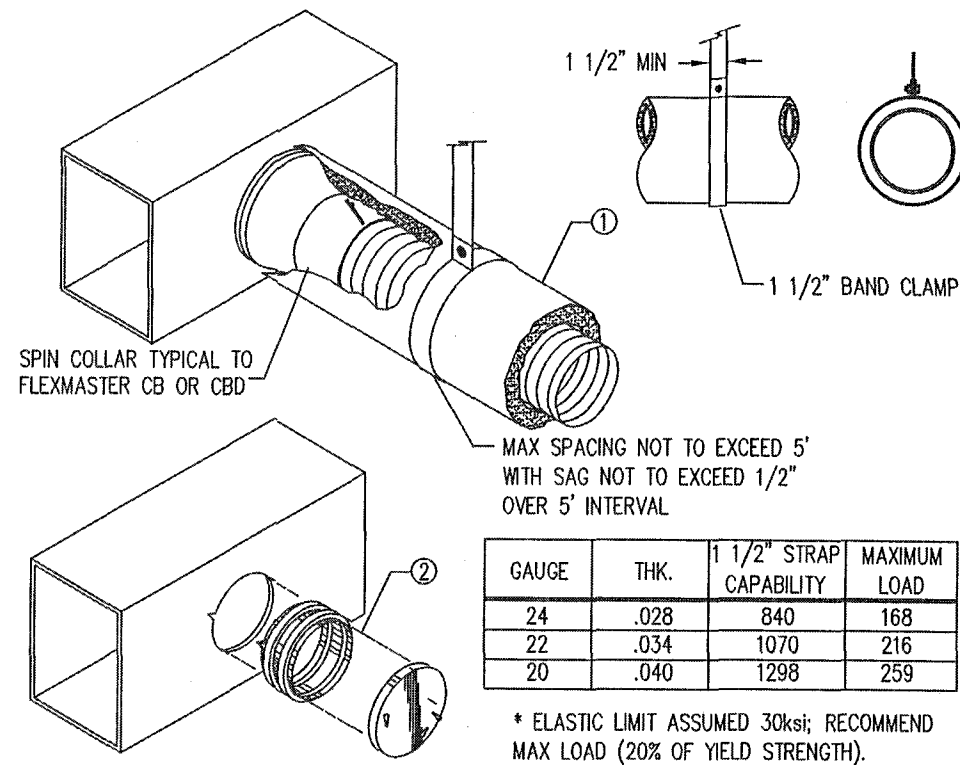


H.V.A.C. GENERAL NOTES:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH FBC-2010, 2006 NFPA-101, 2006 NFPA-1, 2008 NFPA-70.

1. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY THE OWNER AND/OR ARCHITECT MUST BE CONDITION OF THE CONTRACT. SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT, FOR REVIEW PRIOR TO PURCHASING.
2. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES IN ORDER TO AVOID CONFLICTS. NO CHARGES WILL BE ACCEPTED UNLESS A PRIOR WRITTEN APPROVAL HAS BEEN ISSUED BY THE OWNER/ARCHITECT.
3. THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE WITH EXISTING CONDITIONS. PRIOR TO INSTALLING EQUIPMENT AND/OR FABRICATING DUCTWORK, A.C. CONTRACTOR SHALL CHECK THAT THERE IS SUFFICIENT CLEARANCES FOR EQUIPMENT, DUCTWORK, ETC. AND ALSO TO AVOID ANY INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
4. DRAWINGS ARE DIAGRAMMATIC ILLUSTRATIONS. DO NOT SCALE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT, PIPING, DUCTWORK, ETC. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING SYSTEM.
5. CONTRACTOR WILL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTS.
6. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST ASHRAE GUIDE. ALL MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABEL WHERE APPLICABLE.
7. AIR FILTERS SHALL BE INSTALLED ON ALL RETURN AIR EQUIPMENT INLETS, PROVIDE AN EXTRA FILTER, INSTALL AT END OF
8. ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RULES, AND ORDINANCES.
9. PROVIDE MAIN CONDENSATE DRAIN AND AUXILIARY DRAIN PAN (AUXILIARY DRAIN PAN SHALL BE EQUIPPED WITH A WATER-LEVEL DETECTION DEVICE THAT WILL SHUT OFF THE EQUIPMENT SERVED PRIOR TO OVERFLOW OF THE PAN AS PER FMC 2007 SECTION 307.2.3) FOR ALL AIR CONDITIONING UNITS AND DRAIN TO EXTERIOR PERMEABLE SOIL OR AS SHOWN ON THE PLANS.
10. AIR CONDITIONING CONDENSATE PIPING AND FITTINGS SHALL BE PVC OR DWV (ASTM-D2662), COPPER IN PLENUM AREAS. ALL INTERIOR CONDENSATE PIPING IN UNCONDITIONED SPACES SHALL BE WRAPPED WITH A MINIMUM 1/2" SELF SEALING INSULATING FOAM JACKET. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROLS FOR THE OPERATION OF THE HVAC SYSTEM.
11. MAINTAIN 4" MINIMUM CLEARANCE AROUND ALL AIR HANDLING UNITS.
12. THERMOSTAT MUST BE PROGRAMMABLE TO BE ABLE TO SET THE TEMPERATURE BACK (OR OFF) WHEN SPACE IS UNOCCUPIED OR AT OTHER TIMES AS NEEDED BY USER.
13. ALL MATERIAL EXPOSED WITHIN PLENUM MUST BE NON COMBUSTIBLE OR RATED 25/50 FLAME SPREAD.
14. ALL AIR CONDITIONING AND VENTILATION DUCTS MUST CONFORM WITH SMACNA STANDARDS AND ALL LOCAL CODES. DUCT DROPS TO CEILINGS MAY BE INSULATED FLEXIBLE DUCT AS INDICATED ON THE HVAC PLAN. "FLEX" DUCTS SHALL BE FULLY EXTENDED AND OPEN. FIBERGLASS DUCT INSULATION VALUE SHALL BE MIN. R-8 IN ATTICS AND MIN. R-4.2 IN AIR CONDITIONED SPACE.
15. ALL VENTILATION DUCTWORK SHALL BE GALVANIZED SHEET METAL.
16. DUCT SIZES SHOWN OR INDICATED ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
17. HANGERS SHALL BE PROVIDED IN ACCORDANCE WITH S.M.A.C.N.A. RECOMMENDATIONS.
18. AIR DISTRIBUTION ACCESSORIES SHALL BE AIR GUIDE, ANEMOSTAT, TURNS, OR APPROVED EQUAL. ALL SUPPLY A.C. DUCT ELBOWS MUST BE FURNISHED WITH APPROVED TURNING VANES. BRANCH TAKEOFFS MUST BE PROPORTIONAL SPLITS.
19. THE OWNER SHALL APPROVE THE FINISH COLOR OF ALL EXPOSED AIR DISTRIBUTION DEVICES.
20. PROVIDE FIRE DAMPERS IN ALL DUCTS PASSING THROUGH FIRE DIVISION ASSEMBLIES. FIRE DAMPERS MUST HAVE FIRE RATING EQUAL TO OR GREATER THAN THE PENETRATED ASSEMBLY RATING. FIRE DAMPER INSTALLATIONS SHALL COMPLY WITH ALL LOCAL CODES. PROVIDE ACCESS PANEL TO ALL FIRE DAMPERS.
21. ELECTRIC STRIP HEATERS SHALL BE BLAST COIL TYPE WITH NICKEL CHROMIUM WIRE AND INSULATING BUSHINGS FACTORY MOUNTED AND WIRED INCLUDING ALL HEAT LIMITERS, HIGH LIMIT SWITCHES, AND CONTRACTORS IN ACCORDANCE WITH THE "NATIONAL ELECTRIC CODE".
22. EXHAUST FANS SHALL HAVE THE CAPACITIES AS STATED ON THE DRAWINGS AND BE PROVIDED WITH BACK DRAFT DAMPER, BIRD SCREEN.
23. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD NOT LESS THAN 1 YEAR FROM THE DATE OF ACCEPTANCE, UNLESS OTHERWISE NOTED. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIRS OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED OR IS NOT OPERATING PROPERLY.
24. ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS FOR SUBSTITUTIONS BY THE CONTRACTOR SHALL BE PAID FOR BY THE CONTRACTOR.
25. AIR DISTRIBUTION SYSTEM TESTING, ADJUSTING AND BALANCING. A WRITTEN BALANCE REPORT SHALL BE PROVIDED TO THE OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER FOR HVAC SYSTEMS SERVING ZONES WITH A TOTAL CONDITIONED AREA EXCEEDING 5000 SQUARE FEET. AIR DISTRIBUTION SYSTEMS SHALL BE TESTED, ADJUSTED, AND BALANCED BY AN ENGINEER LICENSED IN THIS STATE OR A COMPANY OR INDIVIDUAL HOLDING A CURRENT CERTIFICATION FROM A RECOGNIZED TESTING AND BALANCING AGENCY ORGANIZATION IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS.
EXCEPTIONS:
 1. BUILDINGS WITH COOLING OR HEATING SYSTEM CAPACITIES OF 15 TONS OR LESS PER SYSTEM MAY BE TESTED AND BALANCED BY A MECHANICAL CONTRACTOR LICENSED TO DESIGN AND INSTALL SUCH SYSTEM(S).
 2. BUILDINGS WITH COOLING OR HEATING SYSTEM CAPACITIES OF 65,000 BTU/H OR LESS PER SYSTEM ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.AIR SYSTEM BALANCING SHALL COMPLY WITH FBC 2010 ENERGY CONSERVATION SECTION 503.2.9.1
26. AS PER FBC 2010 ENERGY CONSERVATION SECTION 503.2.9.3, AN OPERATING AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER BY THE MECHANICAL CONTRACTOR. THE MANUAL SHALL INCLUDE, AT LEAST, THE FOLLOWING:
 1. EQUIPMENT CAPACITY (INPUT AND OUTPUT) AND REQUIRED MAINTENANCE ACTIONS.
 2. EQUIPMENT OPERATION AND MAINTENANCE MANUALS.
 3. HVAC SYSTEM CONTROL, MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCE DESCRIPTIONS. DESIRED OR FIELD-DETERMINED SET POINTS SHALL BE PERMANENTLY RECORDED ON CONTROL DRAWINGS, AT CONTROL DEVICES OR, FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS.
 4. A COMPLETE WRITTEN NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.
27. ALL PIPING SERVING AS PART OF A HEATING OR COOLING SYSTEM SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH FBC 2010 ENERGY CONSERVATION TABLE 503.2.8.
28. IF THERE ARE ANY CHANGES IN ENGINEER'S DRAWINGS, IN DESIGN OR IN EQUIPMENT, WITHOUT ENGINEER'S CONSENT, THE A.C. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITIES FOR THE PROJECT.
29. SMOKE DETECTORS ARE REQUIRED ON ALL PRIMARY AIR CONDITIONING SYSTEMS WHERE TOTAL AIR VOLUME EXCEEDS 2,000 C.F.M. (FBC-MECHANICAL 2010, SECTION 606.2.1) A DUCT ACCESS DOOR IS REQUIRED TO ACCESS THE DETECTOR. THE SYSTEM SHALL BE WIRED SO AS WHEN THE DUCT SMOKE DETECTOR DETECTS SMOKE, IT SHALL STOP THE AC SUPPLY FAN AND CAUSE A VISUAL AND AUDIBLE SIGNAL IN A NORMALLY OCCUPIED LOCATION. ALSO, THE DETECTOR SHALL INDICATE A TROUBLE CONDITION EITHER VISUALLY OR AUDIBLY IN THE NORMALLY OCCUPIED LOCATION, AND BE IDENTIFIED AS AIR DUCT DETECTOR TROUBLE. NFPA 90A, 4-4.4.3 (THE TESTER SHOULD BE EQUIPPED WITH AN LED LIGHT TO INDICATE TROUBLE).
30. AS PER FBC 2010 ENERGY CONSERVATION SECTION 503.2.5.4 (SHUTOFF DAMPER CONTROLS) PROVIDE MOTORIZED DAMPERS FOR O/A INTAKE FOR AHU. CONNECT SHUTOFF DAMPER TO TIME CLOCK TO CLOSE OUTSIDE AIR INTAKE AUTOMATICALLY WHEN THE SPACE SERVED IS NOT IN USE (OFF BUSINESS HOURS).
31. GRAVITY HOODS, VENTS, AND VENTILATORS. ALL OUTDOOR AIR SUPPLY AND EXHAUST HOODS, VENTS, AND VENTILATORS SHALL BE EQUIPPED WITH DAMPERS THAT WILL AUTOMATICALLY SHUT WHEN THE SPACES SERVED ARE NOT IN USE.
EXCEPTION: VENTILATION SYSTEMS SERVING UNCONDITIONED SPACES.
32. MINIMUM DUCT INSULATION R-VALUES, HEATING AND COOLING SUPPLY AND RETURN DUCTS SHALL BE PER FBC 2010 ENERGY CONSERVATION TABLE 503.2.7.1
33. AS PER FBC-301.4 ALL APPLIANCES REGULATED BY THIS CODE SHALL BE LISTED AND LABELED UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH SECTIONS 301.4.1 THROUGH 301.4.4.
34. AS PER FMC-304.10 GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE AND ROOF HATCH OPENINGS ARE LOCATED WITHIN 10 FT. OF ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30" ABOVE THE FLOOR, ROOF OR GRADE BELOW.
35. AS PER 306.5.1 SLOPED ROOFS, WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE INSTALLED ON A ROOF HAVING A SLOPE OF THREE UNITS HORIZONTAL IN 12 UNITS HORIZONTAL OR GREATER AND HAVING AN EDGE MORE THAN 30" ABOVE GRADE AT SUCH EDGE A LEVEL PLATFORM SHALL BE PROVIDED ON EACH SIDE OF THE APPLIANCE TO WHICH ACCESS IS REQUIRED FOR SERVICE, REPAIR OR MAINTENANCE. THE PLATFORM SHALL BE NOT LESS THAN 30" IN ANY DIMENSION AND SHALL BE PROVIDED WITH GUARDS. THE GUARDS SHALL EXTEND NOT LESS THAN 42" ABOVE THE PLATFORM, SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A 21" DIAMETER SPHERE AND SHALL COMPLY WITH THE LOADING REQUIREMENTS FOR GUARDS SPECIFIED IN THE FBC.
36. ANY INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FT. FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SOURCE.
37. ALL COOKING APPLIANCES THAT ARE DESIGNED FOR PERMANENT INSTALLATION SHALL BE LISTED, LABELED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION.
38. ROOF MOUNTED MECHANICAL UNITS SHALL BE MOUNTED ON CURBS RAISED A MINIMUM OF 8 INCHES (203 MM) ABOVE THE ROOF SURFACE, OR WHERE ROOFING MATERIALS EXTEND BENEATH THE UNIT, ON RAISED EQUIPMENT SUPPORTS PROVIDING A MINIMUM CLEARANCE HEIGHT IN ACCORDANCE WITH TABLE 1509.7.
TABLE 1509.7 CLEARANCE BELOW RAISED ROOF MOUNTED MECHANICAL UNITS
WIDTH OF MECHANICAL UNIT (INCHES)
SURFACES (INCHES)

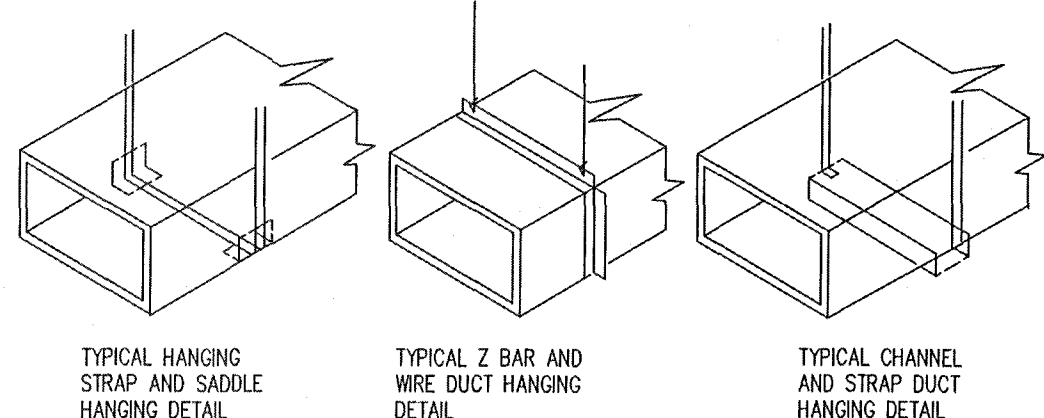
< 24"	24" < 36"	36" < 48"	48" < 60"	> 60"
14"	18"	24"	30"	48"
39. ROOF TOP A/C UNIT CURB SHALL BE MINIMUM 16 GAUGE (HURRICANE RATED CURB).
40. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE PROJECT ENGINEER AND ARCHITECT OF ANY DISCREPANCY BETWEEN THESE PLANS AND THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS BID TO CORRECT SUCH CONDITION AS DIRECTED. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED.



- NOTES:
1. FLEX DUCT WITH EXTERNAL INSULATION AND VAPOR BARRIER JACKETING TYPICAL TO "FABRIFLEX".
2. "INSPECTOR SERIES" SPIN DOORS.

DUCT SUPPORT DETAIL (FOR FLEX DUCT)

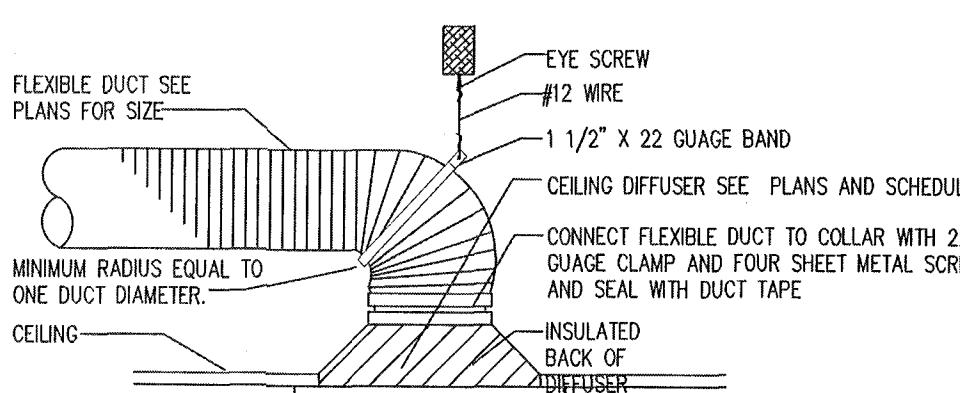
NTSC
V.1 061026



- NOTES:
1. HANG DUCTS ACCORDING TO SMACNA STANDARDS
2. ALL STRAP SHALL BE A MINIMUM OF 1 1/2", 26 GA GALVANIZED STEEL. WITH A 6 FT MAXIMUM SPACING.

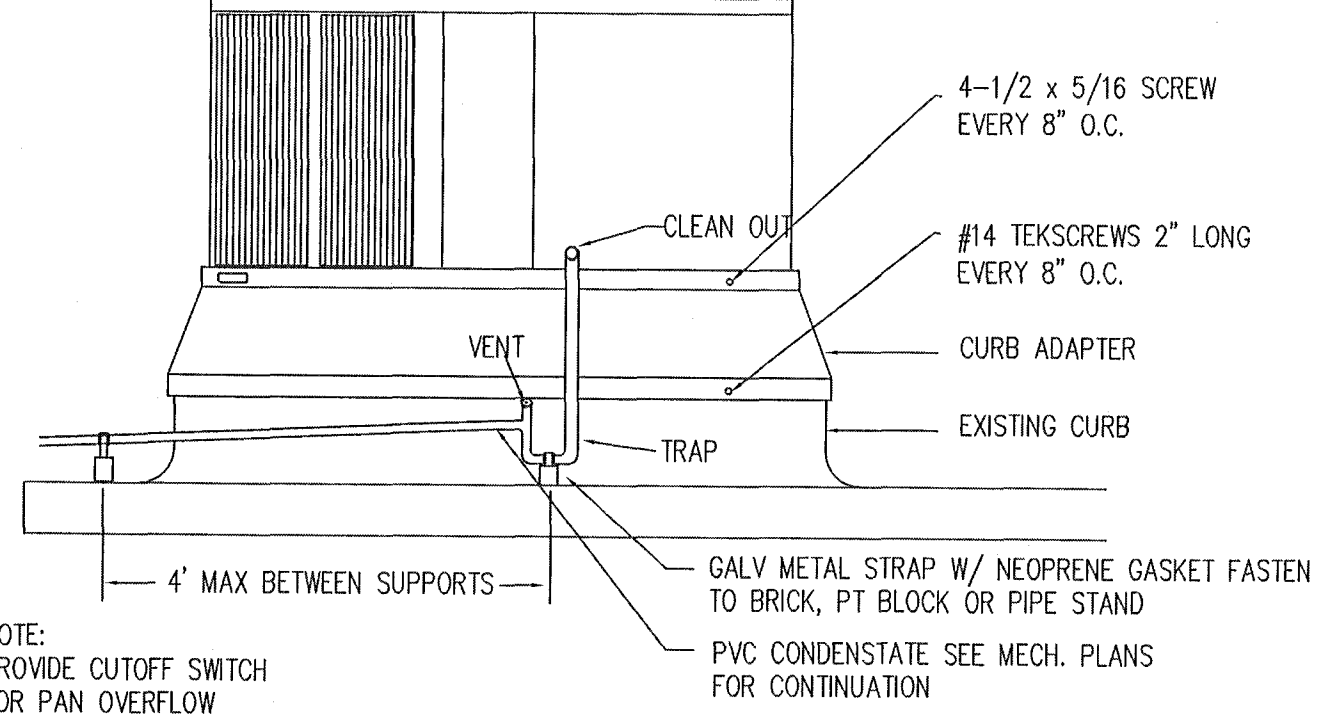
METHODS OF HANGING DUCTS

NTSC
V.1 061026



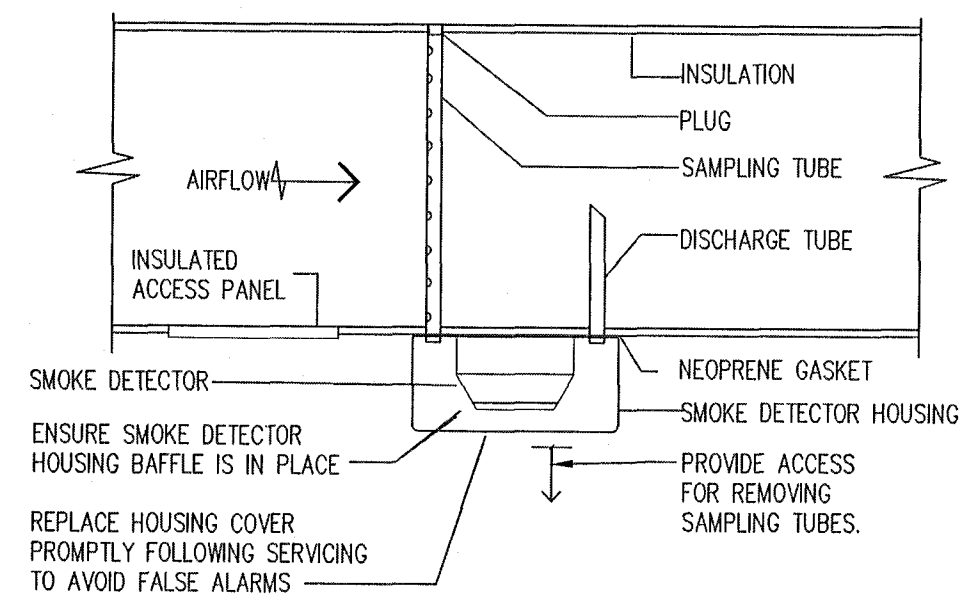
TYPICAL DIFFUSER DETAIL

NTSC
V.1 061026



RTU WITH CURB ADAPTER TO EXISTING CURB ATTACHMENT DETAL

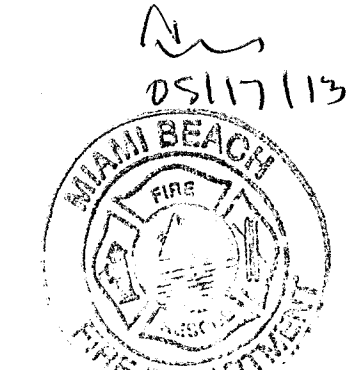
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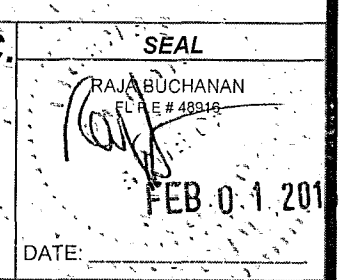
- NOTES:
1. PER FMC 606.2.1 DUCT SMOKE DETECTOR TO BE INSTALLED IN SUPPLY DUCT.
2. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTION.
3. COORDINATE VOLTAGE AND TYPE WITH ELECTRICAL AND FIRE ALARM CONTRACTORS.
4. SAMPLING TUBE MUST BE INSTALLED ACROSS GREATEST DUCT DIMENSION.
5. OPERATION: WHEN THE DUCT SMOKE DETECTOR DETECTS SMOKE, IT SHALL STOP THE RTU/AHU SUPPLY FAN AND CAUSE A VISUAL AND AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION. IN ADDITION TO THE ALARM SIGNAL, THE DETECTOR SHALL INDICATE A TROUBLE CONDITION EITHER VISUALLY OR AUDIBLY AT A CONSTANTLY ATTENDED LOCATION, AND BE IDENTIFIED AS AIR DUCT DETECTOR TROUBLE. 9NFPA 90A, 4-4.4.3 (THE TESTER PROVIDED IS EQUIPPED WITH LED LIGHTS TO INDICATE TROUBLE)

DUCT SMOKE DETECTOR DETAIL

NTSC
V.2 061211



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Renovation for:
Denny's
at Collins Avenue
7140 Collins Avenue
Miami Beach, Florida, 33141 - 3212

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



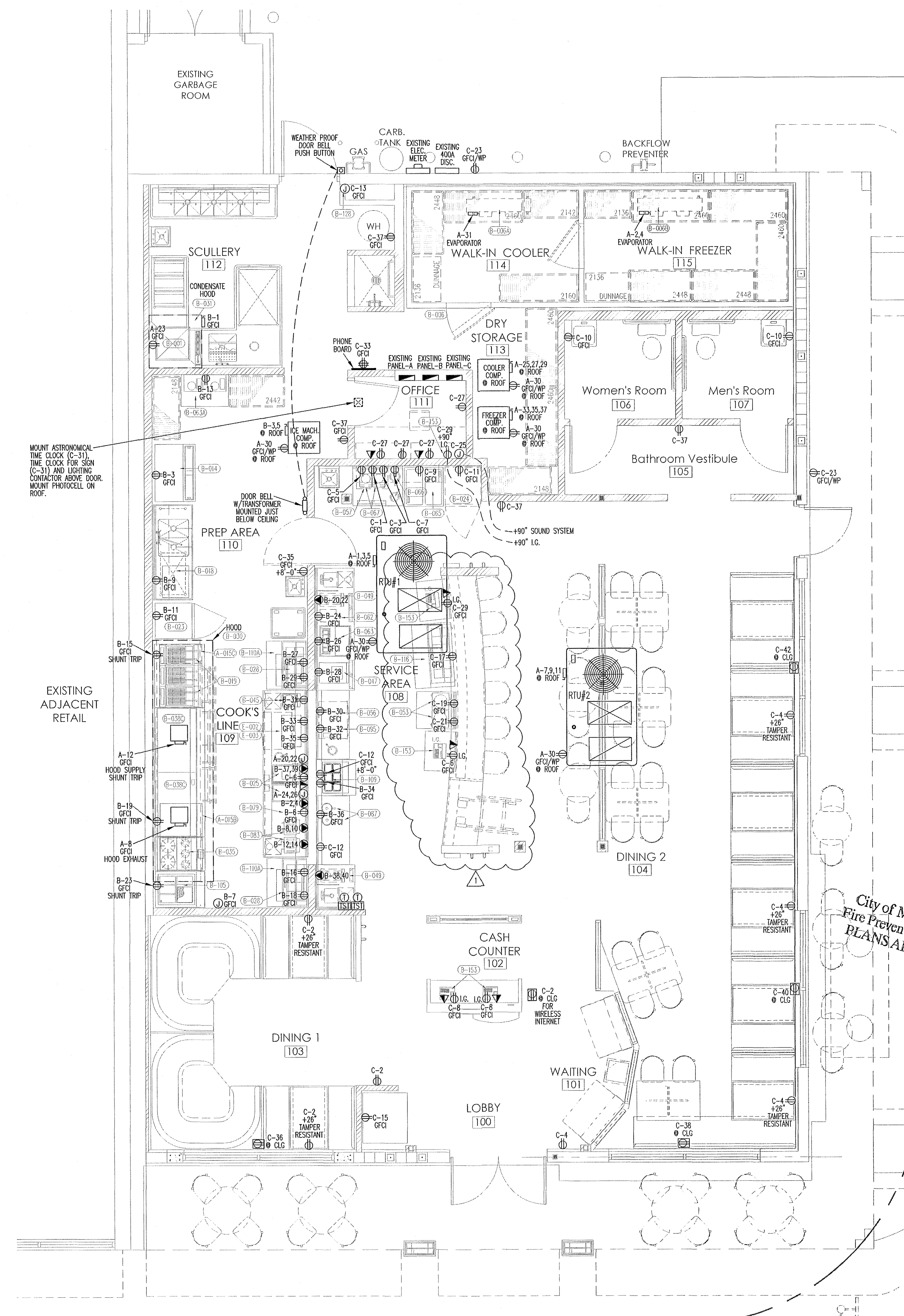
DRAWING REVISION DATES:

Mechanical
Details & Notes

SHEET

M-2

PROJECT: 12008
DATE: 01-18-13



ELECTRICAL SYMBOL LEGEND	
	RECEPTACLE DUPLEX 120V
	SWITCHED RECEPTACLE
	RECEPTACLE CEILING
	FLOOR RECEPTACLE
	QUAD RECEPTACLE
	220V RECEPTACLE
	DISCONNECT SWITCH
	ELECTRICAL PANEL
	COMPUTER/PHONE JACK
	WP WEATHER PROOF
	GFCI GROUND FAULT CURRENT INTERRUPTER
	I.G. ISOLATED GROUND
	JUNCTION BOX
	PROGRAMMABLE THERMOSTAT
	TESTER
NOTE: ALL RECEPTACLES TO BE 15" AFF TO BOTTOM OF RECEPTACLE UNLESS NOTED OTHERWISE OR ABOVE COUNTER.	

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

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Renovation for:

Denny's at Collins Avenue

7140 Collins Avenue
Miami Beach, Florida, 33141 - 3212

DRAWING REVISION DATES:

PERMIT REVISION 05-13-13

Power Plan

Electrical Plans Examiner
SHEET **E-1**
CHECKED MAY 17 2013

PROJECT: 12008
DATE: 01-18-13

LIGHT FIXTURE SCHEDULE:

ELECTRICAL SYMBOL LEGEND

J	JUNCTION BOX
→	EMERGENCY LIGHT WITH 90 MINUTE BATTERY BACK UP. HUBBELL LIGHTING (LZ25D10W (WALL MT).
⊗	EXIT LIGHT WITH 90 MINUTE BATTERY BACK UP. NOT MORE THAN 5W PER FACE. HUBBELL LIGHTING (LX SERIES)

NOTE:
FOR FLUORESCENT LUMINAIRES, PROVIDE
DISCONNECTS AS PER NEC 410.130(G).

FLORIDA BUILDING CODE 2010 ENERGY CONSERVATION:
SECTION 505.2 LIGHTING CONTROLS

PROVIDE TIME CLOCK BYPASS SWITCHES AT LOCATIONS SHOWN ON THE PLAN. THE BYPASS SWITCHES MUST BE CAPABLE OF OVERRIDING TIME OF DAY SCHEDULED SHUT-OFF CONTROL FOR NO MORE THAN FOUR HOURS AND BE EQUIPPED WITH LED.

THE AUTOMATIC TIME SWITCH CONTROL DEVICE INSTALLED SHALL INCORPORATE AN AUTOMATIC HOLIDAY SCHEDULING FEATURE THAT TURNS OFF ALL LOADS FOR AT LEAST 24 HOURS, THEN RESUMES THE NORMALLY SCHEDULED OPERATION.

ALL EMERGENCY AND EXIT LIGHTS TO BE CONNECTED AHEAD OF ANY SWITCH OR TIME CLOCK.

(LIGHTING INTENDED FOR 24HR OPERATION IS EXEMPT FROM THE REQUIREMENTS OF THIS CODE.)

CIRCUITS ON LIGHTING CONTACTOR:

C-18 (EXCEPT OFFICE), C-20 (EXCEPT RESTROOMS), C-22, C-24
& C-26.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

RON FAIRCHILD
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Renovation for:

 **at Collins Avenue**

7140 Collins Avenue 33141 - 33132
Miami Beach, Florida

Renovation for:

DRAWING REVISION DATE

1 CITY COMMENTS 03-12-13

2 PERMIT REVISION 05-13-1

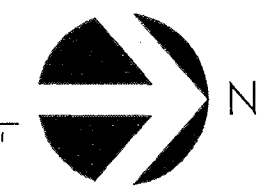
Lighting Plan

Electrical Plans Examiner
SHEET
[Signature]
CHECKED MAY 17 20

PROJECT: 12008
DATE: 01-18-13

Lighting Plan

SCALE: $\frac{1}{4}'' = 1'-0''$



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RAJA BUCHANAN FL P.E.# 48918
CERTIFICATE OF AUTHORIZATION # 8842

SEAL
RAJABUCHAN
FILE # 48018
STATE OF
MAY - 14 2013
DATE

GENERAL ELECTRICAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C. 2008) AND GOVERNING MUNICIPAL, STATE AND LOCAL CODES. ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE U.L. LABEL WHERE APPLICABLE.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE OWNER.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- CONTRACTOR SHALL MAKE ALL NECESSARY CUTTING AND DO ALL THE REPATCHING AS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK.
- AFTER COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS.
- WHERE ELECTRICAL CONDUCTORS ARE INSTALLED IN CONDUIT, THE CONDUIT SHALL COMPLY WITH THE N.E.C. REQUIREMENTS.
- ALL CONDUCTORS SHALL BE COPPER. NO CONDUCTOR SHALL BE SMALLER THAN #12 AWG AND SHALL BE RATED FOR 90VOLTS THIN OR THIN INSULATION. INSTALL A GROUNDING CONDUCTOR WITH ALL CIRCUITS, UNLESS NOTED OTHERWISE, SIZED PER N.E.C. 250-122.
- VERIFY BREAKER AND CORRESPONDING WIRE SIZES FOR ALL ELECTRICAL EQUIPMENT. DO NOT ORDER MATERIAL BEFORE VERIFYING BREAKER & WIRE SIZE. REPORT ANY DISCREPANCY IMMEDIATELY TO THE ENGINEER OF RECORD.
- SAFETY SWITCHES SHALL BE SQUARE "D", GENERAL ELECTRIC OR WESTINGHOUSE, FUSED OR NON-FUSED AND SIZED AS INDICATED. NEMA 3R WHEN EXPOSED TO WEATHER.
- PANELS SHALL BE SQUARE "D", GENERAL ELECTRIC OR EQUAL, TYPE AND NUMBER OF BREAKERS AS INDICATED ON PANEL SCHEDULE. STENCIL PANEL DESIGNATION ON INSIDE OF PANEL. ALL TWO-POLE BREAKERS SHALL BE COMMON TRIP. PROVIDE TYPE WRITTEN SCHEDULE IN EACH LOAD CENTER. CONNECTION TO MAIN BUS SHALL BE WITH BUNDLY ANNULAR COMPRESSION LUGS. PANELS AIR RATING SHALL BE AS INDICATED ON PLANS.
- PROVIDE NAMEPLATES FOR ALL PANEL BOARDS, DISCONNECTS, TRANSFORMER, TERMINAL CABINETS AND ALL ELECTRICAL EQUIPMENT IDENTIFIED BY NAME ON DRAWINGS.
- ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY.
- LOAD DATA IS BASED ON INFORMATION GIVEN ENGINEER AT TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES BEFORE ORDERING AND BEFORE INSTALLATION.
- ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE ANCHORED TO COMPLY WITH LOCAL CODE FOR WIND RESISTANCE.
- ALL ELECTRICAL AND COMMUNICATIONS OUTLETS TO BE AT 15" A.F.F TO BOTTOM OF OUTLET UNLESS OTHERWISE NOTED. ALL LIGHT SWITCHES SHALL BE 48" AFF. TO TOP OF SWITCH.
- TIME CLOCK FOR LIGHTING CONTROL TO BE AN ASTRONOMICAL TIME CLOCK.
- THE CONTRACTOR SHALL CONTACT THE LOCAL POWER COMPANY AND OBTAIN, IN WRITING, THE AVAILABLE FAULT CURRENT OF THE UTILITY TRANSFORMER. THE CONTRACTOR SHALL ENSURE THAT ALL ELECTRICAL EQUIPMENT HAS AN AMP INTERRUPTING CAPACITY (AIC) GREATER THAN THE AVAILABLE FAULT CURRENT AT ANY POINT IN THE ELECTRICAL DISTRIBUTION SYSTEM.
- WIRING METHOD:
ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE.
SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE USED UNDERGROUND OR BELOW SLABS ON GRADE.
- SEAL ALL NEW CONDUIT PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS, ETC., TO MAINTAIN EXISTING FIRE RATING CONDITIONS. FURNISH AND INSTALL FIRE RATED ENCLOSURES FOR ALL EQUIPMENTS PENETRATING FIRE RATED ENVELOPES, SPACES, ETC.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE WIRING FOR HVAC SYSTEM: A/C EQUIPMENT(S), SMOKE DETECTORS, THERMOSTATS, MOTORIZED VOLUME DAMPERS, ETC. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING. ELECTRICAL CONTRACTOR TO THOROUGHLY REVIEW MECHANICAL PLANS AND PROVIDE POWER TO ANY MECHANICAL EQUIPMENT OR DEVICE THAT IS NOT SHOWN ON ELECTRICAL PLANS BUT IS SHOWN ON MECHANICAL PLANS.
- INSTALL "GFCI" GROUND FAULT INTERRUPTER RECEPTACLES WITH WEATHERPROOF COVER WITHIN 25 FT OF HVAC EQUIPMENT, MOUNT RECEPTACLE ON UNISTRUT (UNLESS HVAC EQUIPMENT IS SPECIFIED WITH FACTORY INSTALLED CONVENIENT RECEPTACLE).
- WHEN NEW ELECTRIC SERVICE IS BEING INSTALLED, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH FPL/FPL ENGINEERS ON THE SIZE OF THE FPL TRANSFORMER THAT IS REQUIRED TO PROVIDE THE NEW ELECTRIC SERVICE SHOWN ON ELECTRIC PLANS. GC HAS TO INFORM THE OWNER ABOUT ANY EXTRA FPL CHARGES THAT MIGHT OCCUR IN ORDER TO FULFILL NEW SERVICE. THIS HAS TO BE DONE AS EARLY AS POSSIBLE DURING THE BIDDING PROCESS.
- ELECTRICAL SERVICE EQUIPMENT MUST BE 3' ABOVE FSL AND 8' ABOVE N.V.G.D. VERIFY AT SITE. ALL ELECTRICAL EQUIPMENTS SHALL BE INSTALLED ABOVE FLOOD LEVEL.
- CONTRACTOR MUST VISIT THE SITE PRIOR TO BID OR CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS. BEFORE SUBMITTING BID, BECOME THOROUGHLY FAMILIAR WITH ALL ACTUAL EXISTING CONDITIONS AT THE BUILDING SITE. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT THE SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED AS VALID, DUE TO THE FAILURE TO ALLOW FOR CONDITIONS WHICH MAY EXIST. CONTRACTOR TO REPLACE ANY EXISTING DEVICE OR COMPONENT THAT IS CALLED AS EXISTING IF IT IS NOT FULLY OPERATIONAL.
- WIRING METHODS IN ALL PATIENT CARE AREAS TO BE IN COMPLIANCE WITH REDUNDANT GROUNDING REQUIREMENTS OF NEC 2008 SECTION 517.13.
- ALL DIMMING MECHANISMS HAVE TO BE COMPATIBLE WITH FIXTURE DIMMING REQUIREMENTS. CONTRACTOR MUST VERIFY ALL DIMMING MECHANISM AND FIXTURE DIMMING REQUIREMENTS BEFORE ANY ORDERING, INSTALLING, OR WIRING OF ANY DIMMING MECHANISMS AND FIXTURES.

PER FLORIDA BUILDING CODE 2010 ENERGY CONSERVATION:

505.7.3 VOLTAGE DROP.

505.7.3.1 FEEDERS AND CUSTOMER OWNED SERVICE CONDUCTORS.
FEEDER AND CUSTOMER OWNED SERVICE CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 2 PERCENT AT DESIGN LOAD.
505.7.3.2 BRANCH CIRCUITS. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 3 PERCENT AT DESIGN LOAD.

505.7.4 COMPLETION REQUIREMENTS.

505.7.4.1 DRAWINGS. CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, RECORD DRAWINGS OF THE ACTUAL INSTALLATION SHALL BE PROVIDED TO THE BUILDING OWNER, INCLUDING:
1. A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND
2. FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION.

505.7.4.2 MANUALS. CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT AN OPERATING MANUAL AND MAINTENANCE MANUAL BE PROVIDED TO THE BUILDING OWNER. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
1. SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
2. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
3. NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.
NOTE: ENFORCEMENT AGENCIES SHOULD ONLY CHECK TO BE SURE THAT THE CONSTRUCTION DOCUMENTS REQUIRE THIS INFORMATION TO BE TRANSMITTED TO THE OWNER AND SHOULD NOT EXPECT COPIES OF ANY OF THE MATERIALS.

505.3 TANDEN WIRING.

LUMINAIRES DESIGNED FOR USE WITH ONE OR THREE LINEAR FLUORESCENT LAMPS GREATER THAN 30 W EACH SHALL BE TANDEN WIRED WHEN TWO OR MORE LUMINAIRES ARE IN THE SAME SPACE AND ON THE SAME CONTROL DEVICE.
EXCEPTIONS:
1. RECESSED LUMINAIRES MORE THAN 10 FEET APART MEASURED CENTER TO CENTER.
2. SURFACE-MOUNTED OR PENDANT LUMINAIRES THAT ARE NOT CONTINUOUS.
3. LUMINAIRES USING THREE-LAMP HIGH-FREQUENCY ELECTRONIC OR THREE-LAMP ELECTROMAGNETIC BALLASTS.
4. RECESSED LUMINAIRES MORE THAN 10 FEET APART MEASURED CENTER TO CENTER.
5. SURFACE-MOUNTED OR PENDANT LUMINAIRES THAT ARE NOT CONTINUOUS.
6. LUMINAIRES USING THREE-LAMP HIGH-FREQUENCY ELECTRONIC OR THREE-LAMP ELECTROMAGNETIC BALLASTS.

