THE PLYMOUTH HOTEL

336 21ST STREET, MIAMI BEACH, FL 33139

HISTORIC PRESERVATION
BOARD JUNE 2016
FINAL SUBMISSION
REQUEST TO ADD
MECHANICAL EQUIPMENT
ON THE ROOF

ARCHITECTS

KOBI KARP ARCHITECTURE & INTERIOR DESIGN
2915 BISCAYNE BOULEVARD SUITE 200
MIAMI, FL 33137
Tel: (305) 573-1818
Fax: (305) 573-3766

LANDSCAPE ARCHITECTS

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE LLC
MIMO DISTRICT, PALM BAY YACHT CLUB
MIAMI, FLORIDA
Tel: (305) 979-1585

REVISIONS / SUBMISSIONS

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PLYMOUTH
336 21ST STREET
MIAMI BEACH, FL 33139

COVER

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

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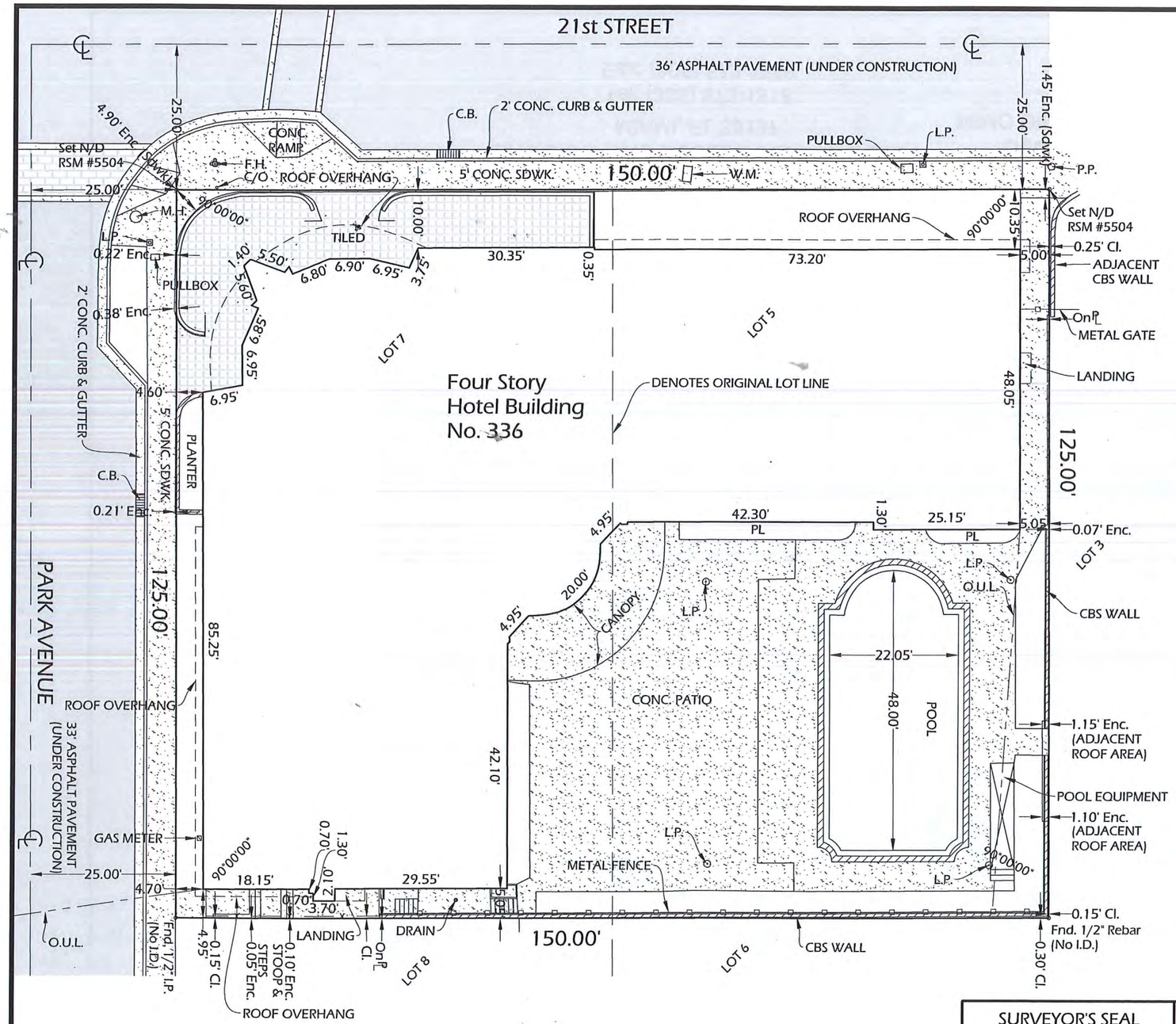

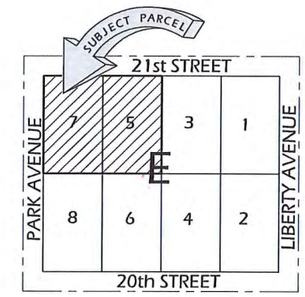

Location Sketch
NTS

LEGAL DESCRIPTION:
Lots 5 and 7 of Block E of the AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, recorded in Plat Book 5, at Pages 7 and 8, of the Public Records of MIAMI-DADE County, Florida.

CERTIFIED TO: Plymouth Hotel, LLC; Clear Title Group, LLC; Chicago Title Insurance Company; Bank United.

PREPARED FOR: Plymouth Hotel, LLC, 336 21 Street, Miami Beach, FL 33139

Encroachments:
1. Overhead utility lines.
2. Portion of the abutting concrete sidewalk is encroaching over the Northwest corner of the property.
3. Portion of the abutting concrete sidewalk is encroaching over the Northerly boundary line.
4. Portion of the tiled concrete and portion of a planter are encroaching over the Westerly boundary line.
5. Portion of the concrete stoop and steps are encroaching over the Southerly boundary line.
6. Portion of the CBS walls and portion of the adjacent roof area are encroaching over the Easterly boundary line.

LEGEND

Δ	= Central Angle
A	= Arc
A/C	= Air Conditioner
ASPH	= Asphalt
BBQ	= Barbecue
C	= Calculated
CB	= Catch Basin
CBS	= Concrete Block Structure
CH	= Chord
Chatta.	= Chattahoochee
℄	= Center Line
CLF	= Chain Link Fence
Cl.	= Clear
Conc.	= Concrete
D	= Deed
Ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easm't
Easm't	= Easement
Enc.	= Encroachment
F.H.	= Fire Hydrant
FIP	= Found 1/2" Iron Pipe
FIR	= Found 1/2" Iron Rebar
FPL	= Florida Power & Light
ID	= Identification
I.P.	= Iron Pipe
LB	= Licensed Business
LME	= Lake Maintenance Easement
L.P.	= Light Pole
M	= Measured
MAINT.	= Maintenance
ME	= Maintenance Easement
M	= Monument Line
Mon.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
N°	= Number
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
PKWY	= Parkway
P	= Property Line
PL	= Planter
PLS	= Professional Land Surveyor
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
PRC	= Point of Reverse Curvature
PRM	= Point of Reference Monument
PT	= Point of Tangency
R	= Radius
Res.	= Residence
R.L.S.	= Registered Land Surveyor
RNG	= Range
R/R	= Railroad
RSM	= Registered Surveyor & Mapper
R/W	= Right-of-Way
Sdwk	= Sidewalk
Sec.	= Section
T	= Tangent
TWP	= Township
U.E.	= Utility Easement
UTIL.	= Utility
W.F.	= Wood Fence
W.M.	= Water Meter
WME	= Wall Maintenance Easement

Notes:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments Noted: 6
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown hereon were not abstracted for easements and/or right-of-ways of records.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.

