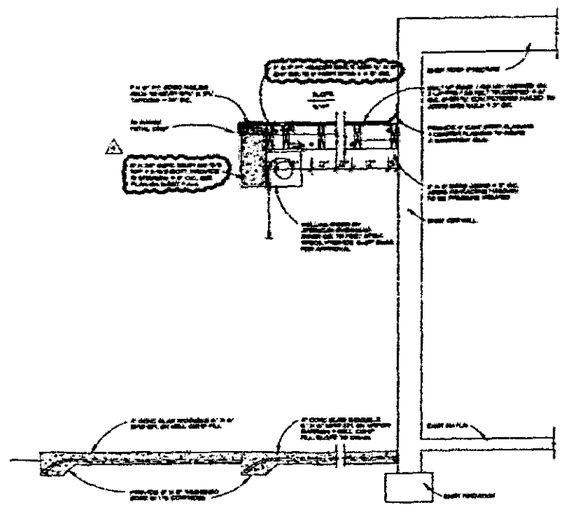

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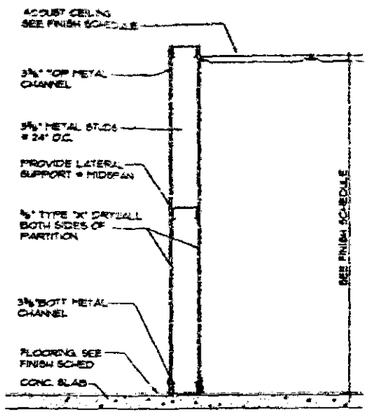
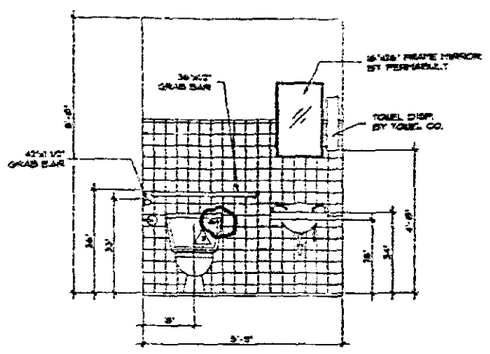
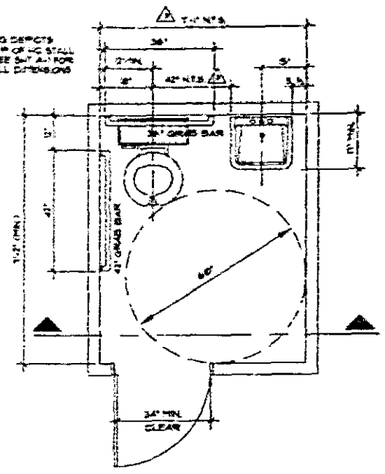


PARTITION DETAIL



TYPICAL HANDICAP BATHROOM ELEV.

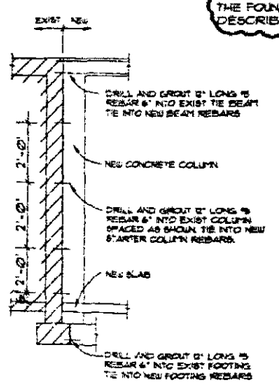


TYPICAL HANDICAP BATHROOM LAYOUT

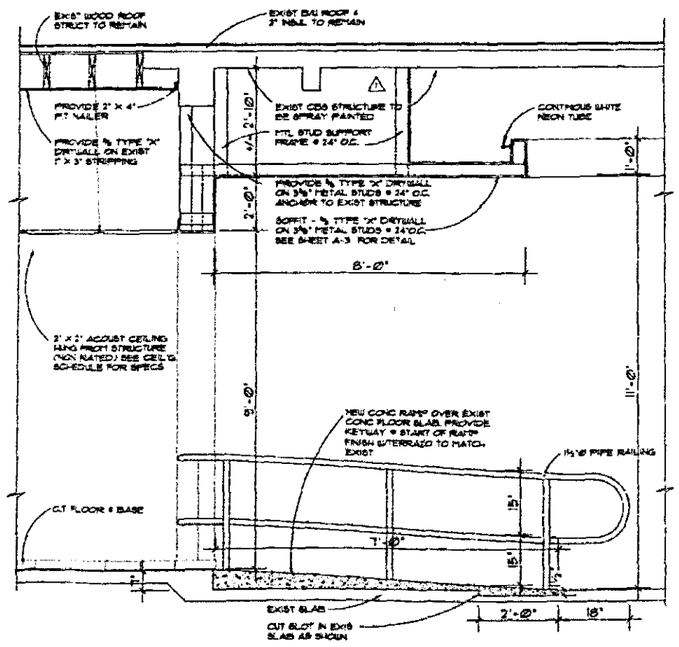
SOIL STATEMENT

VISUAL INSPECTION OF SITE INDICATES A SOIL BEARING CAPACITY OF 1000 P.S.F. (UNDISTURBED SAND AND/OR ROCK). THE ARCHITECT OR ENGINEER OF RECORD WILL VISIT SITE AND PROVIDE A WRITTEN CERTIFICATION THAT THE FOUNDATION SOIL CONDITIONS MATCHES THE ABOVE DESCRIBED CONDITION.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLANNING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
ELEVATOR



START COLUMN DETAIL
NTS



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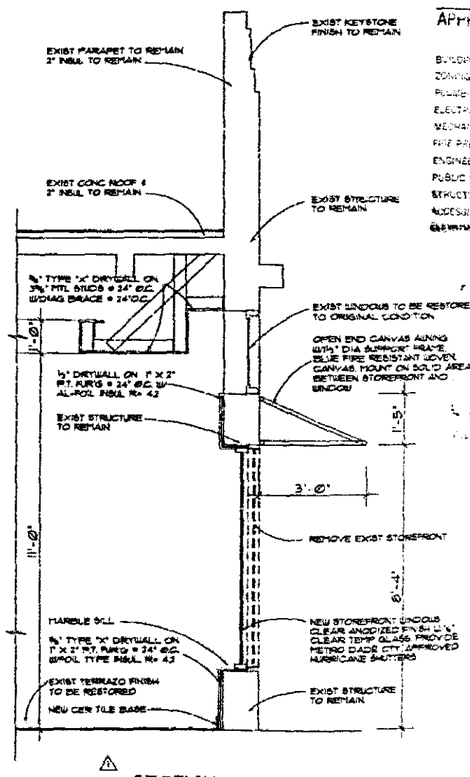
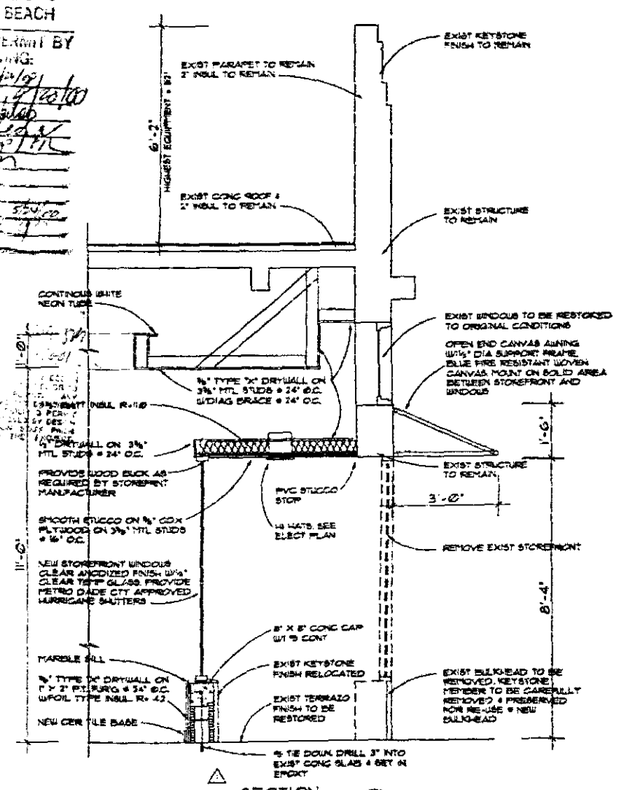


SECTION (B)



SECTION (A)

GENERAL NOTES

1 - ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE SOUTH FLORIDA BUILDING CODE, AND ALL DADE COUNTY ORDINANCE IN ADDITION, THE FOLLOWING CODES AND/OR AUTHORITIES AND SPECIFICATIONS SHALL BE COMPLIED WITH NFPA 101, NEC, ANSI, AND ADA AS WELL AS THE LANDLORD'S CRITERIA.

2 - THE GENERAL CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, APPROVALS, AND INSPECTIONS AND INSURE THAT ALL SUBCONTRACTORS SECURE THEIR RESPECTIVE PERMITS, APPROVALS AND INSPECTIONS, INCLUDING COPY DRAWINGS AS NECESSARY.

3 - THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AS WELL AS ALL DIMENSIONS AND FEATURES DEPICTED ON THESE PLANS PRIOR TO COMMENCING EACH STAGE OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE WORK IN QUESTION SHALL CEASE AND THE ARCHITECT NOTIFIED PRIOR TO CONTINUING WORK.

4 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS AND TRADES, AS WELL AS COORDINATION WITH ALL UTILITY COMPANIES, AND THE LANDLORD'S WORK EACH OTHER. ALL CONTRACTORS SHALL REFER TO THE COMPLETE SET OF DRAWINGS AND ALL SHEETS COMPLEMENT AND DURING THE EXECUTION OF THE WORK. DO NOT SCALE THESE DRAWINGS, USE WRITTEN DIMENSIONS ONLY.

5 - THE GENERAL CONTRACTOR SHALL PROTECT THE EXISTING PORTIONS OF THE BUILDING NOT SLATED FOR IMPROVEMENT AS WELL AS ADJACENT TENANT SPACES, AND SHALL BE LIABLE FOR ANY DAMAGE OCCURRING DURING THE CONSTRUCTION PROCESS.

6 - THE ARCHITECT DOES NOT HAVE CONTROL OR CHARGE OF AND IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND/OR PROCEDURES, OR FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK FOR THE ACTS OR OMISSION, AND/OR COMMISSION OF THE GENERAL CONTRACTOR, THE SUBCONTRACTORS OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR THEIR FAILURE TO CARRY OUT THE WORK.

7 - IT IS SOUTH FLORIDA BUILDING CODE REQUIRED THE ARCHITECT'S CERTIFICATION THAT THE WORK HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLANS AND THE SOUTH FLORIDA BUILDING CODE. THE ARCHITECT WILL NOT GIVE APPROPRIATED CERTIFICATION WITHOUT AN AGREEMENT FOR PERIODIC INSPECTIONS DURING CONSTRUCTION. IF NOT AGREED UPON PRIOR TO THE WORK COMMENCING, A COST ON THE REQUIRED CERTIFICATION WILL NOT BE ISSUED IF ANY WORK IS CONCEALED PRIOR TO THE ARCHITECT'S INSPECTION.

REVISIONS		
1	PLANNING DEPT REQ	7/28/99
2	BLDG DEPT REQ	8/99
3	BLDG DEPT REQ	9/28/99
4	BLDG DEPT REQ	4/28/00

WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402682
MIAMI BEACH, FL 33139
(305) 235-9211

3/22/99

proposed interior improvements for:

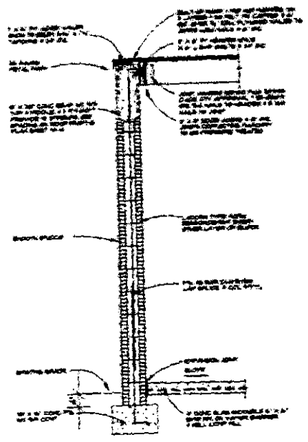
TROPICAL RESTAURANT

1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER

A-5



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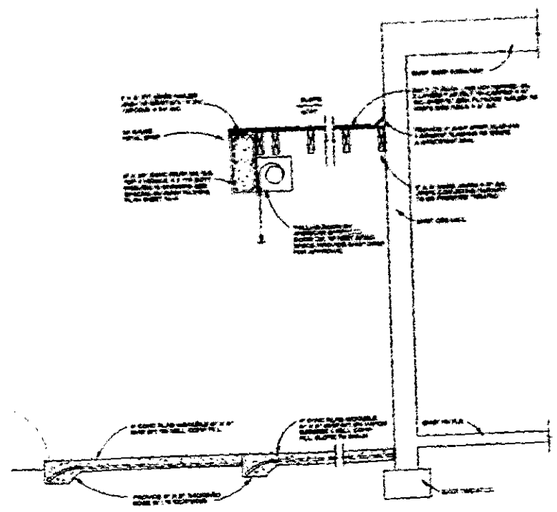

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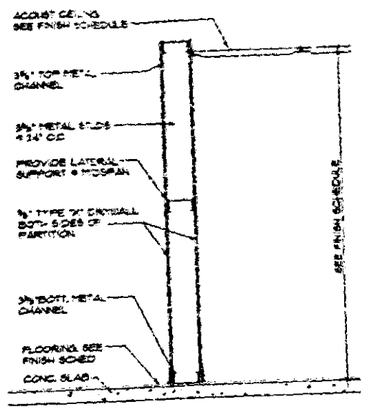

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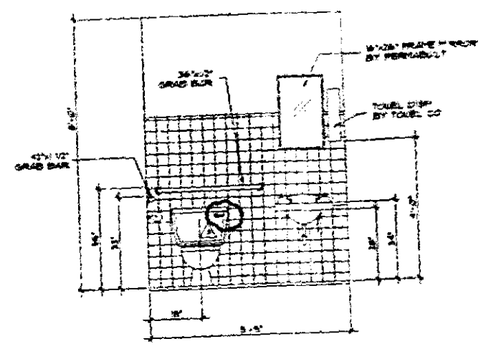
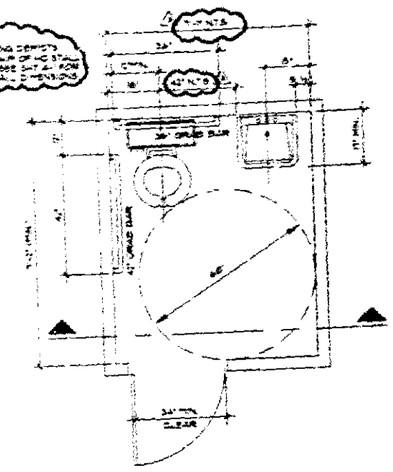
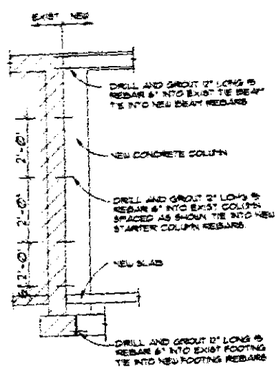


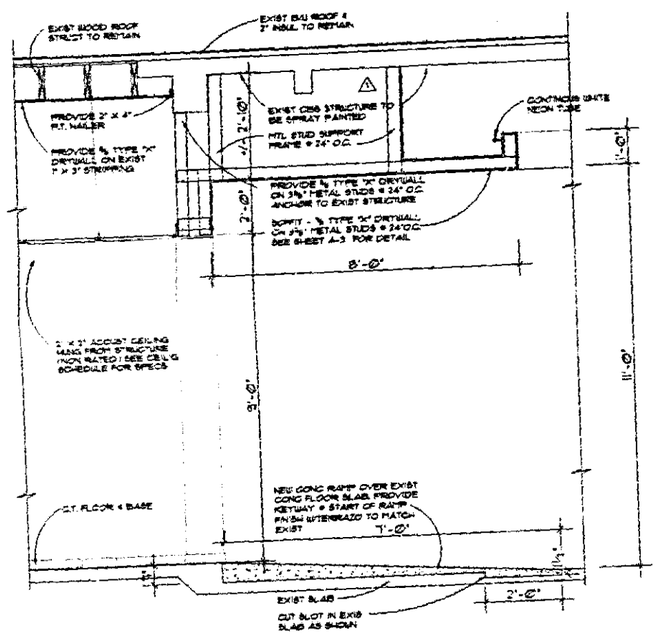
TYPICAL HANDICAP BATHROOM ELEV.



TYPICAL HANDICAP BATHROOM LAYOUT



START COLUMN DETAIL



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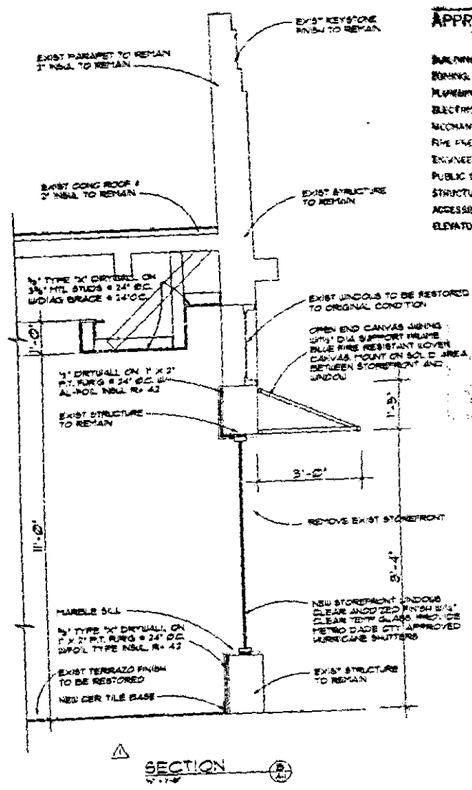

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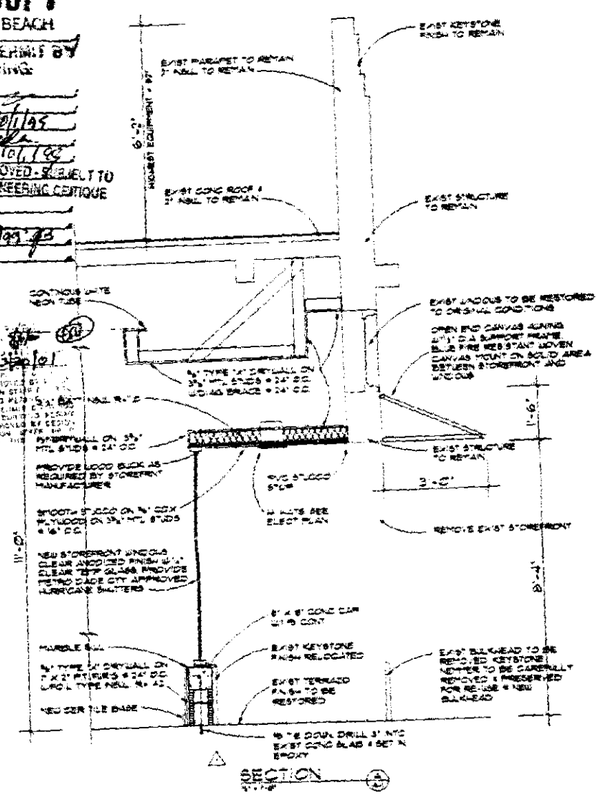


SECTION (B)

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLANNING: 3/8/01/95
ELECTRICAL:
MECHANICAL: 3/10/95
FIRE PREVENTION: APPROVED - SUBJECT TO
ENGINEERING: ENGINEERING CRITIQUE
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY: 10/01/95
ELEVATOR:

GENERAL NOTES

1 - ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE SOUTH FLORIDA BUILDING CODE AND ALL DADE COUNTY ORDINANCES. IN ADDITION, THE FOLLOWING CODES AND/OR AUTHORITIES AND SPECIFICATIONS SHALL BE COMPLIED WITH: NFPA 101, NEC, IAB, AND ADA AS WELL AS THE LANDLORD'S CRITERIA.

2 - THE GENERAL CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, APPROVALS AND INSPECTIONS AND ISSUE THAT ALL SUBCONTRACTORS SECURE THEIR RESPECTIVE PERMITS, APPROVALS AND INSPECTIONS INCLUDING SHOP DRAWINGS AS NECESSARY.

3 - THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS AS WELL AS ALL DIMENSIONS AND FEATURES DEPICTED. ON THESE PLANS PRIOR TO COMMENCING EACH STAGE OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND DURING THE WORK, QUESTION SHALL CEASE AND THE ARCHITECT NOTIFIED PRIOR TO CONTINUING WORK.

4 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS AND TRADES AS WELL AS COORDINATION WITH ALL UTILITY COMPANIES AND THE LANDLORD'S REP.

5 - THESE PLANS CONSTITUTE A COMPLETE SET OF DRAWINGS AND ALL SHEETS COMPLEMENT EACH OTHER. ALL CONTRACTORS SHALL REVIEW TO THE COMPLETE SET OF DRAWINGS BEFORE AND DURING THE EXECUTION OF THE WORK. DO NOT SCALE THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

6 - THE GENERAL CONTRACTOR SHALL PROTECT THE EXISTING PORTIONS OF THE BUILDING NOT SLATED FOR IMPROVEMENT, AS WELL AS ADJACENT TENANT SPACES AND SHALL BE LIABLE FOR ANY DAMAGE OCCURRING DURING THE CONSTRUCTION PROCESS.

7 - THE ARCHITECT DOES NOT HAVE CONTROL OR CHARGE OF, AND IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS METHODS, TECHNIQUES, SEQUENCE, AND/OR PROCEDURES, OR FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK FOR THE ACTS OR OMISSIONS, AND/OR DEFICIENCIES OF THE GENERAL CONTRACTOR, THE SUBCONTRACTORS OR ANY OTHER PERSON PERFORMING ANY OF THE WORK OR THEIR FAILURE TO CARRY OUT THE WORK.

8 - THE SOUTH FLORIDA BUILDING CODE REQUIRES THE ARCHITECT'S CERTIFICATION THAT THE WORK HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLANS AND THE SOUTH FLORIDA BUILDING CODE. THE ARCHITECT WILL NOT ISSUE A CONTINUED CERTIFICATION WITHOUT AN AGREEMENT FOR PERIODIC INSPECTIONS DURING CONSTRUCTION. IN ADDITION, THE REQUIRED CERTIFICATION WILL NOT BE ISSUED IF ANY WORK IS CONCEALED PRIOR TO THE ARCHITECT'S INSPECTION.

REVISIONS	
1 PLANNING DEPT REQ	7/26/99
2 BLDG DEPT REQ	8/1/99
3 BLDG DEPT REQ	9/28/99

WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 407652
MIAMI BEACH, FL 33139
(305) 235-9211

8/22/99

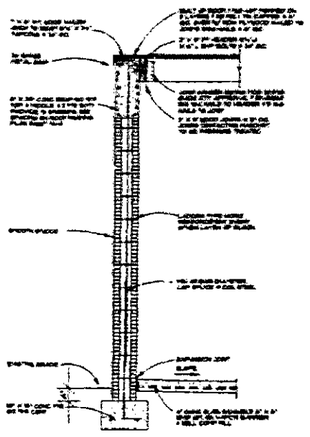
proposed interior improvements for:

TROPICAL RESTAURANT

1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER 14-5



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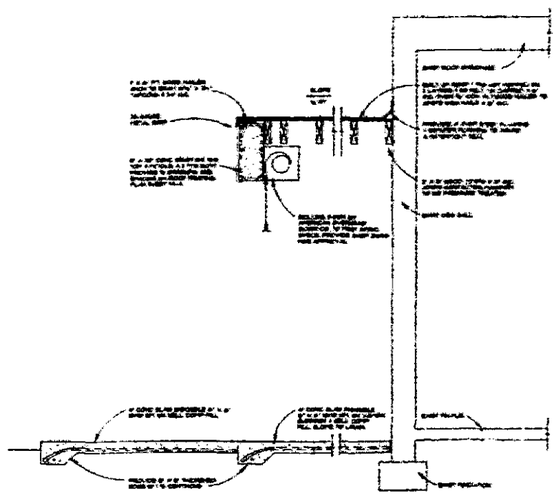

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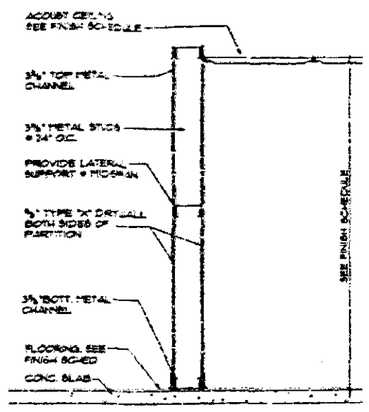
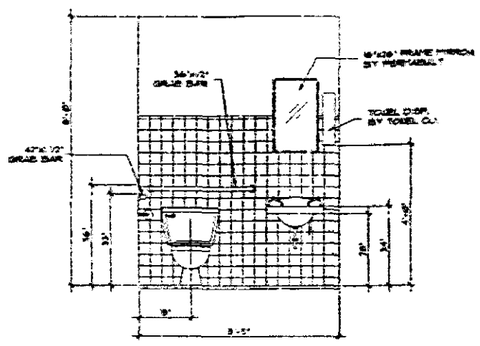
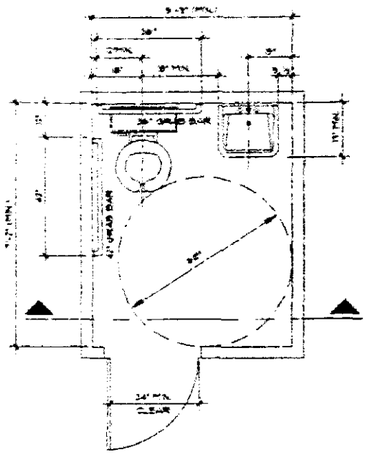


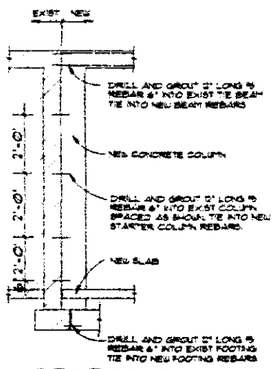
PARTITION DETAIL



TYPICAL HANDICAP BATHROOM ELEV.

