DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

11805 SW 26 Street Miami, FL 33175-2474
(786) 315-2000

BUILDING PERMIT AND INSPECTION RECORD

Municipal #: **2026047141**
Process Number: M2026007470
Issue Date:

Job Location

Folio: 3220240380020
Job Site Address: 15501 NW 67 AVE
Legal: T G C MAIN STREET EAST PB 173-054

Project Information

Application Type: ALTER INTERIOR
Proposed Use: RESTAURANT-CAFETERIA
Sq. Ft.: 900 / Units: 0 / Floors: 0
Permit Type: MUNICIPAL BLDG / Permit Category: 0001 MUNICIPAL GENERAL BUILDING

Owner & Contractor Information

Property Owner: TGC 6600 MAIN STREET LLC
Contractor: SPEED CONSTRUCTION SERVICES INC
Qualifier: HERNANDEZ JOHN MARINO

Required Inspections

FIRE - 0001 FIRE INSPECTIONS RECOMMENDED

Inspection Type	Initials	Date
200 FIRE HYDRANTS		
208 FIRE TCO INSPECTION		
211 PRELIMINARY		

209 FIRE FINAL

Notes

Rough, electrical, plumbing, and mechanical inspections must be made and approved before requesting a framing inspection.

Inspections can be requested online at www.miamidade.gov/building under the Inspection tab or by calling (786) 315-2100. Before scheduling the inspection, please have your ten-digit permit number and three-digit inspection type ready. The inspection type can be found on the permit card next to the required inspection. Inspectors can be reached at the office from 7 AM to 8 AM or via our website.

To schedule Fire inspections, call Fire Dept. at 786-331-4798

Warning to Owners

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 an attorney before recording your Notice of Commencement.

You have purchased a building permit only. Separate permits are required for roofing, plumbing, electrical, mechanical, window, and storm shutter work.

Compliance with the Florida Accessibility Code will be verified at the time of rough and final inspections where applicable.

Building permits shall expire 180 days from the date of issuance or the date of last approved inspection.

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 district, state agencies, or federal agencies.

Back to Main Menu

BLDG Home Page BLDG Main Menu BLDG Permit Menu BLDG Plans Processing Menu

Home About Phone Directory Privacy Disclaimer

E-mail your comments, questions and suggestions to Webmaster

This page was last edited on: February 23, 2004

Web Site © 2004 Miami-Dade County.

All rights reserved.

ARS Environmental
• Environmental Testing Services • Asbestos Surveys • Hazardous Building Material Surveys • Mold Assesments • Lead Inspections
• Site Investigations/Assesments • Indoor Air Quality Testing • Monitoring • Radon Gas Measurements • Chemical Exposure Monitoring

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

Job Site:
Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014

Project Number: 2026-1311
Table of Contents - Asbestos Survey

Section **Page**

Project Summary 1
Qualifier for this Survey 2
Technician Who Conducted this Survey 3
Bulk Sample Itemization 4
Lab Results 7
Technician Chain of Custody Forms 9
Terms and Conditions 11

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
20261311 Asbestos Report-PB24 Miami Lakes.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 2/26/2026 2:59:46 PM DASB Approved

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

On 2/23/2026, ARS Environmental, Inc. conducted an asbestos survey at the following address:

Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014

The **Interior** of the above mentioned job site address was visually inspected in order to identify any building materials that may contain asbestos. The samples collected where sent to a laboratory for analysis.

The **Exterior and Roof** of the above referenced job site address was not surveyed. If these areas are to be disturbed by renovation or demolition activities, they should be tested to see if they contain asbestos.

The following nonsuspect materials were observed during this survey. No samples were taken: a/c duct, fiberglass, glass, metal, wood. Rubberized caulking around the windows. A/C duct fiberglass insulation observed. No fiberglass insulation observed behind walls.

The job site was not occupied at the time of the inspection.

Based on the results of the bulk samples sent in for laboratory analysis, no asbestos was detected in amounts greater than 1%.

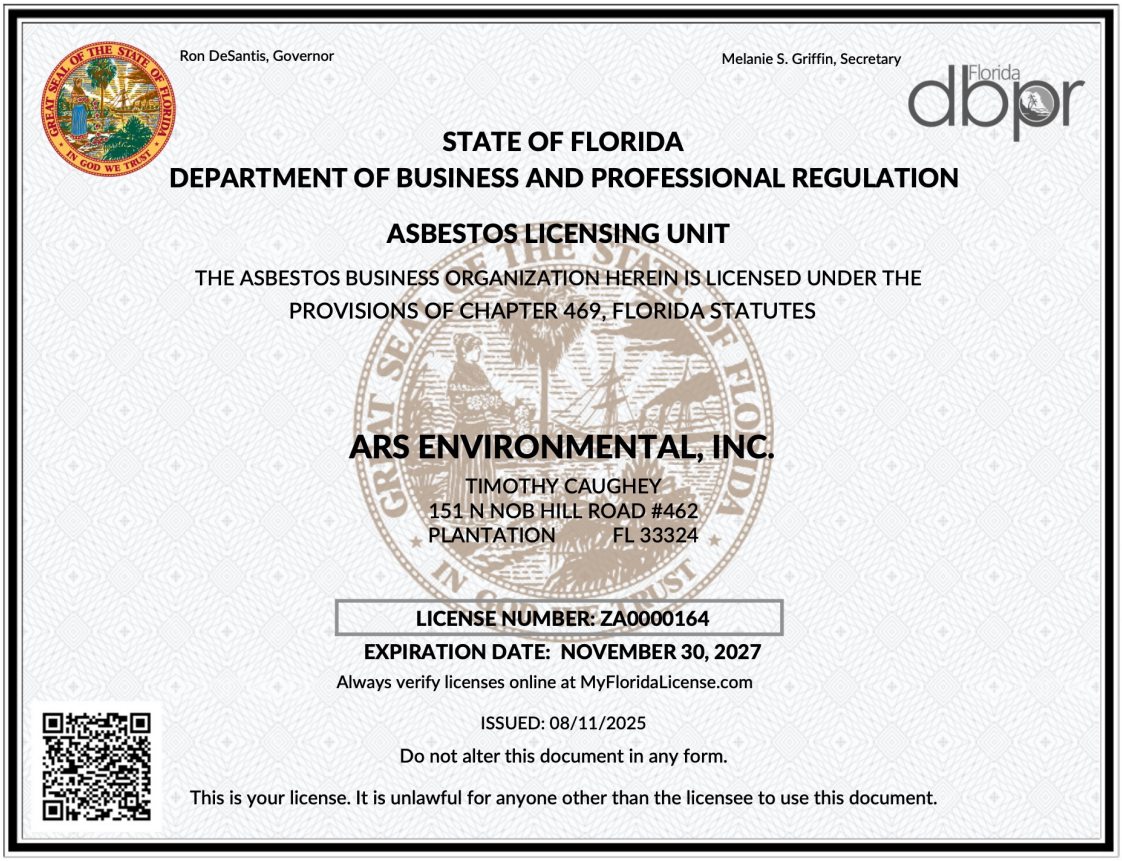
It has been a pleasure working with you.
Please call on us again.

Alex Front, MSc
ARS Environmental, Inc.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
20261311 Asbestos Report-PB24 Miami Lakes.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 2/26/2026 2:59:46 PM DASB Approved

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

Job Site:
Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ASBESTOS LICENSING UNIT

THE ASBESTOS BUSINESS ORGANIZATION HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

ARS ENVIRONMENTAL, INC.

TIMOTHY CAUGHEY
151 N NOB HILL ROAD #462
PLANTATION FL 33324

LICENSE NUMBER: ZA0000164
EXPIRATION DATE: NOVEMBER 30, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/11/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

I hereby certify that this asbestos survey was conducted at the above referenced Job Site on 2/23/2026, and performed by Charles Parson, accredited by the EPA as AHERA Inspector(s), utilizing the code of the Federal Regulation Standards, 40 CFR, Part 763, Subpart E, Section 763.80-763.99 and the State Asbestos Regulations, Florida Statutes 469.003.

Tim Caughey, M.P.H. (IA0000016)
Florida Licensed Consultant
Asbestos Business Organization

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
20261311 Asbestos Report-PB24 Miami Lakes.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 2/26/2026 2:59:46 PM DASB Approved

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

Job Site:
Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014

assured environmental
www.assuredenviro.com
13987 94th Avenue
Seminole, FL 33776

CERTIFICATE OF COMPLETION

Is Hereby Awarded To:

CHARLES PARSON JR.

Has satisfactorily completed the requisite training for asbestos accreditation under TSCA TITLE II, EPA Model Accreditation Plan (40CFR763 E), has passed an examination with a minimum score of 70%, for the 4-hour Inspector (Survey & Mechanical) Refresher Course on 02/01/2026, and in testimony whereof, we do confer this certificate on 02/01/2026.

Date of Course: 02/01/2026 Expiration Date 02/01/2027
Certificate # 02012601OL
Course # FL49-0006426 FL Provider License# PVD130

Renew

Vernon Roberts, Jr., Lead Instructor

Charles Parson

ARS Environmental

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
20261311 Asbestos Report-PB24 Miami Lakes.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 2/26/2026 2:59:46 PM DASB Approved

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

Job Site:
Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014

	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat	
Sample 1	Drywall/joint compound Throughout walls.	4,800 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable		Asbestos Not Detected
Sample 2	Drywall/joint compound Throughout walls.	Included Above	Miscellaneous	Good	None	None	High	Non-friable		Asbestos Not Detected
Sample 3	Drywall/joint compound Throughout ceiling.	400 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable		Asbestos Not Detected
Sample 4	Drywall/joint compound Throughout ceiling.	Included Above	Miscellaneous	Good	None	None	High	Non-friable		Asbestos Not Detected
Sample 5	2' x 2' Ceiling Tile Textured Design Throughout ceiling in dining area.	300 sq. ft.	Miscellaneous	Good	None	None	Low	Friable		Asbestos Not Detected
Sample 6	2' x 2' Ceiling Tile Textured Design Throughout ceiling in dining area.	Included Above	Miscellaneous	Good	None	None	Low	Friable		Asbestos Not Detected
Sample 7	2' x 4' Ceiling Tile Drywall Throughout floor in kitchen.	900 sq. ft.	Miscellaneous	Good	None	None	Low	Non-friable		Asbestos Not Detected

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
20261311 Asbestos Report-PB24 Miami Lakes.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 2/26/2026 2:59:46 PM DASB Approved

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

Job Site:
Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014

	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 8	2' x 4' Ceiling Tile Drywall Throughout floor in kitchen.	Included Above	Miscellaneous	Good	None	None	Low	Non-friable	
						Asbestos Not Detected			
Sample 9	Epoxy Flooring Throughout floor in dining room.	450 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	
						Asbestos Not Detected			
Sample 10	Ceramic tile & grout Throughout floor in kitchen.	900 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	
						Asbestos Not Detected			
Sample 11	Gray mastic Throughout AC duct.	8 ln. ft.	Miscellaneous	Good	None	None	Low	Non-friable	
						Asbestos Not Detected			
Sample 12	Yellow mastic Throughout walls in kitchen.	400 sq. ft.	Miscellaneous	Good	None	None	Low	Non-friable	
						Asbestos Not Detected			
Sample 13	Ceramic tile & grout Throughout floor in bathrooms.	140 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	
						Asbestos Not Detected			
Sample 14	Ceramic tile & grout Throughout walls in bathrooms.	500 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	
						Asbestos Not Detected			

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
20261311 Asbestos Report-PB24 Miami Lakes.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 2/26/2026 2:59:46 PM DASB Approved

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

Job Site:
Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014

	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 15	Interior concrete structure Throughout floor slab.	2,400 sq. ft.	Miscellaneous	Good	None	None	Low	Non-friable	
						Asbestos Not Detected			
Sample 16	Concrete masonry units structure Throughout walls.	600 sq. ft.	Miscellaneous	Good	None	None	Low	Non-friable	
						Asbestos Not Detected			

The following nonsuspect materials were observed during this survey. No samples were taken: a/c duct, fiberglass, glass, metal, wood. Rubberized caulking around the windows. A/C duct fiberglass insulation observed. No fiberglass insulation observed behind walls.

The job site was not occupied at the time of the inspection.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
20261311 Asbestos Report-PB24 Miami Lakes.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 2/26/2026 2:59:46 PM DASB Approved

Lab Results

ARS Environmental

• Environmental Testing Services • Asbestos Surveys • Hazardous Building Material Surveys • Mold Assesments • Lead Inspections
• Site Investigations/Assesments • Indoor Air Quality Testing • Monitoring • Radon Gas Measurements • Chemical Exposure Monitoring

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

Job Site:
Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014

Sample/Layer	Description and Location	Estimated Asbestos Percentage	Percentage of Nonasbestos Fibers	Percentage of Nonfibrous Materials
1	Drywall/Joint Compound		30% cellulose 10% glass	60%
2	Drywall/Joint Compound		30% cellulose 10% glass	60%
3	Drywall/Joint Compound		30% cellulose 10% glass	60%
4	Drywall/Joint Compound		30% cellulose 10% glass	60%
5	Ceiling Tile		30% cellulose 25% glass	45%
6	Ceiling Tile		30% cellulose 25% glass	45%
7	Ceiling Tile		30% cellulose 10% glass	60%
8	Ceiling Tile		30% cellulose 10% glass	60%
9	Epoxy		10% cellulose	90%
10	Ceramic tile & grout			100%

EPA 600/R-93 116 Method for the Determination of Asbestos in Bulk Building Materials
APPLICABILITY: this method is useful for the qualitative identification of asbestos and the semi-quantitative determination of asbestos content of bulk samples. The method measures percent asbestos as perceived by the analyst.

Alex Front, Analyst

151 North Nob Hill Road, #462, Plantation, FL 33324 • Phone (954) 227-2402 • Fax (866) 816-5110
www.arsenvironmental.com • sales@arsenvironmental.com

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
20261311 Asbestos Report-PB24 Miami Lakes.pdf

Examiner	Date Time Stamp	Trade Stamp Name
RODRIGUEZ, DANIEL	2/26/2026 2:59:46 PM DASB	Approved

Lab Results

ARS Environmental

• Environmental Testing Services • Asbestos Surveys • Hazardous Building Material Surveys • Mold Assesments • Lead Inspections
• Site Investigations/Assesments • Indoor Air Quality Testing • Monitoring • Radon Gas Measurements • Chemical Exposure Monitoring

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

Job Site:
Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014

Sample/Layer	Description and Location	Estimated Asbestos Percentage	Percentage of Nonasbestos Fibers	Percentage of Nonfibrous Materials
11	Gray Mastic		10% cellulose	90%
12	Yellow Mastic		10% cellulose	90%
13	Ceramic tile & grout			100%
14	Ceramic tile & grout			100%
15	Concrete			100%
16	Concrete			100%

EPA 600/R-93 116 Method for the Determination of Asbestos in Bulk Building Materials
APPLICABILITY: this method is useful for the qualitative identification of asbestos and the semi-quantitative determination of asbestos content of bulk samples. The method measures percent asbestos as perceived by the analyst.

Alex Front, Analyst

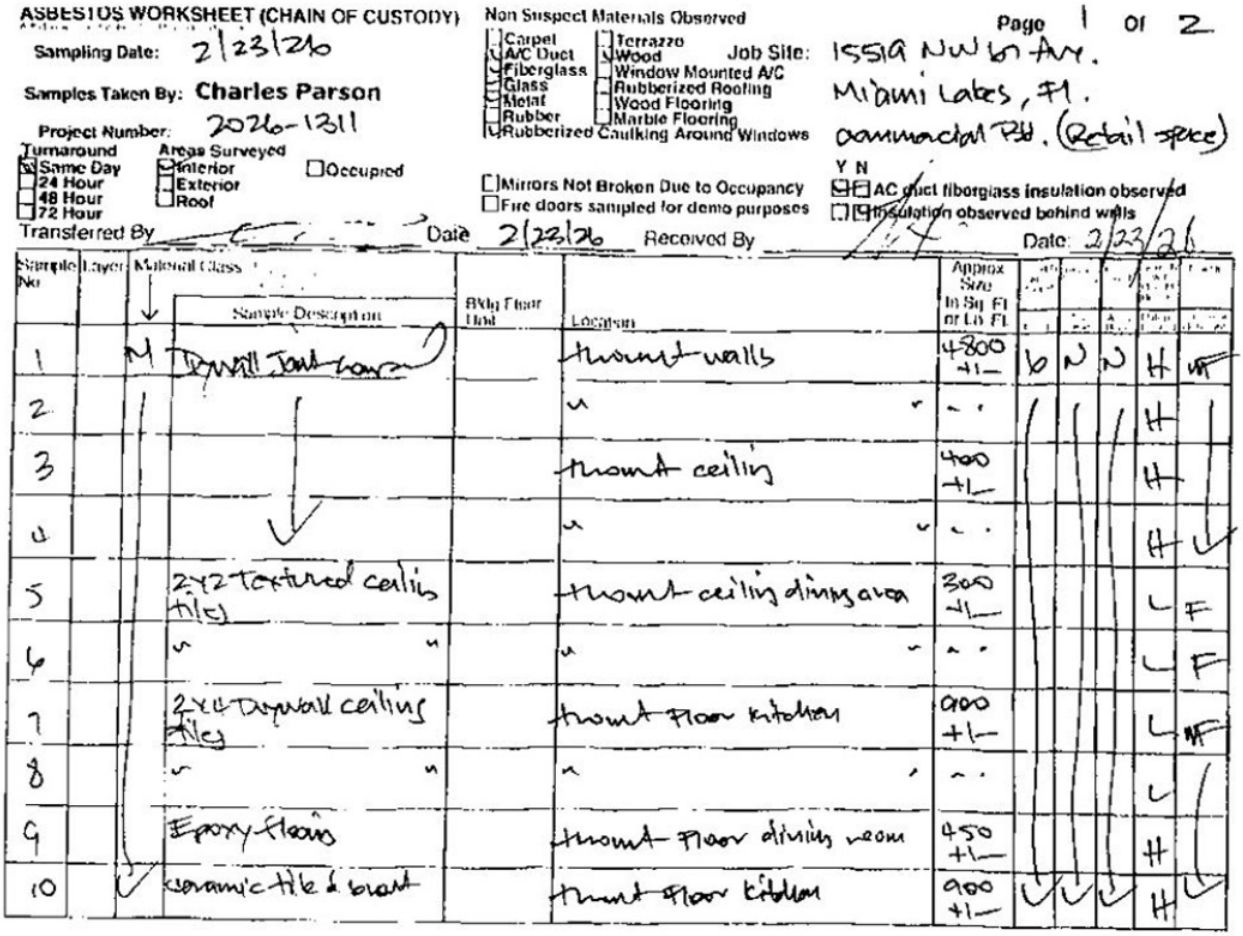
151 North Nob Hill Road, #462, Plantation, FL 33324 • Phone (954) 227-2402 • Fax (866) 816-5110
www.arsenvironmental.com • sales@arsenvironmental.com