SURVEYOR'S SEAL
Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

REVISED:

BOUNDARY SURVEY

NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

MOJARENA & ASSOCIATES, INC.
Land Surveyors & Mappers
Certificate of Authorization No. 6698
P.O. Box 56-0126
Miami, FL 33256-0126 (305) 278-2494

FLOOD ZONE: AE		BASE: 8	
DATE: 04-04-13	SCALE: 1" = 20'	DWN. BY N.M.	JOB NO. 13-0066

DRAWING INDEX

PROJECT DATA

LEGAL DESCRIPTION

Lots 5 and 7 of Block E of the AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, recorded in Plat Book 5, at Pages 7 and 8, of the Public Records of MIAMI-DADE County, Florida.

BUILDING SETBACKS

EXISTING STRUCTURES

PLYMOUTH HOTEL

	REQUIRED	PROVIDED
FRONT (WEST)	20'-0"	10'-3"
SIDE STREET (NORTH)	10'-0" 16% LOT WIDTH, SUM OF SIDES	4'-7"
SIDE INT. (SOUTH)	10'-0" 16% LOT WIDTH,SUM OF SIDES	4'-11"
REAR (EAST)	15'-0" 10% LOT WIDTH	5'-0"

NEW STRUCTURES

PENTHOUSE ADDITION

	REQUIRED	PROVIDED	
FRONT (WEST)	20'-0"	20'-0"	
SIDE STREET (NORTH)	10'-0" 16% LOT WIDTH, SUM OF SIDES	15'-2"	VARIANCE REQUIRED
SIDE INT. (SOUTH)	10'-0" 16% LOT WIDTH, SUM OF SIDES	4'-11"	VARIANCE REQUIRED
REAR (EAST)	15'-0" 10% LOT WIDTH	5'-0"	VARIANCE REQUIRED

BUILDING HEIGHT

ALLOWED	PROVIDED
50'-0"	50'-0"
5 STORIES	4 STORIES

SITE PLAN INFORMATION

ZONING DESIGNATION:	RM-2
FLOOD ZONE	AE-8
TYPE OF OCCUPANCY:	HOTEL
NET LOT AREA	18,745 SF

BASE FAR

BASE F.A.R. = 2.0

FLOOR AREA RATIO

	ALLOWED	PROVIDED
2.0 X 18,745 SF	37,490 SF	37,250 SF

PLYMOUTH - EXISTING ROOM SIZES

ROOM NUMBER	GROSS SF	ROOM NUMBER	GROSS SF	ROOM NUMBER	GROSS SF
LEVEL 1		LEVEL 2		LEVEL 3	
101	202 SF	201	250 SF	301	250 SF
102	253 SF	202	253 SF	302	253 SF
103	252 SF	203	252 SF	303	252 SF
104	243 SF	204	243 SF	304	243 SF
105	252 SF	205	252 SF	305	252 SF
106	287 SF	206	287 SF	306	287 SF
107	332 SF	207	332 SF	307	332 SF
108	281 SF	208	281 SF	308	281 SF
109	290 SF	209	290 SF	309	290 SF
110	291 SF	210	291 SF	310	291 SF
111	281 SF	211	281 SF	311	281 SF
112	297 SF	212	297 SF	312	297 SF
113	278 SF	213	243 SF	313	243 SF
114	266 SF	214	325 SF	314	325 SF
115	252 SF	215	322 SF	315	322 SF
116	306 SF	216	246 SF	316	246 SF
117	294 SF	217	278 SF	317	278 SF
118	242 SF	218	266 SF	318	266 SF
119	245 SF	219	252 SF	319	252 SF
120	236 SF	220	302 SF	320	302 SF
121	235 SF	221	300 SF	321	300 SF
122	268 SF	222	242 SF	322	242 SF
123	268 SF	223	230 SF	323	230 SF
		224	236 SF	324	236 SF
		225	236 SF	325	236 SF
		226	245 SF	326	245 SF
		227	244 SF	327	244 SF
		228	286 SF	328	286 SF
				329	251 SF

VARIANCE REQUIRED FOR UNIT SIZES

REVISIONS / SUBMISSIONS

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PLYMOUTH
336 21ST STREET
MIAMI BEACH, FL 33139

INDEX & PROJECT DATA

Lic. # AR0012578

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2014 CONTEXT PHOTOS - PLYMOUTH HOTEL

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CONTEXT PHOTOS
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A.002

NOTE: ALL VIEWS HAVE THE PROPOSED MECHANICAL EQUIPMENT MODELED IN PROPOSED ROOF TOP LOCATION. PROPOSED EQUIPMENT IS NOT VISIBLE FROM 21ST STREET OR PARK AVE.

2016 CONTEXT PHOTOS
- PLYMOUTH HOTEL

REVISIONS / SUBMISSIONS

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CONTEXT PHOTOS
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CONTEXT PHOTOS
PLYMOUTH HOTEL

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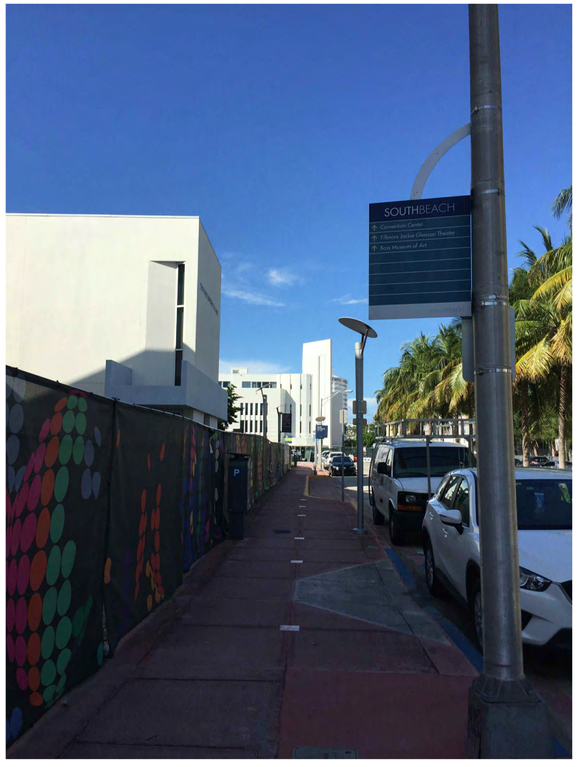

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2016 CONTEXT PHOTOS - PLYMOUTH HOTEL

