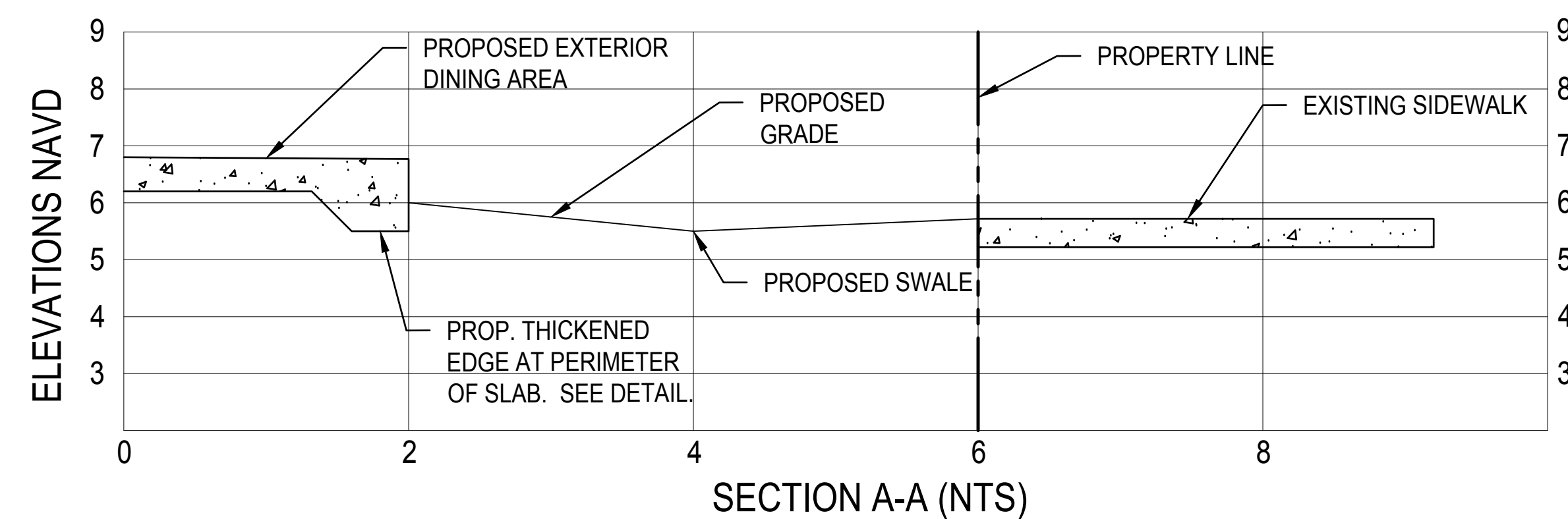
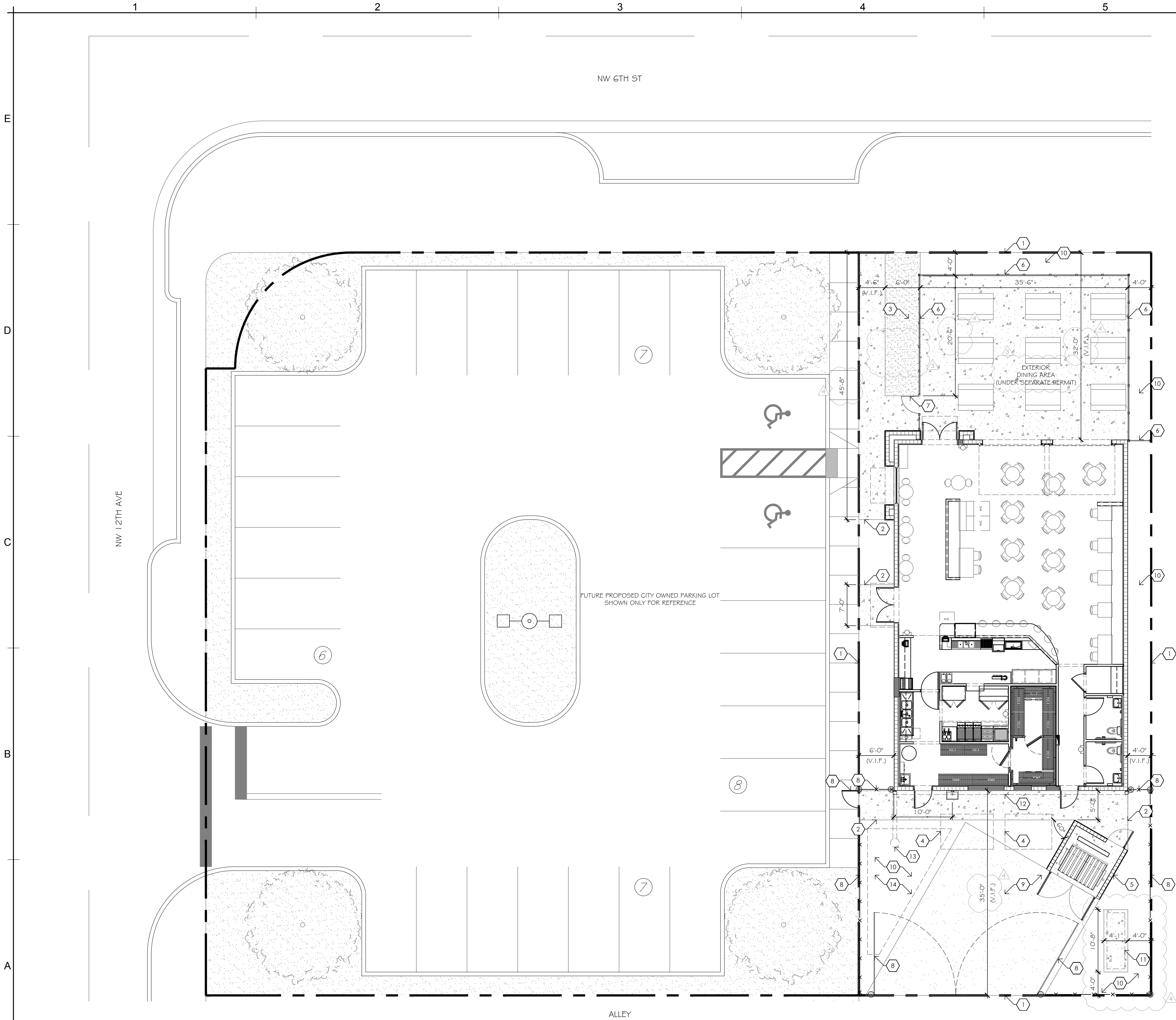




EX-1





LEGAL DESCRIPTION: TUSKEGEE PARK 3-9 B LOT & LESS RD RW BLK 3			
A. USE OF PROPERTY			
	EXISTING	ASSEMBLY - DINNING / BANQUET HALL	
	PROPOSED	RESTAURANT	
B. LAND USE DESIGNATION		NW REGIONAL ACTIVITY CENTER	
C. ZONING DESIGNATION		NWRAC-MUw, NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE WEST	
D. WATER / WASTE WATER SERVICE PROVIDER		CITY OF FORT LAUDERDALE	
E. SITE AREA		6,372 S.F. (APPROX. 0.15 ACRES)	
F. BUILDING FOOTPRINT COVERAGE		2,400 S.F.	
G. GROSS FLOOR AREA			
	EXISTING GROSS BLDG. AREA	2,400 S.F.	
	EXISTING GROSS BLDG. AREA TO BE DEMOLISHED		
	PROPOSED GROSS FLOOR AREA INCLUDING BUILDING, COURT, AND DUMPSTER		
H. PARKING DATA (47-13.20)		REQUIRED	PROVIDED
NWRAC-MU DISTRICTS: NONRESIDENTIAL USE		NWRAC-MU DISTRICTS: Exempt for development between 0 and 2,500 gross square feet in area. All development greater than 2,500 gross square feet shall be required to provide 60% of the parking space requirements for uses as provided in Table 1. Bicycle Parking—1 per 20 parking spaces provided	NONE - EXISTING DEVELOPMENT LESS THAN 2,500 S.F.
I. FLOOR AREA RATIO (FAR)		2,400 S.F. / 6,500 S.F. = 0.38 (36.92%)	
J. BUILDING HEIGHT (47-13.31)		MAX HEIGHT: 45'	PROVIDED: 18'
K. STRUCTURE LENGTH		60'-0"	
L. NUMBER OF STORIES		1 STORY	
M. SETBACKS (47-13.31)		REQUIRED	PROVIDED
	FRONT (NORTH)	0 FT PRIMARY STREET	EXISTING 34'-0"
	SIDE (EAST)	NONE	4'-0"
	SIDE (WEST)		6'-0"
	REAR (SOUTH)		EXISTING 36'-0"
N. OUTDOOR COURT DINNING AREA		1,065 S.F. (16.38%)	
O. VEHICULAR USE AREA		750 S.F. (11.54%)	
P. LANDSCAPE AREA		1,607 S.F. (24.72%)	
Q. PROPOSED SIDEWALK		678 S.F. (10.43%)	

NOTE: NO DEVELOPMENT REVIEW COMMITTEE (DRC) REQUIRED SINCE NONE OF THE FOLLOWING CONDITIONS ARE MET:

- NEW NONRESIDENTIAL GREATER THAN 5,000 SF
- RESIDENTIAL 5 UNITS OR MORE
- NONRESIDENTIAL USE WITHIN 100' OF RESIDENTIAL PROPERTY
- REDEVELOPMENT PROPOSALS (IF THRESHOLD MET)
- CHANGE IN USE (IF GREATER IMPACT)

B6 SITE PLAN DATA

- PROPERTY LINE
- PROPOSED CONCRETE WALKWAY
- PROPOSED PERMEABLE LOOSE ROCK GROUNDCOVER (UNDER SEPARATE PERMIT)
- PROPOSED UNDERGROUND GREASE TRAP LOCATION, REFER TO PLUMBING
- PROPOSED DUMPSTER ENCLOSURE, SEE DETAIL A5/A5-501
- PROPOSED STEEL PICKET W/ WOOD SLATS FENCE, SEE DETAIL C5/A5-501 (UNDER SEPARATE PERMIT)
- PROPOSED STEEL PICKET W/ WOOD SLATS 3'-0" FENCE SWING GATE, SEE DETAIL C5/A5-501 (UNDER SEPARATE PERMIT)
- PROPOSED CHAIN-LINK FENCE & GATE, SEE DETAILS A3 & C3/A5-501 (UNDER SEPARATE PERMIT)
- EXISTING DRIVE TO REMAIN
- EXISTING LANDSCAPE AREA TO REMAIN
- NEW EMERGENCY GENERATOR, REFER TO ELECTRICAL AND STRUCTURAL DWGS
- 8" PVC ROOF DRAIN W/ CLEANOUT, REFER TO CIVIL
- DEEP DRYWELL, REFER TO CIVIL
- PROPOSED RETENTION AREA, REFER TO CIVIL

NOTE: - ALL EXTERIOR FUTURE FURNITURE BY OWNER (UNDER SEPARATE PERMIT)
- ALL EXISTING TREES ON SITE TO REMAIN

A6 KEYNOTES

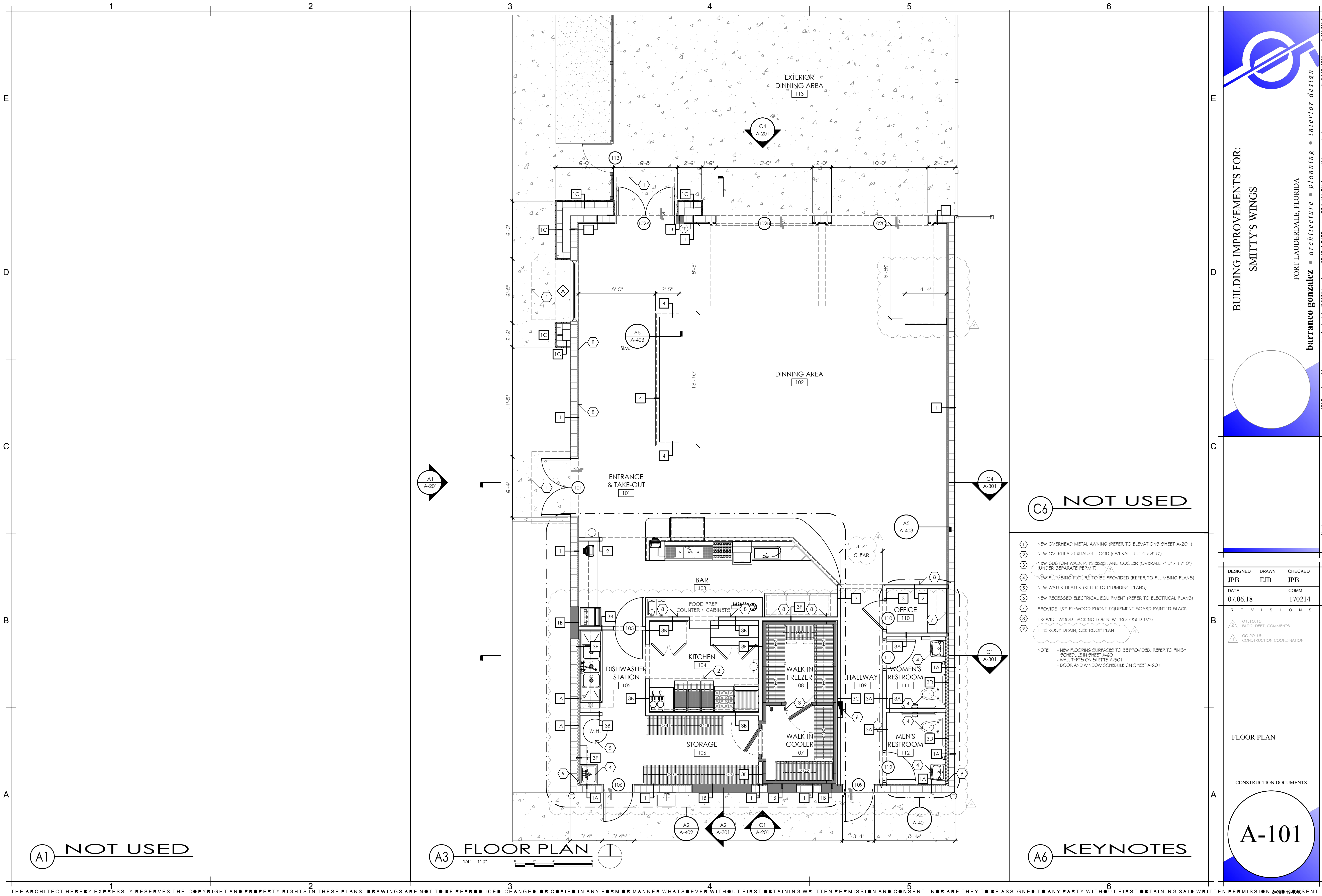
barranco gonzalez • architecture • planning • interior design

Fort Lauderdale, FL 33316 phone: (954) 961-7675 fax: (954) 961-7685 mail@bgarchitecture.com

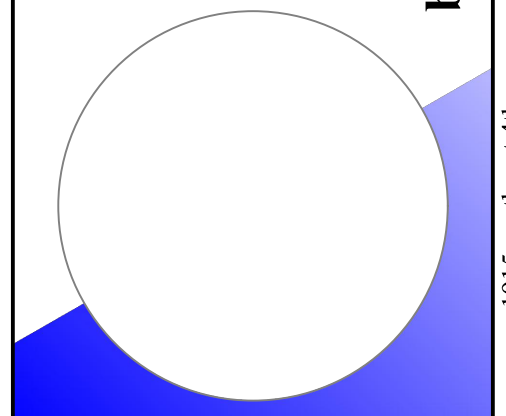
SMITTY'S WINGS

AS-101

DESIGNED	DRAWN	CHECKED
JPB	EJB	JPB
DATE:	DATE:	DATE:
07.06.18	170214	
R E V I S I O N S		
2	01.10.19	BLDG. DEPT. COMMENTS
3	03.06.19	BLDG. DEPT. COMMENTS
4	06.20.19	CONSTRUCTION COORDINATION
SITE PLAN		
DESIGN DEVELOPMENT		