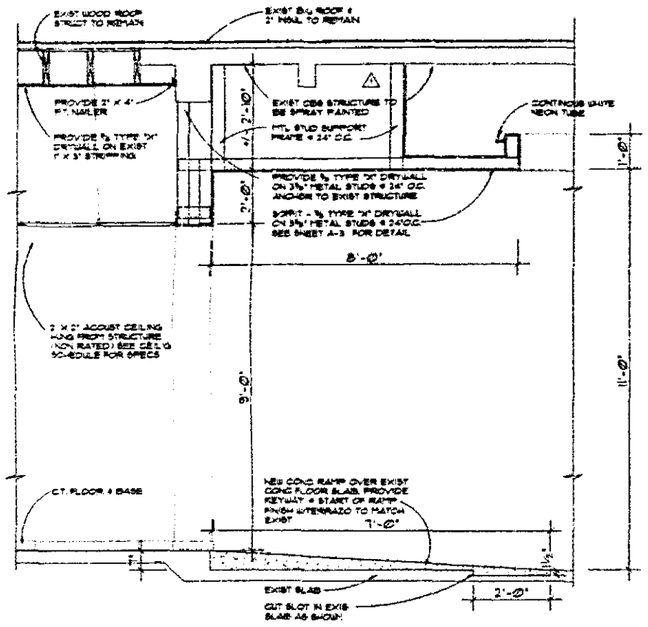


TYPICAL HANDICAP BATHROOM LAYOUT

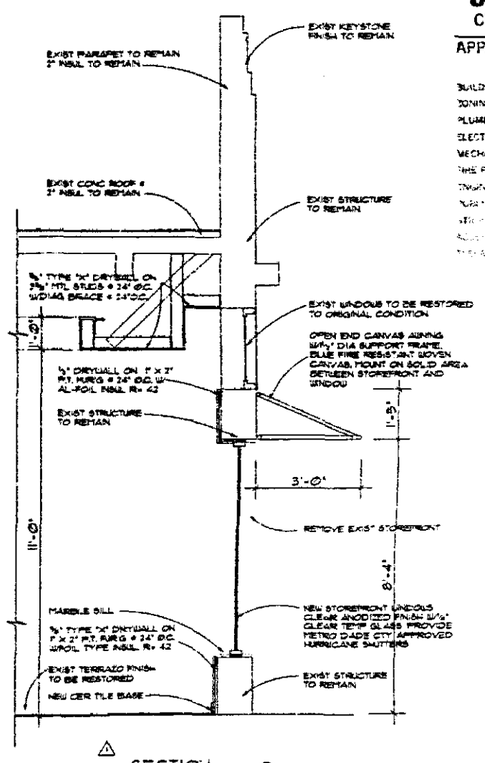


START COLUMN DETAIL

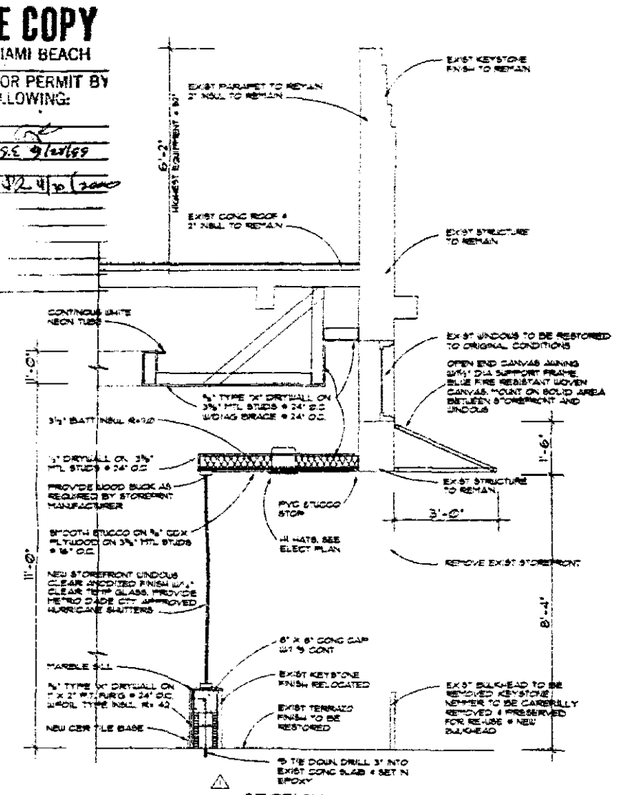
NTS



SECTION C



SECTION B



SECTION A

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	
ZONING:	
PLUMBING:	S.S. 9/22/99
ELECTRICAL:	
MECHANICAL:	9/24/99
FIRE PREVENTION:	
OWNER:	
NURSE:	
STRUCTURAL:	
HISTORICAL:	

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE SOUTH FLORIDA BUILDING CODE AND ALL DADE COUNTY ORDINANCES. IN ADDITION, THE FOLLOWING CODES AND/OR AUTHORITIES AND SPECIFICATIONS SHALL BE COMPLIED WITH: NFPA 101, NEC (ANSI), AND ADA AS WELL AS THE LANDLORD'S CRITERIA.
2. THE GENERAL CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, APPROVALS AND INSPECTIONS AND INSURE THAT ALL SUBCONTRACTORS SECURE THEIR RESPECTIVE PERMITS, APPROVALS AND INSPECTIONS INCLUDING SHOP DRAWINGS AS NECESSARY.
3. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AS WELL AS ALL DIMENSIONS AND FEATURES DEPICTED ON THESE PLANS PRIOR TO COMMENCING EACH PHASE OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE WORK IN QUESTION SHALL CEASE AND THE ARCHITECT NOTIFIED PRIOR TO CONTINUING WORK.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS AND TRADES AS WELL AS COORDINATION WITH ALL UTILITY COMPANIES AND THE LANDLORD'S REP.
5. THESE PLANS CONSTITUTE A COMPLETE SET OF DRAWINGS AND ALL SHEETS COMPLEMENT EACH OTHER. ALL CONTRACTORS SHALL REFER TO THE COMPLETE SET OF DRAWINGS BEFORE AND DURING THE EXECUTION OF THE WORK. DO NOT SCALE. THESE DRAWINGS USE WRITTEN DIMENSIONS ONLY.
6. THE GENERAL CONTRACTOR SHALL PROTECT THE EXISTING PORTIONS OF THE BUILDING NOT RELATED FOR IMPROVEMENT, AS WELL AS ADJACENT TENANT SPACES, AND SHALL BE LIABLE FOR ANY DAMAGE OCCURRING DURING THE CONSTRUCTION PROCESS.
7. THE ARCHITECT DOES NOT HAVE CONTROL OR CHARGE OF, AND IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND/OR PROCEDURES, OR FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, FOR THE ACTS OF OMISSION AND/OR COMMISSION OF THE GENERAL CONTRACTOR, THE SUBCONTRACTORS OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR THEIR FAILURE TO CARRY OUT THE WORK.
8. THE SOUTH FLORIDA BUILDING CODE REQUIRES THE ARCHITECT'S CERTIFICATION THAT THE WORK HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLANS AND THE SOUTH FLORIDA BUILDING CODE. THE ARCHITECT WILL NOT MAKE ABOVEMENTIONED CERTIFICATION WITHOUT AN AGREEMENT FOR PERIODIC INSPECTION DURING CONSTRUCTION IS NOT AGREED UPON PRIOR TO THE WORK COMMENCING. IN ADDITION, THE REQUIRED CERTIFICATION WILL NOT BE ISSUED IF ANY WORK IS CONCEALED PRIOR TO THE ARCHITECT'S INSPECTION.

REVISIONS	
1. PLANNING DEPT REQ	7/28/99
2. BLDG DEPT REC	9/1/99

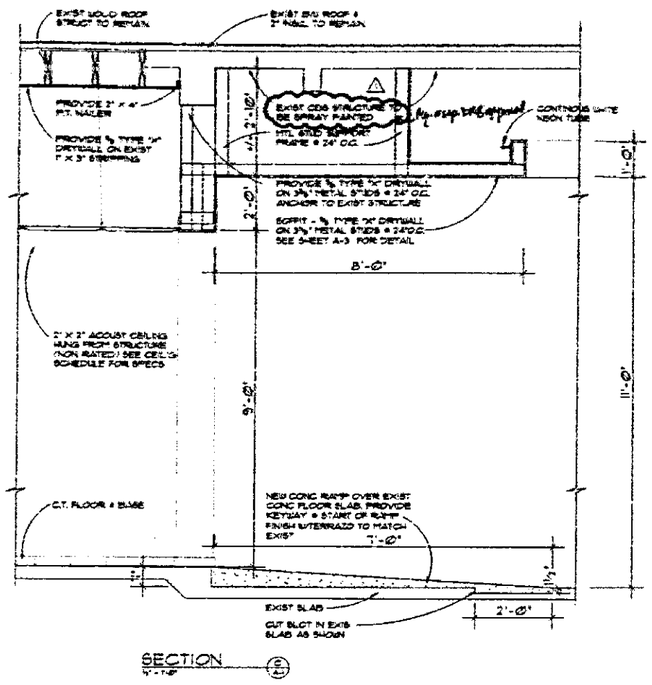
WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402692
MIAMI BEACH, FL 33139
(305) 235-9211

3/22/99

proposed interior improvements for:
TROPICAL RESTAURANT
1418 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER
A-5
10-1-99



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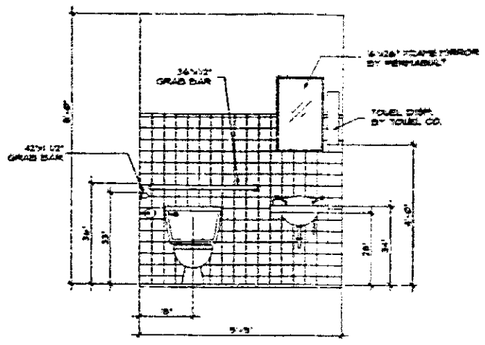
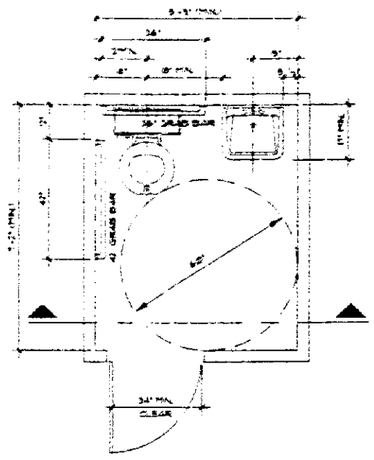
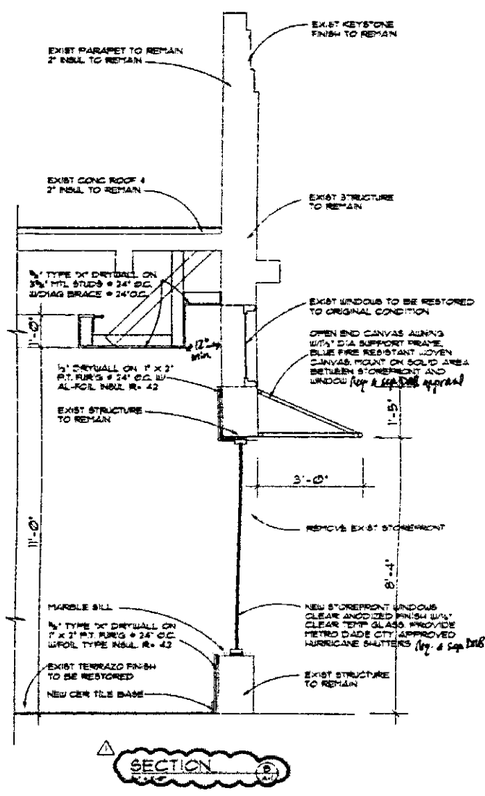


TYPICAL HANDICAP BATHROOM ELEV.



TYPICAL HANDICAP BATHROOM LAYOUT



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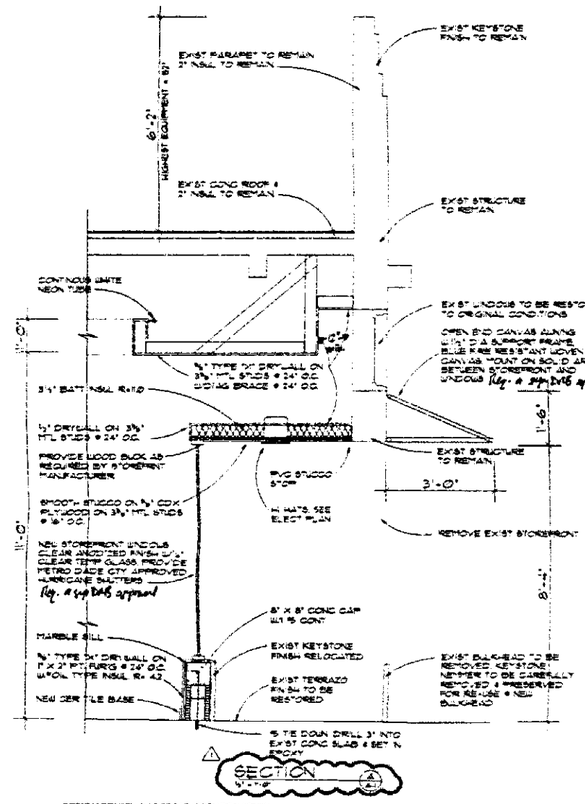

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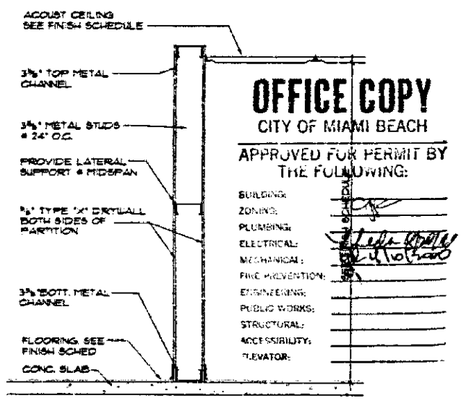

PARTITION DETAIL

GENERAL NOTES

1 - ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE SOUTH FLORIDA BUILDING CODE, AND ALL DADE COUNTY ORDINANCES. IN ADDITION, THE FOLLOWING CODES AND/OR AUTHORITIES AND SPECIFICATIONS SHALL BE COMPLIED WITH: NFPA 101, NEC, ANSI, AND ADA AS WELL AS THE LANDLORD'S CRITERIA.
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7 - THE ARCHITECT DOES NOT HAVE CONTROL OR CHARGE OF, AND IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND/OR PROCEDURES, OR FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK; FOR THE ACTS OF OMISSION AND/OR COMMISSION OF THE GENERAL CONTRACTOR, THE SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK OR THEIR FAILURE TO CARRY OUT THE WORK.
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OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

REVISIONS

	PLANNING COMMENTS	7/28/99

WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402692
MIAMI BEACH, FL 33139
(305) 235-9211

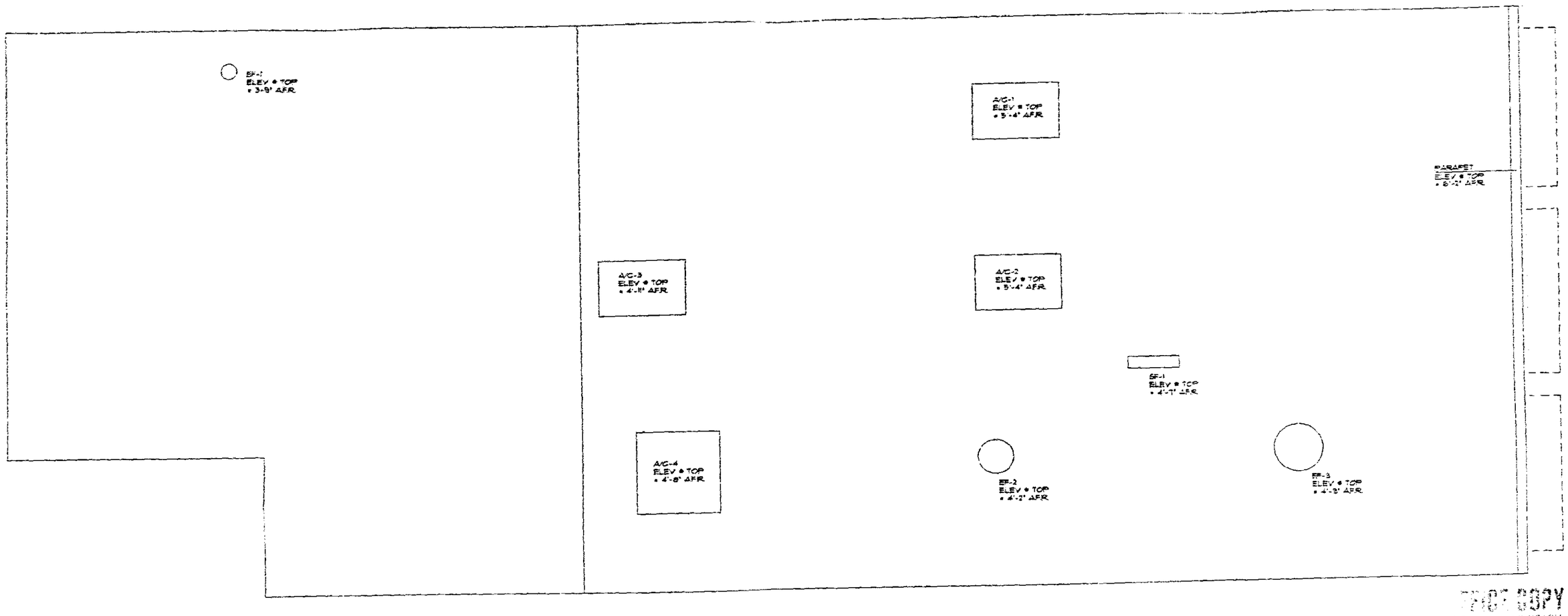
3/22/99

DESIGN REVIEW/HISTORIC PRESERVATION
BUILDING PERMIT
DATE: 2-23-00
THIS PERMIT CANNOT BE ISSUED UNTIL THESE FORMAL DRAWINGS ARE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THESE PERMIT DRAWINGS AFTER THE ISSUANCE OF A BUILDING PERMIT MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

proposed interior improvements for:
TROPICAL RESTAURANT
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER
A-5



ROOF PLAN
1/4"=1'-0"

ROOF COPY
REACH
PERMIT BY
BLDG.
SAA 3/24/00
3/28/00
3/28/00
APPROVED - SUBJECT TO
ENGINEERING CRITIQUE
03/31/00

TYP NOTE:
Any new roof top mechanical equipment which exceeds the height of the existing parapet shall be screened from view in a manner to be approved by DRB Staff.

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
BUILDING PERMIT CANNOT BE ISSUED
BY: 7-7-99
ALL REVISIONS TO THESE PERMIT DRAWINGS
REVIEWED AND APPROVED BY DESIGN
REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO
THE ISSUANCE OF A BUILDING PERMIT. ANY
MODIFICATIONS TO THESE PERMIT DRAWINGS
AFTER THE ISSUANCE OF A BUILDING PERMIT
MUST BE REVIEWED AND APPROVED BY DESIGN
REVIEW/HISTORIC PRESERVATION STAFF PRIOR
TO THE COMPLETION OF THE PROJECT.

REVISIONS

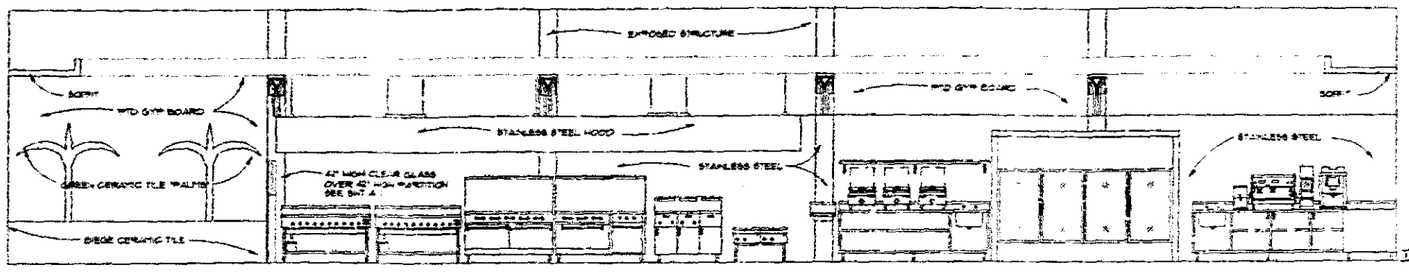
WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402692
MIAMI BEACH, FL 33139
(305) 235-9211

3/22/99

proposed interior improvements for:
TROPICAL RESTAURANT
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DESIGN BY
WILLIAM PLASENCIA

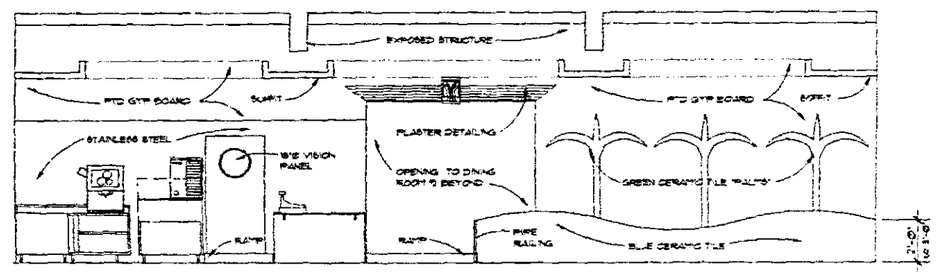
SHEET NUMBER
A-6



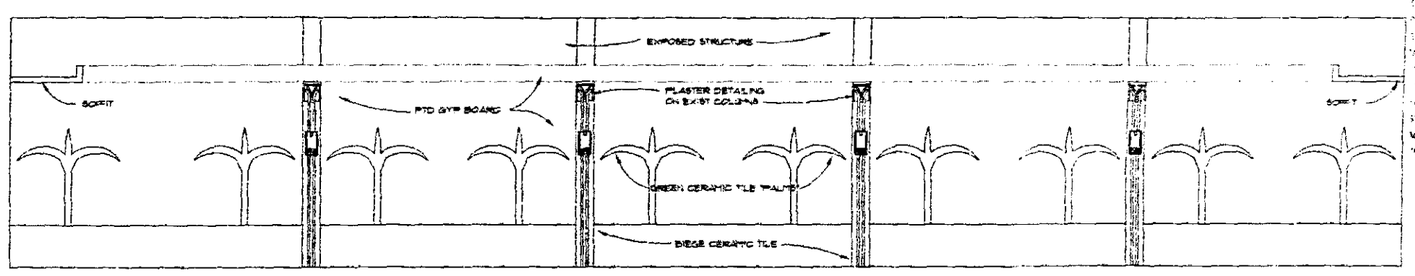
NORTH INTERIOR ELEVATION

Equipment equipment shall be elevated a minimum of 8" above the terrazzo floor. (typical)

Stainless steel legs with padded feet (typical)



EAST INTERIOR ELEVATION



SOUTH INTERIOR ELEVATION

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: Sch 5/24/05
PLANNING:
PLUMBING: 5/24/05
ELECTRICAL: 5/24/05
MECHANICAL: 5/24/05
FIRE PREVENTION:
ZONING: APPROVED - SUBJECT TO ENGINEER'S CRITIQUE
PUBLIC WORKS:
STRUCTURAL: 5/31/05
ACCESSIBILITY:
ELEVATOR:

TYP NOTE:
Exterior & interior paint chips and tile samples shall be provided for DRB staff approval.

DESIGN REVIEW/HISTORIC PRESERVATION FOR BUILDING PERMIT

BUILDING PERMIT CANNOT BE ISSUED AFTER: 7-19-05

NO CONSTRUCTION MAY PROCEED UNTIL THESE PERMIT DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THESE PERMIT DRAWINGS AFTER THE ISSUANCE OF A BUILDING PERMIT MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

REVISIONS

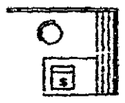
1	PLANNING DEPT REQ	7/6/05

WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402652
MIAMI BEACH, FL 33139
(305) 235-9211

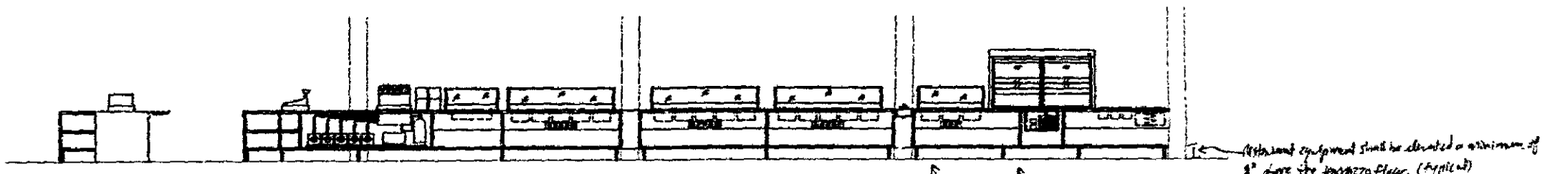
proposed interior improvements for:
TROPICAL RESTAURANT
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DRAWN BY: WILLIAM PLASENCIA

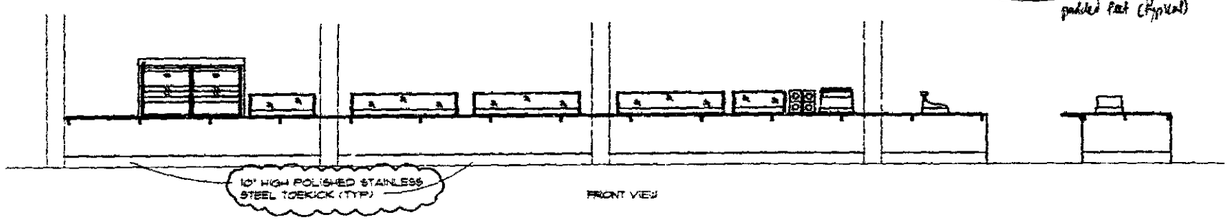
SHEET NUMBER: A-7



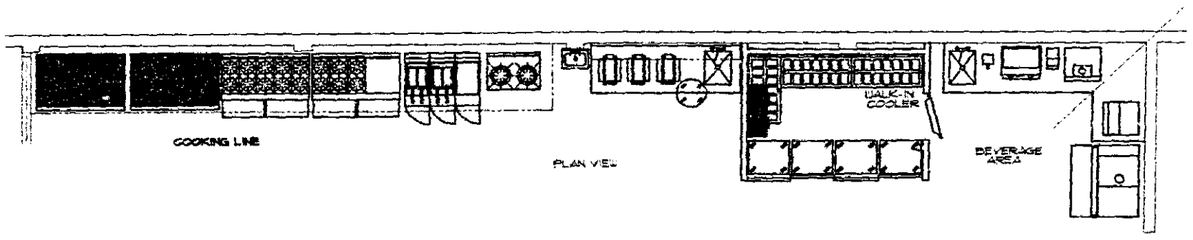
PLAN VIEW



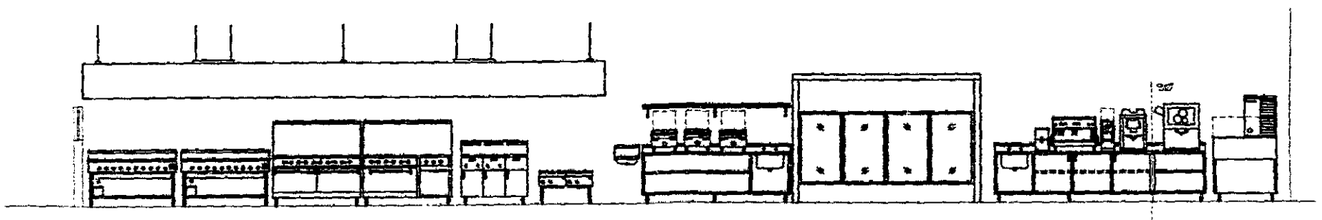
BACK VIEW



FRONT VIEW



PLAN VIEW



FRONT VIEW

OFFICE COPY

APPROVED - SUBJECT TO ENGINEERING CRITIQUE

DESIGN REVIEW/HISTORIC PRESERVATION FOR BUILDING PERMIT
DATE OF DIRECTOR'S APPROVAL
BUILDING PERMIT CANNOT BE ISSUED AFTER:
ANY DEVIATIONS TO THESE PERMIT DRAWINGS MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY MODIFICATIONS TO THESE PERMIT DRAWINGS AFTER THE ISSUANCE OF A BUILDING PERMIT MUST BE REVIEWED AND APPROVED BY DESIGN REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO THE COMPLETION OF THE PROJECT.

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ARROW
INDUSTRIES CORP.
RESTAURANT
DESIGN, EQUIPMENT
FURNISHINGS & SUPPLIES

3600 N.W. 69TH STREET
MIAMI, FLORIDA 33142 U.S.A.
PHONE (305) 635 6500
FAX (305) 635 0339

DATE	DESCRIPTION	NO.