REVISIONS / SUBMISSIONS

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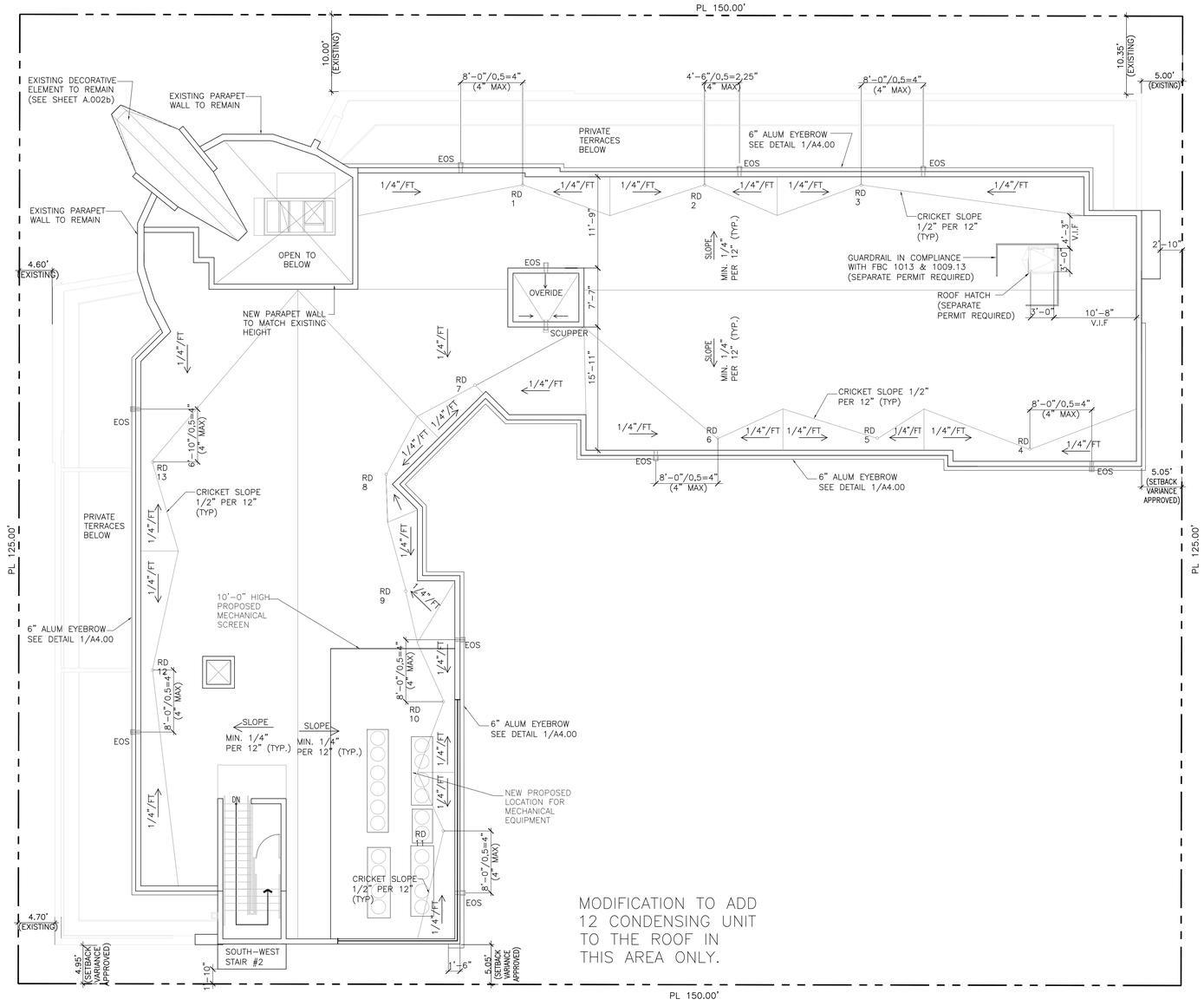

LEVEL 5 - CURRENTLY APPROVED ROOF PLAN

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

REVISIONS / SUBMISSIONS

1 2 3 4 5 6 7 8 9 10 11 12

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LEVEL 5
PROPOSED ROOF PLAN

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A.303

2010 FLORIDA BUILDING CODE, PLUMBING
CHAPTER 11 STORM DRAINAGE
SECTION 1106
1106.7 SCUPPER SIZING.
SCUPPERS SHALL BE SIZED IN ACCORDANCE WITH TABLE 1106.7.

TABLE 1106.7
SIZING SCUPPERS FOR A 5 INCH PER HOUR RATE OF RAINFALL

HEAD IN INCHES	HORIZONTALLY PROJECTED ROOF AREA (SQUARE FEET)									
	LENGTH OF WEIR IN INCHES									
	4	6	8	12	16	20	24			
1	230	346	461	692	923	1153	1384			
2	641	961	1282	1923	2564	3205	3846			
3	1153	1730	2307	3461	4615	5769	6923			
4	1794	2692	3589	5384	7179	8974	10769			

NOTE:
TO ADJUST THIS TABLE FOR OTHER THAN A 5-INCH DESIGN RAIN FALL RATE, MULTIPLY THE SQUARE FOOTAGE ON THE TABLE BY 5 THEN DIVIDE BY THE LOCAL DESIGN RAIN FALL RATE.
EXAMPLE:
FOR 4 INCHES OF DESIGN RAINFALL RATE, A 4-INCH LONG SCUPPER WITH A 1 INCH HEAD WOULD ACCOMMODATE 287 SQUARE FEET. (230 X 5) ÷4 = 287.