BUILDING IMPROVEMENTS FOR:
SMITTY'S WINGS



DESIGNED DRAWN CHECKED
JPB EJB JPB

DATE: 07.06.18 COMM: 170214

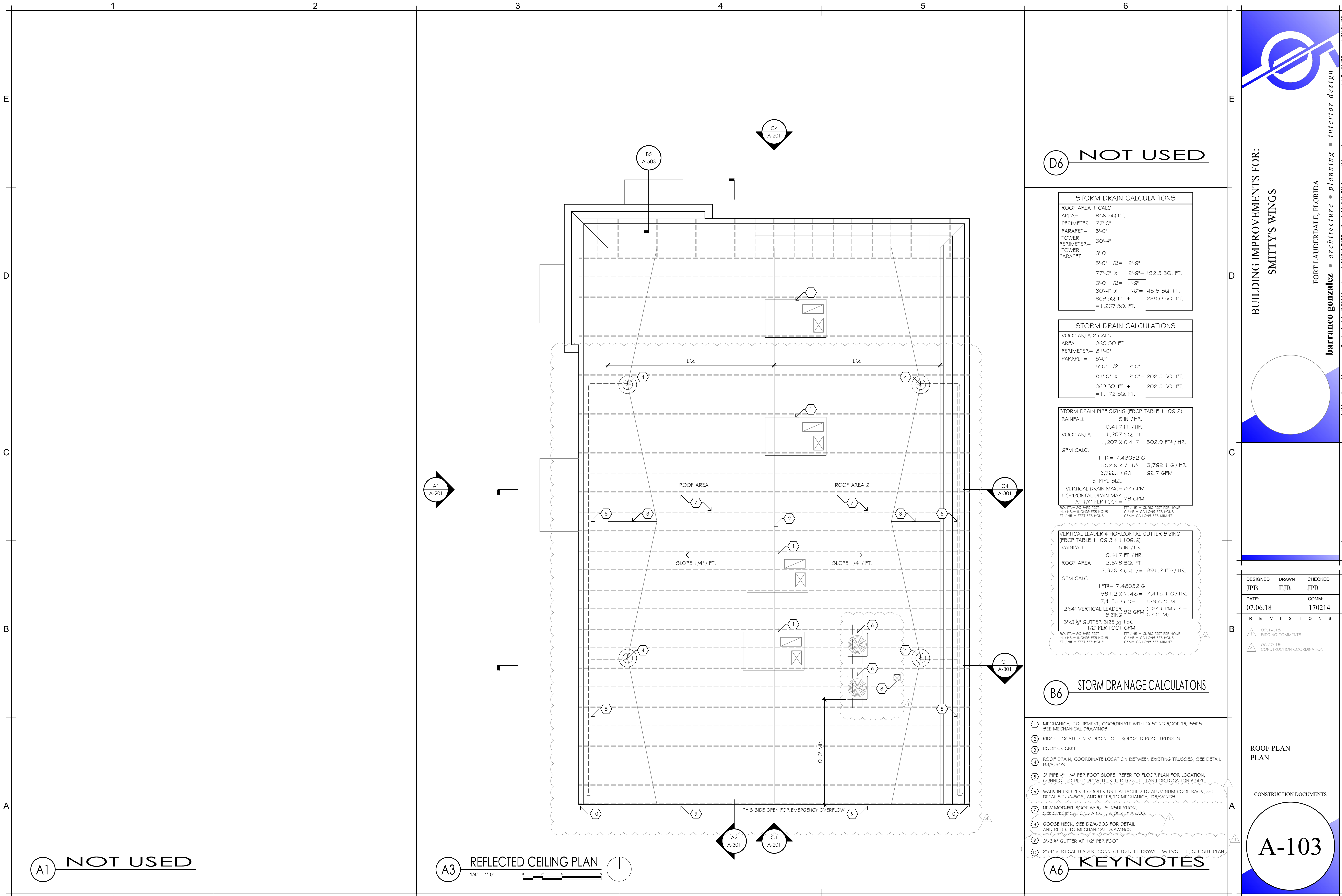
REVISIONS	
2	01.10.18 BLDG. DEPT. COMMENTS
4	06.20.18 CONSTRUCTION COORDINATION

FLOOR PLAN

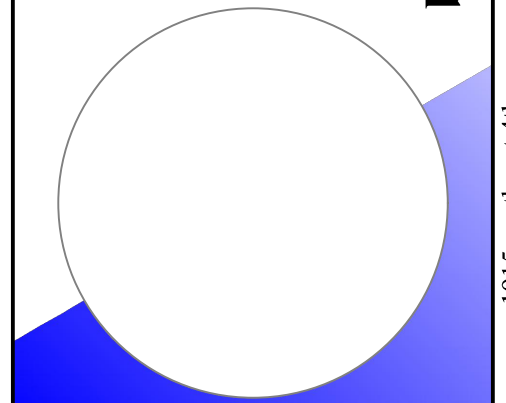
CONSTRUCTION DOCUMENTS

A-101





BUILDING IMPROVEMENTS FOR:
SMITTY'S WINGS



FORT LAUDERDALE, FLORIDA

barranco gonzalez • architecture • planning • interior design

phone: (954) 961-7675 fax: (954) 961-7685 mail: @bgarchitecture.com

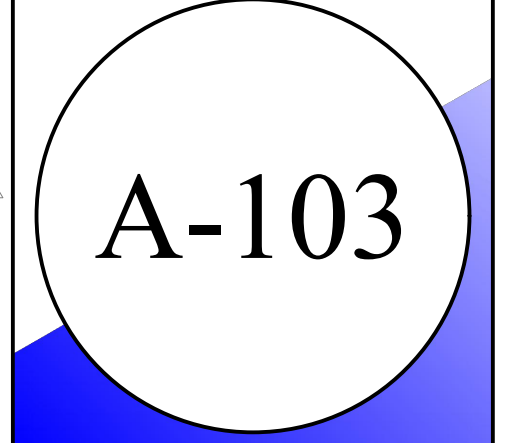
1915 southeast 4th avenue
Fort Lauderdale, FL 33316
consultant

DESIGNED	DRAWN	CHECKED
JPB	EJB	JPB
DATE:	DATE:	COMM:
07.06.18		170214

R E V I S I O N S	
Δ 03.14.18	BIDDING COMMENTS
Δ 06.20.19	CONSTRUCTION COORDINATION

ROOF PLAN
PLAN

CONSTRUCTION DOCUMENTS



STORM DRAIN CALCULATIONS	
ROOF AREA 1 CALC.	
AREA=	969 SQ. FT.
PERIMETER=	77'-0"
PARAPET=	5'-0"
TOWER	30'-4"
PERIMETER=	3'-0"
TOWER	3'-0"
PARAPET=	5'-0" / 2 = 2'-6"
77'-0" X 2'-6"=	192.5 SQ. FT.
3'-0" / 2 = 1'-6"	
30'-4" X 1'-6"=	45.5 SQ. FT.
969 SQ. FT. + 238.0 SQ. FT.	
=	1,207 SQ. FT.

STORM DRAIN CALCULATIONS	
ROOF AREA 2 CALC.	
AREA=	969 SQ. FT.
PERIMETER=	81'-0"
PARAPET=	5'-0"
5'-0" / 2 = 2'-6"	
81'-0" X 2'-6"=	202.5 SQ. FT.
969 SQ. FT. + 202.5 SQ. FT.	
=	1,172 SQ. FT.

STORM DRAIN PIPE SIZING (FBCP TABLE 1106.2)	
RAINFALL 5 IN. / HR.	
0.417 FT. / HR.	
ROOF AREA	1,207 SQ. FT.
1,207 X 0.417=	502.9 FT ³ / HR.
GPM CALC.	
1 FT ³ = 7.48052 G	
502.9 X 7.48 =	3,762.1 G / HR.
3,762.1 / 60 =	62.7 GPM
3" PIPE SIZE	
VERTICAL DRAIN MAX. =	87 GPM
HORIZONTAL DRAIN MAX. AT 1/4" PER FOOT =	79 GPM
SQ. FT. = SQUARE FEET	
IN. / HR. = INCHES PER HOUR	FT ³ / HR. = CUBIC FEET PER HOUR
FT. / HR. = FEET PER HOUR	G / HR. = GALLONS PER HOUR
	GPM = GALLONS PER MINUTE

VERTICAL LEADER & HORIZONTAL GUTTER SIZING (FBCP TABLE 1106.3 & 1106.6)	
RAINFALL 5 IN. / HR.	
0.417 FT. / HR.	
ROOF AREA	2,379 SQ. FT.
2,379 X 0.417=	991.2 FT ³ / HR.
GPM CALC.	
1 FT ³ = 7.48052 G	
991.2 X 7.48 =	7,415.1 G / HR.
7,415.1 / 60 =	123.6 GPM
2"x4" VERTICAL LEADER 92 GPM	(124 GPM / 2 = 62 GPM)
3"x3 1/2" GUTTER SIZE AT 156 1/2" PER FOOT GPM	
SQ. FT. = SQUARE FEET	
IN. / HR. = INCHES PER HOUR	FT ³ / HR. = CUBIC FEET PER HOUR
FT. / HR. = FEET PER HOUR	G / HR. = GALLONS PER HOUR
	GPM = GALLONS PER MINUTE

B6 STORM DRAINAGE CALCULATIONS

- MECHANICAL EQUIPMENT, COORDINATE WITH EXISTING ROOF TRUSSES SEE MECHANICAL DRAWINGS
- RIDGE, LOCATED IN MIDPOINT OF PROPOSED ROOF TRUSSES
- ROOF CRICKET
- ROOF DRAIN, COORDINATE LOCATION BETWEEN EXISTING TRUSSES, SEE DETAIL B4/A-503
- 3" PIPE @ 1/4" PER FOOT SLOPE, REFER TO FLOOR PLAN FOR LOCATION, CONNECT TO DEEP DRYWELL, REFER TO SITE PLAN FOR LOCATION & SIZE
- WALK-IN FREEZER & COOLER UNIT ATTACHED TO ALUMINUM ROOF RACK, SEE DETAILS B4/A-503, AND REFER TO MECHANICAL DRAWINGS
- NEW MOD-BIT ROOF W/ R-19 INSULATION, SEE SPECIFICATIONS A-001, A-002, & A-003
- GOOSE NECK, SEE D2/A-503 FOR DETAIL AND REFER TO MECHANICAL DRAWINGS
- 3"x3 1/2" GUTTER AT 1/2" PER FOOT
- 2"x4" VERTICAL LEADER, CONNECT TO DEEP DRYWELL W/ PVC PIPE, SEE SITE PLAN

A6 KEYNOTES

C1 SOUTH ELEVATION

1/4" = 1'-0"

0 2' 4' 8'

0 2' 4' 8'

C4 NORTH ELEVATION

1/4" = 1'-0"

0 2' 4' 8'

WEST ELEVATION

1/4" = 1'-0"

0 2' 4' 8'



(B6) NOT USED

A6 KEYNOTES

**BUILDING IMPROVEMENTS FOR:
SMITTY'S WINGS**

FORT LAUDERDALE, FLORIDA

barranco gonzalez • architecture • planning • interior design
fort lauderdale, florida
fort lauderdale, fl 33316 phone: (954)961-7675 fax: (954)961-7685
mail@barranchoarchitecture.com
ib # 26001

consultant

DESIGNED	DRAWN	CHECKED
JPB	EJB	JPB
DATE:		COMM:
07.06.18		170214

	R	E	V	I	S	I	O	N	S
--	---	---	---	---	---	---	---	---	---

- | | |
|---|---------------------------------------|
| 1 | 09.14.18
BIDDING COMMENTS |
| 2 | 01.10.19
BLDG. DEPT. COMMENTS |
| 4 | 06.20.19
CONSTRUCTION COORDINATION |

EXTERIOR ELEVATIONS

CONSTRUCTION DOCUMENTS

A-201

E

D

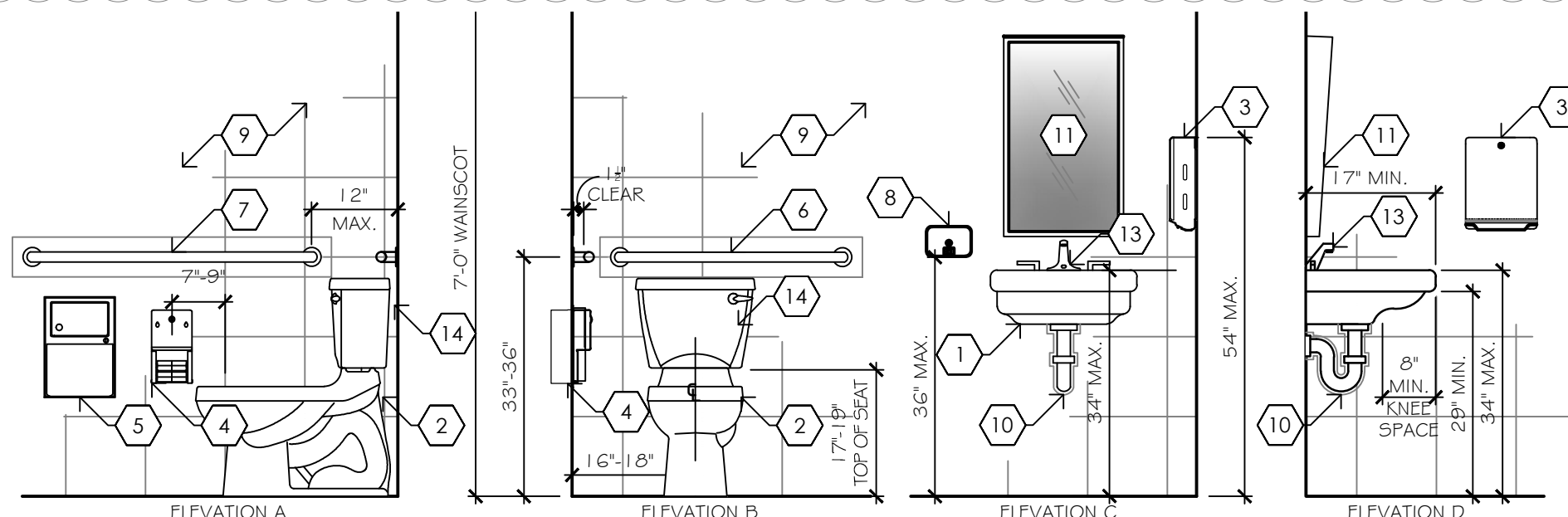
C

B

A

A1 NOT USED

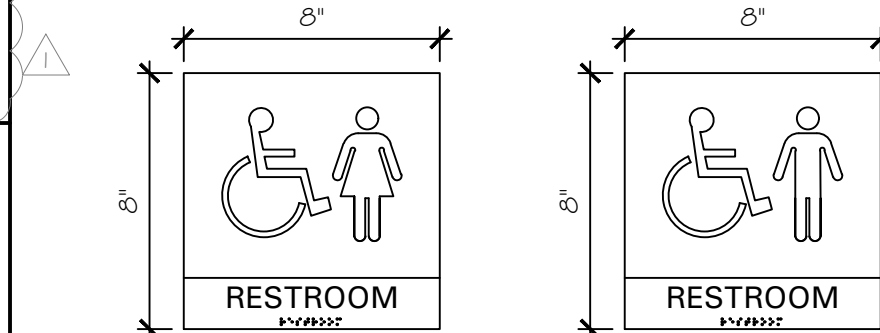
E4 NOT USED



C4 TYP. RESTROOM ELEVATIONS
1/2" = 1'-0"

MOUNT ALL FIXTURES PER F.B.C. 2017 PLUMBING STANDARD CLEARANCES & HEIGHT REQUIREMENTS. ALL FINAL SELECTIONS TO BE APPROVED BY OWNER.

- ADA SIGNAGE SPECS:
10.04 SIGNAGE
- A. GENERAL CONTRACTOR TO PROVIDE ALL CODE REQUIRED SIGNAGE INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
1. RAISED AND BRAILED CHARACTERS AND PICTOGRAMS.
 2. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH.
 3. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
 4. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO BETWEEN 3:5 & 1:1, AND STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 TO 1:10.
 5. MINIMUM SIZE 6" x 6".
- B. PROVIDE SIGNAGE AT THE FOLLOWING LOCATIONS:
1. RESTROOM ENTRANCES
- C. ALL SIGNAGE SHALL COMPLY WITH FBC 2010 ED. CHAPTER 11 ACCESSIBILITY.



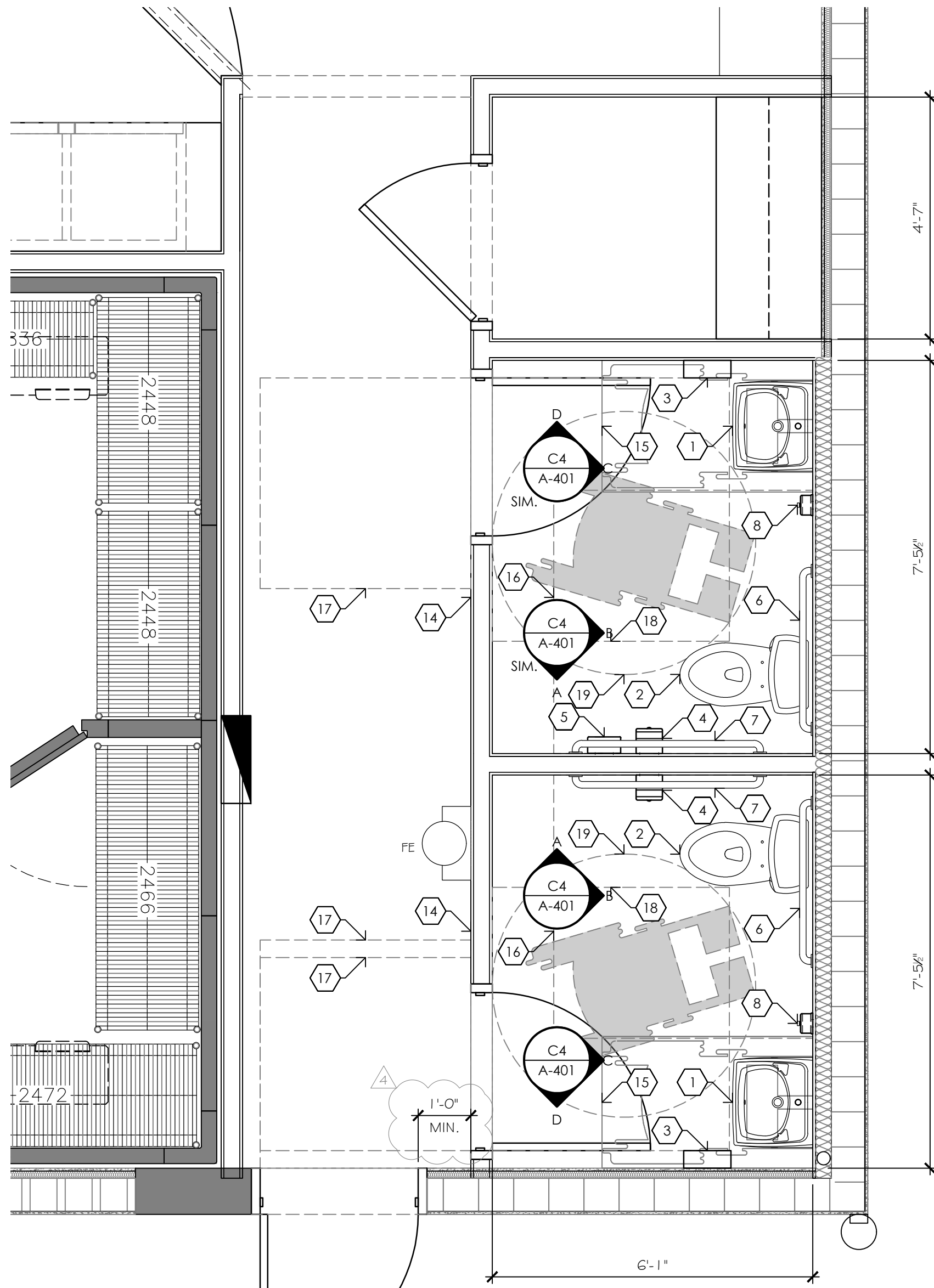
- NOTES:
1. PICTOGRAM OF WOMAN, ACCESSIBILITY AND MAN SYMBOLS IN 6" HIGH MINIMUM FIELD OF CONTRASTING NON-GLARING FINISH.
 2. LETTERS TO BE 5/8" TO 2" HIGH, RAISED 1/32" MINIMUM FROM THE CONTRASTING BACK GROUND FACE. LETTERS SHALL BE OF SANS SERIF OR SIMPLE SANS SERIF TYPE FACE AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE.
 3. TACTILE SIGNS SHALL BE MOUNTED 60" TO THE CENTERLINE ABOVE THE FLOOR ADJACENT TO THE LATCH SIDE OF THE DOOR.