SPECIFICATIONS EXISTING										MAINS 200 AMPS									
AMPACTY 200 AMPS										LOCATION OFFICE									
VOLTAGE: 120/240V, 1PH, 3WIRE DELTA										MOUNTING FLUSH									
AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD. SIZE	DESCRIPTION	CIRC. No.	PH	PH	PH	CIRC. No.	DESCRIPTION	GRD. SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS	
60	3	6360	1"	6	10	RTU#1	3	A	B	2	WALK-IN FREEZER EVAPORATOR	12	12	1/2"	1560	2	20		
60	3	6360	1"	6	10		5			C	6	WALK-IN FREEZER LIGHTS	12	12	1/2"	360	1	20	
60	3	6360	1"	6	10		7	A			8	HOOD EXHAUST	10	10	1/2"	2340	1	30	
60	3	6360	1"	6	10	RTU#2	9		B		10	HOOD SUPPLY	12	12	1/2"	1810	1	20	
60	3	6360	1"	6	10		11			C	12	SHUNT TRIP							
						SPACE	13	A			14	SPACE							
						SPACE	17		B		18	HOOD LIGHTS	12	12	1/2"	360	1	20	
						SPACE	19	A			20	HEAT LAMP	12	12	1/2"	1394	2	20	
						SPACE	21		B		22	HEAT LAMP	12	12	1/2"	1394	2	20	
20	1	1500	1/2"	12	12	DISHWASHER	23			C	24	HEAT LAMP	12	12	1/2"	1394	2	20	
20	3	900	1/2"	12	12		25	A			26	SPACE	12	12	1/2"	900	1	20	
20	3	900	1/2"	12	12	WALK-IN COOLER COMPRESSOR	27		B		28	SPACE							
20	3	900	1/2"	12	12		29			C	30	RECEPT. @ ROOF	12	12	1/2"	900	1	20	
20	1	414	1/2"	12	12	WALK-IN COOLER EVAPORATOR	31	A			32	SPACE							
20	3	1332	1/2"	12	12		33		B		34	SPACE							
20	3	1332	1/2"	12	12	WALK-IN FREEZER COMPRESSOR	35			C	36	SPACE							
20	3	1332	1/2"	12	12		37	A			38	SPACE							
20	3	1332	1/2"	12	12		39		B		40	SPACE							
20	1	200	1/2"	12	12	WALK-IN COOLER LIGHTS	41			C	42	SPACE							
SUBTOT. 46970 VA						TOTAL LOAD =						61,120 VA						SUBTOT. 14150 VA	
A-PHASE 15366 VA						TOTAL LOAD A-PHASE =						22,059 I= 183.8						6693 VA	
B-PHASE 14952 VA						TOTAL LOAD B-PHASE =						17,906 I= 149.2						2953.5 VA	
C-PHASE 16652 VA						TOTAL LOAD C-PHASE =						21,156 I= 176.3						4503.5 VA	

PANEL-A

DEMAND LOAD CALCULATIONS

A-PH	B-PH	C-PH		A-PH	B-PH	C-PH
TOTAL RECEPT. LOAD	0	0	900 VA			
RECEP. 1st 10,000 VA @ 100%	0	0	900 @100%	0	0	900 VA
REST @ 50%	0	0	0 @50%	0	0	0 VA
LIGHTING LOAD @ 125%	0	0	0 @125%	0	0	0 VA
LARGEST MOTOR @125%	2346	0	0 @125%	2,933	0	0 VA
OTHER MOTORS @ 100%	0	0	0 @100%	0	0	1,610 VA
AIR CONDITIONERS @ 100%	12,720	12,720	12,720 @100%	12,720	12,720	12,720 VA
KITCHEN EQUIPMENT @ 65%	6,993	5,186	5,926 @65%	4,545	3,371	3,852 VA
REST OF ALL OTHER LOADS @ 100%	0	0	0 @100%	0	0	0 VA
CURRENT PER PHASE			* TOTAL LOAD (VA) / (120)	TOTAL LOAD =		
CURRENT PER PHASE			=	168 134 159 AMPS		

* NON SIMULTANEOUS LOAD

VERIFY ALL EQUIPMENT LOAD AND BREAKER AND WIRE SIZES PRIOR TO INSTALLATIONS

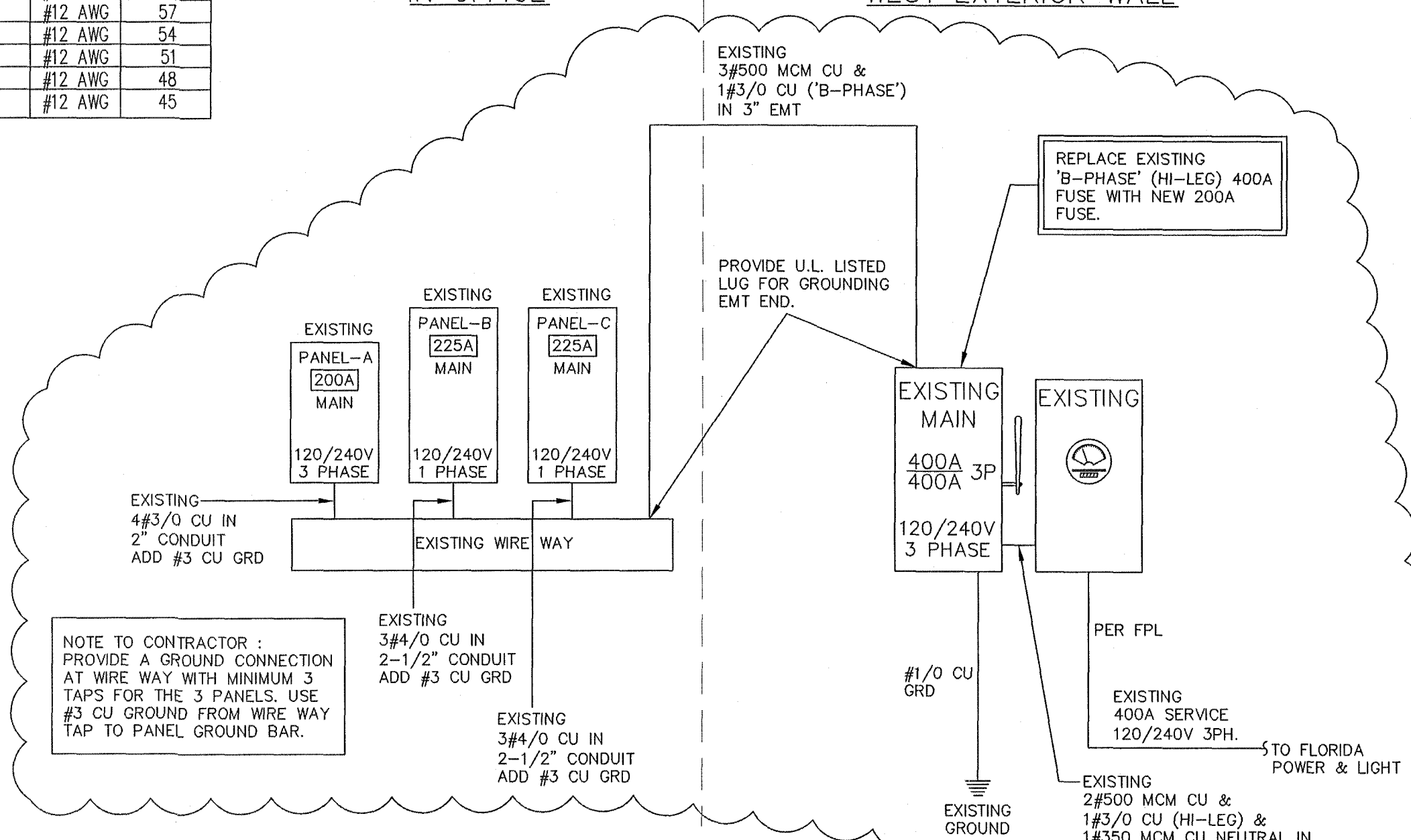
TOTAL DEMAND LOAD

PANEL-A, B & C

A-PH	B-PH	C-PH		A-PH	B-PH	C-PH
TOTAL RECEPT. LOAD	3,120	0	4,020 VA			
RECEP. 1st 10,000 VA @ 100%	3,120	0	4,020 @100%	3,120	0	4,020 VA
REST @ 50%	0	0	0 @50%	0	0	0 VA
LIGHTING LOAD @ 125%	2633	0	2633 @125%	3,292	0	3,292 VA
LARGEST MOTOR @125%	2346	0	0 @125%	2,933	0	0 VA
OTHER MOTORS @ 100%	0	0	0 @100%	0	0	1,610 VA
AIR CONDITIONERS @ 100%	12,720	12,720	12,720 @100%	12,720	12,720	12,720 VA
KITCHEN EQUIPMENT @ 65%	35,199	5,186	34,832 @65%	22,879	3,371	22,840 VA
REST OF ALL OTHER LOADS @ 100%	0	0	0 @100%	0	0	0 VA
TOTAL LOAD =			44,943	16,091	44,282 VA	
CURRENT PER PHASE			=	375 134 369 AMPS		

IN OFFICE

WEST EXTERIOR WALL



Electrical Riser Diagram

NTS

SPECIFICATIONS EXISTING										PANEL-B										MAINS 225 AMPS			
AMPACTY 225 AMPS																				LOCATION OFFICE			
VOLTAGE: 120/240V, 1PH, 3WIRE																				MOUNTING FLUSH			
AMPS	POLE	TOTAL VA	COND. SIZE	WIRE SIZE	GRD. SIZE	DESCRIPTION	CIRC. No.	PH	PH	CIRC. No.	DESCRIPTION	GRD. SIZE	WIRE SIZE	COND. SIZE	TOTAL VA	POLE	AMPS						
20	1	600	1/2"	12	12	CONDENSATE HOOD	1			2	STEAM TABLE	12	12	1/2"	1440	2	20						
20	2	1440	1/2"	12	12	ICE MAKER W/REMOTE COMP.	3			4	STEAM TABLE	12	12	1/2"		2	20						
20	2		1/2"	12	12		5			6	STEAM TABLE TIMER	12	12	1/2"	240	1	20						
20	1	240	1/2"	12	12	FIRE SUPPRESSION SYSTEM	7			8	TOASTER	12	12	1/2"	3240	2	20						
20	1	1440	1/2"	12	12	CONVECTION OVEN	9			10	TOASTER	12	12	1/2"		2	20						
20	1	840	1/2"	12	12	FREEZER	11			12	TOASTER	12	12	1/2"	3240	2	20						
20	1	840	1/2"	12	12	SODA SYSTEM CARBONATOR	13			14	TOASTER	12	12	1/2"		2	20						
20	1	1200	1/2"	12	12	J DRAWER FREEZER BASE	15			16	SALAD STATION	12	12	1/2"	1032	1	20						
						SHUNT TRIP	17			18	MICROWAVE OVEN	12	12	1/2"	2400	1	20						
20	1	600	1/2"	12	12	4 DRAWER REFRIGERATED BASE	19			20	COFFEE BREWER	12	12	1/2"	4080	2	20						
						SHUNT TRIP	21			22		12	12	1/2"		2	20						
20	1	588	1/2"	12	12	BOG REFRIGERATOR	23			24	ICE TEA BREWER	12	12	1/2"	1800	1	20						
						SHUNT TRIP	25			26	SODA DISPENSER UNIT	12	12	1/2"	600	1	20						
20	1	1032	1/2"	12	12	SALAD STATION	27			28	JUICE DISPENSER	12	12	1/2"	720	1	20						
20	1	2400	1/2"	12	12	MICROWAVE OVEN	29			30	ROLL WARMER	12	12	1/2"	936	1	20						
20	1	1800	1/2"	12	12	WAFFLE MAKER	31			32	TIME STAMP	12	12	1/2"	240	1	20						
20	1	1800	1/2"	12	12	HOLDING CABINET	33			34	BUTTER REFRIGERATOR	12	12	1/2"	588	1	20						
20	1	936	1/2"	12	12	ROLL WARMER	35			36	STYUP WARMERS	12	12	1/2"	408	1	20						
20	2	1440	1/2"	12	12	STEAM TABLE	37			38	COFFEE BREWER	12	12	1/2"	4080	2	20						
20	2		1/2"	12	12		39			40		12	12	1/2"		2	20						
						SPACE	41			42	SPACE												
SUBTOT.		19020	VA		TOTAL LOAD		=	44,124		VA		SUBTOT.		25104	VA								
PANEL-B																							
DEMAND LOAD CALCULATIONS																							

GENERAL PLUMBING NOTES

PLUMBING FIXTURES SHALL COMPLY WITH (F.B.C. 2010 PLUMBING TABLE 604.4)

DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, EQUIPMENT, ETC. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION.

ALL WORK AND MATERIALS SHALL COMPLY WITH LATEST EDITIONS OF THE NATIONAL, STATE, AND ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.

THE PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS, ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT.

ALL MATERIALS SHALL BE NEW AND FREE OF NOTICEABLE DEFECTS.

ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE ENGINEER/ARCHITECT AS SUCH.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY ADVISE THE ENGINEER/ARCHITECT OF ANY DISCREPANCIES. ALL EXISTING PLUMBING SHOWN ON THE PLANS IS ESTIMATED AND MAY NOT BE IN THE SAME LOCATION AS SHOWN. CONTRACTOR MUST VERIFY EXISTING PLUMBING PRIOR TO COMMENCING WORK. PROVIDE A MINIMUM PITCH OF 1/8" FOR 3" OR LARGER PIPES, 1/4" PITCH FOR LESS THAN 3" PIPES.

PROVIDE A CLEANOUT AT THE BASE OF EACH SOIL AND WASTE STACK. PROVIDE MEANS OF RESEALING ALL FLOOR DRAINS.

AN OPEN VENT TERMINAL FROM A DRAINAGE SYSTEM SHALL NOT BE LOCATED DIRECTLY BENEATH ANY DOOR, OPENABLE WINDOW, OR OTHER AIR INTAKE OPENING OF THE BUILDING OR OF AN ADJACENT BUILDING, AND ANY SUCH VENT TERMINAL SHALL NOT BE WITHIN 10 FEET HORIZONTALLY OF SUCH AN OPENING UNLESS IT IS AT LEAST 2 FEET ABOVE THE TOP OF SUCH OPENING. (F.B.C. 2010 PLUMBING 904.5)

PROVIDE 1/2" COLD WATER TRAP PRIMER FOR ALL DRAINS FROM THE NEAREST PLUMBING FIXTURE, WHERE APPLICABLE.

SHUTOFF VALVE SHALL BE INSTALLED ON THE WATER SUPPLY PIPE TO EACH APPLIANCE OR MECHANICAL EQUIPMENT AS PER (F.B.C. 2010 PLUMBING 606.2.3)

A WATER HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK - CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. THE ARRESTOR SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF THE QUICK - CLOSING VALVE. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTORS.

NO HOT WATER WITH A TEMPERATURE HIGHER THAN 140° TO DISCHARGE INTO SANITARY. THE DEVELOPED LENGTH OF HOT WATER PIPING FROM THE SOURCE OF HOT WATER SUPPLY TO THE FARTHEST FIXTURE SHALL BE LESS THAN 100 FT.

RESTROOMS SHALL COMPLY WITH (F.B.C. 2010 BUILDING SECTION 13-412.1.ABC.2.5.2)

SHOWER VALVE TO COMPLY WITH (F.B.C. 2010 PLUMBING 424.3)

THE HOT WATER SUPPLY TO ANY FIXTURE REQUIRING HOT WATER SHALL BE INSTALLED ON THE LEFT SIDE OF THE FIXTURE. (F.B.C. 2010 PLUMBING 607.4)

ALL INDIRECT WASTE PIPING SHALL DISCHARGE THROUGH AN AIR GAP OR AIR BREAK INTO A WASTE RECEPTOR OR STANDPIPE. WASTE RECEPTORS AND STANDPIPES SHALL BE TRAPPED AND VENTED AND SHALL CONNECT TO THE BUILDING DRAINAGE SYSTEM. ALL INDIRECT WASTE PIPING THAT EXCEEDS 2 FT IN DEVELOPED LENGTH MEASURED HORIZONTALLY, OR 4 FT IN TOTAL DEVELOPED LENGTH, SHALL BE TRAPPED. (F.B.C. 2010 PLUMBING 802.2)

ALL DEVICES INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECT TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM. (F.B.C. 2010 PLUMBING 608.3)

NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE PURGED OF DELETERIOUS MATTER AND, DISINFECTED PRIOR TO UTILIZATION. (F.B.C. 2010 PLUMBING 610.1)

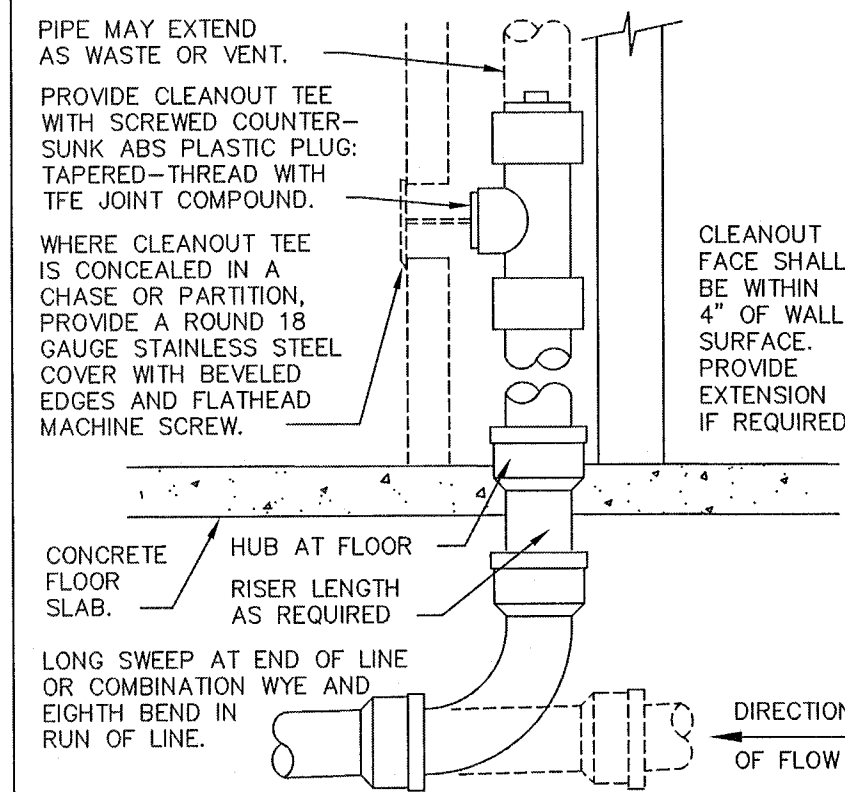
THE WATER SUPPLY CONNECTION TO CARBONATED BEVERAGE DISPENSERS SHALL BE PROTECTED AGAINST BACKFLOW BY A DOUBLE CHECK VALVE WITH AN INTERMEDIATE ATMOSPHERIC VENT CONFORMING TO ASSE 1022 OR BY AN AIR GAP. (F.B.C. 2010 PLUMBING 608.1.1)

WASTE OUTLET SERVING SHOWERS SHALL BE AT LEAST 1 1/2 INCHES IN DIAMETER AND, FOR OTHER THAN WASTE IN BATH TUBS, SHALL HAVE REMOVABLE STRAINER NOT LESS THAN 3 INCHES IN DIAMETER WITH STRAINER OPENING NOT LESS THAN 0.25 INCH IN MINIMUM DIMENSION. (F.B.C. 2010 PLUMBING 417.3)

DISCHARGE FROM A COMMERCIAL DISHWASHING MACHINE SHALL BE THROUGH AN AIR GAP OR AIR BREAK INTO A STANDPIPE OR WASTE RECEPTOR. (F.B.C. 2010 PLUMBING 802.1.7)

HOT WATER AND DRAIN PIPES UNDER SINKS AND/OR LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. (F.B.C. 2010 BUILDING 11-4.19.4 & 11-4.24.6)

PROVIDE BACKFLOW PREVENTER FOR COFFEE AND TEA BREWER, ICE WATER STATION, BAG IN BOX SYSTEM AND HOT FOOD UNIT.



WALL CLEANOUT

NTS

SANITARY SIZING CALCULATION
TABLE 709.1

FIXTURE TYPE	NO.	F.U. EACH	TOTAL
WATER CLOSET	2	6	12
LAVATORY	2	1	2
FLOOR DRAIN	2	2	4
TOTAL			18

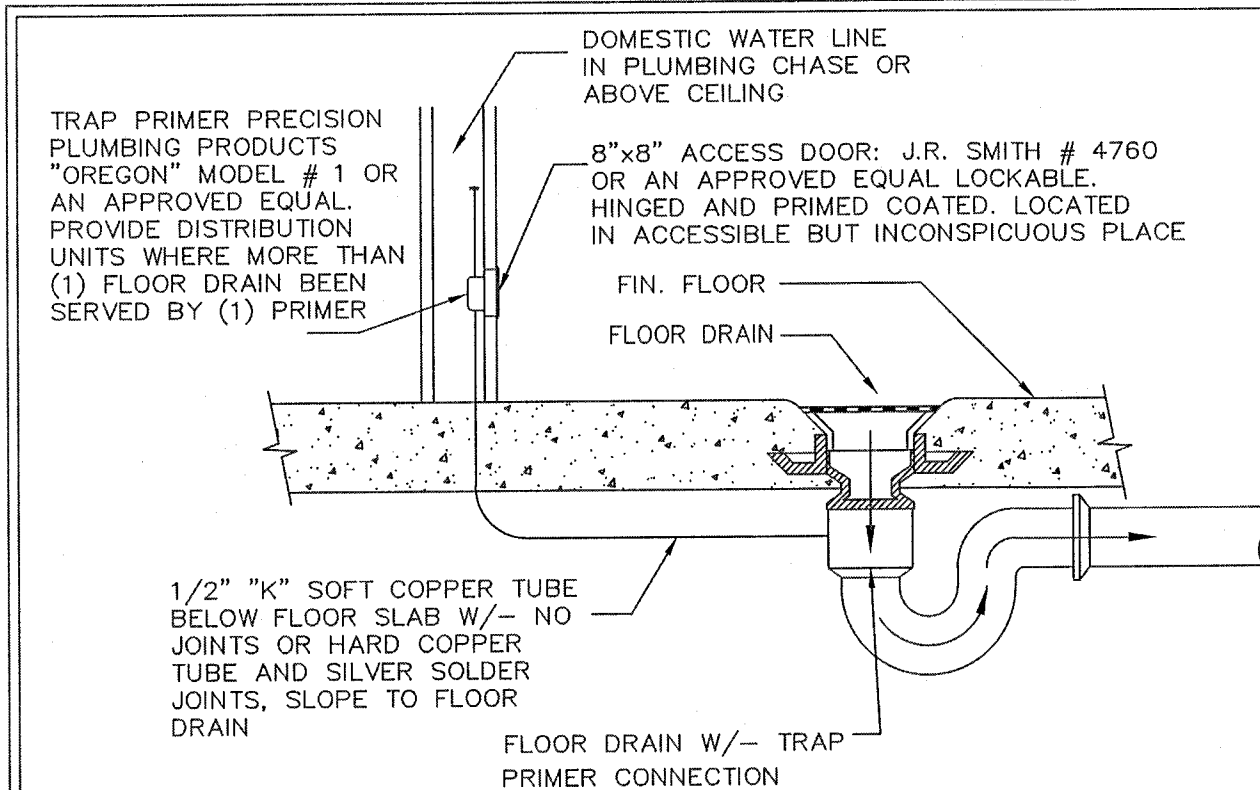
SANITARY BUILDING DRAIN PIPE = 3"

GREASE SIZING CALCULATION
TABLE 709.1

FIXTURE TYPE	NO.	F.U. EACH	TOTAL
FLOOR SINK	8	2	16
SINK	7	2	14
FLOOR DRAIN	3	2	6
DISHWASHER	1	2	2
TOTAL			38

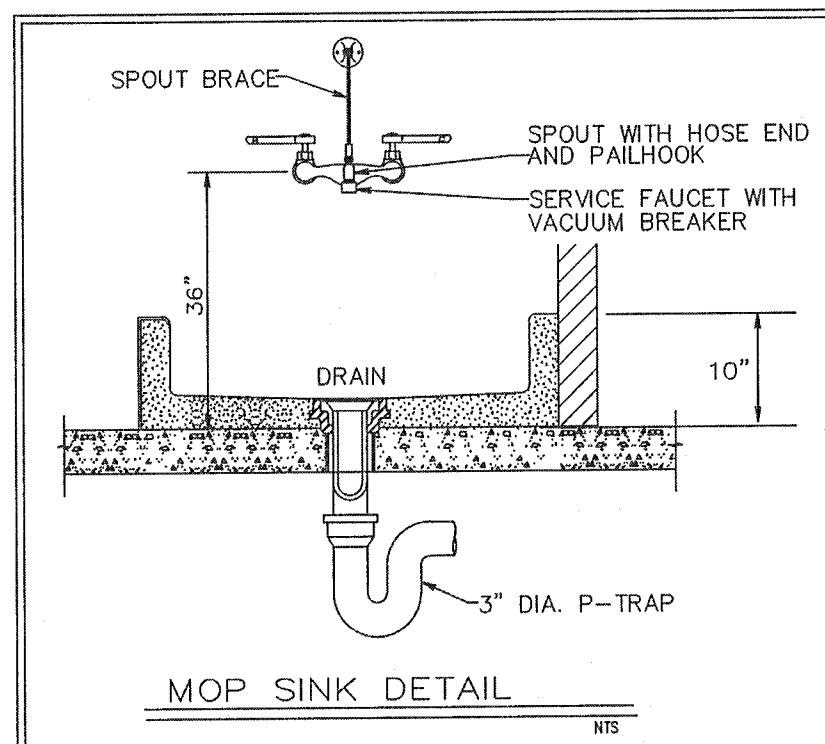
SANITARY BUILDING DRAIN PIPE = 4"

	MIN. SLOPE (INCH PER FOOT)
2 1/2" OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16



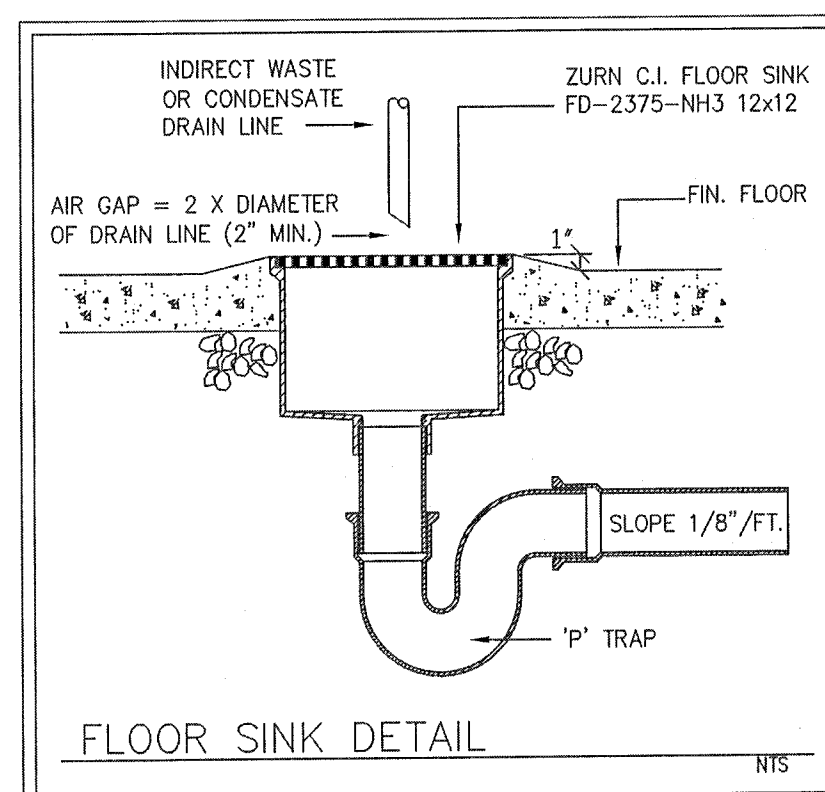
FLOOR DRAIN & TRAP PRIMER DETAIL

NTS



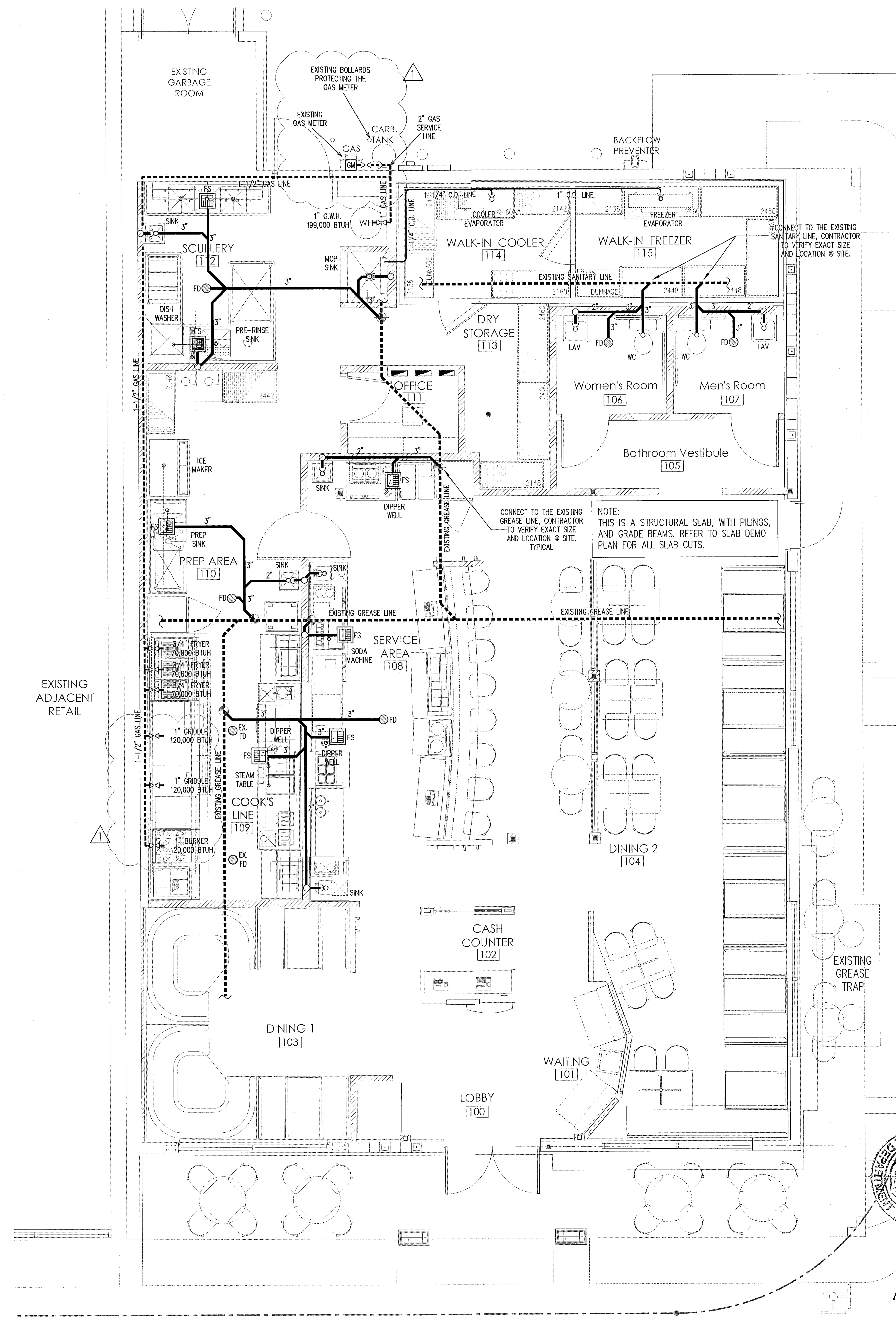
MOP SINK DETAIL

NTS

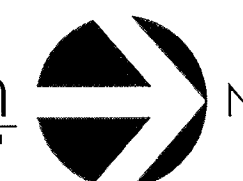


FLOOR SINK DETAIL

NTS



Sanitary & Gas Plan
SCALE: 1/4" = 1'-0"



BUCHANAN P.E. CONSULTING INC.

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ENGINEERING
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Ph: 954-590-3300 Fax: 954-590-2232
Email: nepengineers@aol.com
RAJA BUCHANAN, P.E. #4916
CERTIFICATE OF AUTHORIZATION # 8842

SEAL

RAJA BUCHANAN
P.E. #4916
MAR 20 2013
DATE

PROFESSIONAL SEAL

RON FAIRCHILD
AR0016263

Ron Fairchild
ARCHITECT

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WRITTEN CONSENT FROM THE ARCHITECT.

Renovation for:
Dennys at Collins Avenue
7140 Collins Avenue
Miami Beach, Florida, 33141 - 3212

DRAWING REVISION DATES:
△ QTY COMMENTS 02-15-13

Sanitary &
Gas Plan

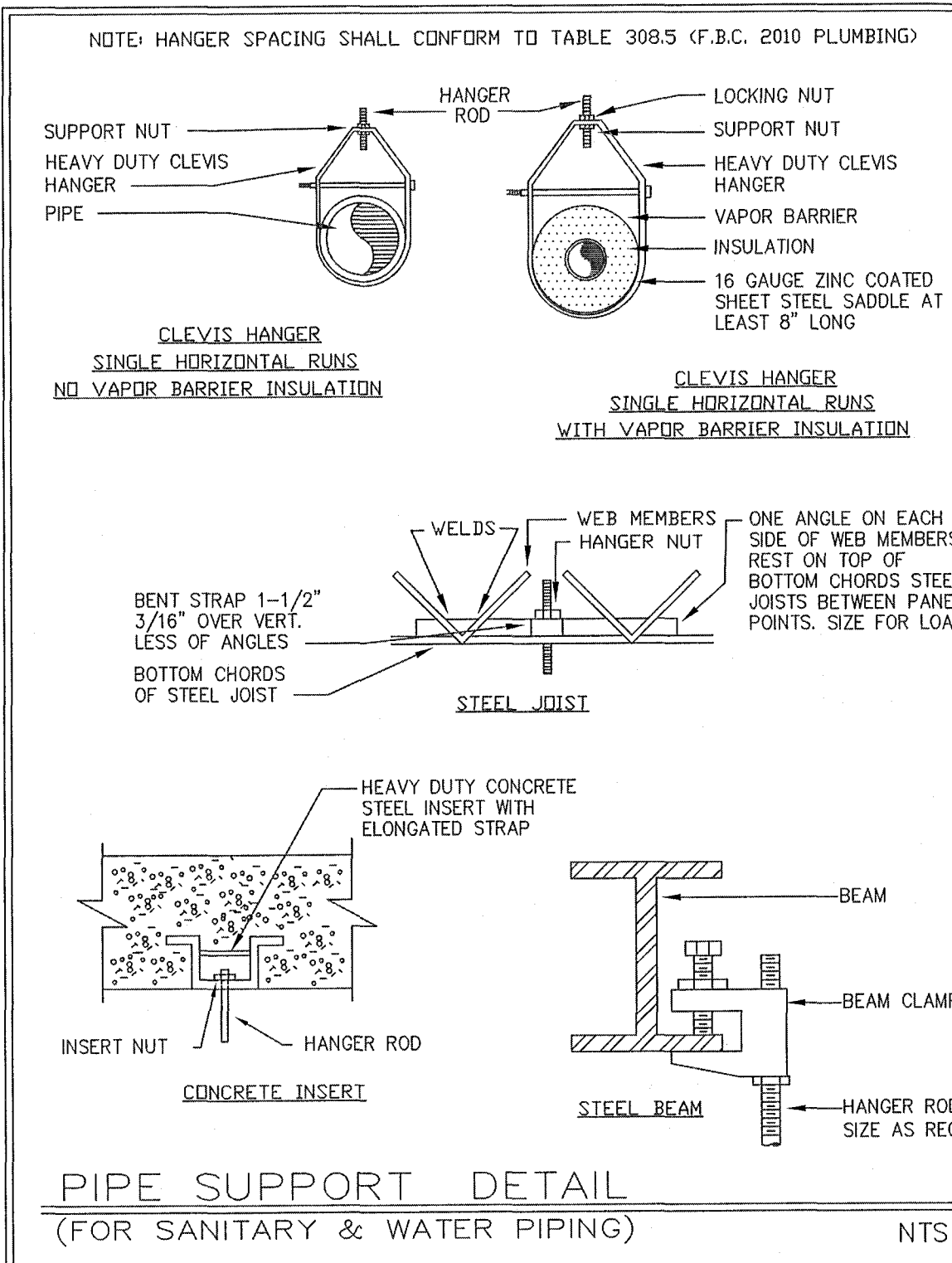
SHEET

P-1

PROJECT: 12008
DATE: 01-18-13

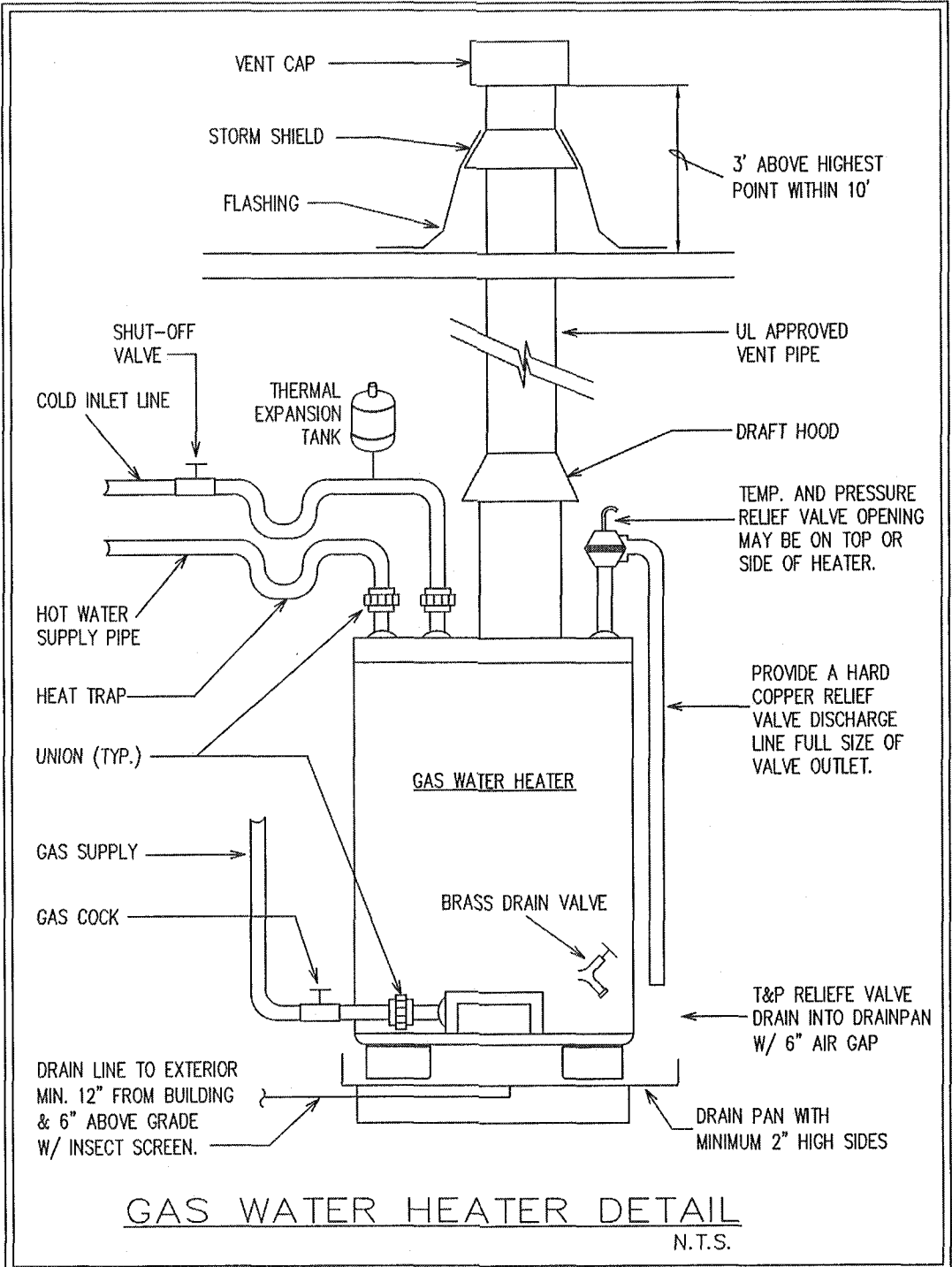
City of Miami Beach
Fire Prevention Division
PLANS APPROVED





WATER SIZING CALCULATION - FLUSH TANK WC
TABLE E103.3(2)

FIXTURE TYPE	NO.	LOAD VALUES IN WATER SUPPLY FIXTURE UNITS			TOTAL
		COLD WATER	HOT WATER	TOTAL	
WATER CLOSET	2	5.0	-	5.0	10
LAVATORY	2	1.5	1.5	2.0	4
HAND SINK	7	1.5	1.5	2.0	14
MOP SINK	1	2.25	2.25	3.0	3
COMPARTMENT SINK	1	3.0	3.0	4.0	4
ICE MAKER	1	1.0	-	1.0	1
DISH WASHER	1	-	2.0	2.0	2
SODA/COFFEE/TEA	3	0.5	-	0.5	1.5
TOTAL (F.B.C. TABLE 603.1) 1" MIN WATER PIPE DIAMETER REQUIRED					39.5



WATER HEATER NOTES:

INSTALL POTABLE WATER EXPANSION TANK HYDRONIC DETA-12. (F.B.C. 2010 PLUMBING 607.3.2)

SET WATER HEATER TEMP @ 140°

THE PAN SHALL NOT BE LESS THAN 1-1/2" DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL CONDENSATE FROM WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 3/4" (F.B.C. 2010 PLUMBING 504.7.1)

WATER HEATER SHALL BE INSTALLED IN A GALVANIZED STEEL OR OTHER METAL PAN HAVING A MINIMUM THICKNESS OF 0.0276". ELECTRIC WATER HEATERS SHALL BE INSTALLED IN A METAL PAN AS REQUIRED BY F.B.C. OR IN A HIGH-IMPACT PLASTIC PAN OF AT LEAST 0.0625" THICKNESS. (F.B.C. 2010 PLUMBING 504.7)

THE RELIEF VALVE SHALL DISCHARGE FULL SIZE TO A SAFE PLACE OF DISPOSAL. THE DISCHARGE PIPE SHALL NOT HAVE ANY TRAPPED SECTIONS AND SHALL HAVE A VISIBLE AIR GAP LOCATED IN THE SAME ROOM AS THE WATER HEATER. (F.B.C. 2010 PLUMBING 504.6.1)

THE MINIMUM DIAMETER OF WATER SERVICE PIPE SHALL BE 3/4" INCH WATER SERVICE SHALL BE SIZED IN ACCORDANCE WITH TABLE 603.1 OR OTHER APPROVED METHODS. (F.B.C. 2010 PLUMBING 603.1)

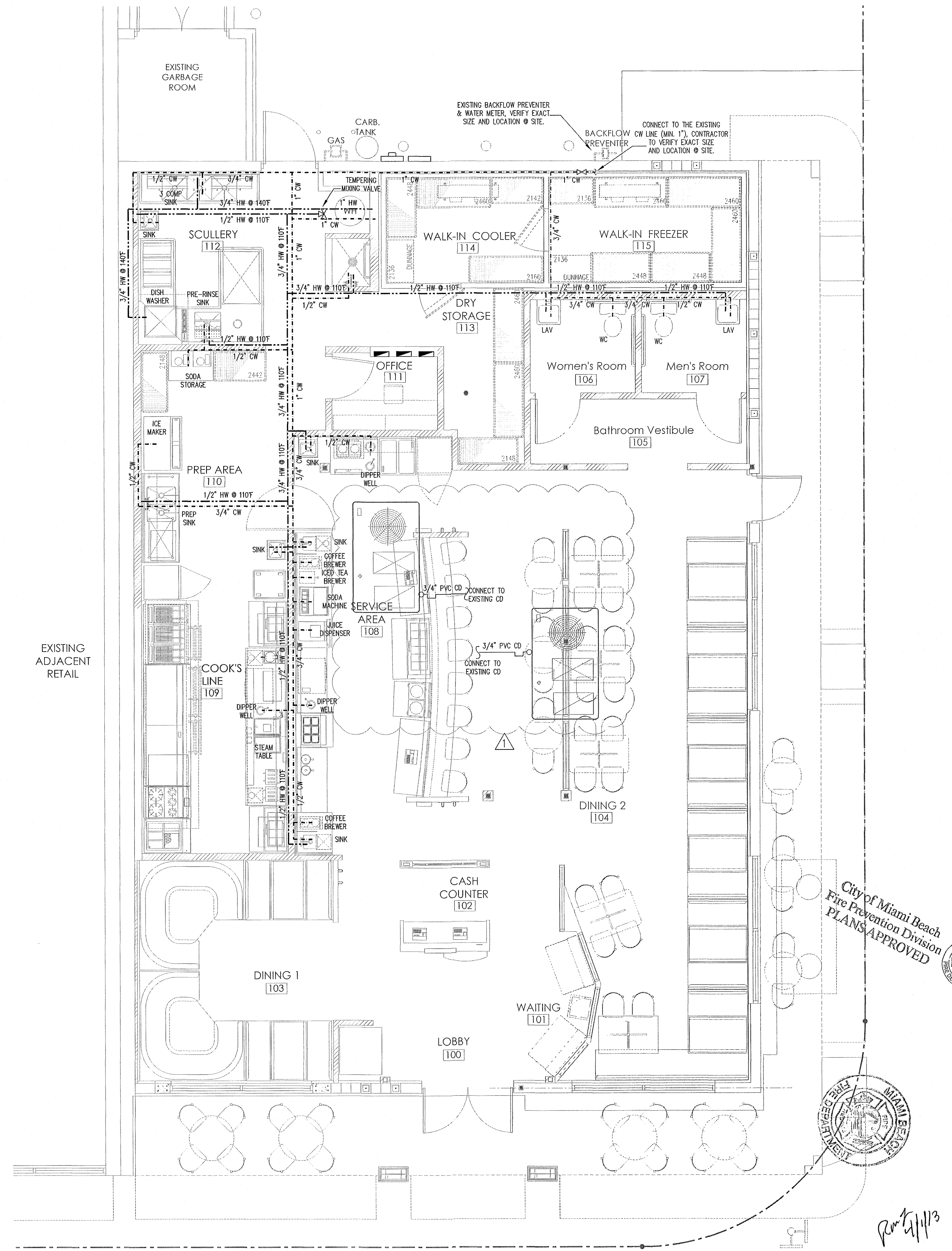
NOTE:

ALL PLUMBING FIXTURES & FAUCETS SHALL COMPLY FBC 2010 PLUMBING CHAPTER 4 "REFERENCE STANDARDS".

ALL PLUMBING FIXTURES & FAUCETS SHALL COMPLY WITH MIAMI-DADE COUNTY MAXIMUM WATER EFFICIENCY ORDINANCE 08-14.

ALL DRAINAGE, VENT PIPES AND FITTINGS SHALL BE SCHEDULE 40 PVC.

ALL ABOVE GRADE WATER PIPING SHALL BE TYPE "L" COPPER TUBING.