1 STORM DRAINAGE ROOF CALCULATIONS:

BUILDING - ROOF AREA: 6,460 SF
RAINFALL RATE (IN/HR) PER 2010 FLORIDA BUILDING CODE, PLUMBING FIGURE 1106.1: 6 INCHES

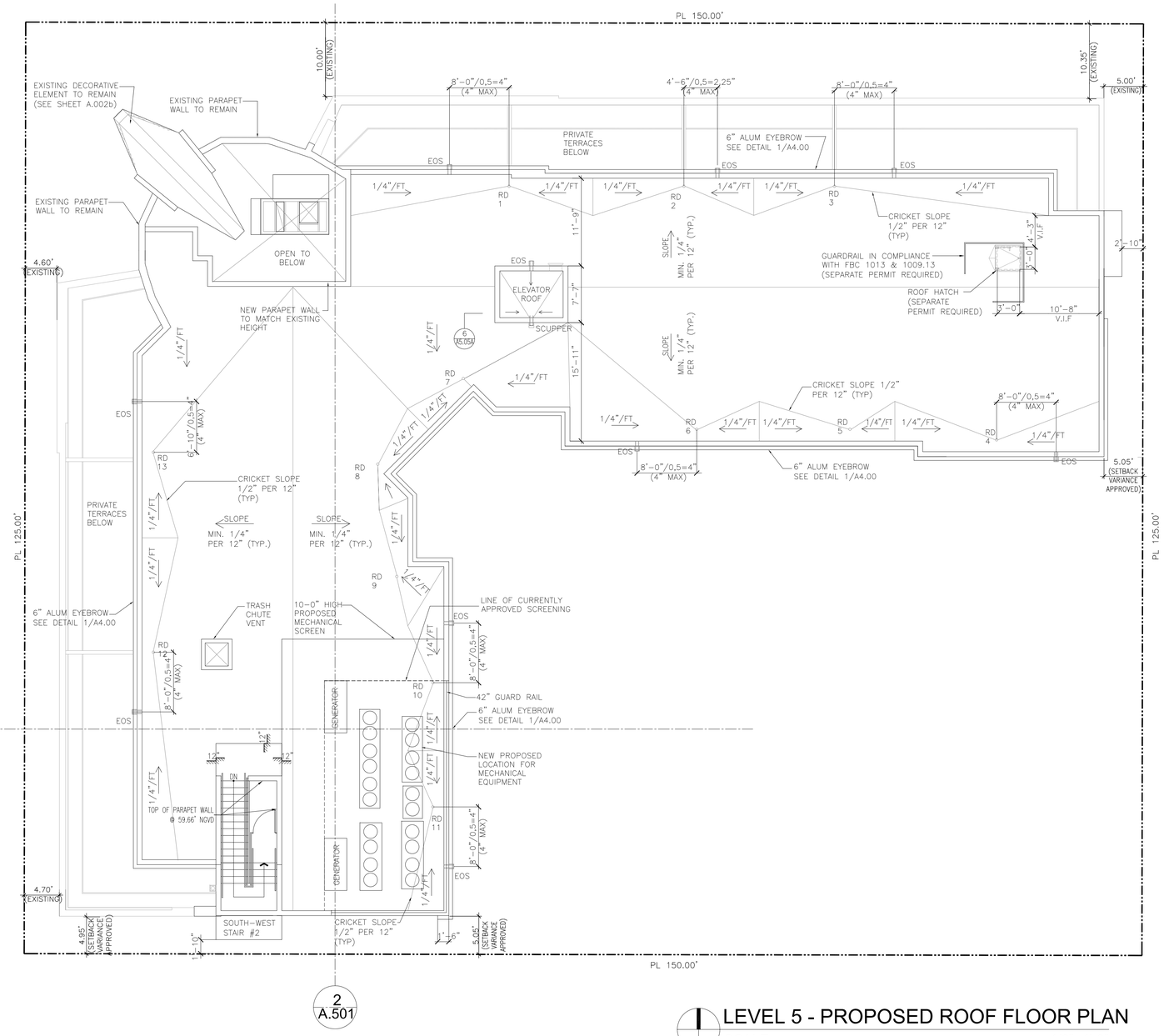
SCUPPERS TO BE USED: 8" (L) X 4" (H)
(3,589 X 5) / 6 = 2,990 SF
6,460 SF / 2,990 SF = (3) SCUPPERS REQUIRED
(9) SCUPPERS PROVIDED

KEY LEGEND:

WS = 4" HIGH x 8" WIDE WORKING SCUPPER SET FLUSH W/LP.
RD = ROOF DRAIN. REFER TO PLUMBING DWGS. FOR SIZE.
EOS = 4" HIGH x 8" WIDE EMERGENCY OVERFLOW SCUPPER SET 4" ABOVE RD OR WS.
LP = LOW POINT OF ROOF
HP = HIGH POINT OF ROOF

ROOF NOTES:

ALL NEW ROOFING SYSTEM WILL REQUIRE SEPARATE PERMIT AS PER FBC-2010 SECTION 107.3.5



LEVEL 5 - PROPOSED ROOF FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISIONS / SUBMISSIONS
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PLYMOUTH
336 21ST STREET
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LEVEL 5
PROPOSED FLOOR PLAN

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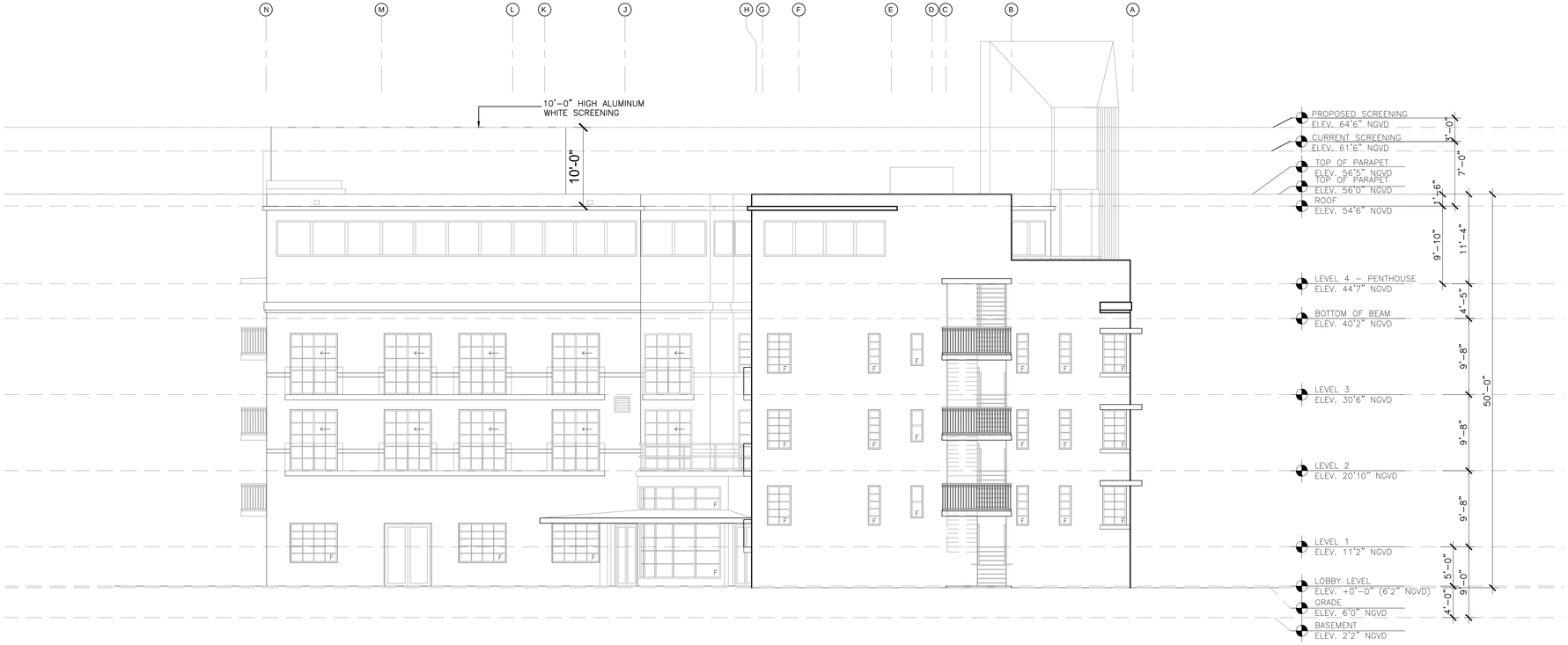

PROPOSED EAST ELEVATION

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

REVISIONS / SUBMISSIONS

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PROPOSED ELEVATIONS
PLYMOUTH HOTEL