D6 TYP. RESTROOM NOTES

1		LAVATORY: HANDICAP WALL MOUNTED (TYP.)
2		HANDICAPPED ACCESSIBLE FLOOR MOUNTED TOILET (TYP.)
3	B-262	PAPER TOWEL DISPENSER: BOBRICK (SURFACE MTD.) SATIN FINISH S.S. (TYP.)
4	B-2855	TOILET PAPER MULTITROLL DISPENSER: BOBRICK (SURFACE MTD.) SATIN FINISH S.S.
5	B-270	SANITARY NAPKIN DISPOSAL: BOBRICK (SURFACE MTD.) SATIN FINISH S.S.
6	B-5806 X 36	36" LONG GRAB BAR: BOBRICK 1-1/4" DIA. STAINLESS STEEL (SURFACE MTD.) WITH SNAP FLANGE & CONCEALED MOUNTING ANCHORS. PROVIDE 2X WOOD BACKING AT ALL SUPPORT POINTS
7	B-5806 X 42	42" LONG GRAB BAR: BOBRICK 1-1/4" DIA. STAINLESS STEEL (SURFACE MTD.) WITH SNAP FLANGE & CONCEALED MOUNTING ANCHORS. PROVIDE 2X WOOD BACKING AT ALL SUPPORT POINTS
8	B-2111	SOAP DISPENSER: BOBRICK (SURFACE MTD.) SATIN FINISH, S.S. VERTICAL TANK
9		CERAMIC WAINSCOT TILE TO BE SELECTED BY OWNER.
10	B-1830	INSULATION JACKETS FOR ALL PIPES UNDER SINKS
11		SURFACED MOUNTED MIRROR WITH STAINLESS STEEL CHANNEL FRAME - 18"x30"
12		WALL BEYOND, PAINTED FINISH. COORD. W/ TENANT.
13	6055.205.002	TOUCH-LESS BATTERY-POWERED LAVATORY FAUCET. REFER TO MANUFACTURER SPECS
14		H.C. SIGNAGE. SEE DETAIL BG / A-402
15		A.D.A. 30" x 48" REQUIRED CLEAR FLOOR SPACE
16		A.D.A. 60" x 59" REQUIRED CLEAR FLOOR SPACE
17		A.D.A. 48" x 48" MIN. MANEUVERING CLEARANCE
18		A.D.A. 60" x 54" MIN. MANEUVERING CLEARANCE
19		A.D.A. 60" DIAMETER MIN. TURNING SPACE

- NOTES:
1. PROVIDE AQUATOUGH 5/8" GYP. WALL BOARD AT ALL PARTITIONS IN RESTROOM, AND WET ROOM PARTITION LOCATIONS.
 2. ALL BATHROOM ACCESSORIES SHOWN ARE FOR DESIGN PURPOSES ONLY. FINAL BATHROOM ACCESSORIES MUST BE SELECTED BY OWNER AT A LATER DATE AND SHALL COMPLY WITH DESIGN INTENT.
 3. ALL ACCESSORIES SHALL COMPLY WITH THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
 4. ALL PLUMBING FIXTURES TO COMPLY WITH F.B.C. 2010 PLUMBING STANDARD CLEARANCES & HEIGHT REQUIREMENTS.
 5. PROVIDE REINFORCING / BACKING AS REQUIRED BY THE MANUFACTURER FOR ALL PLUMBING FIXTURES.
 6. REFER TO MANUFACTURER'S SPECS FOR INSTALLATION REQUIREMENTS.
 7. REFER TO PLUMB. DRAWINGS FOR FLOOR DRAINS.
 7. REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION.

A6 RESTROOM EQUIPMENT SCHED.



A4 ENLARGED FLOOR PLAN
1/4" = 1'-0"

BUILDING IMPROVEMENTS FOR:

SMITTY'S WINGS

FORT LAUDERDALE, FLORIDA

barranco gonzalez • architecture • planning • interior design

phone: (954) 961-7675 fax: (954) 961-7685 mail: @bgarchitecture.com

1915 southeast 4th avenue

consultant

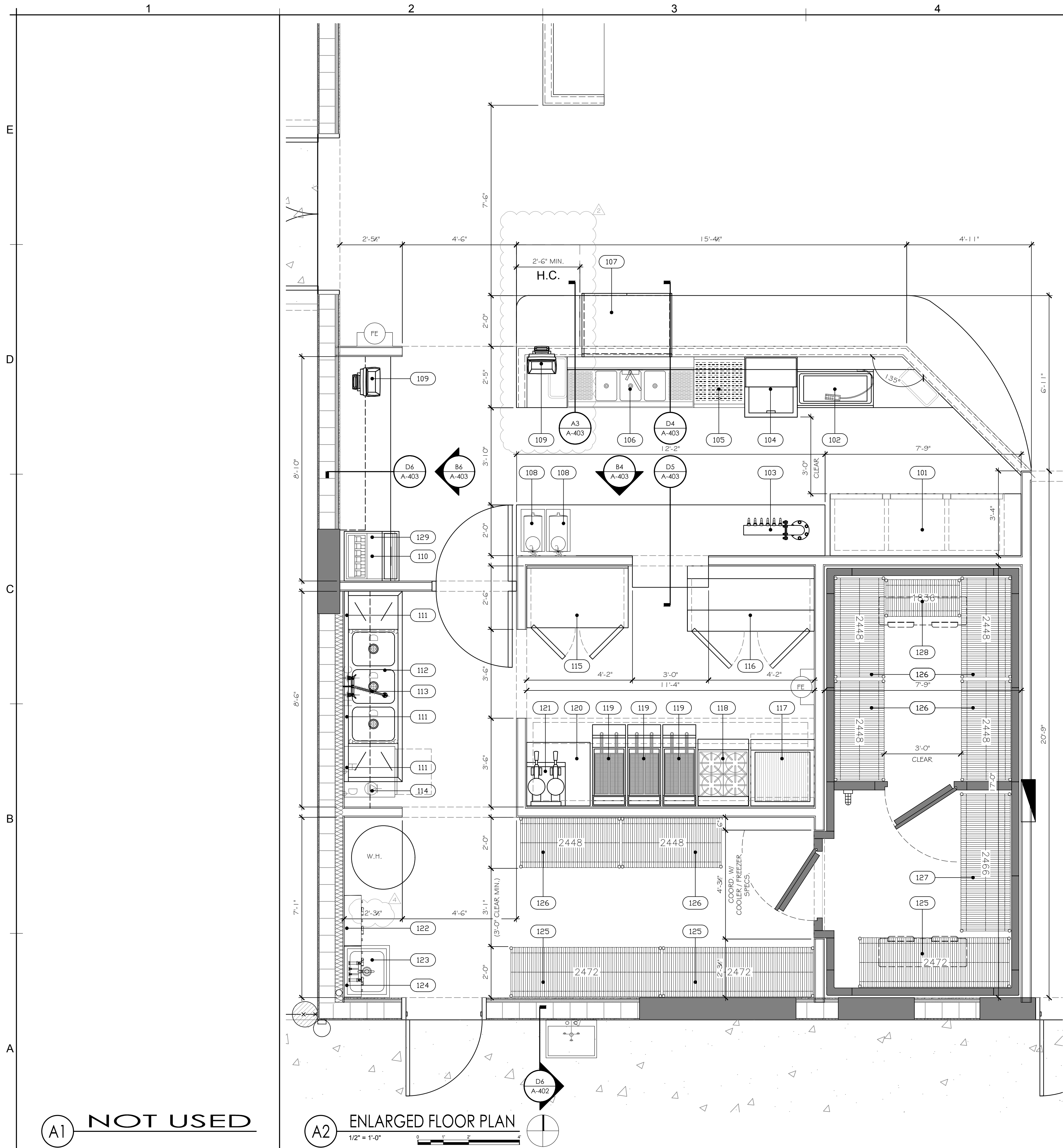
DESIGNED JPB
DRAWN EJB
CHECKED JPB
DATE: 07.06.18
COMM: 170214

REVISIONS
09.14.18 BIDDING COMMENTS
06.20.19 CONSTRUCTION COORDINATION

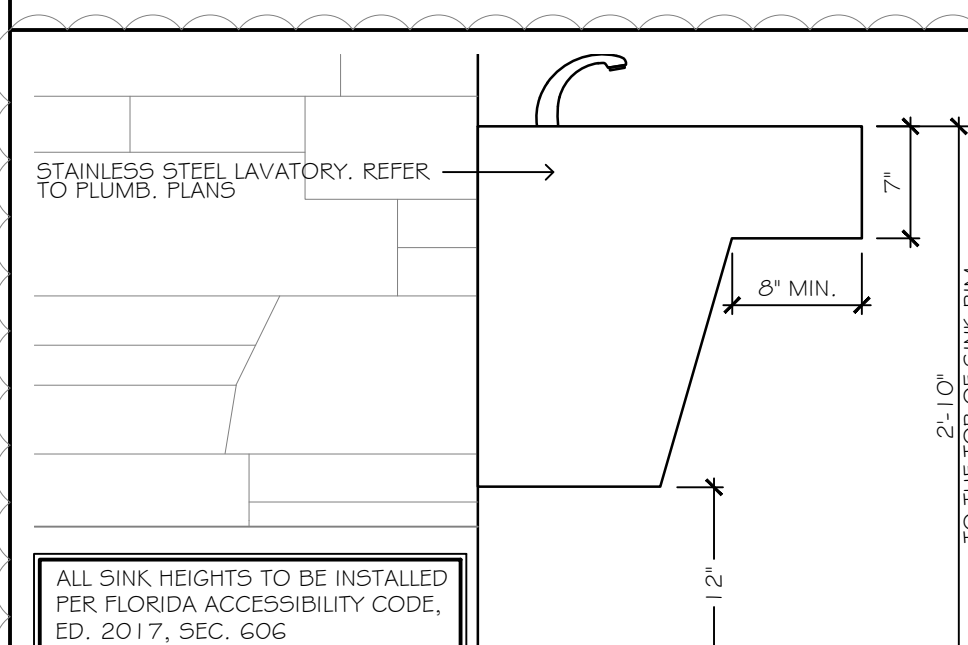
ENLARGED RESTROOMS PLAN

CONSTRUCTION DOCUMENTS

A-401



E6 NOT USED



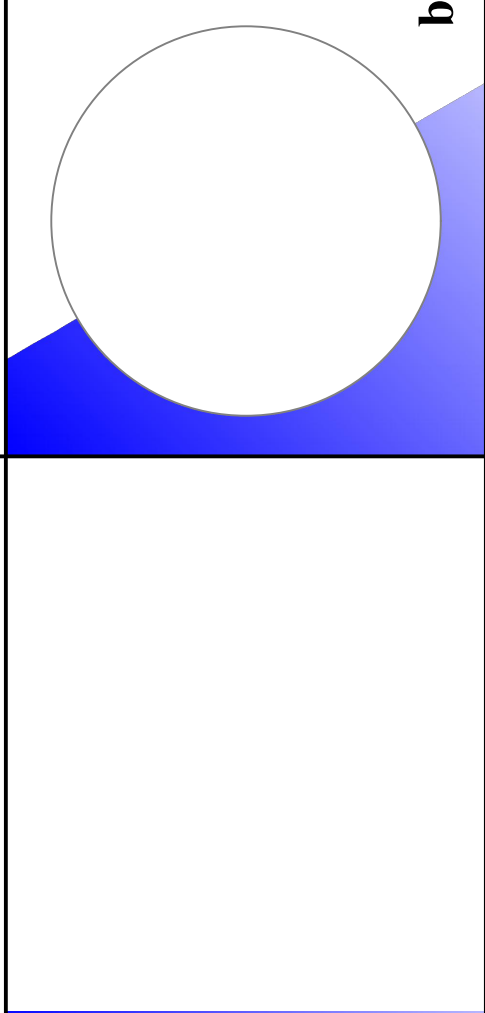
D5 NOT USED

D6 EXTERIOR SINK SECTION
1" = 1'-0"

Item No.	Qty.	EQUIPMENT DESCRIPTION	Manufacturer	Model Number	Equip. Remarks
101	1	90° THREE GLASS DOOR BACK BAR REFRIGERATOR	TURBO AIR	TBB-45G	
102	1	UNDERBAR ICE BIN	REGENCY	600B1836	SODA GUN BY VENDOR
103	1	DRAFT BEER DISP.	--	--	BY OWNER
104	1	BLACK GLASS FROSTER	TURBO AIR	TBC-245B-GF	
105	1	UNDERBAR GLASS RACK	KROWNE METAL	KR21-G5B1	
106	1	3 BOWL UNDERBAR SINK WITH FAUCET AND TWO DRAINBOARDS	REGENCY	600B31014213	
107	1	COUNTER TOP SELF-SERVE NON-REFRIG. BAKERY DISPLAY	FEDERAL	CT-6	
108	2	ICED TEA BREWER	BLOOMFIELD	8740	
109	2	POS TERMINAL	BY OWNER	BY OWNER	BY OWNER
110	1	INTEGRATED ICEMAKER BIN	FOLLET	BY OWNER	BY OWNER
111	3	SHELF, WALL MOUNTED	--	--	BY OWNER
112	1	3 COMPARTMENT SINK	EAGLE GROUP/METAL MAST.	314-16-3-18R	
113	1	PRE-RINSE FAUCET, WALL MOUNT	T & S BRASS	B-0133-B	FAUCET, ADD-ON: B-0156
114	1	DISHWASHER, UNDER-COUNTER	CMA DISHMACHINES	CMA-180UC	
115	1	STANDARD WORKTOP REFRIGERATOR CABINETS	BEVERAGE AIR	WTR48A	
116	1	FOOD PREPARATION TABLE - STANDARD TOP	BEVERAGE AIR	5P60-1G	
117	1	BROILER RADIANT COUNTER TOP	IMPERIAL	IRB-30	STAINLESS STEEL EQUIP. STAND
118	1	24" RESTAURANT RANGE	IMPERIAL	IR-4	
119	3	SOLOFILTER SOLSTICE GAS (5F5G)	PITCO	5F5G14	
120	1	30" x 30" STAINLESS STEEL TABLE	--	--	By owner
121	1	DOUBLE BELGIAN WAFFLE MAKERS	WARING COMMERCIAL	WW250	
122	2	SINK, MOP ACCESSORY	ADVANCE TABCO	K-245	
123	1	SINK, MOP	ADVANCE TABCO	9-0P-40	
124	1	SERVICE SINK FAUCET, WALL MOUNT	T & S BRASS	B-0655-BSTP	
125	3	Shelving, Wire	195 Shelving	24725	Includes (4) 72" Posts, (4) Shelves
126	6	Shelving, Wire	195 Shelving	24485	Includes (4) 72" Posts, (4) Shelves
127	1	Shelving, Wire	195 Shelving	24665	Includes (4) 72" Posts, (4) Shelves
128	1	Shelving, Wire	195 Shelving	18365	Includes (4) 72" Posts, (4) Shelves
129	1	Soda/Ice Dispenser	VENDOR / PEPSI	--	VERIFY MODEL WITH VENDOR

- NOTES:
- REFER TO ELECTRICAL PLANS FOR EQUIPMENT POWER SOURCE INFORMATION.
 - REFER TO SPECIFICATION SHEETS AND WRITTEN SPECIFICATIONS FOR FULL EQUIP. INFORMATION.
 - VERIFY IN FIELD ALL DIMENSIONS PRIOR TO CABINERY FABRICATION.
 - THE INFORMATION CONTAINED IN THESE DRAWINGS IS FOR REFERENCE ONLY AND IS TO BE USED BY THE G.C. TO PREPARE THE SUBMITTAL DOCUMENTS.
 - PRIOR TO ORDERING ALL EQUIPMENT G.C. SHALL COORDINATE WITH KITCHEN CONSULTANT AND TENANT FOR LIST ACCURACY.
 - COORDINATE ALL EQUIPMENT CLEARANCES & DIMENSIONS PRIOR TO CABINET FABRICATION.
 - MILLWORK CONTRACTOR TO COORDINATE ALL SPECIAL APPLICATIONS WITH EQUIPMENT AND ARCHITECTURAL PLANS.
 - COUNTERS ARE TO BE BUILT WITH A COMMON RACEWAY TO FEED ELECTRICAL CIRCUITS THAT ARE TO BE BROUGHT (D.F.A.) INSIDE WALL AND SET RECEPTACLES AS NOTED FOR ACCESS TO EQUIPMENT.
 - PROVIDE WOOD BACKING AS REQUIRED. ALL WOOD BACKING / BLOCKING TO BE FIRE RATED, MARINE WOOD / PLYWOOD (SAME THICKNESS AS ADJOINING SHEET ROCK), PER LOCAL CODES.