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
20261311 Asbestos Report-PB24 Miami Lakes.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 2/26/2026 2:59:46 PM DASB Approved

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

Job Site:
Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014

Chain of Custody Forms



ASBESTOS WORKSHEET (CHAIN OF CUSTODY) Page 1 of 2

Sampling Date: 2/23/26

Samples Taken By: Charles Parson

Project Number: 2026-1311

Turnaround: [x] Same Day [ ] 24 Hour [ ] 48 Hour [ ] 72 Hour

Areas Surveyed: [x] Interior [ ] Exterior [ ] Roof [ ] Occupied

Non Suspect Materials Observed: [ ] Carpet [ ] Terrazzo [ ] A/C Duct [ ] Wood [ ] Fiberglass [ ] Window Mounted A/C [ ] Glass [ ] Rubberized Roofing [ ] Metal [ ] Wood Flooring [ ] Rubber [ ] Marble Flooring [ ] Rubberized Caulking Around Windows

Job Site: 15519 NW 67 Ave. Miami Lakes, FL. commercial Bld. (Retail space)

[ ] Mirrors Not Broken Due to Occupancy [ ] Fire doors sampled for demo purposes

Y N [ ] [ ] AC duct fiberglass insulation observed [ ] [ ] Insulation observed behind walls

Transferred By: Date 2/23/26 Received By: Date: 2/23/26

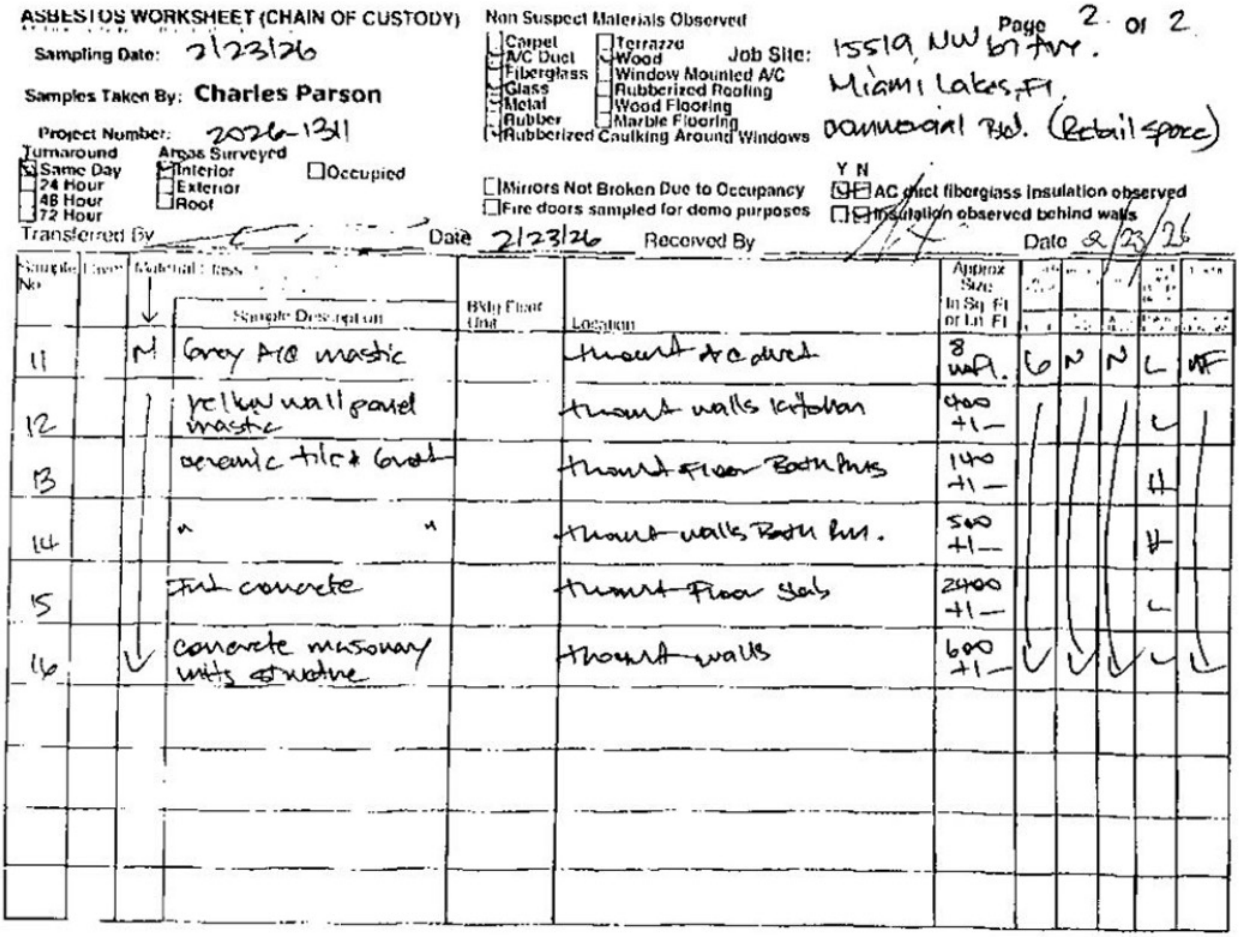
Sample No	Layer	Material Class	Sample Description	Bldg Floor Unit	Location	Approx Size in Sq Ft or Lin Ft					
1		M	Drywall Joint compound		thruout walls	4800 +/-	b	N	N	H	NF
2			"		"	"				H	
3					thruout ceiling	400 +/-				H	
4					"	"				H	
5			2x2 textured ceiling tile		thruout ceiling dining area	300 +/-				L	F
6			"		"	"				L	F
7			2x4 Drywall ceiling tile		thruout floor kitchen	900 +/-				L	NF
8			"		"	"				L	
9			Epoxy floors		thruout floor dining room	450 +/-				H	
10			ceramic tile & grout		thruout floor kitchen	900 +/-				H	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 5/21/2026 11:18:00 AM
20261311 Asbestos Report-PB24 Miami Lakes.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 2/26/2026 2:59:46 PM DASB Approved

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

Job Site:
Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014

Chain of Custody Forms



ASBESTOS WORKSHEET (CHAIN OF CUSTODY) Page 2 of 2

Sampling Date: 2/23/26

Samples Taken By: Charles Parson

Project Number: 2026-1311

Turnaround: Same Day, 24 Hour, 48 Hour, 72 Hour

Areas Surveyed: Interior, Exterior, Roof, Occupied

Non Suspect Materials Observed: Carpet, A/C Duct, Fiberglass, Glass, Metal, Rubber, Terrazzo, Wood, Window Mounted A/C, Rubberized Roofing, Wood Flooring, Marble Flooring, Rubberized Caulking Around Windows

Job Site: 15519 NW 67 Ave. Miami Lakes, Fl. commercial Bld. (Retail space)

Mirrors Not Broken Due to Occupancy

Fire doors sampled for demo purposes

Y N: AC duct fiberglass insulation observed; Insulation observed behind walls

Transferred By: Date 2/23/26 Received By: Date 2/23/26

Sample No	Material Class	Sample Description	Bldg Floor Unit	Location	Approx Size in Sq Ft or Lin Ft					
11	M	Grey AC mastic		Thruout Attached	8 unit.	G	N	N	L	NF
12		yellow wall panel mastic		thruout walls kitchen	400 +/-				L	
13		ceramic tile & Grout		thruout floor Bath Rms	140 +/-				H	
14		" "		thruout walls Bath Rm.	500 +/-				H	
15		Flat concrete		thruout floor Slab	2400 +/-				L	
16	↓	concrete masonary units structure		thruout walls	600 +/-	↓	↓	↓	L	L

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 5/21/2026 11:18:00 AM
20261311 Asbestos Report-PB24 Miami Lakes.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 2/26/2026 2:59:46 PM DASB Approved

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

Job Site:
Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014

TERMS AND CONDITIONS

Scope of Work

ARS Environmental, Inc. inspections are limited and non-destructive in nature. Any conditions or materials which were not able to be visually observed on the surface, or in easily accessible areas, were not inspected and may differ from those observed. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials which lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same area are homogeneous. This inspection report is the result of a diligent search of the facility for Asbestos Containing Building Materials (ACBM). The purpose of this inspection was to identify those materials which may pose a health hazard to occupants of a building and impart future liability to the owners and insurers of the property. However, we do not claim to have identified all of the asbestos containing building materials present in the facility. Materials such as underground pipes, any material inside walls, ceilings, floors, or other enclosed and inaccessible areas were not sampled and are not covered in this report. This report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating asbestos containing building materials. Under no circumstances is this report to be utilized as a proposal or a project specification document. This report is based upon conditions and practices observed at the property and information made available to the surveyor. This report does not intend to identify all hazards or unsafe practices, nor to indicate that other hazards or unsafe practices do not exist at the premises. In the event that demolition or renovation is deemed necessary, parties shall comply with all applicable laws, ordinances, rules, and regulations of federal, state, and local governmental agencies, including any National Emissions Standard Hazardous Air Pollutants (NESHAP) notification requirements.

Right of Entry

The client will provide for right of entry to ARS Environmental, Inc. personnel in order to complete the above referenced work.

Invoices

ARS Environmental, Inc. will submit invoices to client upon completion of services.

Ownership of Documents

All reports, field data, field notes, laboratory tests data, calculations, estimates, and any other

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
20261311 Asbestos Report-PB24 Miami Lakes.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 2/26/2026 2:59:46 PM DASB Approved

Prepared For:
Jonathan Ortiz Chevres
Speed Construction Services
4633 South West 74th Avenue
Miami, FL 33155

Job Site:
Pine Crest Bakery - Commercial Space
15519 NW 67 Avenue
Miami Lakes, FL 33014

documents prepared by ARS Environmental, Inc. as instruments of service shall remain the property of ARS Environmental, Inc..

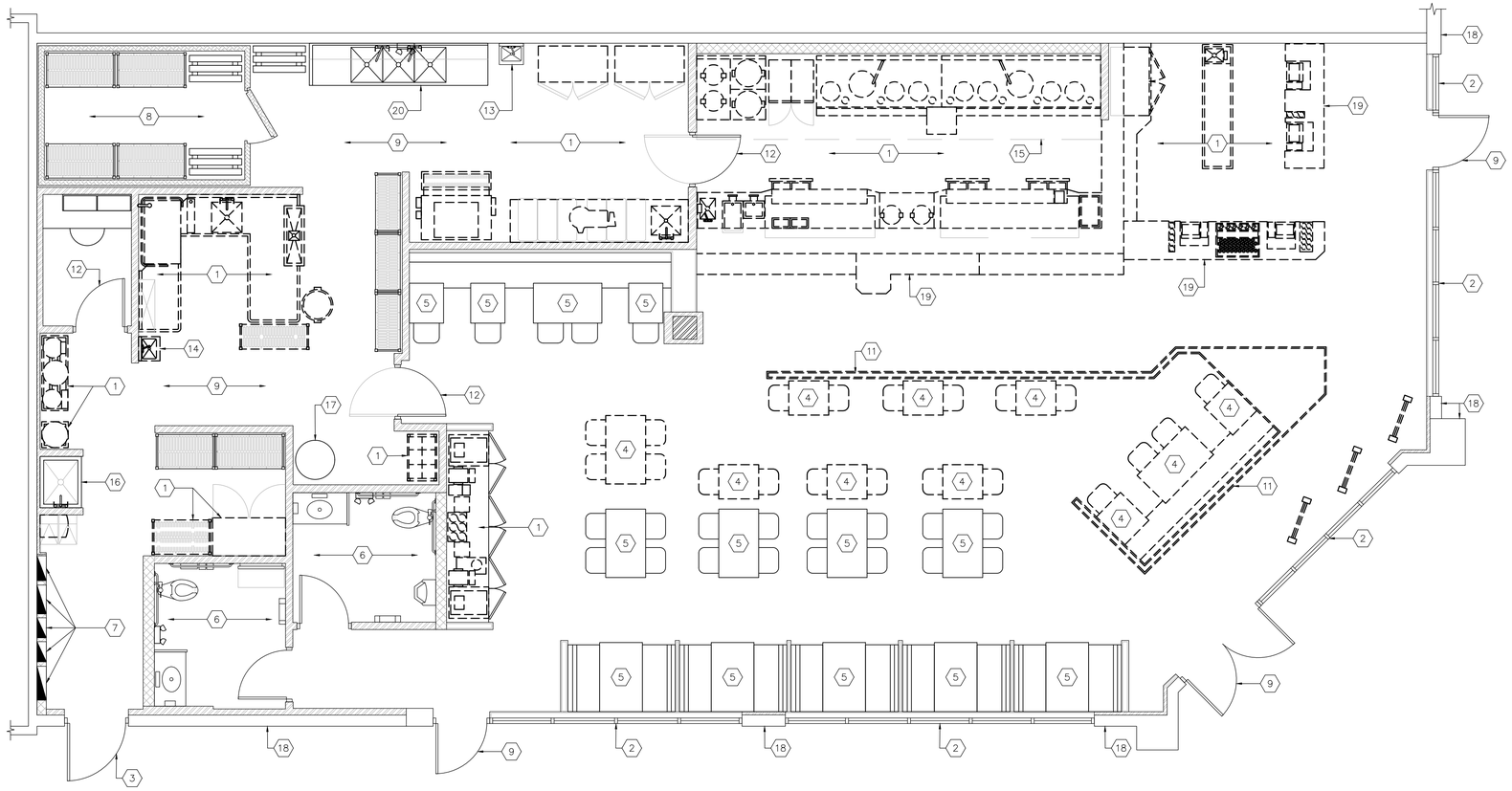
Assumptions and Limitations
The results, findings, conclusions, and recommendations expressed in this report are based only on conditions which were observed during inspections by this report. ARS Environmental, Inc. makes no representation or assumptions as to past conditions or future occurrences.

Assigns
Neither the client nor ARS Environmental, Inc. may delegate, assign, sublet or transfer his duties or interest in this agreement without the written consent of the other party.

Roof Cuts
To obtain accurate information in a roof investigation, roof cuts approximately four inch (4'') squares, may be deemed necessary. It is the responsibility of our client to make appropriate repairs to these roof cuts, using materials consistent with the roofing system and in accordance with any existing material manufacturer's warranties. A roofing contractor or maintenance personnel selected by our client should be on the roof to make any necessary repairs at the time the samples are being obtained. Although, every attempt will be made to make these repaired areas water tight, ARS Environmental, Inc.l will in no way be responsible for any water damage to the roofing system, building, or it's contents resulting from ARS Environmental, Inc. temporary repairs.

Disclaimer
If in the course of a renovation or demolition activity, suspect materials become exposed, All further activity should immediately cease and the status of the material should be determined before proceeding.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
20261311 Asbestos Report-PB24 Miami Lakes.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 2/26/2026 2:59:46 PM DASB Approved



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. DEMOLITION CONTRACTOR SHALL GENERALLY DO ANY CUTTING AND REMOVE ALL ITEMS, WHETHER SPECIFICALLY INDICATED OR NOT, WHICH WOULD OBVIOUSLY INTERFERE WITH OR BE INCONGRUOUS TO PROPOSED CONSTRUCTION OF FINISHES.
2. DEMOLITION CONTRACTOR SHALL PROVIDE AND PLACE ALL SHORING OR STRUCTURAL UNDERPINNING REQUIRED TO SUPPORT EXISTING CONSTRUCTION DURING ALL PHASES OF CONSTRUCTION.
3. DEMOLITION CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY TO SUITABLY SCREEN DEMOLITION WORK FROM PUBLIC VIEW AND PROTECT THE PUBLIC'S SAFETY.
4. ALL ITEMS AND FINISHES WHICH ARE TO REMAIN SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION. ANY DAMAGE WHICH OCCURS DURING DEMOLITION SHALL BE CORRECTED BY THE DEMOLITION CONTRACTOR AT THE DEMOLITION CONTRACTOR'S EXPENSE, UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR.
5. ALL DEMOLITION MATERIALS THAT ARE SALVAGEABLE SHALL BE REUSED IN NEW THE NEW CONSTRUCTION AS PER PLAN (IE. STUDS, DOORS, HARDWARE, ETC.). ALL DEMOLISHED MATERIALS THAT ARE NOT SALVAGEABLE MATERIALS BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE JOB SITE.
6. THE DEMOLITION CONTRACTOR SHALL PROVIDE ANY BARRICADES, SUPPORTS, RAILINGS, ETC. AS REQUIRED BY OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) AND TO PROVIDE SAFE WORKING CONDITIONS.
7. ALL WORK WHICH REQUIRES ACCESS TO THE SITE AND AREAS ADJACENT TO THE SITE, SHALL BE COORDINATED WITH THE OWNER/LANDLORD TO MINIMIZE DISTURBANCE AND INCONVENIENCE.
8. ANY ASBESTOS ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED OR ENCAPSULATED BY A LICENSED ASBESTOS CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
9. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE, THOROUGHLY FAMILIARIZE THEMSELVES WITH THE PROJECT AND INCLUDE ALL SUCH WORK IN THE BID.

LEGEND

- ELEMENT TO BE REMOVED
- ELEMENT TO REMAIN

(X) KEYED NOTES:

1. EXISTING EQUIPMENT WILL BE REMOVED. EXISTING ELECTRICAL CIRCUITS AND PLUMBING WILL BE CAPPED FOR FUTURE USE.
2. EXISTING STOREFRONT WINDOWS TO REMAIN.
3. EXISTING SERVICE DOOR FRAME AND HARDWARE TO REMAIN.
4. EXISTING DINING ROOM SEATS TO BE REMOVED. EXISTING FLOOR TILE & BASE TILE TO BE REPLACED AS NECESSARY. REPAIR STUDS AND BACK BLOCKING AS REQUIRED.
5. EXISTING DINING ROOM SEATS TO REMAIN.
6. EXISTING RESTROOM TO REMAIN. EXISTING FLOOR TILE & BASE TILE TO REMAIN.
7. EXISTING ELECTRICAL PANELS AND LIGHTING CONTROLS TO REMAIN.
8. EXISTING WALK-IN BOX TO REMAIN.
9. EXISTING ENTRY DOORS, FRAME, AND HARDWARE TO REMAIN..
10. EXISTING INTERIOR PARTITIONS TO REMAIN.
11. EXISTING INTERIOR PARTITION TO BE REMOVED.
12. EXISTING INTERIOR DOOR & FRAME TO REMAIN.
13. EXISTING HAND SINK TO REMAIN.
14. EXISTING HAND SINK TO BE REMOVED.
15. EXISTING HOOD ABOVE TO REMAIN.
16. EXISTING MOP SINK TO REMAIN.
17. EXISTING TANK-LESS WATER HEATER & WATER LINES TO REMAIN.
18. EXISTING CMU EXTERIOR WALL TO REMAIN.
19. EXISTING COUNTER TO BE REMOVED.
20. EXISTING DISH WASH AREA TO REMAIN.