REVISIONS

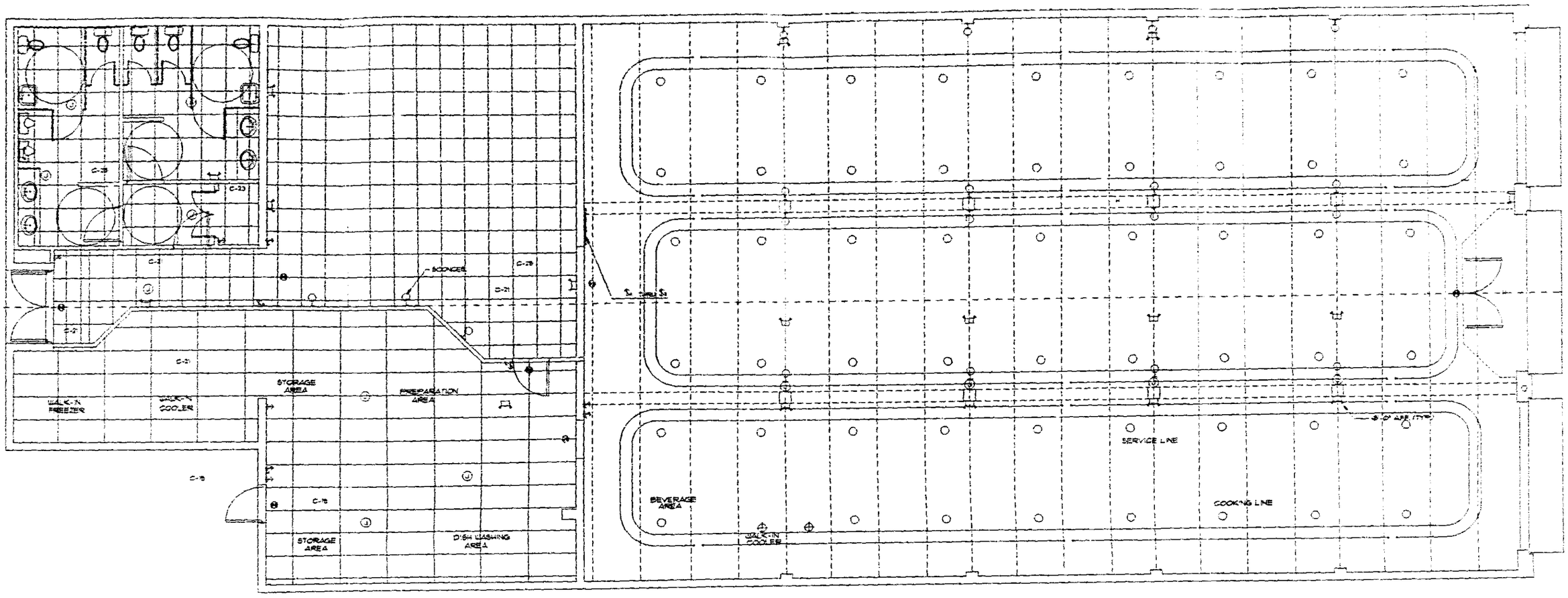
TROPICAL RESTAURANT

DATE: 6/4/96
SCALE: 1/4"=1'-0"
DRAWN BY: RPM

JOB # 29901

SHEET TITLE
EQUIPMENT ELEVATIONS

SHEET
A-8



FLOOR PLAN - LIGHTING ¼"=1'-0"

FIXTURE SPEC

- VAPOR PROOF FIXTURE BY W.G. MANUF
- PENDANT BY VISA LIGHTING B-AX CP3660-B4-BBLK
- WALL SCONSE BY VISA LIGHTING COLUMBACE CB3402
- WHITE NEON TUBE MTD ON INTERIOR OF SOFFIT

SEE ATTACHED FIXTURE PHOTOS

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

REVISIONS	
1 PLANNING DEPT REQUIREMENTS	6/1/99

WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402692
MIAMI BEACH, FL 33139
(305) 235-9211

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration #: 34923
4836 s.w. 74th. court, miami, fl. 33155
tel. (305) 865-6151

proposed interior improvements for:
TROPICAL RESTAURANT
1418 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT
DATE OF DIRECTOR APPROVAL
BUILDING PERMIT CANNOT BE ISSUED AFTER
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DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER
AE-2
OF 3

Air System Sizing Summary for Kitchen

Project Name: Tropical Restaurant
Prepared by: Beattie & Associates, Inc.

Air System Information
System Name: Kitchen
Equipment Class: PKG ROOF
System Type: MZCAV
Number of Zones: 1
Floor Area: 1288.0 ft²

Sizing Calculation Information
Zone and Space Sizing Method:
Zone CFM: Peak zone sensible load
Space CFM: Calculated space loads
Calculation Months: Jan to Dec
Sizing Date: Calculated

Central Cooling Coil Sizing Data
Total coil load: 11.3 Tons
Sensible coil load: 10.2 Tons
Coil CFM at Jul 1400: 4875 CFM
Max possible CFM: 4875 CFM
Design supply temp: 55.0 °F
BYPas: 19%
STUN/ft²: 11.8
Water flow @ 10.0 °F rise: - gpm
Load occurs at: Jun 1600
OA DB / WB: 95.0 / 78.0 °F
Entering DB / WB: 77.0 / 65.0 °F
Leaving DB / WB: 54.7 / 53.4 °F
Coil ADP: 51.7 °F
Bypass factor: 0.11
Resulting RH: 49 %
Zone T-stat Check: 1 of 1 OK

Central Heating Coil Sizing Data
No central heating coil loads returned during this calculation.

Supply Fan Sizing Data
Actual max CFM at Jul 1700: 4875 CFM
Standard CFM: 4875 CFM
Actual max CFM/ft²: 4.14 CFM/ft²
Fan motor BHP: 0.25 BHP
Fan motor kW: 0.35 kW
Fan static: 0.80 in. wg

Outdoor Ventilation Air Data
Design airflow CFM: 100 CFM
CFM/ft²: 0.08 CFM/ft²
CFM/person: 11.00 CFM/person

Carrier Hourly Analysis Program v4.00 — Page 1

Zone Sizing Summary for Kitchen

Project Name: Tropical Restaurant
Prepared by: Beattie & Associates, Inc.

Sizing Calculation Information
Zone and Space Sizing Method:
Zone CFM: Peak zone sensible load
Space CFM: Calculated space loads
Calculation Months: Jan to Dec
Sizing Date: Calculated

Zone Sizing Data

Zone Name	Maximum Cooling Sensible (MBtu)	Design Air Flow (CFM)	Minimum Air Flow (CFM)	Time of Peak Load	Maximum Heating Load (MBtu)
Zone 1	106.5	4875	2930	Jul 1700	13.8

Zone Terminal Sizing Data
No Zone Terminal Sizing Data required for this system.

Space Loads and Airflows

Zone Name / Space Name	Mult.	Cooling Sensible (MBtu)	Time of Peak Load	Air Flow (CFM)	Heating Load (MBtu)
Zone 1					
Kitchen Area	1	107.3	Jul 1700	4875	4.3

Carrier Hourly Analysis Program v4.00 — Page 2

Air System Design Load Summary for Kitchen

Project Name: Tropical Restaurant
Prepared by: Beattie & Associates, Inc.

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jul 1600			HEATING DATA AT DB 0 WB		
	COOLING OA DB / WB: 95.0 °F / 78.0 °F			HEATING OA DB / WB: 65.0 °F / 35.0 °F		
ZONE LOADS	Sensible	Sensible (BTU/hr/ft²)	Latent (BTU/hr)	Sensible	Sensible (BTU/hr/ft²)	Latent (BTU/hr)
Solar Loads	363 ft²	1000		363 ft²	1000	
Wall Transmission	309 ft²	600		309 ft²	600	
Roof Transmission	2500 ft²	4160		2500 ft²	7102	
Glass Transmission	253 ft²	2430		253 ft²	4212	
Skylight Transmission	0 ft²	0		0 ft²	0	
Door Transmission	20 ft²	1.15		20 ft²	302	
Floor Transmission	2500 ft²	0		2500 ft²	527	
Partitions	0 ft²	0		0 ft²	0	
Ceiling	0 ft²	0		0 ft²	0	
Overhead Lighting	4500 W	9.505		0	0	
Task Lighting	0 W	0		0	0	
Electric Equipment	0 W	0		0	0	
People	16	3179	3210	0	0	
Infiltration		0	0	0	0	
Miscellaneous		3000	13000		0	
Safety Factor	5% / 3%	3009	2201	0%	0	
Ht Total Zone Loads		109198	47471		12843	
Zone Conditioning		109198	47471		14726	
Plenum Wall Load	0%	0		0%	0	
Plenum Roof Load	0%	0		0%	0	
Plenum Lighting Load	0%	0		0%	0	
Return / Fan Load	4939 CFM	0		4939 CFM		
Ventilation Load	1420 CFM	19063	46825	1420 CFM	42322	
Supply Fan Load	4939 CFM	10484		4939 CFM	10484	
Supply Fan Gain Factor		0			0	
Duct Heat Gain / Loss	0%	0		0%	0	
Ht Total System Loads		139745	94146		69552	
Central Cooling Coil		139745	94147		69552	
Central Heating Coil		102828			69552	
Ht Total Conditioning		102828	94147		69552	

(Key: Positive values are clg loads / Negative values are htg loads; Positive values are htg loads / Negative values are clg loads)

Carrier Hourly Analysis Program v4.00 — Page 3

Air System Sizing Summary for Dining Area 1

Project Name: Tropical Restaurant
Prepared by: Beattie & Associates, Inc.

Air System Information
System Name: Dining Area 1
Equipment Class: PKG ROOF
System Type: MZCAV
Number of Zones: 1
Floor Area: 3548.0 ft²

Sizing Calculation Information
Zone and Space Sizing Method:
Zone CFM: Peak zone sensible load
Space CFM: Calculated space loads
Calculation Months: Jan to Dec
Sizing Date: Calculated

Central Cooling Coil Sizing Data
Total coil load: 39.9 Tons
Sensible coil load: 12.7 Tons
Coil CFM at Jul 1600: 4500 CFM
Max possible CFM: 4500 CFM
Design supply temp: 55.0 °F
BYPas: 21%
STUN/ft²: 12.6
Water flow @ 10.0 °F rise: - gpm
Load occurs at: Jul 1600
OA DB / WB: 95.0 / 78.0 °F
Entering DB / WB: 80.7 / 70.2 °F
Leaving DB / WB: 55.7 / 54.2 °F
Coil ADP: 52.6 °F
Bypass factor: 0.158
Resulting RH: 53 %
Zone T-stat Check: 1 of 1 OK

Central Heating Coil Sizing Data
Max coil load: 48883 BTU/hr
Coil CFM at Des Htg: 4500 CFM
Max possible CFM: 4500 CFM
Water flow @ 20.0 °F rise: - gpm
Load occurs at: Des Htg
STUN/ft²: 13.8
Ent. DB / Lvg DB: 63.2 / 79.7 °F

Supply Fan Sizing Data
Actual max CFM at Jul 1600: 4500 CFM
Standard CFM: 4500 CFM
Actual max CFM/ft²: 1.27 CFM/ft²
Fan motor BHP: 0.32 BHP
Fan motor kW: 0.42 kW
Fan static: 3.00 in. wg

Outdoor Ventilation Air Data
Design airflow CFM: 1600 CFM
CFM/ft²: 0.45 CFM/ft²
CFM/person: 15.00 CFM/person

Carrier Hourly Analysis Program v4.00 — Page 1

Zone Sizing Summary for Dining Area 1

Project Name: Tropical Restaurant
Prepared by: Beattie & Associates, Inc.

Sizing Calculation Information
Zone and Space Sizing Method:
Zone CFM: Peak zone sensible load
Space CFM: Calculated space loads
Calculation Months: Jan to Dec
Sizing Date: Calculated

Zone Sizing Data

Zone Name	Maximum Cooling Sensible (MBtu)	Design Air Flow (CFM)	Minimum Air Flow (CFM)	Time of Peak Load	Maximum Heating Load (MBtu)
Zone 1	106.5	4500	2930	Jul 1700	13.8

Zone Terminal Sizing Data
No Zone Terminal Sizing Data required for this system.

Space Loads and Airflows

Zone Name / Space Name	Mult.	Cooling Sensible (MBtu)	Time of Peak Load	Air Flow (CFM)	Heating Load (MBtu)
Zone 1					
Dining Area	1	107.1	Jul 1700	4500	42.9

Carrier Hourly Analysis Program v4.00 — Page 2

Air System Design Load Summary for Dining Area 1

Project Name: Tropical Restaurant
Prepared by: Beattie & Associates, Inc.

	DESIGN COOLING			DESIGN HEATING		
	COOLING DATA AT Jul 1600			HEATING DATA AT DB 0 WB		
	COOLING OA DB / WB: 95.0 °F / 78.0 °F			HEATING OA DB / WB: 65.0 °F / 35.0 °F		
ZONE LOADS	Sensible	Sensible (BTU/hr/ft²)	Latent (BTU/hr)	Sensible	Sensible (BTU/hr/ft²)	Latent (BTU/hr)
Solar Loads	363 ft²	1000		363 ft²	1000	
Wall Transmission	309 ft²	600		309 ft²	600	
Roof Transmission	2500 ft²	4160		2500 ft²	7102	
Glass Transmission	253 ft²	2430		253 ft²	4212	
Skylight Transmission	0 ft²	0		0 ft²	0	
Door Transmission	20 ft²	1.15		20 ft²	302	
Floor Transmission	2500 ft²	0		2500 ft²	527	
Partitions	0 ft²	0		0 ft²	0	
Ceiling	0 ft²	0		0 ft²	0	
Overhead Lighting	4500 W	9.505		0	0	
Task Lighting	0 W	0		0	0	
Electric Equipment	0 W	0		0	0	
People	16	3179	3210	0	0	
Infiltration		0	0	0	0	
Miscellaneous		3000	13000		0	
Safety Factor	5% / 3%	3009	2201	0%	0	
Ht Total Zone Loads		109198	47471		12843	
Zone Conditioning		109198	47471		14726	
Plenum Wall Load	0%	0		0%	0	
Plenum Roof Load	0%	0		0%	0	
Plenum Lighting Load	0%	0		0%	0	
Return / Fan Load	4939 CFM	0		4939 CFM		
Ventilation Load	1420 CFM	19063	46825	1420 CFM	42322	
Supply Fan Load	4939 CFM	10484		4939 CFM	10484	
Supply Fan Gain Factor		0			0	
Duct Heat Gain / Loss	0%	0		0%	0	
Ht Total System Loads		139745	94146		69552	
Central Cooling Coil		139745	94147		69552	
Central Heating Coil		102828			69552	
Ht Total Conditioning		102828	94147		69552	

(Key: Positive values are clg loads / Negative values are htg loads; Positive values are htg loads / Negative values are clg loads)

Carrier Hourly Analysis Program v4.00 — Page 3

Air System Sizing Summary for Dining Area 2

Project Name: Tropical Restaurant
Prepared by: Beattie & Associates, Inc.

Air System Information
System Name: Dining Area 2
Equipment Class: PKG ROOF
System Type: MZCAV
Number of Zones: 1
Floor Area: 2269.0 ft²

Sizing Calculation Information
Zone and Space Sizing Method:
Zone CFM: Peak zone sensible load
Space CFM: Calculated space loads
Calculation Months: Jan to Dec
Sizing Date: Calculated

Central Cooling Coil Sizing Data
Total coil load: 6.5 Tons
Sensible coil load: 5.8 Tons
Coil CFM at Jul 1300: 2500 CFM
Max possible CFM: 2500 CFM
Design supply temp: 55.0 °F
BYPas: 30.0
STUN/ft²: 44.8
Water flow @ 10.0 °F rise: - gpm
Load occurs at: Jul 1300
OA DB / WB: 95.0 / 78.0 °F
Entering DB / WB: 78.6 / 68.5 °F
Leaving DB / WB: 54.9 / 53.4 °F
Coil ADP: 51.7 °F
Bypass factor: 0.150
Resulting RH: 48 %
Zone T-stat Check: 1 of 1 OK

Central Heating Coil Sizing Data
Max coil load: 13867 BTU/hr
Coil CFM at Des Htg: 2500 CFM
Max possible CFM: 2500 CFM
Water flow @ 20.0 °F rise: - gpm
Load occurs at: Des Htg
STUN/ft²: 6.1
Ent. DB / Lvg DB: 63.6 / 79.7 °F

Supply Fan Sizing Data
Actual max CFM at Jul 1300: 2500 CFM
Standard CFM: 2500 CFM
Actual max CFM/ft²: 1.10 CFM/ft²
Fan motor BHP: 0.23 BHP
Fan motor kW: 1.00 kW
Fan static: 3.00 in. wg

Outdoor Ventilation Air Data
Design airflow CFM: 400 CFM
CFM/ft²: 0.20 CFM/ft²
CFM/person: 5.00 CFM/person

Carrier Hourly Analysis Program v4.00 — Page 7

Zone Sizing Summary for Dining Area 2

Project Name: Tropical Restaurant
Prepared by: Beattie & Associates, Inc.

Sizing Calculation Information
Zone and Space Sizing Method:
Zone CFM: Peak zone sensible load
Space CFM: Calculated space loads
Calculation Months: Jan to Dec
Sizing Date: Calculated

Zone Sizing Data

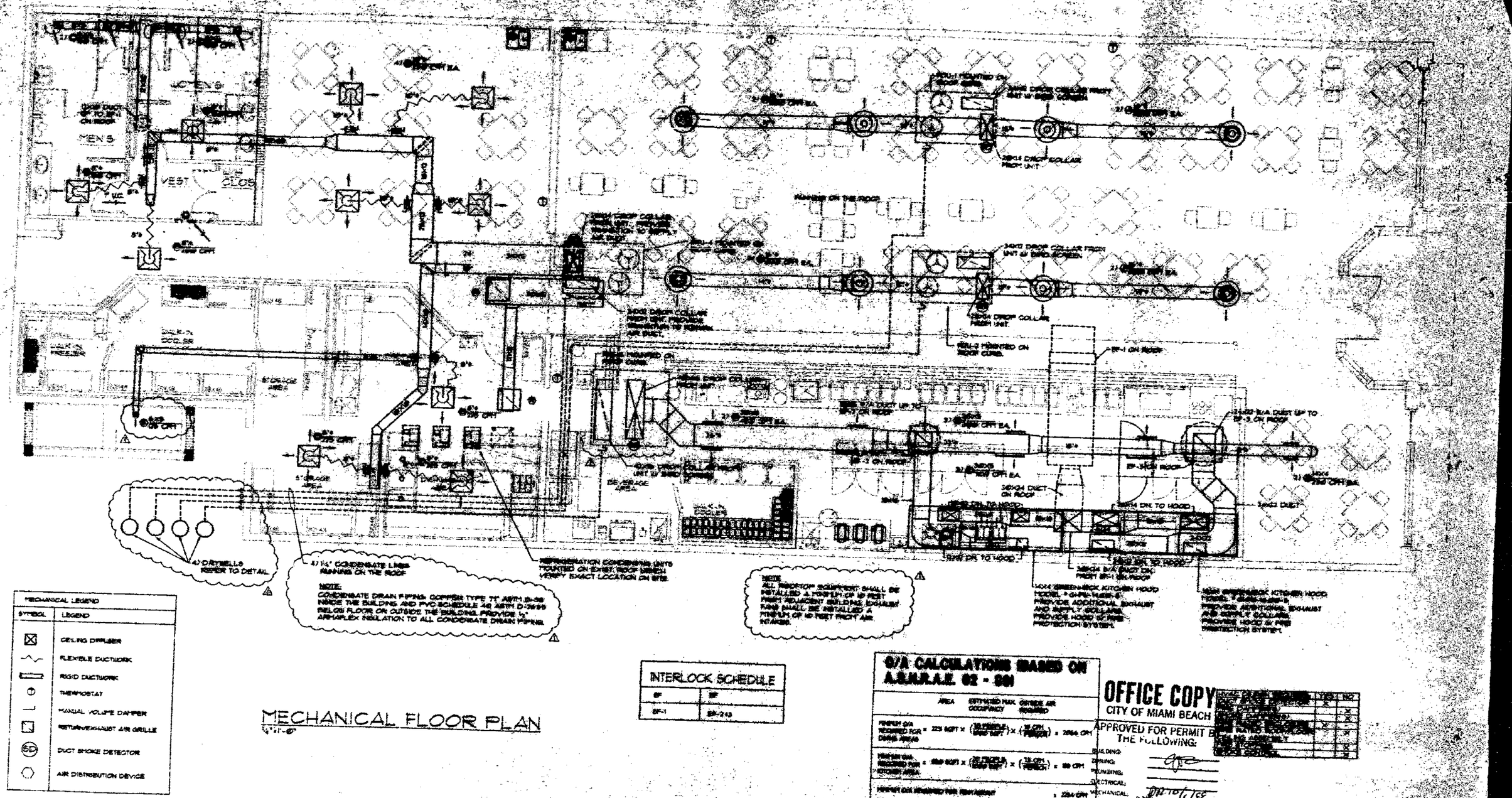
Zone Name	Maximum Cooling Sensible (MBtu)	Design Air Flow (CFM)	Minimum Air Flow (CFM)	Time of Peak Load	Maximum Heating Load (MBtu)
Zone 1	55.1	2500	2500	Jul 1300	6.1

Zone Terminal Sizing Data
No Zone Terminal Sizing Data required for this system.

Space Loads and Airflows

Zone Name / Space Name	Mult.	Cooling Sensible (MBtu)	Time of Peak Load	Air Flow (CFM)	Heating Load (MBtu)
Zone 1					
Dining Area	1	55.1	Jul 1300	2500	6.1

Carrier Hourly Analysis Program v4.00 — Page 2


MECHANICAL LEGEND
SYMBOL
LEGEND
CEILING DIFFUSER
FLEXIBLE DUCTWORK
RIGID DUCTWORK
THERMOSTAT
MANUAL VOLUME DAMPER
RETURN/EXHAUST AIR GRILLE
SD
DUCT SMOKE DETECTOR
AIR DISTRIBUTION DEVICE
MECHANICAL FLOOR PLAN
INTERLOCK SCHEDULE
O/A CALCULATIONS BASED ON A.S.H.R.A.E. 62 - 89
AREA
ESTIMATED MAX. OCCUPANCY
OUTSIDE AIR REQUIRED
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
REVISIONS
WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX
MIAMI BEACH, FL
305/
Proposed interior improvements for
TROPICAL RESTAURANT
WASHINGTON AVENUE
MIAMI BEACH, FLORIDA
SHEET NUMBER

MECHANICAL FLOOR PLAN

MECHANICAL LEGEND

SYMBOL	LEGEND
	CEILING DIFFUSER
	FLEXIBLE DUCTWORK
	RIGID DUCTWORK
	THERMOSTAT
	MANUAL VOLUME DAMPER
	SEWER/EXHAUST AIR SIPHILLE
	EXIT SPACE DIRECTOR
	AIR DISTRIBUTION DEVICE

INTERLOCK SCHEDULE

O/A CALCULATIONS BASED ON A.S.H.R.A.E. 62 - 81

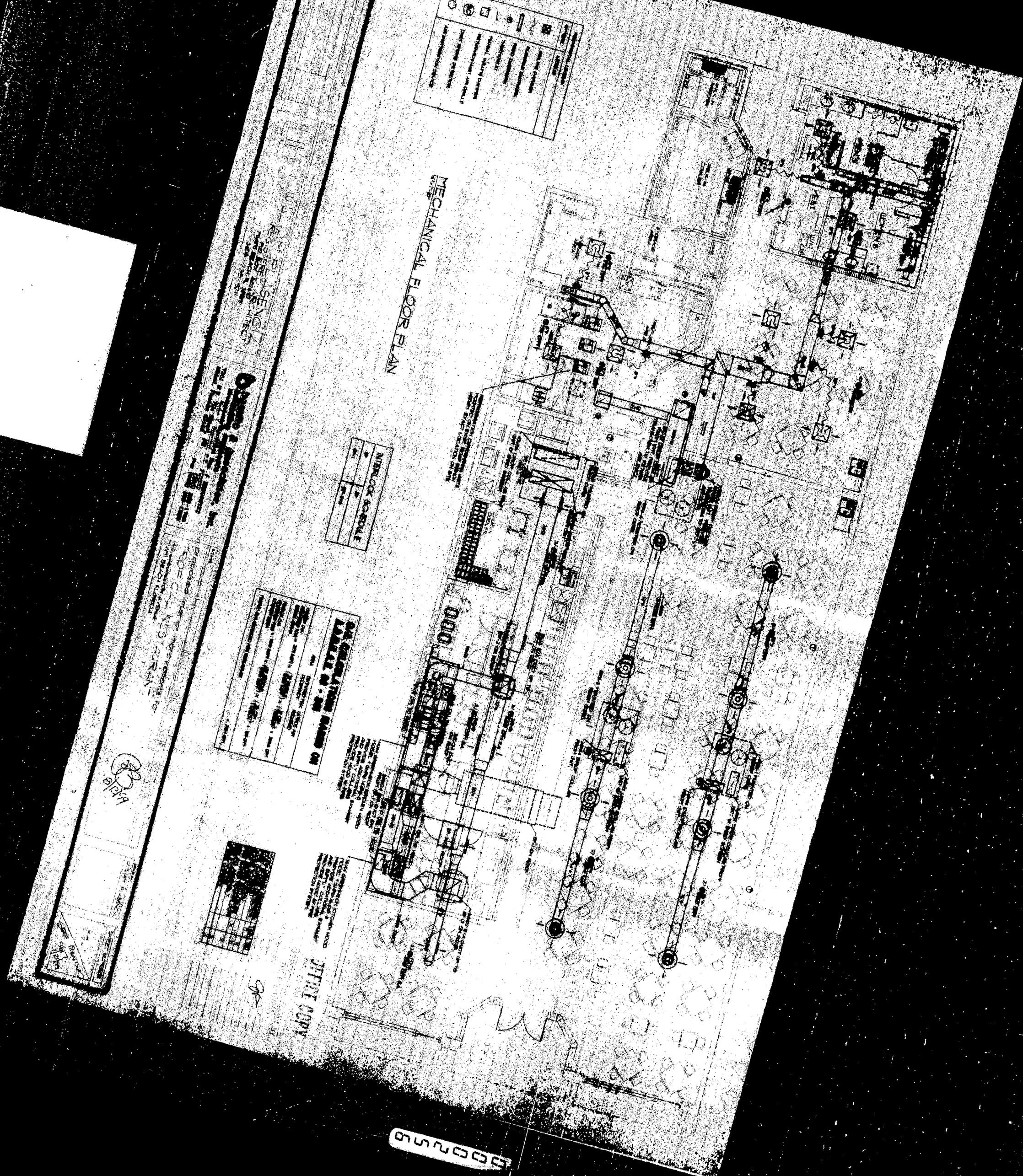
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
THE FOLLOWING:

BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE SUPPRESSION
FIRE ALARM
ELEVATOR

WILLIAM PLASENCIA
REGISTERED ARCHITECT

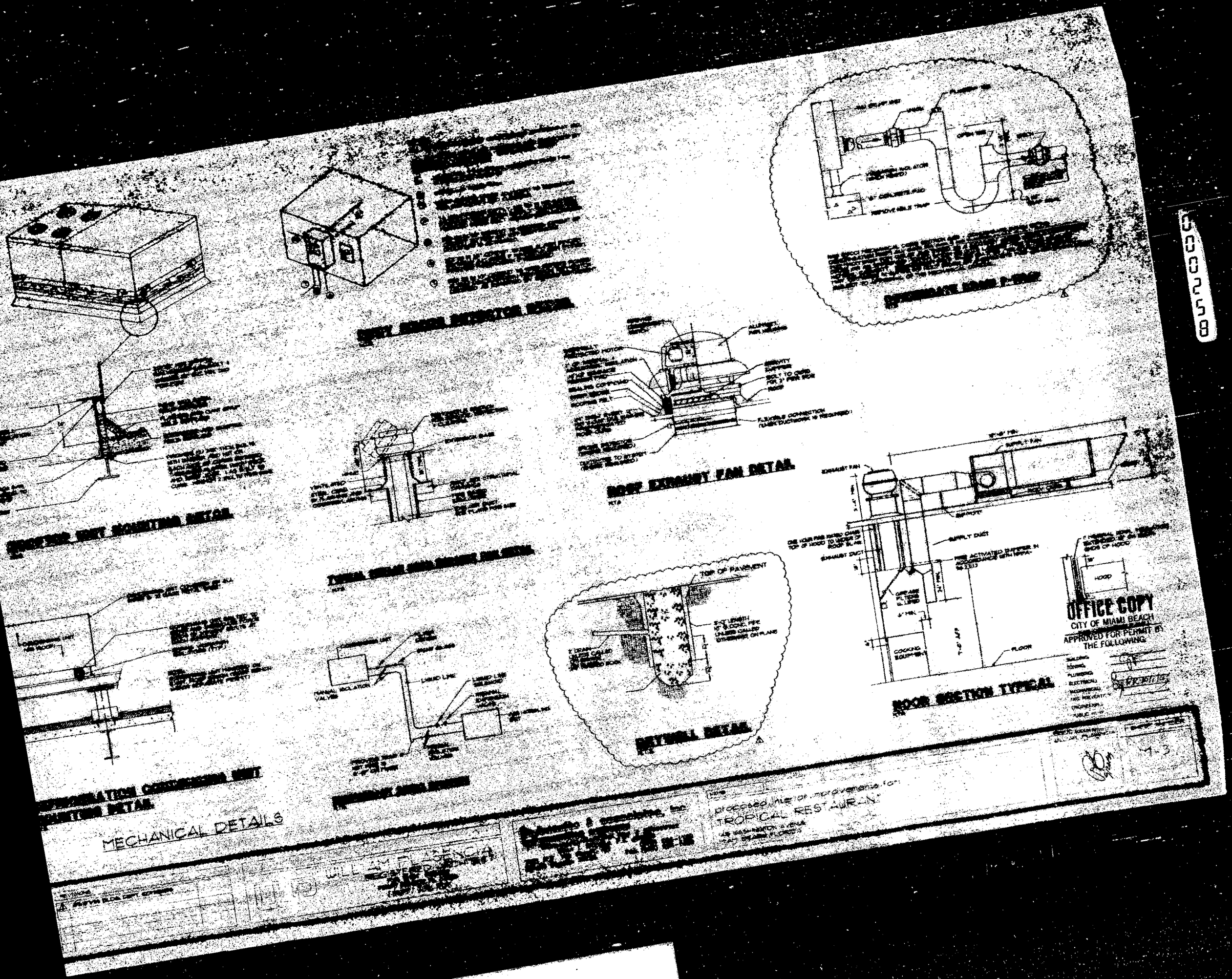
PROPOSED INTERIOR IMPROVEMENTS FOR
TROPICAL RESTAURANT
5 WASHINGTON AVEN.
MIAMI BEACH, FLORIDA