BUILDING IMPROVEMENTS FOR:
SMITTY'S WINGS



DESIGNED	DRAWN	CHECKED
JPB	EJB	JPB
DATE:	DATE:	DATE:
07.06.18	170214	

REVISIONS
09.14.18 BIDDING COMMENTS
01.10.19 BLDG. DEPT. COMMENTS
06.20.19 CONSTRUCTION COORDINATION

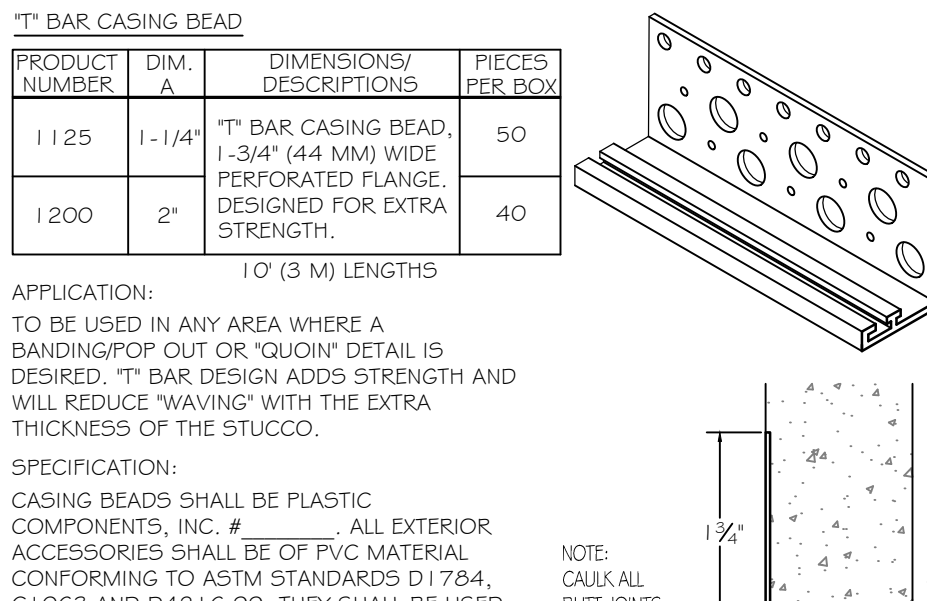
ENLARGED KITCHEN
PLAN & EQUIPMENT
SCHEDULE

CONSTRUCTION DOCUMENTS

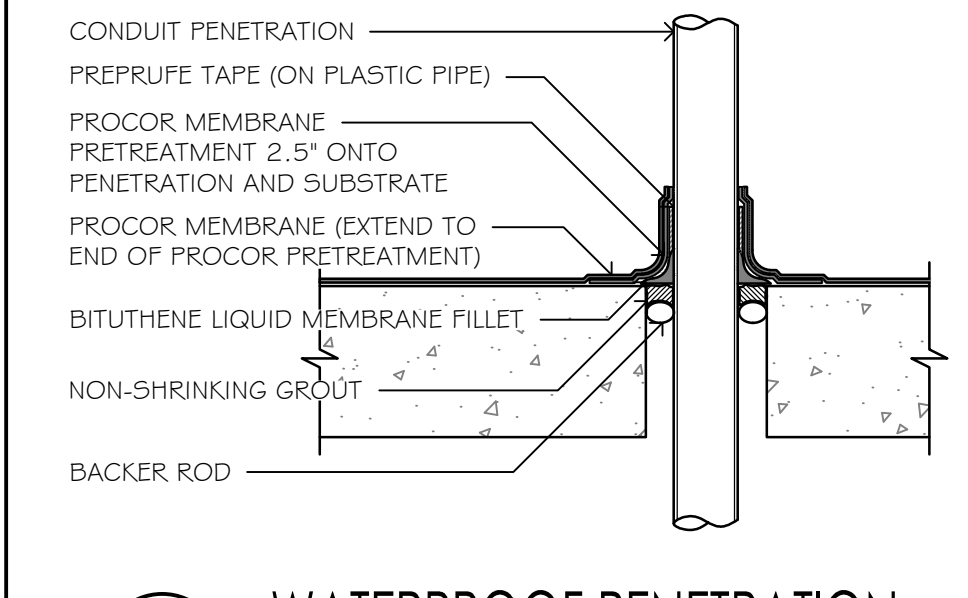
A-402



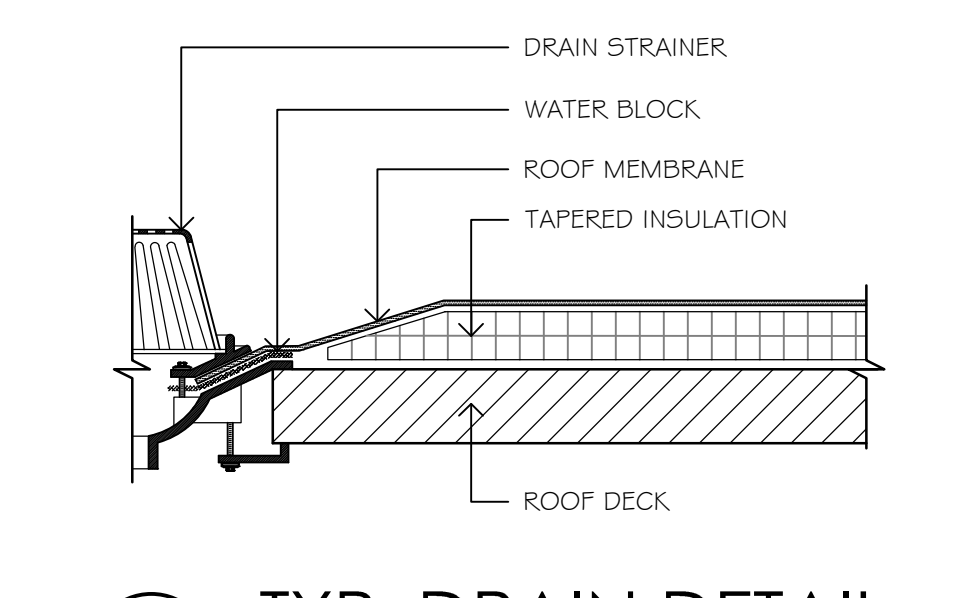
STUCCO CASING BEAD DET.



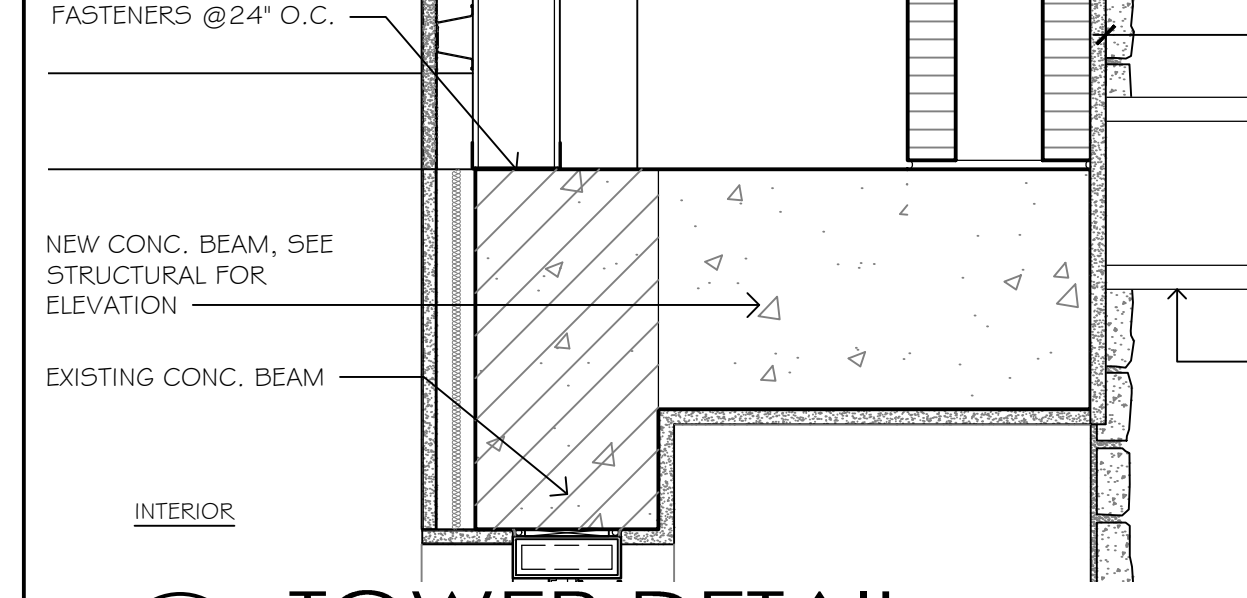
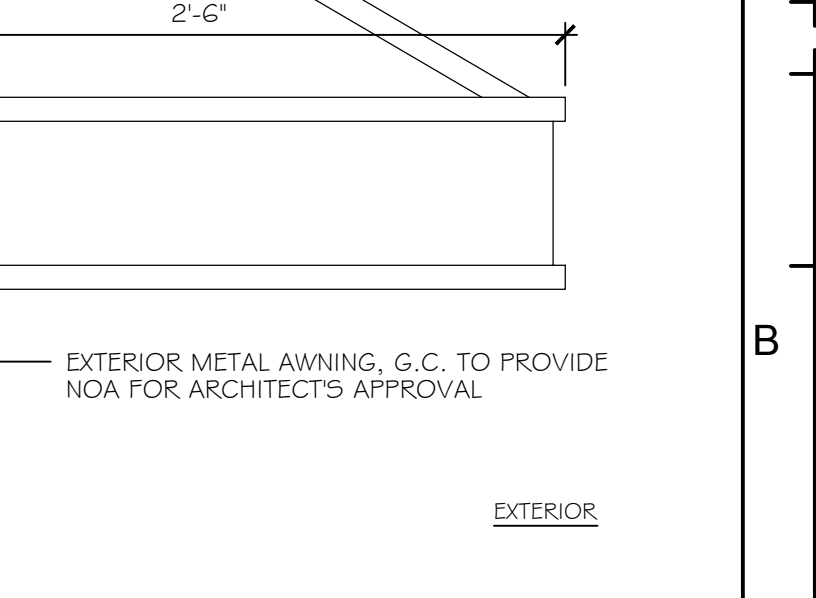
A3 NOT USED



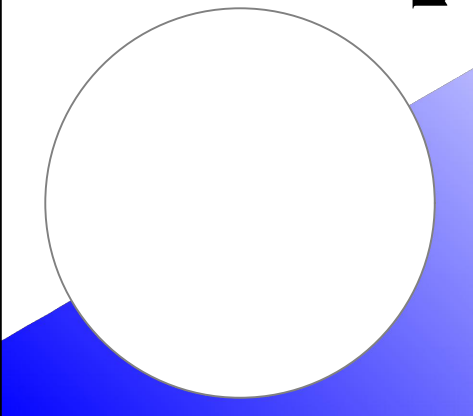
A4 ROOF PENETRATION TYP. DETAIL
NOT TO SCALE



A5 BANDING / VENEER DETAIL

[illegible]

CO



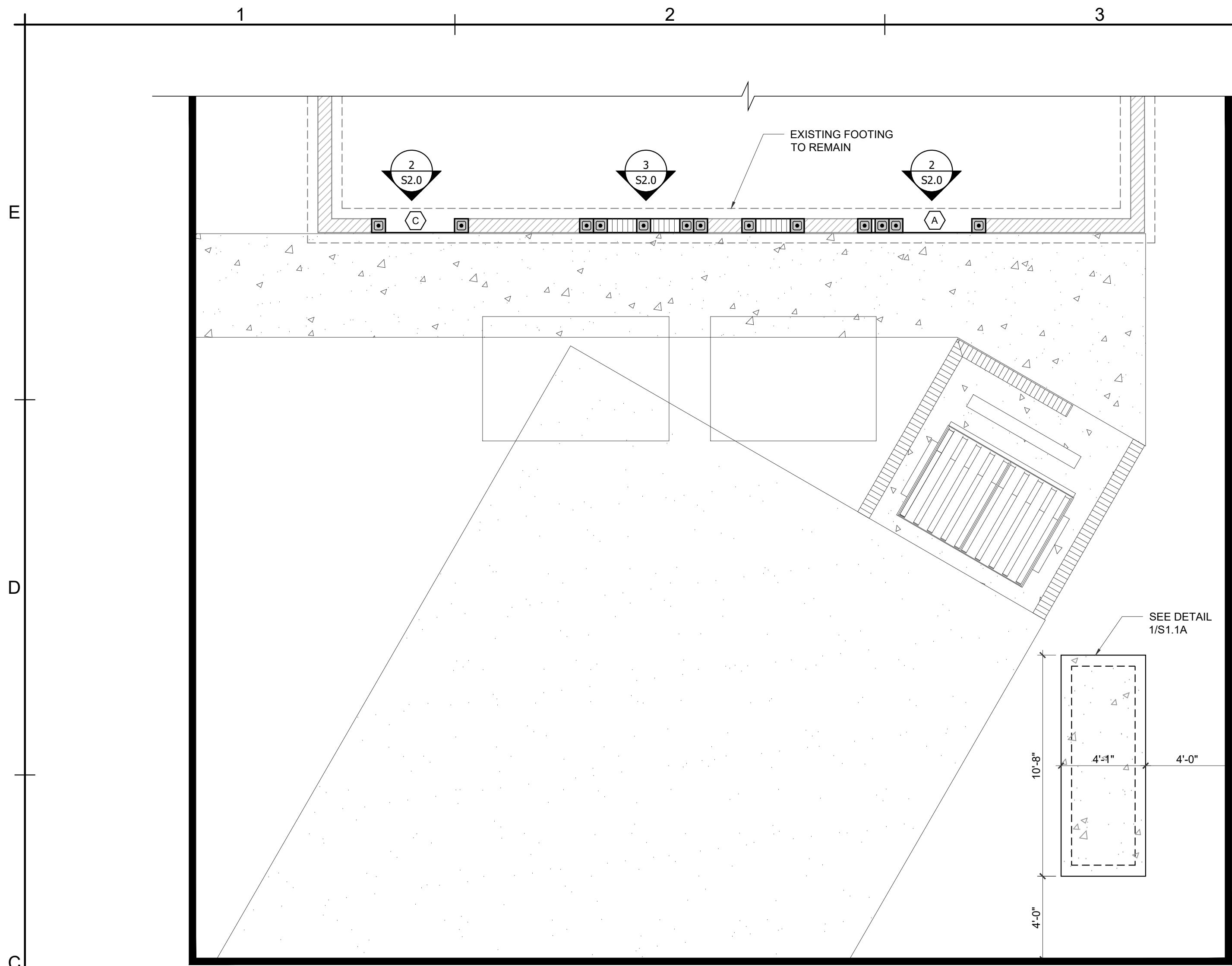
barranco gonzalez • architecture • planning • interior design

consultant

1915 southeast 4th avenue fort lauderdale, fl 33316 phone: (954)961-7675 fax: (954) 961-7685 mail@bgarchitecture.com ib # 26001020 aa # 26001030