Pinecrest Bakery

NO.	DATE	REVISION	DRAWN BY:	SCALE
DATE	10-27-2025			

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA
CHRISTOPHER PATRICK THOMAS
AR99598
REGISTERED ARCHITECT
STATE OF FLORIDA
REGISTERED ARCHITECT
AR99598

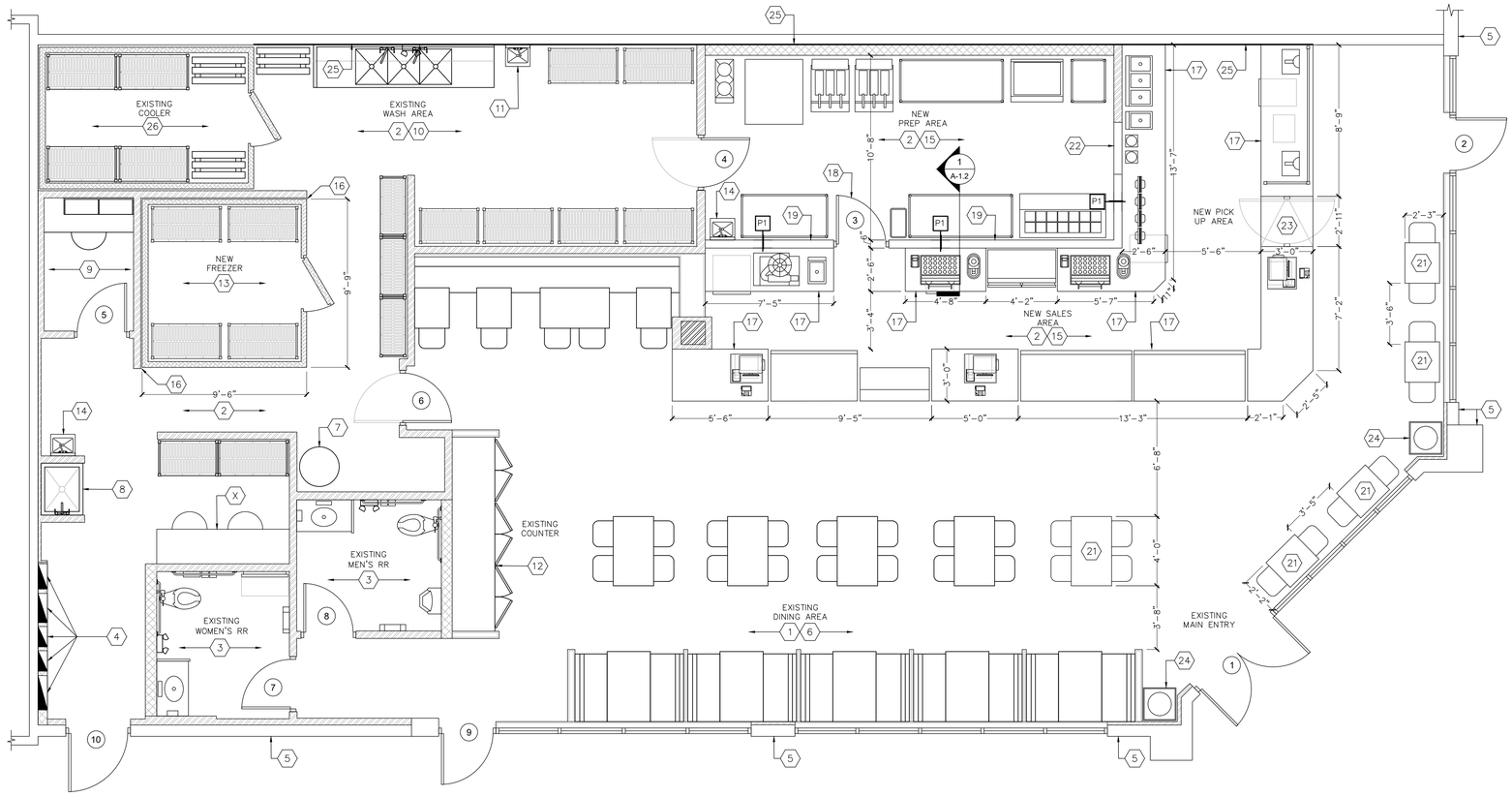
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
EXISTING FLOOR PLAN

SHEET NO.
A-1.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
A-1.0.pdf
Examiner Date Time Stamp Trade Stamp Name
RODRIGUEZ, DANIEL 2/26/2026 2:59:52 PM DASB Approved
QUINTELA, JULIAN 2/24/2026 1:02:33 PM FIRE Reference Only.



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM EGRESS SIDE AND SHALL COMPLY WITH NFPA 101: 7.2.1.5.1 AND NFPA 101: 7.2.1.5.2
- FIRE EXTINGUISHERS SHALL BE MOUNTED AT 48" A.F.F. AND CURRENTLY DATED AND TAGGED BY LICENSED FIRE EQUIPMENT COMPANY.
- ADDITIONAL EXIT SIGNS AND EMERGENCY LIGHTS MAY BE REQUIRED BY THE FIRE INSPECTOR AT THE TIME OF THE FIRE FINAL INSPECTION.

WALK IN BOX NOTE:
1. WALK IN BOX TO BE SUBMITTED UNDER SEPARATE PERMIT.

(X) KEYED NOTES:

1. EXISTING DINING ROOM SEATS TO REMAIN.
2. EXISTING BOH FLOOR TO REMAIN. REPAIR AND REPLACE TILES AS NECESSARY.
3. EXISTING RESTROOM FIXTURES TO REMAIN. EXISTING FLOOR TILE & BASE TILE TO BE REPLACED AS NECESSARY, REPAIR STUDS AND BACK BLOCKING AS REQUIRED.
4. EXISTING ELECTRIC PANELS AND LIGHTING CONTROLS TO REMAIN.
5. EXISTING EXTERIOR WALL TO REMAIN.
6. EXIST FLOORING TO REMAIN, REPAIR AS NECESSARY.
7. EXISTING THANKLESS WATER HEATER TO REMAIN.
8. EXISTING MOP SINK TO REMAIN.
9. EXISTING OFFICE COUNTER AND CABINETS TO REMAIN.
10. EXISTING WASH AREA TO REMAIN.
11. EXISTING HAND SINK TO REMAIN.
12. EXISTING COUNTER TO REMAIN.
13. NEW FREEZER TO BE INSTALLED.
14. NEW HAND SINK TO BE INSTALLED.
15. NEW KITCHEN EQUIPMENT AS SCHEDULED. REFER TO THE EQUIPMENT SHEET FOR THE LOCATIONS OF THE NEW KITCHEN EQUIPMENT. THE GENERAL CONTRACTOR MUST VERIFY THE DIMENSIONS OF THE WATER AND SANITARY LINES OF THE REMOVED EQUIPMENT TO CONFIRM THE WALL DIMENSIONS AND INSTALL THE NEW ONES IN THE SAME LOCATION.
16. PROVIDE 2" TO 3" AIR GAP BETWEEN WALK-IN BOX AND EXISTING WALLS.
17. NEW SERVICE COUNTER TO BE INSTALLED. REFER TO SHEET A-1.2 FOR DETAILS.
18. NEW DOOR AND FRAME, AS SCHEDULED.
19. NEW NON-LOAD BEARING PARTITION, AS SCHEDULED. REFER TO SHEET A-1.2 FOR DETAILS.
20. NEW HAND SINK TO BE INSTALLED.
21. NEW DINING ROOM SEATS TO BE INSTALLED.
22. NEW PASS THRU WINDOW.
23. NEW DOOR OPENING ON NEW COUNTER.
24. NEW GARBAGE TO BE INSTALLED.
25. EXISTING FIRE RATED, DEMISING PARTITION TO RECEIVE NEW WATERPROOFING, SEE DETAIL "C" ON THIS SHEET.
26. EXISTING WIB TO REMAIN.

P# PARTITION TYPE

P1. NEW PARTITION WITH (2) 3-5/8" MTL. STUDS (20 GA.) @ 16" O.C., EXTEND TO UNDERSIDE OF DECK/EXISTING ROOF STRUCTURE. SHEATH BOTH SIDES AS PER SUBSTRATE NOTES BELOW. EXTEND SUBSTRATE 6" ABOVE CEILING.

PARTITION SUBSTRATE NOTES:

A. KITCHEN SIDE OF PARTITIONS/ WALLS TO RECEIVE FRP OVER 5/8" DUROCK WALL BOARD. FINISH AND COLOR SELECTION BY OWNER.
B. RESTROOM SIDE OF PARTITIONS/ WALLS TO RECEIVE NEW FINISHES , OVER 5/8" DUROCK WALL BOARD. REFER TO APPROVED DECOR SHEETS. PROVIDE BATT INSULATION BETWEEN STUDS FOR PRIVACY.
C. DINING AREA SIDE OF PARTITIONS/ WALLS TO RECEIVE NEW FINISH TO MATCH ADJACENT, OVER 5/8" GYPSUM WALL BOARD.

DOOR SCHEDULE

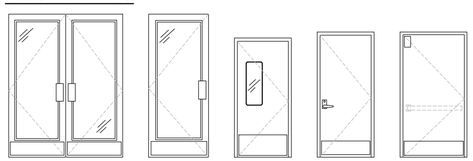
DOOR SCHEDULE

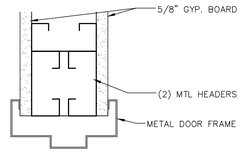
NUMBER	QTY.	SIZE	MATERIAL	FRAME	HARDWARE	NOTES	TYPE
1	2	1 3/4"x3'-0"x8'-0"	ALUM	ALUM	EXISTING	EXISTING TO REMAIN	A
2	1	1 3/4"x3'-0"x8'-0"	ALUM	ALUM	EXISTING	EXISTING TO REMAIN	B
3	1	1 1/4"x3'-0"x6'-8"	SOLID	H.M	HW SET #1	NEW	C
4	1	1 1/4"x3'-0"x6'-8"	SOLID	H.M	EXISTING	EXISTING TO REMAIN	C
5	1	1 3/4"x3'-0"x7'-0"	H.M	H.M	EXISTING	EXISTING TO REMAIN	D
6	1	1 3/4"x3'-0"x6'-8"	SOLID	H.M	EXISTING	EXISTING TO REMAIN	C
7	1	1 3/4"x3'-0"x7'-0"	H.M	H.M	EXISTING	EXISTING TO REMAIN	D
8	1	1 3/4"x3'-0"x7'-0"	H.M	H.M	EXISTING	EXISTING TO REMAIN	D
9	1	1 3/4"x3'-0"x8'-0"	ALUM	ALUM	EXISTING	EXISTING TO REMAIN	B
10	1	1 3/4"x3'-6"x7'-0"	H.M	H.M	EXISTING	EXISTING TO REMAIN	E

NOTE: PROVIDE MINIMUM 6" HIGH ADDRESS NUMBERS ON ALL EXTERIOR DOOR(S)

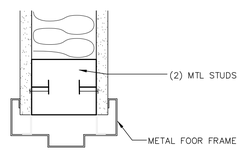
HARDWARE SET NO. 1
HINGES: 2 PAIR - STANDARD, EXTERIOR GRADE
LOCKSET: ENTRY TYPE - (KEYED) W/ ADA COMPLIANT DOOR PULL
MAGLOCK: REFER TO TO SECURITY NOTES

DOOR TYPES

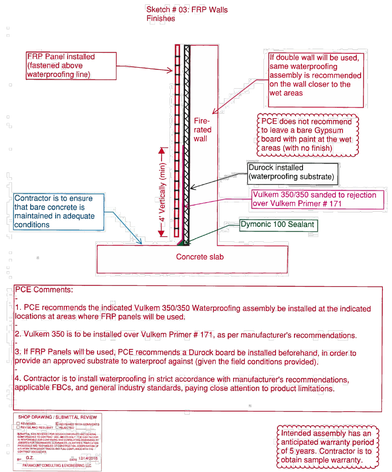




A HM FRAME HEADER DETAIL
SCALE: 1/4" = 1'-0"



B HM FRAME JAMB DETAIL
SCALE: 1/4" = 1'-0"



C WATERPROOFING DETAIL
SCALE: 1/4"" = 1'-0"

Pinecrest Bakery

NO.	DATE	REVISION	DRAWN BY:	SCALE
	10-27-2025			

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA
CHRISTOPHER PATRICK THOMPSON
AR99598
REGISTERED ARCHITECT
STATE OF FLORIDA
REGISTERED ARCHITECT
AR99598

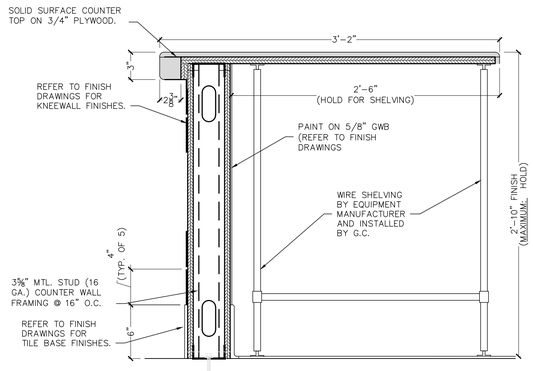
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED FLOOR PLAN

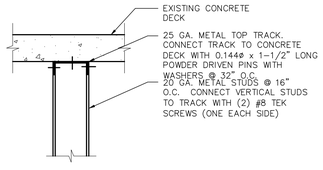
SHEET NO.
A-1.1

JOB NO.
2025040

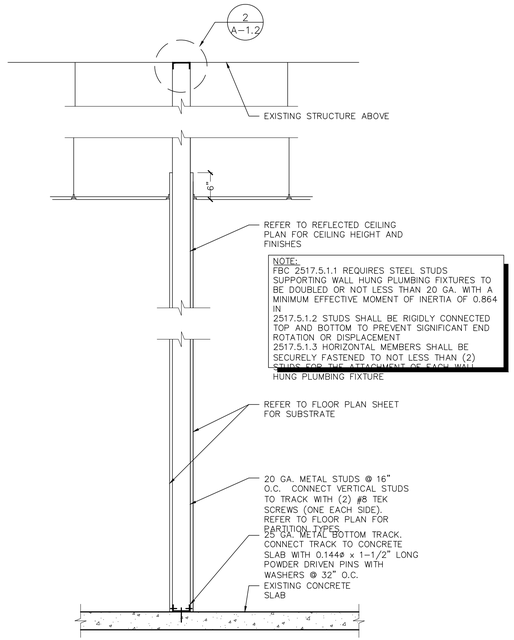
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
A-1.1.pdf
Examiner Date Time Stamp Trade Stamp Name
GUILLARTE, YAILYN 1/26/2026 2:17:40 PM DERM Approved
QUINTELA, JULIAN 5/3/2026 3:19:35 PM FIRE Approved



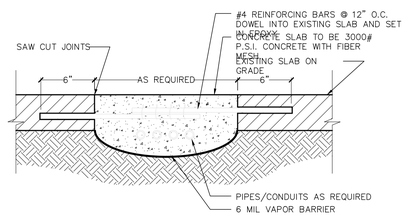
1 SERVICE COUNTER SECTION
SCALE: 1-1/2" = 1'-0"



TYPICAL METAL STUD CONNECTION TO CONCRETE DECK
2
SCALE: NONE



TYPICAL SECTION THROUGH INTERIOR WALL PARTITION
3
SCALE: 3/4" = 1'-0"



TRENCHING DETAIL AT EXISTING CONCRETE SLAB
4
SCALE: 1-1/2" = 1'-0"

Pinecrest Bakery

NO.	DATE	REVISION	DRAWN BY:	SCALE
	10-27-2025			

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA
CHRISTOPHER PATRICK GERSHEN
AR99598
REGISTERED ARCHITECT
SEAL
STATE OF FLORIDA
CHRISTOPHER PATRICK GERSHEN
REGISTERED ARCHITECT
AR99598

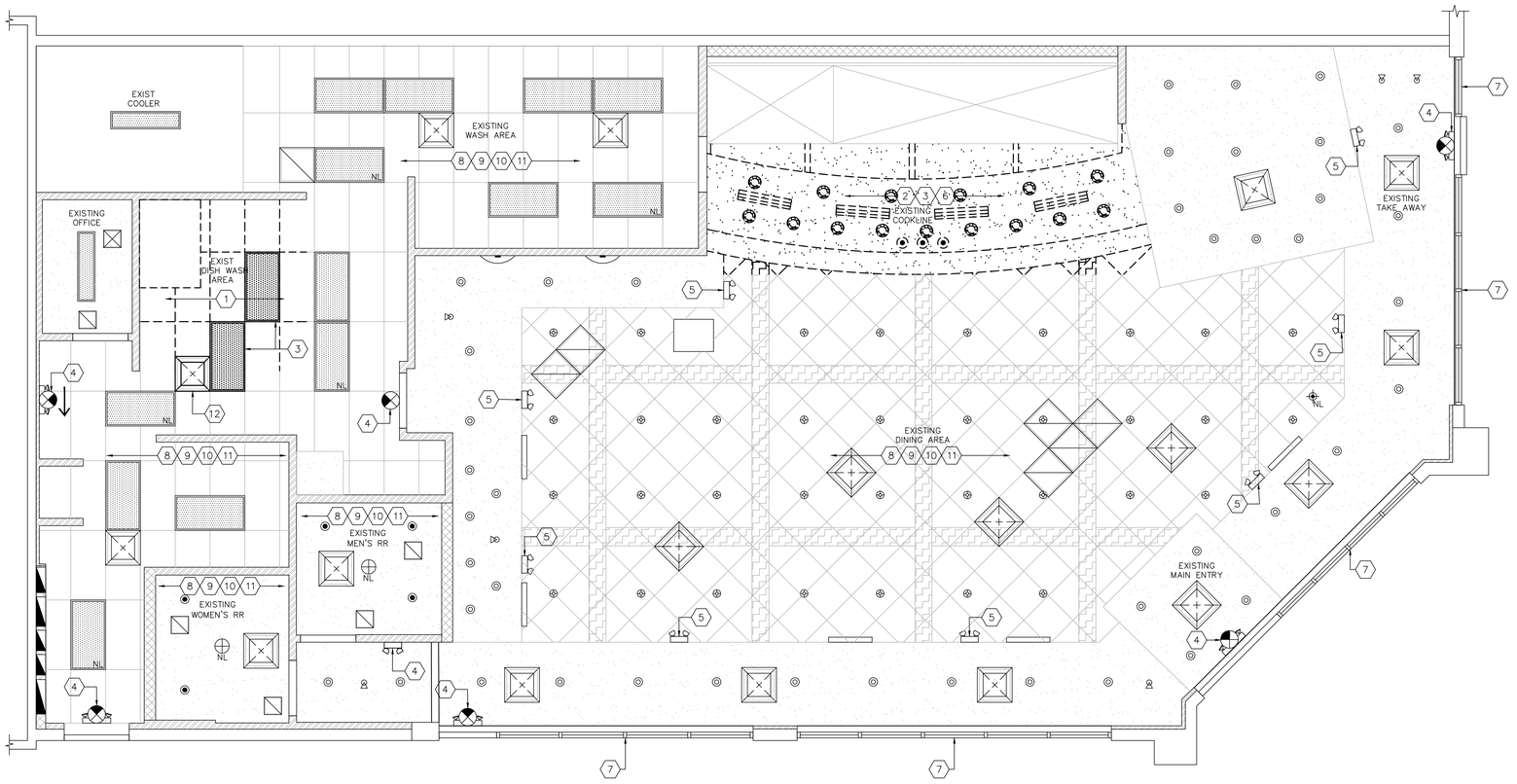
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
DETAILS

SHEET NO.
A-1.2

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
A-1.2.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 2/24/2026 1:21:52 PM FIRE Reference Only.