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

BUCHANAN P.E. CONSULTING INC.
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MARGATE, FL 33063
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Email: nepengineer@aol.com
RAJA BUCHANAN P.E. #48916
CERTIFICATE OF AUTHORIZATION # 8842

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PROFESSIONAL SEAL
RON FAIRCHILD
AR0016263

Ron Fairchild
ARCHITECT

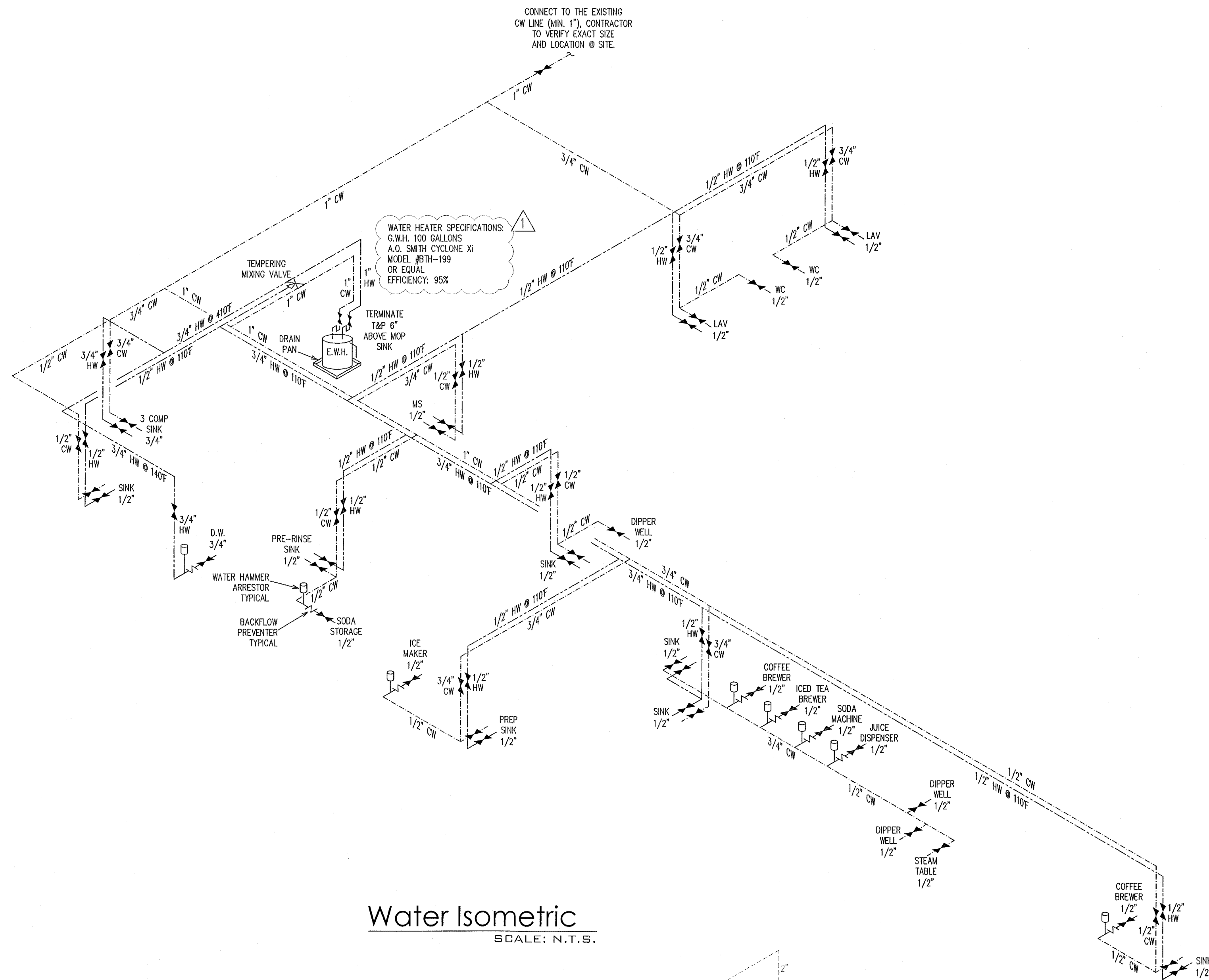
PHONE: 954-547-4682
FAX: 954-776-4793
EMAIL: FAIRCHILDARCH@GMAIL.COM
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Renovation for:
Denny's at Collins Avenue
7140 Collins Avenue
Miami Beach, Florida, 33141 - 3212

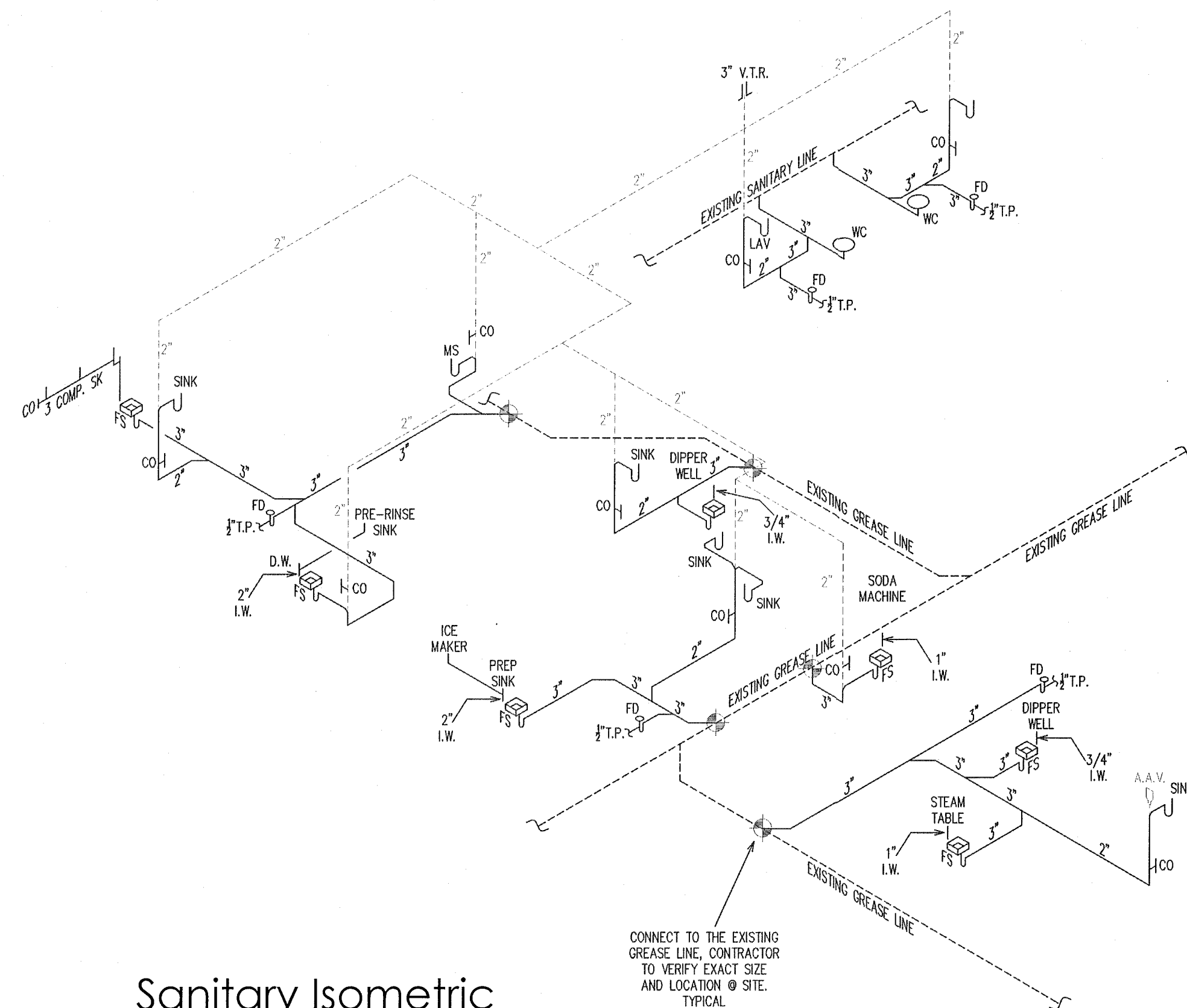
DRAWING REVISION DATES:
CITY COMMENTS 02-15-13

Water Plan

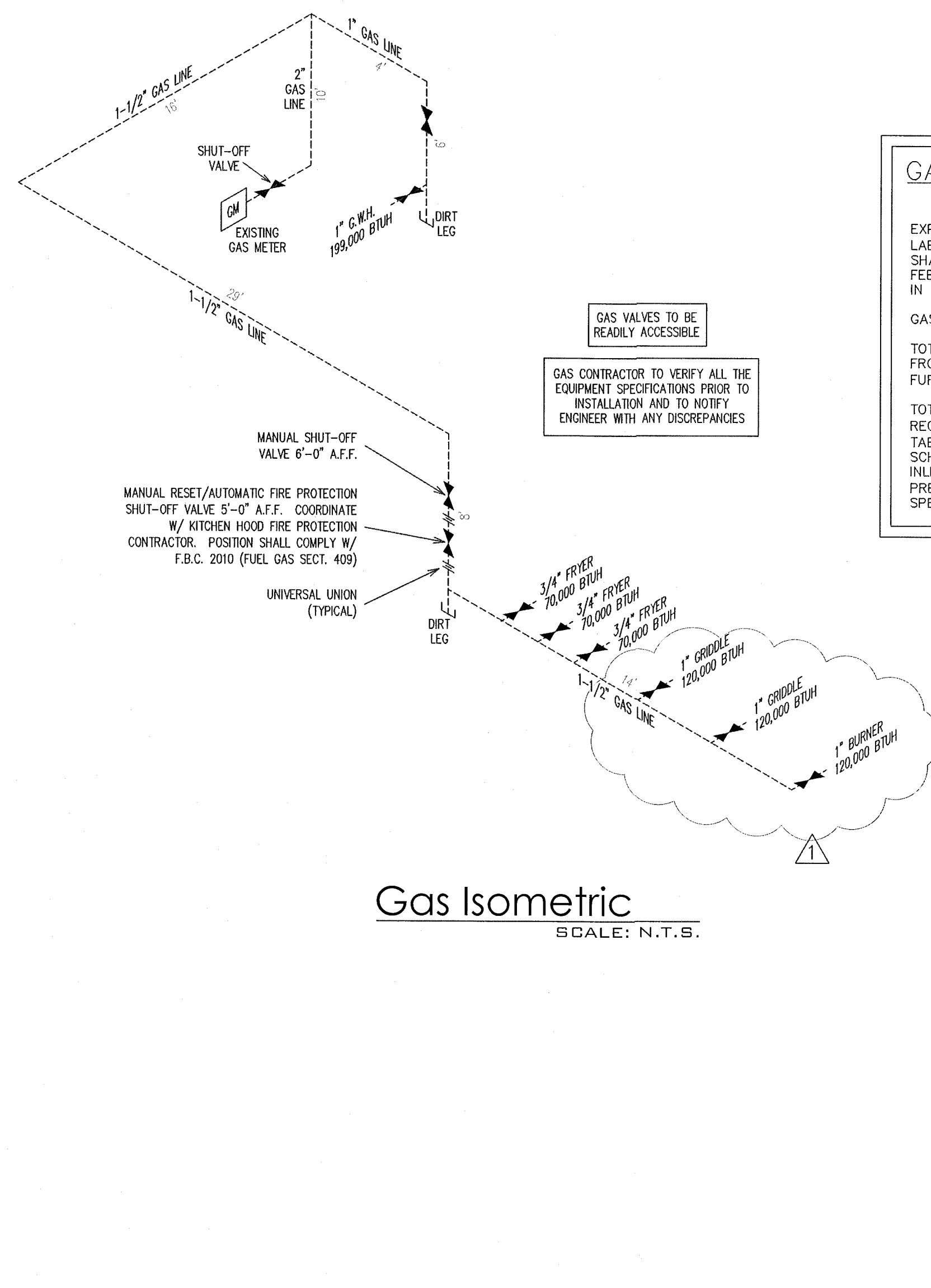
SHEET
P-2
PROJECT: 12008
DATE: 01-18-13



Water Isometric
SCALE: N.T.S.



Sanitary Isometric
SCALE: N.T.S.



Gas Isometric
SCALE: N.T.S.

GAS NOTES & CALCULATIONS

EXPOSED GAS PIPING SHALL BE IDENTIFIED BY A YELLOW LABEL MARKED "GAS" IN BLACK LETTERS. THE MARKING SHALL BE SPACED AT INTERVALS NOT EXCEEDING 5 FEET. *NOT REQUIRED ON STEEL PIPE OR PIPE LOCATED IN SAME ROOM AS EQUIPMENT SERVED.

GAS PIPING TO BE INSTALLED BY LICENSED CONTRACTOR
TOTAL DEVELOPED GAS PIPE LENGTH FROM REGULATOR TO FURTHEST APPLIANCE = 77'

TOTAL BTUH LOAD = 769,000 BTUH.
REQUIRES A 2" GAS LINE PER:
TABLE 402.4(2) - NATURAL (F.B.C. 2010 FUEL GAS)
SCHEDULE 40 METALLIC PIPE
INLET PRESSURE: 0.5 P.S.I.
PRESSURE DROP: 0.5" WC
SPECIFIC GRAVITY: 0.60

GAS VALVES TO BE READILY ACCESSIBLE

GAS CONTRACTOR TO VERIFY ALL THE EQUIPMENT SPECIFICATIONS PRIOR TO INSTALLATION AND TO NOTIFY ENGINEER WITH ANY DISCREPANCIES

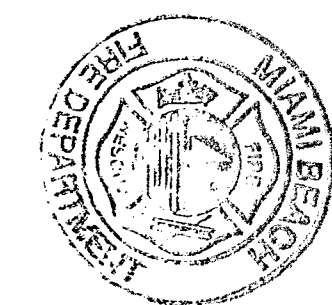
MANUAL SHUT-OFF VALVE 6'-0" A.F.F.

MANUAL RESET/AUTOMATIC FIRE PROTECTION SHUT-OFF VALVE 5'-0" A.F.F. COORDINATE W/ KITCHEN HOOD FIRE PROTECTION CONTRACTOR. POSITION SHALL COMPLY W/ F.B.C. 2010 (FUEL GAS SECT. 409)

UNIVERSAL UNION (TYPICAL)

	MIN. SLOPE (INCH PER FOOT)
2 1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



BUCHANAN P.E. CONSULTING INC.
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Email: nepeengineers@aol.com
RAJA BUCHANAN P.E. # 48916
CERTIFICATE OF AUTHORIZATION # 8842

4/1/13

SEAL
MAR 20 2013
DATE

PROFESSIONAL SEAL

RON FAIRCHILD
AR0016263

Ron Fairchild
ARCHITECT

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Renovation for:
Denny's at Collins Avenue
7140 Collins Avenue
Miami Beach, Florida, 33141 - 3212

DRAWING REVISION DATES:

△ CITY COMMENTS 02-15-13

Plumbing Risers

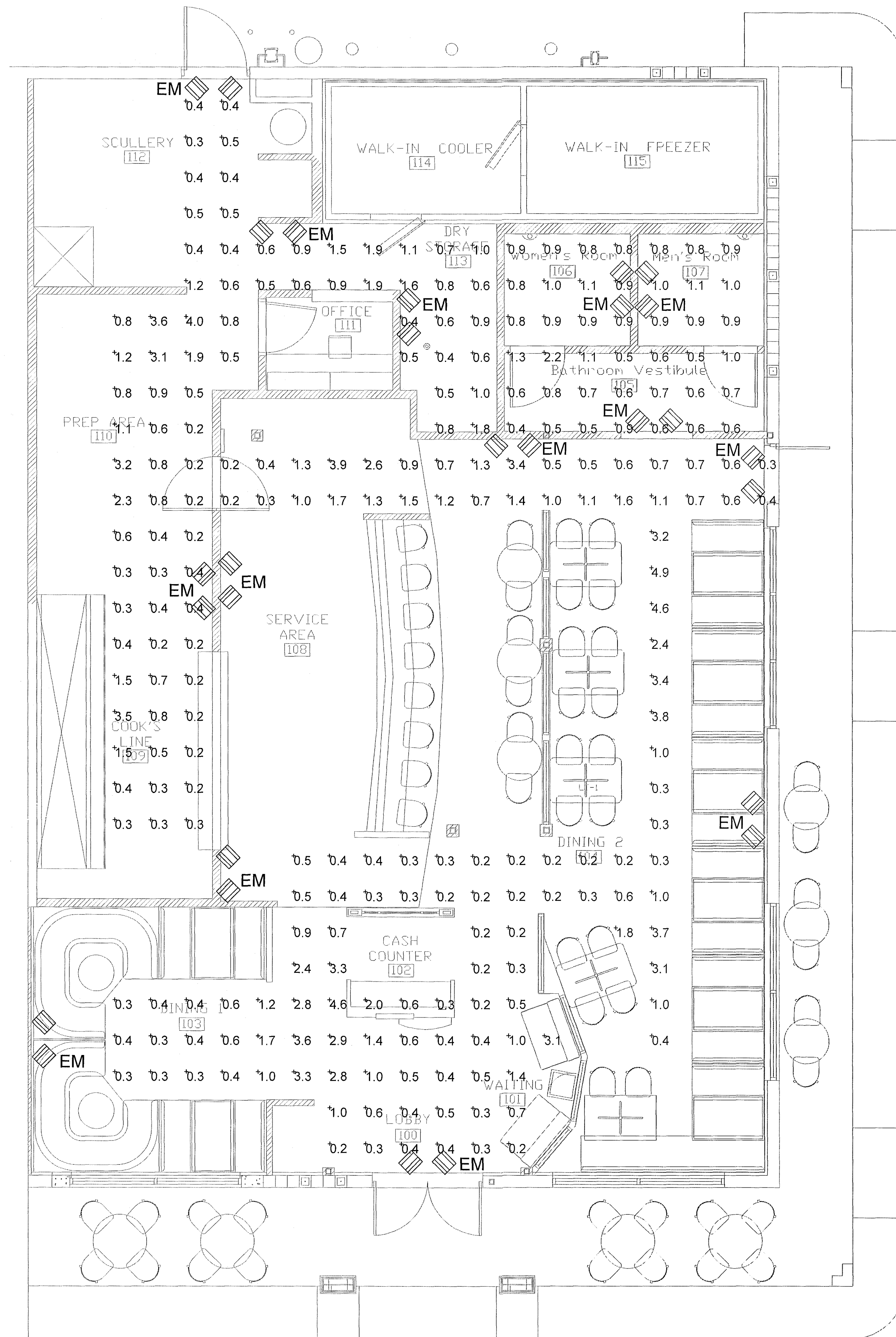
SHEET

P-3

PROJECT: 1200B
DATE: 01-18-13

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	File	Lumens	LLF
EM	EM	14	DUAL LITE 1225010W (WALL MT)	tz-0810.ies	137	0.90

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Emergency Egress Lighting	1.0 fc	4.9 fc	0.2 fc	24.5:1	5.0:1



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

BUCHANAN P.E. CONSULTING INC.
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SEAL
RAJA BUCHANAN
MAR 20 2013
DATE

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PROFESSIONAL SEAL

RON FAIRCHILD
AR0016263

Ron
Fairchild
ARCHITECT

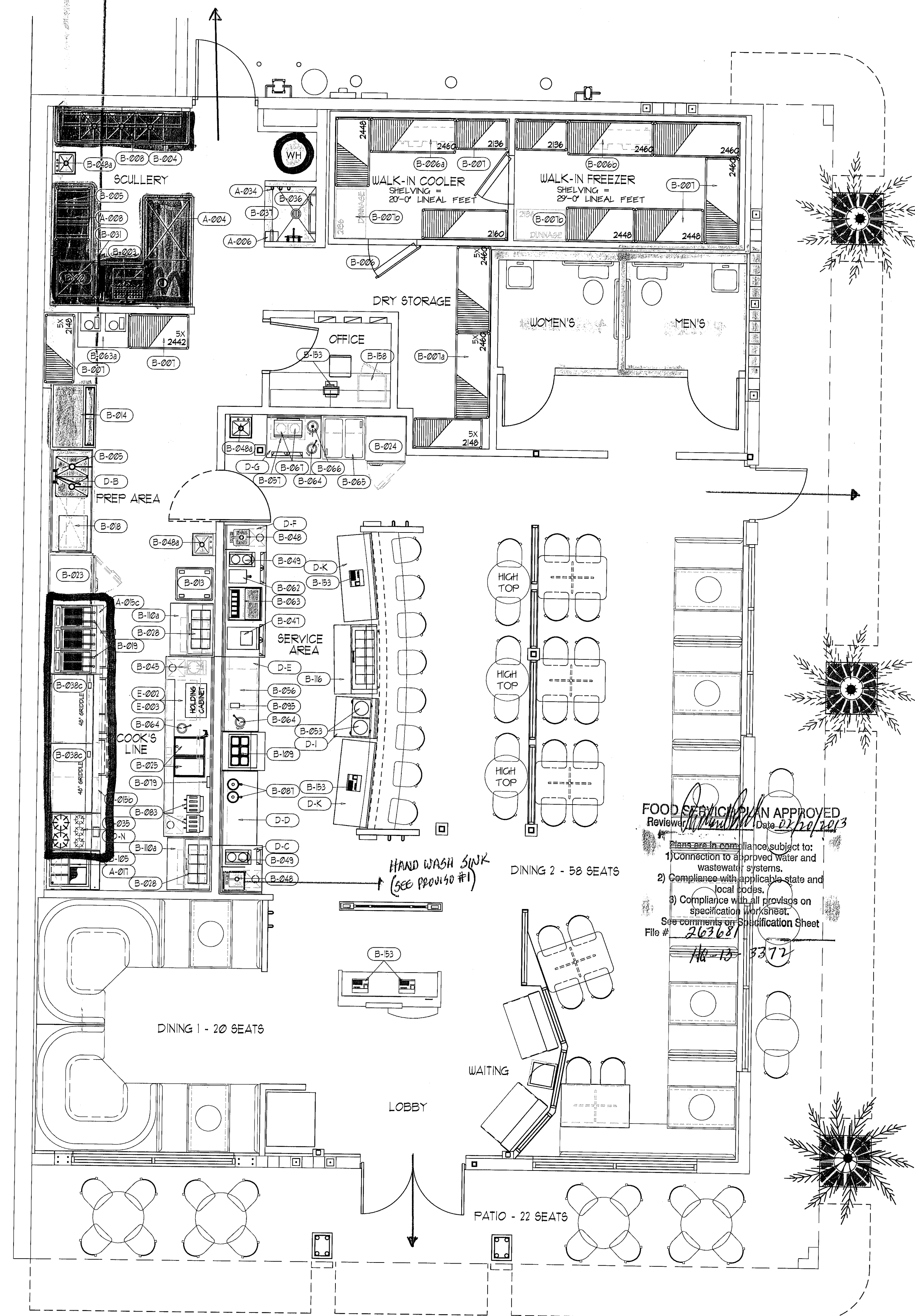
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Renovation for:
at Collins Avenue
7140 Collins Avenue
Miami Beach, Florida, 33141 - 3212

DRAWING REVISION DATES:
CITY COMMENTS, ADDED THIS SHEET
03-12-13

Photometric Plan

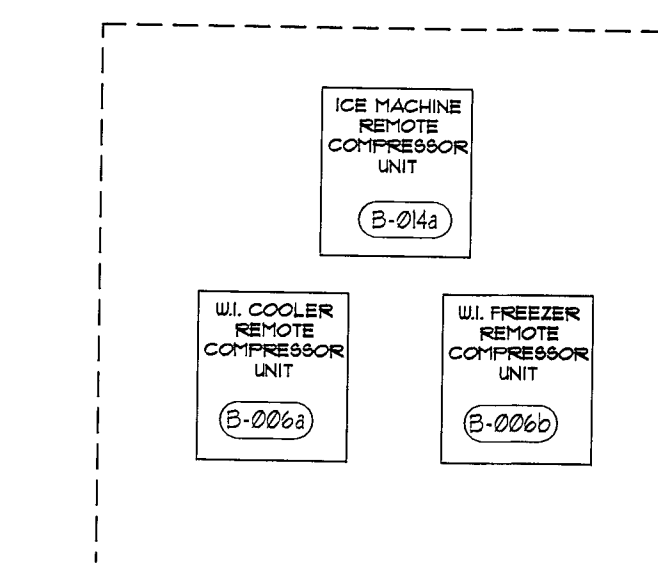
SHEET
PH-1
PROJECT: 12008
DATE: 01-18-13



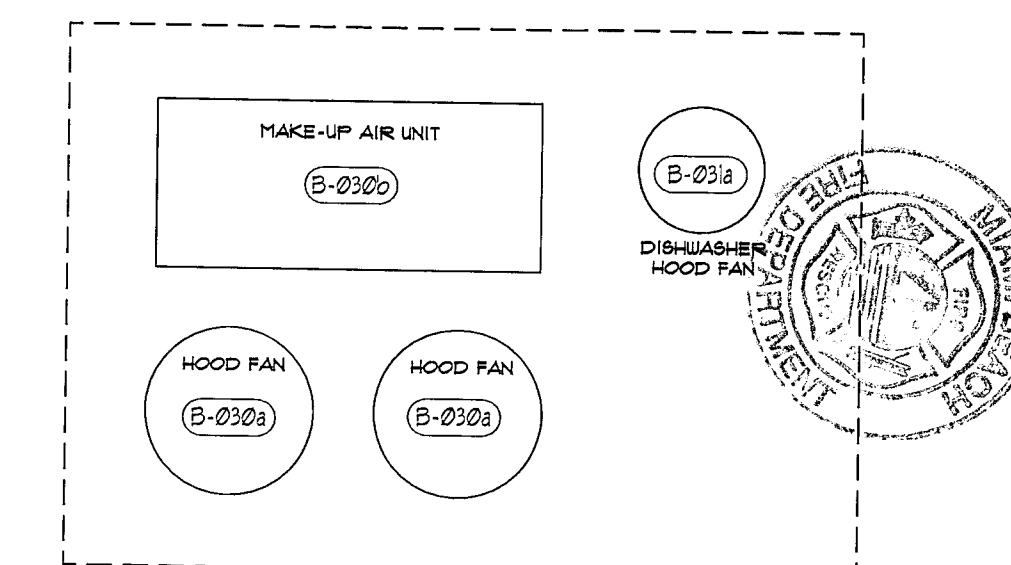
FOOD SERVICE PLAN APPROVED
 Review: *[Signature]* Date: 12/14/2013
 Plans are in compliance subject to:
 1) Connection to approved water and wastewater systems.
 2) Compliance with applicable state and local codes.
 3) Compliance with all provisions on specification worksheet.
 See comments on Specification Sheet.
 File # 263681
 No. 13-3372

CITY OF MIAMI BEACH
 REFERENCE
 ONLY

City of Miami Beach
 Fire Prevention Division
 PLANS APPROVED



REMOTE REFRIG. EQUIP.
 (VERIFY LOCATION WITH ARCH. DWG.'S)



KITCHEN VENTILATION EQUIP.
 (VERIFY LOCATION WITH ARCH. DWG.'S)

FOOD SERVICE EQUIPMENT FLOOR PLAN - SEATS 100

REVISION

Δ	
Δ	
Δ	

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A-1
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 EQUIPMENT

FOOD SERVICE
 EQUIPMENT
 FURNISHING
 DEALER

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 BURLEY, ID 83318
 PHONE - 208-677-3285
 FAX - 208-677-9380
 E-MAIL - justina@aeq.com

PROJECT:
 DENNY'S RESTAURANT
 MIAMI BEACH, FL

SHEET TITLE
 EQUIPMENT FLOOR PLAN

JOB NUMBER

DRAWN BY
 J. Gilcock

DATE
 21 DECEMBER 2012

SCALE
 1/4" = 1'-0"

APPROVED BY

SHEET NUMBER

FS-1

[illegible]

"B" EQUIPMENT SCHEDULE																			
ITEM NO.	QTY.	DESCRIPTION	MANUFACTURER / MODEL	VOLTS	PH.	LOAD	CON.	TYPE	AFFL.	REMARKS	H.W.	C.W.	F.W.	ID. IFT	WASTE	GAS	MBTU	AFFL.	REMARKS
B001	1	DISHWASHER	ECO-LAB	VER.	VER.	VER.	J-BOX	60"		VER. WITH VENDOR	3/4"	-	-	2"	-	-	-	60"	140 DEG. F. H.W.
B002	0	ICE BIN	GLASSTENDER / DI-1B10	-	-	-	-	-	-	-	-	-	-	1"	-	-	-	-	DRAIN TO F.S.
B003	1	PRE-RINSE FAUCET	KROHNE / IT-108W	-	-	-	-	-	-	-	1/2"	1/2"	-	-	-	-	-	18"	MTD. ON A-04
B004	1	POT RACK	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B005	3	5/8 WALL SHELF (SIZE PER PLAN)	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B006	1	WALK-IN COOLER / FREEZER	U.S. COOLER / CUSTOM	120	1	10.0A	J-BOX	108"		LIGHTS & DOOR HEATER	-	-	-	-	-	-	-	-	-
B006A	1	WALK-IN COOLER COIL	U.S. COOLER / CUSTOM	120	1	5.0A	J-BOX	108"		SEE SHOP DIAG'S.	-	-	-	1"	-	-	-	-	DRAIN TO F.S.
B006A	1	WALK-IN COOLER CONDENSER	U.S. COOLER / CUSTOM	208	3	10.0A	J-BOX	ROOF		SEE SHOP DIAG'S.	-	-	-	-	-	-	-	-	-
B006B	1	WALK-IN FREEZER COIL	U.S. COOLER / CUSTOM	208	1	15.0A	J-BOX	108"		SEE SHOP DIAG'S.	-	-	-	1"	-	-	-	-	DRAIN TO F.S.
B006B	1	WALK-IN FREEZER CONDENSER	U.S. COOLER / CUSTOM	208	3	15.0A	J-BOX	ROOF		SEE SHOP DIAG'S.	-	-	-	-	-	-	-	-	-
B007	1 LOT	WALK-IN SHELVING	INTERMETRO/METROMAX Q	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B007A	1 LOT	SHELVING DRY STORAGE	INTERMETRO/METROMAX Q	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B007B	1 LOT	DUNNAGE RACKS	INTERMETRO/METROMAX Q	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B008	1	3 COMPARTMENT SINK	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	1 1/2"	-	-	-	T.B.D.	DRAIN TO F.S.
B008A	2	3 COMPARTMENT SINK FAUCET	KROHNE / 14-812	-	-	-	-	-	-	-	1/2"	1/2"	-	-	-	-	-	42"	-
B009	0	SECURITY CAGE FOR CHEMICALS	INTERMETRO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B010	1 LOT	BREAD RACKS	BY VENDOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B014	1	ICE MAKER, 100 LB.S.	HOSHIZAKI / K1-1302SRH	208/120	1	14.5A	J-BOX	12"		INTERCONNECT POWER FROM ICE MAKER TO CONDENSER	-	-	1/2"	3/4"	-	-	-	12"	DRAIN TO F.S.
B015	4	FIRE EXTINGUISHER	(1) CLASS K & (3) 2A-10 BC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BY G.C.
B017	1	FIRE SUPPRESSION SYSTEM	CAPTIVE AIRE - ANSUL R102	120	1	2.0A	J-BOX	VER.		-	-	-	-	-	-	-	-	-	-
B018	1	CONVECTION OVEN	CADCO / OVO-13	120	1	12.0A	D.C.O.	48"		-	-	-	-	-	-	-	-	-	-
B019	3	FRYER COUNTER MODEL	PITCO / 5GC	-	-	-	-	-	-	-	-	-	-	-	-	3/4"	70	12"	W/48" QUICK DISC.
B019A	1	FRYER FILTER	PITCO/F-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B019B	1	FRYER TIMER	NCC/AMETEK	120	1	2.0A	D.C.O.	-		POWERS THRU FRY WARTER	-	-	-	-	-	-	-	-	-
B023	1	SINGLE SECTION FREEZER	TRUE / T-23F-2	120	1	1.2A	D.C.O.	48"		-	-	-	-	-	-	-	-	-	-
B024	1	SINGLE SECTION REFRIG.	TRUE / T-23G	120	1	1.3A	D.C.O.	48"		-	-	-	-	-	-	-	-	-	-
B025	2	STEAM TABLE	WELL6 MFG/ 551206-ULTD	208	1	6.0A	J-BOX	18"		-	-	-	-	1"	-	-	-	-	DRAIN TO F.S.
B025A	1	STEAMTABLE FAUCET	FISHER / 3010	-	-	-	-	-	-	-	1/2"	-	-	-	-	-	-	18"	MTD. ON COUNTER
B028	2	MICROWAVE OVEN	AMANA / HDC12	120	1	20.0													

"B" EQUIPMENT SCHEDULE																			
ITEM NO.	QTY.	DESCRIPTION	MANUFACTURER/ MODEL	VOLTS	PH	LOAD	CON.	TYPE	AFFL.	REMARKS	H.W.	C.W.	F.W.	ID. INET	WASTE	GAS	MBTU	AFFL.	REMARKS
B061	2	ICE TEA DISPENSER	BUNN TD83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B062	1	ICE TEA BREWER	BUNN-O-MATIC / TB3Q	120	1	15.0A	D.C.O.	48"	-	-	-	-	1/2"	-	-	-	-	48"	-
B063	1	SODA DISPENSER UNIT	BY VENDOR	120	1	2.0A	D.C.O.	12"	-	-	-	1/2"	3/4"	-	-	-	-	18"	DRAIN TO F.S.
B063A	1	SODA SYSTEM CARBONATOR	BY VENDOR	120	1	1.0A	D.C.O.	12"	-	-	-	3/4"	-	-	-	-	-	12"	-
B064	3	DIPPERWELL	FISHER	-	-	-	-	-	-	OPTIONAL AT DISHIP	1/2"	-	-	1"	-	-	-	18"	DRAIN 1/2" TEMPERED WATER TO F.S.
B065	1	ICE CREAM FREEZER	C NEILON / BD-45C	120	1	2.0A	D.C.O.	18"	-	-	-	-	-	-	-	-	-	-	-
B066	1	FUDGE WARMER	SERVER PRODUCT/ FOP 82060	120	1	10.0A	D.C.O.	48"	-	-	-	-	-	-	-	-	-	-	-
B067	2	BLENDERS	BLENDETC	120	1	10.0A	D.C.O.	48"	-	-	-	-	-	-	-	-	-	-	-
B068	0	HOT WATER DISPENSER	BUNN-O-MATIC / H5X-40-308	208	1	19.2A	D.C.O.	48"	-	-	-	-	1/2"	-	-	-	-	T.B.D.	-
B079	1	STEAMTABLE TIMER	NCC/AMETEK	120	1	2.0A	D.C.O.	48"	-	-	-	-	-	-	-	-	-	-	-
B083	2	TOASTERS, FOP UP	TOASTMASTER / 424	208	1	13.5A	B.C.O.	48"	-	-	-	-	-	-	-	-	-	-	-
B084	0	TOASTER CONVEYOR (OPTIONAL)	HATCO TQ400	208	1	14.5A	B.C.O.	48"	-	-	-	-	-	-	-	-	-	-	-
B087	2	SYRUP WARMER	WELLS / 22873	120	1	1.1A	D.C.O.	48"	-	-	-	-	-	-	-	-	-	-	-
B095	1	TIME STAMP	WIDMER T-3	120	1	2.0A	D.C.O.	48"	-	-	-	-	-	-	-	-	-	-	-
B105	1	EGG REFRIGERATOR	TRUE / T86U-2TM-C	120	1	4.3A	D.C.O.	18"	-	-	-	-	-	-	-	-	-	-	-
B105A	1	56 EGG BASKET	STAINLESS FABRICATOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B109	1	BUTTER REFRIGERATOR	TRUE / T86U-2T-B	120	1	4.3A	D.C.O.	18"	-	-	-	-	-	-	-	-	-	-	-
B110	0	SALAD STATION-48"	TRUE / T86U-48-12	120	1	8.6A	D.C.O.	18"	-	-	-	-	-	-	-	-	-	-	-
B110a	2	SALAD STATION-36"	TRUE / T86U-36-8	120	1	8.6A	D.C.O.	18"	-	-	-	-	-	-	-	-	-	-	-
B116	1	SALAD STATION-48"	TRUE / T86U-48-12	120	1	8.6A	D.C.O.	18"	-	-	-	-	-	-	-	-	-	-	-
B128	1	AIR CURTAIN- 48"	MARS / 48CH	120	1	5.1A	J-BOX	VER	-	INSTALLED BY GC	-	-	-	-	-	-	-	-	-
B130	1	WATER FILTER SYSTEM	EVERPURE / EV943T-II	-	-	-	-	-	-	-	3/4"	-	-	-	-	-	-	T.B.D.	INSTALLED BY PLUMBER
B153	1 LOT	P.O.S. SYSTEM	BY OWNER	120	1	VER	D.C.O.	48"	-	-	-	-	-	-	-	-	-	-	-
B158	1	OFFICE SAFE	A-1 - SAFE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

[illegible][illegible]

HA-13-3372

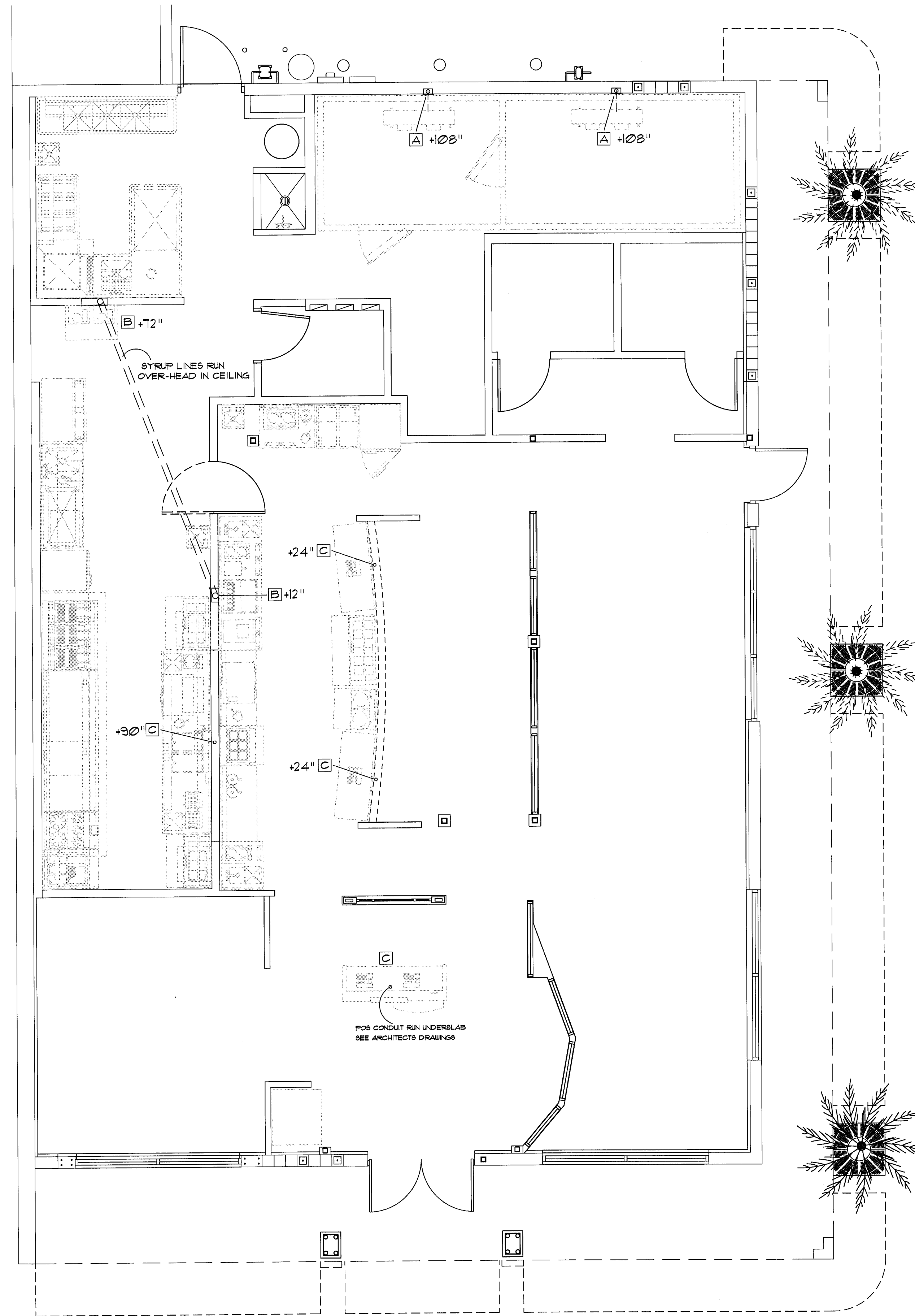


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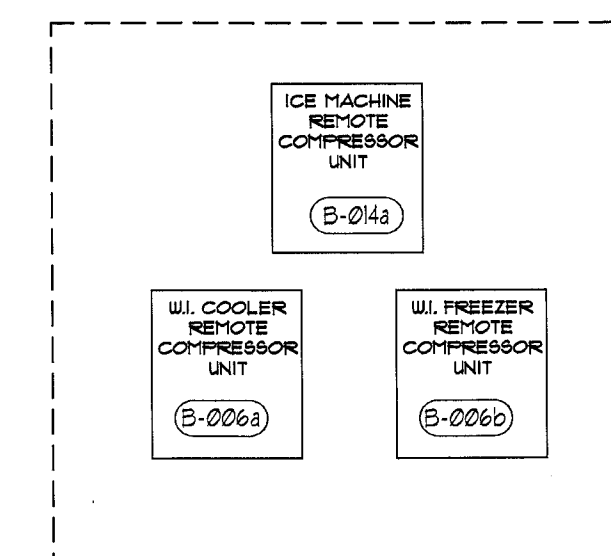
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FS-1A

FOOD SERVICE EQUIPMENT CONDUIT PLAN

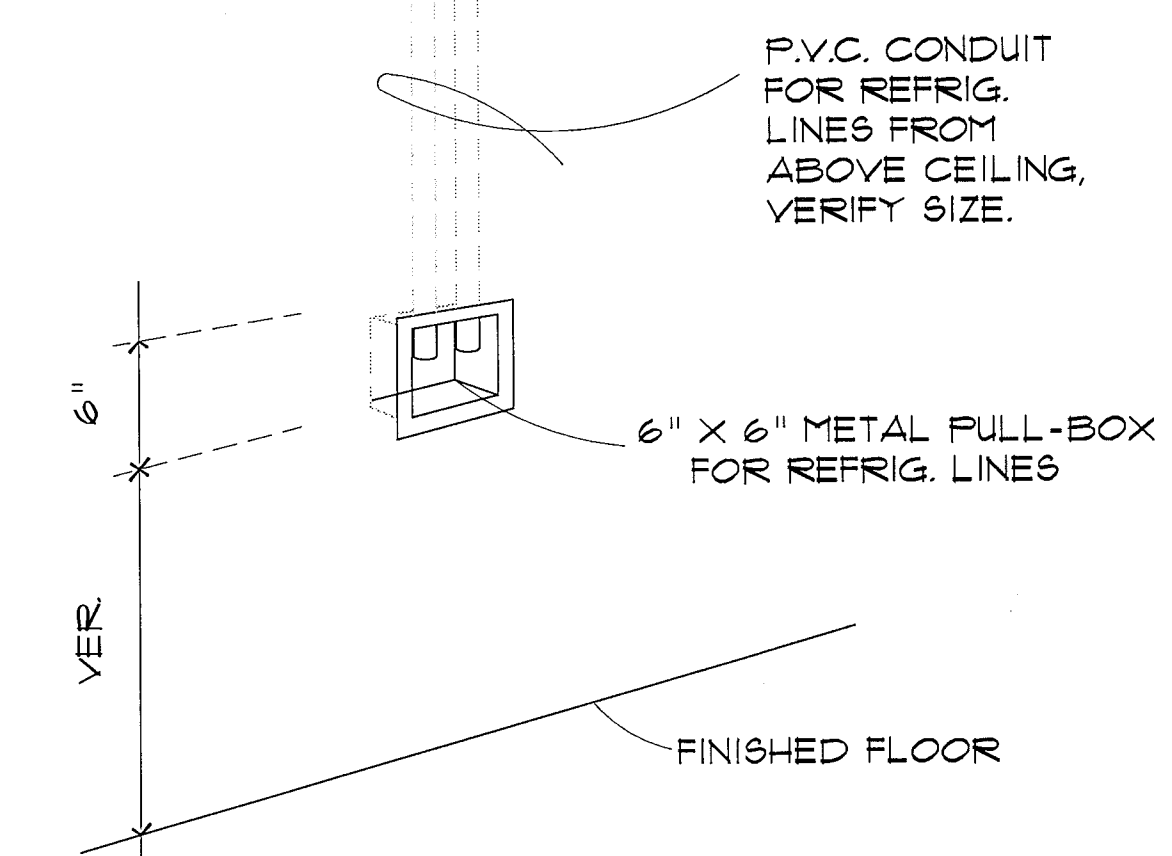


REMOTE REFRIG. EQUIP.
(VERIFY LOCATION WITH ARCH. DWG'S)

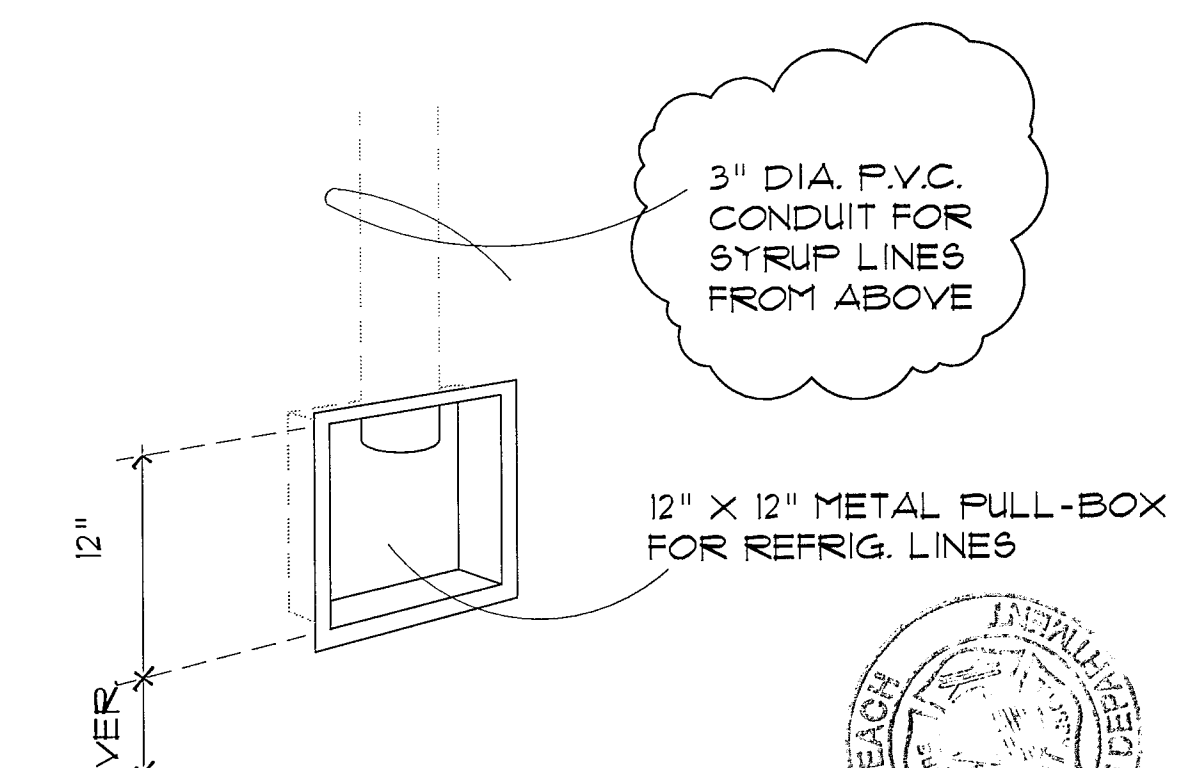


REFRIGERATION NOTES

- ALL PULLBOXES 12"x12" (EXCEPT WHERE NOTED).
 - GENERAL CONTRACTOR SHALL PROVIDE ALL FLOOR OR ROOF PENETRATIONS, RACEWAYS OR PVC THRU WALLS AND CONDUIT RUNS REQUIRED FROM REMOTE COMPRESSOR RACK LOCATIONS TO REFRIGERATED ITEMS AS REQUIRED BY LOCAL CODES, JOB CONDITIONS, OR AS INDICATED ON PLANS. CONDUIT RUNS SHALL BE RIGID WITH MIN. 24" RADIUS BENDS. PULLBOXES SHALL BE REQUIRED EVERY 48" OF CONDUIT RUN WITH NO MORE THAN TWO (2) BENDS ALLOWED BETWEEN PULLBOXES. NO FACTORY "ELL'S" PERMITTED. NO METAL CONDUIT PERMITTED (UNLESS CODE REQUIRED). SIZE OF CONDUITS AND RACEWAYS SHALL BE VERIFIED WITH REFRIGERATION CONTRACTOR.
 - SEE SHEET FI FOR ALL GENERAL NOTES.
 - REFRIGERATION CONTRACTOR TO PROVIDE ENCLOSURE ON ROOF IN DESIGNATED AREAS.
 - VERIFY ROOF LOCATION FOR ENCLOSURE.
 - VERIFY LOAD ON ROOF FOR ENCLOSURE AND SIZE PLUS CLEARANCE AND ACCESS SPACE.
 - EC TO RUN PVC MIN. OF 24" RADIUS SUEEP. NO FACTORY "ELL'S" SHALL BE ACCEPTED.
 - EC AND FC SHALL SMOOTHLY AND TIGHTLY SEAL ALL PVC FOR BEER COOLER, SYRUP AND REFRIGERATION LINES TO PREVENT PENETRATION OF SOIL, WATER AND INSECTS. BEFORE AND AFTER PULLING OF LINES, ALL UNDERGROUND PVC LINES SHALL BE "PRESSURE TEST SEALED."
- A 6" X 6" PULLBOX W/ (1 or 2) 2" DIA P.V.C. CONDUIT UP TO ATTIC SPACE FOR REFRIGERATION LINE
- B 12" X 12" PULLBOX W/ 3" DIA P.V.C. CONDUIT IN WALL FOR SYRUP & CO2 LINES
- C 2" X 4" STANDARD ELECTRICAL BOX WITH 3/4" CONDUIT RAN UP TO ATTIC SPACE FOR POS DATA LINES



REFRIG. PULL-BOX DETAIL
ALL CONDUIT TO BE SUPPLIED AND INSTALLED BY E.C.