CONSTRUCTION DOCUMENTS

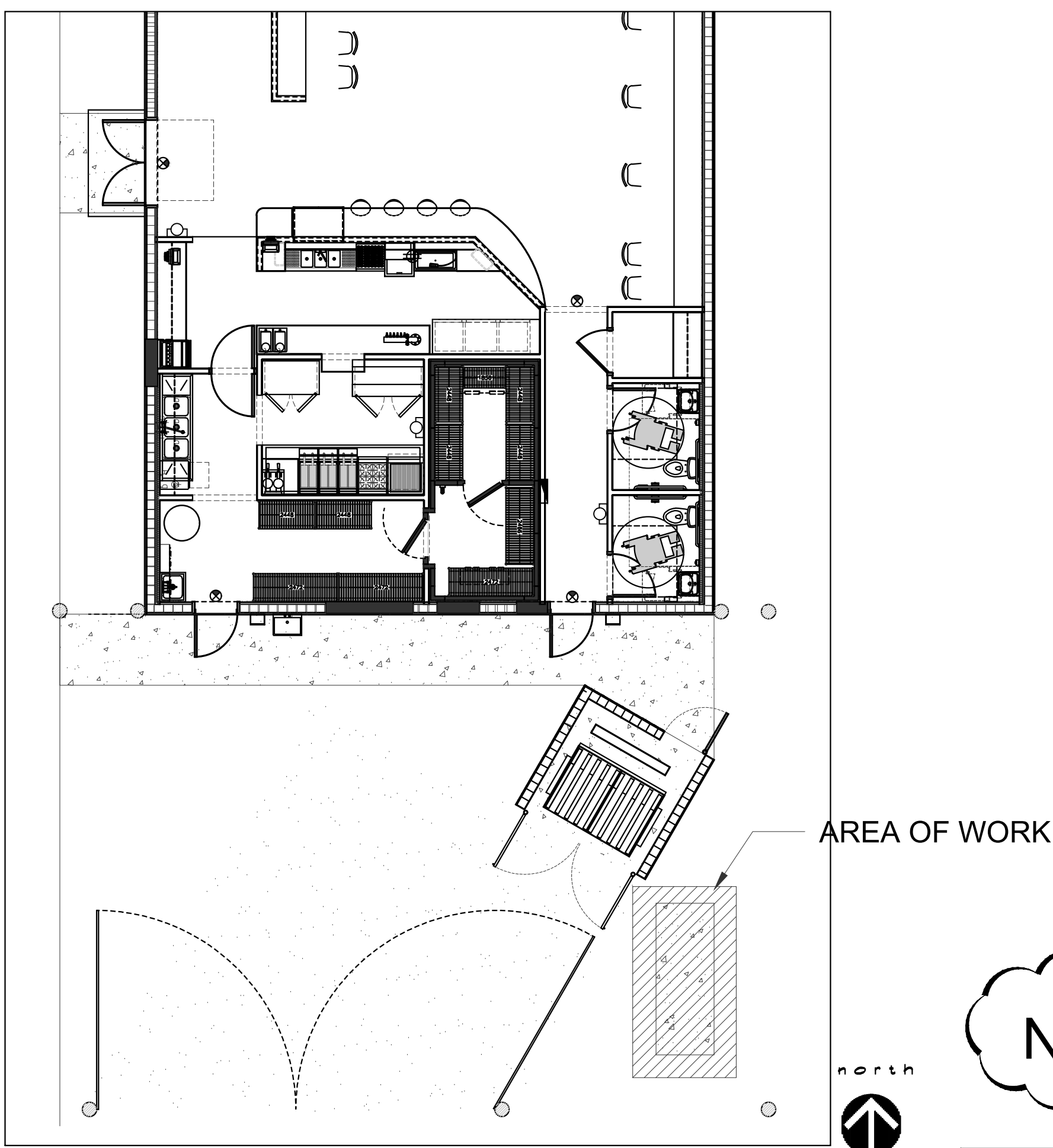
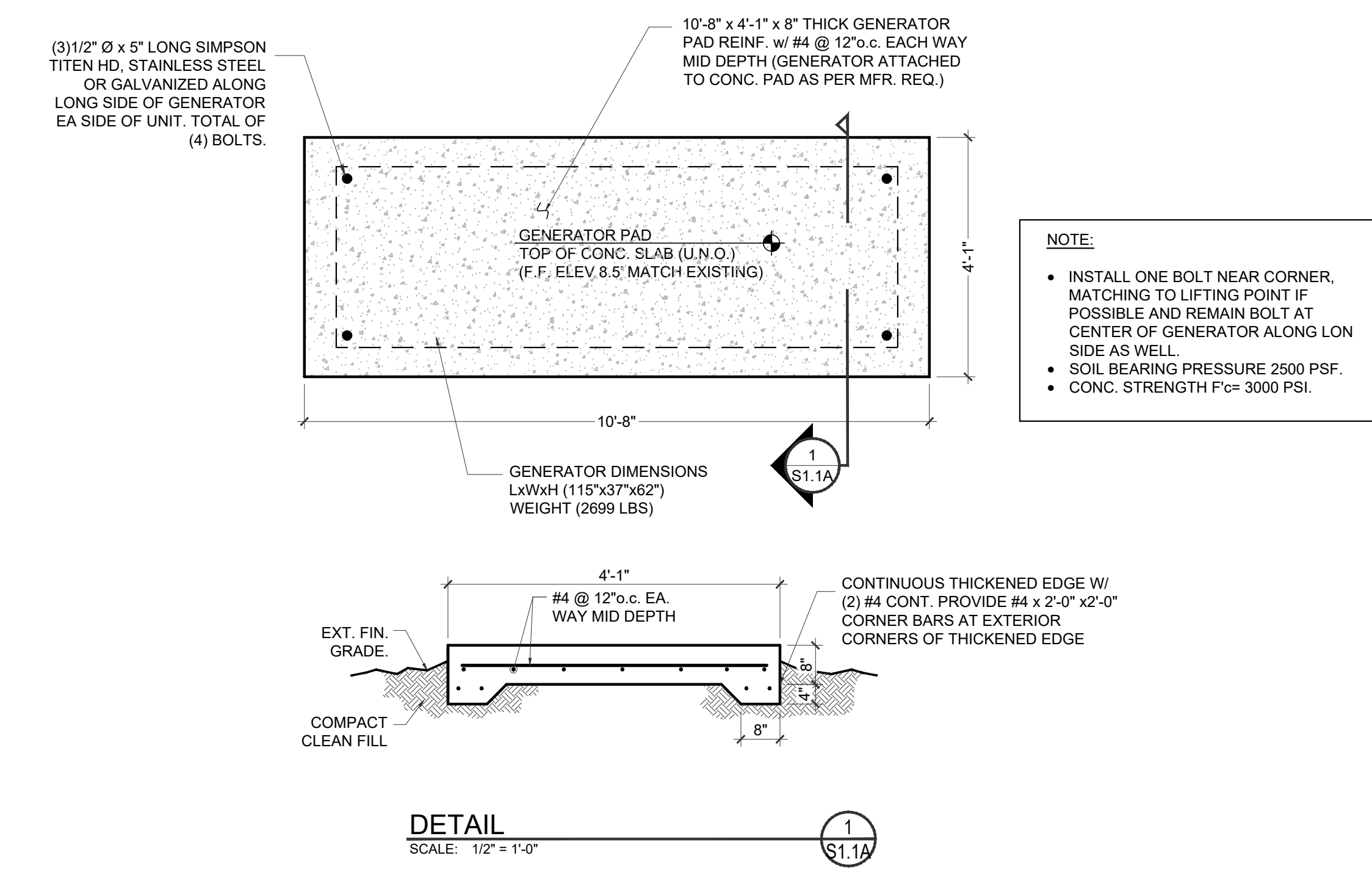
A-503



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

1
S1.1A

north



NEW SHEET

Unison
Structural Design LLC
KERVIN VENTURA
PE #74146
STRUCTURAL ENGINEER
FL CA #P 29924
UNISONSTRUCTURALDESIGN@GMAIL.COM
TEL: 352-296-9495

KERVIN VENTURA, P.E. #74146

BUILDING IMPROVEMENTS FOR:
SMITTY'S WINGS

FORT LAUDERDALE, FLORIDA

barranco gonzalez • architecture • planning • interior design

phone: (954)961-7675 fax: (954)961-7685 mail: bg@barchitecture.com

1915 southeast 4th avenue fort lauderdale, fl 33316

DESIGNED	DRAWN	CHECKED
JPB	EJB	JPB
DATE:	DATE:	DATE:
07.06.18	07.06.18	170214

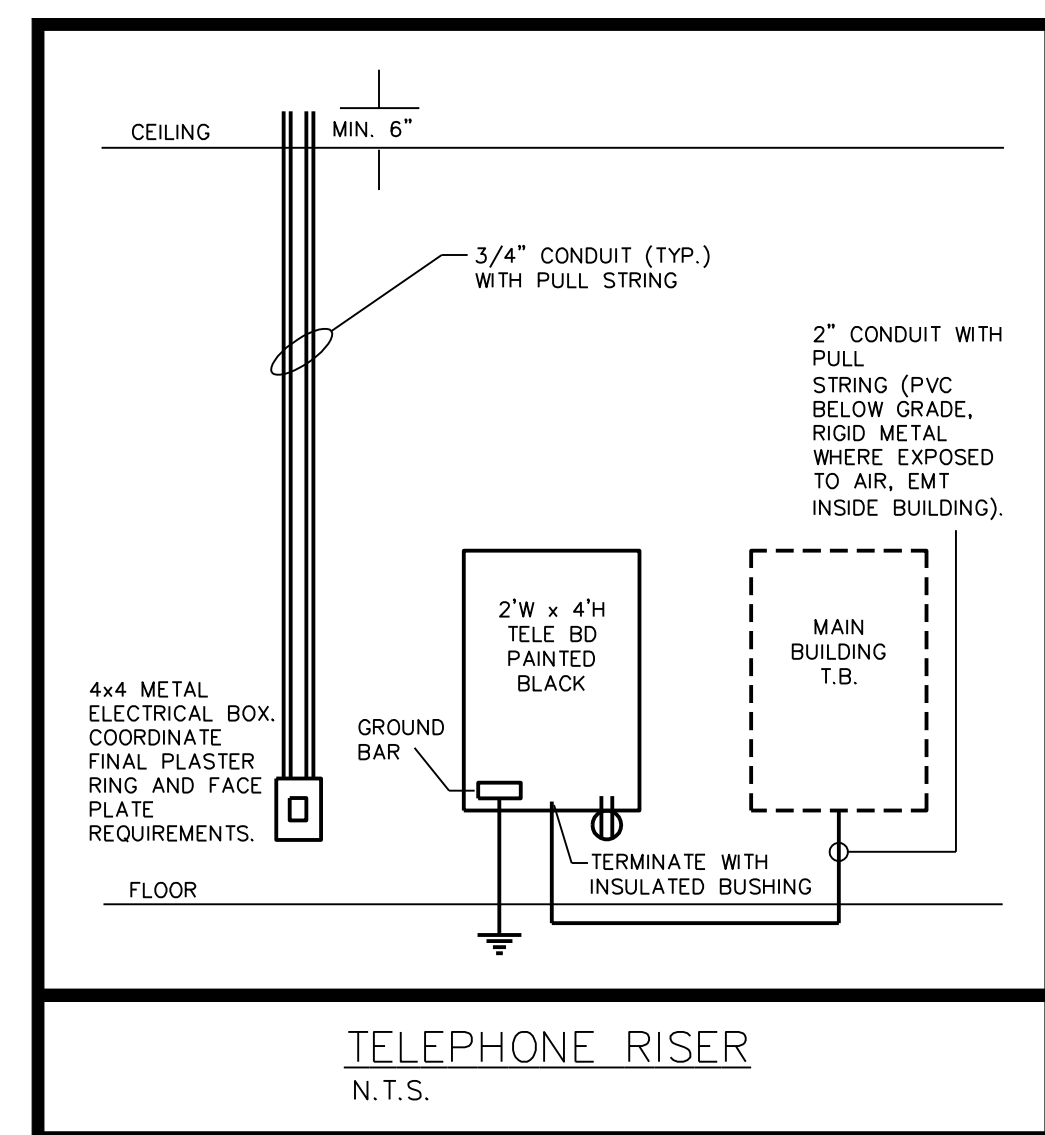
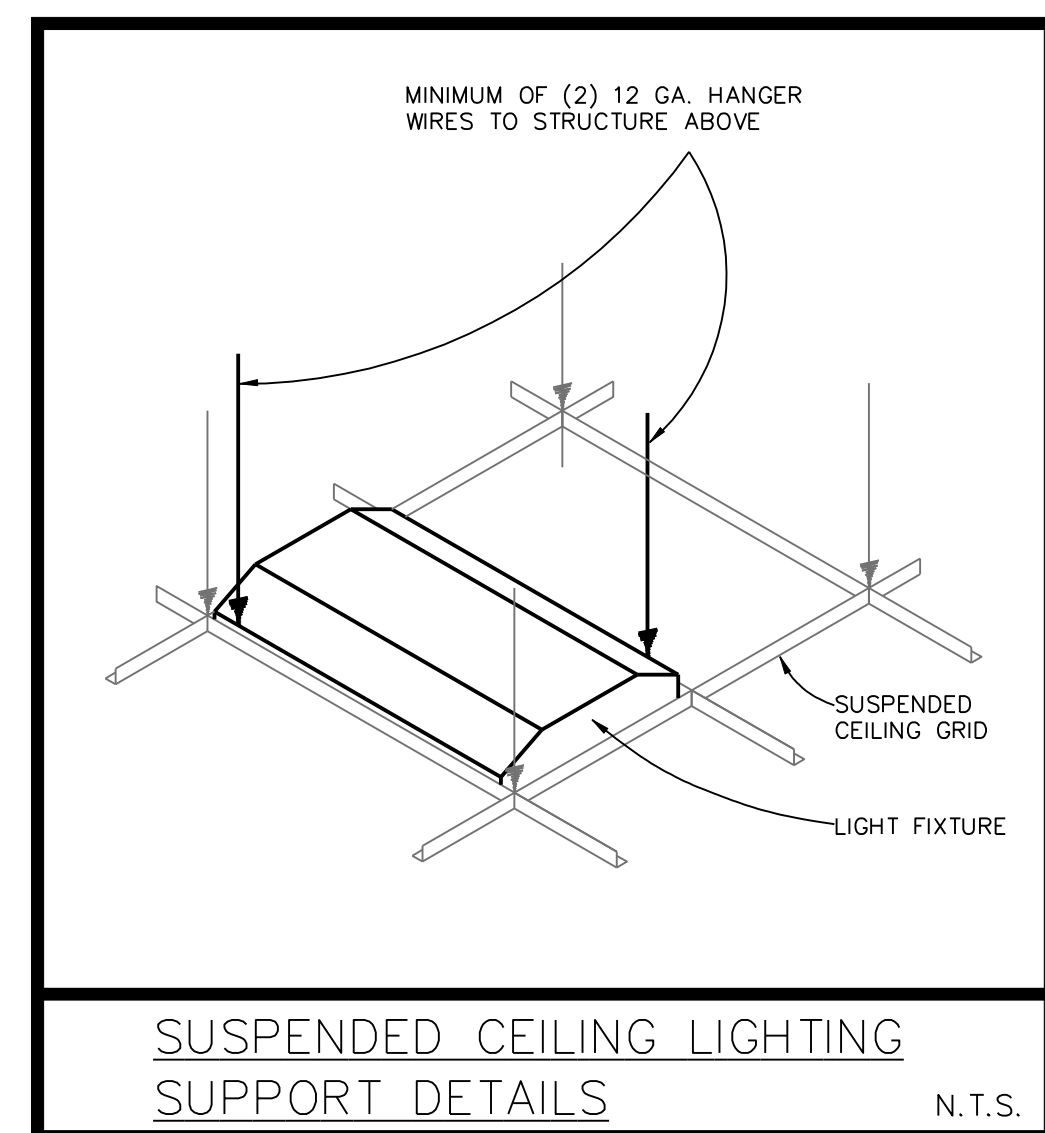
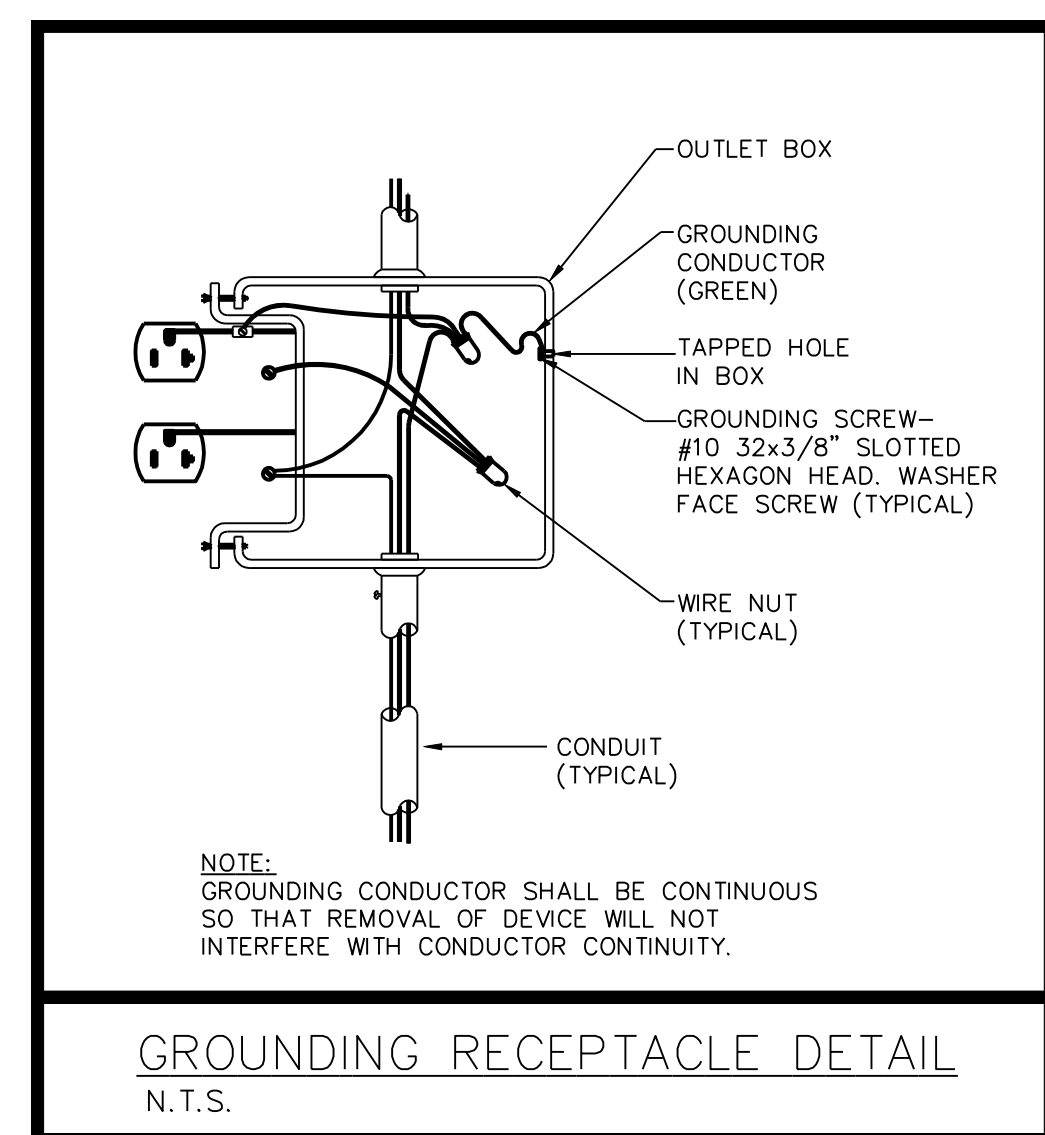
REVISIONS

OWNER'S REVISION
07-18-19

FOUNDATION PLAN

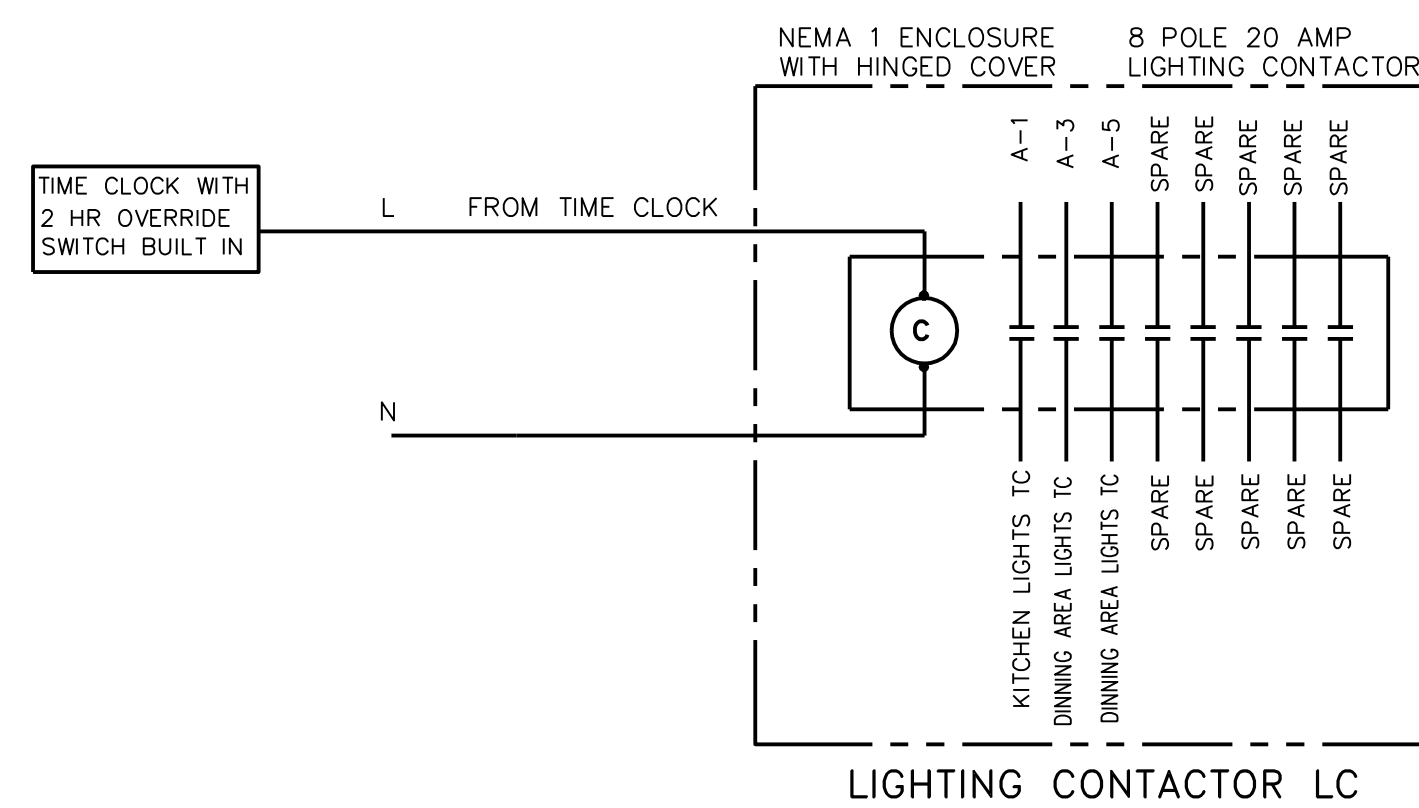
CONSTRUCTION DOCUMENTS

S1.1A



- ELECTRICAL NOTES:

1. ALL WORK TO BE DONE ACCORDING TO 2017 F.B.C., 2013 NFPA-72, 2015 NFPA-101, 2015 NFPA-1, 2014 NFPA AND 2014 N.E.C..
2. CONTRACTOR TO VISIT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. NOTIFY ENGINEER OF ANY DISCREPANCIES AT ONCE. FAILURE TO DO SO AND CONTRACTOR PROCEEDS AT HIS OWN RISK.
3. MAINTAIN AS-BUILTS ON A DAILY BASIS. SUBMIT 3 COPIES TO ARCHITECT AND OWNER 3 DAYS PRIOR TO ANY REQUIRED INSPECTIONS.
4. ALL CONDUIT TO BE METAL EMT INSIDE AND RIGID ON THE EXTERIOR. P.V.C. WILL BE ACCEPTED FOR CONDUIT ON GROUND AS PER N.E.C. TABLE 250-60.122 IS INCLUDED WHEN ALLOWED BY CODE. NO P.V.C. WILL BE ALLOWED IN R.A. PLENUMS OR FIRE RATED ASSEMBLIES. ALL MATERIALS IN R.A. PLENUMS TO BE PLENUM RATED.
5. CONDUCTOR TO BE COPPER THWN OR THHN. MORE THAN THREE CURRENT CARRYING CONDUCTORS IN A CONDUIT TO BE INSTALLED PER NEC 310.15(B)(3)(A)
6. ALL EXTERIOR EQUIPMENT TO NEMA 3R RATED.
7. ALL FUSES TO BE BUSSMAN CURRENT LIMITING AT SERVICE ENTRANCE. ALL OTHERS FUSES ACCORDING TO MANU. SPECIF.
8. PROVIDE 6 SETS OF SHOP DRAWINGS FOR APPROVAL. NO EQUIPMENT TO BE ORDERED BEFORE SHOP DRAWINGS ARE APPROVED.
9. VERIFY ALL NAMEPLATE DATA OF EQUIPMENT FOR PROPER PROTECTION AND LOADS PRIOR TO INSTALL OR WIRING.
10. MAINTAIN A MINIMUM OF 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT. PRIOR TO INSTALLING ANY EQUIPMENT COORDINATE WITH OTHER TRADES TO INSURE THAT CLEARANCES ARE MAINTAINED.
11. CONTRACTOR TO REMOVE ALL TRASH/UNUSED MATERIALS AT THE END OF DAY.
12. ALL CONDUITS, FIXTURES, DEVICES TO HAVE GROUND EXTEND AS PER TABLE 250-60.122 N.E.C.
13. POWER TO BE ON CONTINUOUSLY 5 WEEK PRIOR TO COMPLETING PROJECT.
14. ALL LOW VOLTAGE CABLING AND SYSTEM ARE THE RESPONSIBILITY OF THE VENDOR THIS IS PROVIDING THE SYSTEM INCLUDING PERMITTING.
15. CONTRACTOR TO LAMP/RELAMP ALL FIXTURES.
16. CONTRACTOR TO VERIFY QUANTITIES OF EXISTING AND NEW DEVICES AND FIXTURES REQUIRED TO COMPLETE PROJECT PRIOR TO SUBMITTING BID.
17. CONTRACTOR TO VERIFY EXISTING CIRCUITS AND MUST PROVIDE NEW PANEL SCHEDULES IDENTIFYING ALL CIRCUITS IN PANEL.
18. NEUTRALS NOT TO BE SHARED. PROVIDE #8 NEUTRAL TO ALL FURNITURE SYSTEMS, IF APPLICABLE.
19. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL EQUIPMENT MENTIONED OR NOT TO POWER, DATA AND VOICE TO ALL EQUIPMENT AND SYSTEMS INSTALLED.
20. ALL DEVICES TO MATCH BUILDING STANDARD OR BE DECORA SERIES.
21. TYPICAL LIGHT SWITCHES TO BE @ 48" A.F.F. ON CENTER. TYPICAL RECEPTACLE TO BE 18" A.F.F. ON CENTER. ALL SWITCHES TO BE GANGED WITH CONTINUOUS FACEPLATES. ALL DEVICES THAT ARE ADJACENT TO BE SPACED 6" ON CENTER.
22. ALL ELECTRICAL ELEMENTS TO BE THOROUGHLY PROTECTED FROM DAMAGE AFTER INSTALLATION AND SHALL HAVE TRIM INSTALLED AFTER ADJOINING FINISH MATERIALS ARE INSTALLED.
23. AT THE COMPLETION OF THE PROJECT ALL EQUIPMENT, DEVICES AND FIXTURES TO BE CLEANED.
24. ALL EMERGENCY AND EXIT LIGHTS ARE TO HAVE A MINIMUM 90 MINUTE BATTERY BACK-UP.
25. CONTRACTOR IS TO PROVIDE STEP DOWN TRANSFORMERS FOR ALL FANS WHEN REQUIRED.
26. NO ALUMINUM CONDUCTOR BUSS WILL BE ALLOWED - ALL MUST BE COPPER.
27. ALL DATA, TEL., TV BOXES TO BE 4x4x2 DOUBLE GANG BOXES. STUB ALL CONDUITS WITH LAY IN CEILINGS TO 6" ABOVE CEILING. ALL CONCEALED OR EXPOSED APPLICATIONS TO BE HOME RUN TO MAIN DISTRIBUTION LOCATION.
28. CONTRACTOR TO PROVIDE TEMPORARY POWER FOR ALL TRADES.
29. NEW ELECTRICAL PANELS TO HAVE BOLT ON BREAKERS.
30. NO ELECTRICAL CIRCUITS OR WIRING FROM ADJACENT SPACES TO BE USED IN THIS PROJECT.
31. ALL INTERIOR LIGHTING TO HAVE SWITCHES WITH OCCUPANCY SENSORS IN THEM CAPABLE OF STAYING ON NO MORE THAN 30 MINUTES. CIRCUITS WHICH HAVE MOTION SENSORS ON THEM MAY USE STANDARD SWITCHES.
32. CONTRACTOR TO REMOVE ALL ABANDONED OR UNUSED WIRING, CONDUIT AND BOXES.
33. PROVIDE 2"-2" RIGID CONDUIT FROM BUILDINGS MAIN TELEPHONE ROOM COMMUNICATION CENTER TO SITE DEMARC POINT. COORDINATE CABLE, TV, VOICE AND DATA REQUIREMENTS WITH OWNER TO MEET THEIR REQUIREMENTS.
34. VERIFY EXISTING FIRE ALARM HAS SUFFICIENT ROOM FOR EXPANSION AND EQUIPMENT IS STILL READILY AVAILABLE. CONTRACTOR TO PROVIDE COMPLETE SHOP DWGS INCLUDING RISER, CUT SHEETS, BATTERY CALCULATIONS AND ALL OTHER NECESSARY INFORMATION.
35. LABEL ALL OUTLETS AND JUNCTION BOXES WITH PANEL AND CIRCUIT NUMBER.
36. ANY ELECTRICAL EQUIPMENT POTENTIALLY NEEDING ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED MUST BE PLACED IN ACCORDANCE WITH N.E.C. 110.16.
37. ALL NIGHT LIGHTS AND EMERGENCY LIGHTS TO BE CONNECTED AHEAD OF ANY CONTROL DEVICE.
38. ALL TRANSFORMERS ARE TO HAVE A MINIMUM K-RATING OF K-13. KVA SIZING OF TRANSFORMER IS SHOWN ON THE ELECTRICAL RISER DRAWING.
39. ALL CIRCUIT BREAKERS SERVING FURNITURE SYSTEMS MUST BE HANDLE TRIP AS PER N.E.C. 605.1
40. PROVIDE 90 MIN. BATTERY BACK UP FOR NEW AND EXISTING EMERGENCY/NIGHT LIGHTS PLEASE REFER LEGEND.
41. PROVIDE MEAN OF DISCONNECTION FOR ALL LIGHTING FIXTURES AS PER NEC 410.130(G)



SERVICE LOAD

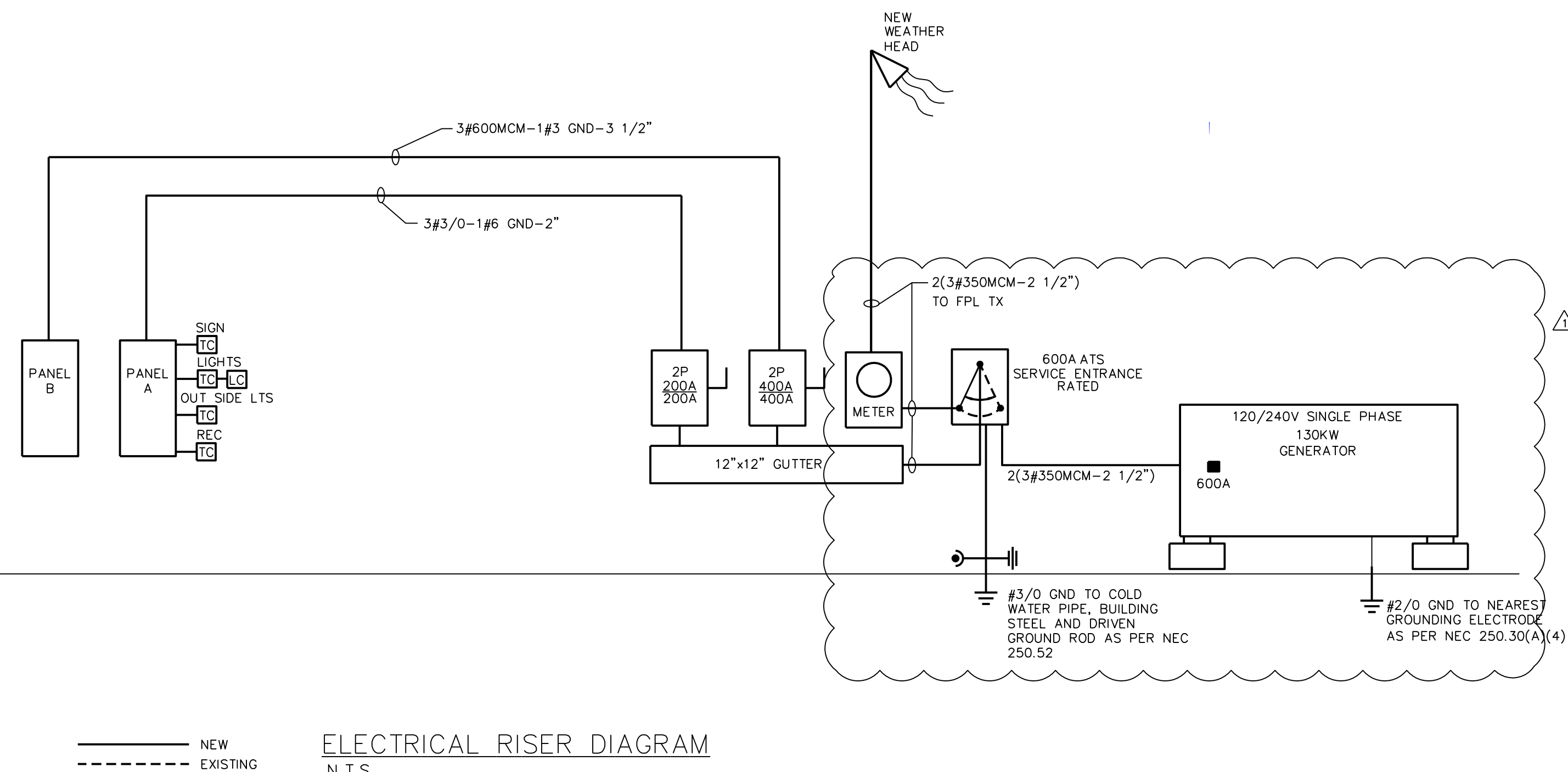
PANEL A	30380W
PANEL B	75640W
TOTAL SERVICE LOAD	106020W
	442A

PANEL A					225A MLO		1Ø3W		120/240V					
Wire	Ø	No.	Poles	Trip	Description	Load	Ø	No.	Poles	Trip	Description	Load	Ø	Wire
12	A	1	20		KITCHEN LIGHTS TC	420	02	1	20		BAR REFRIGE #101	1080	A	12
12	C	03	1	20	DINNING AREA LIGHTS TC	780	03	1	20		BEER DISP #103	300	C	12
12	A	05	1	20	DINNING AREA LIGHTS TC	1200	06	1	20		GLASS FROSTER #104	300	C	12
12	C	07	1	20	HALL/BATHROOM LIGHT	420	08	1	20		ICE TEA BREWER #108	1560	C	12
12	A	09	1	20	WINDOW REC	300	10	1	20		ICE TEA BREWER #108	1560	A	12
12	C	11	1	20	OUTSIDE LIGHTS TC	600	12	1	20		POS #109	600	C	12
12	A	13	1	20	SIGN	1200	14	1	20		SODA/ICE DISP #129	300	A	12
12	C	15	1	20	SIGN	1200	16	2	40		DISHWASHER #114	8640	C	8
12	A	17	1	20	TV REC (3)	600	18	-					A	8
12	C	19	1	20	TV REC (2)	400	20	1	20		WORKTOP REFRIGE #115	400	C	12
12	A	21	1	20	TV REC (2)	400	22	1	20		BKDRY DISPLAY #107	300	A	12
12	C	23	1	20	DINNIG AREA GEN REC	720	24	1	20		STORAGE GEN REC	720	C	12
12	A	25	1	20	DINNIG AREA GEN REC	540	26	1	20		KITCHEN REC	180	A	12
12	C	27	1	20	EXTERIOR REC	180	28	1	20		HALL GEN REC	360	C	12
12	A	29	1	20	CAS WATER HEATER	900	31	1	20		OFFICE REC TC	360	A	12
12	C	31	1	20	DUAL USB OUTLET	900	32	1	20		OFFICE REC	360	C	12
12	A	33	1	20	DUAL USB OUTLET	360	34	1	20		RESTROOMS REC	360	A	12
12	C	35	1	20	DUAL USB OUTLET	540	36						C	
12	A	37	1	20	DUAL USB OUTLET	540	38						C	
12	C	39	1	20	OUTSIDE LIGHTS TC	700	40						C	
12	A	41					42						C	
PANEL LOAD												30380w 127A		

PANEL B					400A MLO					1Ø3W					120/240V				
Wire	Ø	No.	Poles	Trip	Description	Load	Ø	No.	Poles	Trip	Description	Load	Ø	Wire					
12	A	01	1	20	COOLER LIGHT	200	02	2	50		RTU-1	11040	A	6					
12	C	03	2	20	EVAP COIL COOLER	3000	04	2	—		—	—	C	6					
12	A	05	—	—	—	—	06	2	50		RTU-2	11040	A	6					
12	C	07	1	20	FREEZER LIGHT	200	08	—	—		—	—	C	6					
12	A	09	2	20	EVAP COIL FREEZER	3000	10	2	50		RTU-3	11040	A	6					
12	C	11	—	—	—	—	12	—	—		—	—	C	6					
10	A	13	2	30	CONDENSER FREEZER	6000	14	2	60		RTU-4	—	A	4					
10	C	15	—	—	—	—	16	—	—		—	—	C	4					
10	A	17	2	30	CONDENSER COOLER	6000	18	1	20		ROOF REC	360	A	12					
10	C	19	—	—	—	—	20	1	30		WAFFLE MAKERS #121	2400	C	10					
10	A	21	2	30	HOOD EXHAUST FAN	4700	22	—	—		SHUNT TRIP	—	A	—					
10	C	23	—	—	—	—	24	1	20		KITCHEN REC	720	C	12					
10	A	25	2	30	HOOD SUPPLY FAN	4700	26	—	—		SHUNT TRIP	—	A	—					
10	C	27	—	—	—	—	28	—	—		—	—	C	—					
12	A	29	1	20	CONTROL LIGHT	200	30	3	52		—	—	A	—					
	C	31	—	—	—	—	32	—	—		—	—	C	—					
	A	33	—	—	—	—	34	—	—		—	—	A	—					
	C	35	—	—	—	—	36	—	—		—	—	C	—					
	A	37	—	—	—	—	38	—	—		—	—	A	—					
	C	39	—	—	—	—	40	—	—		—	—	C	—					
	A	41	—	—	—	—	42	—	—		—	—	A	—					