EXISTING REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

EXISTING RCP KEYED NOTES:

1. EXISTING ACT CEILING AND GRID TO BE REMOVED.
2. EXISTING DIFFUSERS AND GRILLES TO BE REMOVED.
3. EXISTING LIGHTING FIXTURES TO BE REMOVED.
4. EXISTING EXIT SIGNS / COMBOS TO REMAIN. REPLACE AS NECESSARY.
5. EXISTING WALL PACKS TO REMAIN. REPLACE AS NECESSARY.
6. EXISTING GWB CEILING TO BE REMOVED.
7. EXISTING STOREFRONT WINDOWS TO REMAIN.
8. EXISTING DIFFUSERS AND GRILLES TO REMAIN. REPLACE EXISTING DIFFUSERS AND GRILLES AS NECESSARY.
9. EXISTING INTERIOR PARTITIONS TO REMAIN, U.O.N.
10. EXISTING CEILING FINISH TO REMAIN. PATCH/REPAIR AS NECESSARY.
11. EXISTING LIGHTING TO REMAIN. REPLACE EXISTING LIGHTING AS NECESSARY.
12. EXISTING DIFFUSER TO BE RELOCATED.

DEMOLITION NOTES:

1. DEMOLITION CONTRACTOR SHALL GENERALLY DO ANY CUTTING AND REMOVE ALL ITEMS, WHETHER SPECIFICALLY INDICATED OR NOT, WHICH WOULD OBVIOUSLY INTERFERE WITH OR BE INCONGRUOUS TO PROPOSED CONSTRUCTION OF FINISHES.
2. DEMOLITION CONTRACTOR SHALL PROVIDE AND PLACE ALL SHORING OR STRUCTURAL UNDERPINNING REQUIRED TO SUPPORT EXISTING CONSTRUCTION DURING ALL PHASES OF CONSTRUCTION.
3. DEMOLITION CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY TO SUITABLY SCREEN DEMOLITION WORK FROM PUBLIC VIEW AND PROTECT THE PUBLIC'S SAFETY.
4. ALL ITEMS AND FINISHES WHICH ARE TO REMAIN SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION. ANY DAMAGE WHICH OCCURS DURING DEMOLITION SHALL BE CORRECTED BY THE DEMOLITION CONTRACTOR AT THE DEMOLITION CONTRACTOR'S EXPENSE, UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR.
5. ALL DEMOLITION MATERIALS THAT ARE SALVAGEABLE SHALL BE REUSED IN NEW THE NEW CONSTRUCTION AS PER PLAN (IE. STUDS, DOORS, HARDWARE, ETC.). ALL DEMOLISHED MATERIALS THAT ARE NOT SALVAGEABLE MATERIALS BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE JOB SITE.
6. THE DEMOLITION CONTRACTOR SHALL PROVIDE ANY BARRICADES, SUPPORTS, RAILINGS, ETC. AS REQUIRED BY OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) AND TO PROVIDE SAFE WORKING CONDITIONS.
7. ALL WORK WHICH REQUIRES ACCESS TO THE SITE AND AREAS ADJACENT TO THE SITE, SHALL BE COORDINATED WITH THE OWNER/LANDLORD TO MINIMIZE DISTURBANCE AND INCONVENIENCE.
8. ANY ASBESTOS ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED OR ENCAPSULATED BY A LICENSED ASBESTOS CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
9. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE, THOROUGHLY FAMILIARIZE THEMSELVES WITH THE PROJECT AND INCLUDE ALL SUCH WORK IN THE BID.

CEILING LEGEND:

	C2	DECORATIVE WALL SCONCE – "ROUND"
	K1	2'X4' FLUORESCENT LAY–IN FIXTURE WITH THREE LAMPS
NL	K2	2'X4' FLUORESCENT LAY–IN FIXTURE WITH THREE LAMPS W/ EMERGENCY BACK–UP
	K3	1'X4" FLUORESCENT SURFACE MT TROFFER WITH TWO LAPMS
	R1	LYTECASTER LOW VOLTAGE RECESSED DOWNLIGHT WITH BLACK ALZAK REFLECTOR, BLACK TRIM AND REMOTE LOW VOLTAGE TRANSFORMER
	R1A	LYTECASTER LOW VOLTAGE RECESSED DOWNLIGHT WITH BLACK ALZAK REFLECTOR, BLACK TRIM AND REMOTE LOW VOLTAGE TRANSFORMER
	R2	LYTECASTER RECESSED HALOGEN DOWNLIGHT
	R5	CALCULATE EMERGENCY RECESSED COMPACT FLUORESCENT DOWNLIGHT
	S1	BLACK LOW VOLTAGE TRACK SYSTEM WITH REMOTE LOW VOLTAGE TRANSFORMER
	S2	BLACK LOW VOLTAGE TRACK MOUNTED FIXTURE
	S3	TRACK HEAD

EMERGENCY LIGHTING: – COORDINATE LIGHTING FIXTURE SPECIFICATIONS WITH LIGHTING FIXTURE SCHEDULE ON E1.1 SHEET.

	EM1	WALL MOUNTED COMPACT EMERGENCY BACK–UP LIGHTING
	EX1	CEILING MOUNTED EDGE LH LED EXIST SIGN
	EX2	CEILING MOUNTED LED EXIST SIGNAGE

MECHANICAL FIXTURES – RELOCATE EXISTING OR REPLACE AS NECESSARY. REFER TO RCP.

	SUPPLY DIFFUSER TITUS – TMS – 24"X24" MATCH NECK SIZE
	RETURN AIR TITUS – TMS – 24"X24" MATCH NECK SIZE
	EXHAUST FAN GRILL

Pinecrest Bakery

DATE	NO.	DATE	REVISION	DRAWN BY:	SCALE
10-27-2025					

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA
CHRISTOPHER PATRICK ROSE
AR99598
REGISTERED ARCHITECT
STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED ARCHITECT

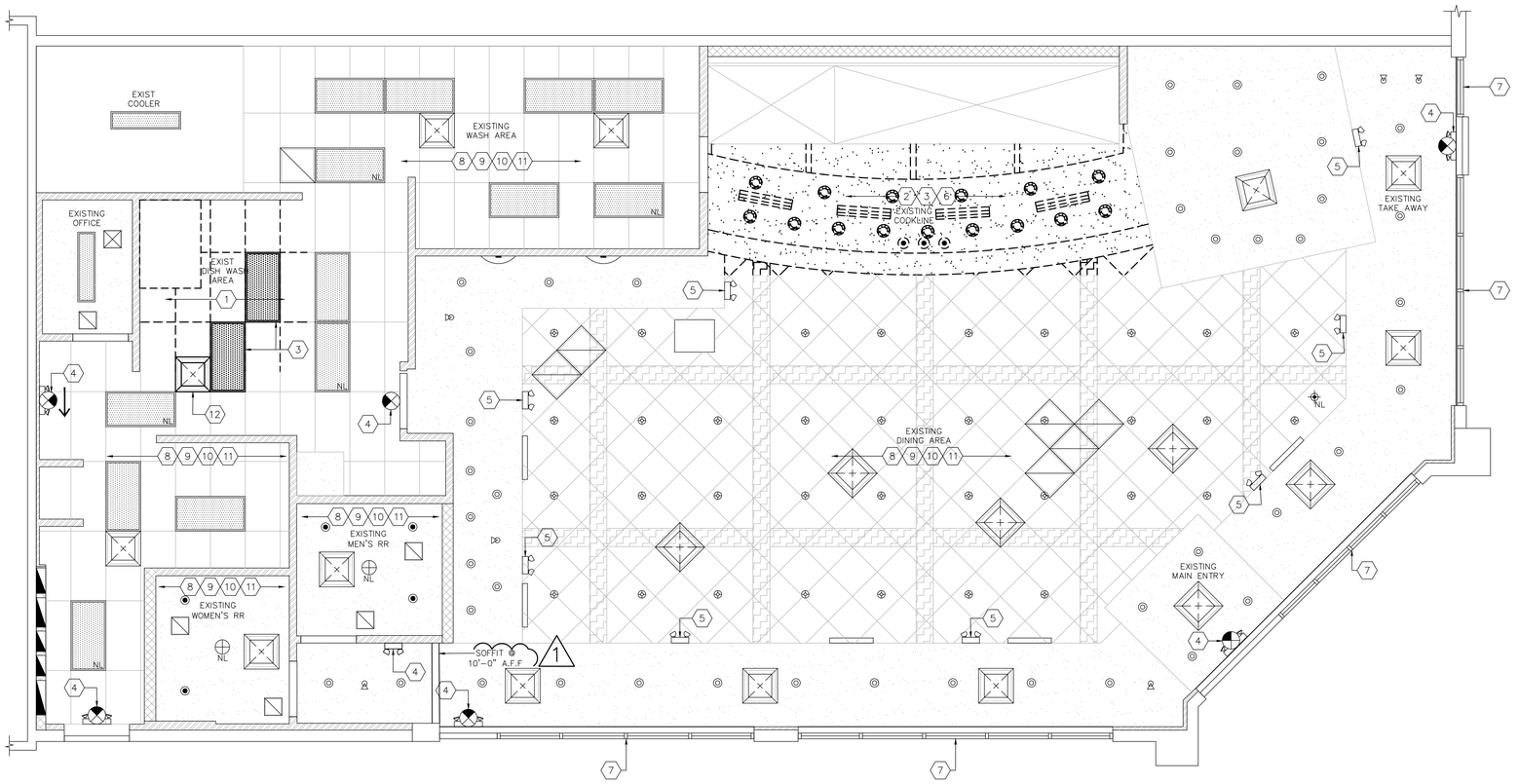
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
EXISTING REFLECTED CEILING PLAN

SHEET NO.
A-2.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
A-2.0.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 2/24/2026 1:04:11 PM FIRE Void



EXISTING REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

EXISTING RCP KEYED NOTES:

1. EXISTING ACT CEILING AND GRID TO BE REMOVED.
2. EXISTING DIFFUSERS AND GRILLES TO BE REMOVED.
3. EXISTING LIGHTING FIXTURES TO BE REMOVED.
4. EXISTING EXIT SIGNS / COMBOS TO REMAIN. REPLACE AS NECESSARY.
5. EXISTING WALL PACKS TO REMAIN. REPLACE AS NECESSARY.
6. EXISTING GWB CEILING TO BE REMOVED.
7. EXISTING STOREFRONT WINDOWS TO REMAIN.
8. EXISTING DIFFUSERS AND GRILLES TO REMAIN. REPLACE EXISTING DIFFUSERS AND GRILLES AS NECESSARY.
9. EXISTING INTERIOR PARTITIONS TO REMAIN, U.O.N.
10. EXISTING CEILING FINISH TO REMAIN. PATCH/REPAIR AS NECESSARY.
11. EXISTING LIGHTING TO REMAIN. REPLACE EXISTING LIGHTING AS NECESSARY.
12. EXISTING DIFFUSER TO BE RELOCATED.

DEMOLITION NOTES:

1. DEMOLITION CONTRACTOR SHALL GENERALLY DO ANY CUTTING AND REMOVE ALL ITEMS, WHETHER SPECIFICALLY INDICATED OR NOT, WHICH WOULD OBVIOUSLY INTERFERE WITH OR BE INCONGRUOUS TO PROPOSED CONSTRUCTION OF FINISHES.
2. DEMOLITION CONTRACTOR SHALL PROVIDE AND PLACE ALL SHORING OR STRUCTURAL UNDERPINNING REQUIRED TO SUPPORT EXISTING CONSTRUCTION DURING ALL PHASES OF CONSTRUCTION.
3. DEMOLITION CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY TO SUITABLY SCREEN DEMOLITION WORK FROM PUBLIC VIEW AND PROTECT THE PUBLIC'S SAFETY.
4. ALL ITEMS AND FINISHES WHICH ARE TO REMAIN SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION. ANY DAMAGE WHICH OCCURS DURING DEMOLITION SHALL BE CORRECTED BY THE DEMOLITION CONTRACTOR AT THE DEMOLITION CONTRACTOR'S EXPENSE, UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR.
5. ALL DEMOLITION MATERIALS THAT ARE SALVAGEABLE SHALL BE REUSED IN NEW THE NEW CONSTRUCTION AS PER PLAN (IE. STUDS, DOORS, HARDWARE, ETC.). ALL DEMOLISHED MATERIALS THAT ARE NOT SALVAGEABLE MATERIALS BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE JOB SITE.
6. THE DEMOLITION CONTRACTOR SHALL PROVIDE ANY BARRICADES, SUPPORTS, RAILINGS, ETC. AS REQUIRED BY OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) AND TO PROVIDE SAFE WORKING CONDITIONS.
7. ALL WORK WHICH REQUIRES ACCESS TO THE SITE AND AREAS ADJACENT TO THE SITE, SHALL BE COORDINATED WITH THE OWNER/LANDLORD TO MINIMIZE DISTURBANCE AND INCONVENIENCE.
8. ANY ASBESTOS ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED OR ENCAPSULATED BY A LICENSED ASBESTOS CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
9. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE, THOROUGHLY FAMILIARIZE THEMSELVES WITH THE PROJECT AND INCLUDE ALL SUCH WORK IN THE BID.

CEILING LEGEND:

	C2	DECORATIVE WALL SCONCE – "ROUND"
	K1	2'X4' FLUORESCENT LAY–IN FIXTURE WITH THREE LAMPS
NL	K2	2'X4' FLUORESCENT LAY–IN FIXTURE WITH THREE LAMPS W/ EMERGENCY BACK–UP
	K3	1'X4" FLUORESCENT SURFACE MT TROFFER WITH TWO LAPMS
	R1	LYTECASTER LOW VOLTAGE RECESSED DOWNLIGHT WITH BLACK ALZAK REFLECTOR, BLACK TRIM AND REMOTE LOW VOLTAGE TRANSFORMER
	R1A	LYTECASTER LOW VOLTAGE RECESSED DOWNLIGHT WITH BLACK ALZAK REFLECTOR, BLACK TRIM AND REMOTE LOW VOLTAGE TRANSFORMER
	R2	LYTECASTER RECESSED HALOGEN DOWNLIGHT
	R5	CALCULATE EMERGENCY RECESSED COMPACT FLUORESCENT DOWNLIGHT
	S1	BLACK LOW VOLTAGE TRACK SYSTEM WITH REMOTE LOW VOLTAGE TRANSFORMER
	S2	BLACK LOW VOLTAGE TRACK MOUNTED FIXTURE
	S3	TRACK HEAD

EMERGENCY LIGHTING: – COORDINATE LIGHTING FIXTURE SPECIFICATIONS WITH LIGHTING FIXTURE SCHEDULE ON E1.1 SHEET.

	EM1	WALL MOUNTED COMPACT EMERGENCY BACK–UP LIGHTING
	EX1	CEILING MOUNTED EDGE LH LED EXIST SIGN
	EX2	CEILING MOUNTED LED EXIST SIGNAGE

MECHANICAL FIXTURES – RELOCATE EXISTING OR REPLACE AS NECESSARY. REFER TO RCP.

	SUPPLY DIFFUSER TITUS – TMS – 24"X24" MATCH NECK SIZE
	RETURN AIR TITUS – TMS – 24"X24" MATCH NECK SIZE
	EXHAUST FAN GRILL

Pinecrest Bakery

NO.	DATE	REVISION
1	2/6/26	BUILDING COMMENTS

DATE 10-27-2025 | DRAWN BY: | SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA · CHRISTOPHER PATRICK · AR99598 · REGISTERED ARCHITECT
CHRISTOPHER PATRICK GERSHEN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR99598

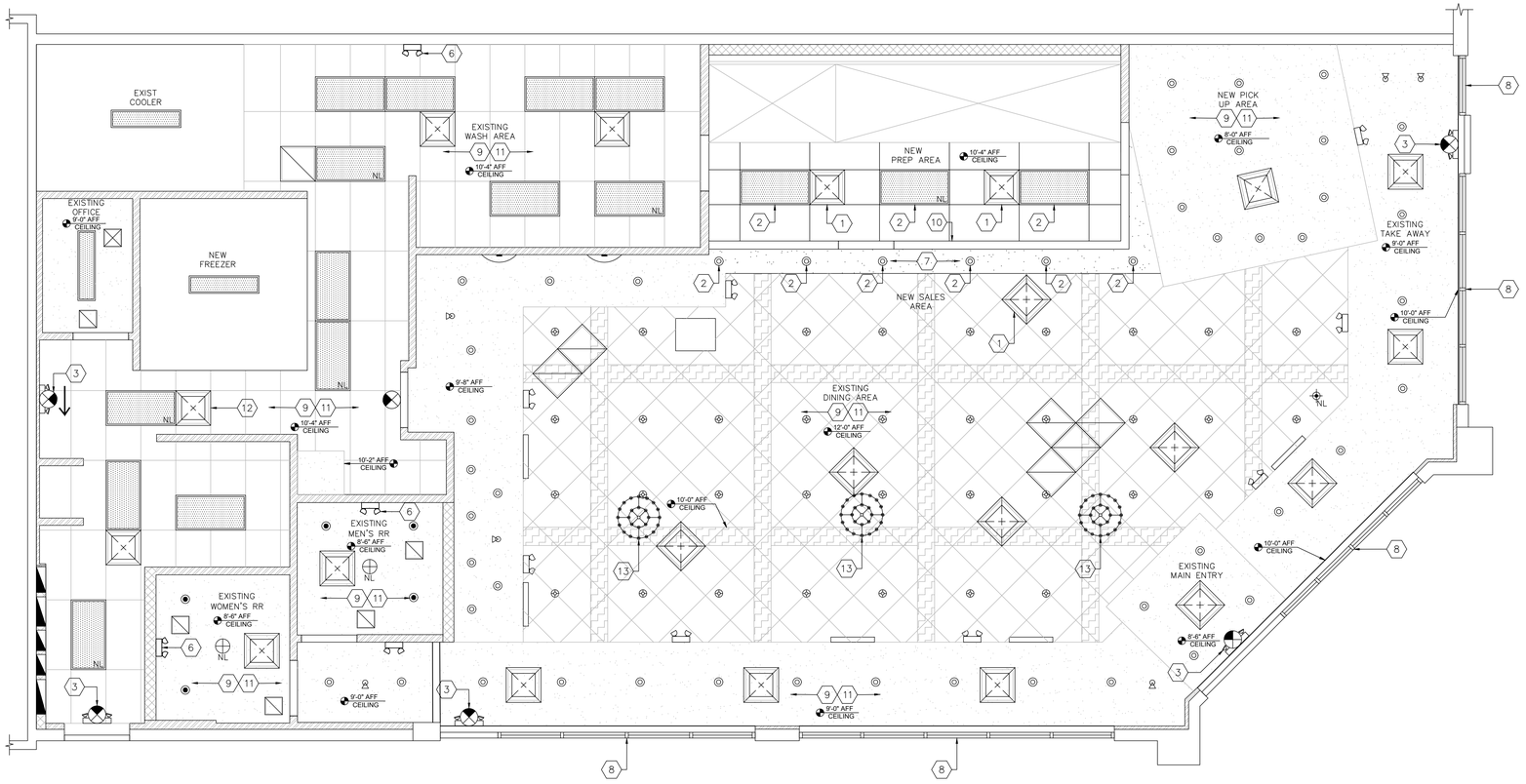
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
EXISTING REFLECTED CEILING PLAN

SHEET NO.
A-2.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
A-2.0_V2.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 2/24/2026 1:05:11 PM FIRE Reference Only.
QUINTELA, JULIAN 5/3/2026 3:20:08 PM FIRE APPROVED-SCOPE ONLY



PROPOSED REFELCTED CEILING PLAN

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

GENERAL NOTES:

A. ALL DIMENSIONS SHOWN ON REFLECTED CEILING PLAN ARE FROM FACE OF WALL FINISH UNLESS NOTED OTHERWSE.

B. THE REFERENCE HEIGHTS INDICATED ON PLAN ARE FROM FINISH FLOOR (F.F.)

C. GENERAL CONTRACTOR TO COORDINATE DINING ROOM LIGHTING WITH APPROVED INTERIOR DECOR DRAWINGS.

D. CONTRACTOR SHALL VERIFY FIXTURE QUANTITIES AND ALSO MAKE PROPER ADJUSTMENTS FOR ANY CHANGES IN PLAN DUE TO ADDITIONAL REQUIREMENTS, LOCAL CODES, ETC.