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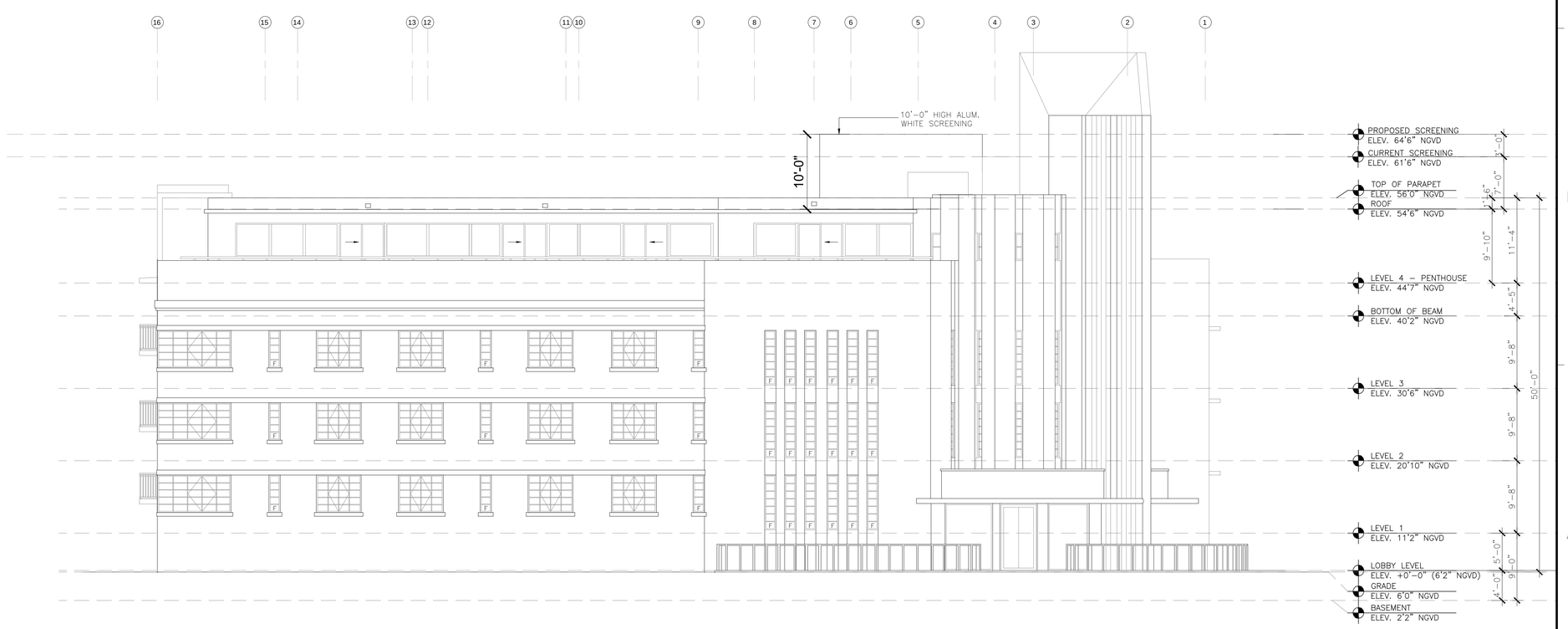

NORTH ELEVATION

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

REVISIONS / SUBMISSIONS

1 2 3 4 5 6 7 8 9 10 11 12

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PROPOSED ELEVATIONS
PLYMOUTH HOTEL

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ARCHITECTURE
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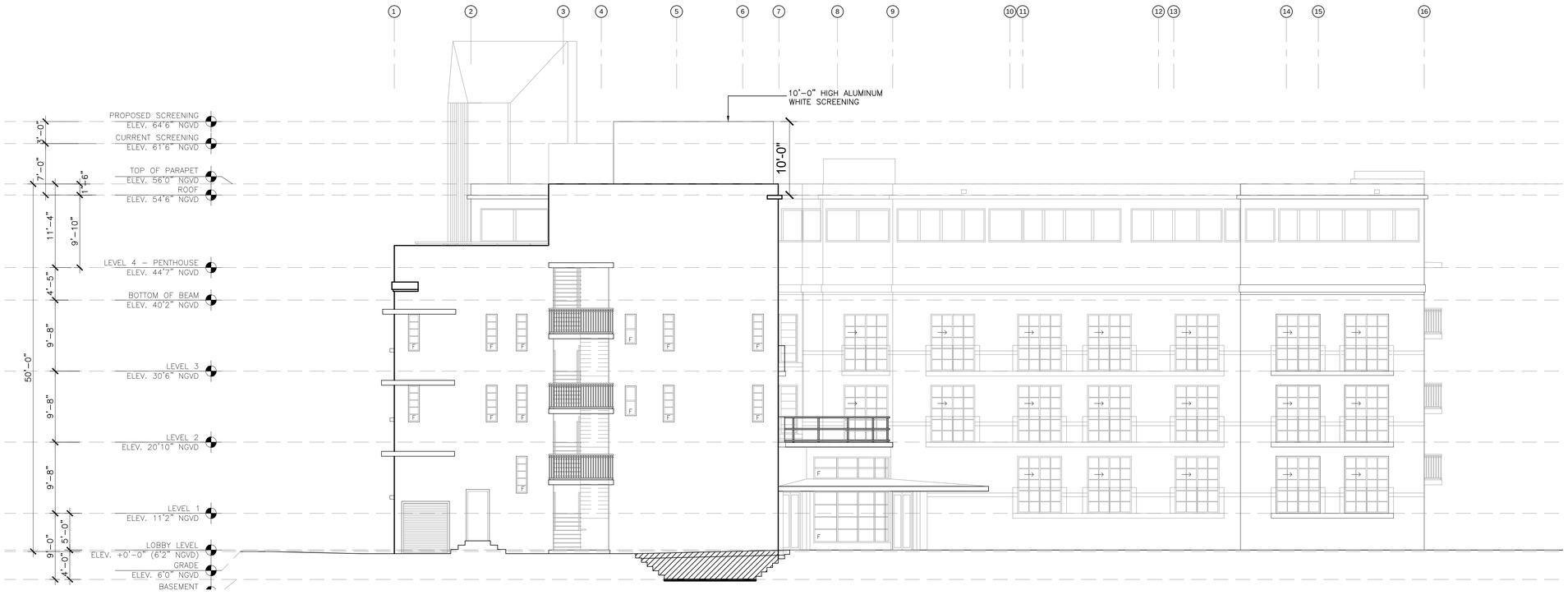