SODA PULL-BOX DETAIL
ALL CONDUIT TO BE SUPPLIED AND INSTALLED BY E.C.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



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A-1
RESTAURANT
EQUIPMENT

FOOD SERVICE
EQUIPMENT &
FURNISHING
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PHONE- 208-671-3285
FAX- 208-671-3980
E-MAIL- justin@alreq.com

PROJECT:
DENNY'S RESTAURANT
MIAMI BEACH, FL

SHEET TITLE
EQUIPMENT CONDUIT PLAN

JOB NUMBER

DRAWN BY
J. Slick

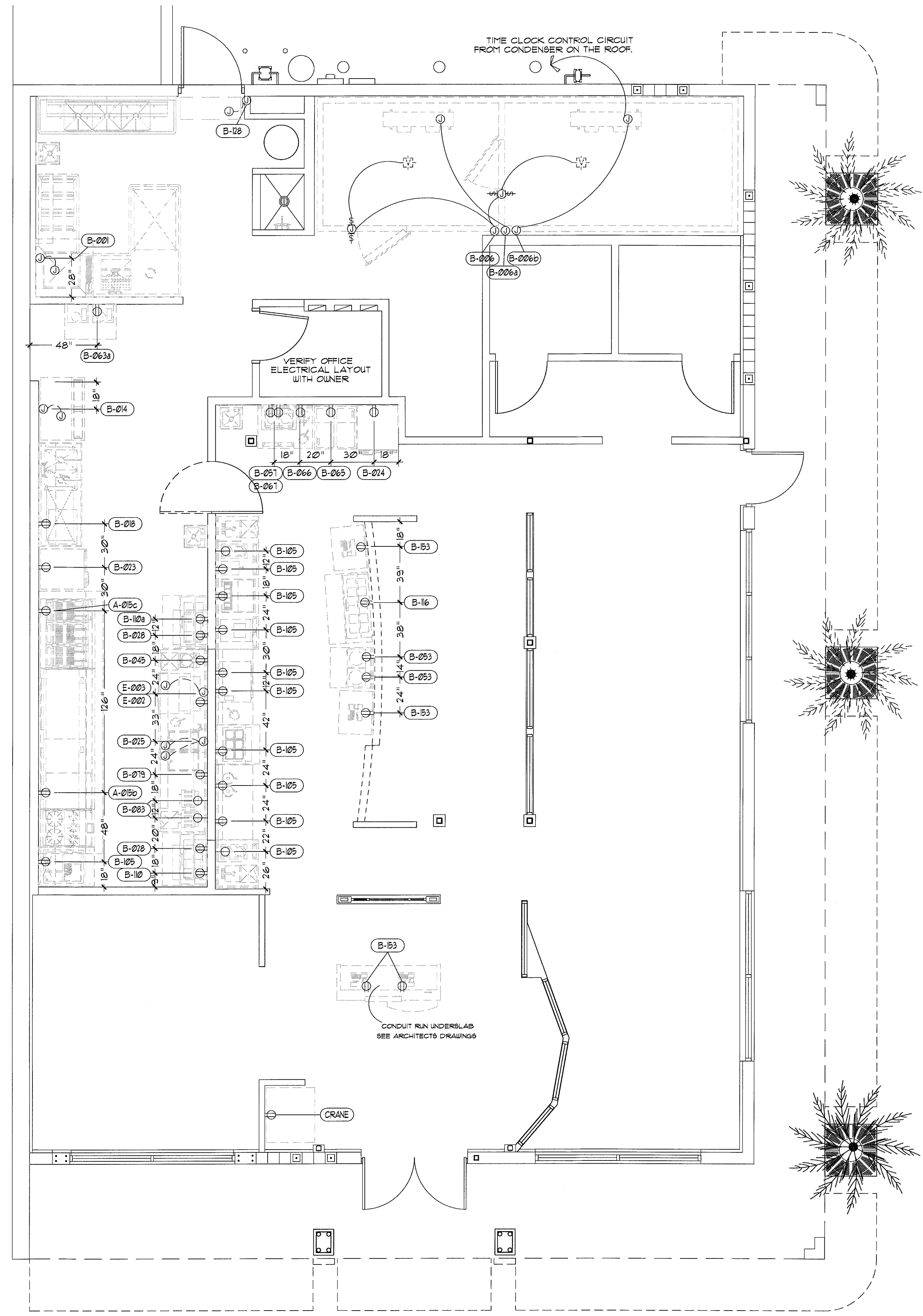
DATE
21 DECEMBER 2012

SCALE
1/4"=1'-0"

APPROVED BY

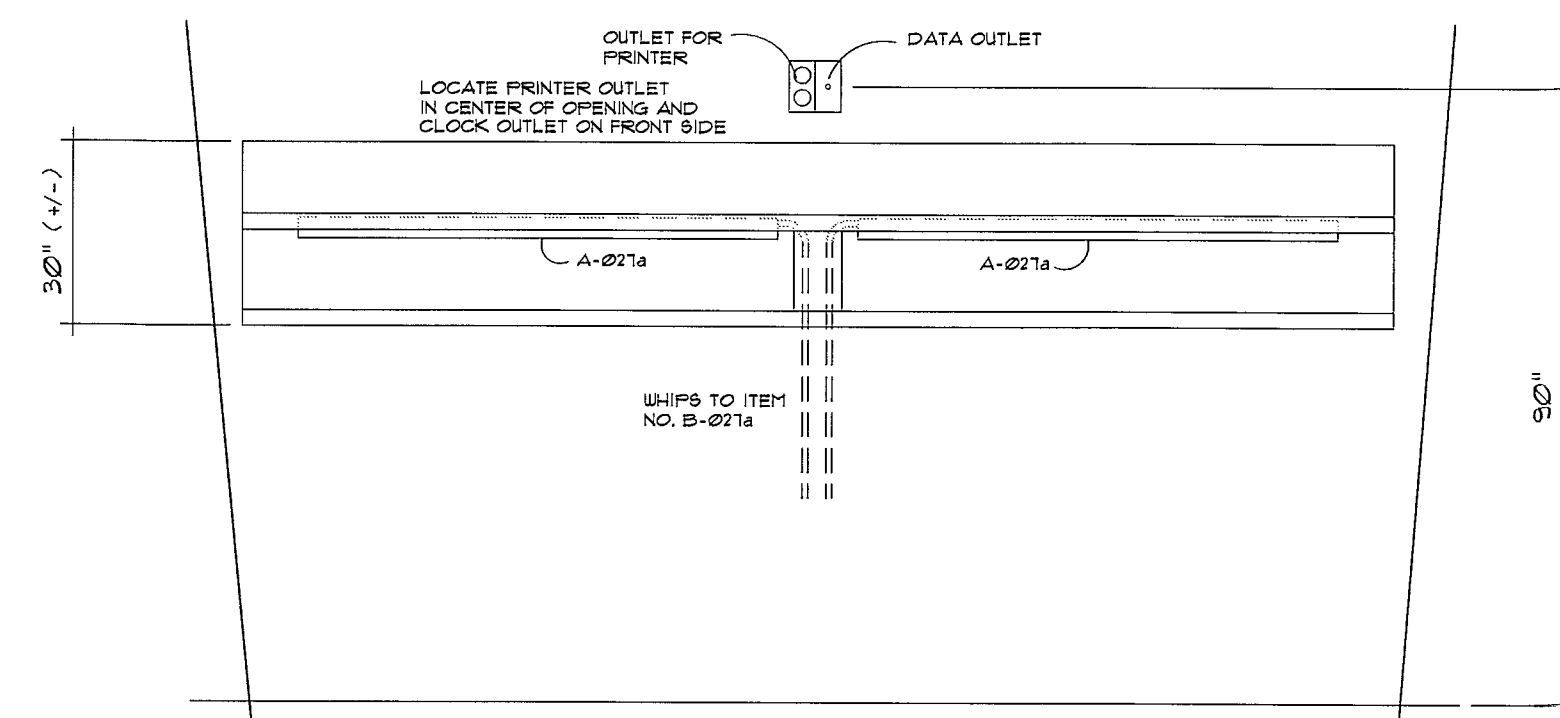
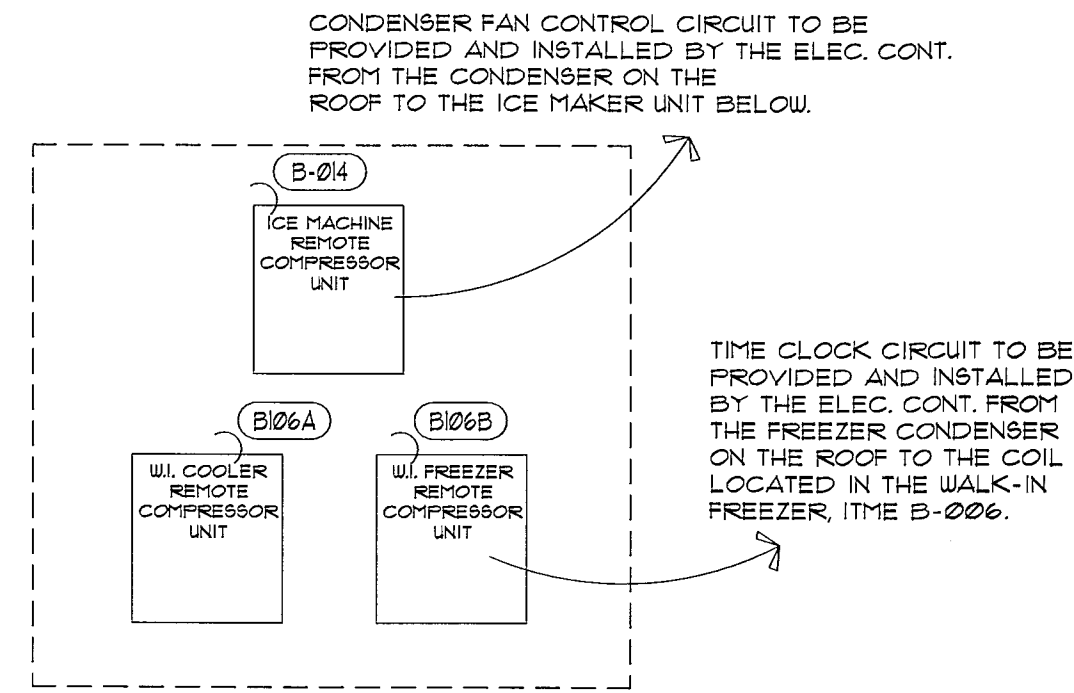
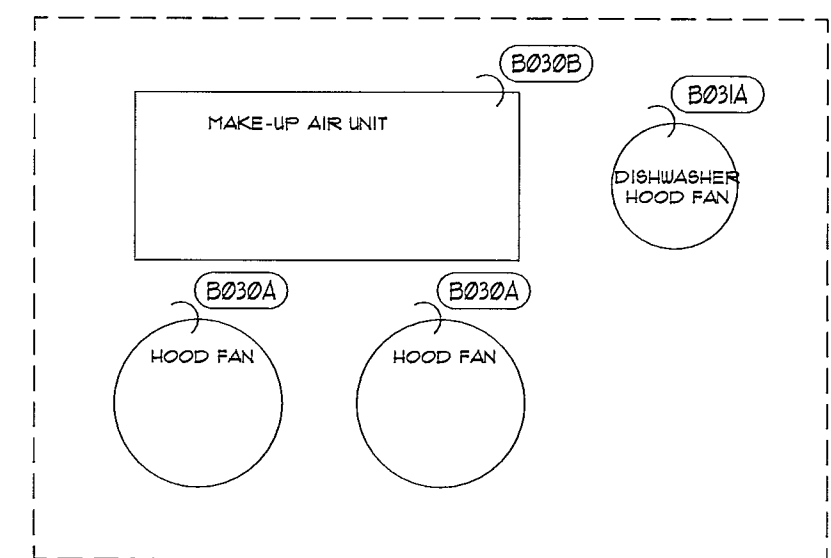
SHEET NUMBER

FS-2



ELECTRICAL SYMBOLS	
	JUNCTION BOX WITH FINAL
	SINGLE OUTLET
	DUPLEX OUTLET
	VAPOR PROOF LIGHT
	SWITCH
	EMPTY OCTAGONAL REMOTE FULL
	CONV. CONVENIENCE OUTLET, MOUNTED @ 48" AFFL.

- ELECTRICAL NOTES**
1. Electrician to make all final connections
 2. Electrical conduit shall be at least 6" above finish floor and at least 1/2" off walls
 3. Electrician to supply all lamps, wires, switches, and disconnects as per local codes
 4. Electrician to make all final connections between fixture mounted components & remote switches
 5. All dimensions on this plan are from finish surfaces and extend to centerline of rough-in
 6. All coverplates in kitchen and service areas shall be stainless steel, unless otherwise noted
 7. All duplex and single convenience outlets above 36" above finish floor to be mounted horizontally
 8. Electrician to hang or install decorative lighting supplied by others & supply light bulbs as required
 9. Electrician shall verify all phone locations with owner
 10. All vertical dimensions are measured from finished floor (NOT FROM RAISED CURBS)



FOOD SERVICE EQUIPMENT ELECTRICAL CONNECTION POINT PLAN

REVISION

1	
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4	

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A-1 RESTAURANT EQUIPMENT

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PROJECT: **DENNY'S RESTAURANT**
MIAMI BEACH, FL

City of Miami Beach
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SHEET TITLE	EQUIPMENT ELECTRICAL PLAN
JOB NUMBER	-
DRAWN BY	J. Gilcock
DATE	03 APRIL 2013
SCALE	1/4" = 1'-0"
APPROVED BY	
SHEET NUMBER	FS-3

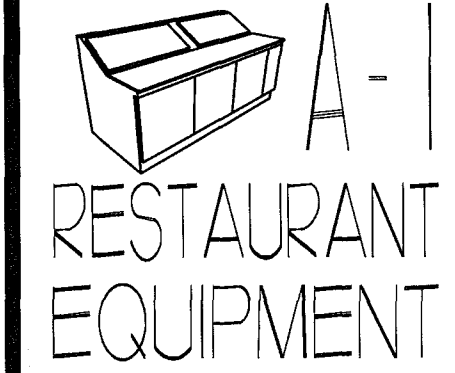
NOT TO SCALE

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Δ	
Δ	
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PROJECT:
DENNY'S RESTAURANT
MIAMI BEACH, FL

City of Miami Beach
Fire Prevention Division
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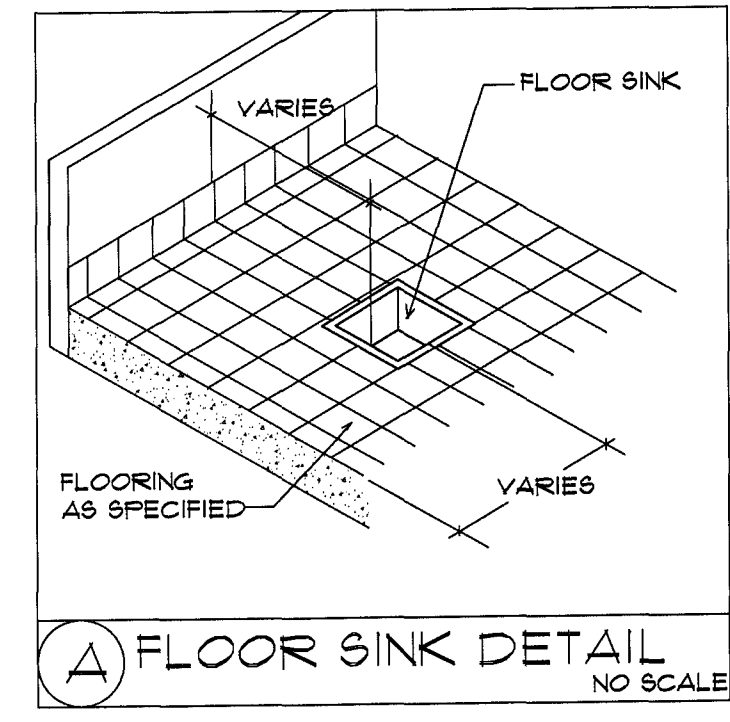


SHEET TITLE
EQUIPMENT PLUMBING PLAN
JOB NUMBER
DRAWN BY
J. Silcock
DATE
21 DECEMBER 2012
SCALE
1/4" = 1'-0"
APPROVED BY
SHEET NUMBER

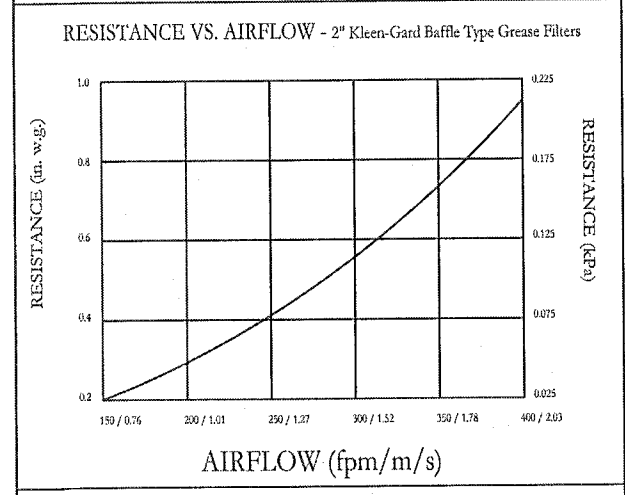
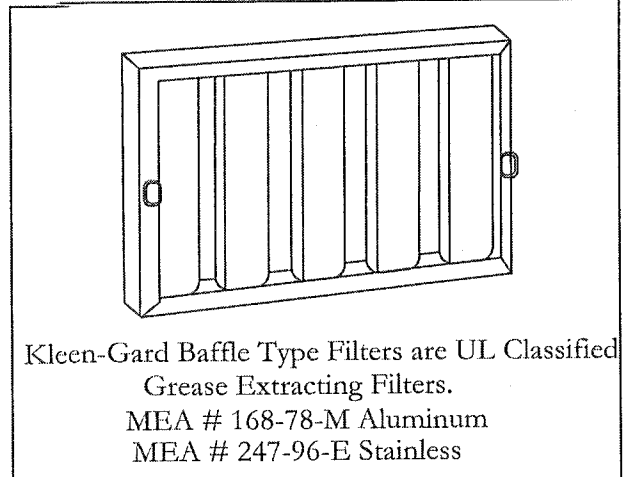
FS-4

PLUMBING SYMBOLS	
←+→	COLD WATER W/ANGLE-STOP
→+→	HOT WATER W/ANGLE-STOP
←+→	FILTERED WATER W/ANGLE-STOP
⌘	FLOOR SINK W/HALF GRATE
⊙	FUNNEL DRAIN
---	INDIRECT WASTE
○	WASTE
⊕	GAS

- PLUMBING NOTES
1. PLUMBER TO MAKE ALL FINAL CONNECTIONS
 2. DRAIN LINES SHALL BE AT LEAST 6" OFF FINISH FLOOR & 1/2" FROM WALLS
 3. PLUMBER TO PROVIDE ALL SHUT-OFF VALVES AND REGULATORS AS PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS
 4. ALL WASTE AND FAUCETS TO BE SUPPLIED BY KITCHEN EQUIPMENT CONTRACTOR FOR ALL EQUIPMENT SUPPLIED BY HIM, PLUMBER TO SUPPLY ALL OTHERS
 5. PLUMBER TO INSTALL AUTOMATIC SHUT-OFF VALVE SUPPLIED BY FIRE CONTROL CONTRACTOR
 6. ALL FLOOR SINKS TO BE FINISHED FLUSH W/ FLOOR
 7. ALL DIMENSIONS ON THIS PLAN ARE FROM FINISH SURFACE & EXTEND TO CENTERLINE OF ROUGH-IN
 8. ALL VERTICAL DIMENSIONS ARE MEASURED FROM FINISHED FLOOR
 9. PLUMBING CONTRACTOR TO PROVIDE HARD ACR OR TYPE 1" COPPER DRAIN LINES FOR WALK IN FREEZERS AND REFRIGERATORS, PITCH 4" MIN.



FOOD SERVICE EQUIPMENT FLOOR SINK & PLUMBING CONNECTION POINT PLAN



Filter Detail

EXHAUST CFM/LENGTH OF HOOD X CFM/LINFT. (LOAD)
SUPPLY CFM/EXHAUST CFM X PERCENTAGE REQUIRED
TOTAL DUCT AREA=44 X $\frac{CFM}{FPM}$

DUCT LENGTH= TOTAL DUCT AREA
DUCT DEPTH

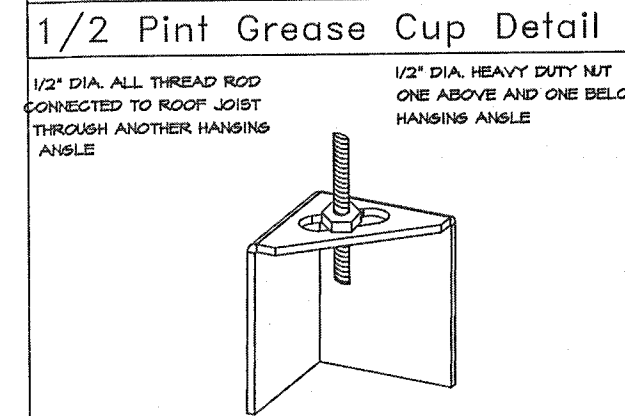
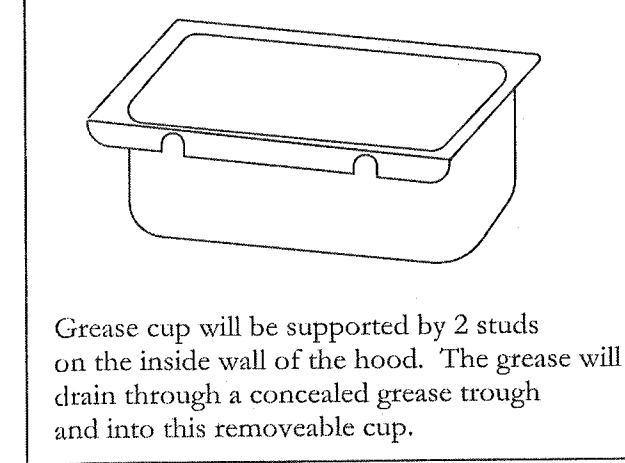
*OPTIC-ARE VENTILATOR DUCT SIZES ARE CALCULATED USING AN EXHAUST VELOCITY OF 1500-1800 FPM AND A SUPPLY VELOCITY OF 1000 FPM. PLEASE CONSULT FACTORY FOR MAXIMUM ALLOWABLE DUCT SIZES.

CALCULATIONS UTILIZED

CAPTIVE-AIR HOODS ARE BUILT IN COMPLIANCE WITH:

- NFPA #96
- NSF
- B.O.C.A. M18-16
- LCBO, 2416
- SBCCI PFT 4 BS NO. 1937
- ETL Listed
- LOS ANGELES RAMBOSO

BUILDING CODES

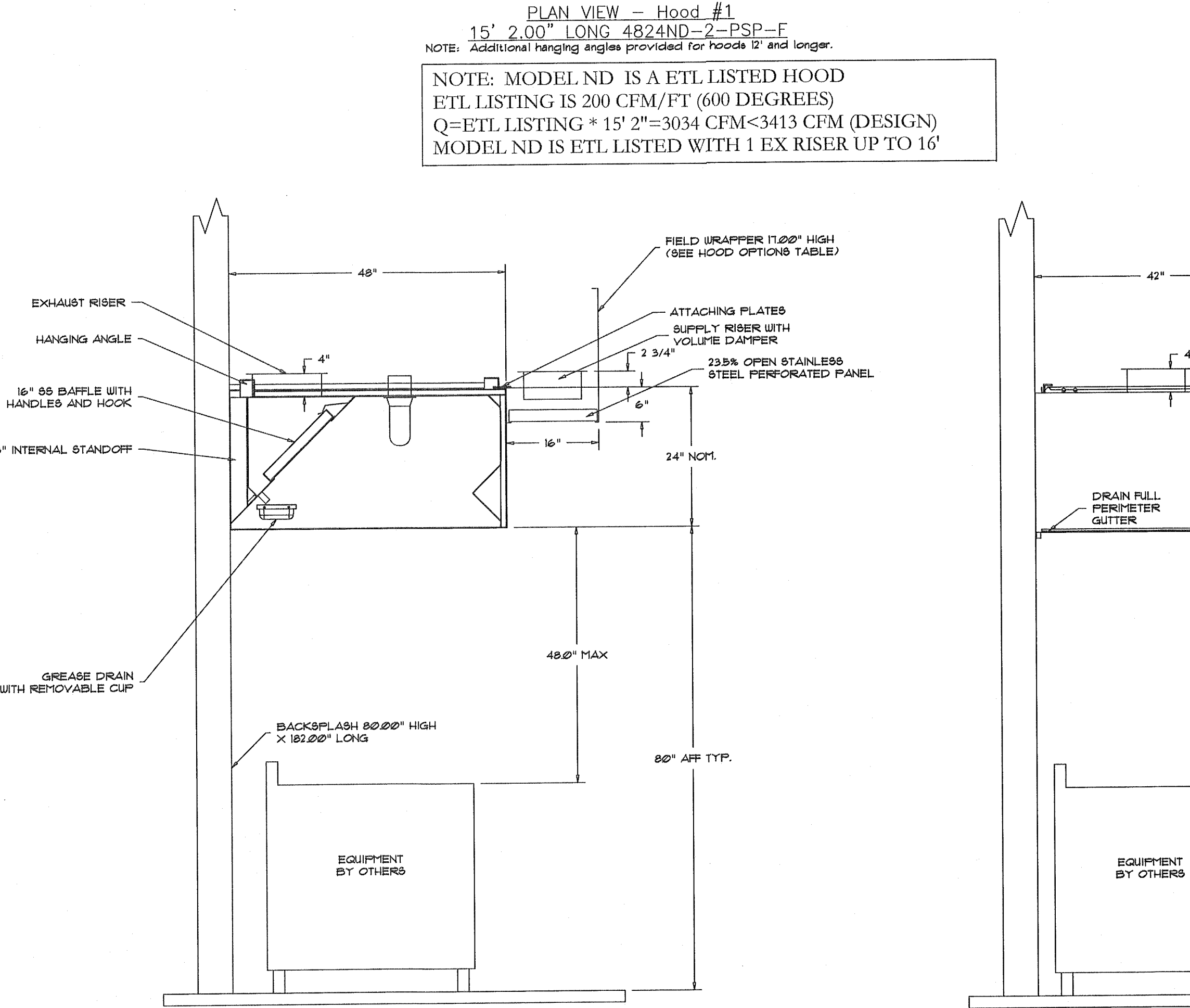
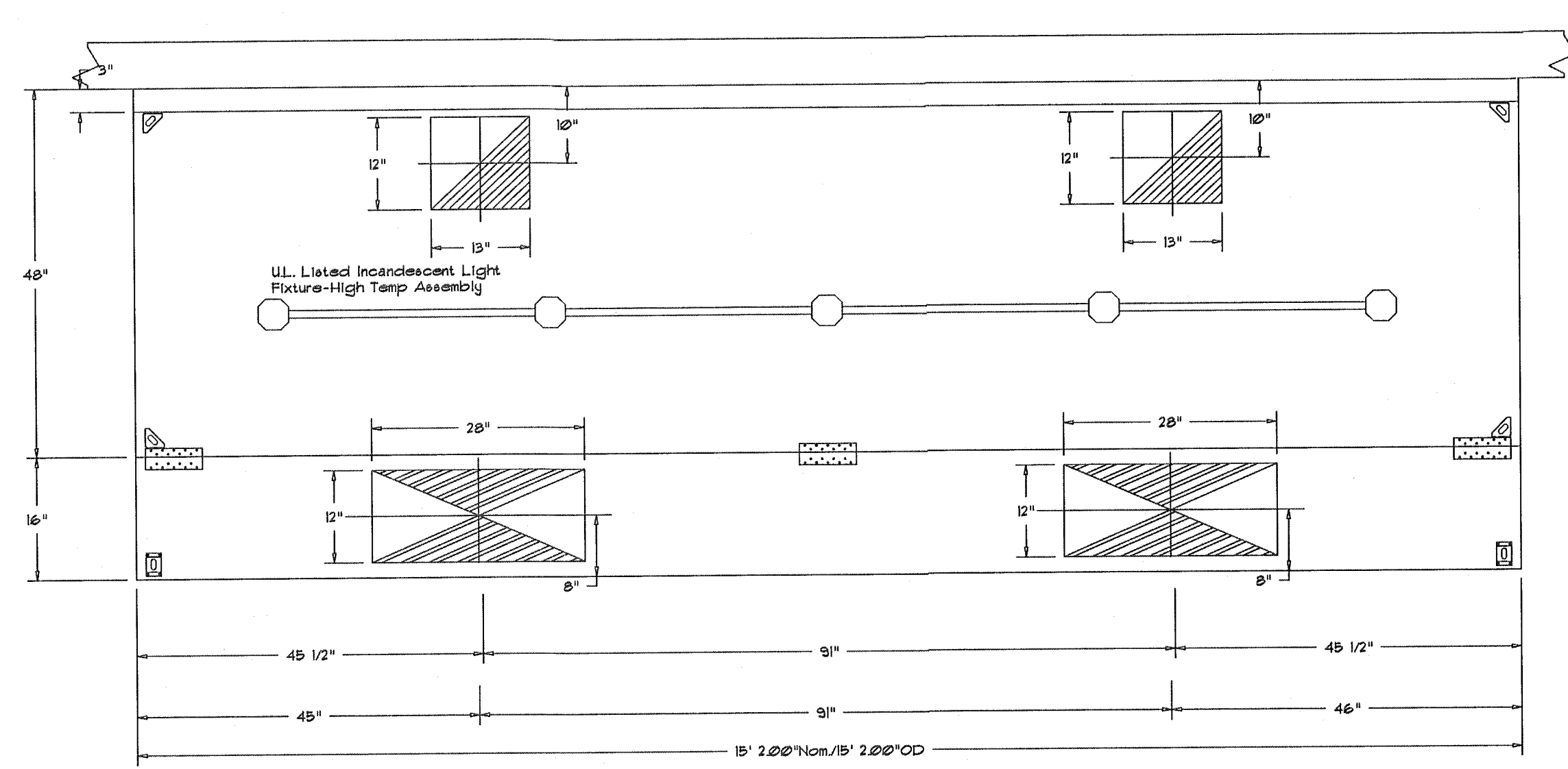


ND-2 HANGING ANGLE DETAIL

HANGING ANGLES WILL BE LOCATED IN THE FOLLOWING LOCATIONS FOR WALL CANOPIES

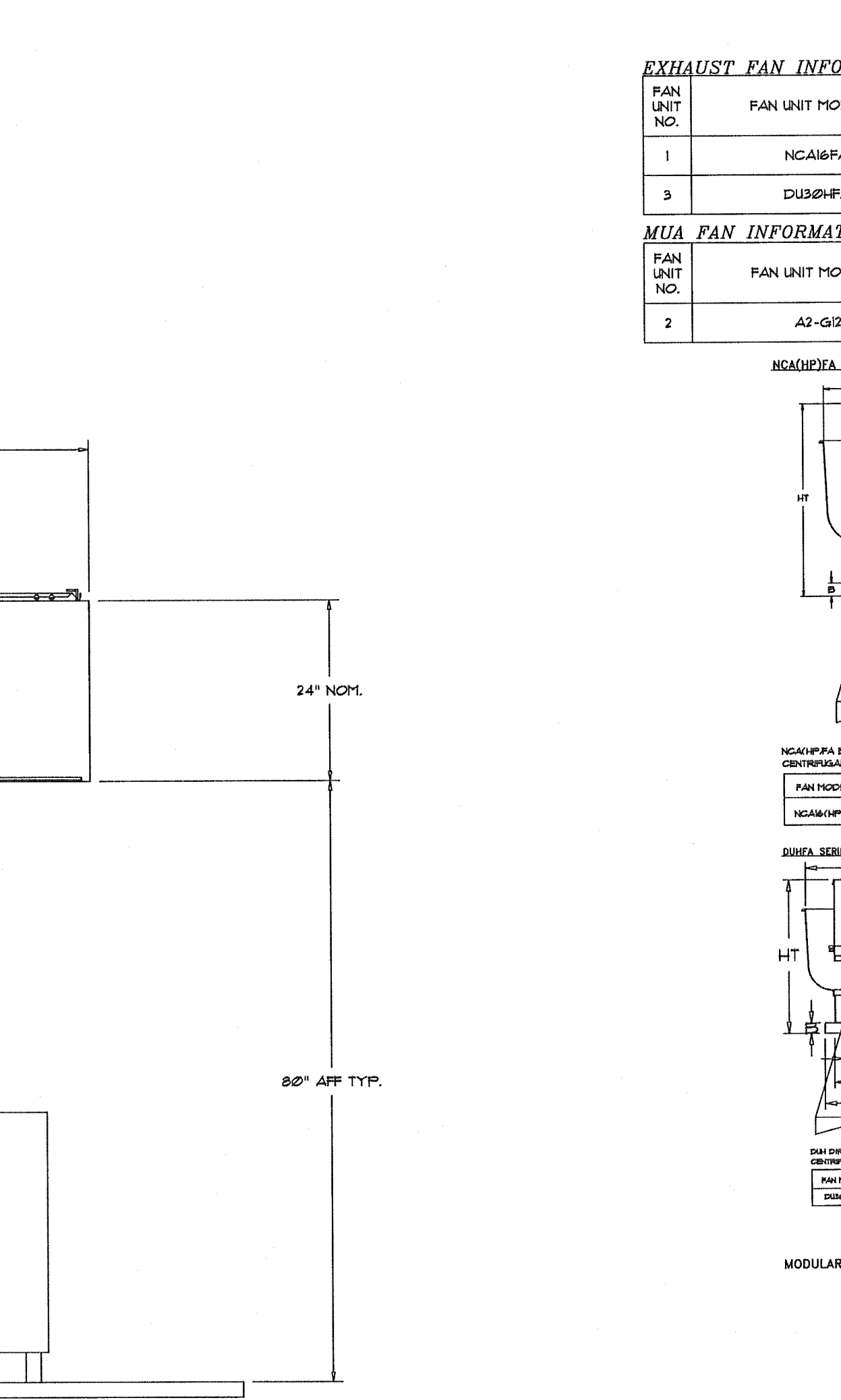
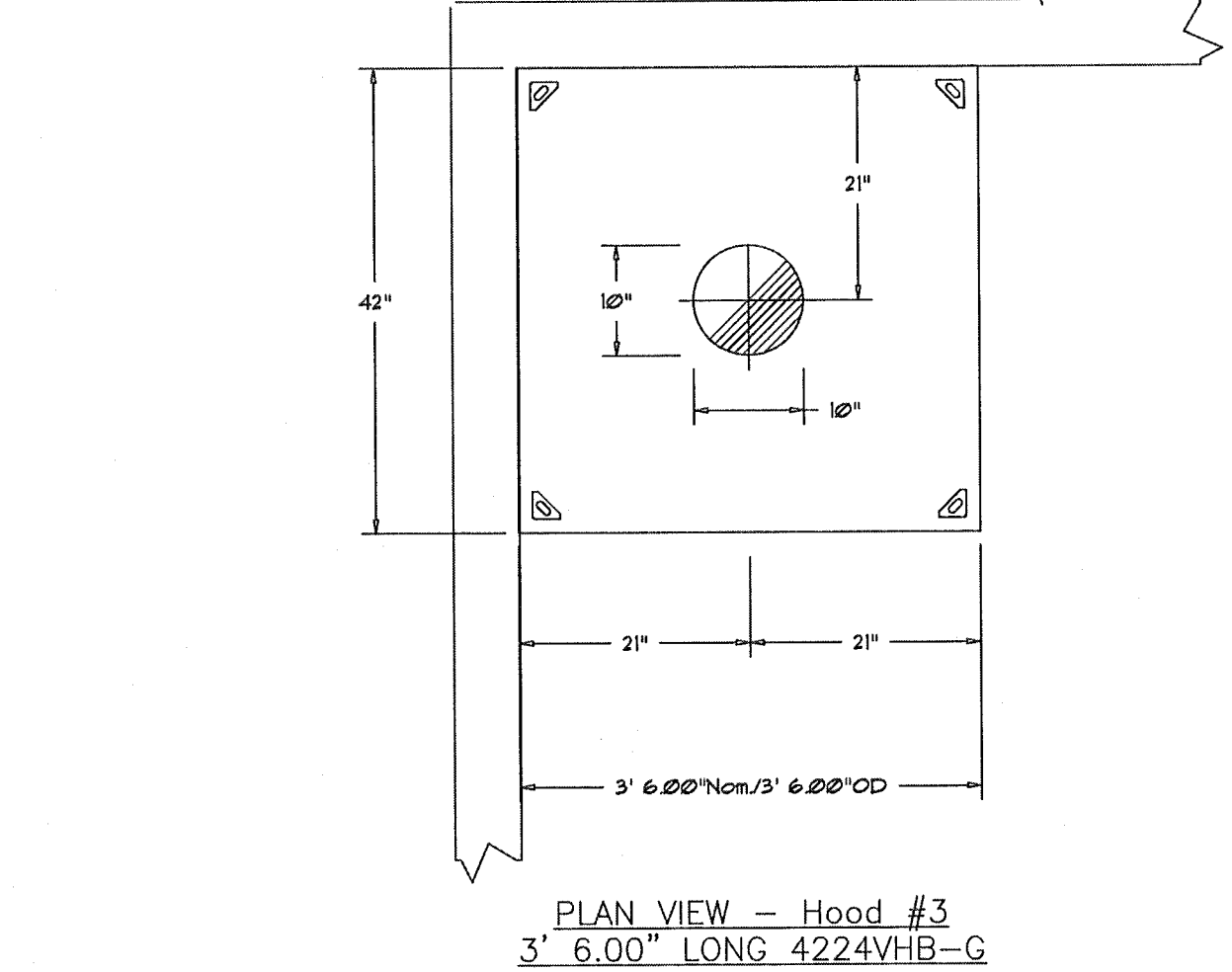
HOOD STYLE	EXHAUST ONLY	WITH MUA	DIM FROM REAR	DIM FROM FRONT (24" High Hood)	DIM FROM FRONT (30" High Hood)
Wall	Exhaust Only	With MUA	1.75"	11.25"	5.25"
Back Shelf	Exhaust Only	With MUA	1.75"	15.0"	5.25"
Condensate				2.75"	2.75"
				10.50"	10.50"

HANGING ANGLE LOCATIONS

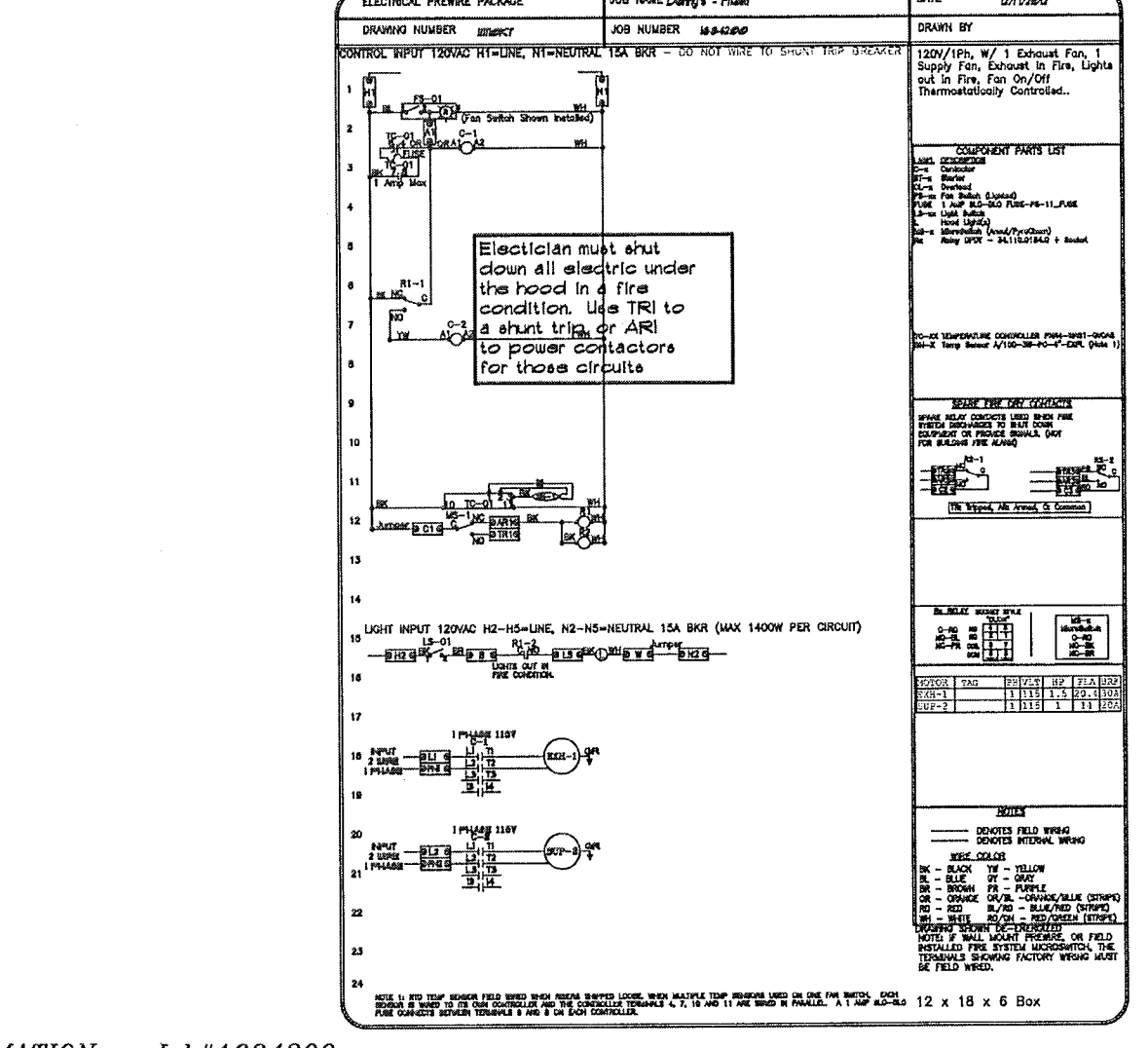


HOOD INFORMATION - Job#1684200									
HOOD NO.	MODEL	LENGTH	MAX. COOKING TEMP.	TOTAL EXHAUST CFM	EXHAUST RISER(S)	WIDTH	LENGTH	DIA.	CFM
1	ND-2-PSP-F	15' 2.00"	600° Deg	3413	12" 13"	1106	1106	1106	1106
2	4224 VHB-G	3' 6.00"	700° Deg	450	12" 13"	1106	1106	1106	1106

PERFORATED SUPPLY PLENUM(S)									
HOOD NO.	POS.	LENGTH	WIDTH	HEIGHT	TYPE	WIDTH	LENGTH	DIA.	CFM
1	Front	182"	16"	6"	MUA	12"	28"	1365	1365
2	Front	182"	16"	6"	MUA	12"	28"	1365	1365



These products and others are available for demonstration at the Northern CA display center -For more information or questions Contact-
Captiva Aire Systems
1100 Burnett Ave, Suite G, Concord, CA 94520
Phone: (925) 362-1999, Fax: (925) 366-2565
Email: reg32@captivaire.com

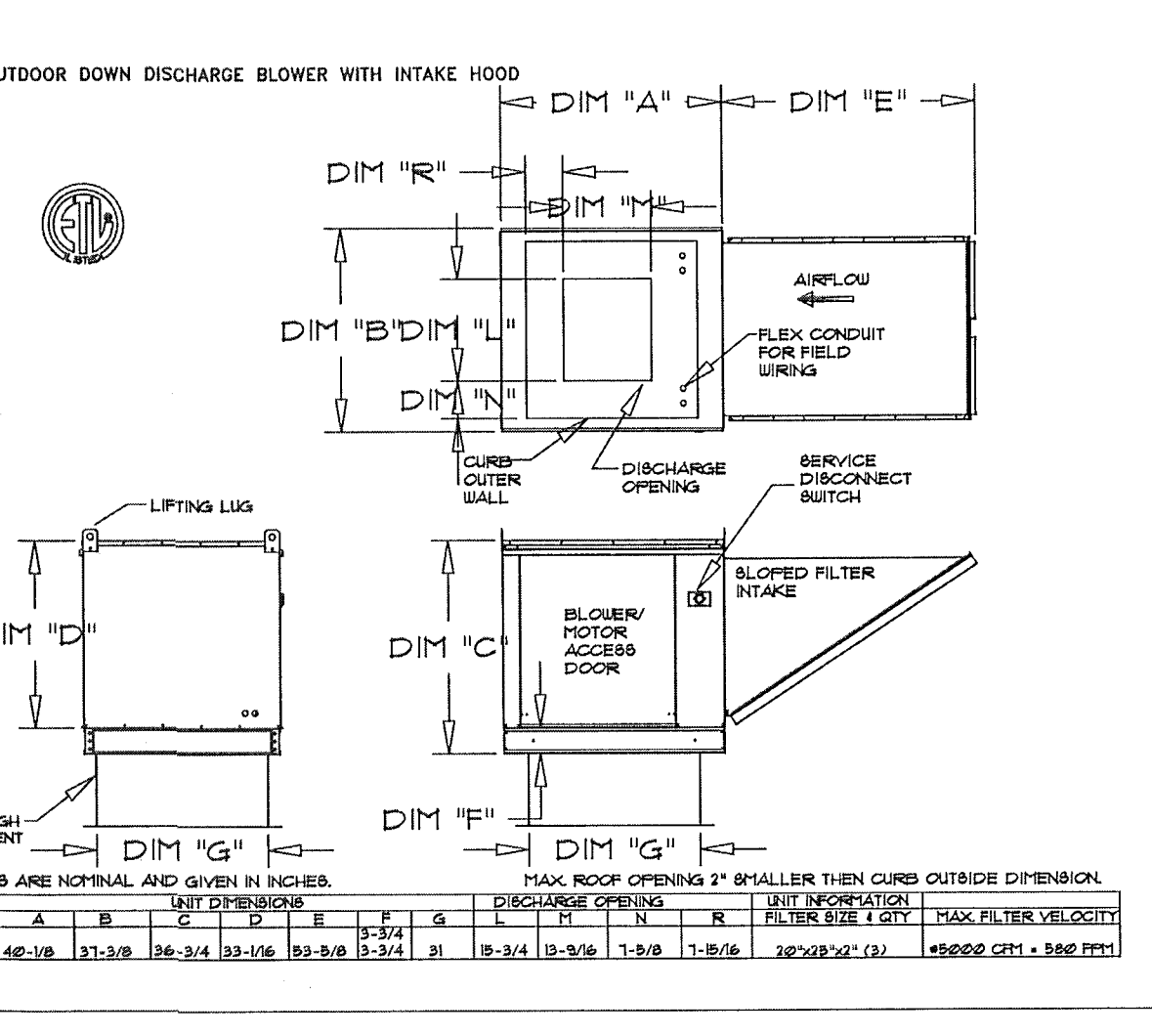
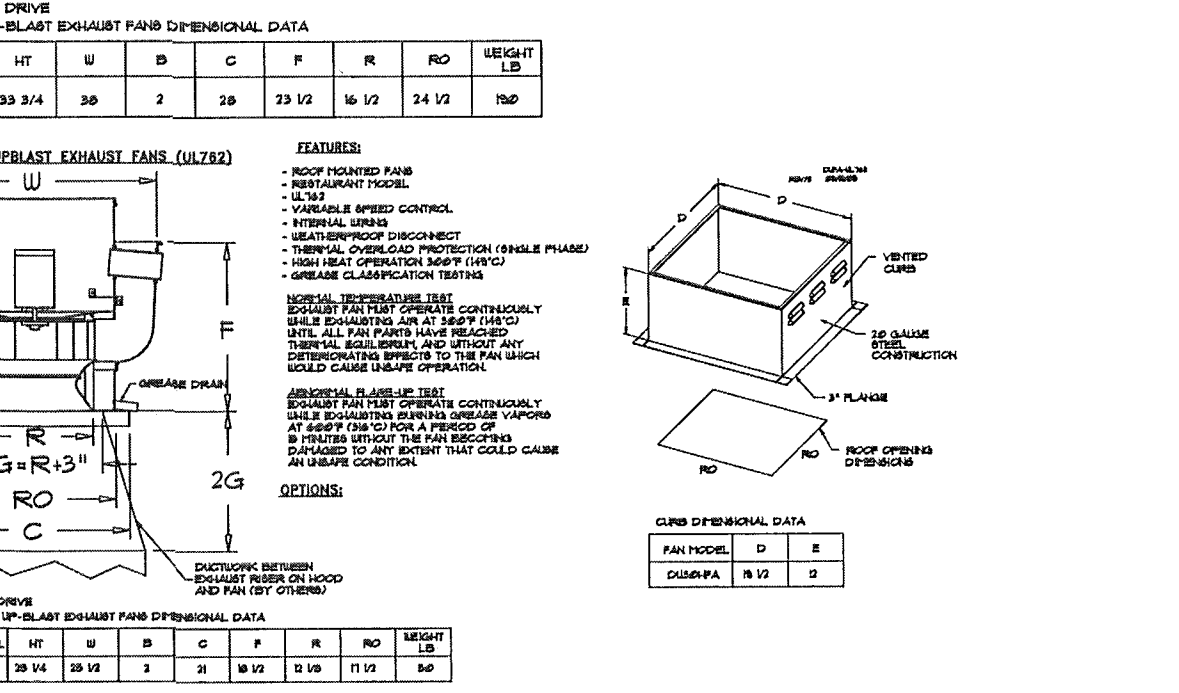
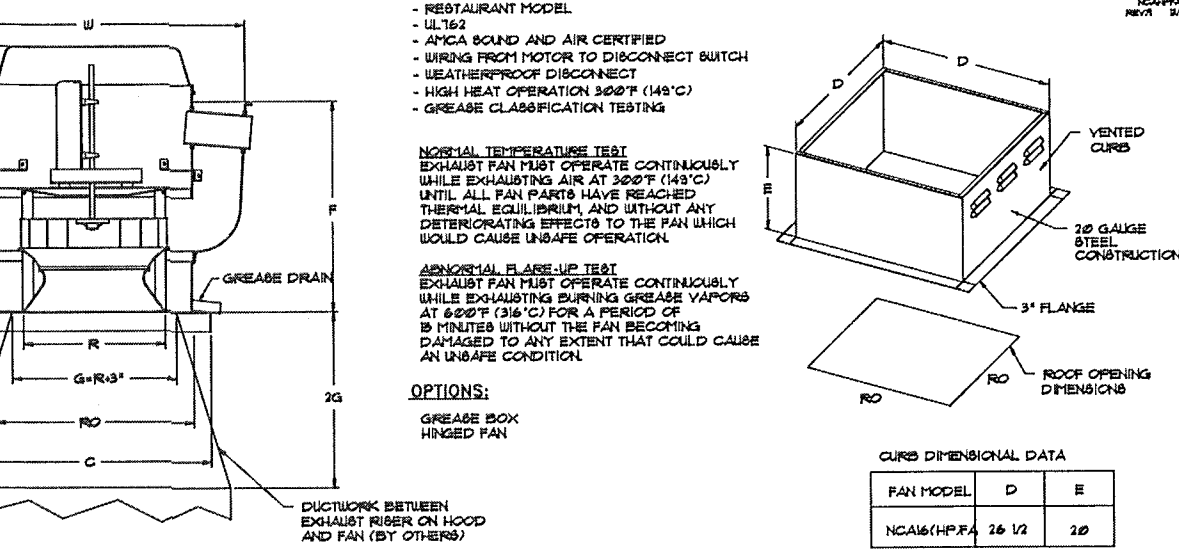