E. FOR H.V.A.C. PLAN, SECTIONS, DUCT LOCATIONS, SUPPLY AND RETURN GRILLE SIZES AND ADDITIONAL INFORMATION, REFERENCE SHEET M-1.

F. ALL FIXTURES SHALL BE LOCATED IN THE CENTER OF CEILING TILES UNLESS NOTED OTHERWISE.

G. REFERENCE SHEET E-1 FOR LIGHTING LAYOUT REQUIREMENTS AND ADDITIONAL INFORMATION.

H. REFERENCE INTERIOR DECOR SHEETS FOR FINISH SPECIFICATIONS.

I. CONTRACTOR TO COORDINATE PENDANT LIGHT LOCATIONS WITH DECOR SUPPLIER DRAWINGS.

REFLECTED CEILING PLAN NOTES:

1. NEW DIFFUSERS AND GRILLES TO BE INSTALLED.
2. NEW LIGHTING FIXTURES TO BE INSTALLED.
3. EXISTING EXIT SIGNS / COMBOS TO REMAIN. REPLACE AS NECESSARY.
4. EXISTING HEADER TO REMAIN.
5. NEW WALL PACKS TO BE INSTALLED.
6. EXISTING WALL PACKS TO REMAIN. REPLACE AS NECESSARY.
7. NEW GWB CEILING TO BE INSTALLED.
8. EXISTING STOREFRONT WINDOWS TO REMAIN.
9. EXISTING DIFFUSERS AND GRILLES TO REMAIN. REPLACE EXISTING DIFFUSERS AND GRILLES AS NECESSARY.
10. NEW INTERIOR PARTITION TO BE INSTALLED.
11. EXISTING CEILING FINISH TO REMAIN. PATCH/REPAIR AS NECESSARY. OPEN TO CEILING STRUCTURE ABOVE.
12. RELOCATED DIFFUSER.
13. NEW EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE.

INTERIOR FINISH MATERIAL NOTE: ALL WALL AND CEILING FINISHES SHALL BE CLASS A, CLASS B OR CLASS C

CEILING LEGEND:

	C2	DECORATIVE WALL SCONCE – "ROUND"
	K1	2'X4' FLUORESCENT LAY-IN FIXTURE WITH THREE LAMPS
NL	K2	2'X4' FLUORESCENT LAY-IN FIXTURE WITH THREE LAMPS W/ EMERGENCY BACK-UP
	K3	1'X4" FLUORESCENT SURFACE MT TROFFER WITH TWO LAPMS
	R1	LYTECASTER LOW VOLTAGE RECESSED DOWNLIGHT WITH BLACK ALZAK REFLECTOR, BLACK TRIM AND REMOTE LOW VOLTAGE TRANSFORMER
	R1A	LYTECASTER LOW VOLTAGE RECESSED DOWNLIGHT WITH BLACK ALZAK REFLECTOR, BLACK TRIM AND REMOTE LOW VOLTAGE TRANSFORMER
	R2	LYTECASTER RECESSED HALOGEN DOWNLIGHT
	R5	CALCULATE EMERGENCY RECESSED COMPACT FLUORESCENT DOWNLIGHT
	S1	BLACK LOW VOLTAGE TRACK SYSTEM WITH REMOTE LOW VOLTAGE TRANSFORMER
	S2	BLACK LOW VOLTAGE TRACK MOUNTED FIXTURE
	S3	TRACK HEAD
	C	CHANDELIER

EMERGENCY LIGHTING: – COORDINATE LIGHTING FIXTURE SPECIFICATIONS WITH LIGHTING FIXTURE SCHEDULE ON E1.1 SHEET.

	EM1	WALL MOUNTED COMPACT EMERGENCY BACK-UP LIGHTING
	EX1	CEILING MOUNTED EDGE LH LED EXIST SIGN
	EX2	CEILING MOUNTED LED EXIST SIGNAGE

MECHANICAL FIXTURES – RELOCATE EXISTING OR REPLACE AS NECESSARY. REFER TO RCP.

	SUPPLY DIFFUSER TITUS – TMS – 24"X24" MATCH NECK SIZE
	RETURN AIR TITUS – TMS – 24"X24" MATCH NECK SIZE
	EXHAUST FAN GRILL

Pinecrest Bakery

DATE 10-27-2025 | NO. | DATE | DRAWN BY: | SCALE | REVISION

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA
CHRISTOPHER PATRICK HOPE
AR99598
REGISTERED ARCHITECT
STATE OF FLORIDA
REGISTERED ARCHITECT
#AR99598

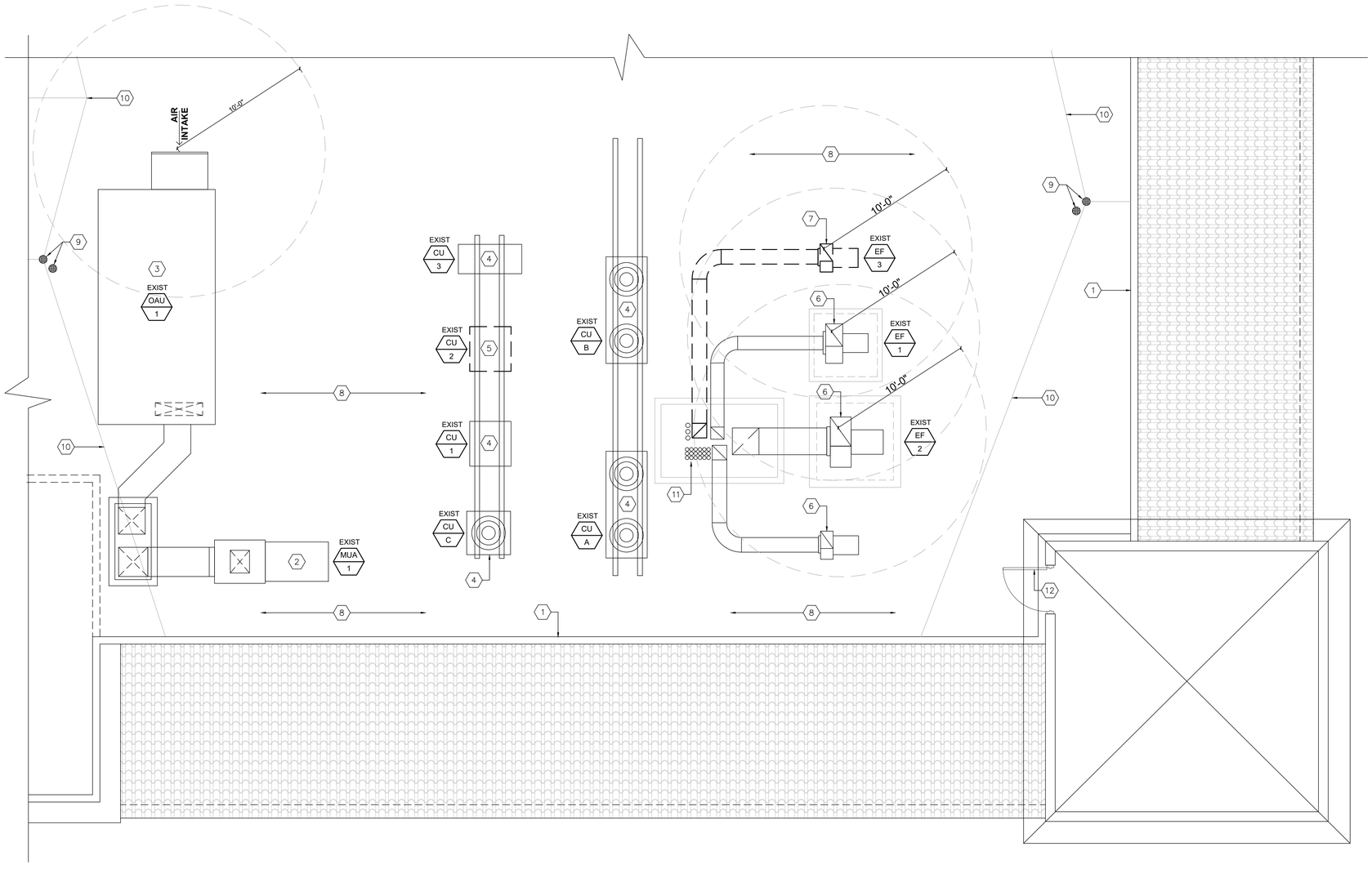
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
REFLECTED CEILING PLAN

SHEET NO. A-2.1

JOB NO. 2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
A-2.1.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:20:23 PM FIRE APPROVED-SCOPE ONLY



ROOF PLAN NOTES:

1. EXISTING PARAPET TO REMAIN.
2. EXISTING MAKE UP AIR UNIT TO REMAIN.
3. EXISTING OUTSIDE AIR UNIT TO REMAIN.
4. EXISTING CONDENSING UNIT TO REMAIN.
5. EXISTING CONDENSING UNIT FOR DISHWASHING STATION TO BE REMOVED AND REPLACED WITH NEW CONDENSING UNIT FOR WALK-IN-FREEZER UNDER SEPARATE PERMIT.
6. EXISTING EXHAUST FAN TO REMAIN.
7. EXISTING EXHAUST FAN AND DUCTING TO BE REMOVED. CAP OPENING IN ROOF.
8. EXISTING ROOFING TO REMAIN. GC TO COORDINATE WITH LAND LORD ROOFER TO PRESERVE WARRANTY.
9. EXISTING ROOF DRAIN TO REMAIN.
10. EXISTING ROOF PITCH/SLOPE TO REMAIN.
11. EXISTING REFRIGERANT PIPING TO REMAIN.
12. EXISTING ROOF ACCESS DOOR AND FRAME TO REMAIN.

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

Pinecrest Bakery

NO.	DATE	REVISION	SCALE
	10-27-2025	DRAWN BY:	

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 561-7122
REGISTRATION NO. AA 0002786

SEAL
STATE OF FLORIDA
CHRISTOPHER PATRICK PHILLIPS
AR99598
REGISTERED ARCHITECT
STATE OF FLORIDA
REGISTERED ARCHITECT
AR99598

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED ROOF PLAN

SHEET NO.
A-3.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
A-3.0.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:21:57 PM FIRE APPROVED-SCOPE ONLY

1. ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL HAVE A MINIMUM "CLASS C" FLAME SPREAD CLASSIFICATION.

2. ALL INTERIOR FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM "CLASS 1" OR CLASS "11" CLASSIFICATION.

3. GC TO PROVIDE TOILET SIGNAGE TO COMPLY WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY UNDER THE ADA, FLBC 2020.

4. DIMENSIONS ARE FROM FINISH SURFACE.

5. RESTROOM TO HAVE ELECTRIC HAND DRYERS, ADA TILT MIRRORS, TOILET PAPER DISPENSERS.

6. A WATERPROOF BARRIER MEMBRANE SHALL BE INSTALLED IN AT TOILET ROOMS AND SHOWER AREAS EXPOSED TO LIQUIDS. MEMBRANE SHALL EXTEND A MINIMUM OF 6" UP WALL AND ENTIRE WALL AT SHOWERS.

7. ALL FLOOR PIPE PENETRATIONS, CLEANOUTS, AND FLOOR DRAINS MUST BE SEALED WATERTIGHT, WITH MEMBRANE AND FLASHING EXTENDED INTO CLAMPING COLLAR PER MANUFACTURER'S SPECIFICATIONS.

TOILET ACCESSORY NOTES:

1. TOILET ACCESSORIES SHOWN ARE BASIS OF DESIGN ONLY. FOR BUDGETING PURPOSES, GC MUST COORDINATE DIRECTLY WITH OWNER FOR TYPE AND STYLE PRIOR TO ORDERING. ACCESSORIES MUST BE IN ACCORDANCE WITH ALL APPLICABLE ADA REQUIREMENTS.

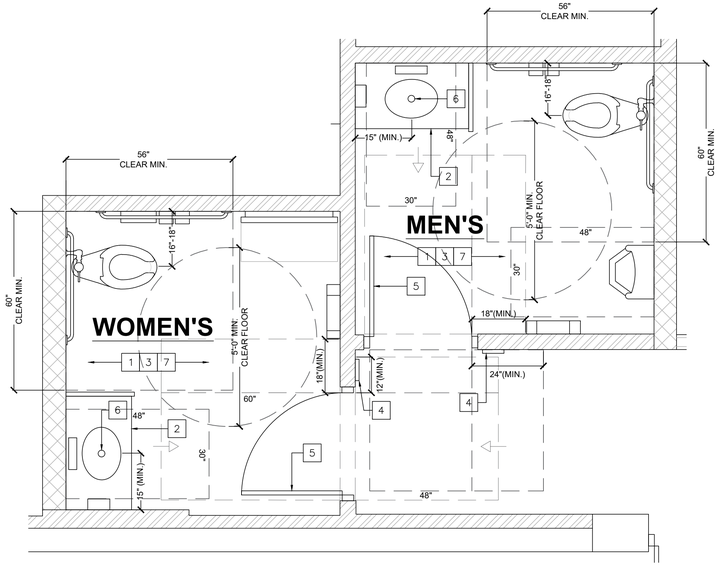
2. GC SHALL FURNISH ALL ACCESSORIES, INCIDENT TRIM PIECES, ETC. FOR A COMPLETE INSTALLATION.

3. GC SHALL USE WATER RESISTANT DRYWALL FOR TOILET ROOMS AND FINISH TOILET ROOMS WITH MATERIALS ACCEPTABLE TO LOCAL CODE AUTHORITIES.

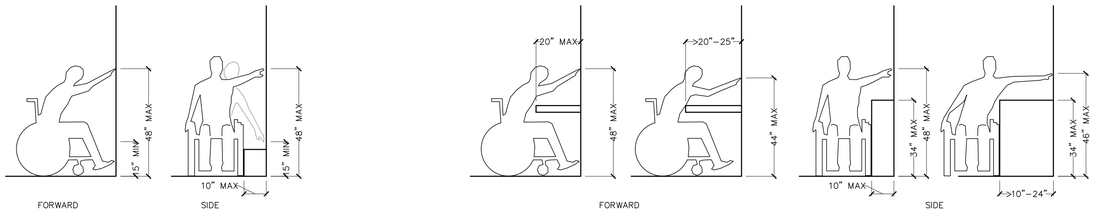
4. GC SHALL PROVIDE BLOCKING IN WALLS FOR GRAB BARS, MIRRORS, DISPENSERS, ETC. GRAB BARS SHALL BE LOCATED AS SHOWN. GRAB BARS, FASTENERS, AND MOUNTING DEVICES SHALL WITHSTAND VERTICAL AND HORIZONTAL FORCES OF 150 LBS. PER ANSI A 117.1 SECTION 1115B.8.3

X KEYED PLAN NOTES

1. EXISTING PLUMBING FIXTURES, RESTROOM ACCESSORIES, AND DISPENSERS TO REMAIN. GC TO VERIFY ADA COMPLIANCE.
2. EXISTING COUNTERTOPS TO REMAIN. GC TO VERIFY ADA COMPLIANCE.
3. EXISTING FLOOR AND WALL FINISHES TO REMAIN. PATCH/REPAIR AS NECESSARY.
4. EXISTING ADA RESTROOM SIGNAGE TO REMAIN UNLESS NOT ADA COMPLIANT. REFER TO DETAIL#2, THIS SHEET.
5. EXISTING RESTROOM ENTRY DOOR AND FRAME TO REMAIN.
6. INSULATE "P" TRAP AND SUPPLY LINES.
7. EXISTING RESTROOM PARTITIONS TO REMAIN.