PANEL LOAD

75640W
315A



1 ELECTRICAL DETAILS, NOTES & RISER

N.T.S

BUILDING IMPROVEMENTS FOR:

SMITTY'S WINGS

FORT LAUDERDALE, FLORIDA

barranco gonzalez • architecture • planning • interior design
fort lauderdale, fl 33316 phone: (954) 961-7675 fax: (954) 961-7685 mail@bgararchitecture.com ib # 2600

consultant

DESIGNED	DRAWN	CHECKED
JPB	EJB	JPB
DATE:		COMM:
07.06.18		170214

REVISIONS
 1 REVISION GENERATOR
 7.10.19

ELECTRICAL DETAILS, NOTES & RISER

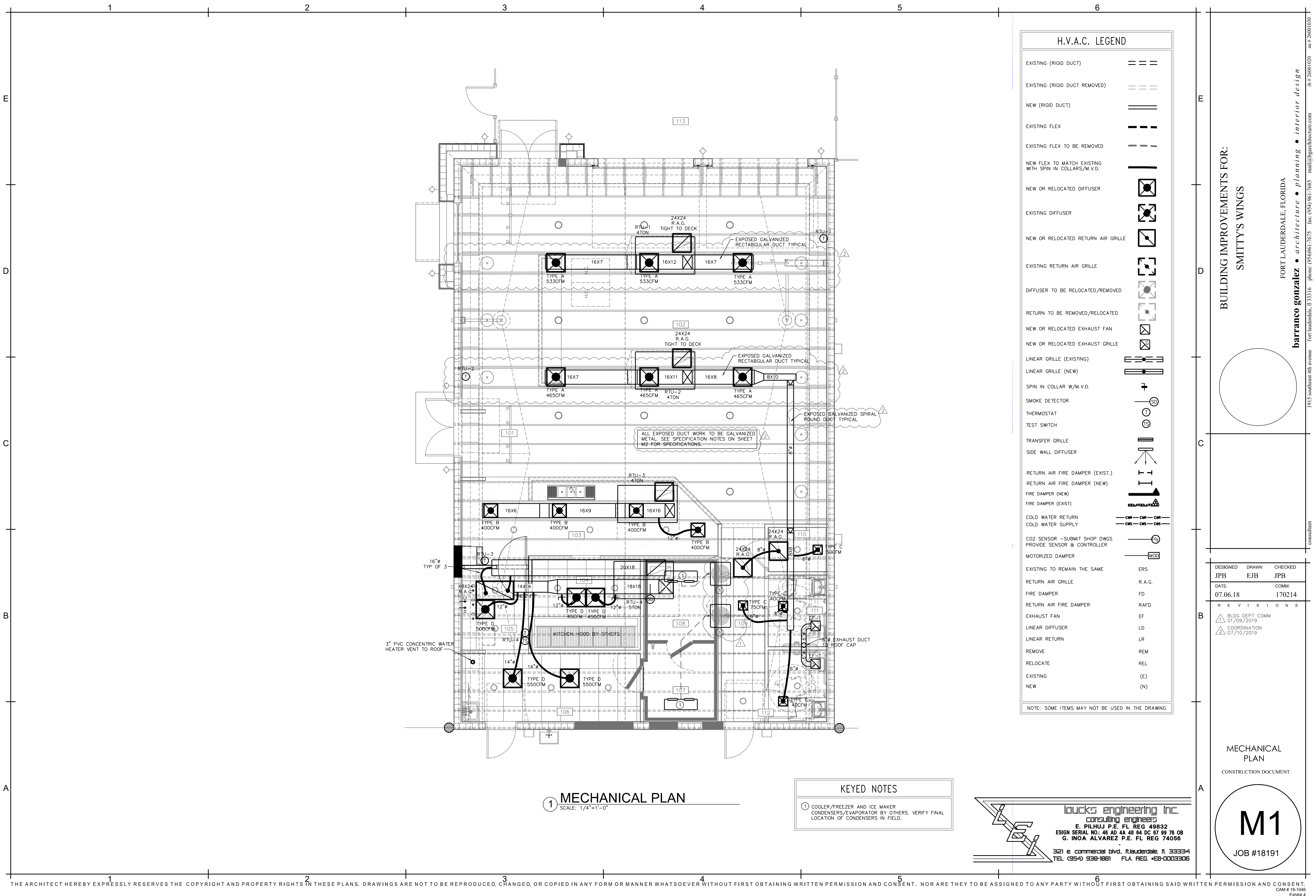
CONSTRUCTION DOCUMENT

E3

JOB #18191

THE ARCHITECT HEREBY EXPRESSLY RESERVES THE COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS. DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

CAM # 19-1046
Exhibit 4
Page 15 of 17



H.V.A.C. LEGEND	
EXISTING (RIGID DUCT)	== ==
EXISTING (RIGID DUCT REMOVED)	== ==
NEW (RIGID DUCT)	== ==
EXISTING FLEX	- - - -
EXISTING FLEX TO BE REMOVED	- - - -
NEW FLEX TO MATCH EXISTING WITH SPIN IN COLLARS/M.V.D.	
NEW OR RELOCATED DIFFUSER	⊠
EXISTING DIFFUSER	⊠
NEW OR RELOCATED RETURN AIR GRILLE	⊠
EXISTING RETURN AIR GRILLE	⊠
DIFFUSER TO BE RELOCATED/REMOVED	⊠
RETURN TO BE REMOVED/RELOCATED	⊠
NEW OR RELOCATED EXHAUST FAN	⊠
NEW OR RELOCATED EXHAUST GRILLE	⊠
LINEAR GRILLE (EXISTING)	⊠
LINEAR GRILLE (NEW)	⊠
SPIN IN COLLAR W/M.V.D.	+
SMOKE DETECTOR	⊠
THERMOSTAT	⊠
TEST SWITCH	⊠
TRANSFER GRILLE	⊠
SIDE WALL DIFFUSER	⊠
RETURN AIR FIRE DAMPER (EXIST.)	⊠
RETURN AIR FIRE DAMPER (NEW)	⊠
FIRE DAMPER (NEW)	⊠
FIRE DAMPER (EXIST)	⊠
COLD WATER RETURN	— CWR — CWR — CWR
COLD WATER SUPPLY	— CWS — CWS — CWS
CO2 SENSOR — SUBMIT SHOP DWGS PROVIDE SENSOR & CONTROLLER	⊠
MOTORIZED DAMPER	MOD
EXISTING TO REMAIN THE SAME	ERS
RETURN AIR GRILLE	R.A.G.
FIRE DAMPER	FD
RETURN AIR FIRE DAMPER	RAFD
EXHAUST FAN	EF
LINEAR DIFFUSER	LD
LINEAR RETURN	LR
REMOVE	REM
RELOCATE	REL
EXISTING	(E)
NEW	(N)
NOTE: SOME ITEMS MAY NOT BE USED IN THE DRAWING	

1 MECHANICAL PLAN

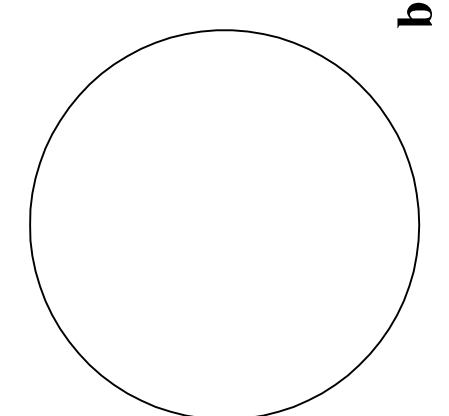
SCALE: 1/4"=1'-0"

KEYED NOTES

- 1 COOLER/FREEZER AND ICE MAKER CONDENSERS/EVAPORATOR BY OTHERS. VERIFY FINAL LOCATION OF CONDENSERS IN FIELD.

loudck engineering inc.
consulting engineers
E. PILHUJ P.E. FL REG 49832
ESIGN SERIAL NO: 46 AD 4A 48 64 DC 67 98 76 08
G. INOA ALVAREZ P.E. FL REG 74056
321 e commercial blvd., Ft. Lauderdale, FL 33334
TEL (954) 938-1881 FLA. REG. #EB-0003306

BUILDING IMPROVEMENTS FOR:
SMITTY'S WINGS



MECHANICAL PLAN
CONSTRUCTION DOCUMENT

M1
JOB #18191

FORT LAUDERDALE, FLORIDA
barranco gonzalez • architecture • planning • interior design
phone: (954) 961-7675 fax: (954) 961-7685 mail@bgararchitecture.com

consultant

GENERAL MECHANICAL NOTES

- 1- ALL WORK EXECUTED UNDER THESE OFFICIAL DOCUMENTS SHOULD BE PERFORMED BY A LICENSED AND INSURED MECHANICAL CONTRACTOR AND BE IN COMPLIANCE WITH THE LATEST FLORIDA BUILDING CODE (FBC), SHEET METAL & AIR CONDITIONING CONTRACTOR'S ASSOCIATION (SMACNA) STANDARDS, AND ALL OTHER APPLICABLE STATE AND LOCAL CODE.
- 2- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANSHIP MANNER TO PRODUCE A COMPLETE SYSTEM THAT IS FULLY BALANCED, AND ADHERES TO ALL APPLICABLE CODES AND REGULATIONS.
- 3- MECHANICAL CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE THAT THE COMPLETE SYSTEM INSTALLED IS FREE OF DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF A YEAR AFTER THE WORK IS COMPLETE AND TURNED OVER TO THE OWNER.
- 4- THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO OBTAIN HIS OWN PERMIT AND PAY ALL PERMIT AND INSPECTION FEES.
- 5- AT THE COMPLETION OF THE PROJECT THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A SET OF PRINTS CLEARLY MARKED, DEPICTING ALL AS-BUILT CONDITIONS TO THE ENGINEER FOR RECORD.
- 6- CONTRACTOR SHALL PAY SPECIAL ATTENTION TO OWNER EQUIPMENT, FURNITURE, AND CARPETING TO PREVENT CONTAMINATION BY COVERING AND WRAPPING FURNITURE AND EQUIPMENT. ALL WASTE AND DEBRIS SHALL BE REMOVED AT THE END OF EACH DAY TO MAINTAIN ACCEPTABLE INDOOR AIR QUALITY LEVEL DURING THE CONSTRUCTION.
- 7- ANY PORTION OF EXISTING BUILDING (FLOOR, WALL, CEILING, OR ROOF) THAT IS AFFECTED BY EITHER REMOVAL, RELOCATION OR INSTALLATION OF A NEW EQUIPMENT SHALL BE REPAIRED AND MATCHED FINISHED EXISTING CONDITIONS ACCORDING TO ARCHITECTURAL DRAWINGS OR SPECIFICATIONS.
- 8- WHEREVER DUCT RUNS THROUGH STRUCTURAL ELEMENT SUCH AS BEAM PRECAUTION SHALL BE TAKEN TO COORDINATE WITH OTHER TRADES TO RELOCATE OR TO PROVIDE NECESSARY SLEEVE BEFORE CONCRETE IS BEING POURED.
- 9- SUPPLY 6 COPIES OF SHOP DRAWINGS FOR REVIEW TO ARCHITECT. NO EQUIPMENT IS TO BE ORDERED PRIOR TO THEIR APPROVAL.
- 10- MECHANICAL CONTRACTOR TO PROVIDE TWO (2) COMFORT BALANCE VISITS TO SUIT THE NEEDS OF THE CLIENTS.
- 11- OPENINGS AND DUCT TRAVELING THROUGH FIRE RATED WALL, TENANT DEMISING WALL, MECHANICAL AND ELECTRICAL ROOM, WALL AND FLOOR PARTITION, FLOOR AND ROOF SLAB SHALL BE INSTALLED WITH "B"-FIRE DAMPER.
- 12- COMMERCIAL - CONTRACTOR TO PROVIDE CARBON DIOXIDE "CO2" SENSOR TO MONITOR OCCUPIED SPACE AIR QUALITY OF ROOM AIR. THE CONTROL SEQUENCE IS AS FOLLOWS:
- A.) AIR CONDITIONING UNIT EVAPORATOR FAN TO RUN CONTINUOUSLY WITH CO2 SENSOR INTERCONNECT TO A/C UNITS OUTSIDE AIR, EXHAUST DAMPER AND A/C UNIT COMPRESSOR. A/C UNIT EVAPORATOR INDOOR FAN TO RUN CONTINUOUSLY.
- B.) PROVIDE HARD WIRE INTERFACE TO INTERLOCK MOTORIZED OUTSIDE AIR, AND EXHAUST DAMPERS TO OPEN, AND ENERGIZE A.C. UNITS COMPRESSOR TO RUN UPON SIGNAL FROM CO2 SPACE SENSOR WHEN SPACE CONDITION AT OR ABOVE 800 P.P.M.
- C.) MOTORIZED OUTDOOR DAMPERS SHALL CLOSE UPON LEVELS BELOW 500 P.P.M. AND ON SHUTDOWN OF SPACE AIR CONDITIONING UNITS. FOR MULTIPLE SPACE UNITS MOTORIZED DAMPER FRESH AIR SHALL BE LOCATED AT UNITS RETURN AIR PLENUM. INTAKE. CONTRACTOR TO PROVIDE CO2 SENSOR SHOP DRAWING AND CONTROLLER.
- 13- MOTORIZED DAMPERS REQUIRED ON EXHAUST AND OUTDOOR SUPPLY DUCTS THAT WILL AUTOMATICALLY SHUT OFF WHEN THE SYSTEMS OR SPACES SERVED ARE NOT IN USE. PER FBC 2017 - 403.2.4.3 ENERGY CONSERVATION
- 14- H.V.A.C. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FULLY OPERATIONAL AND BALANCED SYSTEM THAT ADHERES TO ALL APPLICABLE CODES AND REGULATIONS.
- 15- CONTRACTOR TO PROVIDE CERTIFIED TEST AND BALANCE FOR ALL SYSTEMS
- 16- IN CEILINGS BEING USED AS A PLENUM, COMBUSTIBLES OR COMBUSTIBLE CONSTRUCTION SHALL NOT BE ALLOWED.

SITE VISIT

- 1- MECHANICAL CONTRACTOR IS DULY REQUIRED TO VISIT PROJECT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. HE OR SHE SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY AT ONCE. FAILURE TO DO SO, THE MECHANICAL CONTRACTOR IS PROCEEDING AT HIS OWN RISK.
- 2- DESIGN THAT IS CALLED FOR NEW DUCT OR PIPING TO BE CONNECTED TO EXISTING SYSTEM REQUIRES THE CONTRACTOR TO VERIFY EXISTING DUCT & PIPING SIZE BEFORE FABRICATION AND INSTALLATION.
- 3- WHENEVER INTERFERENCE OR CONFLICT OCCURS WITH THE PROPOSED DESIGN, BEFORE PROCEEDING TO ANY CHANGE OR DEVIATION FROM THE EXISTING BID, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE CHANGE INCLUDED A DETAILED DRAWING FOR APPROVAL FROM ARCHITECT/ ENGINEER.
- 4- CONTRACTOR SHALL CONSULT WITH STRUCTURAL ENGINEER WHEN CUTTING OR MAKING OPENING IN ANY BUILDING COMPONENT. CONTRACTOR SHALL VERIFY THAT STRUCTURAL INTEGRITY OF THE BUILDING IS NOT BEING COMPROMISED.
- 5- POST TENSION STRUCTURAL SLAB: NO CUTTING OR DRILLING SHALL BE TAKEN PLACE WITHOUT THE X-RAY OF THE SLAB AND THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF THE BUILDING.

EXISTING HVAC SYSTEM

- 1- MECHANICAL CONTRACTOR MUST CHANGE THE AIR FILTER IN ALL WORKING AIR CONDITIONING UNIT DURING CONSTRUCTION EVERY 21 DAYS OR LESS DEPENDING ON THE AMBIENT ENVIRONMENT TO PREVENT AIR CONTAMINATION, EQUIPMENT FAILURE SUCH AS BEARING FAILURE, DAMPER MALFUNCTION, ETC...
- 2- AFTER CONSTRUCTION MECHANICAL CONTRACTOR IS TO VACUUM THOROUGHLY THE MECHANICAL ROOM TO REMOVE ALL DUSTY PARTICLES, INSPECT AND REPLACE AIR FILTERS, BEARINGS OR BELTS FOR OPTIMAL UNIT OPERATION.
- 3- WHEN REUSING EXISTING AIR CONDITIONING THE CONTRACTOR MUST CLEAN THE COOLING AND THE CONDENSER COILS, CHECK AND ADJUST REFRIGERANT CHARGE TO ENSURE PROPER UNIT FUNCTION, VERIFY THE EXISTING CONDENSATE PIPING IS IN GOOD WORKING CONDITION, AND MAKE NECESSARY REPAIR. CONTRACTOR SHALL CHECK ALL ELECTRICAL COMPONENTS, TIGHTEN ALL ELECTRICAL CONNECTIONS FOR PROPER OPERATION.
- 4- DETERIORATED DUCTWORK AND CEILING INSULATION SHALL BE REPLACED. ALL EXISTING DUCTWORK SHALL BE THOROUGHLY INSPECTED AND REPAIRED REMOVED EQUIPMENT THAT IS NOT BEING USED SHALL BE RETURNED TO THE OWNER.
- 5- ANY EQUIPMENT THAT WAS TEMPORARILY DISCONNECTED WITH RESPECT TO A REMOVAL OF ANY OTHER DEVICE IT SHALL BE RECONNECTED TO THE EXISTING SYSTEM AND VERIFIED THAT IT IS FULLY OPERATIONAL.
- 6- CONTRACTOR SHALL VERIFY EXISTING AIR CONDITIONING AND HEATING SYSTEMS ARE FUNCTIONING PROPERLY, ITS PERFORMANCE RANGE WITH RESPECT TO ITS VOLUME CAPACITY.
- 7- EQUIPMENT THAT IS LOCATED EXTERIOR OF THE BUILDING SHALL BE PROPERLY TIED DOWN AND BE ABLE TO WITHSTAND A 170 MILES/HR FORCE WIND.