EXHAUST FAN INFORMATION - Job#1684200

FAN UNIT NO.	FAN UNIT MODEL *	MODEL	TAG	CFM	ESP.	RPM	H.P.	V	VOLT	FLA	WEIGHT (LBS.)	SONEB
1	NCA16FA	NCA16FA		3413	1300	1211	1500	1	115	20.4	192.41	112
3	DUB30FA	DUB30FA		450	2500	1131	2250	1	115	4.0	512.6	6.3

MUA FAN INFORMATION - Job#1684200

FAN UNIT NO.	FAN UNIT MODEL *	BLOWER	HOUSING	TAG	CFM	ESP.	RPM	H.P.	V	VOLT	FLA	WEIGHT (LBS.)	SONEB
2	A2-G2	G2	A2		3075	2500	683	1200	1	115	14.0	321.43	16.9



REVISION

NO.	DESCRIPTION	DATE
1		
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A-1 RESTAURANT EQUIPMENT

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295 SOUTH 25th EAST
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PHONE: 208-671-3285
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E-MAIL: justin@aireq.com

REVISIONS

DATE: 1/22/2012

DWG.#: 1684200

DRAWN BY: DP

SCALE: 1"=1'-0"

MASTER DRAWING

SHEET NO. 1

PROJECT: DENNY'S RESTAURANT MIAMI BEACH, FL

DATE: 1/22/2012

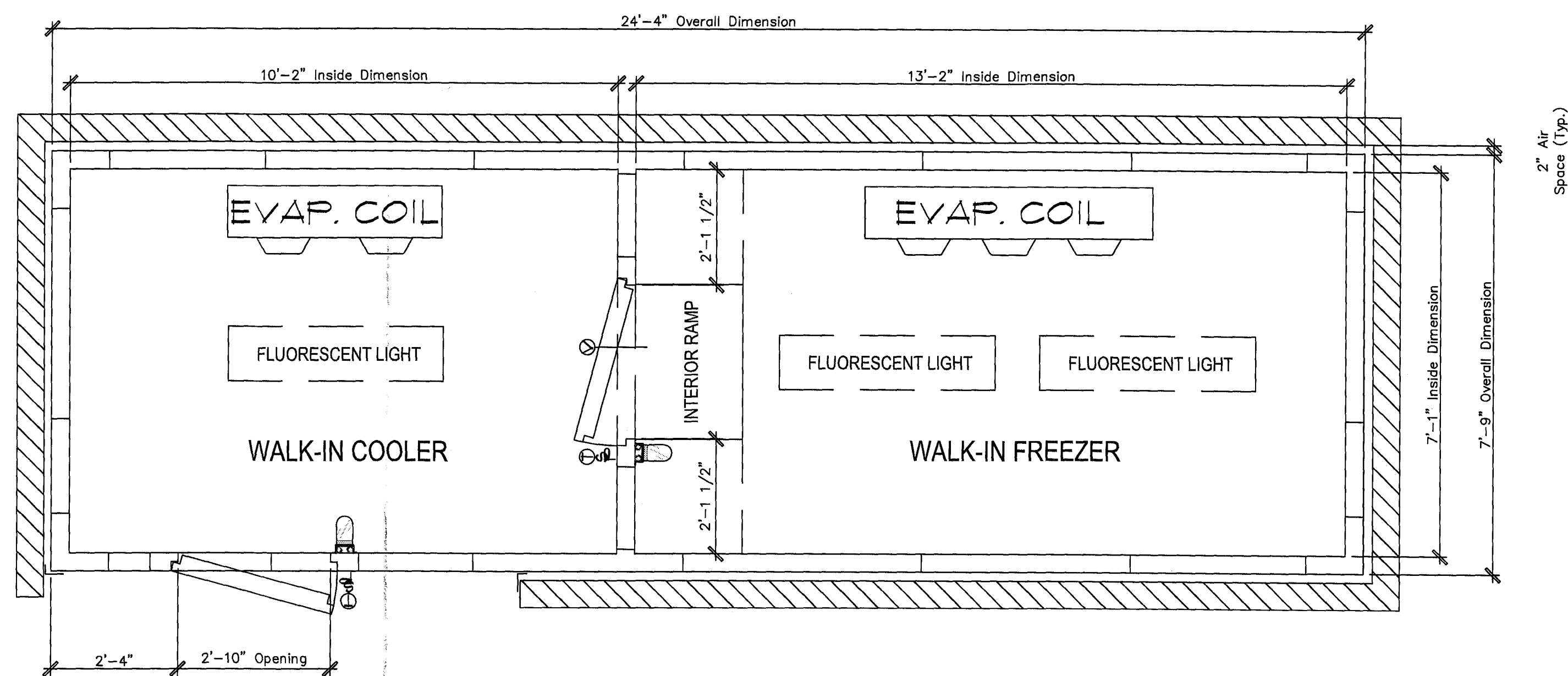
DWG.#: 1684200

DRAWN BY: DP

SCALE: 1"=1'-0"

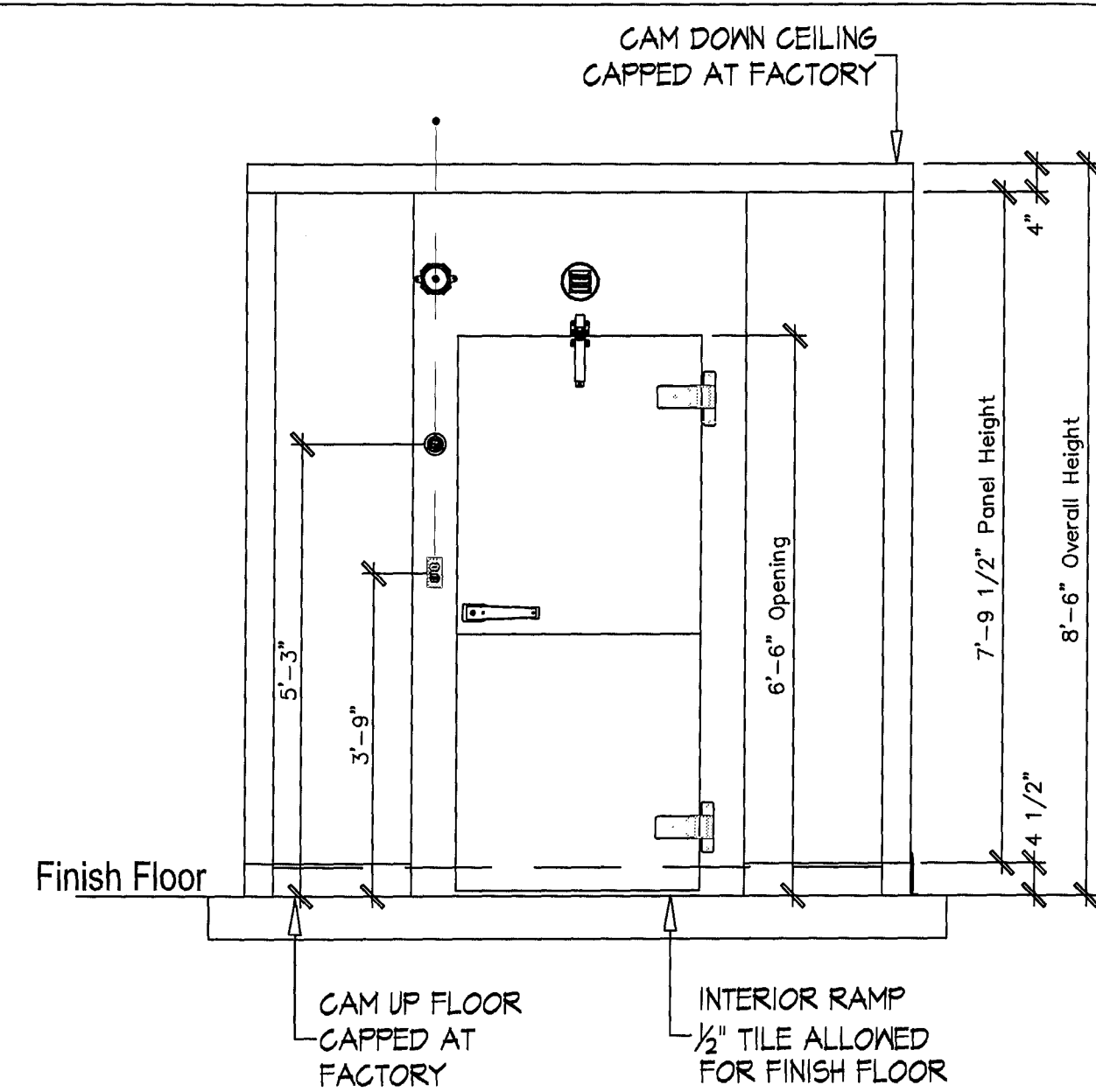
MASTER DRAWING

SHEET NO. 1

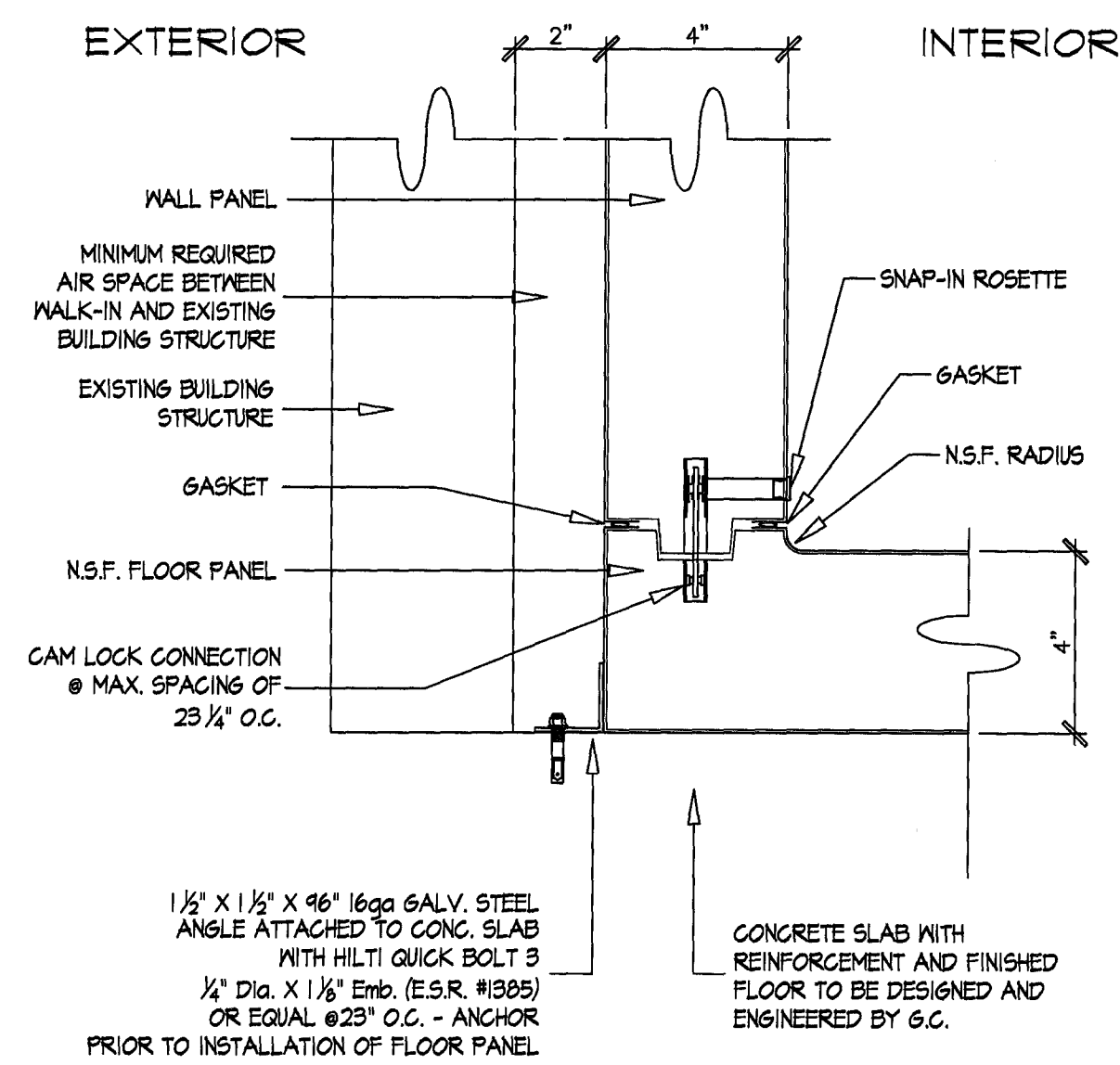


Plan View

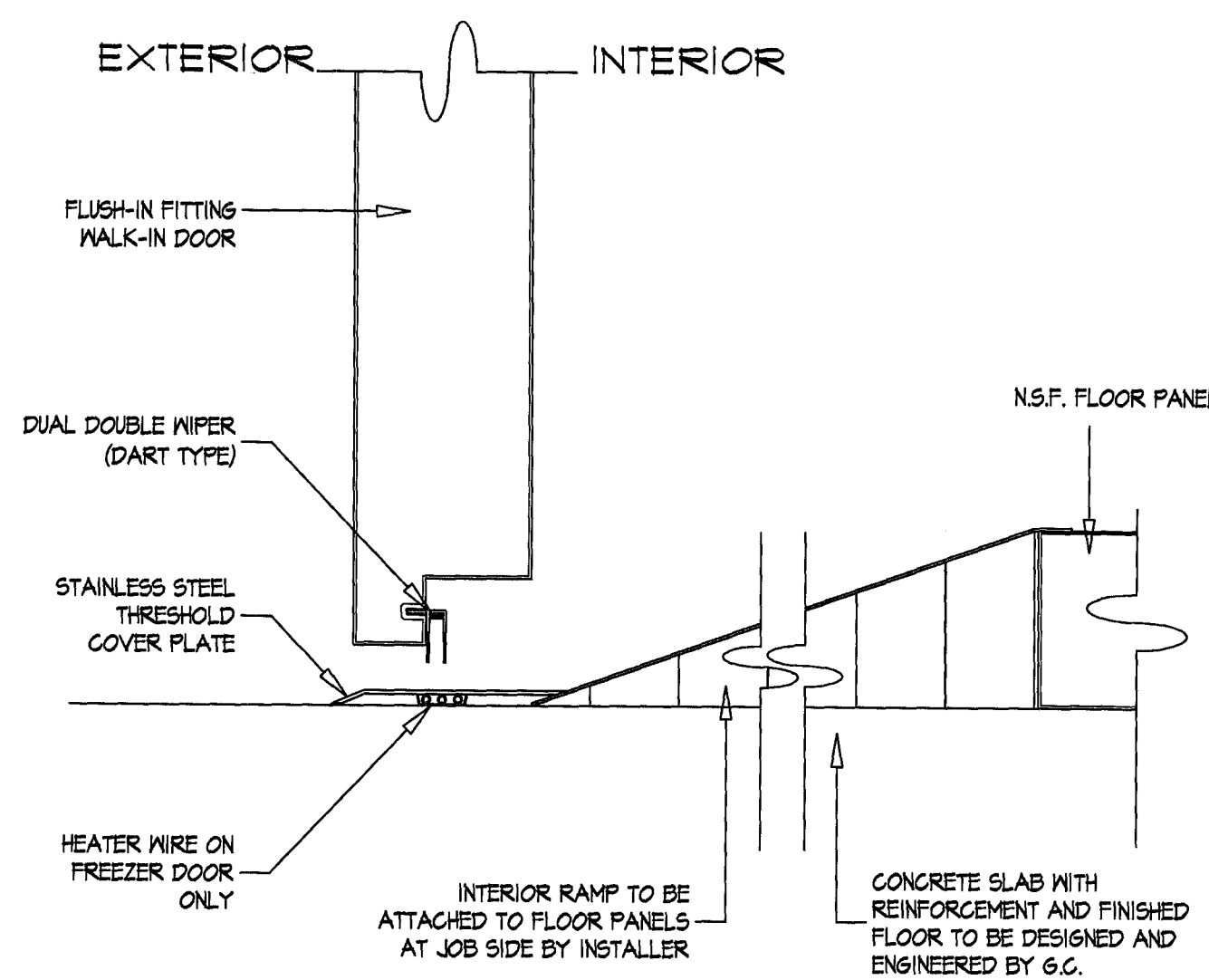
Section View



Elevation



Wall Panel to Pre-Fab Floor Connection at Building Wall



Interior Ramp and Threshold Detail at Cooler Door

WALK-IN SPECIFICATIONS

DESCRIPTION: N.S.F. APPROVED INDOOR WALK-IN COOLER / FREEZER.

INSULATION: FOAMED-IN PLACE U.L. LISTED, CLASS I URETHANE FOAM INSULATION WITH A FLAME SPREAD RATING LESS THAN 25, AND SMOKE DENSITY LESS THAN 450 WHEN TESTED IN ACCORDANCE TO A.S.T.M. E84 (U.L. 723).

FLOOR, WALL AND CEILING PANELS: 4" HIGH DENSITY FRAME

FLOOR: PRE FAB. N.S.F. COVED FLOOR WITH INTERIOR RAMP

FINISH: INTERIOR: 26 ga STUCCO EMBOSSED GALVALUM
EXTERIOR: 26 ga STUCCO EMBOSSED GALVALUM
EXPOSED EXTERIOR: 20 ga STAINLESS STEEL
FLOOR FINISH: .10 SMOOTH ALUMINUM

DOOR(S): (1) 34" x 78" FLUSH-IN FITTING COOLER DOOR.
(1) 34" x 78" FLUSH-IN FITTING FREEZER DOOR.
WITH HEATER CABLE ON FOUR SIDE AND THRESHOLD
WALK-IN DOOR TO BE EQUIPPED WITH:
(1) KASON CAM-RISE REVERSABLE HINGES Model # 1256
(1) KASON SPRING ASSISTED KIT FOR HINGES Model # 1255
(1) KASON CYLINDER LOCKING HANDLE MODEL # 1229C
(1) KASON HYDRAULIC DOOR CLOSER Model # 1094
36" high STAINLESS STEEL KICKPLATE ON EXTERIOR & INTERIOR
DOOR AND DOOR SECTION FINISHES:
INTERIOR 26 ga STUCCO EMBOSSED GALVALUM
EXTERIOR 20 ga STAINLESS STEEL

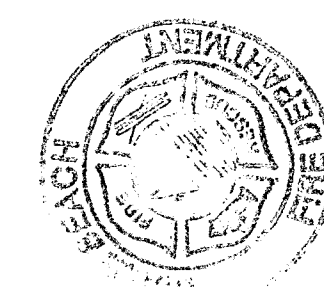
ACCESSORIES:
(2) KASON VAPOR PROOF LIGHT FIXTURE-BASE SURFACE MOUNTED ON DOOR SECTION (GLOBE, CFL BULBS SHIPPED LOOSE)
(3) KASON FLUORESCENT LIGHT FIXTURE-TO BE SURFACE MOUNTED AND INSTALLED AT JOB SITE ON CEILING PANELS (BASE, GLOBE AND BULBS SHIPPED LOOSE).
(2) Single Pole Toggle EAGLE SWITCH-FLUSH MOUNTED ON EXTERIOR OF WALK-IN(S) WHERE INDICATED ON PLAN VIEW AT 45" ABOVE FINISHED FLOOR, WITH STAINLESS STEEL COVER PLATE WITH 125v RED NEON PILOT LIGHT
(2) 2" Dia. DIAL THERMOMETER - FLUSH MOUNTED ON EXTERIOR OF WALK-IN(S) WHERE INDICATED ON PLAN VIEW AT 63" ABOVE FINISHED FLOOR LINE.
(1) KASON MODEL #1830 AIRVENT - FLUSH MOUNTED ON TOP PORTION OF FREEZER DOOR SECTION

ADDITIONAL-
ACCESSORIES: 1. 3/4"x3/4"x96" 16ga. GALV. STEEL SILL (SHIPPED LOOSE)
2. WALL CLOSURES TO MATCH (SHIPPED LOOSE).

GEN. NOTES: 1. CEILING PANELS TO BE CAPPED IN FACTORY.
2. ALL ELECTRICAL AND PLUMBING WORK BY OTHERS
3. DOOR(S) SIZE WITH 1/2" TILE ALLOWED FOR FINISHED FLOOR LINE.

REFRIGERATION:
COOLER: (1) 1.5 HP Med Temp Unit 208-230/60/3ph./7.5A
(1) Evaporator Coil 115/60/1ph./3.6A (35°F)
FREEZER: (1) 3 HP Low Temp Unit 208-230/60/3ph./11.1A
(1) Evaporator Coil 230/60/1ph./13.0A (-10°F) Holding Temp
OUTDOOR Pre-assembled Remote System w/EC Motors

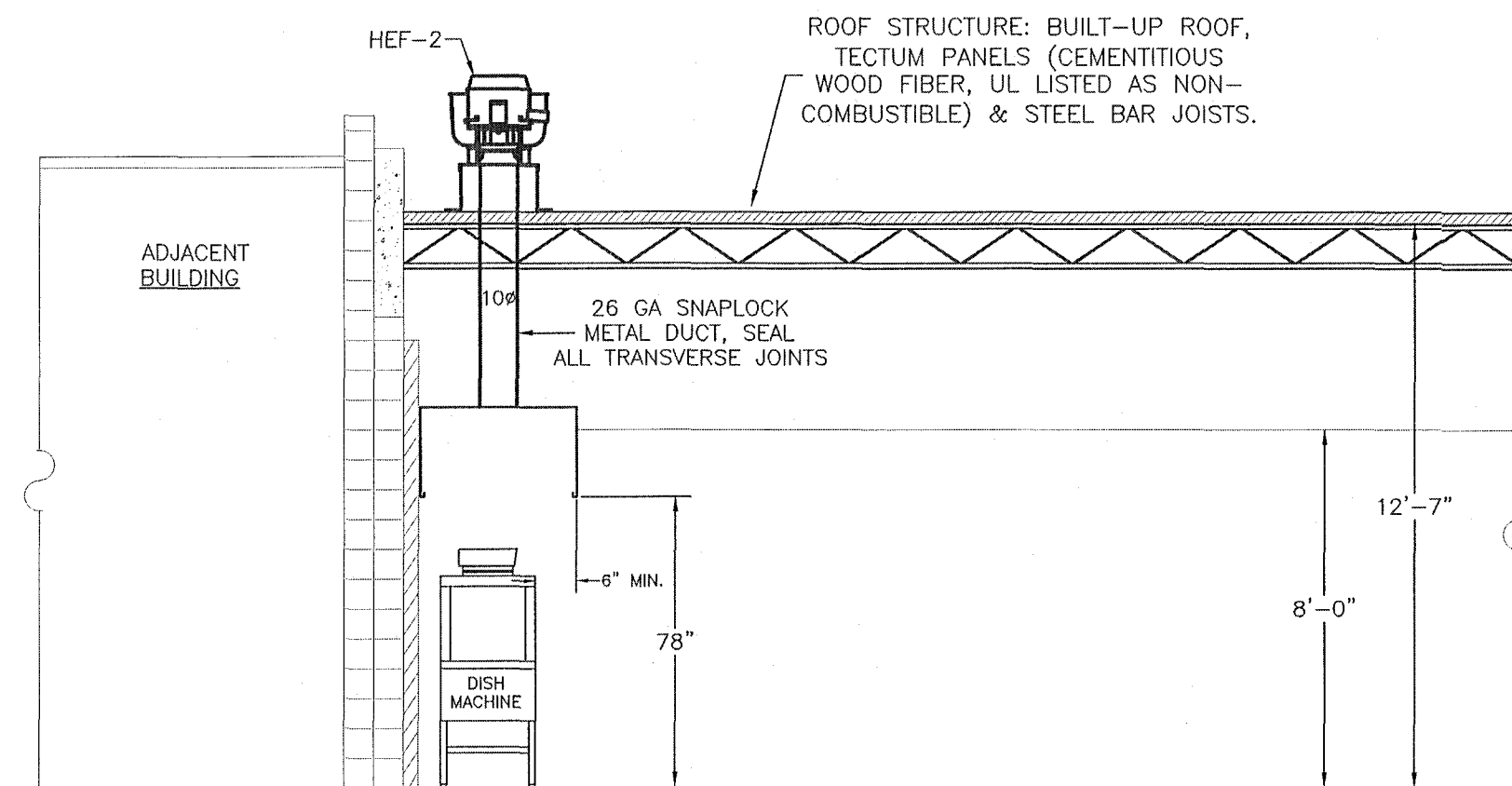
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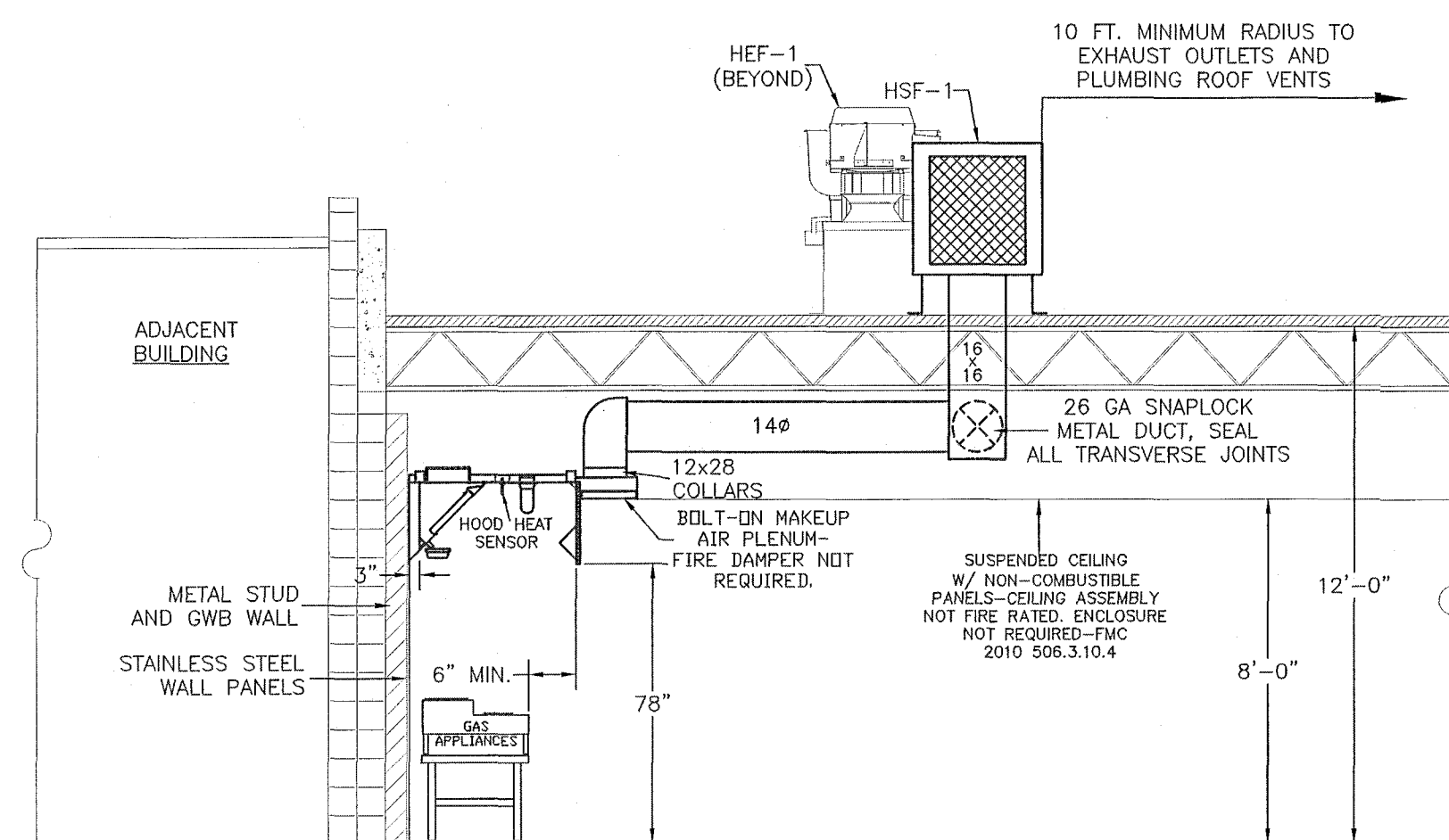
PROJECT: DENNY'S RESTAURANT
MIAMI BEACH, FL

SHEET TITLE
WALK-IN PLAN
JOB NUMBER
DRAWN BY
J. Slick
DATE
21 DECEMBER 2012
SCALE
APPROVED BY
SHEET NUMBER

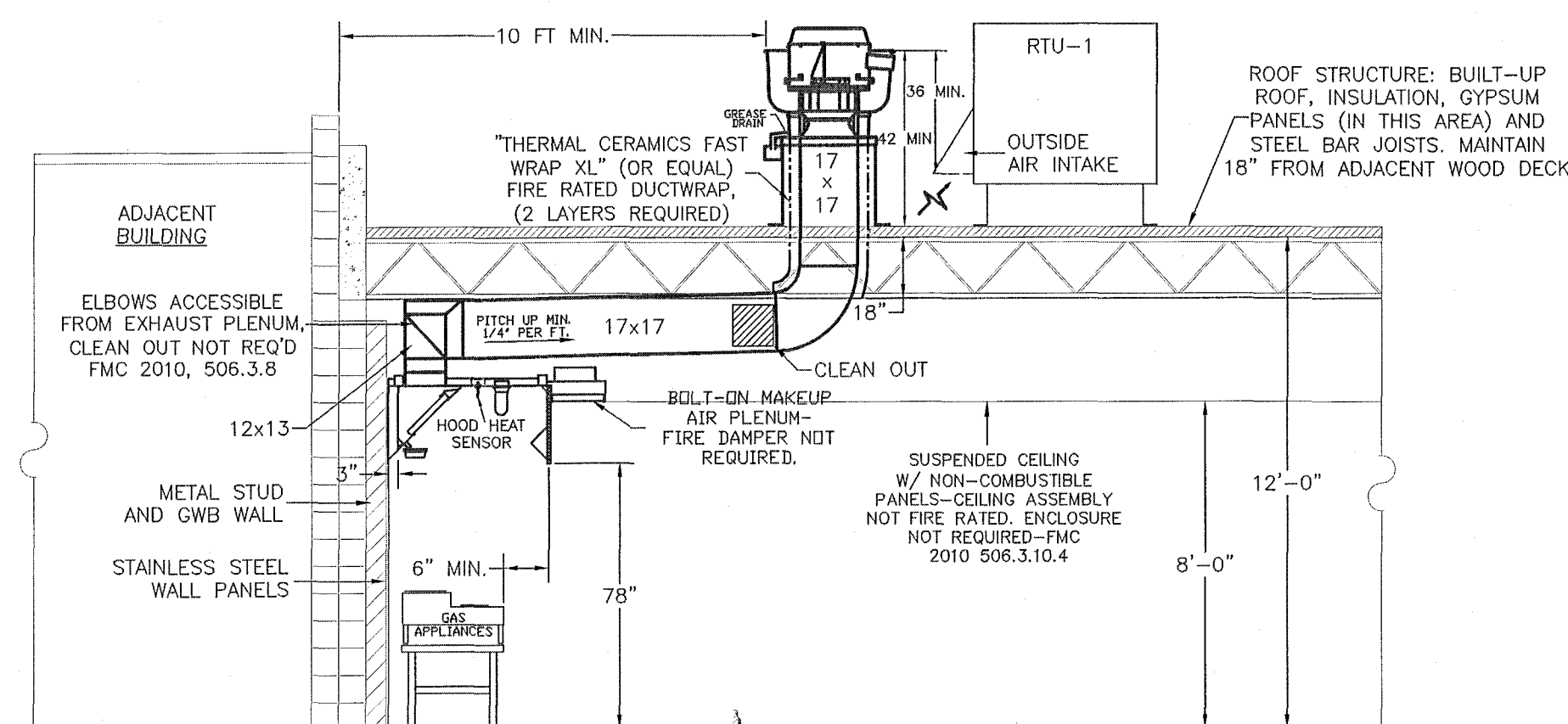
FS-6



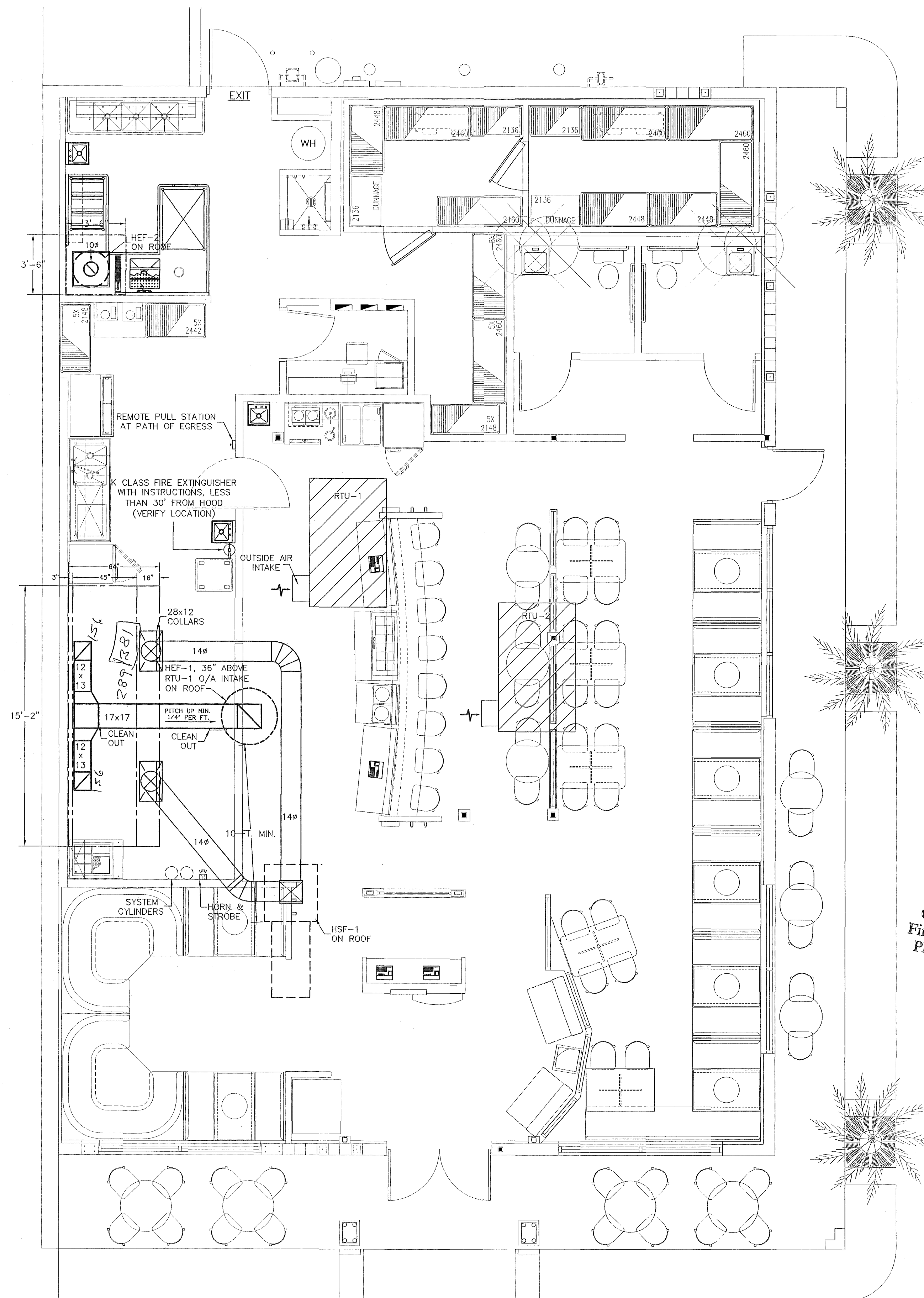
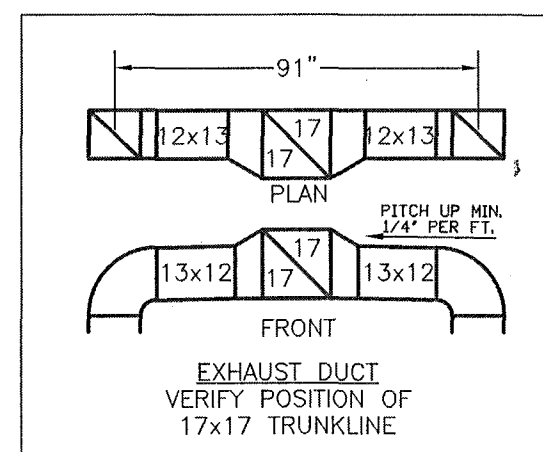
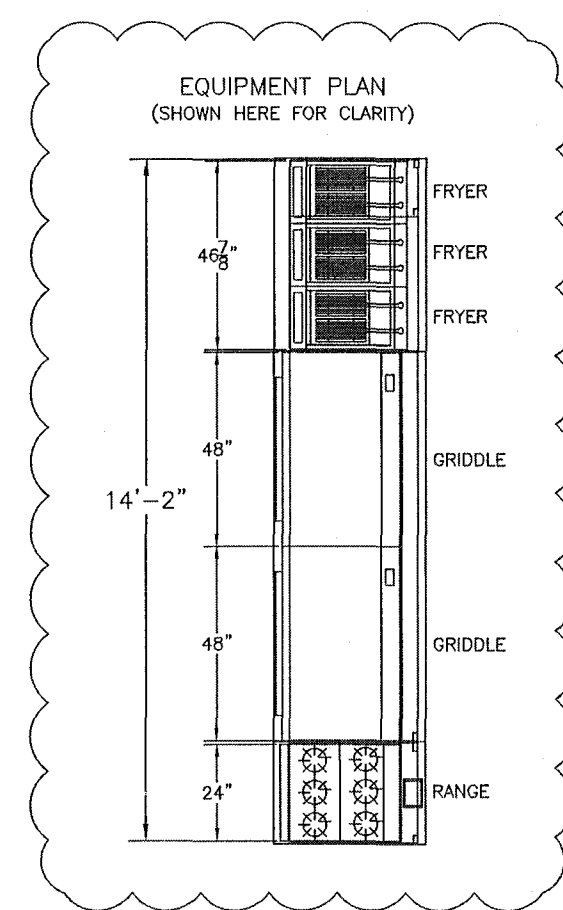
HOOD SECTION DISH MACHINE
1/4" = 1'-0"



HOOD SECTION MAKE-UP AIR
1/4" = 1'-0"



HOOD SECTION EXHAUST AIR
1/4" = 1'-0"



FLOOR PLAN KITCHEN HOOD
1/4" = 1'-0"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



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Tel: (954) 590-3300 Fax: (954) 590-2232
email: mepengineers@aol.com
2401 W. ATLANTIC BLVD. SUITE #2
MARGATE, FL 33063

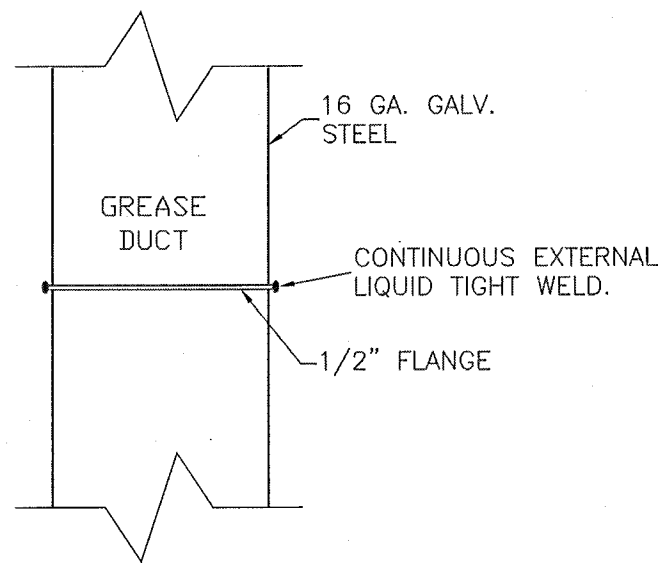
MAR 20 2013
RAJA BUCHANAN
FL P.E. # 48910

DENNY'S RESTAURANT
7140 COLLINS AVENUE
MIAMI BEACH, FL.