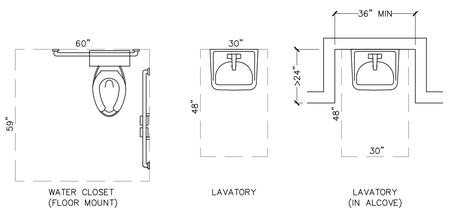


RESTROOM PLAN
SCALE: 1/2" = 1'-0"

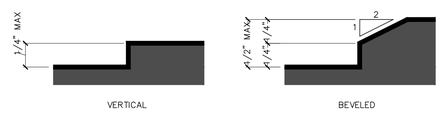


A UNOBSTRUCTED REACH
SCALE: 3/8" = 1'-0"

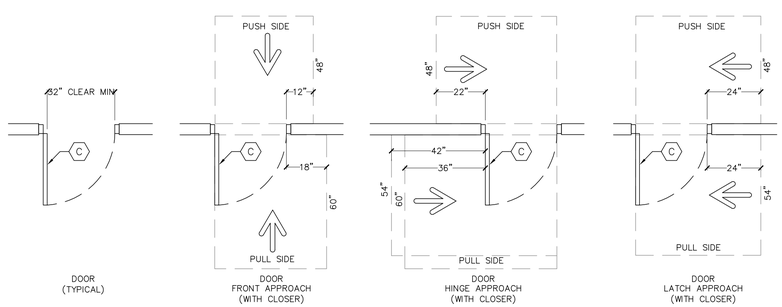
B OBSTRUCTED REACH
SCALE: 3/8" = 1'-0"



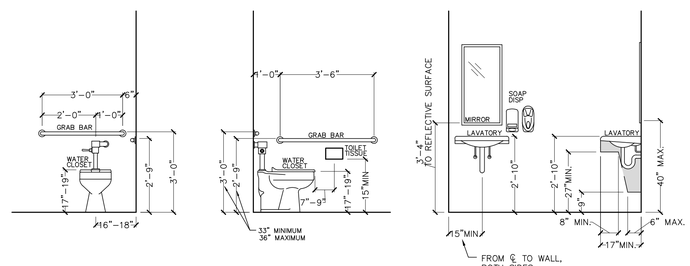
C RESTROOM FIXTURE CLEAR SPACES
SCALE: 3/8" = 1'-0"



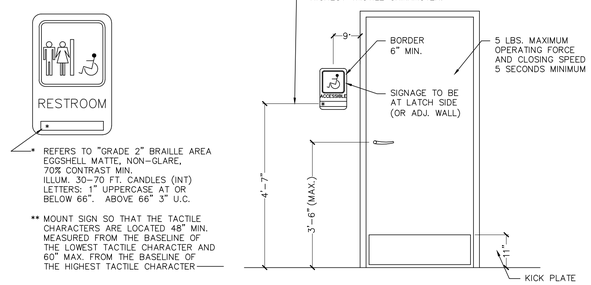
D CHANGE IN LEVEL
SCALE: N.T.S.



E MANUVERING CLEARANCES AT MANUAL SWING DOORS
SCALE: 3/8" = 1'-0"



F TYPICAL RESTROOM ADA FIXTURE DETAIL
SCALE: 3/8" = 1'-0"



G RESTROOM SIGN DETAIL
SCALE: N.T.S.

Pinecrest Bakery

NO.	DATE	REVISION	DRAWN BY:	SCALE
	10-27-2025			

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA
CHRISTOPHER PATRICK GERSHEN
AR99598
STATE OF FLORIDA
REGISTERED ARCHITECT

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
ENLARGED RESTROOM PLAN

SHEET NO.
A-4.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
A-4.0.pdf
Examiner
Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:33:01 PM FIRE Reference Only.

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

2/10/2026 3:53:00 PM

Contact Name:	Angel Duverge
Contact Email:	ANGELD@SPEEDCONSTRUCTIONSERVICES.COM
Tracking Number:	3226007470
Reviews to rework:	DFOG,FIRE
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

2/13/2026 9:24:36 AM

Contact Name:	Angel Duverge
Contact Email:	ANGELD@SPEEDCONSTRUCTIONSERVICES.COM
Tracking Number:	3226007470
Reviews to rework:	PWIF
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

2/25/2026 3:01:56 PM

Contact Name:	Angel Duverge
Contact Email:	ANGELD@SPEEDCONSTRUCTIONSERVICES.COM
Tracking Number:	3226007470
Reviews to rework:	DFOG,DASB,FIRE
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

4/22/2026 3:41:30 PM

Contact Name:	Angel Duverge
Contact Email:	ANGELD@SPEEDCONSTRUCTIONSERVICES.COM
Tracking Number:	3226007470
Reviews to rework:	DFOG
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

4/23/2026 10:07:45 AM

Contact Name:	Angel Duverge
Contact Email:	ANGELD@SPEEDCONSTRUCTIONSERVICES.COM
Tracking Number:	3226007470
Reviews to rework:	FIRE
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

4/23/2026 3:08:15 PM

Contact Name:	Janiel Arias
Contact Email:	ARIASJ@MIAMILAKES-FL.GOV
Tracking Number:	3226007470
Reviews to rework:	DFOG,FIRE,WASA
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

5/11/2026 2:44:58 PM

Contact Name:	Janiel Arias
Contact Email:	ARIASJ@MIAMILAKES-FL.GOV
Tracking Number:	3226007470
Reviews to rework:	DFOG,WASA
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

5/11/2026 2:49:18 PM

Contact Name:	Janiel Arias
Contact Email:	ARIASJ@MIAMILAKES-FL.GOV
Tracking Number:	3226007470
Reviews to rework:	DFOG,WASA
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

5/18/2026 8:53:35 AM

Contact Name:	Angel Duverge
Contact Email:	ANGELD@SPEEDCONSTRUCTIONSERVICES.COM
Tracking Number:	3226007470
Reviews to rework:	WASA
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

5/5/2026 3:35:49 PM

Contact Name:	Janiel Arias
Contact Email:	ARIASJ@MIAMILAKES-FL.GOV
Tracking Number:	3226007470
Reviews to rework:	DFOG,WASA
Comments:	

GERSHEN ASSOCIATES, P.A.
Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

Date: 02-06-26
From: Chris Vidal
Project Name: Pinecrest Bakery P24
Project Code: 2025040
Project Address: 11519 Nw 67th Ave Miami Lakes, Fl 33014
Project Details: Interior Alteration
Owner: Efrain Valdes
Process Number: M2026007470

To Mr. Lincheta,

In reference to comments dated 01-27-26:

DERM GREASE:

1. Provide a Condition Assessment Report of the existing FOG Control System. Revise tanks capacity as required. **Provided by the owner**

2. Revise peak flow calculation, when utilizing DFU to gpm conversion method the minimum flow allowed by code for a 4 inches line shall be 50 gpm. Revise calculation and POF. **Please refer to revised sheet P2.3 for new peak flow calculations.**

3. Revise plans in reference to the model of sampling port as two different one proposed. **Please refer to revised sheet P-2.3.**

4. Specify in plans if this system is dedicated to the tenant located at 15519 NW 67 Ave. **Please refer to revised sheets P-2.0 and P-2.2.**

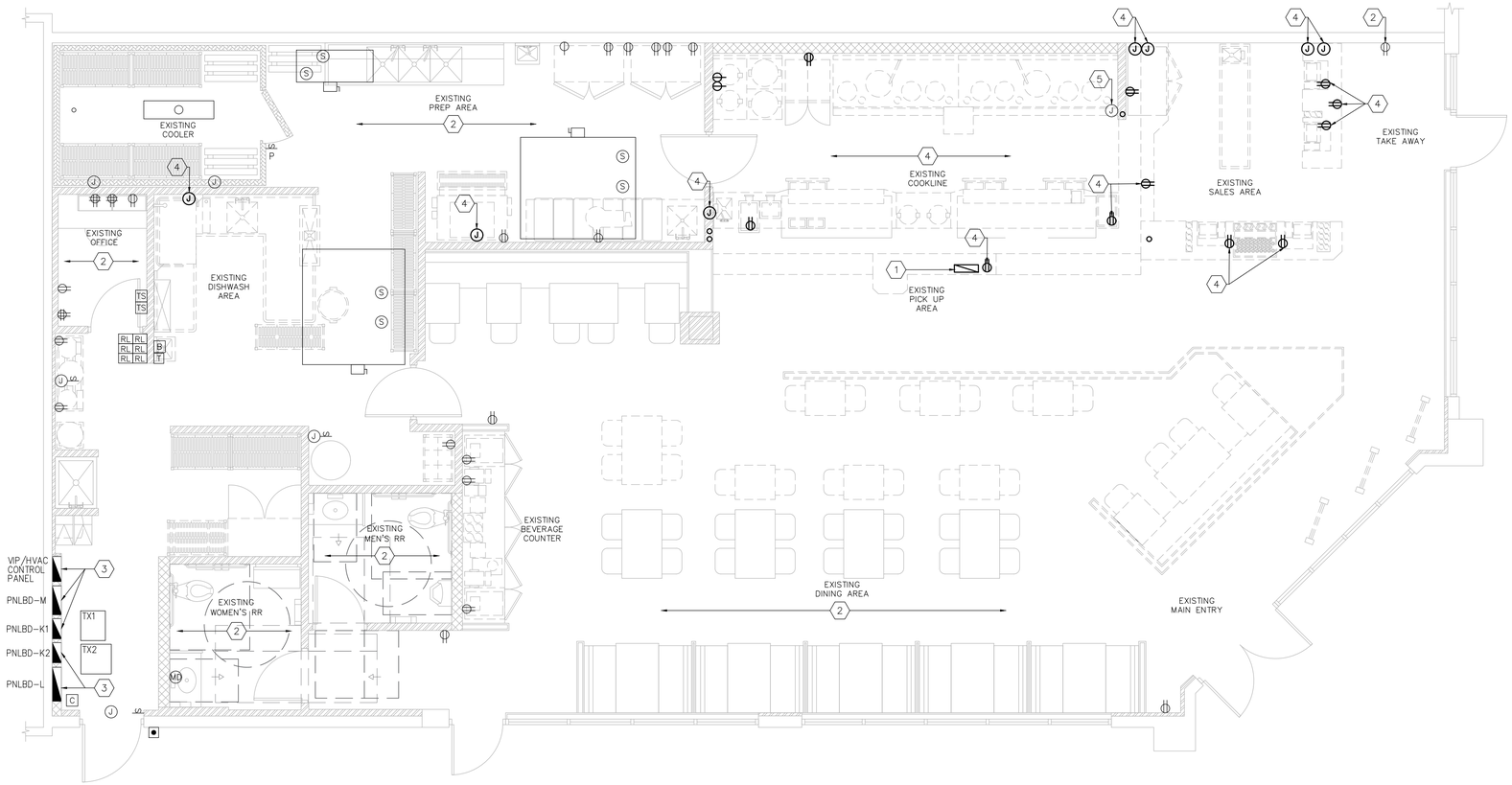
5. In site plan (P-2.3) identify the North cardinal direction. **Please refer to site plan (P-2.3) for north cardinal direction**

Should you have any questions, please let us know.

Sincerely,

Chris Vidal, President
AR#99598
Chris.Vidal@gershenassociates.com

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
DERM.pdf



EXISTING POWER PLAN

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

ELECTRICAL NOTES:

A. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.
B. COORDINATE ELECTRICAL SERVICE W/ LOCAL POWER COMPANY.
C. ALL TELEPHONE RELATED EQUIPMENT PER TELEPHONE COMPANY SPECIFICATIONS.
D. ELECTRICAL INSTALLATION DESIGN OF THIS PLAN IS IN COMPLIANCE AS SET FORTH BY GOVERNING ENERGY EFFICIENCY CODES.
E. THE CONTRACTOR WILL EXAMINE THE JOB SITE AND DETERMINE FOR HIMSELF PRIOR TO SUBMISSION OF BID, EXISTING CONDITIONS.
F. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR. IT WILL BE HIS RESPONSIBILITY TO SECURE AND PAY FOR ANY PERMITS, CERTIFICATES OF INSPECTION, ETC.
G. SUBSTITUTE MATERIALS, EQUIPMENT OR METHODS SHALL NOT BE MADE WITHOUT APPROVAL OF THE ENGINEER. IF THE USE OF A SUBSTITUTE REQUIRES ANY CHANGE IN WORK, THE NECESSITY FOR SUCH CHANGE WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, AND IF APPROVED, SHALL BE MADE AT NO COST TO THE OWNER.
H. CLEAN UP SUCH AS TRASH AND DEBRIS GENERATED BY THE WORK AND LEAVE COMPLETED WORK IN A CLEAN, UNDAMAGED, AND FINISHED CONDITION READY TO RECEIVE WITHOUT FURTHER PREPARATION, UNLESS SO SPECIFIED IN OTHER SECTIONS, ANY ADJACENT OR ABUTTING WORK TO BE PERFORMED BY OTHERS.
I. MATERIALS, APPLIANCES DEVICES AND EQUIPMENTS SHALL MEET WITH THE REQUIREMENTS OF UNDERWRITERS LABORATORIES AND SHALL BE NEW AND LATEST STANDARD PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF THE ITEM, UNLESS OTHERWISE INDICATED, LIKE ITEMS SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER.
J. ALL CONDUCTORS SHALL BE COPPER AND RUN IN CONDUIT. WIRE SIZE SHALL BE THW UNLESS OTHERWISE NOTED ON PLANS. PROVIDE GROUND CONDUCTOR PER NEC 250-95.
K. LOCATION OF OUTLETS IN ELECTRICAL DRAWINGS IS DIAGRAMMATIC: GC TO VERIFY IN THE FIELD AND COORDINATE WITH MOUNTING HEIGHTS PER PLAN, AND PER MANUFACTURER'S SPECIFICATIONS.
L. PROVIDE TYPEWRITTEN SCHEDULES FOR ALL PANEL BOARDS. PROVIDE NAMEPLATES FOR ALL ELECTRICAL EQUIPMENT, PER NEC 408.4.
M. RECEPTACLES TO BE RELOCATED SHALL TIE INTO EXISTING 20 AMP (120V) BRANCH CIRCUIT, WITH (2)#12 IN 1/2" EMT CONDUIT, TO EXISTING LOAD CENTER PER NEC 240.4(D). TIE INTO EXISTING BUILDING GROUND TO STRUCTURE.
N. NEW RECEPTACLES SHALL UTILIZE A 20 AMP (120V) CIRCUIT WITH (2)#12 IN 1/2" EMT CONDUIT, TO EXISTING LOAD CENTER PER NEC 240.4(D). TIE INTO EXISTING BUILDING GROUND TO STRUCTURE.
O. NEW AND RELOCATED RECEPTACLES WITHIN THE KITCHEN SHALL BE GFCI TYPE, PER NEC 210.8(B).
P. ELECTRICIAN TO VERIFY EXISTING ELECTRICAL SERVICE AND PANELS AND TO REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER.
Q. GC SHALL PROVIDE SIGNAGE WARNING OF ARC FLASH HAZARDS PER NEC 2017 110.16.

KEYED NOTES

1. EXISTING PANEL CC TO BE REMOVED.
2. EXISTING RECEPTACLES AND CIRCUITS TO REMAIN.
3. EXISTING PANELS TO REMAIN.
4. EXISTING RECEPTACLES AND J-BOXES TO BE REMOVED, EXISTING CIRCUIT TO BE REUSED.
5. EXISTING J-BOX TO REMAIN.

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.
2. MC CABLE ONLY PERMITTED FOR LIGHT WHIPS. ALL OTHER TO BE E.M.T CONDUIT IN CEILING AND WALLS – RIGID CONDUIT UNDER SLAB.
3. PROVIDE JUNCTION BOXES AT LIGHT FIXTURES PER MANUFACTURERS REQUIREMENTS. (TYPICAL FOR ALL LIGHTING FIXTURES)
4. ANY AND ALL EXISTING ELECTRICAL WIRING, CONDUITS, AND FIXTURES THAT ARE NOT TO BE RE-USED ARE TO BE REMOVED COMPLETELY. NO MATERIALS ARE TO BE ABANDONED, IN PLACE.
5. ALL RECEPTACLES TO BE MOUNTED AT 18" A.F.F. UNLESS NOTED OTHERWISE.
6. COORDINATE LOCATION OF J-BOXES FOR NEW EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.

LEGEND:

- CIRUIT HOME RUN
- PANEL BOARD
- CIRCUIT # (B-21)
- DUPLEX RECEPTACLE +18"AFF (U.O.N.)
- GFCI DUPLEX RECEPTACLE +18"AFF (U.O.N.)
- QUADPLEX RECEPTACLE
- GFCI QUADPLEX RECEPTACLE +18"AFF (U.O.N.)
- SPECIAL PURPOSE RECEPTACLE
- JUNCTION BOX
- DATA
- SMOKE DETECTOR
- BACK DRAFT DAMPER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Rafael L Gonzalez
DN: c=US, o=GUERRERO GONZALEZ ENGINEERS INC, dnQualifier=A01410C0000019755CC99660-00ED460, cn=Rafael L Gonzalez
Date: 2025.12.16 11:45:06 -05'00'

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

Pinecrest Bakery

NO.	DATE	REVISION
DATE 10-27-2025	DRAWN BY:	SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER HOAL
STATE OF FLORIDA
REGISTERED ARCHITECT
99908

PROJECT LOCATION

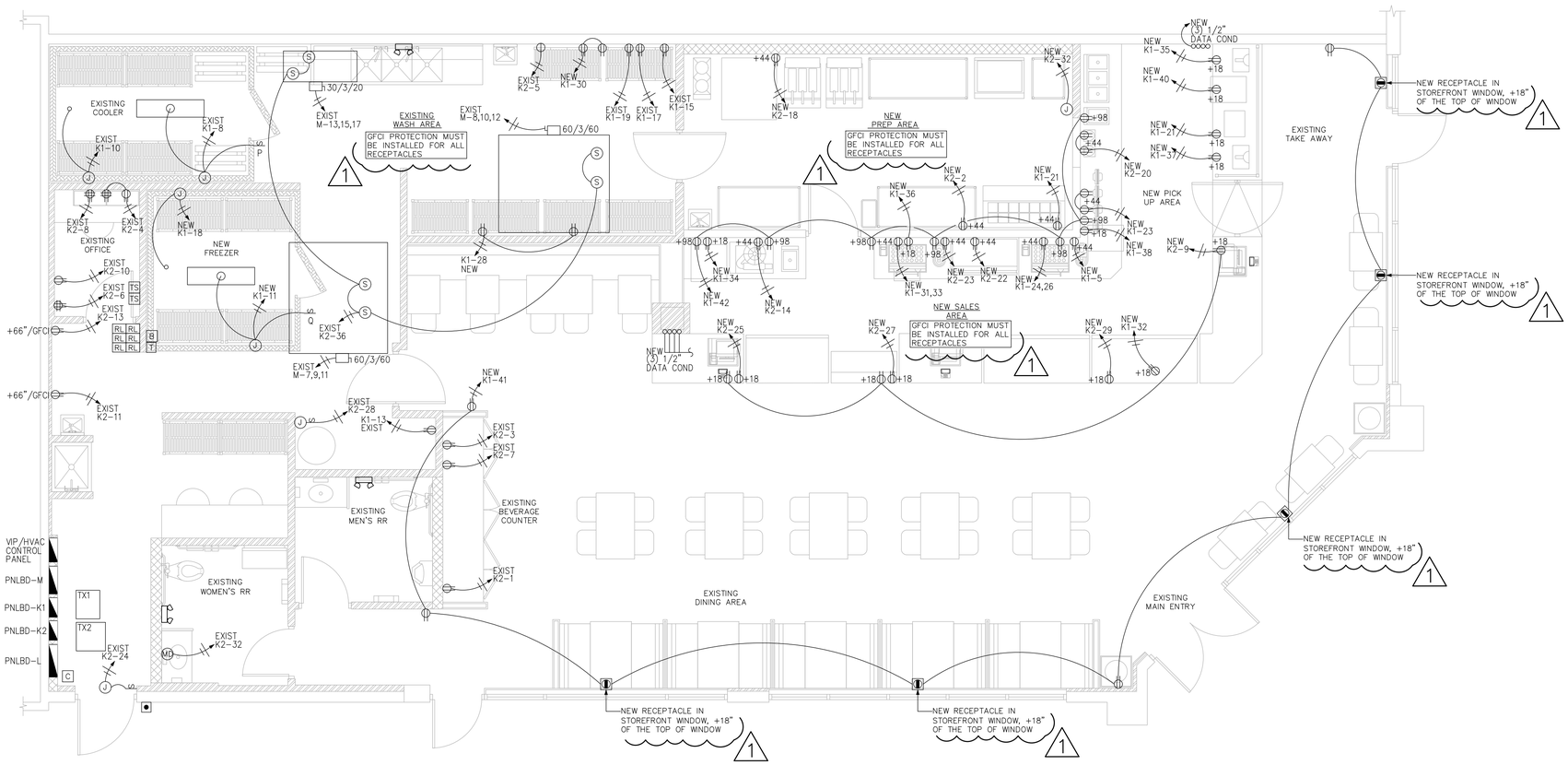
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE: EXISTING POWER PLAN