SPECIFICATION NOTES:

A/C: NEW ROOFTOP PACKAGED UNITS. SEE RTU SCHEDULE FOR DETAILS.

DUCTWORK:

(EXPOSED) SPIRAL ROUND DUCT - GALVANIZED S.M.A.C.N.A. STANDARD INNER LINED R=6 DUCT SUPPORTED @ 48" O.C.

(EXPOSED) RECTANGULAR METAL DUCT - S.M.A.C.N.A. LOW PRESSURE RECTANGULAR GALVANIZED DUCT, INNER LINER, PROVIDE 1.5" R=6, SUPPORTED 48" O.C., AT ALL TURNS AND TRANSITIONS. MASTIC SEAL ALL SEAMS

RIGID - FOIL FACED BACKED FIBERGLASS R=6 AT 1.5". SUPPORTED 48" O.C., AT ALL TURNS, TURNS AND TRANSITIONS. TAPED AND MASTIC SEALED ALL SEAMS.

FLEX - U.L. CLASS ONE AIR DUCT. R6 SUPPORT 48" O.C. PROVIDE SPIN IN COLLARS WITH M.V.D. WHEN ACCESSIBLE OR WITH SCOOP WHEN NOT ACCESSIBLE. TIE WRAP INNER LINER TWICE AND TAPE AND MASTIC SEAL OUTER LINER TAKING CARE NOT TO COMPRESS INSULATION.

TYPICAL SUPPLY BRANCH WITH CONICAL TAP, ROUND TO RECTANGULAR TRANSITION TO RECTANGULAR DIFFUSER.

PROVIDE A VOLUME DAMPER ON THE SUPPLY, RETURN AND EXHAUST DUCTWORK ABOVE LAIY-IN-CEILING OR AS INDICATED ON PLANS.

ALL DUCT WORK DIMENSIONS ARE INTERIOR DIMENSIONS. ALLOW FOR 2 INCH INSULATION THICKNESS FOR EXTERIOR DIMENSIONS.

EXHAUST: GALVANIZED RECTANGLE DUCT OR ROUND SNAP LOCK METAL DUCT WILL BE INSTALLED WITH DUCT SUPPORTS AT 48 INCHES ON CENTER, INSULATE WITH R=6 FOIL FACED INSULATION WRAP U.L. AS REQUIRED.

EF-1: BROAN XB80 80 CFM @ 0.250" SP, 120V, 0.3 AMPS

NOTE: ALL FRESH AIR, OUTSIDE MAKE AIR TO BE INSULATED WITH 1.5" DUCT WRAP. PROVIDE COLLARS AT BRANCH TAKE OFF'S.

DIFFUSER:

TYPE A - METALAIRE 5500, 4-WAY, 18X18 NECK SIZE, 24X24 OVERALL FACE SIZE, W/ OPPOSED BLADE DAMPER

TYPE B - METALAIRE 5500, 4-WAY, 15X15 NECK SIZE, 21X21 OVERALL FACE SIZE, W/ OPPOSED BLADE DAMPER

TYPE C - METALAIRE 5500, 4-WAY, 6X6 NECK SIZE, 12X12 OVERALL FACE SIZE, W/ OPPOSED BLADE DAMPER

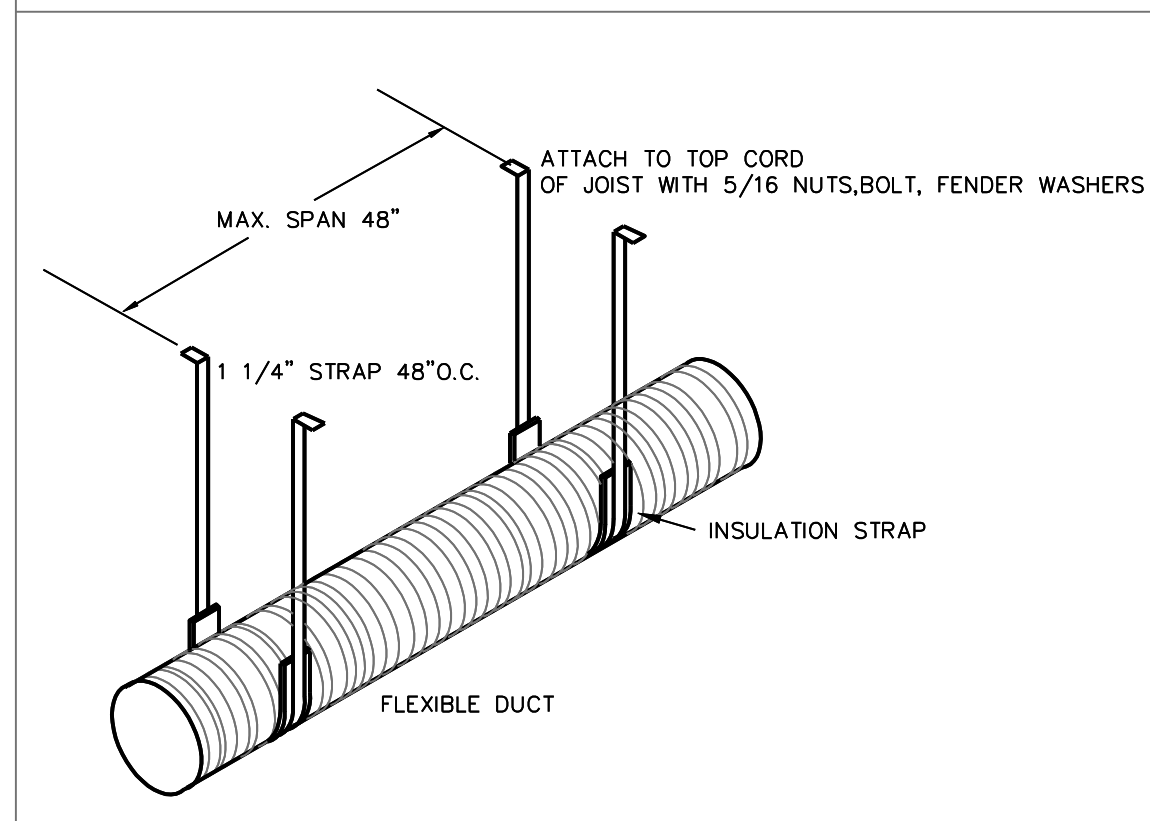
TYPE D - METALAIRE 5800, 4-WAY, 24X24 FACE SIZE, SEE PLAN FOR NECK/FLEX SIZE

RETURN: METALAIRE RH

THERMOSTAT: COMMERCIAL 24/7 PROGRAMMABLE HONEYWELL W/ CLEAR LOCKABLE BOX

SMOKE DETECTORS: IONIZATION TYPE CARRIER, BRK. WIRE UNIT FOR SHUTDOWN UPON ACTIVATION. PROVIDE TEST SWITCH, VISUAL AND AUDIBLE ALARM.

ROUND FLEX DUCT HANGING DETAIL

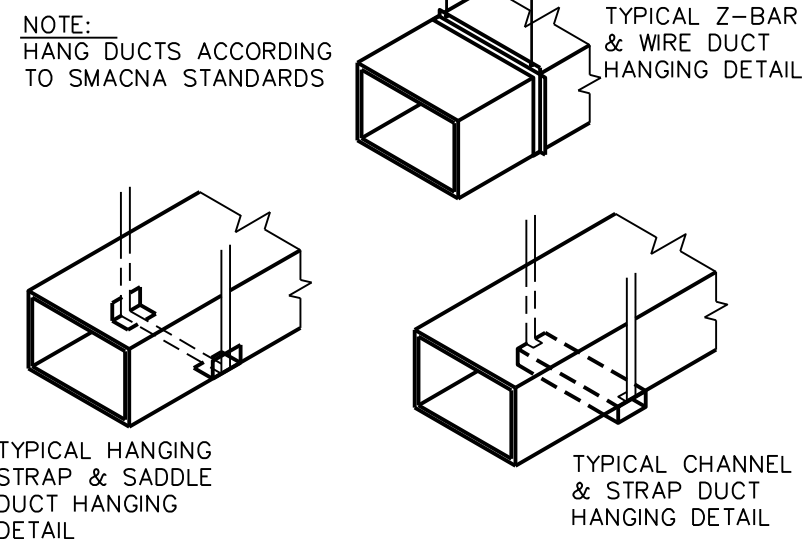


VENTILATION REQUIREMENTS FMC TABLE 403.3.1.1

UNIT	SPACE	FLOOR AREA (SQ.FT.)	DEFAULT OCCUPANCY (P/1000SQ.FT.)	TOTAL OCCUPANTS (P)	REQUIRED OUTDOOR AIR (CFM/P)	REQUIRED OUTDOOR AIR (CFM/SQ.FT.)	TOTAL OUTDOOR AIR REQUIRED (CFM)
RTU-1&2	DINING	1320	N/A	71	7.5	0.18	770.1
	OFFICE	32	N/A	1	5	0.06	6.9
	HALLWAY	94	N/A	N/A	N/A	0.06	5.6
							782.6
							RTU-1: +392
							RTU-2: +392
RTU-3&4	KITCHEN	309	N/A	N/A	N/A	N/A	N/A
	BAR SERVICE	208	15	N/A	7.5	0.12	48.4
							RTU-3: +165
							RTU-4: +300
KEF-1	KITCHEN HOOD	N/A	N/A	N/A	N/A	N/A	-1000
KMUA-1	KITCHEN HOOD	N/A	N/A	N/A	N/A	N/A	+500
EF-1	KITCHEN HOOD	N/A	N/A	N/A	N/A	N/A	-160
							BLDG BALANCE = +589

RTU SCHEDULE

	CARRIER MODEL 50KC*A05	CARRIER MODEL 50KC*A06
TAG	RTU-1,2,3	RTU-4
NOM TONS	4.0	5.0
VOLTAGE	208/1/60	208/1/60
SEER/EER	14.0 SEER	14.1 SEER
AMBIENT TEMP.	95°F	95°F
REFRIGERANT	R410-A	R410-A
COOLING ENTER DB/WB	80°F/67"	80°F/67"
TOTAL MBH	48.7	61.8
SENS. MBH	37.5	46.2
TOTAL CFM	1600	2000
COMPR. QTY./TYPE	1/SCROLL	1/SCROLL
COMPR. RLA - LRA	21.8 - 117.0	25.0 - 134.0
COND. FAN QTY/FLA - HP	1/1.5 - 1/4	1/1.4 - 1/4
EVAP. FAN/FLA - BHP	4.9 - 1.2	4.9 - 1.2
MCA	46	46
MOCP	50	60
DIMENSIONS (L,W,H)	75"x47"x34"	75"x47"x42"
WEIGHT (LBS.)	499	552
HEATER (KW)	6.5	6.5
SCEDULE NOTES: - PROVIDE MOTORIZED DAMPER AT FRESH AIR INTAKES. - ENTERING AIR CONDITIONS: 80DBF/67WBF.		

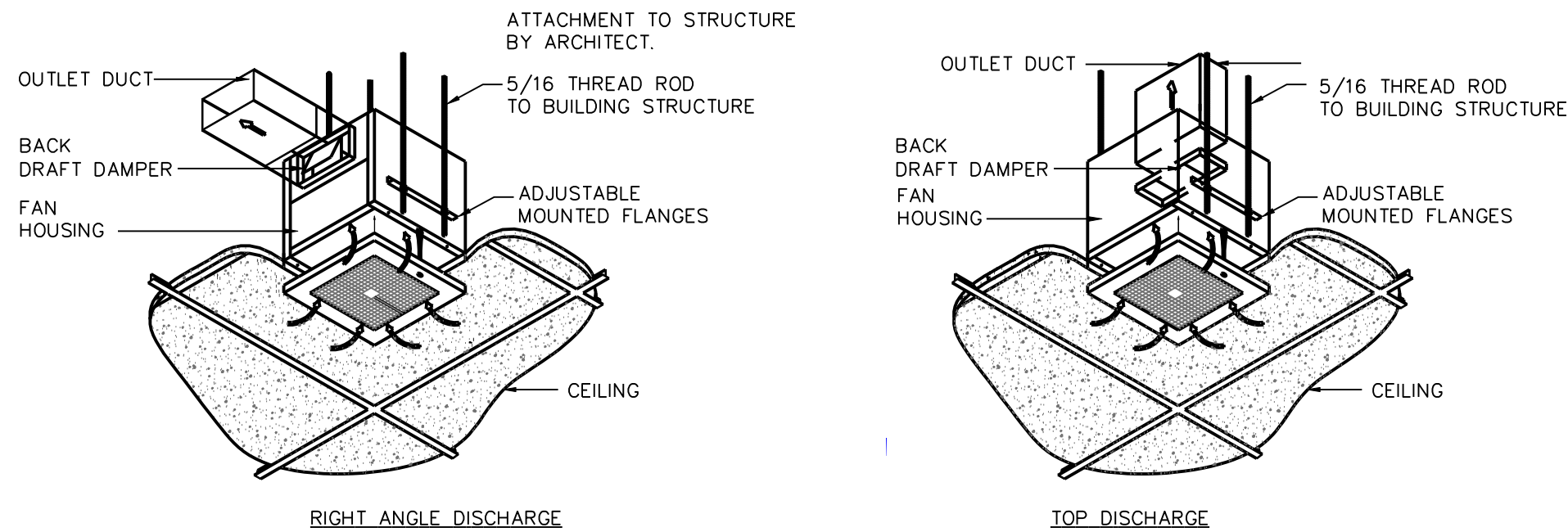
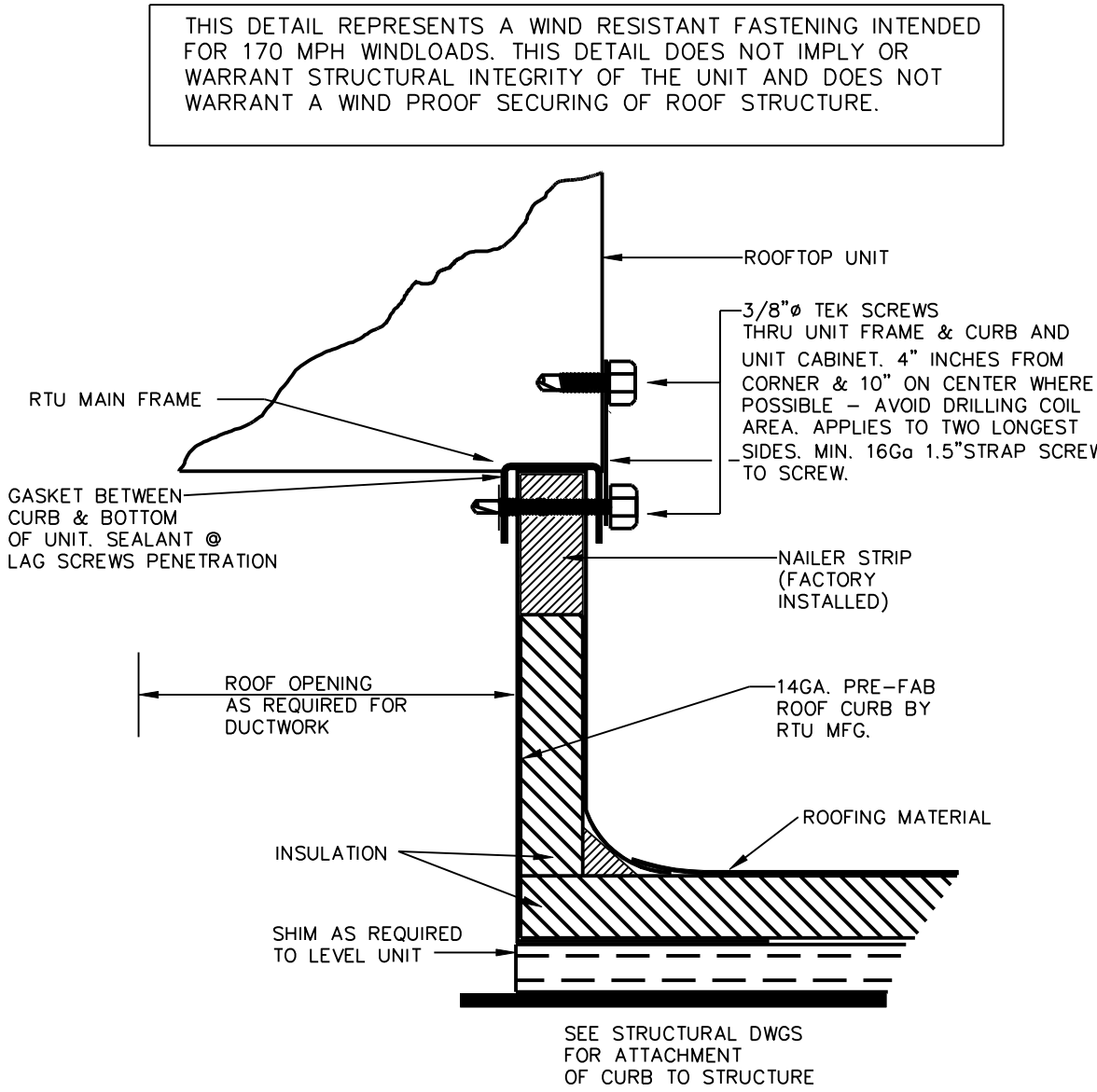


DUCT HANGING DETAIL

NTS

ROOFTOP UNIT MOUNTING & ANCHORING DETAIL (TEK SCREWS)

NO SCALE



CEILING EXHAUST FAN DETAIL

NTS

BUILDING IMPROVEMENTS FOR:

SMITTY'S WINGS

FORT LAUDERDALE, FLORIDA

barranco gonzalez • architecture • planning • interior design

phone: (954)961-7675 fax: (954)961-7685 mail@bgararchitecture.com

1915 southeast 4th avenue Fort Lauderdale, FL 33316

consultant

DESIGNED	DRAWN	CHECKED
JPB	EJB	JPB
DATE:	COMM:	
07.06.18	170214	

REVISIONS

COORDINATION 07/10/2019

MECHANICAL
DETAIL & NOTES

CONSTRUCTION DOCUMENT

M2

JOB #18191

MECHANICAL DETAILS & NOTES

1 N.T.S.