Date: 2/27/2013
Drawn: FP
Reviewed: RAB
Job #:

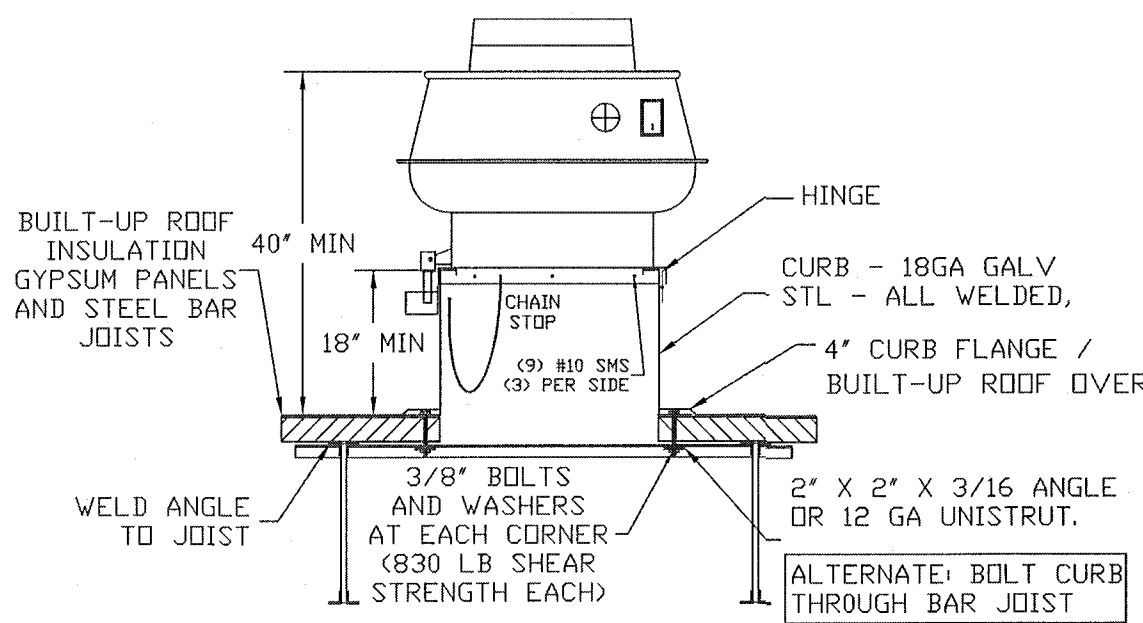
Revisions:

Drawing No.
MECHANICAL
HOOD-1



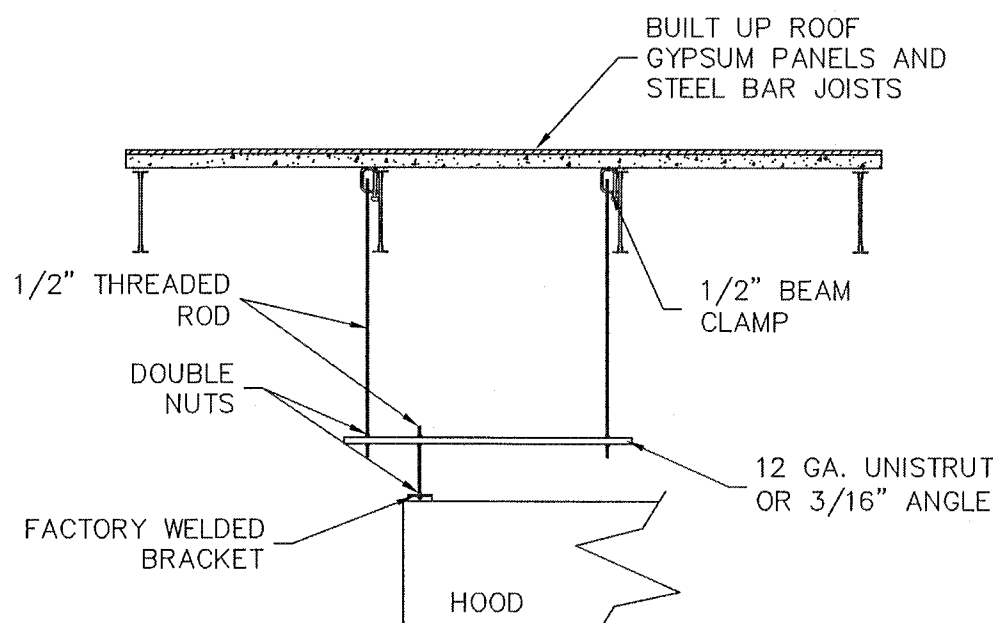
DUCT JOINT DETAIL

NFPA 96-08, 7.5.5.1 (c)
N T S



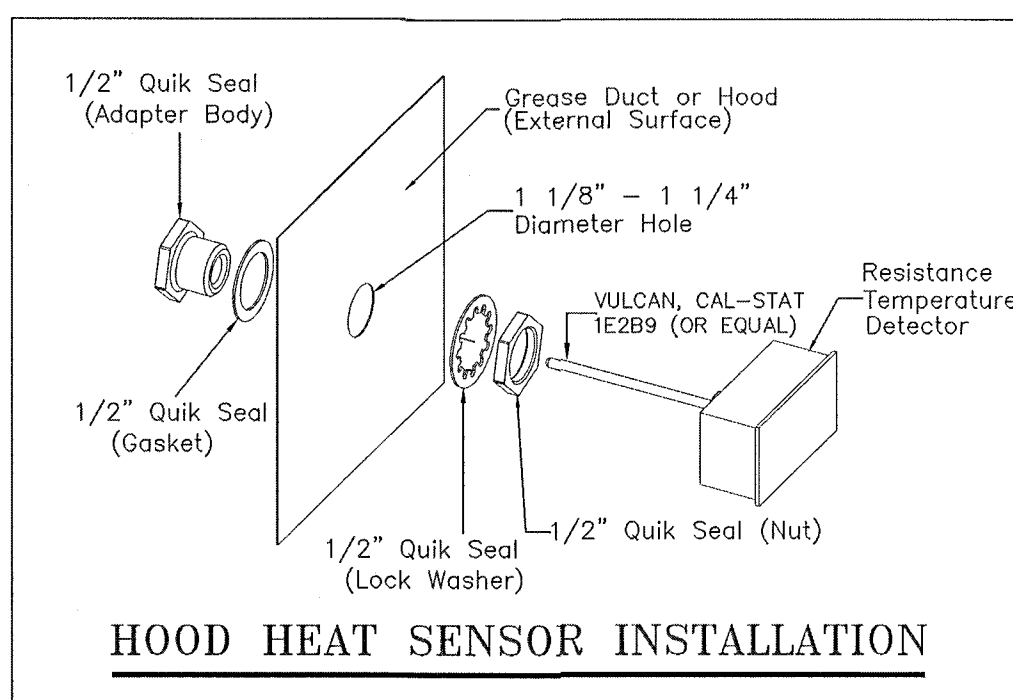
CURB AND FAN MOUNTING DETAIL EXHAUST AND MAKE UP FAN TYPICAL

N T S



HOOD HANGING DETAIL

N T S



GENERAL NOTES:

- 1) SUPPLY AND EXHAUST FANS ARE INTERCONNECTED WITH A PILOT LIGHT IN THE KITCHEN AREA.
- 2) FIRE MODE REQUIRES THAT THE EXHAUST FAN CONTINUES TO OPERATE AND THE SUPPLY FAN STOPS AND ACTIVATES THE BUILDING FIRE ALARM SYSTEM.
- 3) HOOD EXHAUST FAN SHALL OPERATE WHENEVER THE EXTINGUISHING SYSTEM IS ACTIVATED.
- 4) FIXED PIPE EXTINGUISHING SYSTEMS IN A SINGLE HAZARD AREA SHALL BE ARRANGED FOR SIMULTANEOUS AUTOMATIC OPERATION UPON ACTIVATION OF ANY ONE OF THE SYSTEMS. COMMON EXHAUST DUCT FOR MORE THAN ONE HOOD WOULD DEFINE A SINGLE AREA. EXCEPTION WOULD BE A SECONDARY FIRE SUPPRESSION SYSTEM CONTAINED IN THE COMMON DUCT.
- 5) FIRE SYSTEM SHALL BE CONNECTED TO THE BUILDING FIRE ALARM, IF ONE EXISTS.
- 6) FIRE SYSTEM PERMIT AND INSTALLATION BY OTHERS.
- 7) EXHAUST FAN MOTOR REQUIRES EXTERNAL OVERLOAD PROTECTION OR THE MOTOR WARRANTY IS VOID.
- 8) EXHAUST AND MAKE-UP AIR FANS SHALL BE PROVIDED WITH EXTERNAL DISCONNECT SWITCHES.
- 9) EXHAUST DUCTS SHALL BE 16 GAUGE GALVANIZED STEEL, ALL WELDED, AIR VELOCITY 1500 TO 2500 FPM, CLEAN OUTS AT 20 FOOT INTERVALS ON HORIZONTAL DUCTS, EXHAUST DUCT ELBOWS SHALL BE RADIUSSED.
- 10) MAKE-UP AIR DUCT SHALL BE GALVANIZED STEEL, 24 GAUGE PITTSBURGH LOCK OR 26 GAUGE SNAPLOCK, AIR VELOCITY 1200 TO 1800 FPM.
- 11) GREASE EXHAUST FAN SHALL BE PROVIDED WITH A HINGING KIT, CHAIN STOP AND GREASE COLLECTION TROUGH.
- 12) FAN CURBS SHALL BE 18 GAUGE GALVANIZED STEEL, ALL WELDED. GREASE FAN EXHAUST CURBS SHALL BE A MINIMUM OF 18" HIGH.
- 13) MAKE-UP AIR FAN INTAKE SHALL BE A MINIMUM OF 10 FEET FROM SOURCES OF CONTAMINATED AIR, EXHAUST FANS, PLUMBING VENT STACKS, ETC.
- 14) EXHAUST FAN TERMINATIONS SHALL HAVE A 10 FOOT MINIMUM CLEARANCE FROM THE OUTLET TO ADJACENT BUILDINGS, PROPERTY LINES, GRADE LEVEL, COMBUSTIBLE CONSTRUCTION, OPERABLE DOORS AND WINDOWS, ELECTRICAL EQUIPMENT AND LINES AND ALL SUPPLY AIR INLETS.
- 15) ROOFTOP FANS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM THE EDGE OF THE BUILDING OR A 42" HIGH GUARD SHALL BE INSTALLED.
- 16) PRIOR TO THE FINAL INSPECTION, THE RESTAURANT OWNER SHALL HAVE A PERFORMANCE TEST DONE SHOWING THE RATE OF AIR FLOW OF THE HOOD SYSTEM(S).
- 17) TYPE I AND II HOOD SYSTEMS SHALL BE DESIGNED AND INSTALLED TO AUTOMATICALLY ACTIVATE THE EXHAUST FAN WHENEVER COOKING OPERATIONS OCCUR, BY HEAT SENSORS OR OTHER APPROVED METHODS. FLORIDA MECHANICAL CODE: 507.2.1.1 & FUEL GAS CODE 505.1.1
- 18) A CAPTURE AND CONTAINMENT TEST SHALL BE PERFORMED BY THE PERMIT HOLDER. HOOD MAKEUP AIR, EXHAUST AIR, AND ALL AIR CONDITIONING FOR THE SPACE SHALL BE IN OPERATION. THE TEST SHALL BE VERIFIED VISUALLY BY OBSERVING SMOKE OR STEAM.
- 19) THESE MECHANICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING, FABRICATION OR INSTALLATION OF THE EQUIPMENT.
- 20) MIAMI-DADE MECHANICAL CODE COMPLIANCE NO LONGER REQUIRES WIND LOAD CALCULATIONS FOR ROOFTOP HOOD FANS. HURRICANE STRAPPING ON THE FANS OR A NOTICE OF ACCEPTANCE FOR THE FANS. THE DRAWING ONLY NEEDS TO SHOW AN ACCEPTABLE FASTENING METHOD FOR THE FANS TO WITHSTAND 170 MPH HURRICANE FORCE WINDS.

INSTALLATION SHALL COMPLY WITH THE FLORIDA MECHANICAL CODE-2010 AND THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 96-2008.

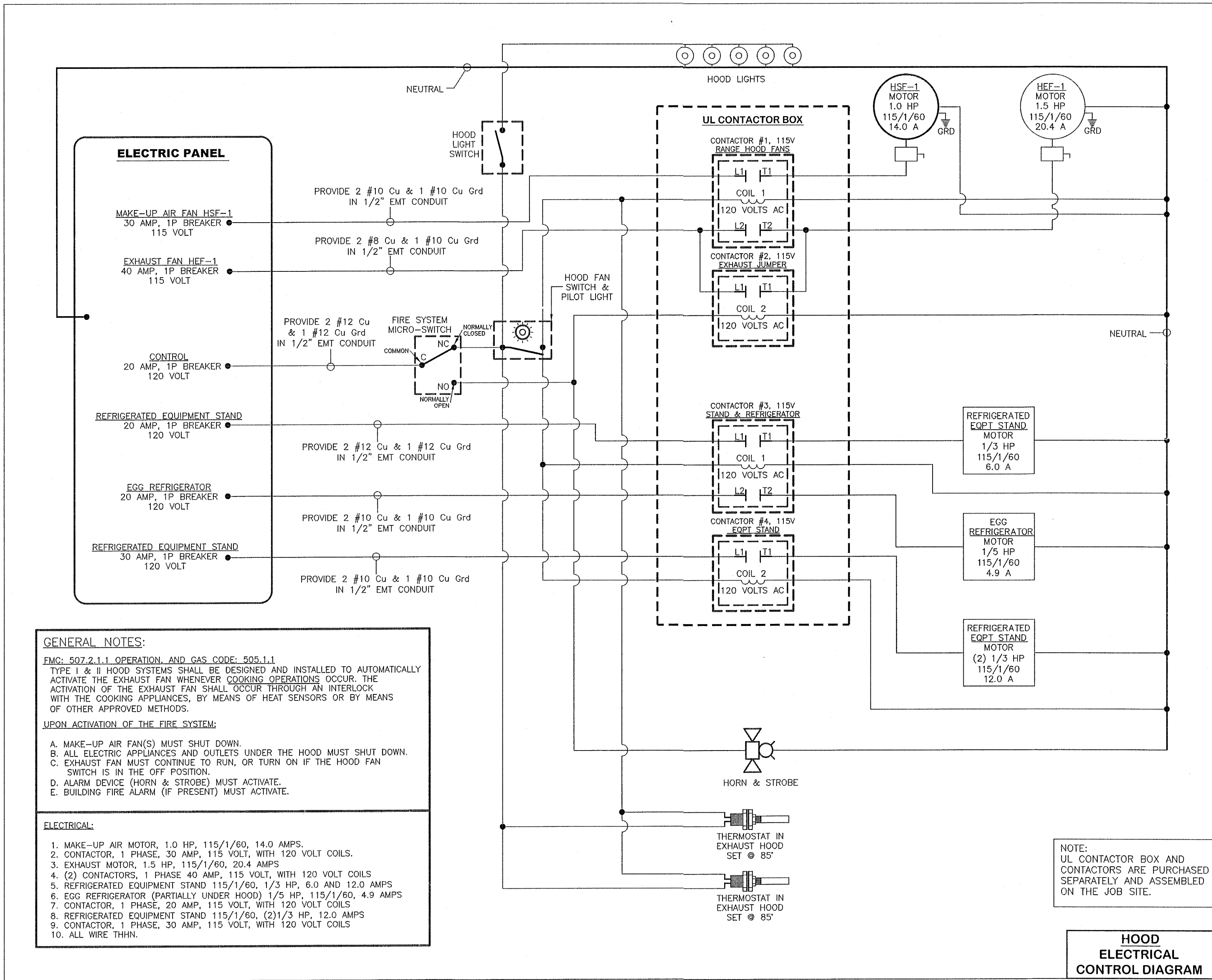


AIR BALANCE SCHEDULE			
KITCHEN AREA:	EXHAUST	SUPPLY	BALANCE
HEF-1	-3413		-3413
HEF-2	-450		-3863
HSF-1		+3075	-788
RTU-1		+570	
NET KITCHEN			* -218
TOTAL SPACE:			
RTU-2		+570	+352
EF-1 (BATHROOM)	-50		+302
TOTAL SPACE			+302

* SLIGHT NEGATIVE PRESSURE TO RETAIN SMOKE AND ODORS. NEGATIVE PRESSURE SHALL NOT EXCEED 0.02" W.C.
SEE SHEET M-1 FOR VENTILATION CALCULATIONS PER VENTILATION TABLE 403.3

HVAC DESIGN: (FOR HOOD SYSTEM)	YES	NO
Duct Smoke Detector		✓
Fire Damper(s)		✓
Smoke Damper(s)		✓
Fire Rated Enclosure		✓
Fire Rated Roof/Floor Ceiling Assembly		✓
Fire Stopping		✓
Smoke Control		✓

EXHAUST DUCT AIR VELOCITY CALCULATION:	
EXHAUST DUCT: 17x17 = 2.0 SQ. FT., FACE AREA. 3413 CFM / 2.0 = 1707 FPM	
FLORIDA MECHANICAL CODE 2010 506.3.4 "AIR VELOCITY" 1500 TO 2500 FPM.	



- GENERAL NOTES:**
- FMC: 507.2.1.1 OPERATION AND GAS CODE: 505.1.1
- TYPE I & II HOOD SYSTEMS SHALL BE DESIGNED AND INSTALLED TO AUTOMATICALLY ACTIVATE THE EXHAUST FAN WHENEVER COOKING OPERATIONS OCCUR. THE ACTIVATION OF THE EXHAUST FAN SHALL OCCUR THROUGH AN INTERLOCK WITH THE COOKING APPLIANCES, BY MEANS OF HEAT SENSORS OR BY MEANS OF OTHER APPROVED METHODS.
- UPON ACTIVATION OF THE FIRE SYSTEM:
- A. MAKE-UP AIR FAN(S) MUST SHUT DOWN.
- B. ALL ELECTRIC APPLIANCES AND OUTLETS UNDER THE HOOD MUST SHUT DOWN.
- C. EXHAUST FAN MUST CONTINUE TO RUN, OR TURN ON IF THE HOOD FAN SWITCH IS IN THE OFF POSITION.
- D. ALARM DEVICE (HORN & STROBE) MUST ACTIVATE.
- E. BUILDING FIRE ALARM (IF PRESENT) MUST ACTIVATE.
- ELECTRICAL:**
1. MAKE-UP AIR MOTOR, 1.0 HP, 115/1/60, 14.0 AMPS.
2. CONTACTOR, 1 PHASE, 30 AMP, 115 VOLT, WITH 120 VOLT COILS.
3. EXHAUST MOTOR, 1.5 HP, 115/1/60, 20.4 AMPS
4. (2) CONTACTORS, 1 PHASE 40 AMP, 115 VOLT, WITH 120 VOLT COILS
5. REFRIGERATED EQUIPMENT STAND 115/1/60, 1/3 HP, 6.0 AND 12.0 AMPS
6. EGG REFRIGERATOR (PARTIALLY UNDER HOOD) 1/5 HP, 115/1/60, 4.9 AMPS
7. CONTACTOR, 1 PHASE, 20 AMP, 115 VOLT, WITH 120 VOLT COILS
8. REFRIGERATED EQUIPMENT STAND 115/1/60, (2)1/3 HP, 12.0 AMPS
9. CONTACTOR, 1 PHASE, 30 AMP, 115 VOLT, WITH 120 VOLT COILS
10. ALL WIRE THIN.

NOTE:
UL CONTACTOR BOX AND CONTACTORS ARE PURCHASED SEPARATELY AND ASSEMBLED ON THE JOB SITE.

HOOD ELECTRICAL CONTROL DIAGRAM



City of Miami Beach
Fire Prevention Division
PLANS APPROVED



Drawing No.
MECHANICAL
HOOD-2

BUCHANAN P.E. CONSULTING, INC.
Tel: (954) 590-3900 Fax: (954) 590-2232
email: nrepengineers@aol.com
6191 S. ATLANTIC BLVD, SUITE #2
MARGATE, FL 33063

Stamp: MAR-20-2013
Stamp: RAMA BUCHANAN, P.E. # 48910

DENNY'S RESTAURANT
7140 COLLINS AVENUE
MIAMI BEACH, FL.

Date: 2/27/2013
Drawn: FP
Reviewed: RAB
Job #:

Revisions:

ANSUL R-102 RESTAURANT FIRE SUPPRESSION SYSTEM (Standard UL 300 Listed)

TANK AND CARTRIDGE REQUIREMENTS

Once the hazard analysis is completed and the total nozzle flow numbers are established, the quantity and size of agent tanks and cartridges needed to supply the nozzles with the proper volumes of agent at the proper flow rates can be determined. For cartridges used in the regulated release mechanism, flow capacities, tank quantities and sizes, and regulated release cartridge options are given in the table below.

Total Flow Numbers*	Quantity and Size of Tanks	Regulated Release Cartridge Options
1 - 5	(1) 1.5 Gallon	LT-20-R
6 - 11	(1) 3.0 Gallon	LT-30-R
11 - 16	(1) 1.5 Gallon	Double
16 - 22	(2) 3.0 Gallon	Double

When one or more regulated actuators are used, the following tank and cartridge combinations apply for each regulated actuator:

Regulated Actuator Tank(s)	Regulated Actuator Cartridge
(1) 1.5 Gallon	LT-20-R or 101-10
(1) 3.0 Gallon	LT-30-R or 101-20
(1) 1.5 Gallon and (1) 3.0 Gallon	LT-A-101-30 or 101-30** or double tank

* For exceptions to maximum flow numbers, see Distribution Piping Requirements for 1.5 gallon and 3.0 gallon systems in this section.

** The 101-30 cartridge can not be used when (2) two 3.0 gallon tanks are installed together.

For higher total flow numbers (23 to 110), multiple cartridges and regulated actuators are required as shown in the System Selection Guide in Section IX - Appendix.

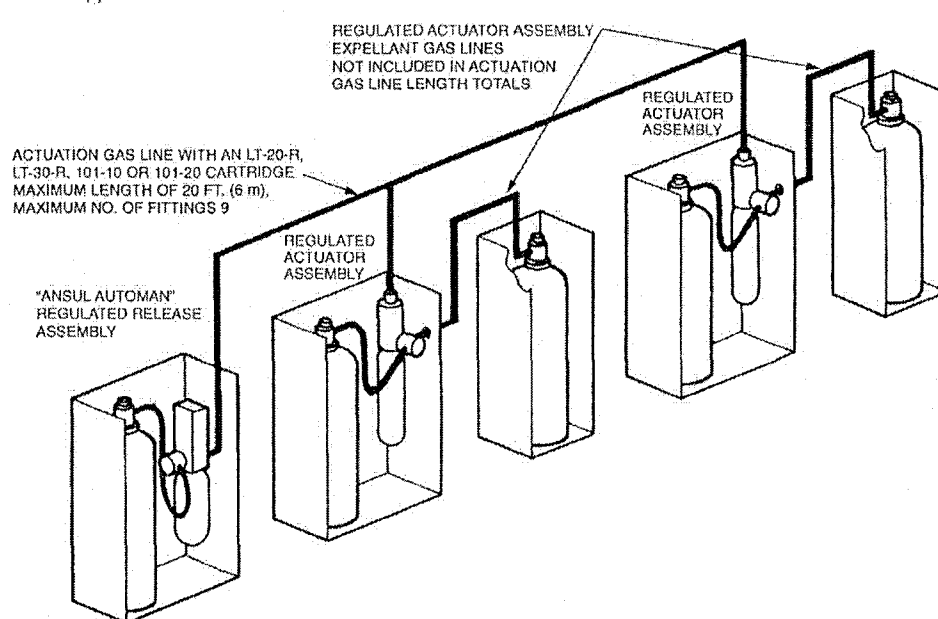
ACTUATION AND EXPELLANT GAS LINE REQUIREMENTS

This section contains the guidelines for installing the actuation and expellant gas lines between the regulated release mechanism regulator, each regulated actuator regulator, and each agent tank. These limitations should be considered when selecting the component mounting locations.

Actuation Gas Line - 6 to 8" Tanks Maximum

* 8" Tank maximum restricts the utilization of 3 tank regulated actuators.

1. Use only 1/4 in. Schedule 40 black iron, hot-dipped galvanized, chrome-plated, or stainless steel pipe and fittings.
2. The actuation gas line piping is installed from the regulated release mechanism to each regulated actuator connected within the system. The total length of the actuation gas line from the regulated release assembly to the regulated actuator assembly(ies) must not exceed 20 ft. (6 m) when using an LT-20-R, an LT-30-R nitrogen cartridge, or a 101-10 or a 101-20 carbon dioxide cartridge. See Figure 51.



ANSUL R-102 NOZZLE APPLICATION CHART

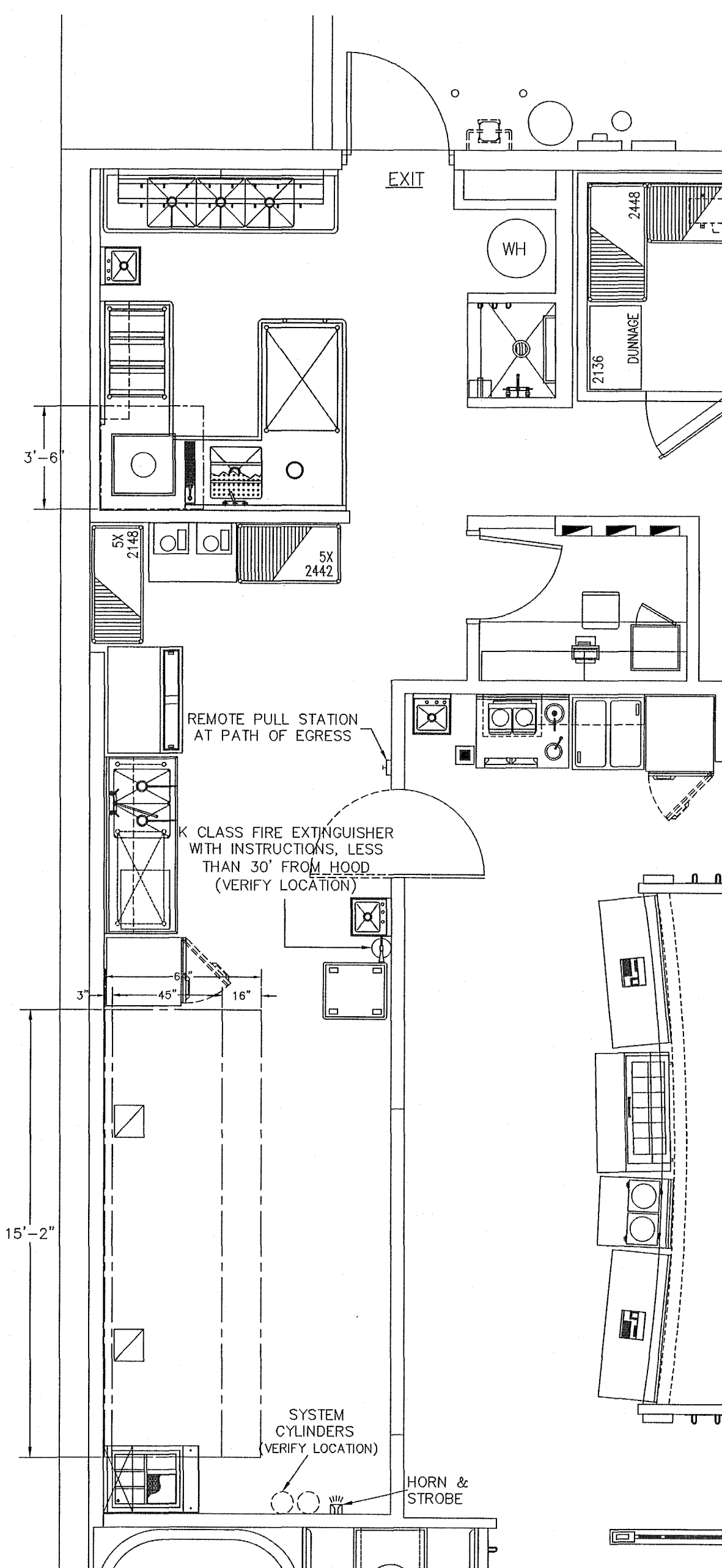
Hazard	Maximum Nozzle Dimension	Minimum Nozzle Quantity	Nozzle Heights	Nozzle Part No.	Nozzle Tip Stamping - Flow No.	Number of Nozzles	Number of Flow Points
Duct or Transition (Single Nozzle)	Length - Unlimited Perimeter - 50 in. Diameter - 16 in.	1	-	430912	1W	2	2
Duct or Transition (Single Nozzle)	Length - Unlimited Perimeter - 100 in. Diameter - 31-7/8 in.	1	-	419337	2W		
Plenum (Horizontal Protection)	Length - 10 ft.	1	-	419335	1N	2	2
Fryer (Split or non-split vat)	Maximum Size (without drip board) 15 in. x 14 in. High Proximity Medium proximity	1	27 - 47 in. 20 - 27 in.	419339 419340	230 245		
Fryer (Non-Split Vat Only)	Maximum Size (with drip board) 21 in. x 14 in. High Proximity Fry pot must not exceed 15 in. x 14 in.	1	27 - 47 in.	419339	230	3	6
Range	Longest Side 28 in. Area - 336 sq. in.	1	40 - 48 in. W/ Backshelf	419333	1F		
Range	Longest Side (High Proximity) 32 in. Area - 768 sq. in.	1	40 - 50 in.	419340	245	1	2
Range	Longest Side (Medium Proximity) 28 in. Area - 672 sq. in.	1	30 - 40 in.	419341	260		
Griddle	Longest Side (High Proximity) 30" Area - 720 sq. in.	1	30 - 50 in.	419342	290		
Griddle	Longest Side (High Proximity) 36" Area - 1080 sq. in.	1	35 - 40 in.	419335	1N	4	4
Gas-Radiant Char-Broiler	Longest Side - 36 in. Area - 864 sq. in.	1	15 - 40 in.	419335/417332	1N/1NSS		
Salamander Broiler	Length - 32.5 in. Width - 30 in.	2	-	419334	1/2N		
TOTAL FLOW POINTS USED						16	
MAXIMUM FLOW POINTS ALLOWED							16

Distribution Piping Requirements - 3.0 Gallon System #1

Requirements	Supply Line	Duct Branch Line	Plenum Branch Line	Appliance Branch Line
Pipe Size	3/8 in.	3/8 in.	3/8 in.	3/8 in.
Maximum Length	40 ft. (12.2 m)	8 ft. (2.4 m)	4 ft. (1.2 m)	12 ft. (3.7 m)
Maximum Rise	6 ft. (1.8 m)	4 ft. (1.2 m)	2 ft. (.6 m)	2 ft. (.6 m)
Maximum 90° Elbows	9	4	4	6
Maximum Tees	1	2	2	4
Maximum Flow Numbers	11*	4	2	4
Total Pipe Used	21.75 ft.	2.5 ft.	3 ft.	8.5 ft.

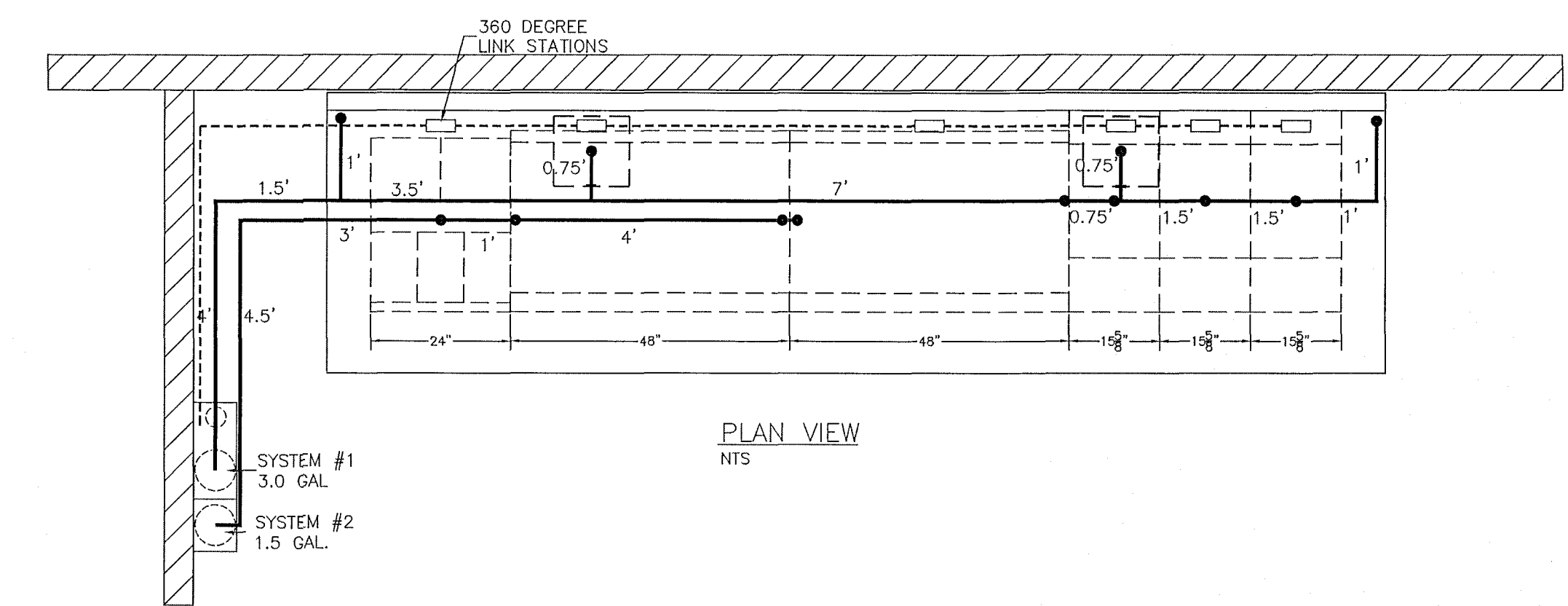
Distribution Piping Requirements - 1.5 Gallon System #2

Requirements	Supply	Duct Branch Line	Plenum Branch Line	Appliance Branch Line
Pipe Size	3/8 in.	3/8 in.	3/8 in.	3/8 in.
Maximum Length	40 ft. (12.2 m)	6 ft. (1.8 m)	4 ft. (1.2 m)	10 ft. (3 m)
Maximum Rise	6 ft. (1.8 m)	4 ft. (1.2 m)	2 ft. (.6 m)	2 ft. (.6 m)
Maximum 90° Elbow	9	4	4	6
Maximum Tees	1	1	2	3
Maximum Flow Numbers	5*	2	2	3
Total Pipe Used	13.5 ft.	- 0 -	- 0 -	9.5 ft.



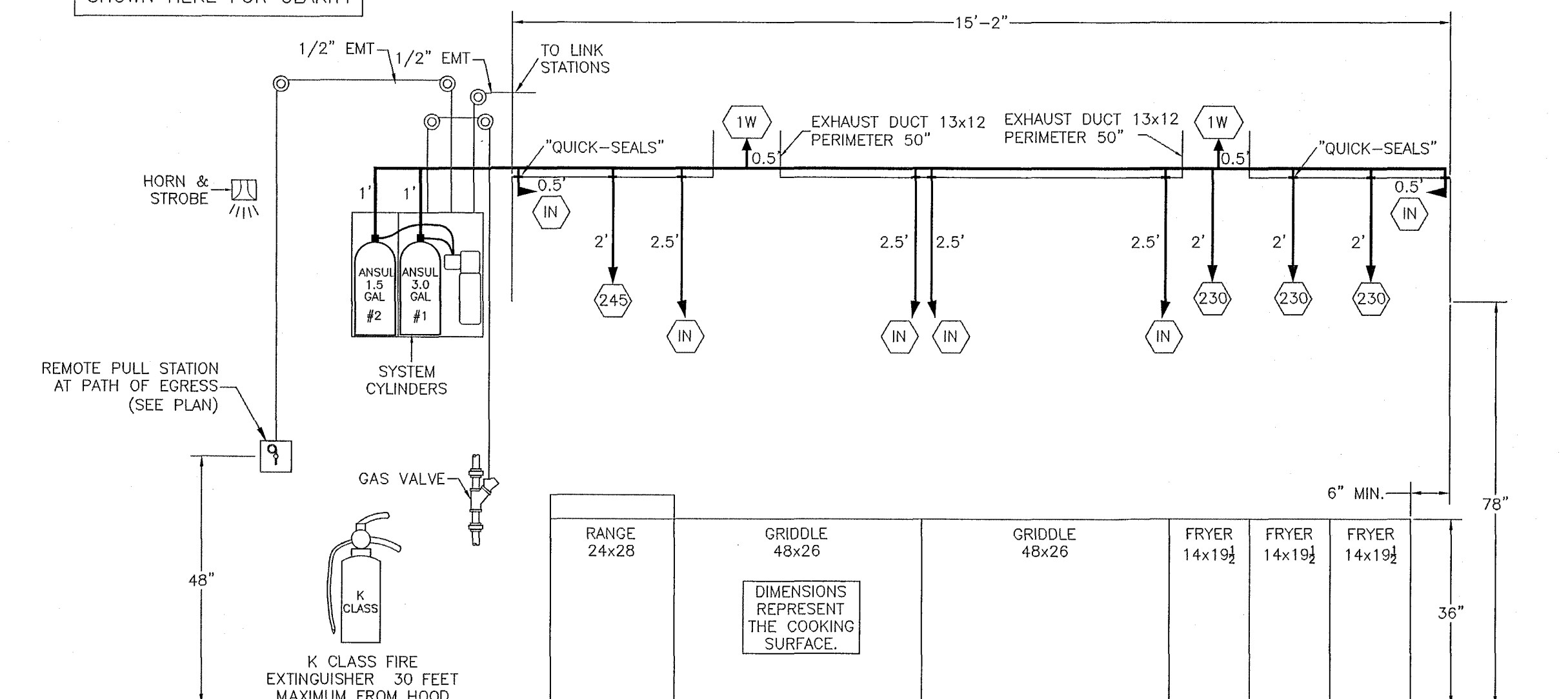
PARTIAL FLOOR PLAN KITCHEN HOOD

1/4" = 1'-0"

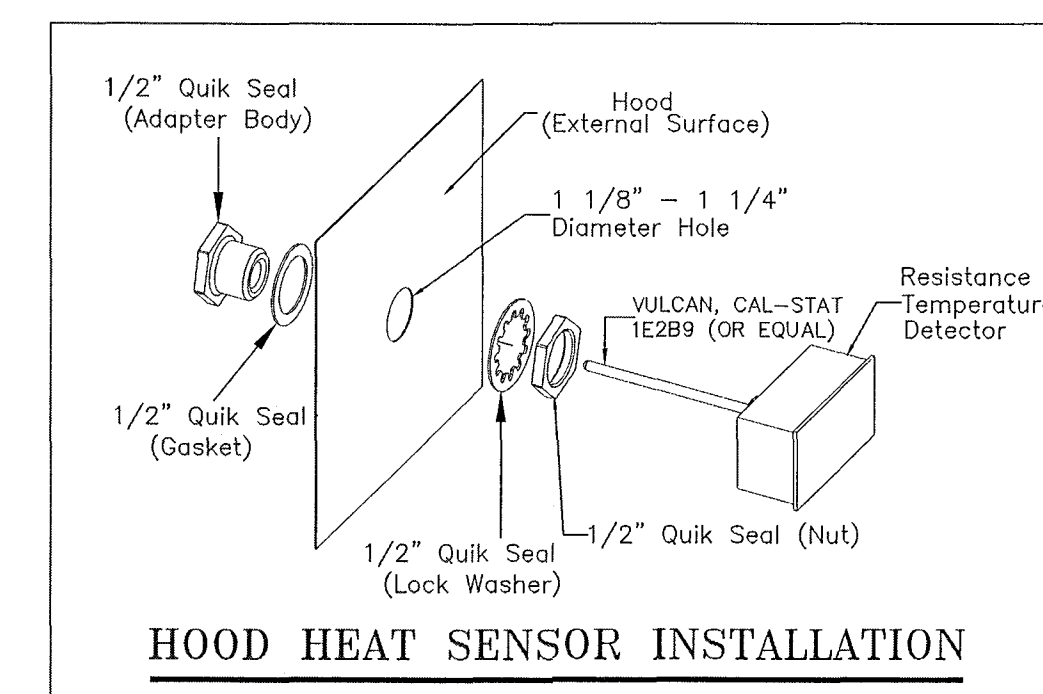


PLAN VIEW NTS

SYSTEM COMPONENTS SHOWN HERE FOR CLARITY



FRONT VIEW



HOOD HEAT SENSOR INSTALLATION

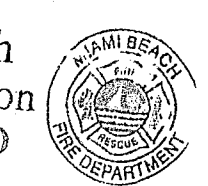
GENERAL NOTES:

1. Systems comply with UL 300.
2. Systems comply with NFPA 17, 17A and 96.
3. All pipe run in 1/2" black iron.
4. All changes in direction of conduit shall be made with corner pulleys.
5. Upon activation of the fire system:
 - A. Make-up air fan(s) must shut down.
 - B. All electric appliances and outlets under the hood must shut down.
 - C. Exhaust fan must continue to run, or turn on if control switch is in the off position.
 - D. Alarm device (horn & strobe) must activate.
 - E. The building does not have a fire alarm.
 - F. Gas supply must shut off.

SYSTEM COMPLIANCE NOTES NFPA 17A 2009 EDITION

- 4.5.2 - All piping and fittings are black iron.
- 5.1.5 - If applicable, two or more hazards protected by some system or simultaneously operated systems.
- 5.2.1.6 - Manual actuator provided.
- 5.2.1.7 - All operating devices protected.
- 5.2.1.8 - Audible and/or visual indicator provided.
- 5.2.1.10 - Manual pull located at path of egress.
- 5.4.5 - Tanks accessible for service.
- 5.6.1.7 - All penetrations sealed by UL listed device.
- 6.1.1.(2) - Installation conforms to NFPA 17A-2009.
- 6.1.1.(3) - All equipment listed by manufacturer.
- 6.1.1.(4) - Auxiliary devices acceptable to AHJ and manufacturer.
- 6.1.1.(5) - Balloon test per manufacturer.
- 6.1.1.(6) - Hazard protected (see plan).
- 6.3.1 - Plans suitably dimensioned.
- 6.3.2 - Plans detailed (see plan).
- 6.3.3 - See piping allowances.
- 6.3.4 - See floor plan.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



05/17/13

BUCHANAN P.E. CONSULTING, INC.
6191 W. ATLANTIC BLVD., SUITE #2
MARGATE, FL 33063
Tel: (954) 590-5300 Fax: (954) 590-2232
see email: bupengh@bucan.com

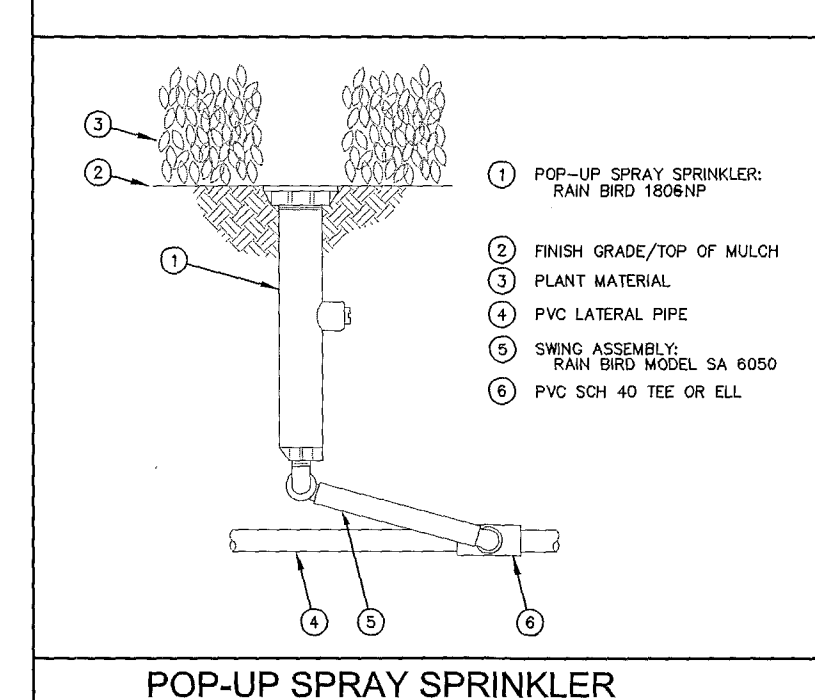
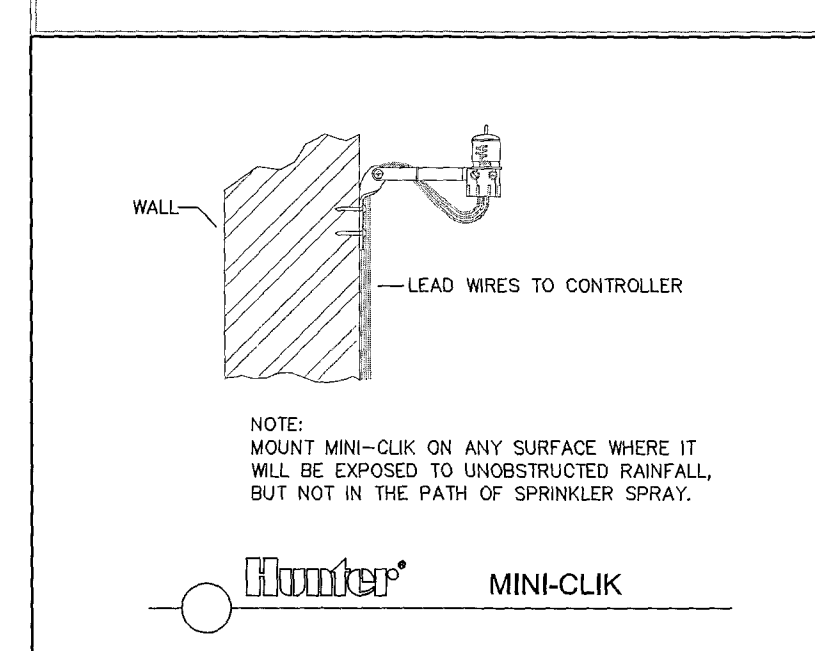
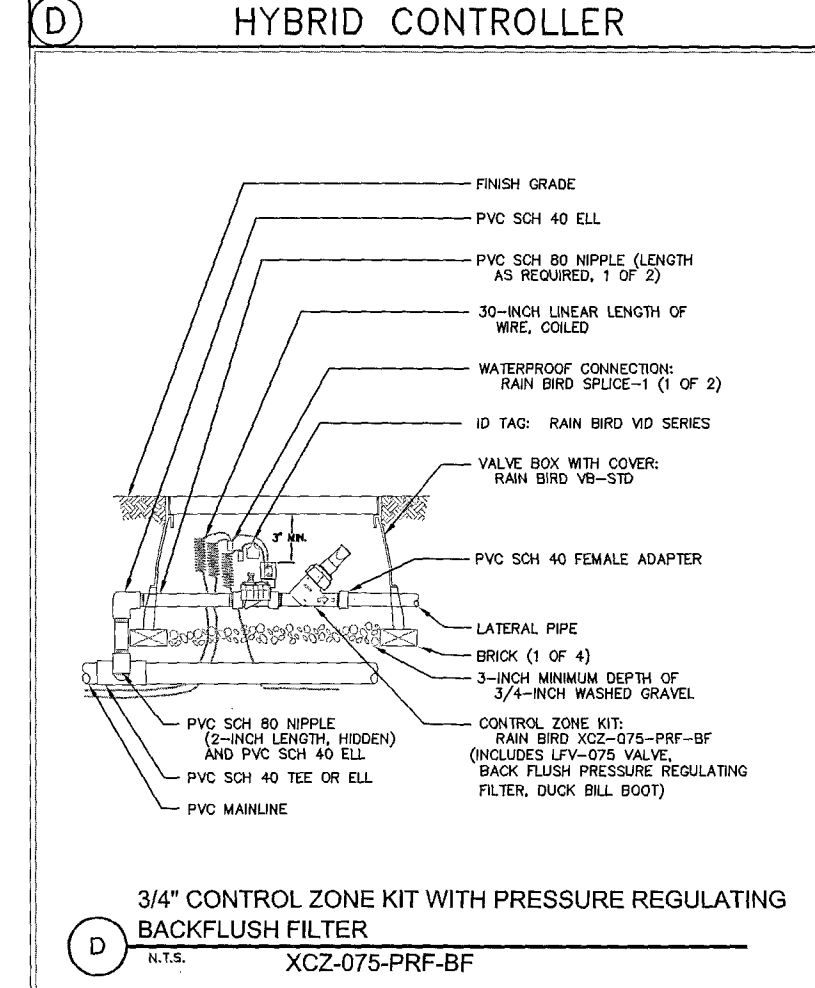
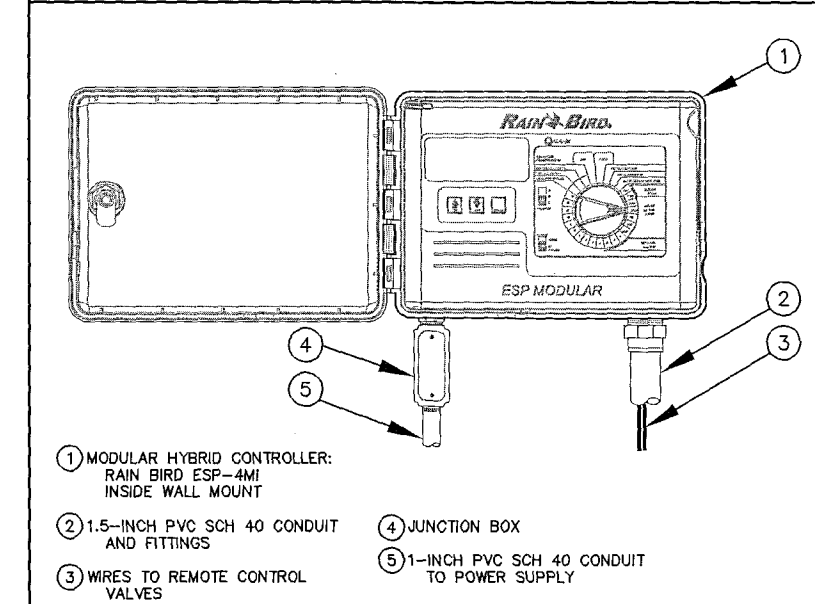
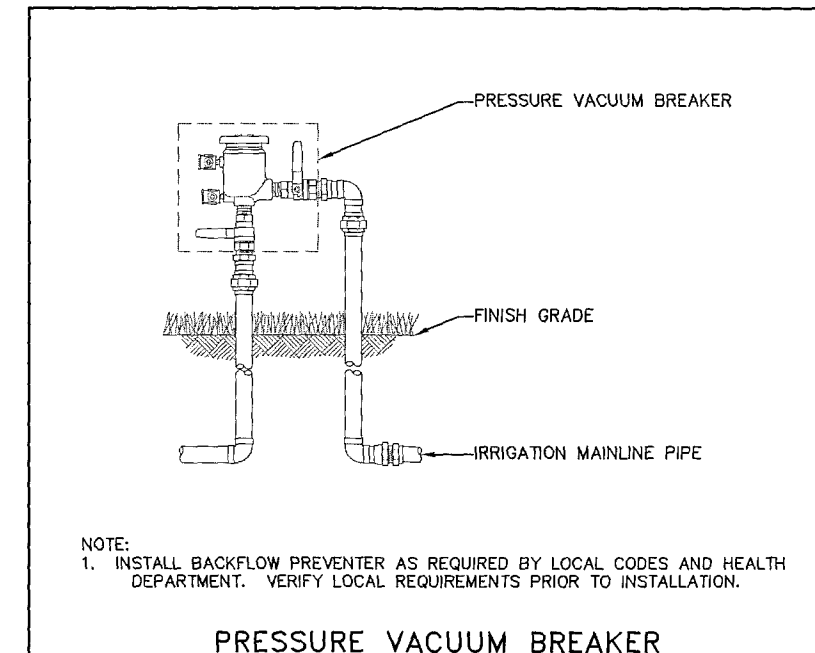
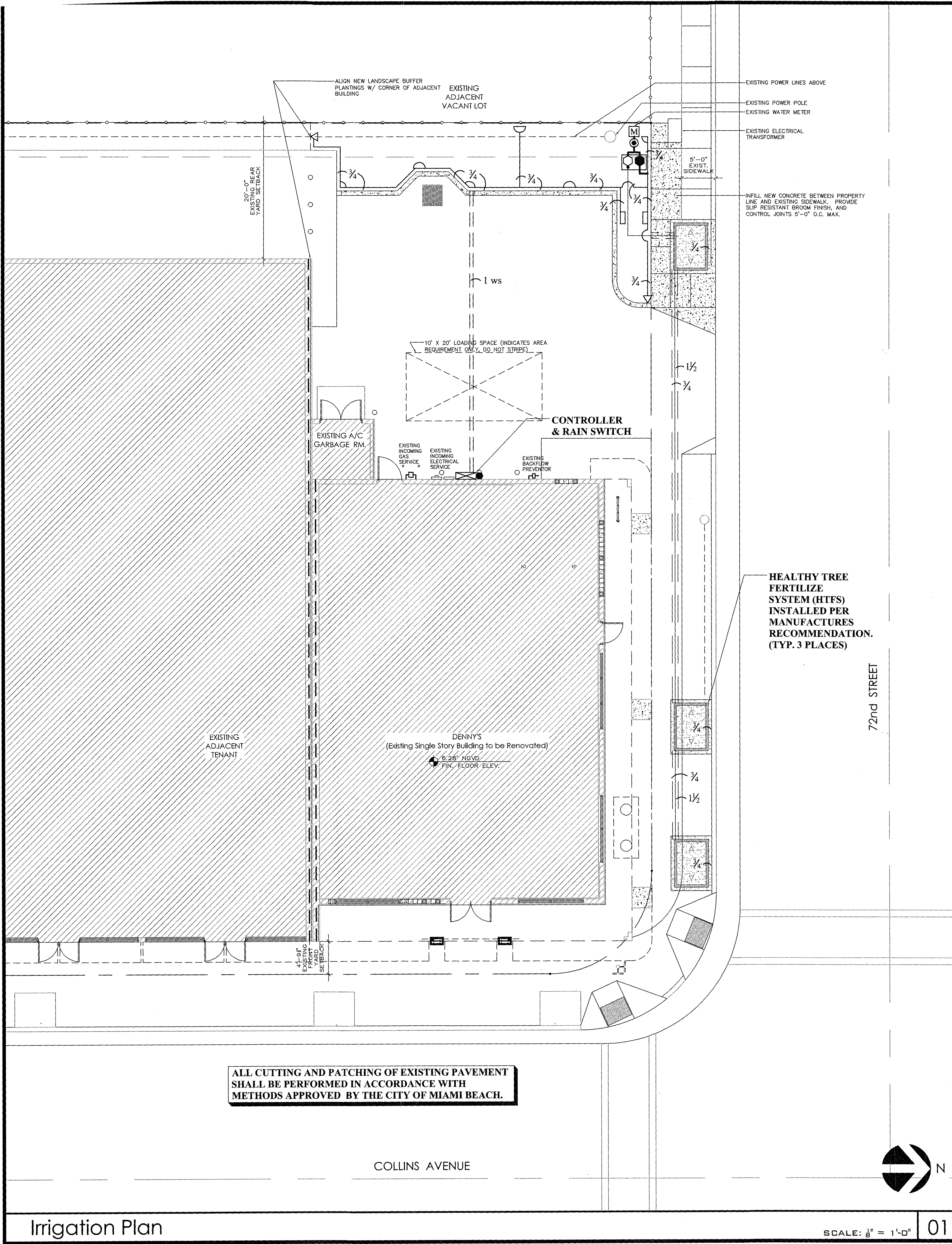
APR 2 2013
BUCHANAN P.E. #40916

DENNY'S RESTAURANT
7140 COLLINS AVENUE
MIAMI BEACH, FL.