SOUTH ELEVATION

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

REVISIONS / SUBMISSIONS

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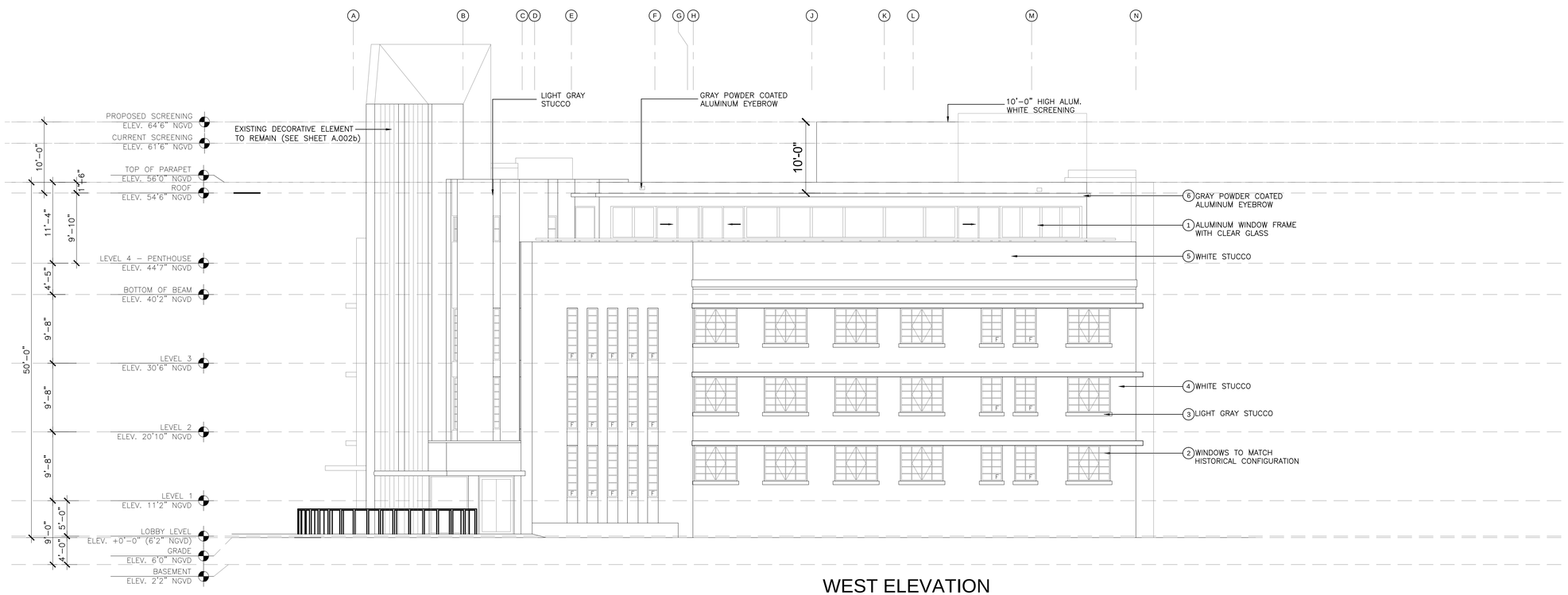

WEST ELEVATION

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

REVISIONS / SUBMISSIONS

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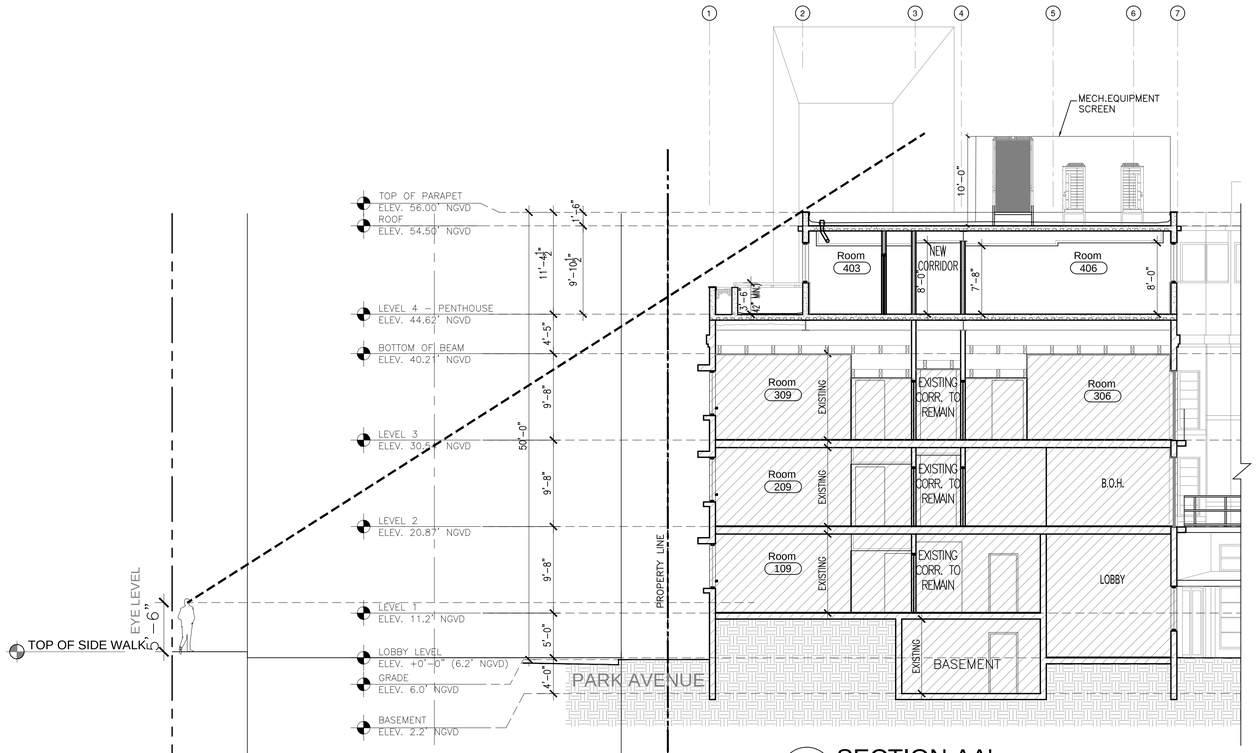

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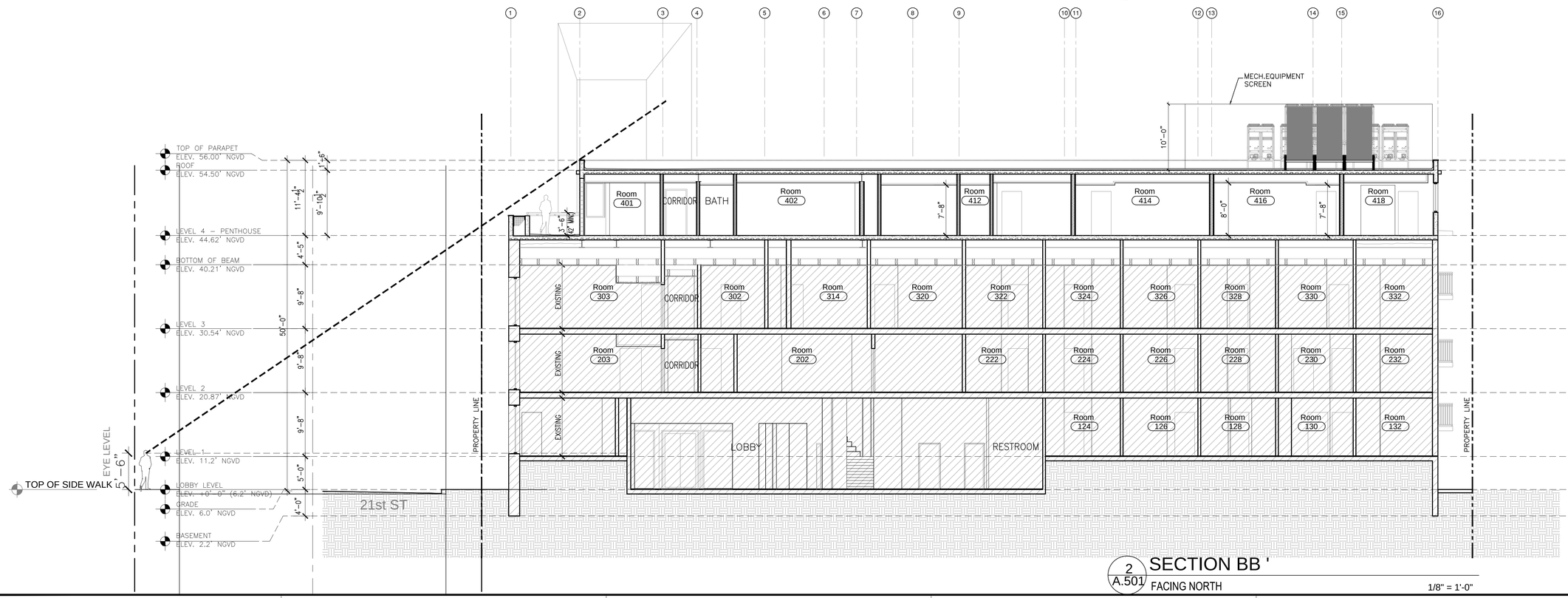
FACING NORTH