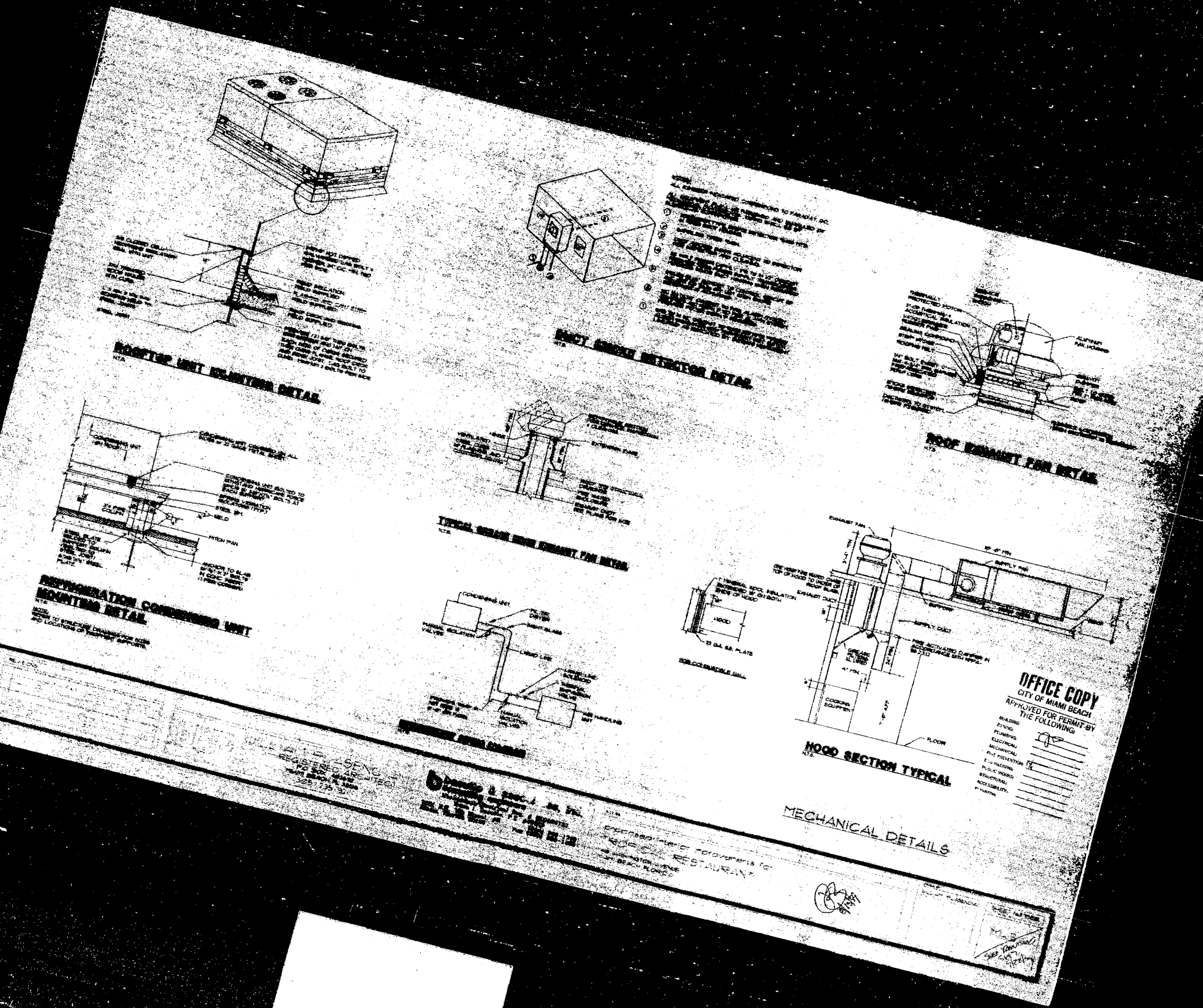
VOID


MECHANICAL FLOOR PLAN
FINAL COPY

AIR BALANCE CONTROLS

	ENTIRE RESTAURANT		KITCHEN	


DOOR EXHAUST FAN DETAIL
DOOR SECTION TYPICAL
TOP OF PAVEMENT
HOOD
SUPPLY DUCT
EXHAUST DUCT
FLOOR
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING
MECHANICAL DETAILS
TROPICAL RESTAURANT
M-3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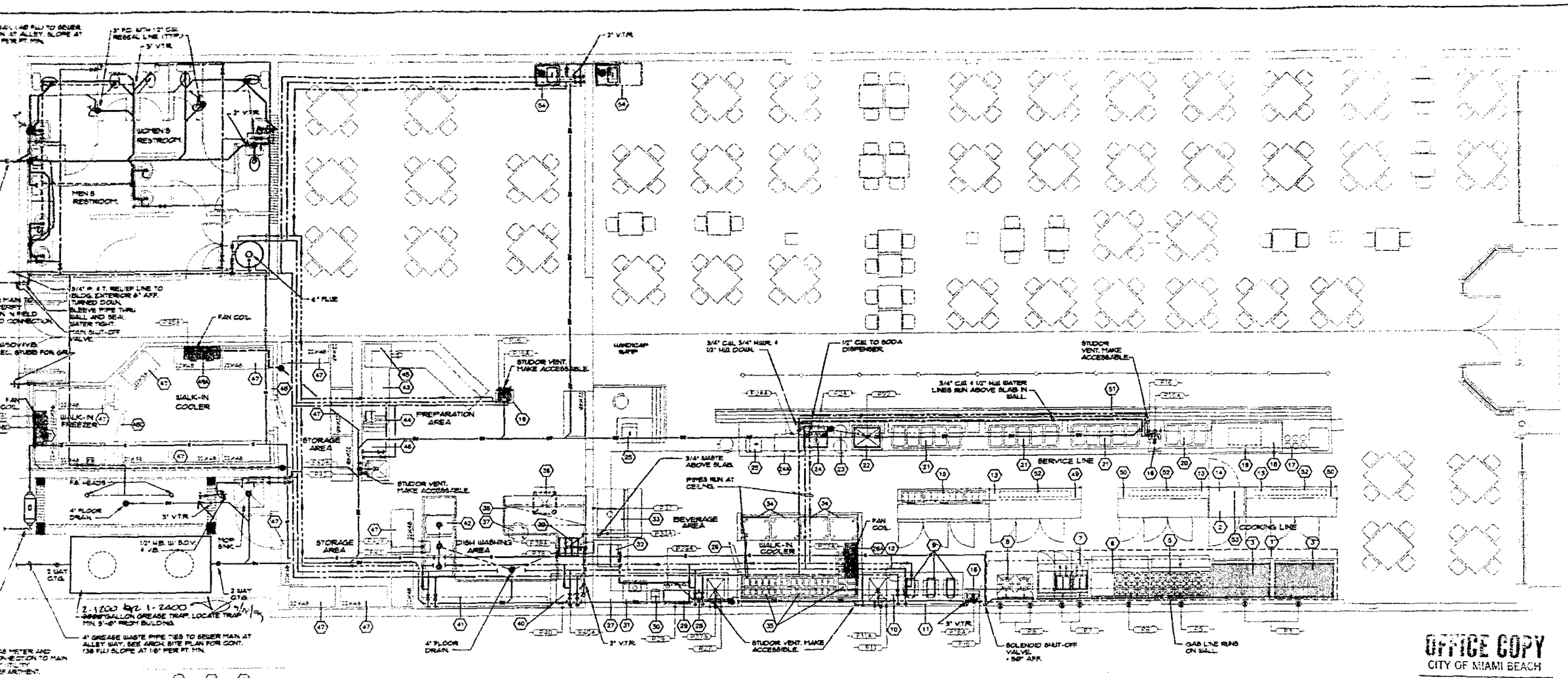
DUCT HANGER DETAIL
ROOF EXHAUST FAN DETAIL
REFRIGERATION CONDENSING UNIT MOUNTING DETAIL
HOOD SECTION TYPICAL
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
REGISTERED ARCHITECT
RESTAURANT
MECHANICAL DETAILS



FLOOR PLAN - PLUMBING 1/4"=1'-0"

NOTE
DUE TO HISTORICAL PRESERVATION MANDATES OF THIS SITE, SPECIFIC AREAS HAVE BEEN DESIGNATED FOR ANY FLOOR TRENCHING NEEDS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. PLUMBER SHALL NOT TRENCH OUTSIDE OF THIS AREA PRIOR TO VERIFYING WITH ARCHITECT.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING: 25.9/00 / 55 ASNOTED
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION	ITEM	QTY	DESCRIPTION	ITEM	QTY	DESCRIPTION
1	1	EXHAUST HOOD SYSTEM	23	2	CUP DISPENSER	21	3	HOT PANS W/ SNEEZE GUARD
2	1	OMT	24	1	REMOTE ICE MAKER & SODA DISPENSER	22	1	COLD PANS
3	1	CHAR BROILER	24A	1	SODA SYSTEM	41	1	CLEAN DISH TABLE
4	2	OPEN NUMBER	25	2	CASH REGISTER	42	1	(3) COMPARTMENT SINK
5	1	(10) BURNER RANGE	26	1	WALK-IN DISPLAY COOLER	43	1	WORK TABLE W/ SINK
6	1	COMBINATION (4) BURNER RANGE W/ GRILL	26A	1	EVAPORATOR COIL	44	1	SLICER
7	1	FRYER BATTERY	26B	1	COMPRESSOR	45	1	MEAT GRINDER
8	1	STOCK POT	27	1	CABINET W/ SINK	46	1	OVER SHELF
9	3	SANDWICH GRILL	28	1	MILK DISPENSER	47	LOT	SHELVING
10	1	WALL SHELF	29	1	EXPRESSO MACHINE	48	1	WALK-IN COOLER
11	1	CABINET	30	1	COFFEE GRINDER	48A	1	EVAPORATOR COIL
12	1	TRASH CAN	31	1	JUICE MAKER	48B	1	COMPRESSOR
13	3	WORK TOP REFRIGERATOR	32	1	SUGAR CANE JUICER	48C	1	WALK-IN FREEZER
14	1	WORK TABLE	33	1	REMOTE ICE MACHINE	48D	1	EVAPORATOR COIL
15	1	SANDWICH PREPARATION	34	4	CARTS	48E	1	COMPRESSOR
16	3	HAND SINK	35	3	DUNNAGE RACK	49	1	DOUBLE OVER SHELF
17	1	DROP IN DISPENSER	36	1	SILVER SOAK SINK	50	2	DOUBLE OVER SHELF
18	1	FRONT COUNTER	37	1	TRASH CAN	51	1	TRAY SLIDE
19	1	DROP-IN DISPLAY CASE	38	1	SOILED DISH TABLE	52	3	HEAT LAMP (72")
20	1	HOT PANS W/ SNEEZE GUARD	39	1	PRE-RINSE FAUCET	53		OPEN NUMBER
			40	1	DISHWASHER	54	2	WAITER STATION

SCHEDULE OF SYMBOLS/NOTES

P-3	=	3/4" GAS CONN. 250 MBTU. +28" AFF.
P-5	=	3/4" GAS CONN. 230 MBTU. +12" AFF.
P-6	=	3/4" GAS CONN. 150 MBTU. +12" AFF.
P-7	=	1/2" GAS CONN 120 MBTU. +12" AFF.
P-8	=	3/4" GAS CONN. 110 MBTU. +12" AFF.
P-11	=	1/2" HW.-CW. +12" AFF.
P-11A	=	2" WASTE +12" AFF.
P-15	=	1/2" HW.-CW. +24" AFF.
P-15A	=	2" WASTE +22" AFF.
P-22	=	1" LWASTE TO FLOOR SINK
P-24	=	1" LWASTE TO FLOOR SINK
P-24A	=	1/2" CW. +12" AFF.
P-26A	=	1" LWASTE TO FLOOR SINK
P-27	=	1/2" HW.-CW. +12" AFF.
P-27A	=	2" WASTE +12" AFF.
P-29	=	1/2" CW. +12" AFF.
P-29A	=	1" LWASTE TO FLOOR SINK
P-33	=	1/2" CW. +12" AFF.
P-33A	=	1" LWASTE TO FLOOR SINK
P-35	=	1/2" HW.-CW. +12" AFF.
P-35A	=	2" WASTE +12" AFF.
P-40	=	3/4" HW. @ 120 DG. MIN. +12" AFF.(RUN TO DISHWASHER)
P-40A	=	1" WASTE TO FLOOR DRAIN.
P-42	=	1/2" HW.-CW. +12" AFF.
P-42A	=	2" WASTE +12" AFF.
P-43	=	1/2" HW.-CW. +12" AFF.
P-43A	=	2" WASTE +12" AFF.
P-46A	=	1" WASTE TO FLOOR DRAIN.
P-46D	=	1" WASTE TO FLOOR DRAIN.
P-54	=	1/2" CW. +12" AFF.
P-54A	=	1" WASTE TO FLOOR DRAIN.

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # : 34928
4836 s.w. 74th. court, miami, fl. 33155
tel. (305)665-6151

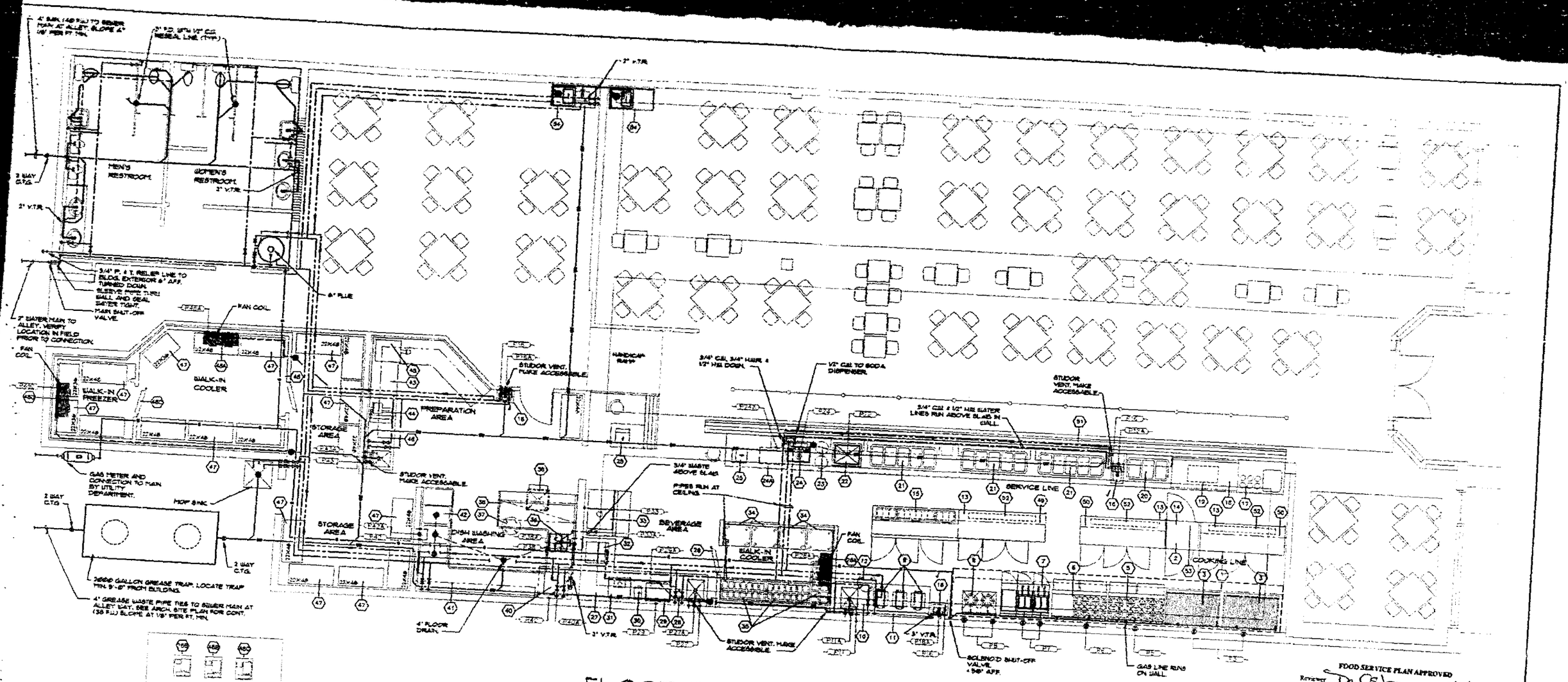
REVISIONS

WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402692
MIAMI BEACH, FL 33139
(305) 238-9211

proposed interior improvements for:
TROPICAL RESTAURANT
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER
P-1
OF 3



FLOOR PLAN - PLUMBING 1/4"=1'-0"

EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION
1	1	EXHAUST HOOD SYSTEM
2	1	UNIT
3	2	CHAR BROILER
4	1	OPEN NUMBER
5	1	(18) BURNER RANGE
6	1	COMBINATION (4) BURNER RANGE W/ GRILL
7	1	FRYER BATTERY
8	1	STOCK POT
9	3	SANDWICH GRILL
10	1	WALL SHELF
11	1	CABINET
12	1	TRASH CAN
13	3	WORK TOP REFRIGERATOR
14	1	WORK TABLE
15	1	SANDWICH PREPARATION
16	3	HAND SINK
17	1	DROP IN DISPENSER
18	1	FROST COUNTER
19	1	DROP-IN DISPLAY CASE
20	1	HOT PANS W/ SNEEZE GUARD

ITEM	QTY	DESCRIPTION
23	2	CUP DISPENSER
24	1	REMOTE ICE MAKER & SODA DISPENSER
24A	1	SODA SYSTEM
25	2	CASH REGISTER
26	1	WALK-IN DISPLAY COOLER
26A	1	EVAPORATOR COIL
26B	1	COMPRESSOR
27	1	CABINET W/ SINK
28	1	MILK DISPENSER
29	1	ESPRESSO MACHINE
30	1	COFFEE GRINDER
31	1	JUICE MAKER
32	1	SUGAR CANE JUICER
33	1	REMOTE ICE MACHINE
34	4	CARTS
35	3	DRAINAGE RACK
36	1	SILVER SOAK SINK
37	1	TRASH CAN
38	1	SOILED DISH TABLE
39	1	PRE-RINSE FAUCET
40	1	DISHWASHER

ITEM	QTY	DESCRIPTION
41	1	HOT PANS W/ SNEEZE GUARD
42	1	CLEAN DISH TABLE
43	1	3 COMPARTMENT SINK
44	1	WORK TABLE W/ SINK
45	1	SLICER
46	1	MEAT GRINDER
47	1	OVER SHELF
48	LOT	SHELVING
48A	1	WALK-IN COOLER
48B	1	EVAPORATOR COIL
48C	1	COMPRESSOR
48D	1	WALK-IN FREEZER
48E	1	EVAPORATOR COIL
49	1	COMPRESSOR
50	2	DOUBLE OVER SHELF
51	1	DOUBLE OVER SHELF
52	3	TRAY SLIDE
53	.	HEAT LAMP (127)
54	2	OPEN NUMBER
		WAITER STATION

SCHEDULE OF SYMBOLS/NOTES

P-3	=	3/4" GAS CONN. 250 MBTU. +28" AFF.
P-5	=	3/4" GAS CONN. 230 MBTU. +12" AFF.
P-6	=	3/4" GAS CONN. 150 MBTU. +12" AFF.
P-7	=	1/2" GAS CONN. 120 MBTU. +12" AFF.
P-8	=	3/4" GAS CONN. 110 MBTU. +12" AFF.
P-11	=	1/2" HW.-CW. +12" AFF.
P-11A	=	2" WASTE +12" AFF.
P-16	=	1/2" HW.-CW. +24" AFF.
P-16A	=	2" WASTE +22" AFF.
P-22	=	1" LWASTE TO FLOOR SINK
P-24	=	1" LWASTE TO FLOOR SINK
P-24A	=	1/2" CW. +12" AFF.
P-26A	=	1" LWASTE TO FLOOR SINK
P-27	=	1/2" HW.-CW. +12" AFF.
P-27A	=	2" WASTE +12" AFF.
P-29	=	1/2" CW. +12" AFF.
P-29A	=	1" LWASTE TO FLOOR SINK
P-33	=	1/2" CW. +12" AFF.

P-33A	=	1" LWASTE TO FLOOR SINK
P-38	=	1/2" HW.-CW. +12" AFF.
P-38A	=	2" WASTE +12" AFF.
P-40	=	3/4" HW. @ 120 DG. MIN. +12" AFF.(RUN TO DISHWASHER)
P-40A	=	1" WASTE TO FLOOR DRAIN.
P-42	=	1/2" HW.-CW. +12" AFF.
P-42A	=	2" WASTE +12" AFF.
P-43	=	1/2" HW.-CW. +12" AFF.
P-43A	=	2" WASTE +12" AFF.
P-48A	=	1" WASTE TO FLOOR DRAIN.
P-48D	=	1" WASTE TO FLOOR DRAIN.
P-54	=	1/2" CW. +12" AFF.
P-54A	=	1" WASTE TO FLOOR DRAIN.

NOTE
DUE TO HISTORICAL PRESERVATION MANDATES OF THIS SITE, SPECIFIC AREAS HAVE BEEN DESIGNATED FOR ANY FLOOR TRENCHING NEED. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. PLUMBER SHALL NOT TRENCH OUTSIDE OF THIS AREA PRIOR TO VERIFYING WITH ARCHITECT.

FOOD SERVICE PLAN APPROVED
Reviewer: [illegible] Date: 8/19/99
Applicant projects total number of seats: 200

Plans are in compliance subject to:
1) Connection to approved water and wastewater systems.
2) Compliance with applicable state and local codes.
3) Compliance with all provisos on specification worksheet.

See Comments on specification worksheet.
Log Number: 1-00-86

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:

GUSTAVO SOLANO, P.E.
mechanical / electrical consulting engineer
fla. registration # : 34923
4836 s.w. 74th. court, miami, fl. 33155
tel. (305)665-6151

REVISIONS

WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402692
MIAMI BEACH, FL 33139
(305) 235-3211

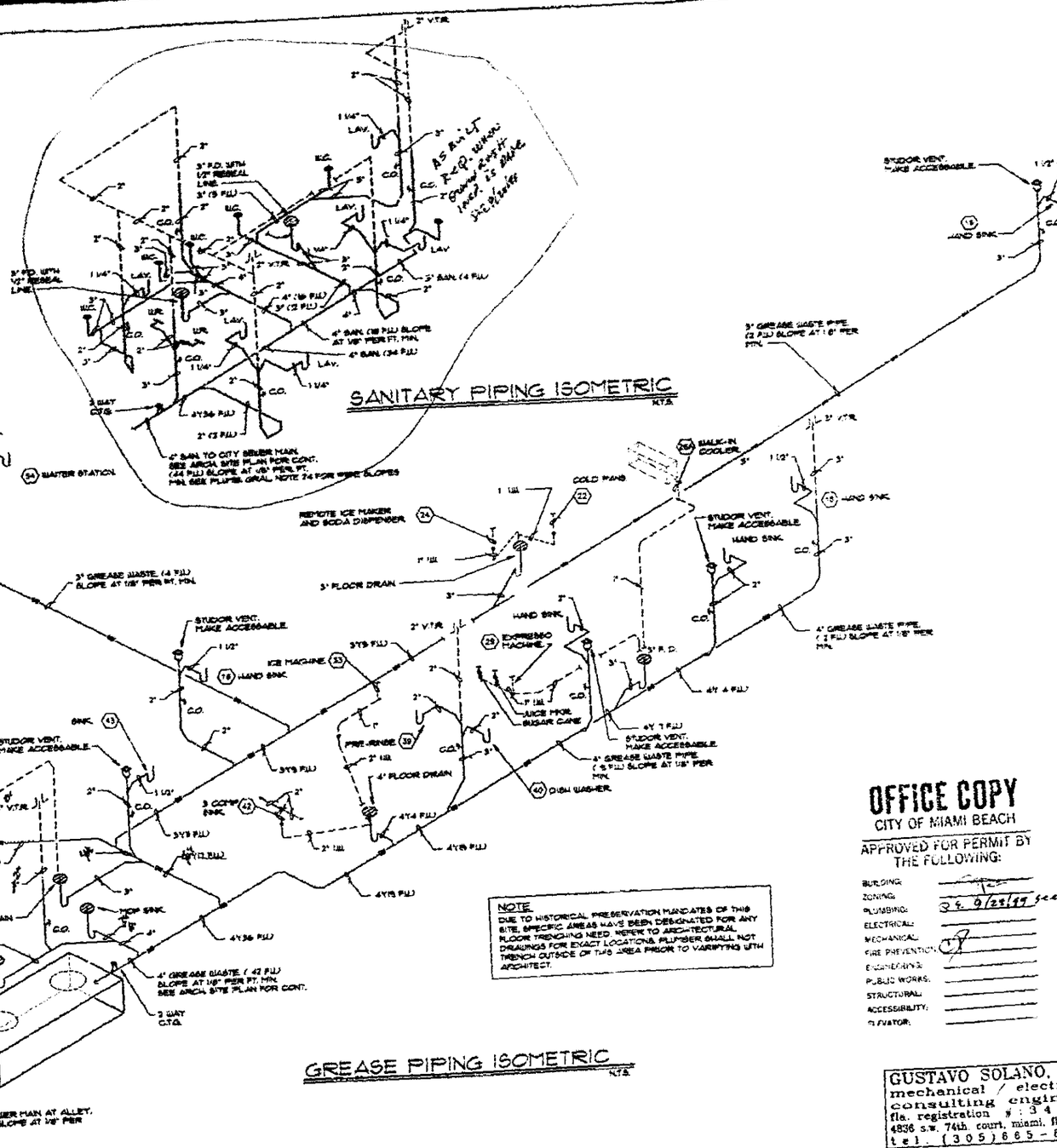
proposed interior improvements for:
TROPICAL RESTAURANT
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER

PLUMBING SYMBOLS :

SOIL & WASTE	HOSE BIB
VENT	DIAL THERMOMETER
COLD WATER	FLEXIBLE CONNECTOR
HOT WATER	WATER UP
FIRE MAIN	WATER DOWN
GAS MAIN	FLOOR CLEANOUT
STORM DRAIN	C.T.G. CLEAN OUT TO GRADE
GATE VALVE	R.D.G. ROOF DRAIN
CHECK VALVE	V.T.R. VENT THRU ROOF
OS & Y VALVE	C.I. CAST IRON
ROOF DRAIN	D.F. DRINKING FOUNTAIN
PRESSURE RELIEF	F.U. FIXTURE UNITS



NOTE
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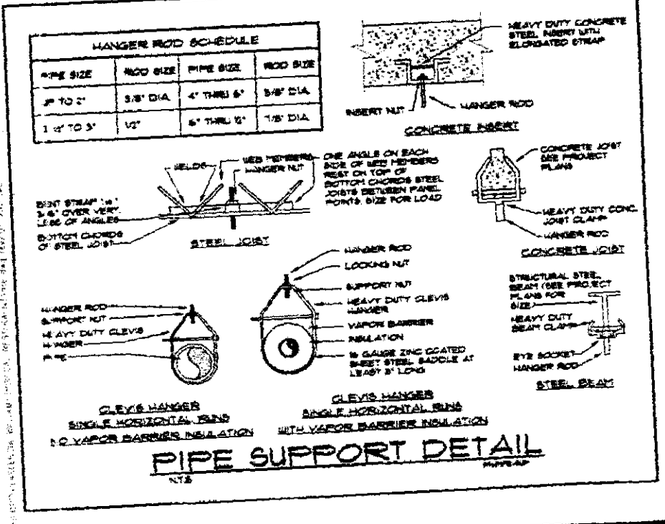