Date: 2/27/2013
Drawn: FP
Reviewed: RAB
Job #:

Revisions:
4/5/2013
Fire review comment

Drawing No.
MECHANICAL
HOOD-4



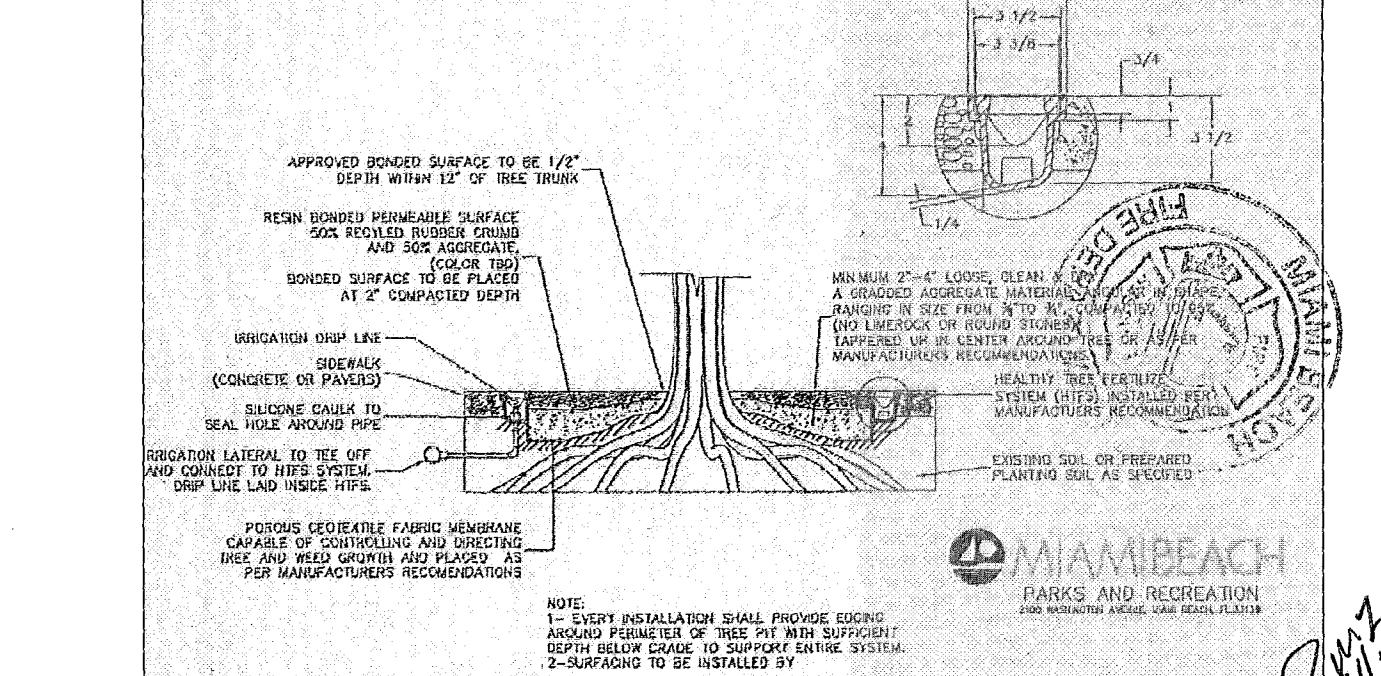
- GENERAL IRRIGATION NOTES**
- This design is diagrammatic. All piping, valves, etc., shown within paved areas or outside property lines is for design clarification only and shall be installed in landscaped areas within the property boundaries where possible. No irrigation equipment may be installed outside property lines unless otherwise directed.
 - This system has been designed to conform with the requirements of the applicable codes. Should any conflict exist, the requirements of the codes shall prevail.
 - All sprinkler equipment not otherwise detailed or specified shall be installed as per the manufacturer's recommendations and specifications.
 - Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of the larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
 - It is the responsibility of the Irrigation Contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The Irrigation Contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc. The Irrigation Contractor shall also familiarize himself with the landscape plan and coordinate the installation with the Landscape Contractor.
 - Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the Irrigation Contractor shall assume full responsibility for any changes necessary.
 - The Irrigation Contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with no overspray on to walks, streets, walls, etc. To eliminate overspray, low angle and variable arc nozzles may be substituted for standard spray nozzles.
 - All pipe and wire installed beneath paving shall be sleeved in Schedule 40 PVC pipe.
 - All threaded PVC joints shall be made using Schedule 80 PVC nipple stubs and solvent weld couplings. No threaded adapters will be allowed. All other PVC joints shall be of the same type as the specified pipe, i.e., "O" ring or solvent weld.
 - All above ground piping shall be schedule 40PVC, unless other wise specified.
 - All sprinkler heads with flow rates of 7 GPM or less shall be mounted on flex type swing joints. Flex type pipe shall be used for swing joints only and not lateral lines. All sprinkler heads with flow rates greater than 7 GPM shall be mounted on PVC swing joints of the same size as the sprinkler head inlet.
 - Unless otherwise specified shrub type heads may be substituted for 4" (or less) pop-up heads as landscaping dictates. Riser extenders may be used on pop-up heads. All shrub risers shall be Schedule 40 PVC and painted flat or satin black. Riser shall be supported with rebar or angle iron secured by stainless steel clamps.
 - This system has been designed to provide a 100% coverage with 100% overlap. All water used for irrigation shall be rust free. If a chemical injection system is used in a well water system, the well shall be protected in accordance with Florida state law.

LEGEND			
Symbol	Manufacturer	Part No.	Description
		1"	Existing water meter.
	Watts	600 Series	1" pressure vacuum breaker.
	Rain Bird	ESP-4M	Controller-mount at location shown or as directed.
	Hunter	Mini-Click II	Rain switch-mount at location shown or as directed.
	Rain Bird	XCZ-075-PRF-BF	3/4" solenoid valve with valve box.
	Rain Bird	075-DVF	3/4" solenoid valve with valve box.
		Schedule 40	PVC pipe.
		Schedule 40	PVC sleeves
		14AWG Type UF	Direct burial irrigation wire.
	U.S. Foundry	HTFS	Healthy Tree Fertilize System (See Detail)

SPRINKLER HEAD SCHEDULE					
Symbol	Rain Bird Part No.	Type	PSI	GPM	Rad.
	1806-12Q	6" pop-up spray	30	.65	12'
	1806-12T	6" pop-up spray	30	.87	12'
	1806-12H	6" pop-up spray	30	1.30	12'
	1806-15EST	6" pop-up spray	30	.61	4' X 15'
	1806-15SST	6" pop-up spray	30	1.21	4' X 30'

SPRINKLER ZONE SUMMARY			
Zone No.	Head Type	GPM	Valve Size
1	Drip	2	3/4"
2	Spray	10	3/4"

Total head count: 10 Sprays



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IRRIGATION DESIGN, INC.
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Suite 100, Fort Lauderdale, Florida 33351
(954) 742-8735
Email: bill@billlenz.com

PROFESSIONAL SEAL
RON FAIRCHILD
AR0016263

Ron Fairchild
ARCHITECT

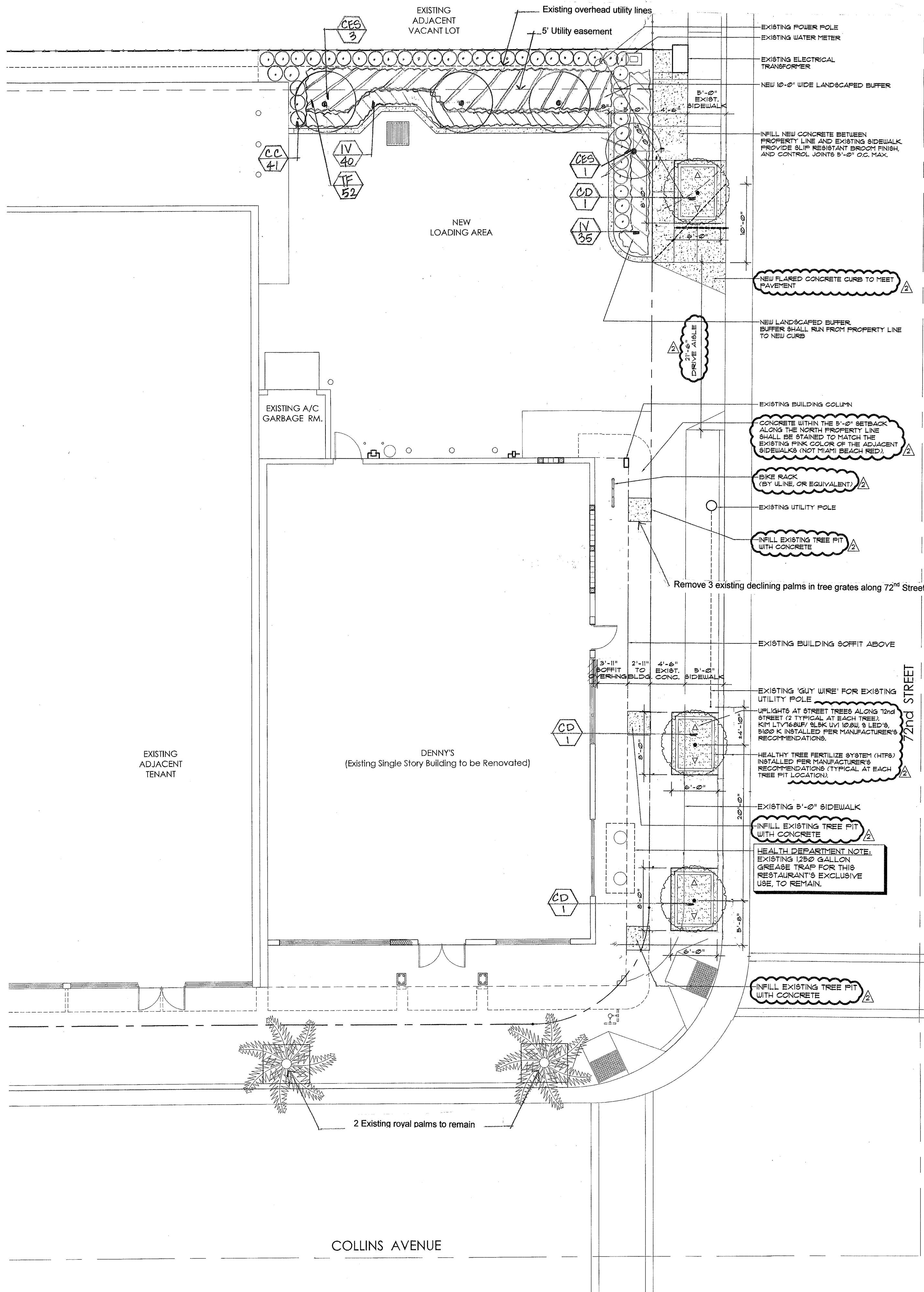
PHONE: 954-547-4653
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Renovation for:
at Collins Avenue
7140 Collins Avenue
Miami Beach, Florida, 33141 - 3212

DRAWING REVISION DATES:	

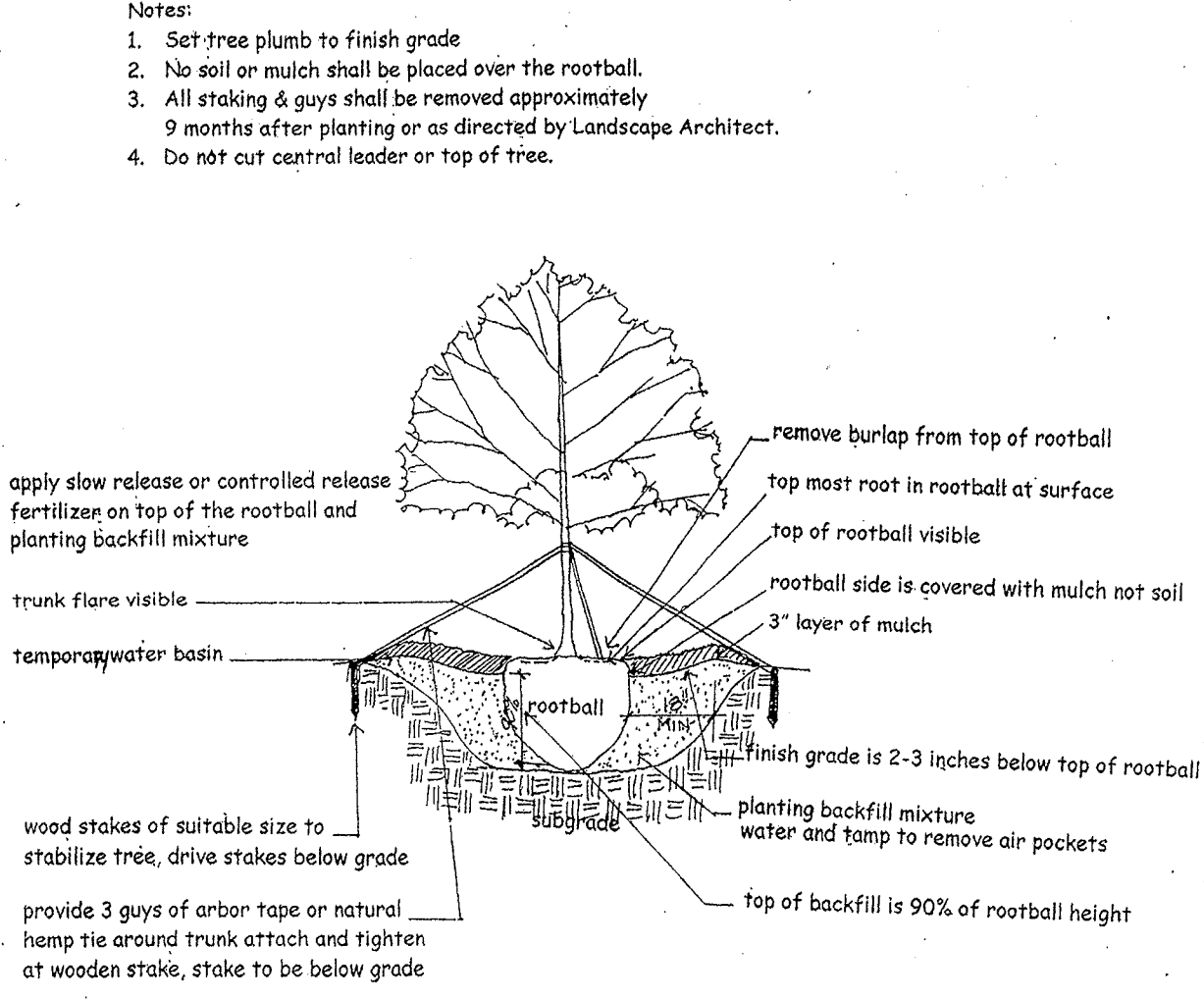
Irrigation Plan

SHEET
IR-1.1
PROJECT: 12008
DATE: 03-04-13
ATTENTION: PLANT DESIGN AT COLLINS AVE.

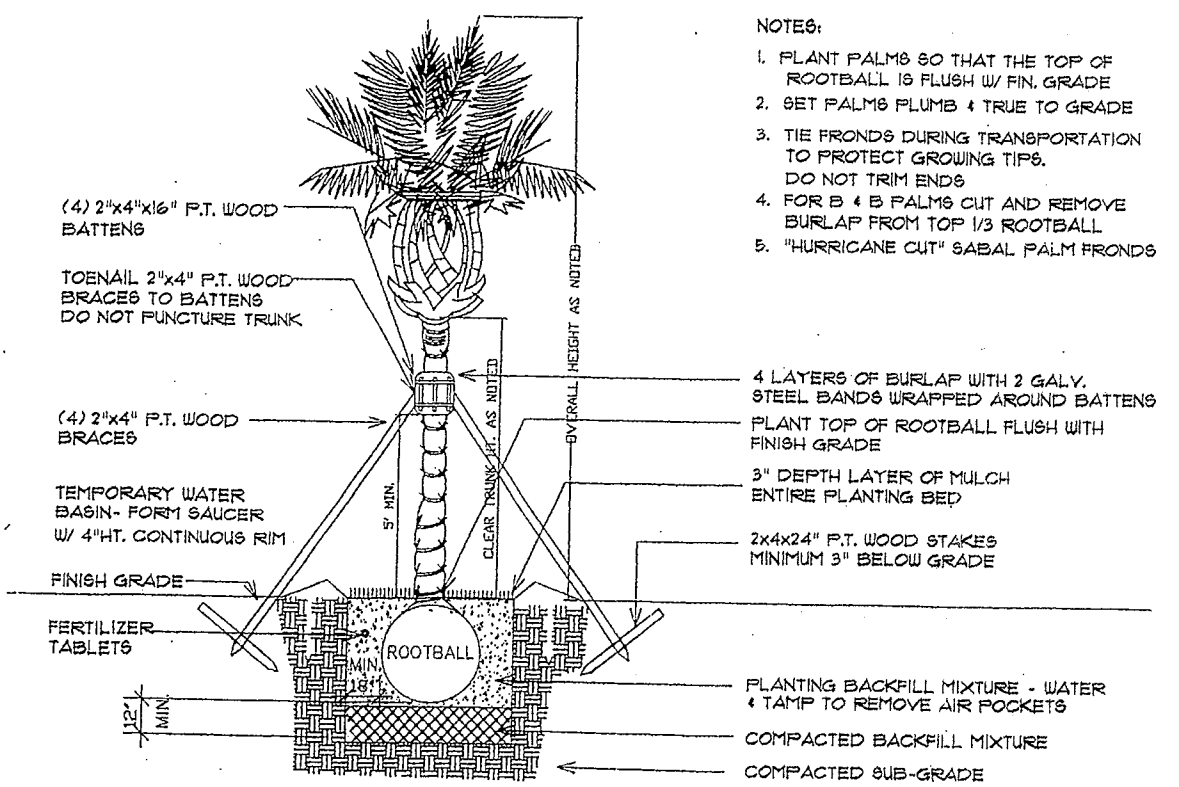


Plant List				
Sym	Qty	Botanical/ Common Name	Size	Native
CES	4	Conocarpus erectus series/ Silver Buttonwood	12' Ht x 5' Spr, 2" dbh, single trunk	yes
CD	3	Coccoloba diversifolia/ Pigeon Plum	14' Ht x 7' Spr, 6" CT, 2" dbh	yes
CC	41	Capparis cynophallophora	24" x 24", 24" O.C.	yes
TF	52	Tripsacum floridanum/ Florida Gamma Grass	24" x 24", 24" O.C.	yes
IV	75	Ilex vomitoria 'Stokes Dwarf'/ Ilex	14" x 14", 12" O.C.	yes
Mulch		Shredded Eucalyptus, recycled or sterilized Melaleuca mulch		

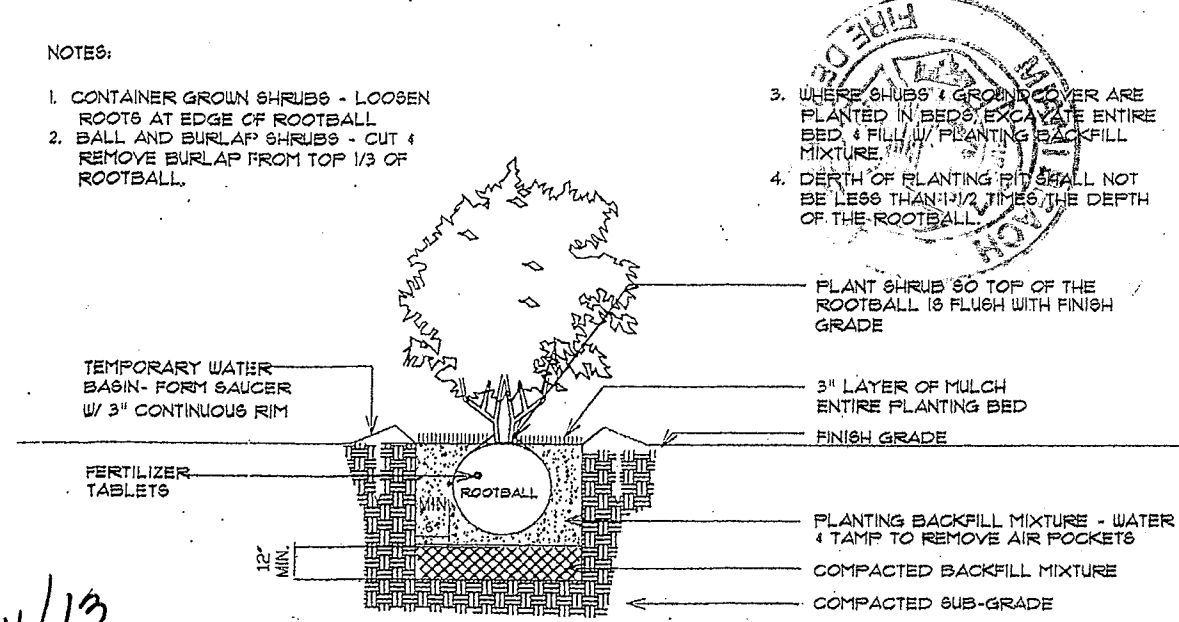
- General Notes:**
- All plant material shall be Florida No. 1 or better as given in the current Grades and Standards for Nursery Plants, Edition 2001, Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
 - All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
 - All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
 - All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
 - Contractor shall notify S.U.N.S.H.I.N.E. (1-800-432-4770) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
 - Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
 - All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
 - All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
 - All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
 - All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
 - All trees, palms and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.
 - In areas where paved surfaces about sod or mulch, the final level of both surfaces should be even.
 - All planting shall be installed with fertilizer at time of planting.
 - All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
 - All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
 - All landscape and irrigation shall be installed in compliance with all local codes.
 - The plan shall take precedence over the plant list, should there be any discrepancy between the two.



TREE PLANTING & STAKING DETAIL
NTS



PALM PLANTING DETAIL
NTS



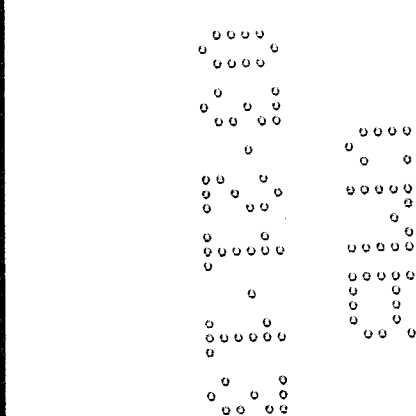
SHRUB PLANTING DETAIL
NTS

PROFESSIONAL SEAL

Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609
Lic. No. #LA0000952

Ron Fairchild
ARCHITECT

PHONE: 954-547-4685
FAX: 954-775-4793
EMAIL: FAIRCHILDARCH@GMAIL.COM



Renovation for:

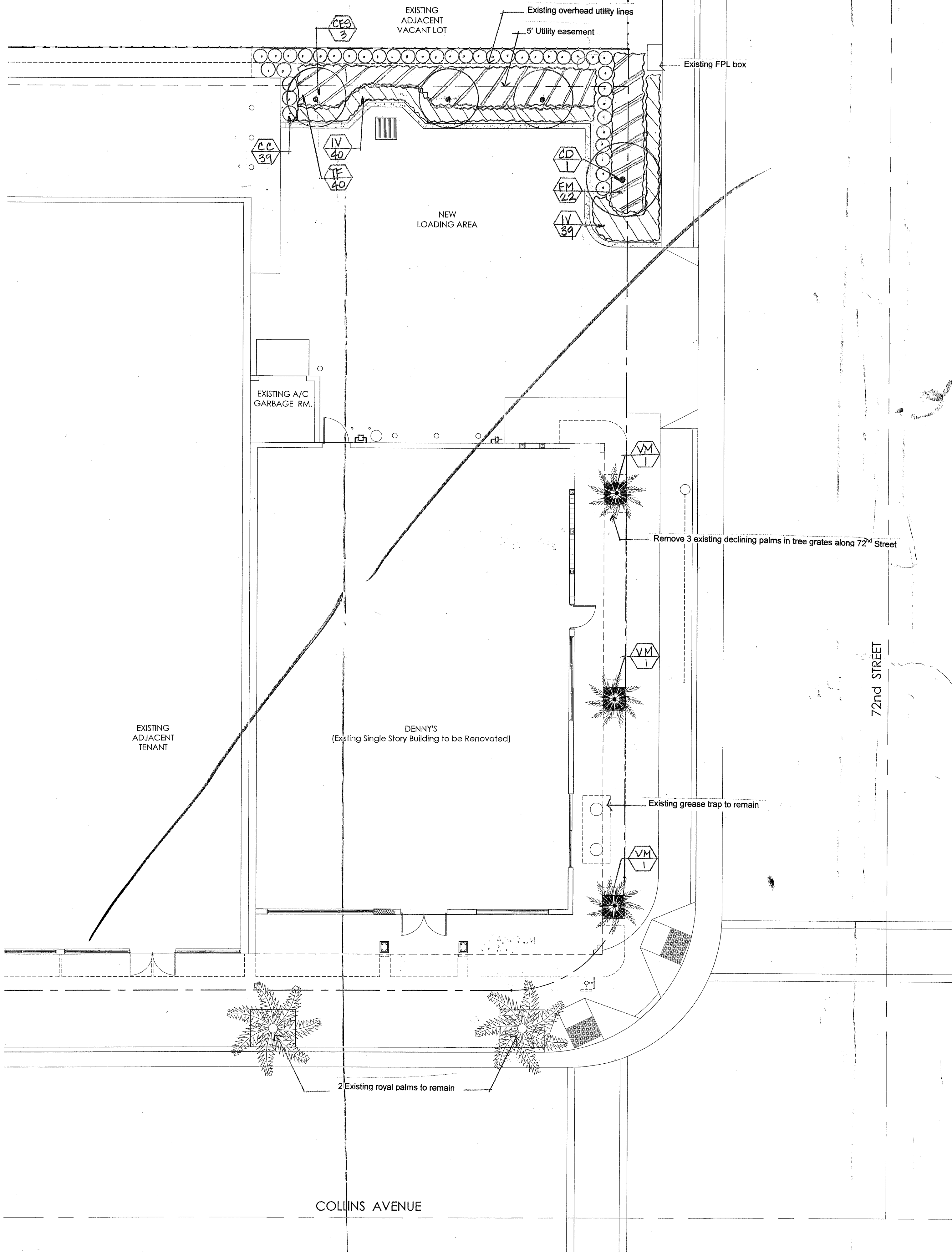
Denny's at Collins Avenue

7140 Collins Avenue
Miami Beach, Florida, 33141 - 3212

DRAWING REVISION DATES:
3/4/13

LANDSCAPE PLAN

SHEET
L-1
PROJECT: 12008
DATE: 10-19-12
A-1.1 SITE PLAN (DENNY'S AT COLLINS AVE)

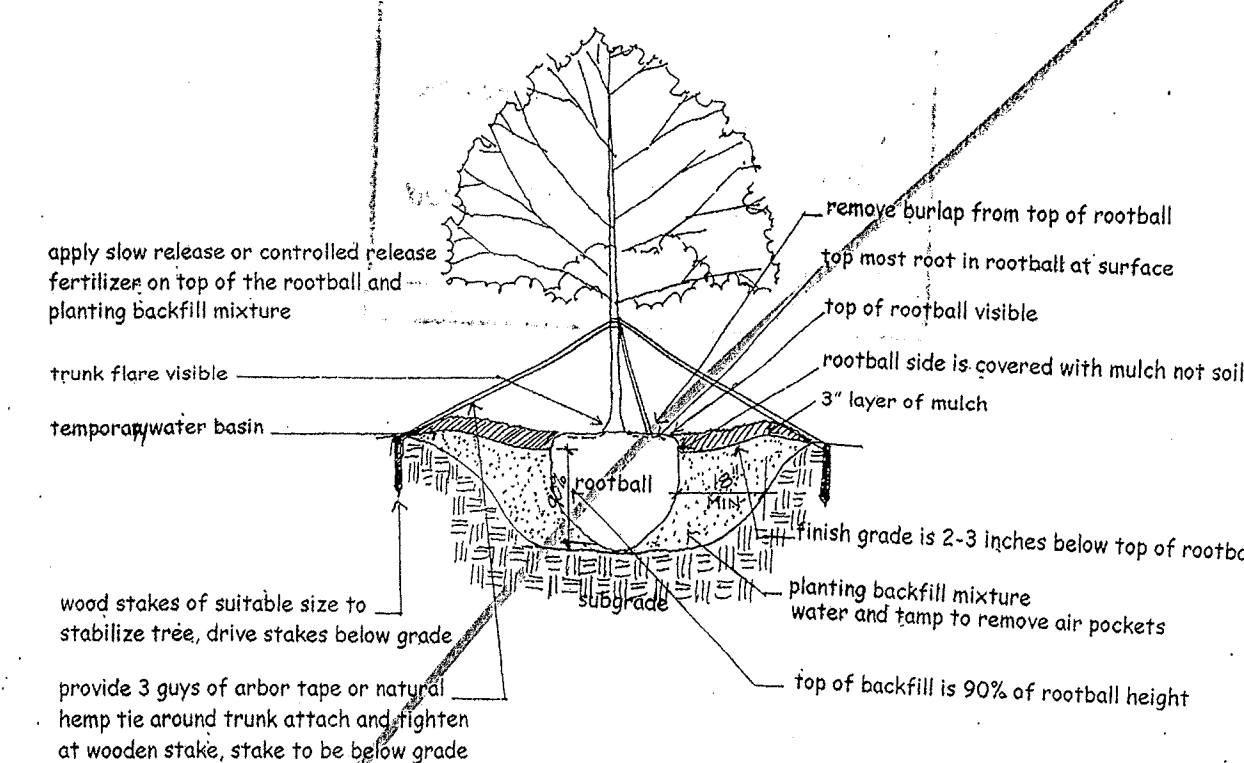


Plant List				
Sym	Qty	Botanical/ Common Name	Size	Native
CES	3	Conocarpus erectus series/ Silver Buttonwood	12' Ht x 5' Spr, 2" dbh, single trunk	yes
CD	1	Coccoloba diversifolia/ Pigeon Plum	14' Ht x 7' Spr, 6 CT, 2" dbh	yes
VM	3	Veitchia montgomeryana/ Montgomery Palm	14' CT, matched	no
CC	39	Capparis cynophallophora	24" x 24", 24" O.C.	yes
TF	40	Tripsacum floridana/ Florida Gamma Grass	24" x 24", 24" O.C.	yes
IV	79	Ilex vomitoria 'Stokes Dwarf'/ Ilex	14" x 14", 12" O.C.	yes
FM	22	Ficus microcarpa 'Green Island'/ Green Island	14" x 14", 24" O.C.	no
Mulch		Shredded Eucalyptus, recycled or sterilized Melaleuca mulch		

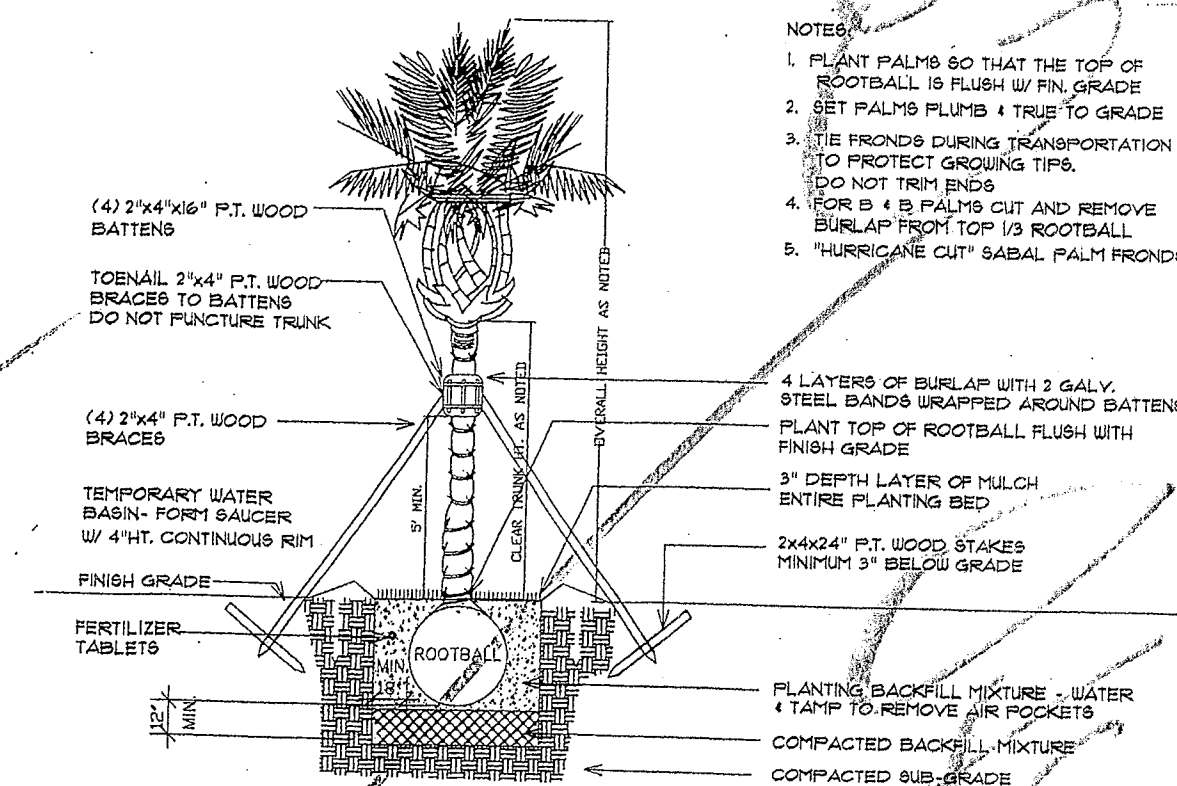
General Notes:

- All plant material shall be Florida No. 1 or better as given in the current Grades and Standards for Nursery Plants, Edition 2001, Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- Contractor shall notify S.U.N.S.H.I.N.E. (1-800-432-4770) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
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- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
- All trees, palms and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.
- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- All planting shall be installed with fertilizer at time of planting.
- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
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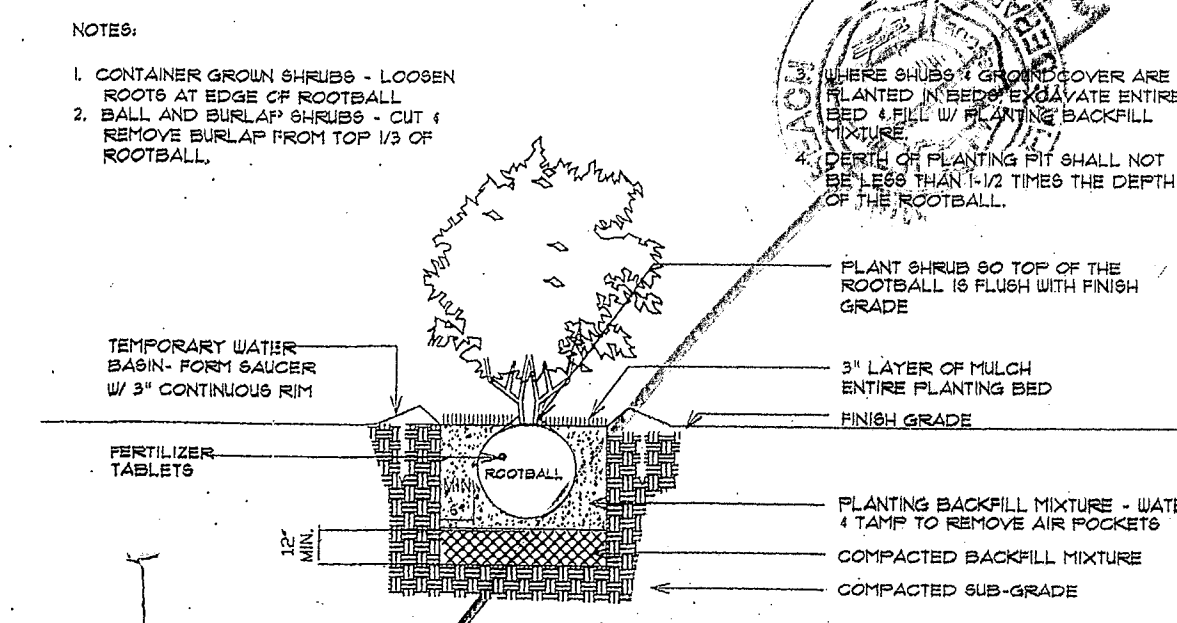
- Notes:
- Set tree plumb to finish grade.
 - No soil or mulch shall be placed over the rootball.
 - All staking & guys shall be removed approximately 9 months after planting or as directed by Landscape Architect.
 - Do not cut central leader or top of tree.



TREE PLANTING & STAKING DETAIL
NTS



PALM PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

LANDSCAPE PLAN

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

Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609
Lic. No. #LA0000952

Ron Fairchild
ARCHITECT

PHONE: 954-547-4682
FAX: 954-776-4793
EMAIL: FAIRCHILDARCH@GMAIL.COM
COPYRIGHT © 2013 RON FAIRCHILD ARCHITECT. ALL RIGHTS RESERVED. THIS DOCUMENTATION OF PARTS THEREOF, MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

Renovation for:
Denny's at Collins Avenue
7140 Collins Avenue
Miami Beach, Florida, 33141 - 3212

DRAWING REVISION DATES:

LANDSCAPE PLAN

SHEET

PROJECT: 12008
DATE: 10-19-12
A-1-1 SITE PLAN (DENNY'S AT COLLINS AVE)

BACK

B/302198
17/40 COLLINS AVE

B/302198
7140 Collins Ave.

WORKING CUSTOMER DIVISION
Reviewed by: Richard Robinson
Initial: _____ Date: 5-12-12
VERIFICATION FORM
Required Not Required
ORD. LETTER 68-85
Required Not Required
OTHER: #201336631
15-3-11

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING: M. Schindler
5-28-12
BUILDING: JP 5/12/12
ZONING: DRB 5/12/12
DRB/HPB: DRB 5/12/12
CONCURRENCE: DRB 5/12/12
PLUMBING: DRB 5/12/12
ELECTRICAL: DRB 5/12/12
MECHANICAL: DRB 5/12/12
FIRE PREVENTION: DRB 5/12/12
ENGINEERING: DRB 5/12/12
PUBLIC WORKS: DRB 5/12/12
STRUCTURAL: DRB 5/12/12
ELEVATOR: DRB 5/12/12

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370 Office: (305) 673-7610

Bldg Electrical Permit

06-04-2007

Status: APPROVED	Activity Number: BE072243
	Issued By: BUILTRIL
Site Address: 7145 HARDING AV MBCH	Applied: 06/04/2007
Parcel #: 32110020570	Approved: 06/04/2007
	Completed:
	To Expire: 12/01/2007
Valuation: \$170.00	
Applicant: JBS ELECTRIC INC 7420 BUCHANAN ST HOLLYWOOD FL 33024 954-961-8978	Property Owner: HARDING AVENUE INVESTMENT LLC 696 NE 125TH ST NORTH MIAMI, FL 331615546

Description: COMPLETE ELECTRIC. DEMO

Inspector Area: N Class Code: B

DETAIL LIST

Electrical Fees

Rough Wiring Outlets:	0	\$0.00
Temporary Service:	0	\$0.00

Subfeed for Construction/# of Service:

Up to 100 Amps:	0	\$0.00
101 to 200 Amps:	0	\$0.00
201 to 400 Amps:	0	\$0.00
401 to 600 Amps:	0	\$0.00
601 to 800 Amps:	0	\$0.00
Over 800 Amps:	0	\$0.00
Service Repair/Meter Change:	0	\$0.00
Other Fees:		\$0.00
Other Fees Explanation:		

Equipment Outlets - Permanent Connection

Equipment Outlet Ex Wall/Window AC:	0	\$0.00
Ranges or Range Tops:	0	\$0.00
Ovens:	0	\$0.00
Water Heaters:	0	\$0.00
Space Heaters:	0	\$0.00
Washing Machines:	0	\$0.00
Dryers:	0	\$0.00
Fans - w/Fraction HP Motors:	0	\$0.00
Garbage Disposals:	0	\$0.00
Dishwashers:	0	\$0.00

BD070171

[ELECTRICAL PERMIT]

170708

Activity Number: BE072243

Equipment Outlets - Permanent Connection - Cont.

Refrigerator:	0	\$0.00
Deep Freezer:	0	\$0.00
Wall/Window A.C.:	0	\$0.00
A.C. - Not Wall/Window:	0	\$0.00
Motors Up to 1 HP:	0	\$0.00
Motors from 2 HP thru 10 HP:	0	\$0.00
Motors Greater than 10 HP:	0	\$0.00
Portable X-ray (DDS):	0	\$0.00
Stationary X-ray (MD):	0	\$0.00
Diathermic Units:	0	\$0.00
Isolation Units:	0	\$0.00

Antenna-TV-Intercom-Phones

Antenna, Outlets, etc.:	0	\$0.00
Receiving Antennas:	0	\$0.00
Detection Central System:	0	\$0.00
Smoke Detectors:	0	\$0.00
Heads or Target Area Speakers:	0	\$0.00
Bell Alarm Station:	0	\$0.00
Light Fixtures:	0	\$0.00
Combination Light Fixtures:	0	\$0.00
Streamed/Festoon Lights:	0	\$0.00
Plugmold:	0	\$0.00

Generator/Transformers

Up to 5 KVA/KW:	0	\$0.00
6 to 10 KVA/KW:	0	\$0.00
11 to 15 KVA/KW:	0	\$0.00
16 to 20 KVA/KW:	0	\$0.00
21 to 25 KVA/KW:	0	\$0.00
25 KVA or KW:	0	\$0.00
Same floor, largest above, additional units:	0	\$0.00
Weld Machine Outlet to 25 Amps:	0	\$0.00
Weld Machine Outlet Over 25 Amps:	0	\$0.00

Special Purpose Outlets

Special Purpose Commercial Outlets:	0	\$0.00
Painting, Bake Oven, Outlet:	0	\$0.00
Sign Face:	0	\$0.00
Sign Repair - Connect or Reconnect:	0	\$0.00
Resident Pool/Spa Lighting:	0	\$0.00
Combination Pool/Spa Lighting:	0	\$0.00
Commercial/Multi-Family Pool:	0	\$0.00
Commercial/Multi-Family Combo:	0	\$0.00
Temporary Equipment Gr. for Carnival/Circus:	0	\$0.00

Fire Safety

Floor Accept Test Alarm System:		\$0.00
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SFBC Compliance Fees

SFBC Compliance Fee:		\$0.00
Training Fee:		\$1.00
Extra Fee - Penalty:		\$0.00
Sanitation Fee:		\$20.00

Activity Number: BE072243

Additional Fees

1st Reinspection:	\$0.00
Continued Reinspections:	\$0.00
Change of Contractor:	\$0.00
Permit Extension:	\$0.00
Permit Card Replacements:	\$0.00
Overtime Inspection Fees:	<u>\$0.00</u>

Total of All Fees:	\$141.00
Total of Payments:	\$141.00
Balance Due:	\$0.00



MIAMIBEACH

30070171

Chas Ins
WLC Inc

BUILDING DEPARTMENT

1700 Convention Center Drive

Miami Beach, FL 33139

Office: 305-673-7610 Fax: 305-673-7857

Larryo

WORK PERMIT APPLICATION

FLORIDA BUILDING CODE IN EFFECT

DATE 05.30.07

PERMIT # 64072243

If subsidiary or revision, provide the Master building permit number here B: PRJ0701203

IS THIS PERMIT ASSOCIATED WITH A VIOLATION? If so; BV#

For DEMOLITION provide the year the structure was built Historic District ☐ Yes ☒ No

Type of Property ☐ Single Family ☐ Commercial ☒ Multi-Family/Condo

TYPE OF IMPROVEMENT: ☐ Building ☒ Electrical ☐ Plumbing ☐ Mechanical ☐ REVISION

Describe Complete Demo

Job Value \$ 170 Square Feet 4869 Linear Feet 50 Pool Gallonage No. of units

Job Address 7145 Harmony ave

Folio # 0232110020570 Unit #

City MB State FLA Zip 33141 Phone

Owner/Owner Builder Hauler Trans LLC Drivers License No.