1/8" = 1'-0"



2 A.501 SECTION BB '

FACING NORTH

1/8" = 1'-0"

REVISIONS / SUBMISSIONS

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PLYMOUTH
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SECTIONS

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DRAWN BY:

CHECKED BY:

DATE: 06/22/2016

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Submittal Data Sheet

Project Name:	PLYMOUTH HOTEL		
Location:		Approval:	
Engineer:	Ivan Velez, P.E.	Date:	1/9/2014
Submitted to:	ESBER/ABEL	Construction:	
Submitted by:		Unit #:	
Reference:	ESI	Drawing #:	

Performance

Outdoor Unit Model No:	RXYQ120PBTJ	Condensing Unit Type:	10-Ton VRV-III Heat Pump
Type:			
Rated Cooling Capacity (Btu/hr):	114000	Unit Combination:	
Nom Cooling Capacity (Btu/hr):	120000		
Cooling Input Power (kW):	9.58	*Rated Cooling Conditions*	Indoor: 80°F DB/67°F WB Outdoor: 95°F DB/75°F WB
SEER:	N/A		
IEER:	20.4/17.2		
Rated Heating Capacity (Btu/hr):	129000	*Rated Heating Conditions*	Indoor: 70°F DB/60°F WB Outdoor: 47°F DB/43°F WB
Nom Heating Capacity (Btu/hr):	135000		
Heating Input Power (kW):	10.42		
Heating COP (Btu/hr / Btu/hr):	3.8/3.63	*Rated Piping Length (ft)*	75 / 25
HSPF:	N/A	*Rated Height Difference (ft)*	0
Heating COP 17F (Btu/hr / Btu/hr):	2.65/2.5		

Condensing Unit Details

Power Supply (V/Hz/Ph):	208-230/60/3ph	*Compressor Type:*	Inverter
Power Supply Connections:	L1, L2, L3 Ground	*Capacity Control Range (%):*	14 - 100
Min. Circuit Amps MCA (A):	43	*Capacity Index Limit:*	60 - 156 (130%)
Max. Overcurrent Protection (MOP)(A):	50	*Airflow Rate (CFM):*	8230
Max. Starting Current MSC(A):	131	*Gas Pipe Connection (inch):*	1-1/8
Rated Load Amps RLA (A):	10.8+16.8	*Liquid Pipe Connection (inch):*	1/2
Dimensions Height (Inch):	66-1/8	*H/L Pressure Connection (inch):*	
Dimensions Width (Inch):	48-7/8	*H/L Equalizing Connection (inch):*	
Dimensions Depth (Inch):	30-1/8	*Sound Pressure Level (dBA):*	60
Net Weight (lbs):	620	*Sound Power Level (dBA):*	
		Max. No. of Indoor Units:	20

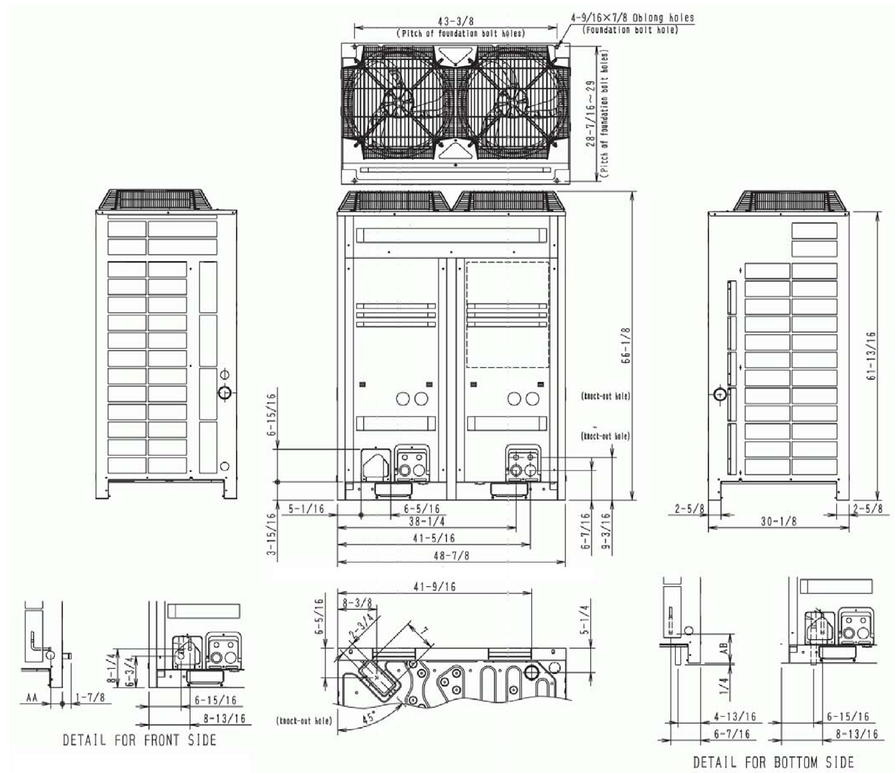
System Details

Refrigerant Type:	R-410A	*Cooling Operation Range (°F):*	23 - 110
Holding Refrigerant Charge (lbs):	22.1	*Cooling Range w/Baffle (°F):*	
Additional Charge (lbs/ft):	install data	*Heating Operation Range (°F):*	0 - 77 / (-4) - 60
Pre-charge Piping (Length ft):	-	*Heating Range w/Baffle (°F):*	
Max. Pipe Length (Total ft):			
Max. Pipe Length (Vertical ft):	164 ft (295 ft) / 295 ft		
Max Height Seperation (Ind to Ind ft):			

Submittal Data Sheet

Project Name:	PLYMOUTH HOTEL		
Location:		Approval:	
Engineer:	Ivan Velez, P.E.	Date:	1/9/2014
Submitted to:	ESBER/ABEL	Construction:	
Submitted by:		Unit #:	
Reference:	ESI	Drawing #:	

Dimensional Drawing - Condensing Unit RXYQ120PBTJ



MECHANICAL EQUIPMENT CUT SHEETS

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PLYMOUTH
336 21ST STREET
MIAMI BEACH, FL 33139

CUT SHEETS
PLYMOUTH HOTEL

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
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Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766
WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY:
CHECKED BY:
DATE:

A8.00

Submittal Data Sheet

Project Name:	PLYMOUTH HOTEL		
Location:		Approval:	
Engineer:	Ivan Velez, P.E.	Date:	1/9/2014
Submitted to:	ESBER/ABEL	Construction:	
Submitted by:		Unit #:	
Reference:	ESI	Drawing #:	