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING: 3.5. 9/22/99 see above
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

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proposed interior improvements for:
TROPICAL RESTAURANT
1413 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DRAWN BY: WILLIAM PLASENCIA

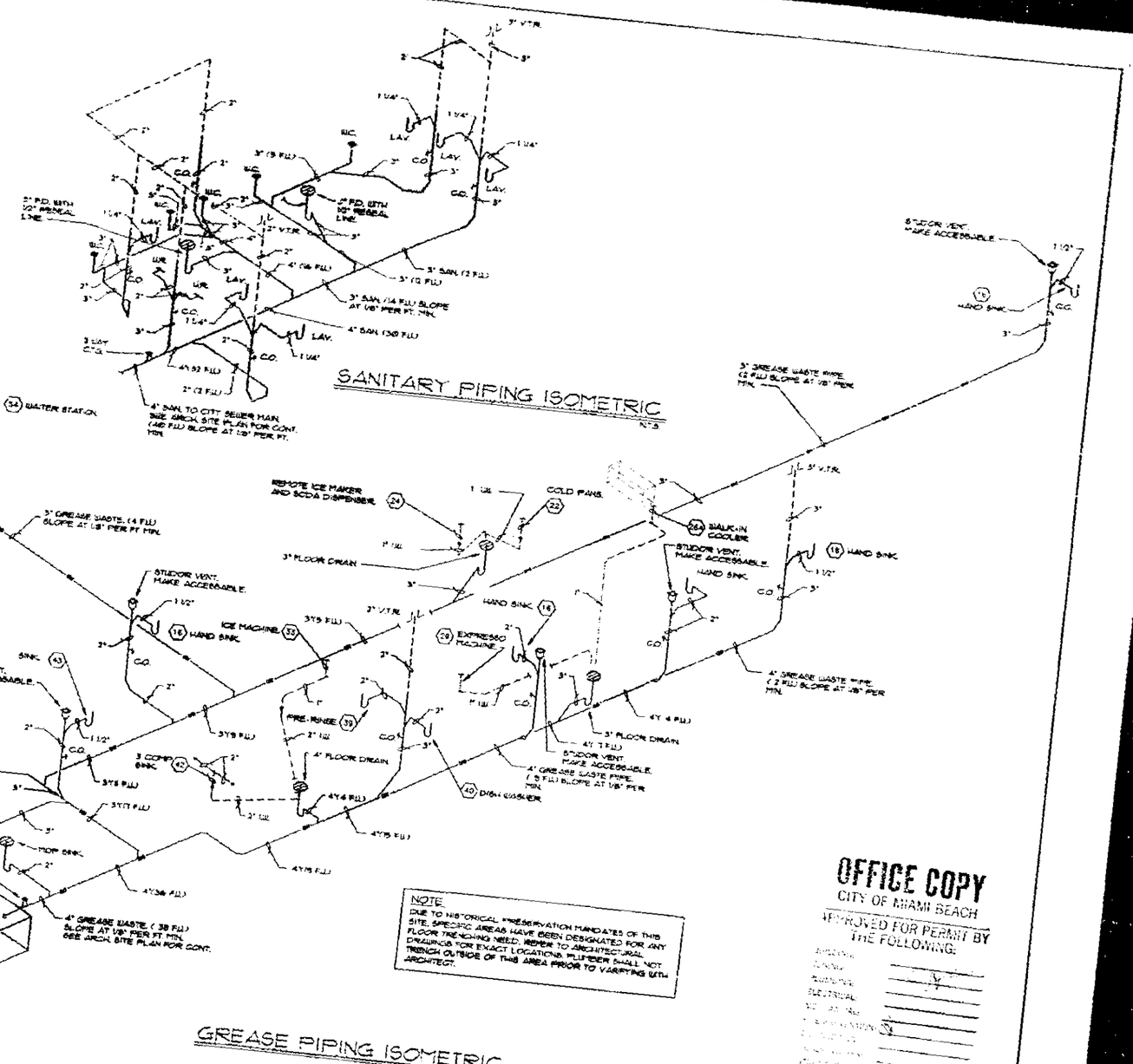
SHEET NUMBER
P-2
OF 3

PLUMBING GENERAL NOTES

1. THE ENGINEER'S SERVICES DO NOT INCLUDE CONTRACT ADMINISTRATION, OR SUPERVISION OF THE PROJECT. THEREFORE THE ENGINEER DISCLAIMS ANY RESPONSIBILITY RESULTING FROM THE IMPLEMENTATION OF THESE PLANS.
2. THE ENGINEER SHALL BE THE SOLE INTERPRETER OF THE WORK.
3. ANY COST ESTIMATION FOR THIS WORK SHALL BE MADE ON THE BUILDING DEPARTMENT APPROVED DOCUMENTS.
4. ANY AND ALL INTENDED CHANGES TO THE PLANS SHALL FIRST BE COORDINATED TO THE ARCHITECT IN WRITTEN FORM USING CHANGE ORDER FORMS. CHANGE ORDERS SHALL BE INITIATED BY THE OWNER ONLY.
5. EQUIPMENT SPECIFIED SHALL BE ADHERED TO. HOWEVER, OWNER HAS THE FINAL DECISION ON THE TYPE AND QUALITY OF EQUIPMENT TO BE USE. CONTRACTOR SHALL OBTAIN WRITTEN INFORMATION FROM THE OWNER PRIOR TO PURCHASING SUBSTITUTING EQUIPMENT, RELATED TO SUBSTITUTION EQUIPMENT.
6. PRIOR TO COMMENCEMENT OF WORK, VERIFY MEASUREMENTS AT BUILDING SITE. SUBMIT DRAWINGS AND REFERENCES TO ARCHITECT/ENGINEER FOR CONSIDERATION AND DECISION BEFORE PROCEEDING.
7. PROVIDE ACCURATE LAYOUT, GRADES AND ELEVATIONS, SET SLEEVES AND OPENINGS IN ADVANCE OF THE WORK. TAKE PRECAUTIONS TO PROTECT WORK AND EQUIPMENT FROM DAMAGE.
8. TO ALL TRENCHING, EXCAVATING AND BACKFILLING NECESSARY TO ACCOMPLISH THE WORK UNDER THIS DIVISION, THROUGH WIDTHS TO ALLOW FOR INSTALLATION ALLOWING A MINIMUM OF 6" HORIZONTALLY ON EACH SIDE OF PIPE. BOTTOM OF TRENCH TO BE UNIFORMLY SMOOTH AND GRADE PROVIDED BY OWNER TO PROVIDE UNIFORM BEARING AND SUPPORT. BACKFILL AND DISCHARGE SPECIFIED INTO REMAINING OF ANY SPLASHING AND WRITING TO BE DONE WITHOUT DISTURBING INSTALLED PIPING.
9. EQUIPMENT SCHEDULES ON THE DRAWINGS WERE USED TO ARRIVE AT SPACE AND SERVICE REQUIREMENTS.
10. ANY SUBSTITUTE EQUIPMENT MUST BE EQUAL IN ALL RESPECTS AND TO SUBMISSION OF BIDS.
11. SHOP DRAWINGS TO BE SUBMITTED FOR THE FOLLOWING ITEMS: DRAINAGE SPECIALTIES, FIRE PROTECTION EQUIPMENT, PLUMBING FIXTURES, PRESSURE CONTROL SYSTEM, VALVES, VIBRATION ISOLATION EQUIPMENT.
12. DRAWINGS ARE APPROXIMATE ONLY AND ARE UNDERSTOOD TO BE SUBJECT TO SUCH REVISIONS AS MAY PROVE NECESSARY OR DESIRABLE AT THE TIME THE WORK IS INSTALLED. EACH CONTRACTOR WILL BE REQUIRED TO INSTALL HIS WORK WITH RELATION TO EXISTING BUILDING CONDITIONS AND WITH OTHER UTILITIES SHOWN ON THE FINISH ELEVATIONS, ETC. EXTERIOR EVAC LOCATIONS, DETAILS ARE DIAGRAMATIC ONLY. THEIR REQUIRED FOR PROPER FLOW AND SHOULD ELEVATIONS ARE AT (REFER TO CIVIL ENGINEER PLANS) COORDINATION WITH OTHER TRADES.
13. DRAWING SHOW ARRANGEMENT OF PIPING AND EQUIPMENT. SHOULD LOCAL CONDITIONS NECESSITATE ANY REARRANGEMENT OF PIPING OR EQUIPMENT, THE CONTRACTOR SHALL DO SO WITHOUT ADDITIONAL COST TO OWNER. 2 COPIES OF DRAWINGS OF PROPOSED ARRANGEMENTS FOR ENGINEER TO REVIEW.
14. IF CONTRACTOR PROPOSED TO INSTALL EQUIPMENT, INCLUDING PIPING, ACQUIRING SPACE CONDITIONS OTHER THAN THOSE SHOWN, OR FOR REARRANGEMENT OF SPACE AND SHALL MAKE ALL RESPONSIBILITY CHANGES BEFORE PROCEEDING WITH THE WORK. REFER TO ARCHITECT QUESTION.
15. EACH CONTRACTOR IS RESPONSIBLE FOR THE PROPER LOCATION AND SIZE OF SLOTS, HOLES OF OPENINGS IN BUILDING STRUCTURE FURNISHING TO HIS WORK, AND FOR CORRECT LOCATION OF PIPE SLEEVES.
16. EACH CONTRACTOR SHALL SO HARMONIZE HIS WORK WITH THAT OF THE OTHER TRADES, THAT IT MAY BE INSTALLED IN A MOST DIRECT AND WORKMANLIKE MANNER WITHOUT HINDERING OR HANDICAPPING OTHER TRADES. WORK INTERFERENCES SHALL BE STUDIED BY OTHER CONTRACTORS TO REPLACE WORK SHALL BE RESPONSIBLE FOR PROPER OPERATION. WORKS OR REQUIRE A PRECEDENCE OVER LARGE REQUIRING STATED GRADE FOR THEIR OPERATIONS SHALL HAVE PRECEDENCE OVER ELECTRIC, CONDUIT AND ELECTRICAL.
17. UNLESS REPAIR OF THE DRAWINGS ARE TO BE FURNISHED BY THE ARCHITECT/ENGINEER FOR PREPARATION OF REVISED DRAWINGS EXPENSE OF THE OWNER, DEMONSTRATE ALL CHANGES FROM ORIGINALS AS INSTALLED.
18. FURNISH OWNER WITH ALL GUARANTEES FOR EQUIPMENT OR MATERIALS EXTENDING BEYOND THE GUARANTEE PERIOD SPECIFIED IN THE GENERAL CONDITIONS OF TRADE SPECIFICATIONS.
19. PLUMBING SYSTEMS SHALL BE PROVIDED COMPLETE. SHOULD A SYSTEM OR ANY PART THEREOF FAIL TO ALL PERFORMANCE REQUIREMENTS, NECESSARY REPLACEMENTS, ALTERATIONS OR REPAIRS AS REQUIRED BY THE ARCHITECT/ENGINEER, SHALL BE MADE TO BRING PERFORMANCE UP TO SPECIFIED REQUIREMENTS AND AT NO ADDITIONAL COST TO OWNER.
20. PLUMBING CONTRACTOR SHALL INCLUDE IN HIS BID, PROVISION FOR PROVIDING TEMPORARY WATER FOR USE DURING CONSTRUCTION AS REQUIRED.
21. SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO THE WORK OF OTHER SUB-CONTRACTORS, OR TO THE BUILDING, OR TO ITS CONTENTS, PEOPLE OR EQUIPMENT, OR TO THE BUILDING, OR TO ITS EQUIPMENT, OR WHETHER CAUSED BY LEAKS IN PIPES OR TO ITS FITTINGS OR BY OVERFLOWS, AND SHALL MAKE ALL REPAIRS TO MATERIALS AND EQUIPMENT SO DAMAGED.
22. ALL WORK, EQUIPMENT AND MATERIALS SHALL BE PROTECTED AT ALL TIMES TO PREVENT OBSTRUCTION, DAMAGE OR BREAKAGE. ALL PIPE OPENINGS SHALL BE CLOSED WITH CAPS OR PLUGS.
23. ALL FLUSH VALVES ADJUSTED TIGHTER FOR PROMPT OPERATION AND WASTE PIPE.
24. A CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH SOIL AND WASTE PIPE.
25. A MINIMUM PITCH OF ALL HORIZONTAL BRANCHES AND SEWER LINES SHALL BE 1/4" PER LINEAL FOOT FOR 2" AND SMALLER PIPE SIZES AND 1/8" PER FT. MIN. FOR 2 1/2" AND LARGER PIPE SIZES.
26. ALL UNDERGROUND PIPING SHALL BE COPPER TYPE L. ALL OTHER WATER PIPING SHALL BE COPPER TYPE K.
27. IN GENERAL ALL WORK OF THIS TRADE MUST COMPLY WITH THE SOUTH FLORIDA BUILDING CODE AND ALL OTHER CODES IN EFFECT.
28. PROVIDE SAFEWATER FOR AIR CONDITIONING UNIT CONDENSATE WITH TRAP.
29. PROVIDE PAN DRAINS TO BUILDING EXTERIOR 6" ABOVE GRADE TURNED DOWN (EACH SEPARATELY).
30. ALL HOSE BIBS SHALL BE PROVIDED WITH VACUUM BREAKERS (WATTS BA) AND SHUT OFF VALVE.
31. ALL OUTSIDE CLEANOUT SHALL BE BROUGHT TO GRADE WITH COVER.
32. PROVIDE CLEANOUT EVERY 75 FEET INSIDE BUILDING.
33. WHERE PERMITTED BY CODE AN AS APPROPRIATELY RATED CLASSES AND AS APPROVED PRIOR TO SIGNING OF THE SUBCONTRACT BY OWNER AND ENGINEER. PVC PIPE, DWV PIPE AND FITTINGS ARE ACCEPTED.
34. INSULATE ALL HOT & COLD WATER CONNECTIONS TO WATER HEATERS AND UP TO 6 FT. THEREAFTER WITH 1 HR. THICK SELF-SEALING TYPE INSULATION (Min.3 Min.)
35. APPLY A WATER PRESSURE TEST TO ALL PARTS OF THE WATER SUPPLY AND DRAINAGE SYSTEMS BEFORE THE PIPING IS CONCEALED AND BEFORE THE FIXTURES AND EQUIPMENT ARE CONNECTED FOR THE WATER SUPPLY SYSTEM USE A HYDRO-STATIC PRESSURE OF NOT LESS THAN 150 PSI OR 1.25 TIMES THE SYSTEM WORKING PRESSURE OF NOT LESS APPLIED TO THE SYSTEM FOR A PERIOD OF 4 HOURS. THERE SHALL BE NO LEAKS AT ANY POINT IN THE SYSTEM AT THIS PRESSURE. FOR THE DRAINAGE SYSTEM, USE NOT LESS THAN 10 FT. OF HYDROSTATIC HEAD (USE 1/4" WATER IN THE SYSTEM FOR NOT LESS THAN 30 MINUTES. ACCEPT WHICH TAKE NO LEAKS AT ANY POINT OR LOWERING OF THE WATER LEVEL. IF NO LEAKS AT ANY POINT OR VISIBLE LEAKS, CONTINUE TO WORK UNCOVERED UNTIL ENSURE DISCOVERED WITH NEW WELDING, CAULKING OR SUCH REPAIRS. TESTS HAVE BEEN COMPLETE. MAKE REPAIRS OF DEFECTS THAT ARE DISCOVERED WITH NEW WELDING, CAULKING OR SUCH REPAIRS. TESTS OF JOINTS OR JOILES WILL NOT BE ACCEPTED. REPEAT TESTS AFTER DEFECTS HAVE BEEN ELIMINATED.
36. PROVIDE DIELECTRIC FITTINGS WHEN JOINING DISSIMILAR METALS.

PLUMBING SYMBOLS :

SOIL & WASTE	WYE BR
VENT	DIAL THERMOMETER
COLD WATER	FLEXIBLE CONNECTOR
HOT WATER	RISER UP
F FIRE MAIN	RISER DOWN
G GAS MAIN	F.C.O. FLOOR CLEANOUT
SD STORM DRAIN	C.T.O. CLEAN OUT TO GRADE
GATE VALVE	D.R.D. ROOF DRAIN
CHECK VALVE	V.T.R. VENT THRU ROOF
GS & Y VALVE	C.I. CAST IRON
ROOF DRAIN	D.F. DRINKING FOUNTAIN
PRESSURE RELIEF	F.U. FIXTURE UNITS



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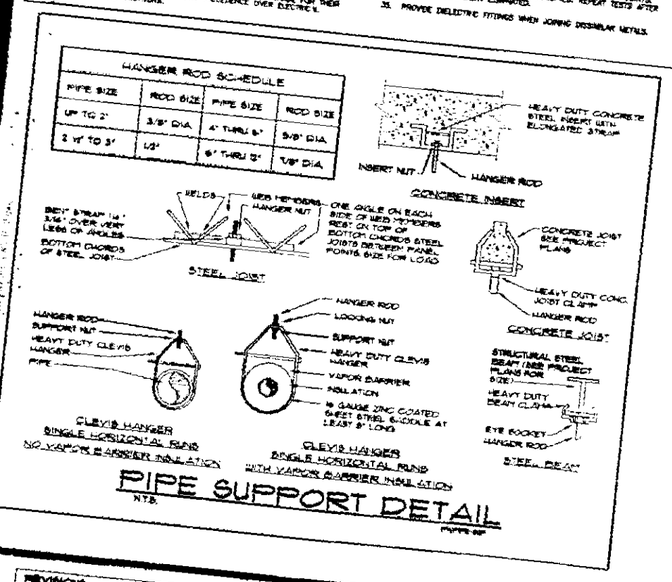
HANGER ROD SCHEDULE

PIPE SIZE	ROD SIZE	PIPE SIZE	ROD SIZE
UP TO 2"	3/8" DIA.	4" THRU 6"	5/8" DIA.
2 1/2" TO 3"	1/2"	8" THRU 12"	1/8" DIA.



PIPE SUPPORT DETAIL
NTS.

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STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
FIRE MARSHAL
ZONING
HISTORIC PRESERVATION

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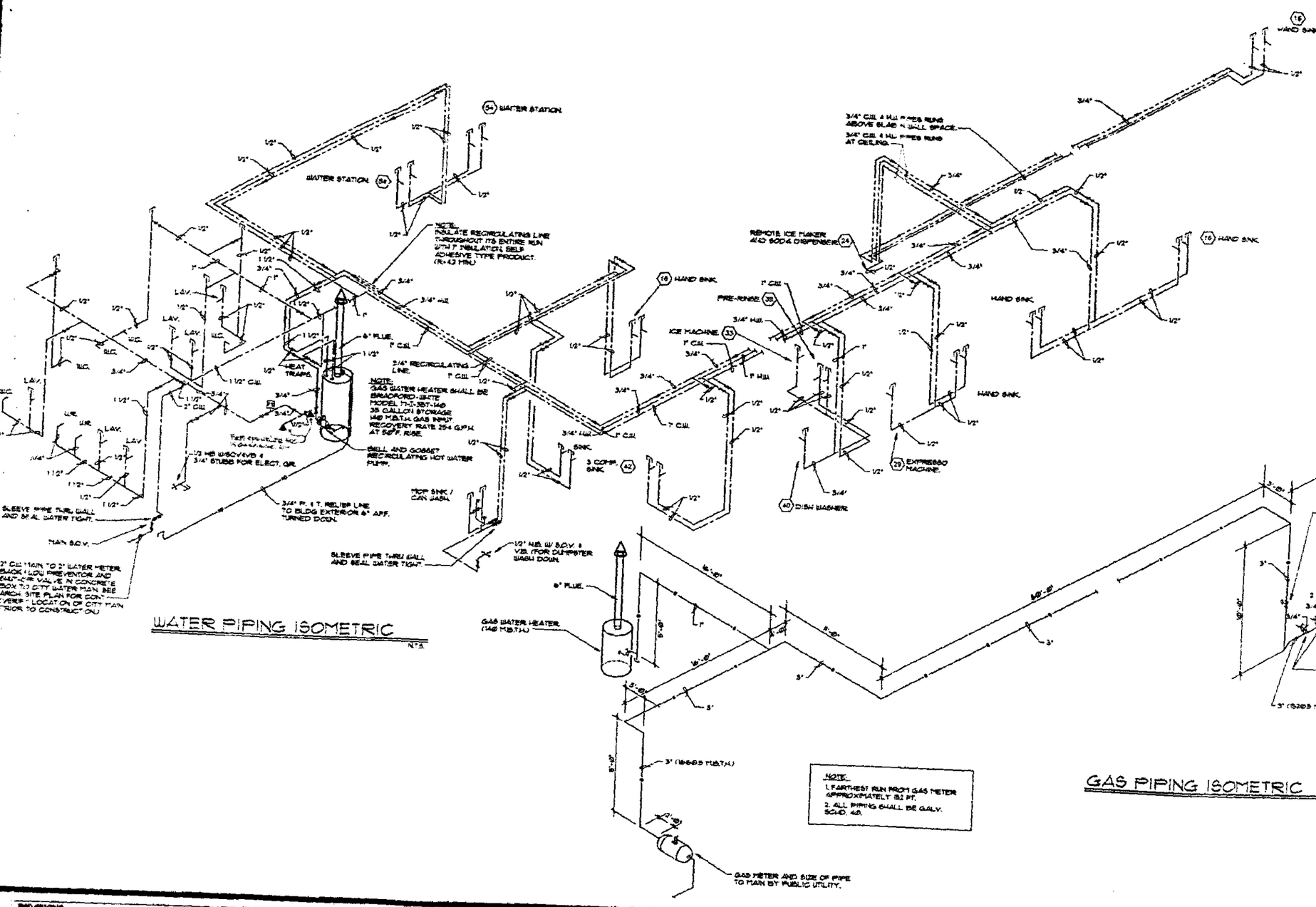
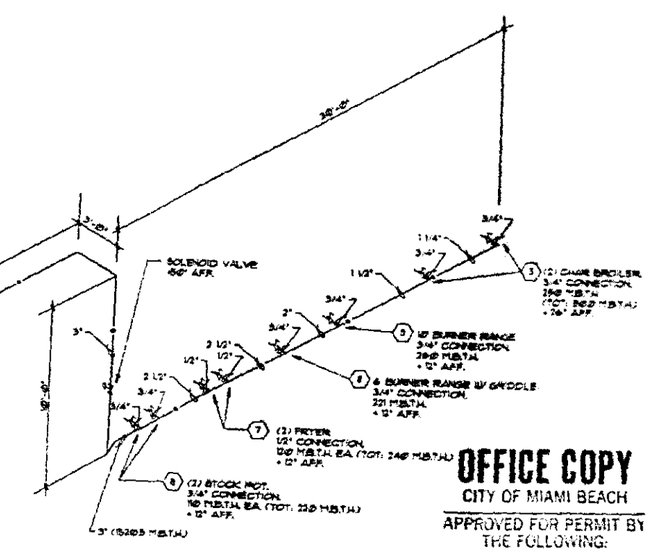
proposed interior improvements for:
TROPICAL RESTAURANT
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DATE: 9-10-77
DRAWN BY: WILLIAM PLASENCIA
SHEET NUMBER



WATER PIPING ISOMETRIC

N.T.S.



GAS PIPING ISOMETRIC

N.T.S.

NOTE:
1. FARTHEST RUN FROM GAS METER APPROXIMATELY 182 FT.
2. ALL PIPING SHALL BE GALV. SCHD. 40.

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BUILDING
ZONING
PLUMBING 25 9/28/95 AS NOTED
ELECTRICAL
MECHANICAL
FIRE

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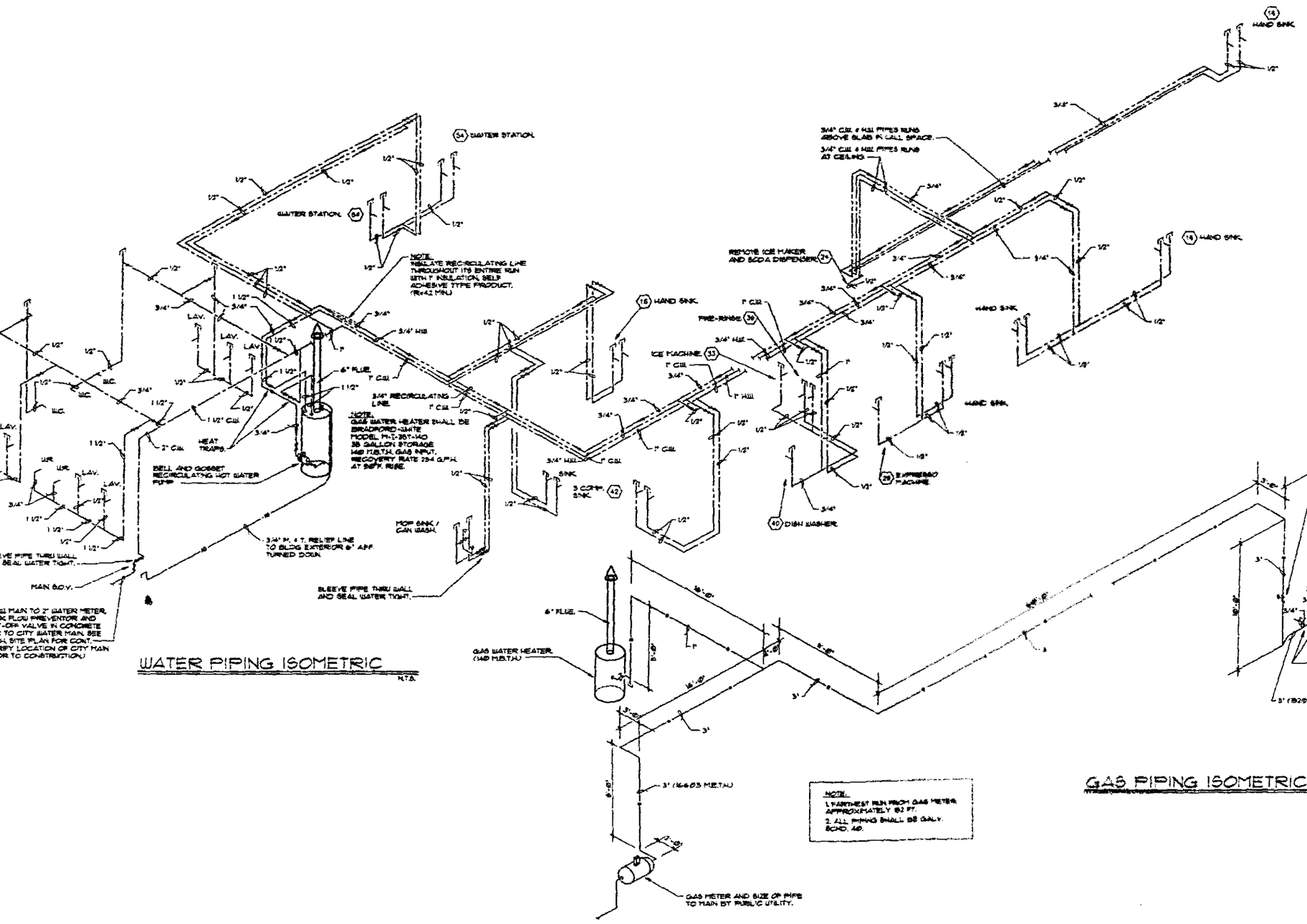
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

WILLIAM PLASENCIA

SHEET NUMBER
P-3
OF 3



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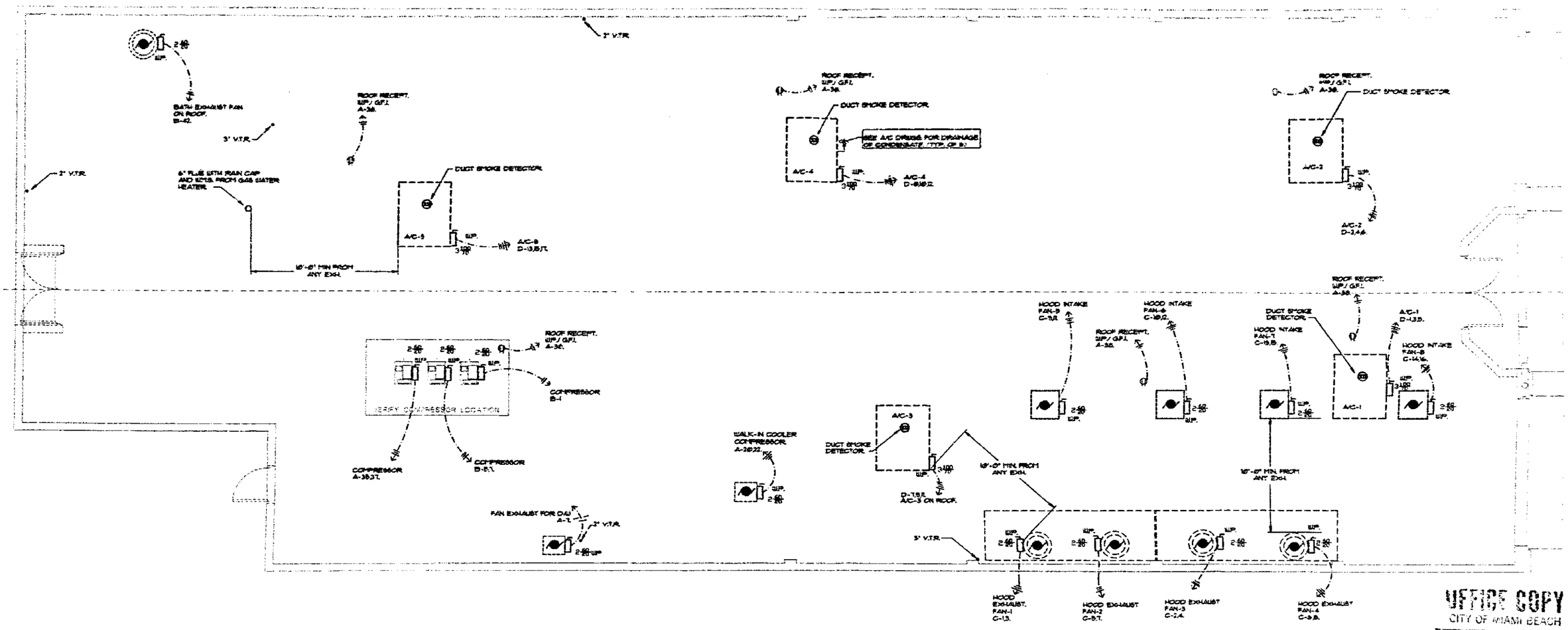
proposed interior improvements for:
TROPICAL RESTAURANT
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DRAWN: WILLIAM PLASENCIA

SHEET NUMBER



ROOF PLAN.