Address 646 NE 125th Street

City NM State PIN Zip 33161 Phone

Fee Simple Titleholder's Name (if other than owner)

Address

City State Zip Phone

Contractor JBS ELECTRIC, INC License No. 03E000150

Address 7420 BUCHHEIM RD SE

City HOLLYWOOD State FL Zip 33024 Phone 954 444 4808

Cell# Fax # 954 961 8188

☐ Architect License No.

Address

City State Zip Phone

☐ Engineer License No.

Address

City State Zip Phone

PLEASE COMPLETE SHADED AREAS

BUILDING WORK PERMIT APPLICATIONS ARE AVAILABLE ON THE MIAMI BEACH WEBSITE AT :WWW.MIAMIBEACHFL.GOV

Bonding company Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

Mortgage Lender's Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that **SEPARATE PERMITS** are required for **Electrical, Mechanical, Plumbing, Signs, Swimming Pools, Spas, Windows, Sliding Glass Doors and Roofing**.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and Zoning.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

* If the contractor is going to be hired by the tenant, check here. ☐

Signature of Owner or Agent

Signature of Tenant

Signature of Qualifier

Printed Name of Owner or Agent

Printed Name of Tenant

Printed Name of Qualifier

Date

Date

Date

Signature of Notary Public

Signature of Notary Public

Signature of Notary Public

Identification

Identification

Identification

Sworn to and subscribed before me this _____ day of _____ 20____.
(Seal)

Sworn to and subscribed before me this _____ day of _____ 20____.
(Seal)

Sworn to and subscribed before me this _____ day of _____ 20____.
(Seal)

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. NOTICE OF COMMENCEMENT SHOULD BE FILED AT: 22 NW 1ST STREET, MIAMI, FL



STATE OF FLORIDA

COUNTY OF DADE

Print Owner's Name

Owner's Signature

Sworn to and subscribed before me this _____ day of _____ 20____, by: _____

() Personally Known () Produced Identification - Type of Identification _____

Signature of Notary Public

(Seal)

Application Approved By: _____

Permit Clerk



MIAMI BEACH

Office (305) 673-7610

Building Department
1700 Convention Center Drive, 2nd Flr
Miami Beach, FI 33139
Fax (305) 604-4870

ELECTRICAL FEE SHEET

ATTENTION APPLICANT: You are responsible for filling out this application correctly. If you have any questions concerning what category your work falls under, **PLEASE** see an electrical inspector. Any work commenced without a permit being issued will be subject to a double fee plus a \$115.00 fine. The minimum fee for an electrical permit is \$60.00. This minimum does not include other applicable surcharges. Under penalties of perjury, I declare that to the best of my knowledge, the facts stated in this document are true. I understand that perjury is a felony of the third degree.

(L. S.)

ITEMS

	UNIT NUMBER	PRICE EACH	SUB TOTAL
1. Minimum Permit Fee including repair work per permit (Unless other minimum fee is specified):		\$60.00	

Demolition

ROUGH WIRING OUTLETS

3. Light, Receptacles and Switch			
4. For 1 through 10 outlets		\$28.00	
5. For each additional after 10 outlets		\$2.50	

SERVICES

6. (The following fees shall be charged for each service and for each sub feed in new installation only. No charge will be made for sub feeds in existing installations.) Each service shall include one (1) sub feed.			
7. Temporary for construction, test, etc.		\$72.00	
8. Sub feeds			
9. 100 amps and under		\$9.00	
10. 101 amps to 200 amps		\$12.00	
11. 201 amps to 400 amps		\$14.00	
12. 401 amps to 600 amps		\$15.00	
13. 601 amps to 800 amps		\$21.00	
14. For each additional 100 amps over 800 amps		\$8.00	
15. Service repairs and/or meter change		\$75.00	

SWITCHBOARDS

16. (Same as Services shown above by amps)			
17. 100 amps and under		\$9.00	
18. 101 amps to 200 amps		\$12.00	
19. 201 amps to 400 amps		\$14.00	
20. 401 amps to 600 amps		\$15.00	
21. 601 amps to 800 amps		\$21.00	
22. For each additional 100 amps over 800 amps		\$8.00	

ITEMS	UNIT NUMBER	PRICE EACH	SUB TOTAL
EQUIPMENT OUTLETS OR PERMANENT CONNECTIONS			
23. For each range outlet	_____	\$12.00	_____
24. For each range top outlet	_____	\$12.00	_____
25. For each oven outlet	_____	\$12.00	_____
26. For each water heater outlet	_____	\$12.00	_____
27. For each space heater outlet	_____	\$12.00	_____
28. For each washing machine outlet	_____	\$12.00	_____
29. For each dryer outlet	_____	\$12.00	_____
30. For each fan outlet (with HP motor)	_____	\$12.00	_____
31. For each garbage disposal outlet	_____	\$12.00	_____
32. For each dishwasher outlet	_____	\$12.00	_____
33. For each deep freezer outlet	_____	\$12.00	_____
34. For each refrigerator outlet	_____	\$12.00	_____
35. For each air conditioning outlet (window or through wall units)	_____	\$15.00	_____
36. For each ton for central units outlet (Minimum \$13.00)	_____	\$9.00	_____

ITEMS	UNIT NUMBER	PRICE EACH	SUB TOTAL
FOR MOTORS			
37. Each up to 1 horsepower	_____	\$12.00	_____
38. From 2 horsepower to 10 horsepower	_____	\$58.00	_____
39. Each horsepower over 10 horsepower	_____	\$3.50	_____

MACHINE OUTLETS OR PERMANENT CONNECTIONS			
40. For portable dentist x-ray	_____	\$30.00	_____
41. For stationary doctor x-ray	_____	\$40.00	_____
42. For diathermic	_____	\$30.00	_____
43. For isolation units	_____	\$58.00	_____

GENERATORS AND TRANSFORMER, COMMERCIAL HEATING EQUIPMENT			
44. Each generator or transformer up to			
45. 5 KVA or KW	_____	\$7.50	_____
46. Each generator or transformer over			
47. 6 KVA or KW through 10 KVA or KW	_____	\$15.00	_____
48. Each generator transformer over			
49. 11 KVA through 15 KVA or KW	_____	\$19.00	_____
50. Each generator or transformer over			
51. 20 KVA or KW through 20 KVA or KW	_____	\$26.00	_____
52. Each generator or transformer over			
53. 21 KVA or KW through 25 KVA or KW	_____	\$40.00	_____
54. Each generator or transformer over			
55. 26 KVA or KW through 50 KVA or KW	_____	\$75.00	_____
56. Each generator or transformer over		\$0.85	_____
57. 50 KVA or KW, each additional KVA or KW	_____	\$1.75	_____

ITEMS	UNIT NUMBER	PRICE EACH	SUB TOTAL
WELDING MACHINE OUTLETS			
58. For up to 25 amps		\$9.00	
59. For over 25 amps, each additional 25 amps or fractional part		\$9.00	
SPECIAL PURPOSE OUTLETS (COMMERCIAL)			
60. For each popcorn outlet		\$11.00	
61. For each doughnut outlet		\$11.00	
62. For each drink machine outlet		\$11.00	
63. For each coin machine outlet		\$11.00	
64. For each toaster outlet		\$11.00	
65. For each coffee urn outlet		\$11.00	
66. For each deep fryer outlet		\$11.00	
67. For each telephone booth outlet		\$11.00	
68. For each painting bake oven		\$46.00	
SIGNS			
69. Per each square foot of face of sign		\$3.00	
70. For new strips:			
71. For 100 lineal feet		\$58.00	
72. Each additional 100 lineal feet or fractional part		\$34.00	
73. For each sign repair or reconnection		\$58.00	
FIXTURES			
74. For lights 1 through 10 sockets		\$10.50	
75. For 1 through 10 florescent sockets		\$10.50	
76. For each additional socket or tube		\$1.75	
77. For each light pole (fixture additional)		\$7.00	
COMBINATIONS			
78. For light fixtures and outlets up through 10 (1 inspection)		\$28.00	
STREAMERS OR FESTOON LIGHTS			
79. For the first 10 lights or less		\$8.00	
80. For each additional 10 or less		\$7.00	
WIRE MOLD			
81. For the first 10 lights or less		\$28.00	
82. For each additional 5 lineal feet		\$5.00	
SWIMMING POOL LIGHTING			
83. For residential pool or spa		\$90.00	
84. For combination pool or spa		\$100.00	
85. For commercial or multi-family pool or spa		\$200.00	
86. For commercial or multi-family combination pool or spa		\$275.00	

ITEMS	UNIT NUMBER	PRICE EACH	SUB TOTAL
TEMPORARY WORK ON CIRCUSES/CARNIVALS			

87.	Per show	_____	\$300.00	_____
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*****FIRE DETECTION SYSTEM OR REPAIRS*****

88.	For installation for central system	_____	\$30.00	_____
89.	For each smoke detectors	_____	\$3.00	_____
90.	For each head or target area, with product or wire with similar character	_____	\$3.00	_____
91.	For each speaker	_____	\$3.00	_____
92.	For each strobe light	_____	\$3.00	_____
93.	For each bell alarm station	_____	\$3.00	_____
94.	For each proximity station	_____	\$3.00	_____
95.	For semi-annual reinspection fee	_____	\$30.00	_____

*****MASTER TELEVISION, INTERCOM, BURGLAR ALARM, TELEPHONE AND RADIO*****

96.	For antenna master control	_____	\$40.00	_____
97.	For television and radio antenna devices	_____	\$28.00	_____
98.	For all outlets	_____	\$28.00	_____
99.	For suppressors	_____	\$28.00	_____
100.	For splitters	_____	\$28.00	_____
101.	For lighting arresters	_____	\$28.00	_____
102.	For receivers	_____	\$28.00	_____
103.	For input devices	_____	\$28.00	_____
104.	For audio amplifiers	_____	\$28.00	_____
105.	For ground connections	_____	\$28.00	_____
106.	For cable telephone	_____	\$28.00	_____
107.	For computer outlets	_____	\$28.00	_____
108.	For other low voltage outlets	_____	\$28.00	_____
109.	For 1 through 5 devices	_____	\$28.00	_____
110.	For each additional device	_____	\$1.50	_____
111.	For fire alarm and/or fire test pump per hour	_____		_____
	Minimum	_____	\$115.00	_____

*****DADE COUNTY CODE COMPLIANCE FEE*****

114.	For every \$1,000.00 of job valuation	_____	\$0.60	_____
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*****MIAMI BEACH TRAINING FEE*****

115.	For every \$1,000.00 of job valuation or fractional part thereof	_____	\$1.00	_____
------	--	-------	--------	-------

*****SANITATION FEE*****

116.	For every \$100.00 of estimated cost or fractional part	_____	\$0.30	_____
	Minimum of \$20 maximum of \$1,500.00	_____		_____

TOTAL ELECTRICAL PERMIT FEE

CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370 Office: (305) 673-7610

Plumbing Work Permit

06-13-2007

Activity Number: BP071417

Status: APPROVED

Issued By: BUILCESJ

Site Address: 7145 HARDING AV MBCH
Parcel #: 32110020570

Applied: 06/13/2007
Approved: 06/13/2007
Completed:
To Expire: 12/10/2007

Valuation: \$100.00

Applicant: STERN PLUMBING INC.
1434 COLLINS AVENUE, #200
MIAMI BEACH, FL 33139
305-534-5644

Property Owner: HARDING AVENUE INVESTMENT LLC
696 NE 125TH ST
NORTH MIAMI, FL 331615546

Description: COMPLETE DEMO
Inspector Area: N

Class Code: R

DETAIL LIST

Gas Works Fees

Wh-elec/Gas/Sol (200,000) - Per # of:	0	\$0.00
Water Service - Connections - Per # of:	0	\$0.00
Sewer-San-Storm Connection - Per # of:	0	\$0.00
Gas Piping Main - Per # of:	0	\$0.00
Gas Outlets - Per # of:	0	\$0.00
Test Existing Gas Piping - Per # of:	0	\$0.00
LP Tanks - Per # of:	0	\$0.00
Gas Meters - Per # of:	0	\$0.00
Portable Toilets - Per # of:	0	\$0.00
Lawn Sprinklers Heads - Per # of:	0	\$0.00
Other Fees:		\$0.00
Other Fees Explain:		

Plumbing Fixture Roughing Fees

Bathtub Roughing - Per # of:	0	\$0.00
Bidet Roughing - Per # of:	0	\$0.00
Shower Roughing - Per # of:	0	\$0.00
Water Closet Roughing - Per # of:	0	\$0.00
Lavatory Roughing - Per # of:	0	\$0.00
Residence Sink Roughing - Per # of:	0	\$0.00
Dishwasher Roughing - Per # of:	0	\$0.00
Clothes Washer Roughing - Per # of:	0	\$0.00
Laundry Tray Roughing - Per # of:	0	\$0.00
Other Roughing Fees:		\$0.00
Other Roughing Fees Explained:		

BD070171

BDOLIT

Activity Number: BP071417**Plumbing Fixture Setting Fees**

Bathtub Setting - Per # of:	0	\$0.00
Bidet Setting - Per # of:	0	\$0.00
Shower Setting - Per # of:	0	\$0.00
Water Closet Setting - Per # of:	0	\$0.00
Lavatory Setting - Per # of:	0	\$0.00
Residence Sink Setting - Per # of:	0	\$0.00
Dishwasher Setting - Per # of:	0	\$0.00
Clothes Washer Setting - Per # of:	0	\$0.00
Laundry Tray Setting - Per # of:	0	\$0.00
Other Setting Fees:		\$0.00
Other Setting Fees Explained:		\$0.00

Other Fixtures Roughing/Setting Fees

Floor Drain Roughing - Per # of:	0	\$0.00
3 Compartment Sink Roughing - Per # of:	0	\$0.00
Drinking Fountain Roughing - Per # of:	0	\$0.00
Urinal Roughing - Per # of:	0	\$0.00
Miscellaneous Sink Roughing - Per # of:	0	\$0.00
Flooring Drain Setting - Per # of:	0	\$0.00
3 Compartment Sink Setting - Per # of:	0	\$0.00
Drinking Fountain Setting - Per # of:	0	\$0.00
Urinal Setting - Per # of:	0	\$0.00
Miscellaneous Sink Setting - Per # of:	0	\$0.00
Other Fixed Roughing/Setting Fees:		\$0.00
New Swimming Pool/Spa:	0	\$0.00
Other Fixed Rough/Set Explained:		\$0.00

Fixture Repiping Fees

Safe Waste - Per # of:	0	\$0.00
Grease Trap Interceptor - Per # of:	0	\$0.00
Repipe Kitchen - Per # of:	0	\$0.00
Repipe Bathroom - Per # of:	0	\$0.00
Swimming Pool/Spa Piping - Per # of:	0	\$0.00
Wells - Any Type - Per # of:	0	\$0.00
Condensate Drain - Per # of:	0	\$0.00
Roof Drain - Per # of:	0	\$0.00
Area Drain - Per # of:	0	\$0.00
Catch Basins - Per # of:	0	\$0.00
French Drains - Per # of:	0	\$0.00
Soakage Pits - Per # of:	0	\$0.00
Pumps or Ejectors - Per # of:	0	\$0.00
Sprinklers Flow Test - Per # of:	0	\$0.00
Fire Mains - Per # of:	0	\$0.00
Standpipes - Per # of:	0	\$0.00
Hose Racks or Hose Bibs - Per # of:	0	\$0.00
Fire Sprinklers Heads - Per # of:	0	\$0.00
Water/Gas Main-Pvt Prop - Per # of Feet:	0	\$0.00
Storm/Sanitary Collector Line - Per # of Feet:	0	\$0.00
Manholes - Per # of:	0	\$0.00
Repair Unapproved Water Closets - Per # of:	0	\$0.00
Installation of Temporary Toilets - Per # of:	0	\$0.00
Other Fixture Repiping Fees:		\$0.00
Plumbing Fees Other Than Gas:		\$0.00

Activity Number: BP071417

Fire Safety

Fire Pump and Underground Installation:		\$0.00
Commercial Underground Fuel Tank:		\$0.00
Acceptance Test - Sprinkler System - Per # of:	0	\$0.00
Acceptance Test - Standpipe System - Per # of:	0	\$0.00
Hydrant Only Flow Test - Per # of:	0	\$0.00

SFBC Compliance Fees

SFBC Compliance Fee:		\$0.00
Training Fee:		\$1.00
Extra Fee - Penalty:		\$0.00
Sanitation Fee:		\$20.00

Additional Fees

1st Reinspection:		\$0.00
Continued Reinspections:		\$0.00
Change of Contractor:		\$0.00
Permit Extension:		\$0.00
Permit Card Replacements:		\$0.00
Overtime Inspection Fees:		\$0.00

Total of All Fees:	\$67.00
Total of Payments:	\$67.00
Balance Due:	\$0.00

CITY OF MIAMI BEACH
Miami Beach, Florida 33139

RECEIPT OF PAYMENT

(This is not a permit it is a receipt only)

06-13-2007

Receipt: R010193874

Activity Number: BP071417

Status: APPLIED

Date Applied: 06/13/2007

Date Issued:

Entered By: BUILCESJ

Date Completed:

Date Expired:

Site Address: 7145 HARDING AV MBCH

Parcel #: 32110020570

Balance Due: \$0.00

Valuation: \$100.00

Applicant: STERN PLUMBING INC.
1434 COLLINS AVENUE, #200
MIAMI BEACH, FL 33139
305-534-5644

Owner: HARDING AVENUE INVESTMENT LLC
696 NE 125TH ST
NORTH MIAMI, FL 331615546

Description: COMPLETE DEMO

Payments made for this receipt:

Type	Method	Description	Amount
Payment	Check	1331	67.00
Payment Made:	06/13/2007	03:11 PM Accepted By:	JC

Total Payment: 67.00 Payee: MICHAEL STERN ALAN CRAGOWICZ

Current Payment Made to the Following Items:

Account Code	Description	Amount
011800032230	Plumbing	46.00
435800036329	Sanitation Impact Fees	20.00
601700022925	Training	1.00

Account Summary for Fees and Payments:

Item#	Description	Account Code	Tot Fee	Paid	Prev. Pmts	Cur. Pmts
170	Plumbing	0118000322300	46.00	46.00	.00	46.00
430	Training	6017000229253	1.00	1.00	.00	1.00
440	Sanitation Impact Fe	4358000363293	20.00	20.00	.00	20.00

PAID
JUN 13 2007
CITY OF MIAMI BEACH
BUILDING DEPARTMENT



MIAMIBEACH

BUILDING DEPARTMENT

1700 Convention Center Drive

Miami Beach, FL 33139

Office: 305-673-7610 Fax: 305-673-7857

BP 070171

WORK PERMIT APPLICATION

FLORIDA BUILDING CODE IN EFFECT

DATE 05/30/07

PERMIT # 32071417

PRJ0701203

If subsidiary or revision, provide the Master building permit number here B: _____

IS THIS PERMIT ASSOCIATED WITH A VIOLATION? If so; BV# _____

For DEMOLITION provide the year the structure was built _____ Historic District ☐ Yes ☐ No

Type of Property ☐ Single Family ☐ Commercial ☒ Multi-Family/Condo

TYPE OF IMPROVEMENT: ☐ Building ☐ Electrical ☒ Plumbing ☐ Mechanical ☐ REVISION

Describe _____

Complete Demo

Job Value \$ 100 Square Feet 4869 Linear Feet 50 Pool Gallage _____ No. of units _____

Job Address 7145 HAROLD AVE

Folio # 0232110020370 Unit # _____

City M3 State FLA Zip 33139 Phone 305 948 0212

Owner/Owner Builder HAROLD TROSTMAN LLC Drivers License No. _____

Address 696 NE 125 ST

City M3 State FLA Zip 33161 Phone _____

Fee Simple Titleholder's Name (if other than owner) _____

Address _____

City _____ State _____ Zip _____ Phone _____

Contractor STEIN PLUMBING INC License No. CPL033835

Address 1434 COLLINS AVE

City M3 State FLA Zip 33139 Phone _____

Cell# 305 525 5535 Fax # _____

☐ Architect _____ License No. _____

Address _____

City _____ State _____ Zip _____ Phone _____

☐ Engineer _____ License No. _____

Address _____

City _____ State _____ Zip _____ Phone _____

PLEASE COMPLETE SHADED AREAS

BUILDING WORK PERMIT APPLICATIONS ARE AVAILABLE ON THE MIAMI BEACH WEBSITE AT :WWW.MIAMIBEACHFL.GOV

Bonding company Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

Mortgage Lender's Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that **SEPARATE PERMITS** are required for **Electrical, Mechanical, Plumbing, Signs, Swimming Pools, Spas, Windows, Sliding Glass Doors and Roofing**.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and Zoning.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

* If the contractor is going to be hired by the tenant, check here. ☐

Signature of Owner or Agent _____

Signature of Tenant _____

Signature of Qualifier _____

Printed Name of Owner or Agent _____

Printed Name of Tenant _____

Printed Name of Qualifier _____

Date _____

Date _____

Date 05-30-07

Signature of Notary Public _____

Signature of Notary Public _____

Signature of Notary Public _____

Identification _____

Identification _____

Identification P Kon TOM

Sworn to and subscribed before me this _____ day of _____ 20____.
(Seal)

Sworn to and subscribed before me this _____ day of _____ 20____.
(Seal)

Sworn to and subscribed before me this 30 day of MAY 2007
(Seal)



WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. NOTICE OF COMMENCEMENT SHOULD BE FILED AT: 22 NW 1ST STREET, MIAMI, FL

STATE OF FLORIDA

COUNTY OF DADE

Print Owner's Name _____

Sworn to and subscribed before me this _____ day of _____ 20____, by: _____

() Personally Known () Produced Identification Type of Identification _____

Signature of Notary Public _____

(Seal)



Application Approved By: _____

Permit Clerk



MIAMIBEACH

Office (305) 673-7610

Building Department
1700 Convention Center Dr, 2nd Flr
Miami Beach, FL 33139
Fax (305) 604-4870

PLUMBING FEE SHEET

ATTENTION APPLICANT: You are responsible for filling out this application correctly. If you have any questions concerning what category your work falls under, **PLEASE** see a plumbing inspector. Any work commenced without a permit being issued will be subject to a double fee plus a \$100.00 fine. The minimum fee for a plumbing permit is \$46.00. This minimum does not include other applicable surcharges. Under penalties of perjury, I declare that to the best of my knowledge, the facts stated in this document are true. I understand that perjury is a felony of the third degree.

[Signature]
(L. S.)

ITEMS	UNIT NUMBER	PRICE EACH	SUB TOTAL
1. Enter number of water heaters (electric/gas/solar) <200,000 BTU>		\$46.00	
2. Enter number of water service connections		\$46.00	
3. Enter number of sanitary or storm sewer connections		\$46.00	
4. Enter number of natural/LP gas piping mains or existing main tests		\$46.00	
5. Enter number of natural/LP gas outlets (Minimum \$46.00)	1	\$15.00	
Each additional outlet		\$5.00	
6. Enter number of L P tanks		\$46.00	
7. Enter number of portable/temporary toilets		\$46.00	
8. Enter number of lawn sprinkler heads		\$1.50	
9. Enter number of backflow preventors		\$46.00	
10. Other (explain)			
***** Fixture Roughing (New or Replacement) *****			
11. Enter number of bathtub roughs		\$12.00	
12. Enter number of bidet roughs		\$12.00	
13. Enter number of shower roughs		\$12.00	
14. Enter number of water closet roughs		\$12.00	
15. Enter number of lavatory roughs		\$12.00	
16. Enter number of residential sink roughs		\$12.00	
17. Enter number of dishwasher roughs		\$12.00	
18. Enter number of clothes washer roughs		\$12.00	
19. Enter number of laundry tray roughs		\$12.00	
20. Enter number of other roughs		\$12.00	
21. Enter number of floor drain roughs		\$12.00	
22. Enter number of (3) three compartment sink roughs		\$12.00	
23. Enter number of drinking fountain roughs		\$12.00	
24. Enter number of urinal roughs		\$12.00	
25. Enter number of miscellaneous sink roughs		\$12.00	
26. Enter number of other fixture roughs		\$12.00	
TOTAL NUMBER OF ROUGHING INS			
***** Fixture Setting (New or Replacement) *****			
27. Enter number of bathtub sets		\$12.00	

28. Enter number of bidet sets		\$12.00
29. Enter number of shower sets		\$12.00
30. Enter number of water closet sets		\$12.00
31. Enter number of lavatory sets		\$12.00
32. Enter number of residential sink sets		\$12.00
33. Enter number of dishwasher sets		\$12.00
34. Enter number of clothes washer sets		\$12.00
25. Enter number of laundry tray sets		\$12.00
36. Enter number of other sets		\$12.00
37. Enter number of floor drain sets		\$12.00
38. Enter number of (3) three compartment sink sets		\$12.00
39. Enter number of drinking fountain sets		\$12.00
40. Enter number of urinal sets		\$12.00
41. Enter number of miscellaneous sink sets		\$12.00
42. Enter number of other fixture sets		\$12.00

TOTAL NUMBER OF SETTINGS

******* Fixtures - Re-Piping *******

43. Enter number of safe waste (indirect waste)		\$20.00
44. Enter number of interceptors up to 1,200 gallons		\$46.00
45. Enter number of interceptors over 1,200 gallons		\$52.00
46. Enter number of kitchen re-pipes (does not include fixture sets)		\$23.00
47. Enter number of bathroom re-pipes (does not include fixture sets)		\$46.00
48. Enter job valuation for repiping mains/distribution		\$4.60
49. Enter number of existing swimming pool - spa piping replacement		\$46.00
50. Enter number of new swimming pool - spa piping		\$65.00
51. Enter number of dry wells		\$46.00
52. Enter number of condensate drains		\$10.00
53. For wells 3" or less		\$46.00
54. For wells 4" to 6"		\$100.00
55. For wells 7" to 12"		\$150.00
56. For wells 13" to 18"		\$200.00
57. For wells over 18"		\$250.00
58. Enter number of roof drains		\$15.00
59. Enter number of area drains		\$15.00
60. Enter number of catch basins		\$46.00
61. Enter square footage of area or soakage pits (each 200 cubic feet)		\$23.00
62. Enter 1 unit for every 50 l/f of water/gas main (private property)		\$15.00
63. Enter 1 unit for every 50 l/f of storm/sanitary collector lines.		\$15.00
64. Enter number or manholes		\$46.00
65. Other (Explain):		

******* DEMO *******

66. Fixtures (Yes or No)		\$46.00
67. Water service	Y	\$46.00
68. Building sewer		\$46.00
69. Gas main		\$46.00

***** F B C COMPLIANCE FEE *****

70. Enter job valuation - per \$ 1,000.00

\$0.60

***** MIAMI BEACH TRAINING FEE*****

71. For every \$1,000.00 of the job value or fractional part thereof

\$1.00

***** SANITATION IMPACT FEE*****

72. Enter job valuation for sanitation fee - per \$100.00

\$0.30

Minimum = \$20.00 and Maximum = \$1,500.00

***** WORK WITHOUT PERMIT PENALTIES*****

73. Extra fee plus penalty: Enter subtotal + \$ 115.00

TOTAL PLUMBING PERMIT FEE:

BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139
(305) 673-7610

LETTER OF BUILDING RECERTIFICATION
IN ACCORDANCE WITH ORDINANCE #75-34
(Amended by Ordinance 92-1)

10-19-2006

HARDING AVENUE INVESTMENT LLC
730 NW 107 AVE., SUITE 115
MIAMI, FL. 33172

RE: 7145 HARDING AV MBCH
Parcel #: 32110020570
Activity #: BR050049

Dear Owner:

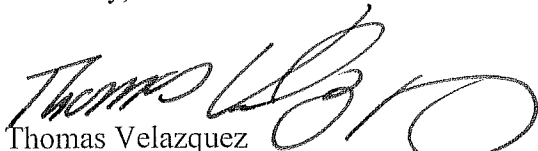
This department has received the structural and electrical reports dated 10/19/2006 stating that an Architect/Engineer has examined the above referenced building and that he/she recommends it is structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we hereby grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Metropolitan Dade County Ordinance No. 75-34 and 91-2, Section 104.9.

The expiration date 10/18/2016, of this approval as stated in said Ordinances, is 10 years from 10/18/2006. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in Subsection 202.2 of the South Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly, as a guarantee of the safety or any portion of the structure. However, based on the terms stated in the Ordinance 75-34, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for recertification A/E structural report on file with this office.

Sincerely,


Thomas Velazquez
Director of Building Department

40Year.com, Inc., Engineers

Professional Building Recertifications & Due-Diligence Inspections
Florida Registered Engineer, PE 24803

DR050049

City of Miami Beach
Building Official
1700 Convention Center Drive
Miami Beach, FL 33139

October 18, 2006

RE: Recertification Of Buildings – 40 Years Old or Older

Record Owner
Property Address
Folio #

**HARDING AVENUE INVESTMENT LLC
7145 HARDING AVE
02-3211-002-0570**

Dear Sirs:

This letter shall serve to transmit the attached "Guidelines for Electrical & Structural Recertifications" for the above referenced address which will provide an itemized description of the condition of the various components.

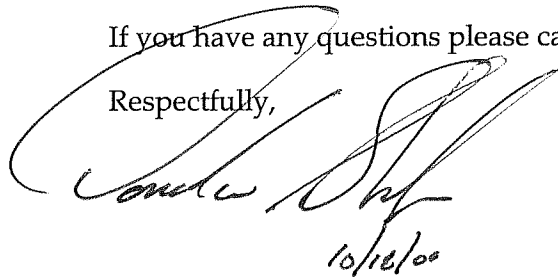
This inspection was completed on October 18, 2006.

I hereby certify this building as being structurally and electrically safe for continued use and operation.

As a routine matter, in order to avoid any possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure or electrical system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. No warranty is either expressed or implied.

If you have any questions please call me at (305) 271-8040.

Respectfully,



10/18/06

Donald W Shackelford, PE

40Year.com, Inc.

John P Smiljanic, Engineer, MBA

7810 SW 66 Street, Miami, Florida 33143

Telephone 305 856-3986, Facsimile 305 273-1210

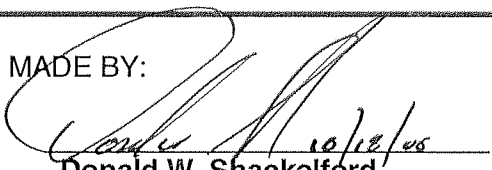
www.40year.com

**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S STRUCTURAL RECERTIFICATION**

INSPECTION COMMENCED
DATE: **August 2, 2005**

INSPECTION MADE BY:

SIGNATURE
PRINT NAME


Donald W. Shackelford

INSPECTION COMPLETED
DATE: **October 18, 2006**

TITLE: **Professional Engineer
PE # 24803**

ADDRESS: **7810 SW 66th Street
Miami, FL 33143**

Description of Structure

a. Name of Title:

HARDING AVENUE INVESTMENT LLC

b. Street Address:

7145 HARDING AVE

c. Legal Description:

**NORMANDY BEACH SOUTH PB 21-54 LOT 1 BLK 8
LOT SIZE 50.000 X 125 COC 23257-4964 03 2005 2
(3)**

d. Owners Name:

HARDING AVENUE INVESTMENT LLC

e. Owner's Mailing Address:

**730 NW 107 AVE SUITE 115
MIAMI FL 33172-3104**

f. Folio Number of Building:

02-3211-002-0570

g. Building Code Occupancy
Classification:

Group R(2)

h. Present Use:

Apartments

i. General Description, Type of Construction, Size, Number of Stories, Special Features,
and Additional Comment:

**Two story CBS structure. Gable roof. Shallow "U" plan around open courtyard.
Courtyard shared with (near) symmetrical building to South. East ends of both
buildings bridged with wood-frame roof over walkway and also over CBS utility
extensions to each building. Open covered walkways and open concrete stairs
at each end. Approx 4,900 sq ft.**

**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S STRUCTURAL RECERTIFICATION**

1. Description of Structure

- a. Name of Title: **HARDING AVENUE INVESTMENT LLC**
b. Street Address: **7145 HARDING AVE**
c. Legal Description: **NORMANDY BEACH SOUTH PB 21-54 LOT 1 BLK 8
LOT SIZE 50.000 X 125 COC 23257-4964 03 2005 2
(3)**
- d. Owners Name: **HARDING AVENUE INVESTMENT LLC**
e. Owner's Mailing Address: **730 NW 107 AVE SUITE 115
MIAMI FL 33172-3104**
f. Folio Number of Building: **02-3211-002-0570**
g. Building Code Occupancy Classification: **Group R(2)**
h. Present Use: **Apartments**

i. General Description, Type of Construction, Size, Number of Stories, Special Features, and Additional Comment:

Two story CBS structure. Gable roof. Shallow "U" plan around open courtyard. Courtyard shared with (near) symmetrical building to South. East ends of both buildings bridged with wood-frame roof over walkway and also over CBS utility extensions to each building. Open covered walkways and open concrete stairs at each end. Approx 4,900 sq ft.

Additions to Original Structure:

Apparent addition of utility extension and walkway roof to East shared with adjacent building.

2. PRESENT CONDITION OF STRUCTURE

a. General alignment (note good, fair, poor, explain if significant)

- | | |
|----------------|-----------------------|
| 1. Bulging | Good condition |
| 2. Settlement | Fair condition |
| 3. Defections | Fair condition |
| 4. Expansion | Fair condition |
| 5. Contraction | Fair condition |

b. Portion distressed (Note, beams, columns, structural walls, floors, roofs, other)

None observed

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.

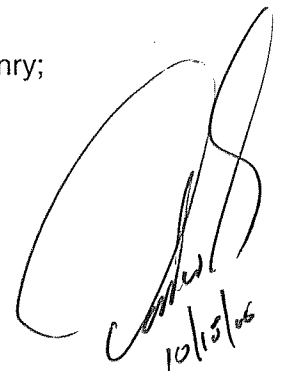
Good to fair condition overall.

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm.

No significant cracking observed

e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

Generally fair condition.



10/15/06

f. Previous patching or repairs

Normal maintenance

g. Nature of present loading indicate residential, commercial, other; estimate magnitude.

Normal residential

3. INSPECTIONS

a. Date of notice of required inspection

June 28, 2005

b. Date(s) of actual inspection

August 2, 2005-October 18, 2006

c. Name and qualification of individual submitting inspection report:

Donald W. Shackelford, Structural Engineer, PE #24803

d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:

None required

e. Structural repair note appropriate line:

1. None required

XXXX

2. Required (describe and indicate acceptance)

4. SUPPORTING DATA

a. sheet written data

b. photographs

c. drawings or sketches

5. MASONRY BEARING WALL, Indicate good, fair, poor condition:

a. Concrete masonry units

Fair condition

b. Clay tile or terra cotta units

c. Reinforced concrete tie columns

Good condition

d. Reinforced concrete tie beams

Good condition

e. Lintel

f. Other type bond beams

g. Masonry finishes - exterior

1. Stucco

Fair condition

2. Veneer

3. Paint only

4. Other(describe)

h. Masonry finishes - interior

1. Vapor barrier

2. Furring and plaster

Fair condition

3. Paneling

4. Paint only

5. Other (describe)

Gypsum board

Fair condition

i. Cracks:

None observed

1. Location - note beams, columns, other

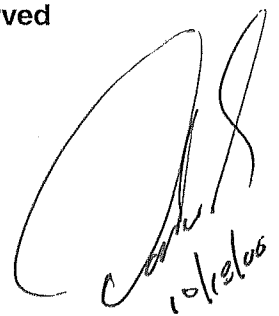
2. Description

j. Spalling:

None observed

1. Location - note beams, columns, other

2. Description



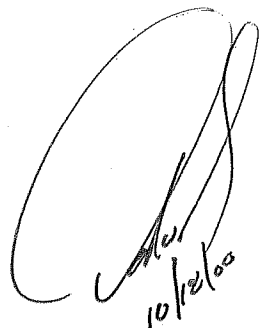
- k. Rebar corrosion-check appropriate line:
- 1. None visible **XXXX**
 - 2. Minor-patching will suffice
 - 3. Significant-but patching will suffice
 - 4. Significant-structural repairs required
- l. Samples chipped out for examination in spall areas: **N/A**
- 1. No
 - 2. Yes - describe color, texture, aggregate, quality

6. FLOOR AND ROOF SYSTEM

- a. Roof:
- 1. Describe (flat, slope, type roofing, type roof deck, condition).
Gable roof. Asphalt shingle roofing in fair condition. Wood deck in fair condition.
 - 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
None
 - 3. Note types of drains and scupper and condition:
Sheet flow to periphery
- b. Floor systems(s)
- 1. Describe (type of system framing, material, spans, condition)
Conventional wood floor joists at 1st & 2nd floors. Fair condition.
- c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
Adequate visibility

7. STEEL FRAMING SYSTEM

- a. Description:
None observed
- b. Exposed Steel - describe condition of paint & degree of corrosion:
N/A
- c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection
N/A
- d. Elevator sheave beams & connections, and machine floor beams – note condition:
N/A



Handwritten signature and date: 10/12/00

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system

Concrete spread footings. CBS walls with reinforced concrete tie beams and columns. Interior CMU bearing walls. Reinforced concrete columns and beams bearing 2nd floor walkway and roof.

b. Cracking

1. Not significant

XXXX

2. Location and description of members affected and type cracking

c. General condition

Generally good condition

d. Rebar corrosion - check appropriate line:

1. Non visible

XXXX

2. Location and description of members affected and type cracking

3. Significant but patching will suffice

4. Significant - structural repairs required (describe)

e. Samples chipped out in spall areas:

1. No

N/A

2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

Aluminum single hung & jalousie

b. Anchorage – type & condition of fasteners and latches:

Fair condition

c. Sealant – type of condition of perimeter sealant & at mullions:

Fair condition

d. Interiors seals – type & condition at operable vents:

Fair condition

e. General condition:

Fair condition

10. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses;

Conventional wood 1st & 2nd floor joists, 2nd floor ceiling joists, and rafters.

b. Metal fittings: angles, plates, bolts, split pintles, pintles, other, note condition:

None observed

c. Joints – note if well fitted and still closed:

Fair condition

d. Drainage – note accumulations of moisture:

No evidence of current water intrusion observed

e. Ventilation –note any concealed spaces not ventilated:

Adequate ventilation

f. Note any concealed spaces opened for inspection:

Adequate visibility



10/12/05

**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S ELECTRICAL RECERTIFICATION**

INSPECTION COMMENCED
DATE: **August 2, 2005**

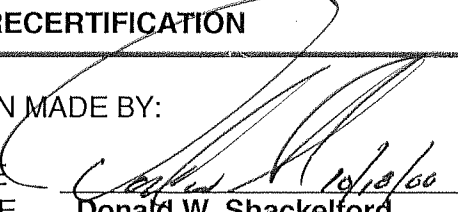
:

INSPECTION COMPLETED
DATE: **October 18, 2006**

INSPECTION MADE BY:

SIGNATURE

PRINT NAME


Donald W. Shackelford

TITLE:

**Professional Engineer
PE # 24803**

ADDRESS:

**7810 SW 66th Street
Miami, FL 33143**

Description of Structure

a. Name of Title:

HARDING AVENUE INVESTMENT LLC

b. Street Address:

7145 HARDING AVE

c. Legal Description:

**NORMANDY BEACH SOUTH PB 21-54 LOT 1 BLK 8
LOT SIZE 50.000 X 125 COC 23257-4964 03 2005 2
(3)**

d. Owners Name:

HARDING AVENUE INVESTMENT LLC

e. Owner's Mailing Address:

**730 NW 107 AVE SUITE 115
MIAMI FL 33172-3104**

f. Folio Number of Building:

02-3211-002-0570

g. Building Code Occupancy

Group R(2)

Classification:

h. Present Use:

Apartments

i. General Description, Type of Construction, Size, Number of Stories, Special Features, and Additional Comment:

Two story CBS structure. Gable roof. Shallow "U" plan around open courtyard. Courtyard shared with (near) symmetrical building to South. East ends of both buildings bridged with wood-frame roof over walkway and also over CBS utility extensions to each building. Open covered walkways and open concrete stairs at each end. Approx 4,900 sq ft.

GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

1. ELECTRIC SERVICE

1. Size: Amperage (**575**) Fuses () Breakers (**XXX**)
2. Phase: 3-Phase () 1-Phase (**XXX**)
3. Condition: Good (**XXX**) Fair () Needs Repair ()
4. Comments: **Overhead service to exterior meter and distribution panel enclosure at East.**

2. METER AND ELECTRIC ROOM

1. Clearances: Good (**XXX**) Fair () Requires Correction ()
2. Comments:

3. GUTTERS

1. Location: Good(**XXX**) Requires Repair ()
2. Taps and Fill: Good(**XXX**) Requires Repair ()
3. Comments:

4. ELECTRICAL PANELS

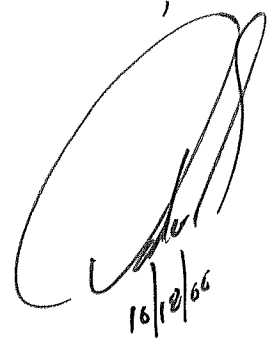
1. Panel # (**1-3**) Location: **Meter enclosure**
Good(**XXX**) Needs Repair ()
2. Panel # (**4-19**) Location: **Individual apartments**
Good(**XXX**) Needs Repair ()
3. Panel # () Location: Good() Needs Repair ()
4. Panel # () Location: Good() Needs Repair ()
5. Panel # () Location: Good() Needs Repair ()
6. Comments:

5. BRANCH CIRCUITS

1. Identified: Yes (**XXX**) Must be Identified ()
2. Conductors: Good (**XXX**) Deteriorated() Must Replace ()
3. Comments:

6. GROUNDING OF SERVICE

- Condition: Good: (**XXX**) Repairs Required ()
- Comments:



16/12/66

7. GROUNDING OF EQUIPMENT

Condition: Good: (**XXX**)

Repairs Required ()

Comments:

8. SERVICE CONDUITS/RACEWAYS

Condition: Good: (**XXX**)

Repairs Required ()

Comments:

9. SERVICE CONDUCTORS AND CABLES

Condition: Good: (**XXX**)

Repairs Required ()

Comments:

10. TYPES OF WIRING METHODS

Condition:

Conduit Raceways: Good: (**XXX**)

Repairs Required ()

Conduit PVC: Good: ()

Repairs Required ()

NM Cable: Good: ()

Repairs Required ()

BX Cable: Good: ()

Repairs Required ()

11. FEEDER CONDUCTORS

Condition: Good: (**XXX**)

Repairs Required ()

Comments: **Renovated feeder system in surface mounted exterior conduit.**

12. EMERGENCY LIGHTING

Condition: Good: (**XXX**)

Repairs Required ()

Comments:

13. BUILDING EGRESS ILLUMINATION

Condition: Good: (**XXX**)

Repairs Required ()

Comments:

14. FIRE ALARM SYSTEM

Condition: Good: (**XXX**)

Repairs Required ()

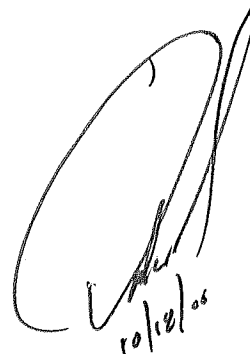
Comments:

15. SMOKE DETECTORS

Condition: Good: (**XXX**)

Repairs Required ()

Comments:



16. EXIT LIGHTS

Condition: Good: (**XXX**)

Repairs Required ()

Comments:

17. EMERGENCY GENERATOR

Condition: Good: ()

Repairs Required ()

Comments: **Not present**

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

Condition: Good: (**XXX**)

Repairs Required ()

Comments:

19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING

Condition: Good: ()

Repairs Required ()

Comments: **N/A, no parking on site**

20. SWIMMING POOL WIRING

Condition: Good: ()

Repairs Required ()

Comments: **N/A**

21. WIRING OF MECHANICAL EQUIPMENT

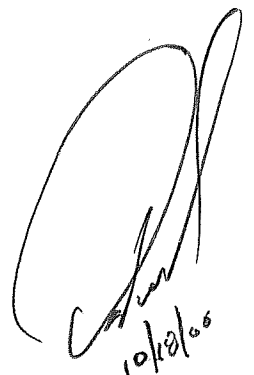
Condition: Good: (**XXX**)

Repairs Required ()

Comments:

22. General Additional Comments

None



Handwritten signature and date: 10/18/06

**CITY OF MIAMI BEACH
BUILDING DEPARTMENT**

COMMENTS LIST

06-23-2006

Activity Number: BV06000693

Site Address: 7145 HARDING AV MBCH

BUILPERH 05/10/2006 Case Created by BUILPERH (added by script)
BUILPERH 05/10/2006 Inspector changed from builperh to builperh (added by script)
BUILPERH 05/10/2006 Initial Inspector: Herminia Perez (added by script)
BUILPERH 05/10/2006 Violation issued and will be posted. Failure to comply with the required Building Re-certification. See BR050049.

BUILPERH 05/19/2006 Compliance changed from 06/21/2006 to 06/23/2006 (added by script)
BUILPERH 05/19/2006 Violation posted 05/12/2006, must comply by 06/23/2006.
BUILPERH 06/23/2006 Non-compliance, Refer to Special Master. Same owner. Everything is pending.

METRO ORD. #75-34

RECERTIFICATION DATE: 2-25-77

Owner OCEAN SIDE CORP.

Mailing Address

Permit No. 8226

Lot 1 Block 8

Subdivision Normandy Beach
South

No. 7145 Street Harding ave. Date May 7-1936

General Contractor W. F. Snyder

Address

Architect Martin L. Hampton

Address

Front 36 Depth 100

Height

Stories

Use Apartment House
4 units &
12 hotel rooms
Roof tile

Type of construction C-B-S

Cost \$21,000.00

Foundation spread footing

Plumbing Contractor

Brunson

#9013

Address

Date May 15-1936

No. fixtures 53

Rough approved by

Date

No. Receptacles

Gas stove 1

gas heater 3

Plumbing Contractor

Address

Date

No. fixtures set

Final approved by

Date

#11737-, Brunson- Jan. 9-1939

Sewer connection - one -

Septic tank 1 (1500 gal)

Make

O'Neal Septic Tank
permit # 9261

Date

8-10-1936

Electrical Contractor

Larkins

#6708

Address

Date 6-16-1936

No. outlets 56

Heaters 6

Stoves

Motors 4

Fans

Temporary service

Receptacles 42

Rough approved by

Date

Electrical Contractor

Address

Date

No. fixtures set 56

Final approved by

Date

Date of service Nov. 5-1936

Alterations or repairs # 9004- Flat Wall Sign (Claude Neon Southern Corp) \$200.00

Date Oct. 30-1936

Electric # 19174 - U.S.A.A.F.T.T.C. 1 meter change Jan. 22, 1943

Electric. # 20011. USAAFTTC.... Meter Restoration.... Jan. 18, 1944

BUILDING # 24662 Replacing old steel sash on rear of building: Casement Window Service: \$1,500... June 5, 1947

ELECTRICAL #36136 Acolite Neon: 4 neon transformers - Feb. 18, 1952

BUILDING PERMIT # 38479 Installing 12 air condition units- Igloo Air Conditioning Co. \$2,000..5/15/52
43758 Remodeling Hotel Rooms into 5 new apartment units (rooms 14, 15, 16, 17, 20, 21,
22, 23, 24, & 25: owner builds: \$ 1,000: Jan 13, 1954

ELECTRICAL PERMIT #41401 Flamingo Elec Con: 4 Refrigerator Outlets, 4 Iron Outlets, 4 Range Outlets:
#67724 - S & S Elect. Co. - 1 violations 2/26/70 OK, Meginniss 6/30/54 Feb 11, 1954