SHEET NO. E-1.0

JOB NO. 2025040

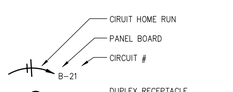
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
E-1.0.pdf



PROPOSED POWER PLAN

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

LEGEND:



- DUPLEX RECEPTACLE +18"AFF (U.O.N.)
- GFCI DUPLEX RECEPTACLE +18"AFF (U.O.N.)
- QUADPLEX RECEPTACLE
- GFCI QUADPLEX RECEPTACLE +18"AFF (U.O.N.)
- SPECIAL PURPOSE RECEPTACLE
- (J) JUNCTION BOX
- (D) DATA
- (S) SMOKE DETECTOR
- (MD) BACK DRAFT DAMPER

POWER NOTES

1. MOUNT RECEPTACLES AT 18" A.F.F. UNLESS OTHERWISE NOTED.
2. E.C. TO FURNISH AND INSTALL ALL REQUIRED JUNCTION BOXES (MAIN AND SECONDARY), OUTLETS, FITTINGS, CONNECTORS, WIRE AND CONDUITS AS PER LOCAL CODES AND REGULATIONS, E.C. TO CONNECT STORE FIXTURES LIGHTING TO TRANSFORMERS/BALLAST AND INTO SECONDARY JUNCTION BOXES.
3. COORDINATE ALL ELECTRICAL, DATA, AND TELEPHONE REQUIREMENTS WITH THE OWNER.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE CODES AND STANDARDS.
5. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN/NOTED OTHERWISE.
6. WIRE (CONDUCTOR) COLORS SHALL BE AS PER APPLICABLE CODES.
7. ALL CONDUCTORS SHALL BE COPPER.
8. ALL CONDUCTORS SHALL BE RUN IN CONDUIT, EXCEPT LOW VOLTAGE CONTROL AND COMMUNICATIONS CABLES.
9. ALL MATERIALS SHALL BE UL APPROVED.
10. PVC (SCHEDULE 40) PERMITTED BELOW SLAB AND BELOW GRADE ONLY.
11. ALL EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRING.
12. NEW TYPEWRITTEN PANEL DIRECTORY SHALL BE FURNISHED AFTER JOB IS COMPLETED REFLECTING ALL AS BUILT CONDITIONS.
13. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
14. EC SHALL INSTALL AND CONNECT WIRING TO ALL SIGNS.
15. EGRESS ILLUMINATION, MIN. 1 FOOTCANDLE PER FBC 1006.
16. COMMERCIAL LIGHTING OCCUPANCY SENSOR REQUIRED PER FBC E 405.

Pinecrest Bakery

DATE	NO.	DATE	REVISION
10-27-2025	1	2/6/26	BUILDING COMMENTS

DRAWN BY:

SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
#26798

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED POWER PLAN

SHEET NO.
E-2.0

JOB NO.
2025040

RAFAEL L GONZALEZ LICENSE No. 11057 STATE OF FLORIDA PROFESSIONAL ENGINEER

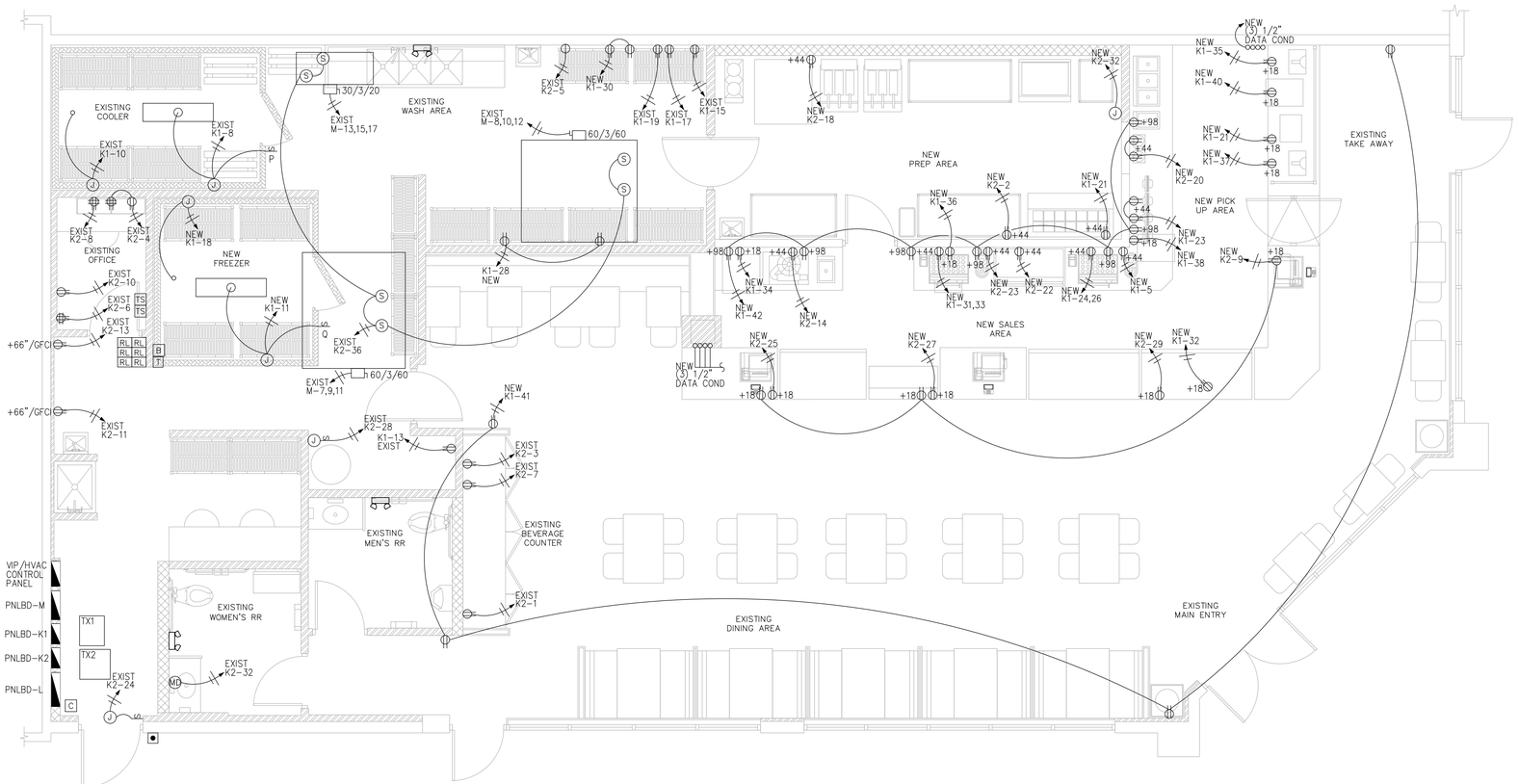
Digitally signed by Rafael L Gonzalez
DN: c=US, o=GUERRERO GONZALEZ ENGINEERS INC, dnQualifier=A01410C0000019755CC9965000ED460, cn=Rafael L Gonzalez
Date: 2026.02.10 11:07:29 -05'00'

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

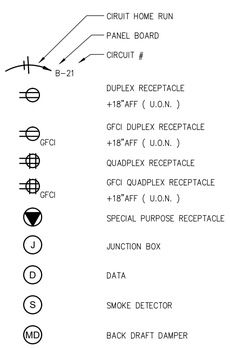
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
E-2.0 RWK 2026-04-23.pdf



PROPOSED POWER PLAN

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

LEGEND:



POWER NOTES

1. MOUNT RECEPTACLES AT 18" A.F.F. UNLESS OTHERWISE NOTED.
2. E.C. TO FURNISH AND INSTALL ALL REQUIRED JUNCTION BOXES (MAIN AND SECONDARY), OUTLETS, FITTINGS, CONNECTORS, WIRE AND CONDUITS AS PER LOCAL CODES AND REGULATIONS, E.C. TO CONNECT STORE FIXTURES LIGHTING TO TRANSFORMERS/BALLAST AND INTO SECONDARY JUNCTION BOXES.
3. COORDINATE ALL ELECTRICAL, DATA, AND TELEPHONE REQUIREMENTS WITH THE OWNER.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE CODES AND STANDARDS.
5. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN/NOTED OTHERWISE.
6. WIRE (CONDUCTOR) COLORS SHALL BE AS PER APPLICABLE CODES.
7. ALL CONDUCTORS SHALL BE COPPER.
8. ALL CONDUCTORS SHALL BE RUN IN CONDUIT, EXCEPT LOW VOLTAGE CONTROL AND COMMUNICATIONS CABLES.
9. ALL MATERIALS SHALL BE UL APPROVED.
10. PVC (SCHEDULE 40) PERMITTED BELOW SLAB AND BELOW GRADE ONLY.
11. ALL EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRING.
12. NEW TYPEWRITTEN PANEL DIRECTORY SHALL BE FURNISHED AFTER JOB IS COMPLETED REFLECTING ALL AS BUILT CONDITIONS.
13. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
14. EC SHALL INSTALL AND CONNECT WIRING TO ALL SIGNS.
15. EGRESS ILLUMINATION, MIN. 1 FOOTCANDLE PER FBC 1006.
16. COMMERCIAL LIGHTING OCCUPANCY SENSOR REQUIRED PER FBC E 405.

Pinecrest Bakery

DATE	10-27-2025	DRAWN BY:	SCALE
NO.	DATE	REVISION	

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

SEAL
CHRISTOPHER HOAL
STATE OF FLORIDA
REGISTERED ARCHITECT
99908

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED POWER PLAN

SHEET NO.
E-2.0

JOB NO.
2025040

Digitally signed by Rafael L Gonzalez
DN: c=US, o=GUERRERO GONZALEZ ENGINEERS INC, dnQualifier=A01410C0000019755CC9965000ED460, cn=Rafael L Gonzalez
Date: 2025.12.16 11:44:35 -05'00'

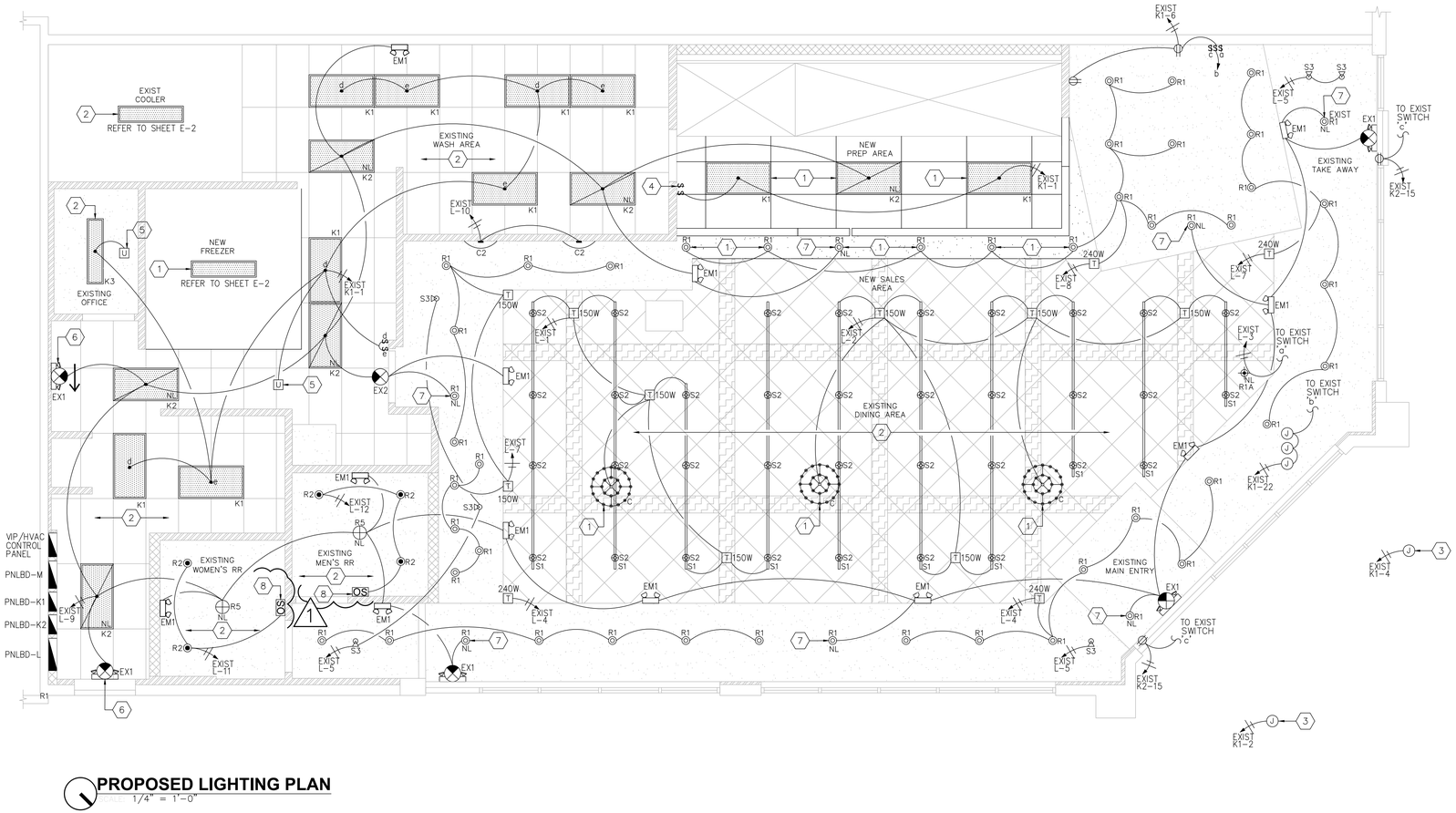
RAFAEL L GONZALEZ LICENSE No. 11057 STATE OF FLORIDA PROFESSIONAL ENGINEER

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
E-2.0.pdf



PROPOSED LIGHTING PLAN

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

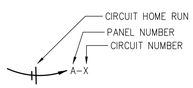
GENERAL NOTES:

1. ALL LIGHTING FIXTURES SHALL BE 120 VOLT UNLESS NOTED OTHERWISE. CONTRACTOR SHALL COORDINATE WITH DECOR SUPPLIER/DRAWINGS.
2. NOT USED.
3. CONTRACTOR SHALL FURNISH AND INSTALL IN-LINE FUSE HOLDER AND FUSES IN ALL BALLASTED LIGHTING FIXTURES, IF REQUIRED.
4. CONTRACTOR SHALL CHECK AND VERIFY FIXTURE QUANTITY AND MAKE PROPER ADJUSTMENTS FOR ANY CHANGES IN PLAN SHOWN DUE TO ADDITIONAL REQUIREMENTS SUCH AS SIDE VESTIBULES, LOCAL CODES,ETC
5. SEE ARCHITECTURAL REFLECTED CEILING PLAN, DECOR DRAWINGS FOR LOCATION AND MOUNTING HEIGHTS OF LIGHT FIXTURES. COORDINATE FIXTURE LOCATIONS WITH DECOR SUPPLIER.
6. ALL WORK AND MATERIALS SHALL BE BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.
7. PROVIDE JUNCTION BOXES AT LIGHT FIXTURES PER MANUFACTURERS REQUIREMENTS. (TYPICAL FOR ALL LIGHTING FIXTURES.
8. ANY AND ALL EXISTING ELECTRICAL WIRING, CONDUITS, AND FIXTURES THAT ARE NOT TO BE RE-USED ARE TO BE REMOVED COMPLETELY. NO MATERIALS ARE TO BE ABANDONED, IN PLACE.
9. COORDINATE LOCATION OF J-BOXES FOR SIGNS WITH SIGN INSTALLER.
10. REFER TO DECOR DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF LIGHT PENDANT FIXTURES. COORDINATE FIXTURE LOCATIONS WITH DECOR SUPPLIER.
11. ALL WORK AND MATERIALS SHALL BE BY THE ELECTRICAL CONTRACTOR, UNLESS NOTED OTHERWISE.
12. MC CABLE ONLY PERMITTED FOR LIGHT WHIPS. ALL OTHER TO BE E.M.T. CONDUIT IN CEILING AND WALLS, RIGID CONDUIT UNDER SLAB.
13. PROVIDE J-BOXES AT LIGHT FIXTURES PER MANUFACTURERS REQUIREMENTS. (TYPICAL ALL LIGHT FIXTURES)
14. EXISTING KITCHEN LIGHTING TO BE REPLACED WITH NEW "G" LIGHT FIXTURE. REFER TO LIGHT FIXTURE SCHEDULE. RECONNECT TO SAME EXISTING LIGHTING CIRCUITS.
15. ALL LIGHTING CIRCUITS ARE SINGLE POLE, 20 AMP WITH #12 IN 1/2" CONDUIT.

KEYED NOTES

1. NEW LIGHT FIXTURES TO BE INSTALLED. REUSE EXISTING CIRCUITS.
2. EXISTING LIGHT FIXTURES TO REMAIN.
3. EXISTING J-BOX FOR EXISTING ILLUMINATED SIGN TO REMAIN.
4. EXISTING SWITCH FOR HOOD LIGHT TO REMAIN.
5. EXISTING OCCUPANCY SENSOR TO REMAIN.
6. NEW DIRECTIONAL EXIT COMBO TO REPLACE EXIST EXIT SIGN. REUSE EXISTING CIRCUIT.
7. EXISTING RECESSED LIGHT WILL BE CHANGED TO A NIGHT LIGHT AND ITS CIRCUIT WILL BE CHANGED.
8. NEW OCCUPANCY SENSORS WERE INSTALLED IN THE RESTROOMS, CONNECTING TO THE EXISTING RESTROOM CIRCUITS.