1/4" = 1'-0"

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BUILDING
ZONING
PLANNING
ELECTRICAL
MECHANICAL
FIRE PROTECTION
CITY ENGINEER
PUBLIC WORKS
STRUCTURAL
ACCESSIBILITY
FIRE RESCUE

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proposed interior improvements for:

TROPICAL RESTAURANT

1418 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

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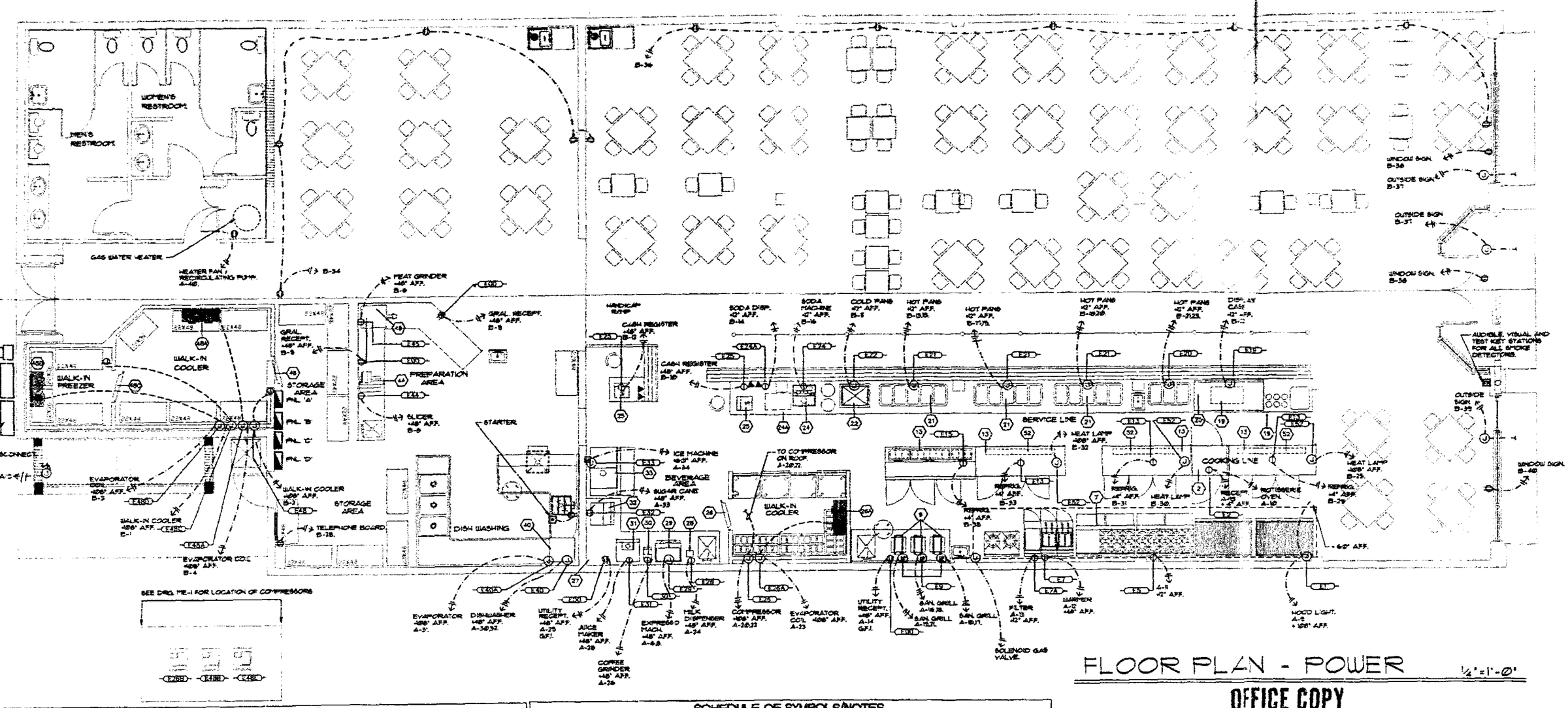
SHEET NUMBER

ME-1

OF 1



FLOOR PLAN - POWER

1/4" = 1'-0"

EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION
1	1	EXHAUST HOOD SYSTEM
2	1	ROTISSERIE OVEN
2	1	CHAR BROILER
-	1	OPEN NUMBER
1	1	(6) BURNER RANGE
1	1	COMBINATION (4) BURNER RANGE W/ GRILL
1	1	FRYER BATTERY
1	1	STOCK POT
3	1	SANDWICH GRILL
1	1	WALL SHELF
1	1	CABINET
1	1	TRASH CAN
3	1	WORK TOP REFRIGERATOR
1	4	WORK TABLE
1	1	SANDWICH PREPARATION
3	1	HAND SINK
1	1	DROP IN DISPENSER
1	1	FRONT COUNTER
1	1	DROP-IN DISPLAY CASE
1	1	HOT PANS W/ SNEEZE GUARD
23	2	CUP DISPENSER
24	1	REMOTE ICE MAKER & SODA DISPENSER
24A	1	SODA SYSTEM
25	2	CASH REGISTER
26	1	WALK-IN DISPLAY COOLER
26A	1	EVAPORATOR COIL
26B	1	COMPRESSOR
27	1	CABINET W/ SINK
28	1	MILK DISPENSER
29	1	EXPRESSO MACHINE
30	1	COFFEE GRINDER
31	1	JUICE MAKER
32	1	SUGAR CANE JUICER
33	1	REMOTE ICE MACHINE
34	4	CARTS
35	3	DUNNAGE RACK
36	1	SILVER SOAK SINK
37	1	TRASH CAN
38	1	SOILED DISH TABLE
39	1	PRE-RINSE FAUCET
40	1	DISHWASHER
41	1	CLEAN DISH TABLE
42	1	(3) COMPARTMENT SINK
43	1	WORK TABLE W/ SINK
44	1	SLICER
45	1	MEAT GRINDER
46	1	OVER SHELF
47	LOT	SHELVING
48	1	WALK-IN COOLER
48A	1	EVAPORATOR COIL
48B	1	COMPRESSOR
48C	1	WALK-IN FREEZER
48D	1	EVAPORATOR COIL
48E	1	COMPRESSOR
49	1	DOUBLE OVER SHELF
50	2	DOUBLE OVER SHELF
51	1	TRAY SLIDE
52	3	HEAT LAMP (23")
53	-	OPEN NUMBER
54	2	WAITER STATION

SCHEDULE OF SYMBOLS/NOTES

E-1	=	120V/1PH/60Hz 20 AMPS. HOOD LIGHTS JB. +108" AFF. ON & OFF SWITCH MOUNT +60" AFF.
		230V/1PH/60Hz 1 HP. (COOK FANS)
		230V/1PH/60Hz 1 HP. (INTAKE FANS)
E-2	=	220V/3PH/60Hz 14.3 AMPS. +4" AFF.
E-5	=	120V/1PH/60Hz 1/4 HP. +12" AFF.
E-7	=	120V/1PH/60Hz 20 AMPS. 48" AFF.(WARMER)
E-7A	=	120V/1PH/60Hz 20 AMPS. 12" AFF.(FILTER)
E-8	=	208/1PH/60Hz 6 KW. +48" AFF.
E-13	=	120V/1PH/60Hz 1/3 HP. +4" AFF.
E-15	=	120V/1PH/60Hz 1/3 HP. +4" AFF.
E-19	=	115V/1PH/60Hz 1/2 HP. +12" AFF.
E-20	=	208-240V/1PH/60Hz 20 AMPS. +12" AFF.
E-21	=	208-240V/1PH/60Hz 24 AMPS.(EACH) +12" AFF.
E-22	=	120V/1PH/60Hz 1/4 HP. +12" AFF.
E-24	=	120V/1PH/60Hz 20 AMPS. +12" AFF.
E-24A	=	120V/1PH/60Hz 20 AMPS. +12" AFF.
E-25	=	120V/1PH/60Hz 20 AMPS. +48" AFF. (DEDICATED CIRCUIT)
E-26	=	120V/1PH/60Hz 20 AMPS. +108" AFF.
E-26A	=	120V/1PH/60Hz 20 AMPS. +108" AFF.
E-26B	=	208V/1PH/60Hz 1 HP. (COMPRESSOR)
E-28	=	120V/1PH/60Hz 1000 WATTS. +48" AFF.
E-29	=	208V/1PH/60Hz 2500 WATTS. +48" AFF.
E-30	=	120V/1PH/60Hz 1/4 HP. +48" AFF.
E-31	=	120V/1PH/60Hz 20 AMPS. +48" AFF.
E-32	=	120V/1PH/60Hz 1/2 HP. +48" AFF.
E-33	=	115V/1PH/60Hz 20 AMPS. +80" AFF.
E-40	=	208-230V/1PH/60Hz 38.9 AMPS. +48" AFF.
E-40A	=	120V/1PH/60Hz 1/10 HP. +108" AFF.
E-44	=	115V/1PH/60Hz 1/3 HP. +48" AFF.
E-45	=	115V/1PH/60Hz 1/2 HP. +48" AFF.
E-48	=	120V/1PH/60Hz 20 AMPS. +108" AFF.
E-48A	=	120V/1PH/60Hz 20 AMPS. +108" AFF.
E-48B	=	208V/1PH/60Hz 1 HP. (COMPRESSOR)
E-48C	=	120V/1PH/60Hz 20 AMPS. +108" AFF.
E-48D	=	120V/1PH/60Hz 20 AMPS. +108" AFF.
E-48E	=	208V/1PH/60Hz 1 HP. (COMPRESSOR)
E-52	=	120V/1PH/60Hz 1725 WATTS. +108" AFF.
E-00	=	120V/1PH/60Hz 20 AMPS. (UTILITY) + 48" AFF.

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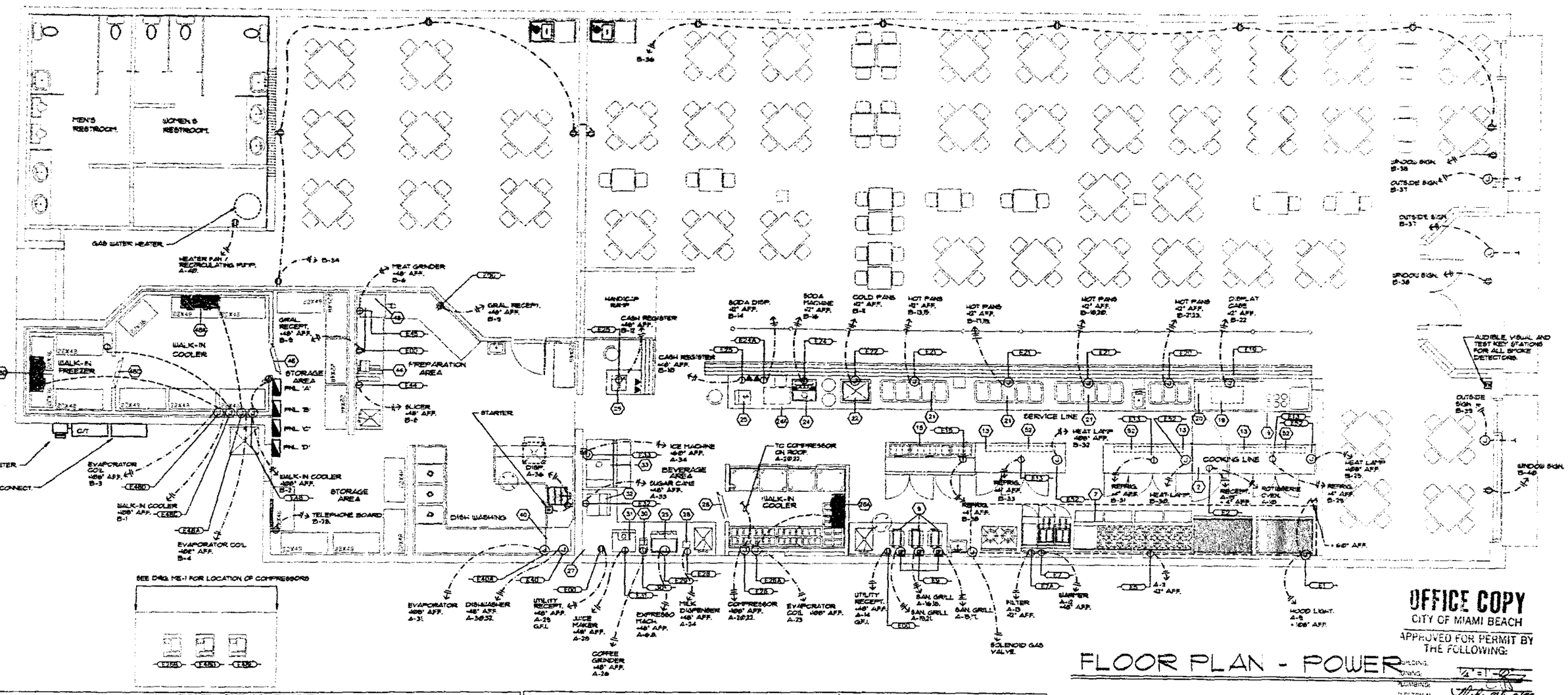

FLOOR PLAN - POWER

EQUIPMENT SCHEDULE

QTY	DESCRIPTION	ITEM	QTY	DESCRIPTION	ITEM	QTY	DESCRIPTION
					23	2	CUP DISPENSER
1	EXHAUST HOOD SYSTEM	24	1	REMOTE ICE MAKER & SODA DISPENSER	32	1	COLD PANS
1	ROTISSERIE OVEN	24A	1	SODA SYSTEM	41	1	CLEAN DISH TABLE
2	CHAR BROILER	25	2	CASH REGISTER	42	1	(3) COMPARTMENT SINK
-	OPEN NUMBER	26	1	WALK-IN DISPLAY COOLER	43	1	WORK TABLE W/ SINK
1	(10) BURNER RANGE	26A	1	EVAPORATOR COIL	44	1	SLICER
1	COMBINATION (4) BURNER RANGE W/ GRILL	26B	1	COMPRESSOR	45	1	MEAT GRINDER
1	FRYER BATTERY	27	1	CABINET W/ SINK	46	1	OVER SHELF
1	STOCK POT	28	1	MILK DISPENSER	47	LOT	SHELVING
3	SANDWICH GRILL	29	1	EXPRESSO MACHINE	48	1	WALK-IN COOLER
1	WALL SHELF	30	1	COFFEE GRINDER	48A	1	EVAPORATOR COIL
1	CABINET	31	1	JUICE MAKER	48B	1	COMPRESSOR
1	TRASH CAN	32	1	SUGAR CANE JUICER	48C	1	WALK-IN FREEZER
3	WORK TOP REFRIGERATOR	33	1	REMOTE ICE MACHINE	48D	1	EVAPORATOR COIL
1	WORK TABLE	34	4	CARTS	48E	1	COMPRESSOR
1	SANDWICH PREPARATION	35	3	DUNNAGE RACK	49	1	DOUBLE OVER SHELF
3	HAND SINK	36	1	SILVER SOAK SINK	50	2	DOUBLE OVER SHELF
1	DROP IN DISPENSER	37	1	TRASH CAN	51	1	TRAY SLIDE
1	FRONT COUNTER	38	1	SOILED DISH TABLE	52	3	HEAT LAMP (737)
1	DROP-IN DISPLAY CASE	39	1	PRE-RINSE FAUCET	53	-	OPEN NUMBER
1	HOT PANS W/ SNEEZE GUARD	40	1	DISHWASHER	54	2	WAITER STATION

SCHEDULE OF SYMBOLS/NOTES

E-1	=	120V/1PH/60Hz 20 AMPS. HOOD LIGHTS /8. +108" AFF. ON & OFF SWITCH MOUNT +60" AFF.
E-2	=	230V/3PH/60Hz 14.3 AMPS. +4" AFF.
E-5	=	120V/1PH/60Hz 1 HP. (INTAKE FANS)
E-7	=	120V/1PH/60Hz 20 AMPS. 48" AFF.(WARMER)
E-7A	=	120V/1PH/60Hz 20 AMPS. 12" AFF.(FILTER)
E-9	=	208/1PH/60Hz 8 KW. +48" AFF.
E-13	=	120V/1PH/60Hz 1/3 HP. +4" AFF.
E-15	=	120V/1PH/60Hz 1/3 HP. +4" AFF.
E-19	=	115V/1PH/60Hz 1/2 HP +12" AFF.
E-20	=	208-240V/1PH/60Hz 20 AMPS. +12" AFF.
E-21	=	208-240V/1PH/60Hz 24 AMPS.(EACH) +12" AFF.
E-22	=	120V/1PH/60Hz 1/4 HP. +12" AFF.
E-24	=	120V/1PH/60Hz 20 AMPS. +12" AFF.
E-24A	=	120V/1PH/60Hz 20 AMPS. +12" AFF.
E-25	=	120V/1PH/60Hz 20 AMPS. +48" AFF. (DEDICATED CIRCUIT)
E-26	=	120V/1PH/60Hz 20 AMPS. +108" AFF.
E-26A	=	120V/1PH/60Hz 20 AMPS. +108" AFF.
E-26B	=	208V/1PH/60Hz 1 HP. (COMPRESSOR)
E-28	=	120V/1PH/60Hz 1000 WATTS. +48" AFF.
E-29	=	208V/1PH/60Hz 2500 WATTS. +48" AFF.
E-30	=	120V/1PH/60Hz 1/4 HP. +48" AFF.
E-31	=	120V/1PH/60Hz 20 AMPS. +48" AFF.
E-32	=	120V/1PH/60Hz 1/2 HP. +48" AFF.
E-33	=	115V/1PH/60Hz 20 AMPS. +60" AFF.
E-40	=	200-230V/1PH/60Hz 39.9 AMPS. +48" AFF.
E-40A	=	120V/1PH/60Hz 1/10 HP. +108" AFF.
E-44	=	115V/1PH/60Hz 1/3 HP. +48" AFF.
E-45	=	115V/1PH/60Hz 1/2 HP. +48" AFF.
E-48	=	120V/1PH/60Hz 20 AMPS. +108" AFF.
E-48A	=	120V/1PH/60Hz 20 AMPS. +108" AFF.
E-48B	=	208V/1PH/60Hz 1 HP. (COMPRESSOR)
E-48C	=	120V/1PH/60Hz 20 AMPS. +108" AFF.
E-48D	=	120V/1PH/60Hz 20 AMPS. +108" AFF.
E-48E	=	208V/1PH/60Hz 1 HP. (COMPRESSOR)
E-52	=	120V/1PH/60Hz 1725 WATTS. +108" AFF.
E-00	=	120V/1PH/60Hz 20 AMPS. (UTILITY) + 48" AFF.

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BUILDING:
ZONING:
PLUMBING:
ELECTRICAL: 8/30/99
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

THE APPROVAL OF THESE PLANS DOES NOT INCLUDE THE VIOLATIONS OF ANY CODES, LAWS, OR ORDINANCES WHICH ARE APPARENT OR EVIDENT ON THESE PLANS AND THE PROCESS OF PLANS EXAMINER.
8/30/99

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # : 34923
4836 s.w. 74th. court, miami, fl. 33155
tel. (305)665-6151

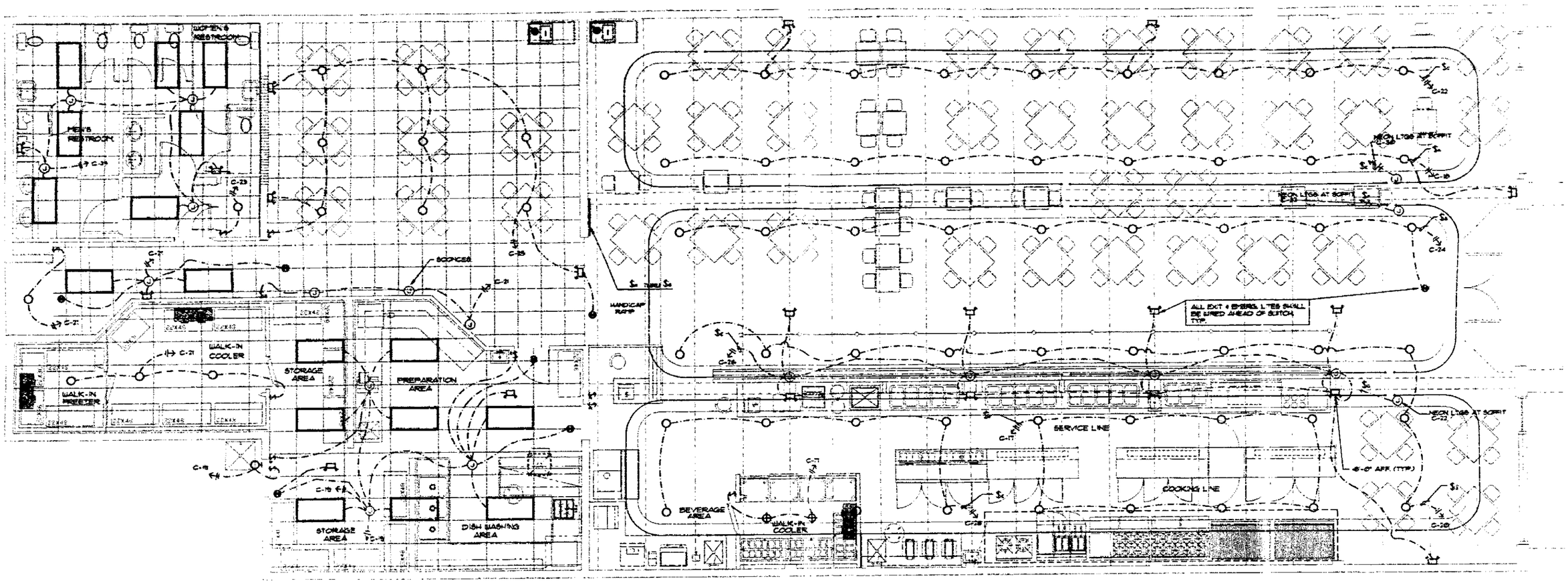
REVISIONS

WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402692
MIAMI BEACH, FL 33139
(305) 235-9211

proposed interior improvements for:
TROPICAL RESTAURANT
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER: E-10 OF 3



FLOOR PLAN - LIGHTING 1/4"=1'-0"

VERIFY COMPRESSOR LOCATION

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ZONING:
PLUMBING:
ELECTRICAL: 9/28/95
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

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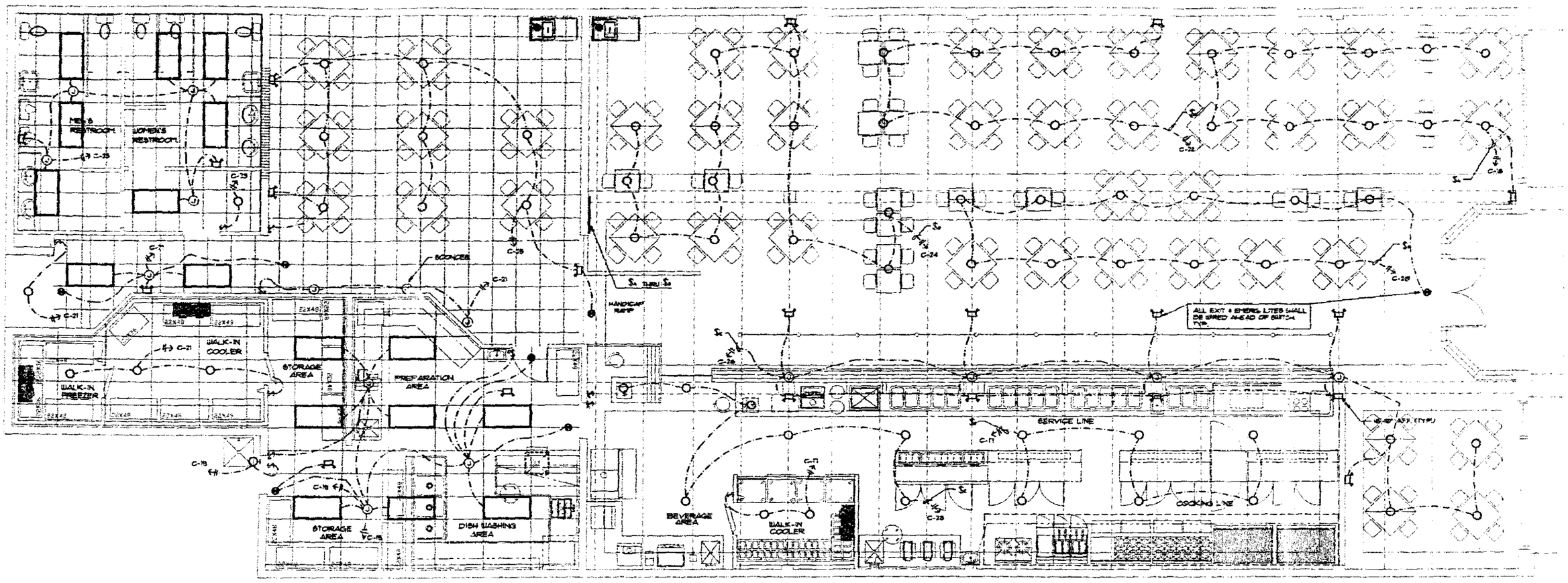
proposed interior improvements for:
TROPICAL RESTAURANT
1418 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

WILLIAM PLASENCIA

SHEET NUMBER
E-2
OF 3



FLOOR PLAN - LIGHTING 1/4"=1'-0"

VERIFY COMPRESSOR LOCATION

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proposed interior improvements for:
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1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

WILLIAM PLASENCIA

SHEET NUMBER
E-2
OF 3

PANEL 'B'

TYPE : ITE B2
SERVICE : 240 V. - 3Φ - 3 W.
MOUNTING : SURFACE
POLES : 42

MAIN BUS : 200 A.
NEUTRAL : FULL
MAINS : MCB. (200 A)
A.I.C. : 22 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
1.9		20-1	1/2	12	WALK-IN FREEZER	1	2	WALK-IN COOLER	12	1/2	20-1		1.9
1.4		20-1	1/2	12	EVAP. COIL	3	4	EVAP. COIL					1.4
1.2		20-2	1/2	12	COMPRESSOR	5	6	HEAT GRINDER					1.2
						7	8	SLICER					0.9
1.2		20-1	1/2	12	GRILL RECEPT.	9	10	CASH					0.6
0.6		20-1	1/2	12	COLD PANS	11	12	CASH					
2.8		30-2	1/2	12	HOT PANS	13	14	SODA DISP.					1.0
						15	16	SODA TOWER					
2.8		30-2	1/2	12	HOT PANS	17	18	HOT PANS	12	1/2	20-2		2.8
						19	20						
2.8		20-2	1/2	12	HOT PANS	21	22	REPAIR	12	1/2	20-1		1.2
						23	24	SPARE					
2.6		30-1	1/2	10	HEAT LAMP	25	26	SPARE					1.0
0.9		20-1		12	SPARE	27	28	TELEPHONE					
0.9					REPAIR	29	30	HEAT LAMP					1.2
						31	32						2.6
						33	34	GRIL RECEPT.				1.0	
						35	36						
	1.2				OUTSIDE SIGN. (1)	37	38	WINDOW SIGN. (1)				1.5	
						39	40	WINDOW SIGN. (1)					
						41	42	BATH EXHAUST				1.0	

KITCHEN EQUIPMENT N.E.C. 220.20 DEMAND 0.65 (41.6 K.V.A.) = 27.04 K.V.A.
OTHER LOAD = 9.8 K.V.A.
TOT. = 36.84 K.V.A.