RXYQ120PBTJ

RXYQ120PBTJ

Std U.S. Warranty: 7yrs Compressor, 1yrs Parts

Submittal Data Sheet

Project Name:	PLYMOUTH HOTEL		
Location:		Approval:	
Engineer:	Ivan Velez, P.E.	Date:	1/9/2014
Submitted to:	ESBER/ABEL	Construction:	
Submitted by:		Unit #:	
Reference:	ESI	Drawing #:	

Performance

Outdoor Unit Model No:	RXYQ72PBTJ	Condensing Unit Type:	6-Ton VRV-III Heat Pump
Type:			
Rated Cooling Capacity (Btu/hr):	69000	Unit Combination:	
Nom Cooling Capacity (Btu/hr):	72000		
Cooling Input Power (kW):	5.39	*Rated Cooling Conditions*	Indoor: 80°F DB/67°F WB Outdoor: 95°F DB/75°F WB
SEER:	N/A		
IEER:	25.8/21.5		
Rated Heating Capacity (Btu/hr):	77000	*Rated Heating Conditions*	Indoor: 70°F DB/60°F WB Outdoor: 47°F DB/43°F WB
Nom Heating Capacity (Btu/hr):	81000		
Heating Input Power (kW):	6.08		
Heating COP (Btu/hr / Btu/hr):	4.0/3.71	*Rated Piping Length (ft)*	50 / 25
HSPF:	N/A	*Rated Height Difference (ft)*	0
Heating COP 17F (Btu/hr / Btu/hr):	2.65/2.4		

Condensing Unit Details

Power Supply (V/Hz/Ph):	208-230/60/3ph	*Compressor Type:*	Inverter
Power Supply Connections:	L1, L2, L3 Ground	*Capacity Control Range (%):*	20 - 100
Min. Circuit Amps MCA (A):	30	*Capacity Index Limit:*	36 - 93.6 (130%)
Max. Overcurrent Protection (MOP)(A):	35	*Airflow Rate (CFM):*	6530
Max. Starting Current MSC(A):	-	*Gas Pipe Connection (inch):*	3/4
Rated Load Amps RLA (A):	14.2	*Liquid Pipe Connection (inch):*	3/8
Dimensions Height (Inch):	66-1/8	*H/L Pressure Connection (inch):*	
Dimensions Width (Inch):	36-5/8	*H/L Equalizing Connection (inch):*	
Dimensions Depth (Inch):	30-1/8	*Sound Pressure Level (dBA):*	57
Net Weight (lbs):	420	*Sound Power Level (dBA):*	
		Max. No. of Indoor Units:	12

System Details

Refrigerant Type:	R-410A	*Cooling Operation Range (°F):*	23 - 110
Holding Refrigerant Charge (lbs):	16.5	*Cooling Range w/Baffle (°F):*	
Additional Charge (lbs/ft):	install data	*Heating Operation Range (°F):*	0 - 77 / (-4) - 60
Pre-charge Piping (Length ft):	-	*Heating Range w/Baffle (°F):*	
Max. Pipe Length (Total ft):			
Max. Pipe Length (Vertical ft):	164 ft (295 ft) / 295 ft		
Max Height Seperation (Ind to Ind ft):			

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GENERAC® | INDUSTRIAL POWER

SG035

5.4L

Industrial Spark-Ignited Generator Set

EPA Certified Stationary Emergency

SG035 35 kW

Standby Power Rating

35 kW 44 kVA 60 Hz

Prime Power Rating*

32 kW 39 kVA 60 Hz

ISO 9001: 2008 | USA ENGINEERED & BUILT

*EPA Certified Prime ratings are not available in the U.S. or its Territories

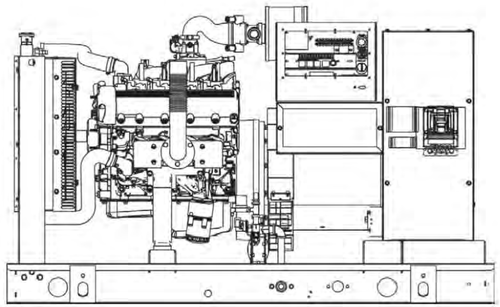


Image used for illustration purposes only

Codes and Standards

Generac products are designed to the following standards:

- UL2200, UL508, UL142, UL498
- NFPA70, 99, 110, 37
- NEC700, 701, 702, 708
- ISO9001, 8528, 3046, 7637, Pluses #2b, 4
- NEMA ICS10, MG1, 250, ICS6, AB1
- ANSI C62.41 — American National Standards Institute
- IBC 2009, CBC 2010, IBC 2012, ASCE 7-05, ASCE 7-10, ICC-ES AC-156 (2012)

Powering Ahead

For over 50 years, Generac has led the industry with innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac's gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

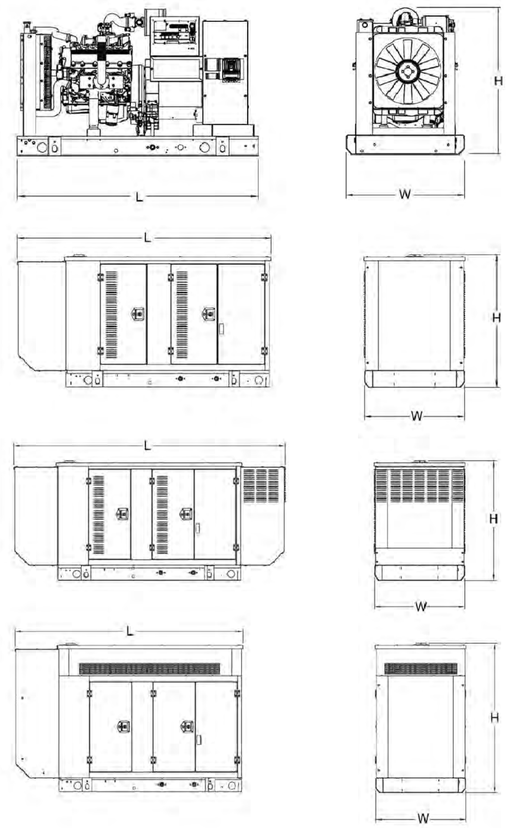
Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial application under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SG035 35 kW

GENERAC INDUSTRIAL POWER

SG035 dimensions and weights



OPEN SET (Includes Exhaust Flex)

L x W x H in (mm)	76 (1930) x 37.4 (949.9) x 47 (1193.8)
Weight lbs (kg)	1575 (714)

STANDARD ENCLOSURE

L x W x H in (mm)	94.8 (2408.9) x 38 (965.1) x 49.5 (1258.1)
Weight lbs (kg)	Steel: 2100 (952) Aluminum: 1754 (795)

LEVEL 1 ACOUSTIC ENCLOSURE

L x W x H in (mm)	112.5 (2857.1) x 38 (965.1) x 49.5 (1258.1)
Weight lbs (kg)	Steel: 2140 (970) Aluminum: 1767 (801)

LEVEL 2 ACOUSTIC ENCLOSURE

L x W x H in (mm)	94.8 (2407) x 38 (965.1) x 62 (1573.9)
Weight lbs (kg)	Steel: 2328 (1056) Aluminum: 1831 (830)

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

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