I = 92.0 A.

(1) V.A. 120 V. TIMER.

PANEL 'A'

TYPE : ITE B2
SERVICE : 240 V. - 3Φ - 3 W.
MOUNTING : SURFACE
POLES : 42

MAIN BUS : 200 A.
NEUTRAL : FULL
MAINS : MCB. (200 A)
A.I.C. : 22 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
					SPACE	1	2	SPACE					
						3	4						
						5	6	EXPRESSO	12	1/2	20-3		2.9
0.8		20-1	1/2	12	D/U EXH. FAN.	7	8						
1.0					HOOD LIGHT	9	10	ROTISOVEN	12	1/2	20-1		0.4
0.9					RANGE RECEPT.	11	12	FRYER WARMER					2.4
2.4					FRYER RECEPT.	13	14	GRIL RECEPT.					1.5
6.0		40-2	3/4	8	GRILL	15	16	GRILL	8	3/4	40-2		6.0
						17	18						
6.0		40-2	3/4	8	GRILL	19	20	WALK-IN COOLER	12	1/2	20-1		2.0
						21	22	COMPRESSOR					
1.9		20-1	1/2	12	COOLER FAN COIL	23	24	MILK DISP.	12	1/2	20-1		1.0
					SPACE	25	26	COFFEE GRINDER					0.1
						27	28	JUICE MAKER					1.9
1.5		20-1	1/2	12	GRIL RECEPT.	29	30	DISHWASHER	8	1	60-2		3.6
0.9					EVAPORATOR	31	32						
1.2					SUGAR CANE	33	34	ICE MACHINE	12	1/2	20-1		0.9
1.5		20-2	1/2	12	WALK-IN COOLER	35	36	DISPOSER	10	1/2	20-1		2.0
					COMPRESSOR	37	38	ROOF RECEPT.	12	1/2	20-1		1.5
					SPACE	39	40	SIGN FAN / PUMP.					1.0
						41	42	SPACE					

KITCHEN EQUIPMENT N.E.C. 220.20 DEMAND 0.65 (56 K.V.A.) = 37 K.V.A.

I = 94.2 A.

PANEL 'D'

TYPE : ITE B2
SERVICE : 240 V. - 3Φ - 4 W.
MOUNTING : SURFACE
POLES : 30

(HI-LEG)

MAIN BUS : 400 A.
NEUTRAL : FULL
MAINS : MCB. (400 A)
A.I.C. : 65 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
						1	2						
	21.7	70-3	1 1/4	4	A/C-1	3	4	A/C-2	4	1 1/4	70-3	21.7	
						5	6						
						7	8						
	21.7	70-3	1 1/4	4	A/C-3	9	10	A/C-4	4	1 1/4	70-3	21.7	
						11	12						
						13	14	SPACE					
	21.7	70-3	1 1/4	4	A/C-5	15	16						
						17	18						
					SPACE	19	20						
						21	22						
						23	24						
						25	26						
						27	28						
						29	30						

TOT. = 108.5 K.V.A.

I = 261.0 A.

PANEL 'C'

TYPE : ITE B2
SERVICE : 240 V. - 1Φ - 3 W.
MOUNTING : SURFACE
POLES : 32

MAIN BUS : 200 A.
NEUTRAL : FULL
MAINS : MCB. (200 A)
A.I.C. : 22 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	2.0	20-2	1/2	12	HOOD EXH. FAN-1	1	2	HOOD EXH. FAN-3	12	1/2	20-2	2.0	
						3	4						
	2.0	20-2	1/2	12	HOOD EXH. FAN-2	5	6	HOOD EXH. FAN-4	12	1/2	20-2	2.0	
						7	8						
	2.0	20-1	1/2	12	INTAKE FAN-5	9	10	INTAKE FAN-6	12	1/2	20-1	2.0	
						11	12						
	2.0	20-1	1/2	12	INTAKE FAN-7	13	14	INTAKE FAN-8	12	1/2	20-1	2.0	
						15	16						
	1.2	20-1	1/2	12	LIGHTS	17	18	LIGHTS	12	1/2	20-1	1.2	
						19	20	LIGHTS					
						21	22	SPARE					
						23	24	LIGHTS					
						25	26						
					SPARE	27	28						
					SPACE	29	30	SPACE					
						31	32						

LIGHTS 1.2 K.V.A. (125 %) = 1.5 K.V.A.
OTHER LOAD = 100 % = 16.4 K.V.A.
TOT. = 33.0 K.V.A.

I = 137.5 A.

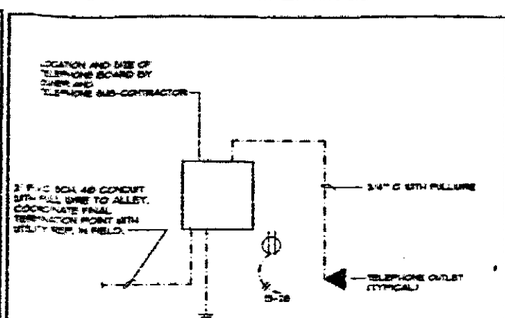
LOAD SUMMARY

240 V. - 3Φ - 4 (1) - HI-LEG

ITEM	Aφ (AMPS)	Bφ (AMPS)	Cφ (AMPS)
PL-A	154		154
PL-B	153		153
PL-C	137.5		137.5
PL-D	261	261	261
TOTAL	707.5	261	707.5

ELECTRICAL LEGEND

SWITCHES & RECEPTACLES	LIGHTS & FIXTURES	SIGNALING SYSTEM
SWITCH	CEILING LIGHT	PUSH BOTTON
3-WAY SWITCH	RECESSED DOWNLIGHT	BELL
TIME SWITCH	WALL LIGHT	TELEPHONE
SINGLE RECEPTACLE	FLOURESCENT STRIP	COMP./TELE.
DUPLEX RECEPTACLE	RECESSED FLOURESCENT	INTERCOM
DUPLEX RECEPTACLE	POLE MOUNT LIGHT	STROBE LIGHT
240 V. OUTLET	FLOODLIGHT	PULL STATION
GLND. RECEPT.	EXIT LIGHT	HORN / STROBE
JUNCTION BOX	EXHAUST FAN	STROBE LIGHT
SAFETY SWITCH	CEILING FAN	TELEVISION OUTLET
CIRCUIT BREAKER	GARAGE DOOR MOTOR	THERMOSTAT
ELECTRICAL METER	DISPOSAL	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	FIRE ALARM HORN
[illegible]	[illegible]	SMOKE DETECTOR
[illegible]	FLOOR DUPLEX RECEPT.	DUCT SMOKE DETECTOR
[illegible]	[illegible]	[illegible]
WEATHER-PROOF	[illegible]	[illegible]



TELEPHONE RISER

N.T.S.

GENERAL ELECTRICAL NOTES

1.- ALL ELECTRICAL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE NEC, LOCAL LAWS AND ORDINANCES, THE RULES AND REGULATIONS OF THE LOCAL UTILITY COMPANIES, AND ALL STANDARDS OF CONSTRUCTION ESTABLISHED BY THE LANDLORD.

2.- EXCEPT AS OTHERWISE INDICATED ALL CONDUCTORS SHALL BE COPPER. USE TW SOLID WIRES FOR CONDUCTORS SIZES No. 10 SMALLER. USE TYPE RHW STRANDED WIRE FOR CONDUCTORS #8 SIZES No. 8 AND LARGER. CABLE SIZES 3/8 AND LARGER SHALL BE STRANDED WITH PREFORMED CRIMP CONNECTORS. ALL CIRCUITS WHICH DO NOT SHOW WIRING AND CONDUIT SIZE ARE TO BE 2 1/2 CM IN 1/2" CONDUIT.

3.- ROUTING OF RACEWAYS, INTERCONNECTING OUTLETS AND HOME-RUNS IS LEFT TO ELECTRICAL CONTRACTOR. AFTER COMPLETION OF THE INSTALLATION, HE SHALL SUBMIT TO THE ENGINEER AS BUILT DRAWINGS OF HIS WORK INCLUDING ACTUAL ROUTING. ALL CONDUCTORS SHALL BE IN CONDUIT. FOR UNDERGROUND SLAB LOCATIONS USE GALVANIZED RIGID STEEL (GRS) CONDUIT OR SCHEDULE 40 PVC CONDUIT WITH GROUNDING WIRE. SLEEVES PROVIDED OR REQUIRED BY NEC. UNDERGROUND GRS SHALL BE COATED WITH TWO COATS OF BITUMASTIC # 50 APPLIED WITHOUT THINNER. ALL SECTIONS OF METALLIC CONDUIT SYSTEM SHALL BE GROUNDED AND ELECTRICALLY CONTINUOUS. USE ELECTRICAL METALLIC TUBING (EMT) FOR INTERIOR CONCEALED WIRING AND ELSEWHERE AS PERMITTED BY THE NEC. USE FLEXIBLE METAL CONDUIT FOR CONNECTIONS TO LIGHT FIXTURES AND TRANSFORMERS. USE LIQUID TIGHT FOR FLEXIBLE CONNECTIONS IN ALL WET LOCATIONS. INSTALL A NYLON PULL CORD IN ALL EMPTY RACE WAYS FOR FUTURE USE. SEE ALL OUTLETS AND PULL BOXES PER NEC 370 AND 374.

4.- FUSES SERVING ELECTRICAL MOTORS SHALL BE TIME DELAYED TYPE UNLESS OTHERWISE INDICATED. ALL MOTOR STARTERS ARE TO BE SUPPLIED AND INSTALLED. GENERAL CONTRACTOR IS REQUIRED TO COORDINATE WITH ELECTRICAL AND MECHANICAL SUBCONTRACTORS PRIOR TO BID.

5.- ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE HUBBELL OR APPROVED EQUAL. WIRING DEVICE PLATES IN FINISHED AREAS SHALL BE PHENOLIC COMPOUND WITH SATIN FINISH, COLOR AND STYLE SELECTED BY ARCHITECT, TEMPLATE BY OWNER AS APPLICABLE. ALL SWITCHES MOUNTED VERTICALLY 5'-0" A.F.F. UNLESS OTHERWISE SPECIFIED. ALL RECEPTACLES MOUNTED VERTICALLY 6'-0 A.F.F. UNLESS OTHERWISE SPECIFIED. WHERE APPLICABLE, OUTLETS (PHONE, TELEVISION, DATA, SECURITY, ETC.) WITHIN CASEWORK ARE TO BE COORDINATED WITH CASEWORK MANUFACTURER. IN THE CASE OF OUTLETS SERVING CASEWORK MOUNTED EQUIPMENT, COORDINATE WITH CASEWORK MANUFACTURER AND EQUIPMENT MANUFACTURER FOR EXACT REQUIREMENTS PRIOR TO BID. COORDINATE INSTALLATION OF FLOOR OUTLETS WITH OWNER OR TENANT FOR EXACT LOCATION. IF FLOOR OUTLETS SERVE DISPLAY FIXTURES COORDINATE WITH MANUFACTURER FOR EXACT LOCATION REQUIRED. LOCATIONS ON THESE DRAWINGS ARE APPROXIMATE.

6.- PROVIDE WRITTEN GUARANTEE STATING THAT THE CONDUCTOR WILL REPLACE OR REPAIR, FREE OF CHARGE, ANY EQUIPMENT OR MATERIAL WHICH FAILS DURING A ONE YEAR PERIOD FROM THE DATE OF SUBSTANTIAL COMPLETION.

7.- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK WITH THAT OF OTHER TRADES AND/OR GENERAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL ITEMS WHICH ARE NECESSARY TO COMPLETE THE INSTALLATION OF A COMPLETE AND WORKING ELECTRICAL SYSTEM INDICATED BY CONTRACT DRAWINGS. ELECTRICAL CONTRACTOR SHALL REVIEW A COMPLETE SET OF DRAWINGS PRIOR TO BID TO DETERMINE IF OTHER WORK INDICATED IN STRUCTURAL, ARCHITECTURAL, MECHANICAL OR OTHER DISCIPLINE WILL AFFECT HIS BID. CONTRACTOR IS TO THE VISIT SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO BID. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE EXISTING INSTALLATION.

8.- IN EXISTING BUILDINGS, ALL ROOF AND SLAB PENETRATIONS MUST CONFORM TO LANDLORD'S STANDARD CRITERIA AND SHALL BE SUBJECT TO LANDLORD'S APPROVAL AS TO LOCATION AND CONSTRUCTION DETAILS. ROOFING AND/OR WATERPROOFING OF ANY INSTALLATION AND/OR PENETRATION MUST BE PERFORMED BY A ROOFING CONTRACTOR AUTHORIZED BY THE LANDLORD. CONTRACTOR IS REQUIRED TO MAINTAIN FIRE RATING OF ALL WALL AND SLAB PENETRATIONS.

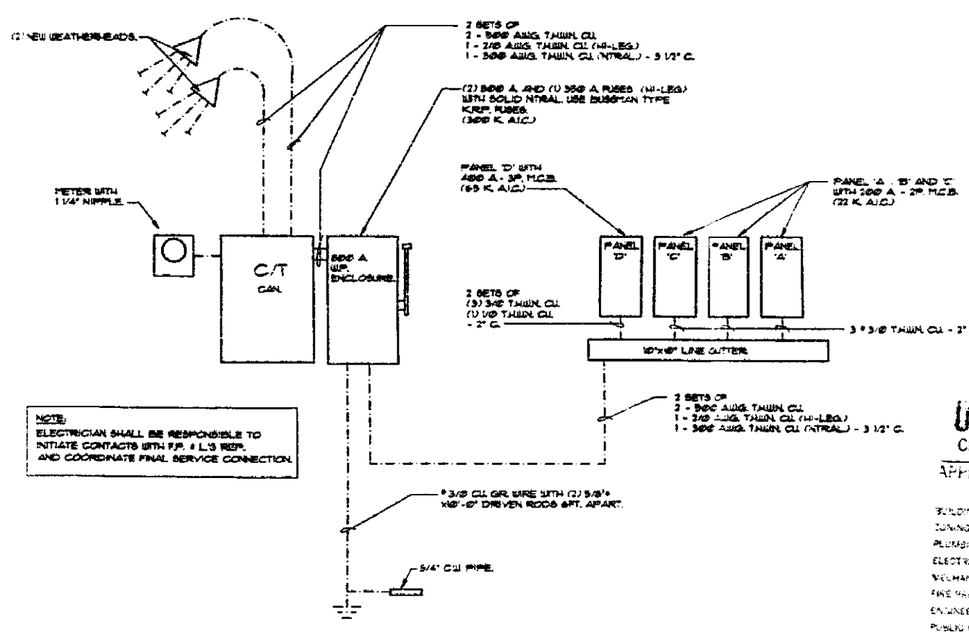
9.- ELECTRICAL CONTRACTOR IS TO COORDINATE HIS WORK WITH THE ARCHITECT, OWNER OR OWNER'S REPRESENTATIVE BEFORE ROUGH INSTALLATION OF LIGHTS, RECEPTACLES, AND SWITCHES FOR EXACT LOCATION AND HEIGHT. CONTRACTOR SHALL VERIFY THE CEILING FINISHES AND SUSPENSION SYSTEMS FOR SELECTION OF THE PROPER TRIM AND SUPPORT APPURTENANCES OF THE FIXTURE. COORDINATE REQUIREMENTS PRIOR TO BID.

10.- ELECTRICAL CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF CLOSE CONTROL TIME EQUIPMENT WITH MANUFACTURER AND IS REQUIRED TO PROVIDE ELECTRICAL OUTLETS THAT WILL ACCEPT MANUFACTURER'S SUPPLIED PLUGS.

11.- ALL AREAS IN WHICH WORK IS BEING PERFORMED SHALL BE KEPT CLEAN & ALL TIMES.

12.- EQUIPMENT SPECIFIED SHALL BE ADHERED TO. NOTIFY OWNER WHEN THE FINAL DECISION ON THE TYPE AND QUALITY OF EQUIPMENT TO BE SUPPLIED. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER PRIOR TO PURCHASING SUBSTITUTING EQUIPMENT. CONTRACTOR SHALL BEAR THE COST OF ALL ENGINEERING WORK RELATED TO SUBSTITUTED EQUIPMENT.

13.- PROVIDE REQUIRED CONDUIT WITH PULL-STRINGS FOR TELEPHONE AS INDICATED. OBTAIN REQUIREMENTS FROM TELEPHONE COMPANY, OWNER OR OWNER AS APPLICABLE. FOR THE INSTALLATION OF TELEPHONE OUTLETS SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL SUPPLY AND INSTALL RACEWAYS TO TELEPHONE COMPANY POINT OF SERVICE. CONTRACTOR SHALL SUPPLY AND INSTALL RACEWAYS AND JUNCTION BOXES FROM TELEPHONE BACKBOARD TO ALL LOCATIONS INDICATED ON DRAWINGS PRIOR TO BID. CONTACT OWNER OR TENANT TO DETERMINE IF TELEPHONE WIRING AND TIE FINISHED PLATES ARE TO BE INCLUDED IN CONTRACT PRICE.



NOTE:
ELECTRICIAN SHALL BE RESPONSIBLE TO INITIATE CONTACTS WITH F.P. & L.S. REP. AND COORDINATE FINAL SERVICE CONNECTION.

ELECTRICAL RISER

N.T.S.

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FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # 34923
4836 s.w. 74th. court, miami, fl. 33155
tel. (305)665-6151

REVISIONS

WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402692
MIAMI BEACH, FL 33139
(305) 235-9211

proposed interior improvements for:
TROPICAL RESTAURANT
1415 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

WILLIAM PLASENCIA

SHEET NUMBER
E-3
OF 3

PANEL 'B'

TYPE : ITE B.G.
SERVICE : 240 V. - 1Ø - 3 W.
MOUNTING : SURFACE
POLES : 42

MAIN BUS : 200 A.
NEUTRAL : FULL
MAINS : P.C.B. (200 A.)
A.I.C. : 22 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
		20-1	1/2	12	WALK-IN FREEZER	1	2	WALK-IN COOLER	12	1/2	20-1		1.0
		20-1	1/2	12	EVAP. COIL	3	4	EVAP. COIL					1.4
		20-1	1/2	12	COMPRESSOR	5	6	MEAT GRINDER					1.2
						7	8	SLICER					0.5
		20-1	1/2	12	GRAL RECEPT.	9	10	CASH					0.6
		20-1	1/2	12	COLD PANS	11	12	CASH					
		20-2	1/2	12	HOT PANS	13	14	SODA DISP.					1.0
						15	16	SODA TOWER					
		20-2	1/2	12	HOT PANS	17	18	HOT PANS	12	1/2	20-2		2.0
						19	20						
		20-2	1/2	12	HOT PANS	21	22	REFRIG.	12	1/2	20-1		1.2
						23	24	SPARE					
		20-1	1/2	12	HEAT LAMP	25	26	SPARE					1.0
		20-1		12	SPARE	27	28	TELEPHONE					
					REFRIG.	29	30	HEAT LAMP					1.2
						31	32						2.6
						33	34	GRAL RECEPT.				1.0	
						35	36						
	1.2				OUTSIDE SIGN. (1)	37	38	WINDOW SIGN. (1)					1.0
						39	40	WINDOW SIGN. (1)					
						41	42	BATH EXHAUST					1.0

KITCHEN EQUIPMENT N.E.C. 220.20 DEMAND 0.65 (14.4 K.V.A.) = 21.64 K.V.A.
OTHER LOAD = 9.0 K.V.A.
TOT. = 30.64 K.V.A.

I = 85.0 A.

(1) VIA 120 V. TIMER.

PANEL 'A'

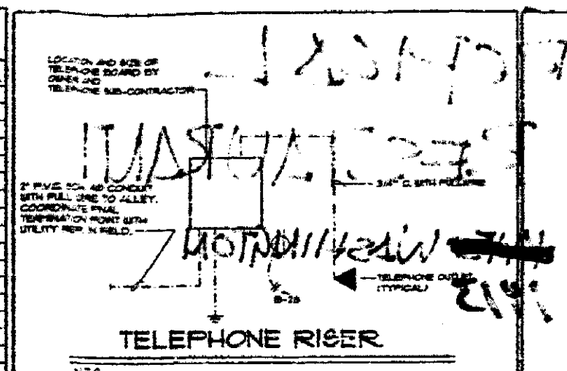
TYPE : ITE B.G.
SERVICE : 240 V. - 1Ø - 3 W.
MOUNTING : SURFACE
POLES : 42

MAIN BUS : 125 A.
NEUTRAL : FULL
MAINS : P.C.B. (200 A.)
A.I.C. : 22 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
					SPACE	1	2	SPACE					
						3	4						
						5	6	ESPRESSO	12	1/2	20-2		3.0
0.8		20-1	1/2	12	DW EXH. FAN.	7	8						
0.8					HOOD LIGHT	9	10	ROTISSERIE	12	1/2	20-1		0.4
0.5					RANGE RECEPT.	11	12	FRYER BURNER					2.4
2.4					FRYER RECEPT.	13	14	GRAL RECEPT.					1.0
3.0		40-2	3/4	8	GRILL	15	16	GRILL	8	3/4	40-2		6.0
						17	18						
6.0		40-2	3/4	8	GRILL	19	20	WALK-IN COOLER	12	1/2	20-1		2.0
						21	22	COMPRESSOR					
1.0		20-1	1/2	12	COOLER FAN COIL	23	24	MILK DISP.	12	1/2	20-1		1.0
					SPACE	25	26	COFFEE GRINDER					0.7
						27	28	JUICE MAKER					1.0
1.0		20-1	1/2	12	GRAL RECEPT.	29	30	DISHWASHER	8	1	60-2		9.0
0.5					EVAPORATOR	31	32						
1.2					SUGAR CANE	33	34	ICE MACHINE	12	1/2	20-1		0.5
1.5		20-2	1/2	12	WALK-IN COOLER	35	36	DISHWASHER	10	1/2	20-1		2.0
					COMPRESSOR	37	38	ROOF RECEPT.	12	1/2	20-1		1.0
					SPACE	39	40	SCW. FAN / PUMP					1.0
						41	42	SPACE					

KITCHEN EQUIPMENT N.E.C. 220.20 DEMAND 0.65 (9.6 K.V.A.) = 6.2 K.V.A.

I = 84.2 A.



TELEPHONE RISER

N.T.S.

GENERAL ELECTRICAL NOTES

1- ALL ELECTRICAL WORK PERFORMED IN THIS CONTRACT SHALL COMPLY WITH THE NEC, LOCAL LAWS AND ORDINANCES, THE N.E.C. AND REGULATIONS OF THE NCCA (NATIONAL CODE COMPANY), NEC, N.E.C. STANDARDS OF CONSTRUCTION ESTABLISHED BY THE LANDLORD.

2- EXCEPT AS OTHERWISE INDICATED, ALL CONDUCTORS SHALL BE COPPER. USE TW SOLID WIRES FOR CONDUCTORS SIZES NO. 10 SMALLER. USE TYPE THW STRANDED CABLE FOR CONDUCTORS IN SIZES NO. 8 AND LARGER. CABLE SIZES & V.D. ARE LARGER SHALL TERMINATE WITH PRESSURE CRIMP CONNECTORS. USE 3 WIRE CIRCUITS WHICH DO NOT EXCEED NEMA AND CONDUCTORS NO. 8 AND 10 SHALL BE 1 1/2" CONDUIT.

3- ROUTING OF RACEWAYS, INTERCONNECTING OUTLETS AT HOME-RUNS IS UP TO ELECTRICAL CONTRACTOR, BUT AFTER COMPLETION OF THE INSTALLATION, HE SHALL SUBMIT TO THE ENGINEER AS BUILT DRAWINGS OF HIS WORK FOR FUTURE RECORD. ALL CONDUCTORS SHALL BE IN CONDUIT. FOR UNDERGROUND SUB-SURFACE LOCATIONS USE GALVANIZED RIGID STEEL RGSC CONDUIT OR SCHEDULE 40 PVC CONDUIT WITH GROUND WIRE SIZED AS INDICATED OR AS REQUIRED BY NEC. UNDERGROUND CKT SHALL BE CURED WITH TWO COATS OF BITUMASTIC & SO APPLIED WITCOL TIMBERT. ALL SECTIONS OF METALLIC CONDUIT SYSTEM SHALL BE GROUNDED. USE ELECTRICALLY CONTINUOUS. USE ELECTRICAL METALLIC TUBING (EMT) FOR INTERIOR CONCEALED WIRING AND EXPOSURE AS POINTS BY THE NEC. USE FLEXIBLE METAL CONDUIT FOR CONNECTIONS TO LIGHT FIXTURES AND TRANSFORMERS. USE LIQUID TIGHT FLEXIBLE CONDUIT IN ALL WET LOCATIONS. INSTALL 6 FT. FLEXIBLE CORD IN ALL EMPTY TRACK WIRES FOR FUTURE USE. USE ALL BUTTONS AND PULL BOXES PER NFC 370 AND 374.

4- FUSES, WARNING, ELECTRICAL MOTORS, SHALL BE TIME DELAYED TYPE UNLESS OTHERWISE INDICATED. ALL MOTOR STARTERS AND TO BE SUPPLIED AND INSTALLED. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ELECTRICAL AND MECHANICAL SUBCONTRACTORS PRIOR TO BID.

5- ALL WIRING DEVICES SHALL BE SPECIFICALLY A GRADE INDUSTRIAL OF APPROVED EQUAL. WIRING DEVICE PLATE AS FINISHED METAL SHALL BE PHENOLIC COMPOUND WITH PC 38 FINISH COLOR AND STYLE SELECTED BY ARCHITECT, TENANT, OWNER, AS APPLICABLE. ALL DEVICES MOUNTED VERTICALLY 18" A.F.F. UNLESS OTHERWISE SPECIFIED. ALL RECEPTACLES MOUNTED VERTICALLY 6'-0 A.F.F. UNLESS OTHERWISE SPECIFIED. SWITCHES, APPLIANCE OUTLETS (PHONE, TELEPHONE, DATA, SECURITY, ETC.) WITHIN CABINWORK ARE TO BE COORDINATED WITH CABINWORK MANUFACTURER. IN THE CASE OF OUTLETS SERVING CABINWORK MOUNTED EQUIPMENT, COORDINATE WITH CABINWORK MANUFACTURER AND EQUIPMENT MANUFACTURER FOR EXACT REQUIREMENTS. ALSO TO BE COORDINATE INSTALLATION OF FLOOR OUTLETS WITH OWNER OR TENANT FOR EXACT LOCATION. IF FLOOR OUTLETS SERVE DISPLAY FIXTURES COORDINATE WITH MANUFACTURER FOR EXACT LOCATION REQUIRED. LOCATIONS ON THIS DRAWINGS ARE APPROXIMATE.

6- PROVIDE WRITTEN GUARANTEE STATING THAT THE CONDUCTOR WILL REPLACE OR REPAIR, FREE OF CHARGE, ANY EQUIPMENT OR MATERIAL WHICH FAILS DURING A ONE YEAR PERIOD FROM THE DATE OF SUBSTANTIAL COMPLETION.

7- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK WITH THAT OF OTHER TRADES AND/OR GENERAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS WHICH ARE NECESSARY TO COMPLETE THE INSTALLATION OF A COMPLETE AND WORKING ELECTRICAL SYSTEM INDICATED BY CONTRACT DRAWINGS. ELECTRICAL CONTRACTOR SHALL SECURE A COMPLETE SET OF DRAWINGS PRIOR TO BID TO DETERMINE IF OTHER BODY TRADES IN STRUCTURAL, ARCHITECTURAL, MECHANICAL OR OTHER DISCIPLINE WILL AFFECT HIS BID. CONTRACTOR IS TO THE VISIT SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO BID. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE EXISTING INSTALLATION.

8- IN EXISTING BUILDINGS, ALL ROOF AND SLAB PENETRATIONS WILL COMPLY TO LANDLORD'S STANDARD CRITERIA AND SHALL BE SUBJECT TO LANDLORD'S APPROVAL AS TO LOCATION AND CONSTRUCTION DETAILS. ROOFING AND/OR WATERPROOFING OF ANY INSTALLATION AND/OR PENETRATION MUST BE PERFORMED BY A ROOFING CONTRACTOR AUTHORIZED BY THE LANDLORD. CONTRACTOR IS REQUIRED TO MAINTAIN FIRE RATING OF ALL WALL AND SLAB PENETRATIONS.

9- ELECTRICAL CONTRACTOR IS TO COORDINATE HIS WORK WITH THE ARCHITECT, TENANT, OR OWNER, AS APPLICABLE, BEFORE ROUGH-INSTALLATION OF LIGHTS, RECEPTACLES, AND SWITCHES FOR EXACT LOCATION AND HEIGHT. CONTRACTOR SHALL VERIFY THE DECORATIVE FINISHES, SUSPENSION SYSTEM, OR SELECTION OF THE PROPER TRIM AND SUPPORT REQUIREMENTS OF THE FIXTURE. COORDINATE REQUIREMENTS PRIOR TO BID.

10- ELECTRICAL CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF PLUG AND CHORD TYPE EQUIPMENT WITH MANUFACTURER AND IS REQUIRED TO PROVIDE ELECTRICAL OUTLETS THAT WILL ACCEPT MANUFACTURER'S SUPPLIED PLUGS.

11- ALL AREAS IN WHICH WORK IS BEING PERFORMED SHALL BE KEPT CLEAN AT ALL TIMES.

12- EQUIPMENT SPECIFIED SHALL BE ADHERED TO. HOWEVER, OWNER HAS THE FINAL DECISION ON THE TYPE AND QUALITY OF EQUIPMENT TO BE SUPPLIED. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER PRIOR TO PURCHASING SUBSTITUTING EQUIPMENT. CONTRACTOR SHALL BEAR THE COST OF ALL ENGINEERING WORK RELATED TO SUBMITTED EQUIPMENT.

13- PROVIDE REQUIRED CONDUIT WITH PULL-STRING FOR TELEPHONE AS INDICATED. OBTAIN REQUIREMENTS FROM TELEPHONE COMPANY, TENANT, OR OWNER, AS APPLICABLE. FOR THE INSTALLATION OF TELEPHONE OUTLETS SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL SUPPLY AND INSTALL RACEWAYS TO TELEPHONE COMPANY POINT OF SERVICE. CONTRACTOR SHALL SUPPLY AND INSTALL RACEWAYS AND JUNCTION BOXES FROM TELEPHONE BACKBOARD TO ALL LOCATIONS INDICATED ON DRAWINGS. PRIOR TO BID CONTACT OWNER OF TENANT TO DETERMINE IF TELEPHONE WIRING AND OR FINISHED PLATES ARE TO BE INCLUDED IN CONTRACT PRICE.

PANEL 'D'

(HI-LEG)

TYPE : ITE B.G.
SERVICE : 240 V. - 3Ø - 4 W.
MOUNTING : SURFACE
POLES : 30

MAIN BUS : 400 A.
NEUTRAL : FULL
MAINS : P.C.B. (400 A.)
A.I.C. : 65 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
						1	2						
	21.7	50-3	1 1/4	4	A/C-1	3	4	A/C-2	4	1 1/4	50-3	21.7	
						5	6						
						7	8						
	21.7	50-3	1 1/4	4	A/C-3	9	10	A/C-4	4	1 1/4	50-3	21.7	
						11	12						
						13	14	SPACE					
	21.7	50-3	1 1/4	4	A/C-5	15	16						
						17	18						
					SPACE	19	20						
						21	22						
						23	24						
						25	26						
						27	28						
						29	30						

TOT. = 108.5 K.V.A.

I = 261.0 A.

PANEL 'C'

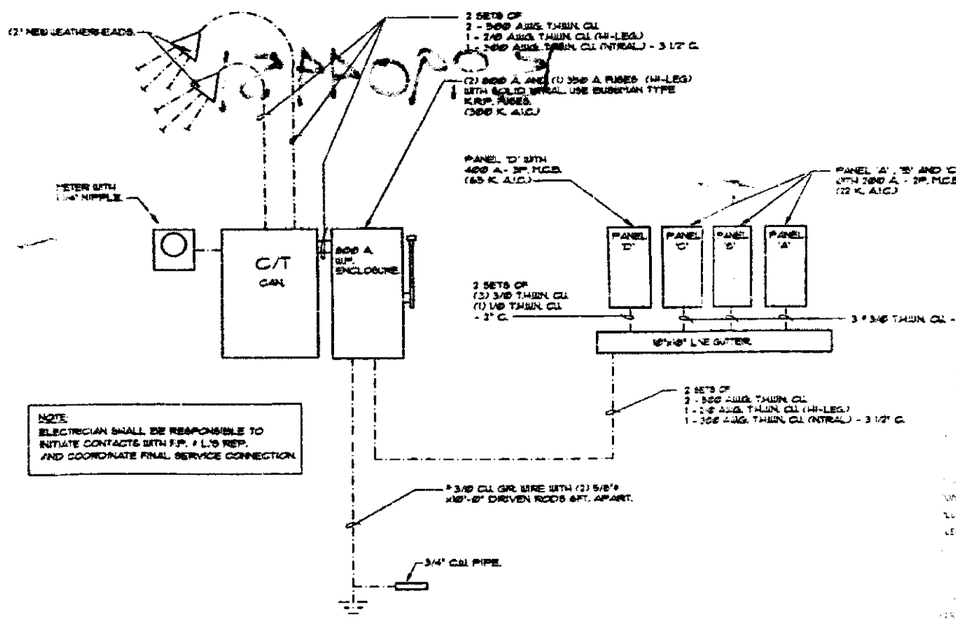
TYPE : ITE B.G.
SERVICE : 240 V. - 1Ø - 3 W.
MOUNTING : SURFACE
POLES : 32

MAIN BUS : 200 A.
NEUTRAL : FULL
MAINS : P.C.B. (200 A.)
A.I.C. : 22 K.

DEM K.V.A.	NO. DEM K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO. DEM K.V.A.	DEM K.V.A.
	2.0	20-2	1/2	12	HOOD EXH. FAN-1	1	2	HOOD EXH. FAN-3	12	1/2	20-2	2.0	
						3	4						
	2.0	20-2	1/2	12	HOOD EXH. FAN-2	5	6	HOOD EXH. FAN-4	12	1/2	20-2	2.0	
						7	8						
	2.0	20-1	1/2	12	INTAKE FAN-5	9	10	INTAKE FAN-6	12	1/2	20-1	2.0	
						11	12						
	2.0	20-1	1/2	12	INTAKE FAN-7	13	14	INTAKE FAN-8	12	1/2	20-1	2.0	
						15	16						
	1.2	20-1	1/2	12	LIGHTS	17	18	LIGHTS	12	1/2	20-1	1.2	
						19	20	LIGHTS					
						21	22	SPARE					
						23	24	LIGHTS					
						25	26						
					SPARE	27	28						
					SPACE	29	30	SPACE					
						31	32						

LIGHTS @ K.V.A. (1.2 K.) = 9.6 K.V.A.
OTHER LOAD = 10.0 K. = 10.4 K.V.A.
TOT. = 33.0 K.V.A.

I = 97.0 A.



ELECTRICAL RISER

N.T.S.

NOTE:
ELECTRICIAN SHALL BE RESPONSIBLE TO INITIATE CONTACTS WITH F.P. & L.'S REP. AND COORDINATE FINAL SERVICE CONNECTION.

LOAD SUMMARY

(240 V. - 3Ø - 4 W) - HI-LEG

	A# (AMPS)	B# (AMPS)	C# (AMPS)
PNL-A	154		154
PNL-B	153		153
PNL-C	137.5		137.5
PNL-D	261	261	261
TOTAL	707.5	261	707.5

ELECTRICAL LEGEND

SWITCHES & RECEPTACLES	LIGHTS & FIXTURES	SIGNALING SYSTEM
SWITCH	CEILING LIGHT	PUSH BOTTON
3-WAY SWITCH	RECESSED DOWNLIGHT	BELL
TIME SWITCH	WALL LIGHT	TELEPHONE
SINGLE RECEPTACLE	FLOURESCENT STRIP	COMP./TELE. BACKBOARD
DUPLEX RECEPTACLE	[illegible]	INTERCOM
[illegible]	POLE MOUNT LIGHT	STROBE LIGHT
240 V. OUTLET	FLOODLIGHT	PULL STATION
QUAD. RECEPT.	EXIT LIGHT	HORN / STROBE
JUNCTION BOX	EXHAUST FAN	STROBE LIGHT
SAFETY SWITCH	CEILING FAN	TELEVISION OUTLET
CIRCUIT BREAKER	GARAGE DOOR MOTOR	THERMOSTAT
ELECTRICAL METER	DISPOSAL	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	FIRE ALARM HORN
[illegible]	[illegible]	SMOKE DETECTOR
[illegible]	FLOOR DUPLEX RECEPT.	DUCT SMOKE DETECTOR
[illegible]	[illegible]	
WEATHER-PROOF	[illegible]	

CITY OF MIAMI BEACH
APPROVED FOR PERMIT B' THE FOLLOWING:
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
LOCATION
FLOOD
FIRE ZONE
STRUCTURAL
ACCESSIBILITY
OTHER

GUSTAVO SOLANO, P.E.
mechanical / electrical
consulting engineer
fla. registration # : 34923
4836 s.w. 74th. court, miami, fl. 33155
tel. (305)665-6151

REVISIONS

WILLIAM PLASENCIA
REGISTERED ARCHITECT
P.O. BOX 402692
MIAMI BEACH, FL 33139
(305) 295-9211

proposed interior improvements for:
TROPICAL RESTAURANT
148 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

DRAWN BY: WILLIAM PLASENCIA

SHEET NUMBER: E-3

TROPICAL
RESTAURANT

~~[illegible]~~ WASHINGTON
1913

B9904451

FIRE SCHOOL
INACTIVE/PAID
JAN 21 2000
MIAMI-DADE COUNTY
APPROVED

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	
ZONING:	APPROVED 8/17/99
PLUMBING:	RWK 8/20/99
ELECTRICAL:	APPROVED 8/27/99
MECHANICAL:	RWK 8/20/99
FIRE PREVENTION:	RWK 8/20/99
ENGINEERING:	RWK 8/20/99
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	N/A

CONCURRENCY

FC

15470 66 0

Bms0100235,

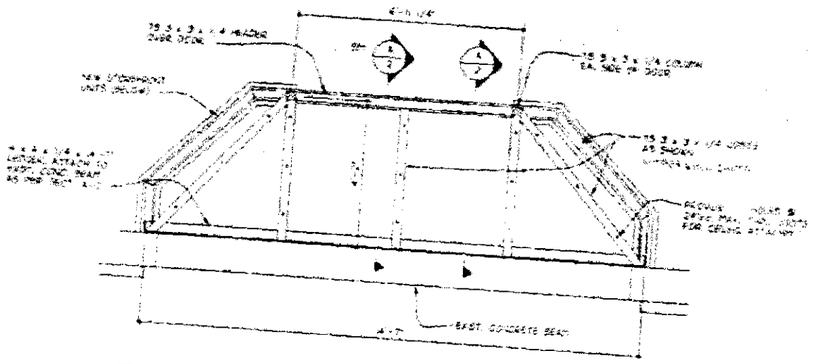
1413 Washington Ave.

B9904451

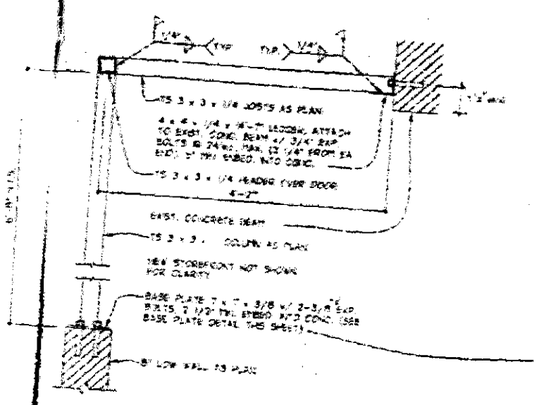
B418

24

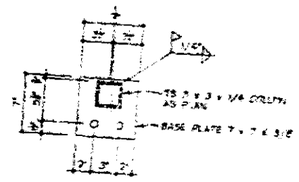
00027-4



ENTRY FRAMING PLAN



SECTION A-2



BASE PL DETAIL

Steel Frame only
No Glass
No windows installed

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
STRUCTURAL:

GENERAL NOTES

STRUCTURAL STEEL

THE STRUCTURAL STEEL (EXCEPT TUBE STEEL COLUMNS) SHALL BE ASTM A-36 STEEL WITH A MINIMUM YIELD STRENGTH OF 36 KSI. ALL FASTENING BOLTS SHALL BE ASTM A-307 GRADE. ALL ANCHOR RODS SHALL BE ASTM A-307 GRADE.

2. ALL STRUCTURAL STEEL SHALL BE FREE OF RUST, PAINT, OIL OR OTHER DELETERIOUS MATERIAL AND SHALL BE COATED WITH 2 COATS OF RUST INHIBITIVE PAINT.
3. ALL TUBE STEEL COLUMNS SHALL BE 46 KSI MINIMUM YIELD STRENGTH IN ACCORDANCE WITH ASTM A500 GRADE B AND SHALL BE FILLED WITH CONCRETE.
4. ALL WELDING SHALL CONFORM TO THE LATEST A.W.S. SPECIFICATIONS AND RECOMMENDATIONS. ALL WELDS SHALL BE CLEANED AND PAINTED WITH 2 COATS OF RUST INHIBITIVE PAINT.

General Notes:
1. All dimensions shall be verified at job site prior to fabrication.
2. Approved shop drawings shall be sent to Tri-Mor Glass before submittal to the city can be done.
3. All hardware is going to be ordered as specified above.

Customer:	Tropical Restaurant
Architect:	
Project:	1415 Washington Avenue Miami Beach, Florida
	Tri-Mor Glass, Inc
2630 W. 3rd Court Bay 8 Hialeah, Fla. 33010	Office (305) 887-2321 Fax (305) 884-8725
Date: 7-17-2000	Job No:
Drawn by: S.C.B.	Chkd by:
Revisions: 2 10-17-2000	Scale: AS PLAN
	Sheet No: 2 of 2

A. L. BROMLEY P.E. INC.
STRUCTURAL ENGINEER
2006 N.E. 26th Street
Ft. Lauderdale, Fl. 33306
(954) 772-4624

...COOK, P.E.
...1984
...Engineer

G:\E2\2010832

A. L. BROMLEY P.E., INC.
STRUCTURAL ENGINEER
2004 N.E. 49th Street
Ft. Lauderdale, Fl. 33308
(954) 772-4624

1 of 7

A. L. BROMLEY P.E., INC.
STRUCTURAL ENGINEER
2004 N.E. 49th Street
Ft. Lauderdale, Fl. 33308
(954) 772-4624

2 of 7

A. L. BROMLEY P.E., INC.
STRUCTURAL ENGINEER
2004 N.E. 49th Street
Ft. Lauderdale, Fl. 33308
(954) 772-4624

3 of 7

A. L. BROMLEY P.E., INC.
2004 NE 49 TH STREET
FT LAUDERDALE, FL

Title :
Design :
Description :
Job #
Date: 12:00PM, 24 OCT 00

Scope : TRAILER RENOVATION

Steel Beam Design

Page 1

Description STEEL COLUMN 3"X3"X1/4"

General Information

Calculations are designed to AISC 9th Edition ASD and 1997 UBC Requirements

Steel Section : TS3X3X1/4

Center Span	4.67 ft	Fy	46.00 ksi		
Left Cant	0.00 ft	Duration Factor	1.33		
Right Cant	0.00 ft	Elastic Modulus	29,000.0 ksi		
Unbraced Length	0.00 ft				

Distributed Loads

	0.1	0.2	0.3	0.4	0.5	0.6	0.7
DL							0.0
LL							0.0
ST	0.093						0.0
Start Location							0.0
End Location							0.0

Summary

Beam OK

Short Term Load Case Governs Stress

	Actual	Allowable		
Moment	0.366 k-ft	7.369 k-ft	Max Deflection	-0.049 in
% Bending Stress	3.229 ksi	40.379 ksi	Length/DL Defl	16,722.6 : 1
Fb / Fb	0.080 : 1		Length/LL Defl	1,616.0 : 1
Shear	0.379 k	18.254 k		
fv Shear Stress	0.228 ksi	24.472 ksi		
fv / Fv	0.009 : 1			

Force & Stress Summary

	Maximum	DL Only	LL @ Center	LL+ST @ Center	LL @ Cants	LL+ST @ Cants
Max M -	0.37 k-ft	0.26		0.37		k-ft
Max M +						k-ft
Max M @ Left						k-ft
Max M @ Right						k-ft
Shear @ Left	0.34 k	0.23		0.34		k
Shear @ Right	0.34 k	0.23		0.34		k
Center Def.	0.049 in	0.004	0.000	-0.049	0.000	0.000 in
Left Cant Def.	0.000 in	0.000	0.000	0.000	0.000	0.000 in
Right Cant Def.	0.000 in	0.000	0.000	0.000	0.000	0.000 in
Curvy Crit. Z	0.000 ft	0.000	0.000	0.000	0.000	0.000 in
Reaction @ Left	0.34	0.23		0.34		k
Reaction @ Right	0.34	0.23		0.34		k

Fa calc'd per 1.5-1 K*Lx < Cc

Section Properties TS2X3X1/4

Depth	3.000 in	Weight	8.50 lb/ft		
Width	3.000 in	Area	2.59 in2	Ixx	1.105 in4
Thickness	0.250 in			Iyy	1.105 in4
				Sxx	2.107 in3
				Syy	2.107 in3

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A. L. BROMLEY P.E., INC.
2004 NE 49 TH STREET
FT LAUDERDALE, FL

Title :
Design :
Description :
Job #
Date: 12:00PM, 24 OCT 00

Scope : TRAILER RENOVATION

Multi-Span Steel Beam

Page 1

Description STEEL HEADER

General Information

Calculations are designed to AISC 9th Edition ASD and 1997 UBC Requirements

Fy - Yield Stress	46.00 ksi		
Spans Considered Continuous Over Supports		Load Duration Factor	1.33

Span Information

Description					
Span	ft				
Steel Section		7.50	3.50	3.50	7.00
End Fixity		TS3X3X1/4 Pin-Pin	TS3X3X1/4 Pin-Pin	TS3X3X1/4 Pin-Pin	TS3X3X1/4 Pin-Pin
Unbraced Length	ft	0.00	0.00	0.00	0.00

Loads

Live Load Used This Span ?

Dead Load	k/ft	Yes	Yes	Yes	Yes
Live Load	k/ft	0.155	0.155	0.155	0.155

Results

Moment @ Center	k-ft	0.71	0.00	0.00	0.71
@ X =	ft	3.00	0.00	0.00	4.50
Max @ Left End	k-ft	0.00	-0.85	0.19	-0.85
Max @ Right End	k-ft	-0.85	0.19	-0.85	0.00
fb : Actual	psi	4,832.2	4,832.2	4,832.2	4,832.2
Fb Allowable	psi	30,360.0	30,360.0	30,360.0	30,360.0
		Bending OK	Bending OK	Bending OK	Bending OK
fv Actual	psi	48.6	37.8	37.8	48.6
Fv Allowable	psi	18,400.0	18,400.0	18,400.0	18,400.0
		Shear Ok	Shear Ok	Shear Ok	Shear OK

Reactions & Deflections

Shear @ Left	k	0.47	0.57	0.02	0.69
Shear @ Right	k	0.69	0.02	0.57	0.47
Reactions					
DL @ Left	k	0.47	1.26	-0.05	1.26
LL @ Left	k	0.00	0.00	0.00	0.00
Total @ Left	k	0.47	1.26	-0.05	1.26
DL @ Right	k	1.26	-0.05	1.26	0.00
LL @ Right	k	0.00	0.00	0.00	0.47
Total @ Right	k	1.26	-0.05	1.26	0.47
Max Deflection	in	-0.065	0.005	0.065	-0.065
@ X =	ft	3.35	1.53	2.47	4.15
Span/Deflection Ratio		1,381.5	8,312.5	8,312.5	1,381.6

Query Values

Location	ft	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Shear	k	0.47	0.57	0.02	0.69	0.00	0.00	0.00	0.00
Moment	k-ft	0.00	-0.85	0.19	-0.85	0.00	0.00	0.00	0.00
Max. Deflection	in	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00

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A. L. BROMLEY P.E., INC.
2004 NE 49 TH STREET
FT LAUDERDALE, FL

Title :
Design :
Description :
Job #
Date: 12:18PM, 24 OCT 00

Scope : TRAILER RENOVATION

Steel Column

Page 1

Description STEEL SUBSTRUCTURE MEMBER ED

General Information

Calculations are designed to AISC 9th Edition ASD and 1997 UBC Requirements

Steel Section	TS3X3X1/4	Fy	46.00 ksi	X-X Sidesway	Restrained
Column Height	4.200 ft	Duration Factor	1.330	Y-Y Sidesway	Restrained
End Fixity	Pin-Pin	Elastic Modulus	29,000.00 ksi		
Live & Short Term Loads Combined		X-X Unbraced	0.000 ft	Kxx	1.000
		Y-Y Unbraced	0.000 ft	Kyy	1.000

Loads

Axial Load...

Dead Load	k	Ecc. for X-X Axis Moments	in
Live Load	k	Ecc. for Y-Y Axis Moments	in
Short Term Load	0.09 k		

Summary

Column Design OK

Section TS3X3X1/4 Height = 4.20ft Axial Loads DL = 0.00 LL = 0.00 ST = 0.09k Ecc = 0.000in
Unbraced Lengths X-X = 0.00ft Y-Y = 0.00ft
Combined Stress Ratios

	Dead	Live	DL + LL	DL + ST = (LL if Chosen)
AISC Formula H1 - 1				
AISC Formula H1 - 2				0.0005
AISC Formula H1 - 3				

XX Axis : Fa calc'd per 1.5-1 K*Lx < Cc
YY Axis : Fa calc'd per 1.5-1 K*Ly < Cc

Stresses

Allowable & Actual Stresses	Dead	Live	DL + LL	DL + Short
Fa : Allowable	27.60 ksi	0.00 ksi	27.60 ksi	36.71 ksi
fa : Actual	0.00 ksi	0.00 ksi	0.00 ksi	0.02 ksi
Fb xx : Allow [F3.1]	30.36 ksi	0.00 ksi	30.36 ksi	40.38 ksi
fb : xx Actual	0.00 ksi	0.00 ksi	0.00 ksi	0.00 ksi
Fb yy : Allow [F3.1]	30.36 ksi	0.00 ksi	30.36 ksi	40.38 ksi
fb : yy Actual	0.00 ksi	0.00 ksi	0.00 ksi	0.00 ksi

Analysis Values

Fex : DL+LL	99,999,999 psi	Cm x DL+LL	0.60	Cb x DL+LL	1.75
Fey : DL+LL	99,999,999 psi	Cm y DL+LL	0.60	Cb y DL+LL	1.75
Fex : DL+LL+ST	132999.999 psi	Cm x DL+LL+ST	0.60	Cb x DL+LL+ST	1.75
Fey : DL+LL+ST	132999.999 psi	Cm y DL+LL+ST	0.60	Cb y DL+LL+ST	1.75
Max X-X Axis Deflection	0.000 in at	0.000 ft	Max Y-Y Axis Deflection	0.000 in at	0.000 ft

Section Properties TS3X3X1/4

Depth	3.00 in	Weight	8.80 lb/ft		
Width	3.000 in	Area	2.59 in2	Ixx	3.16 in4
Thickness	0.250 in			Iyy	3.16 in4
				Sxx	2.107 in3
				Syy	2.107 in3
				rxx	1.105 in
				ryy	1.105 in

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A. L. BROMLEY P.E., INC.
2004 NE 49 TH STREET
FT LAUDERDALE, FL

Title :
Design :
Description :
Job #
Date: 12:25PM, 24 OCT 00

Scope : TRAILER RENOVATION

Steel Column

Page 1

Description STEEL SUBSTRUCTURE MEMBER CB

General Information

Calculations are designed to AISC 9th Edition ASD and 1997 UBC Requirements

Steel Section	TS3X3X1/4	Fy	36.00 ksi	X-X Sidesway	Restrained
Column Height	4.200 ft	Duration Factor	1.330	Y-Y Sidesway	Restrained
End Fixity	Pin-Pin	Elastic Modulus	29,000.00 ksi		
Live & Short Term Loads Combined		X-X Unbraced	0.000 ft	Kxx	1.000
		Y-Y Unbraced	0.000 ft	Kyy	1.000

Loads

Axial Load...

Dead Load	k	Ecc. for X-X Axis Moments	in
Live Load	k	Ecc. for Y-Y Axis Moments	in
Short Term Load	1.26 k		

Summary

Column Design OK

Section TS3X3X1/4 Height = 4.20ft Axial Loads DL = 0.00 LL = 0.00 ST = 1.26k Ecc = 0.000in
Unbraced Lengths X-X = 0.00ft Y-Y = 0.00ft
Combined Stress Ratios

	Dead	Live	DL + LL	DL + ST = (LL if Chosen)
AISC Formula H1 - 1				
AISC Formula H1 - 2				0.0169
AISC Formula H1 - 3				

XX Axis : Fa calc'd per 1.5-1 K*Lx < Cc
YY Axis : Fa calc'd per 1.5-1 K*Ly < Cc

Stresses

Allowable & Actual Stresses	Dead	Live	DL + LL	DL + Short
Fa : Allowable	21.60 ksi	0.00 ksi	21.60 ksi	29.73 ksi
fa : Actual	0.00 ksi	0.00 ksi	0.00 ksi	0.49 ksi
Fb xx : Allow [F3.1]	23.76 ksi	0.00 ksi	23.76 ksi	31.60 ksi
fb : xx Actual	0.00 ksi	0.00 ksi	0.00 ksi	0.00 ksi
Fb yy : Allow [F3.1]	23.76 ksi	0.00 ksi	23.76 ksi	31.60 ksi
fb : yy Actual	0.00 ksi	0.00 ksi	0.00 ksi	0.00 ksi

Analysis Values

Fex : DL+LL	99,999,999 psi	Cm x DL+LL	0.60	Cb x DL+LL	1.75
Fey : DL+LL	99,999,999 psi	Cm y DL+LL	0.60	Cb y DL+LL	1.75
Fex : DL+LL+ST	132999.999 psi	Cm x DL+LL+ST	0.60	Cb x DL+LL+ST	1.75
Fey : DL+LL+ST	132999.999 psi	Cm y DL+LL+ST	0.60	Cb y DL+LL+ST	1.75
Max X-X Axis Deflection	0.000 in at	0.000 ft	Max Y-Y Axis Deflection	0.000 in at	0.000 ft

Section Properties TS3X3X1/4

Depth	3.00 in	Weight	8.80 lb/ft		
Width	3.000 in	Area	2.59 in2	Ixx	3.16 in4
Thickness	0.250 in			Iyy	3.16 in4
				Sxx	2.107 in3
				Syy	2.107 in3
				rxx	1.105 in
				ryy	1.105 in

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