LEGEND:



CEILING LEGEND:

	C2	DECORATIVE WALL SCONCE – "ROUND"
	K1	2'X4' FLUORESCENT LAY-IN FIXTURE WITH THREE LAMPS
NL	K2	2'X4' FLUORESCENT LAY-IN FIXTURE WITH THREE LAMPS W/ EMERGENCY BACK-UP
	K3	1'X4" FLUORESCENT SURFACE MT TROFFER WITH TWO LAMPS
	R1	LYTECASTER LOW VOLTAGE RECESSED DOWNLIGHT WITH BLACK ALZAK REFLECTOR, BLACK TRIM AND REMOTE LOW VOLTAGE TRANSFORMER
	R1A	LYTECASTER LOW VOLTAGE RECESSED DOWNLIGHT WITH BLACK ALZAK REFLECTOR, BLACK TRIM AND REMOTE LOW VOLTAGE TRANSFORMER
	R2	LYTECASTER RECESSED HALOGEN DOWNLIGHT
	R5	CALCULATE EMERGENCY RECESSED COMPACT FLUORESCENT DOWNLIGHT
	S1	BLACK LOW VOLTAGE TRACK SYSTEM WITH REMOTE LOW VOLTAGE TRANSFORMER
	S2	BLACK LOW VOLTAGE TRACK MOUNTED FIXTURE
	S3	TRACK HEAD
	C	CHANDELIER

EMERGENCY LIGHTING: – COORDINATE LIGHTING FIXTURE SPECIFICATIONS WITH LIGHTING FIXTURE SCHEDULE ON E1.1 SHEET.

	EM1	WALL MOUNTED COMPACT EMERGENCY BACK-UP LIGHTING
	EX1	CEILING MOUNTED EDGE LH LED EXIST SIGN
	EX2	CEILING MOUNTED LED EXIST SIGNAGE

Pinecrest Bakery

NO.	DATE	REVISION
1	2/6/26	BUILDING COMMENTS

DATE 10-27-2025 DRAWN BY: SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122 REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
#15595

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED LIGHTING PLAN

SHEET NO.
E-3.0

JOB NO.
2025040

Digitally signed by Rafael L Gonzalez
DN: c=US, o=GUERRERO GONZALEZ ENGINEERS INC, dnQualifier=A01410C0000019755CC9965000ED460, cn=Rafael L Gonzalez
Date: 2026.02.10 11:08:11 -05'00'

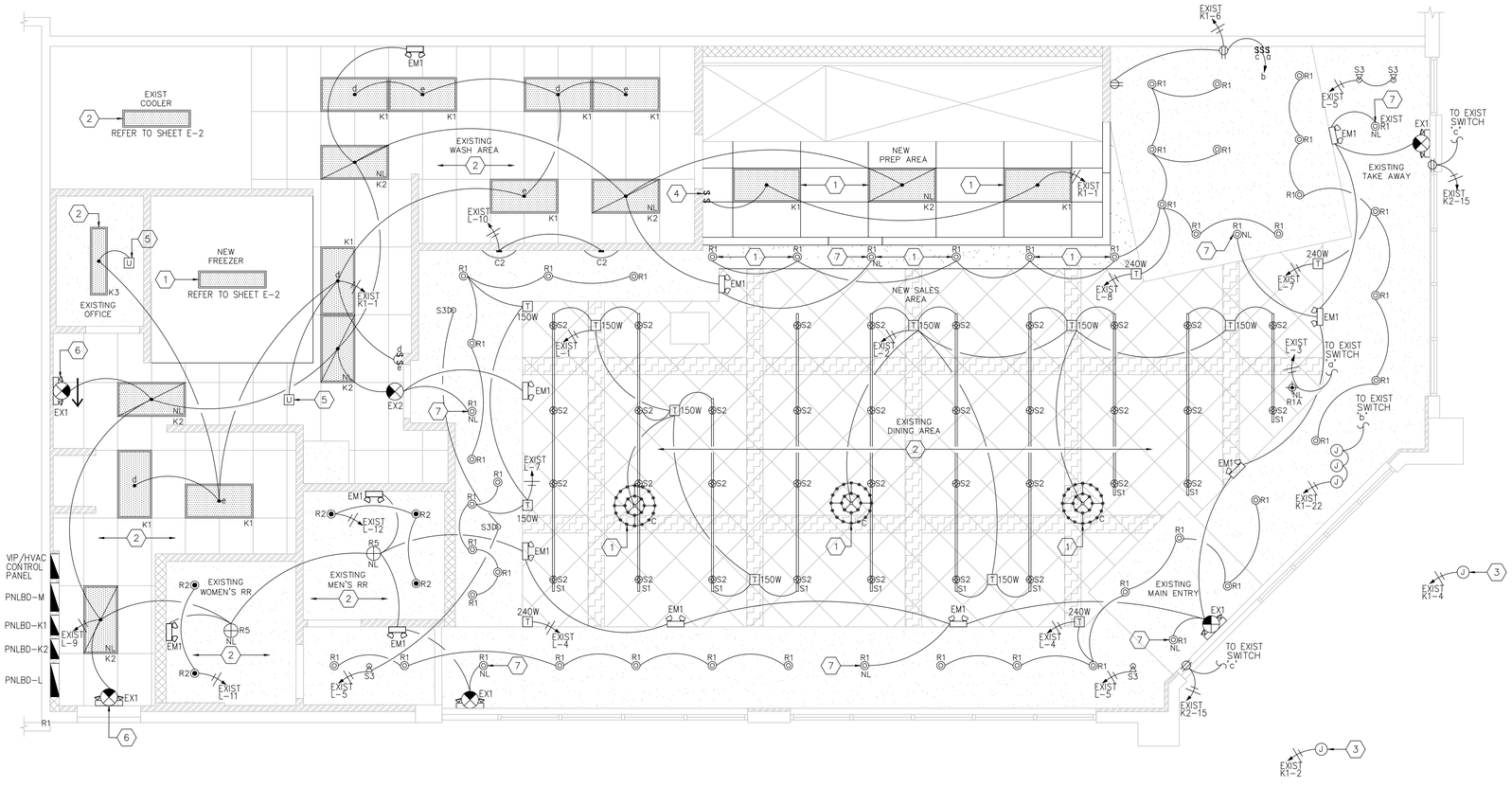
RAFAEL L. GONZALEZ LICENSE No. 11057 STATE OF FLORIDA PROFESSIONAL ENGINEER

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
E-3.0 RWK 2026-04-23.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:23:20 PM FIRE APPROVED-SCOPE ONLY



PROPOSED LIGHTING PLAN

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

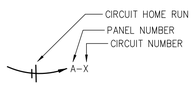
GENERAL NOTES:

1. ALL LIGHTING FIXTURES SHALL BE 120 VOLT UNLESS NOTED OTHERWISE. CONTRACTOR SHALL COORDINATE WITH DECOR SUPPLIER/DRAWINGS.
2. NOT USED.
3. CONTRACTOR SHALL FURNISH AND INSTALL IN-LINE FUSE HOLDER AND FUSES IN ALL BALLASTED LIGHTING FIXTURES, IF REQUIRED.
4. CONTRACTOR SHALL CHECK AND VERIFY FIXTURE QUANTITY AND MAKE PROPER ADJUSTMENTS FOR ANY CHANGES IN PLAN SHOWN DUE TO ADDITIONAL REQUIREMENTS SUCH AS SIDE VESTIBULES, LOCAL CODES,ETC
5. SEE ARCHITECTURAL REFLECTED CEILING PLAN, DECOR DRAWINGS FOR LOCATION AND MOUNTING HEIGHTS OF LIGHT FIXTURES. COORDINATE FIXTURE LOCATIONS WITH DECOR SUPPLIER.
6. ALL WORK AND MATERIALS SHALL BE BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.
7. PROVIDE JUNCTION BOXES AT LIGHT FIXTURES PER MANUFACTURERS REQUIREMENTS. (TYPICAL FOR ALL LIGHTING FIXTURES.
8. ANY AND ALL EXISTING ELECTRICAL WIRING, CONDUITS, AND FIXTURES THAT ARE NOT TO BE RE-USED ARE TO BE REMOVED COMPLETELY. NO MATERIALS ARE TO BE ABANDONED, IN PLACE.
9. COORDINATE LOCATION OF J-BOXES FOR SIGNS WITH SIGN INSTALLER.
10. REFER TO DECOR DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF LIGHT PENDANT FIXTURES. COORDINATE FIXTURE LOCATIONS WITH DECOR SUPPLIER.
11. ALL WORK AND MATERIALS SHALL BE BY THE ELECTRICAL CONTRACTOR, UNLESS NOTED OTHERWISE.
12. MC CABLE ONLY PERMITTED FOR LIGHT WHIPS. ALL OTHER TO BE E.M.T. CONDUIT IN CEILING AND WALLS, RIGID CONDUIT UNDER SLAB.
13. PROVIDE J-BOXES AT LIGHT FIXTURES PER MANUFACTURERS REQUIREMENTS. (TYPICAL ALL LIGHT FIXTURES)
14. EXISTING KITCHEN LIGHTING TO BE REPLACED WITH NEW "G" LIGHT FIXTURE. REFER TO LIGHT FIXTURE SCHEDULE. RECONNECT TO SAME EXISTING LIGHTING CIRCUITS.
15. ALL LIGHTING CIRCUITS ARE SINGLE POLE, 20 AMP WITH #12 IN 1/2" CONDUIT.

KEYED NOTES

1. NEW LIGHT FIXTURES TO BE INSTALLED. REUSE EXISTING CIRCUITS.
2. EXISTING LIGHT FIXTURES TO REMAIN.
3. EXISTING J-BOX FOR EXISTING ILLUMINATED SIGN TO REMAIN.
4. EXISTING SWITCH FOR HOOD LIGHT TO REMAIN.
5. EXISTING OCCUPANCY SENSOR TO REMAIN.
6. NEW DIRECTIONAL EXIT COMBO TO REPLACE EXIST EXIT SIGN. REUSE EXISTING CIRCUIT.
7. EXISTING RECESSED LIGHT WILL BE CHANGED TO A NIGHT LIGHT AND ITS CIRCUIT WILL BE CHANGED.

LEGEND:



CEILING LEGEND:

	C2	DECORATIVE WALL SCONCE – "ROUND"
	K1	2'X4' FLUORESCENT LAY-IN FIXTURE WITH THREE LAMPS
NL	K2	2'X4' FLUORESCENT LAY-IN FIXTURE WITH THREE LAMPS W/ EMERGENCY BACK-UP
	K3	1'X4" FLUORESCENT SURFACE MT TROFFER WITH TWO LAMPS
	R1	LYTECASTER LOW VOLTAGE RECESSED DOWNLIGHT WITH BLACK ALZAK REFLECTOR, BLACK TRIM AND REMOTE LOW VOLTAGE TRANSFORMER
	R1A	LYTECASTER LOW VOLTAGE RECESSED DOWNLIGHT WITH BLACK ALZAK REFLECTOR, BLACK TRIM AND REMOTE LOW VOLTAGE TRANSFORMER
	R2	LYTECASTER RECESSED HALOGEN DOWNLIGHT
	R5	CALCULATE EMERGENCY RECESSED COMPACT FLUORESCENT DOWNLIGHT
	S1	BLACK LOW VOLTAGE TRACK SYSTEM WITH REMOTE LOW VOLTAGE TRANSFORMER
	S2	BLACK LOW VOLTAGE TRACK MOUNTED FIXTURE
	S3	TRACK HEAD
	C	CHANDELIER

EMERGENCY LIGHTING: – COORDINATE LIGHTING FIXTURE SPECIFICATIONS WITH LIGHTING FIXTURE SCHEDULE ON E1.1 SHEET.

	EM1	WALL MOUNTED COMPACT EMERGENCY BACK-UP LIGHTING
	EX1	CEILING MOUNTED EDGE LH LED EXIST SIGN
	EX2	CEILING MOUNTED LED EXIST SIGNAGE

Digitally signed by Rafael L Gonzalez
DN: c=US, o=GUERRERO GONZALEZ ENGINEERS INC, dnQualifier=A01410C00000197555CC9965000ED460, cn=Rafael L Gonzalez
Date: 2025.12.16 11:44:18 -05'00'

RAFAEL L GONZALEZ LICENSE No. 11057 STATE OF FLORIDA PROFESSIONAL ENGINEER

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Pinecrest Bakery

NO.	DATE	REVISION
	10-27-2025	

DRAWN BY:

SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER HOAL
STATE OF FLORIDA
REGISTERED ARCHITECT
#15908

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED LIGHTING PLAN

SHEET NO.
E-3.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
E-3.0.pdf

277/480
3PH,4W

PANEL "M"

400A MLO
FLUSH MTD

BRANCH CIRCUITS

LOCATION	WIRE AND CONDUIT	TOTAL V.A	BREAKER TRIP	CKT NO.	CKT NO.	BREAKER TRIP	TOTAL V.A	WIRE AND CONDUIT	LOCATION
				1	2				
CU-4	3#8-3/4"C	23,268	3P-45	3	4	3P-45	23,268	3#8-3/4"C	CU-5
				5	6				
				7	8				
AHU-1	3#6-1"C	32,025	3P-60	9	10	3P-60	32,025	3#6-1"C	AHU-2 (29.92KW, 2HP)
				11	12				
				13	14				
AHU-3	3#12-1/2"C	10,875	3P-20	15	16	3P-70	39,222	3#4-1"C	OAU-1 (3HP)
				17	18				
SPACE	–	–	–	19	20	–	–	–	SPACE
SPACE	–	–	–	21	22	–	–	–	SPACE
SAPCE	–	–	–	23	24	–	–	–	SPACE
				25	26	–	–	–	SPACE
CU-6	#12-1/2"C	6,483	3P-15	27	28	–	–	–	SPACE
				29	30	–	–	–	SPACE
SPACE	–	–	–	31	32				
SPACE	–	–	–	33	34	3P-70	28,893	3#4, 1#8 GRD – 1"C	PANELBOARD K2 VIA TRANSFORMER 'T2'
SAPCE	–	–	–	35	36				
SPACE	–	–	–	37	38				
SPACE	–	–	–	39	40	3P-50	32,.94	3#8, 1#10 GRD – 3/6"C	PANELBOARD K1 VIA TRANSFORMER 'T1'
SAPCE	–	–	–	41	42				
		–							
SUBTOTAL		72,651	TOTAL = 228,153				155,502	SUBTOTAL	

PANEL "A" DEMAND LOAD CALCULATIONS
OTHER LOADS= 228,153 @ 100% = 228,153
TOTAL = 228,153 (275 A)

NOTE
VERIFY ALL EQUIPMENT LOADS WITH OWNER AND EQUIPMENT SUPPLIER PRIOR TO START OF CONSTRUCTION.

120/208
3PH,4W

PANEL "L"

100A MLO
FLUSH MTD

BRANCH CIRCUITS

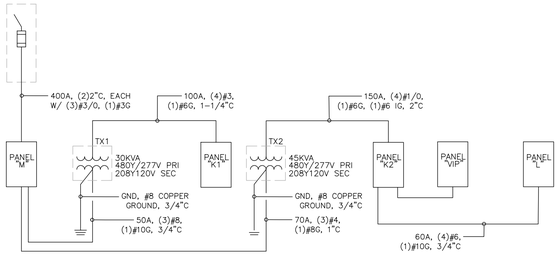
	CKT NO.	DESCRIPTION	VOLTAMPS/PHASE A	B	C	WIRE AND CONDUIT	BREAKER TRIP	COMMENTS
(E)	1	DINING LIGHTING	450	–	–	#12-1/2"C	1P-20	
(E)	2	DINING LIGHTING	–	600	–	#12-1/2"C	1P-20	
(E)	3	COOKLINE / ARTIFACT LIGHTING	–	–	900	#12-1/2"C	1P-20	NON-DIMMED
(E)	4	CORRIDOR LIGHTING	480	–	–	#12-1/2"C	1P-20	
(E)	5	CORRIDOR ACCENT LIGHTING	–	180	–	#12-1/2"C	1P-20	
	6	SPARE	–	–	–	#12-1/2"C	1P-20	
(E)	7	DRINK STN / TAKE AWAY LTNG	540	–	–	#12-1/2"C	1P-20	
(E)	8	SALES LIGHTING	–	240	–	#12-1/2"C	1P-20	
(E)	9	EMERGENCY LIGHTING	–	–	518	#8-1/2"C	1P-20	NON-DIMMED
(E)	10	SCONCES	200	–	–	#12-1/2"C	1P-20	
(E)	11	RESTROOMS	–	135	–	#12-1/2"C	1P-20	NON-DIMMED
(E)	12	RESTROOMS	–	–	180	#12-1/2"C	1P-20	NON-DIMMED
		SUBTOTAL	1,670	1,155	1,598			

TOTAL PHASE A-VA	1,670	LOAD	CONN. VA	DF
AMPS	14			
TOTAL PHASE B-VA	1,155			
AMPS	10	LIGHTING	4,423	1.25
TOTAL PHASE C-VA	1,598			
AMPS	13			
TOTAL PNLBD-VA	4,423	SHOW WINDOW		1.25
AMPS	12	LTG TRACK		1.00

TOTAL DEMAND
5,529 VA
15 A

PANEL "A" DEMAND LOAD CALCULATIONS
LIGHTING LOADS= 4,423 @ 125% = 5,529
TOTAL = 5,529 (15 A)

NOTE
VERIFY ALL EQUIPMENT LOADS WITH OWNER AND EQUIPMENT SUPPLIER PRIOR TO START OF CONSTRUCTION.



EXISTING ELECTRICAL RISER DIAGRAM

SCALE: NONE

120/208
3PH,4W

PANEL "K1"

225A / 100A MCB
FLUSH MTD

BRANCH CIRCUITS

	LOCATION	WIRE AND CONDUIT	TOTAL V.A	BREAKER TRIP	CKT NO.	CKT NO.	BREAKER TRIP	TOTAL V.A	WIRE AND CONDUIT	LOCATION	
(E)	KITCHEN LIGHTS	#12-1/2"C	1,024	1P-20	1	2	1P-20	1,200	#12-1/2"C	SIGNAGE	(E)
(E)	DECORATIVE LAMPS	#12-1/2"C	750	1P-20	3	4	1P-20	1,200	#12-1/2"C	SIGNAGE	(E)
(N)	GRINDER	#12-1/2"C	1320	1P-20	5	6	1P-20	1,200	#12-1/2"C	SWITCHED NEON CLOCK/ SIGN	(E)
(E)	ICE MAKER CONDENCING UNIT CU-3	#8-1/2"C	5,054	2P-40	7	8	1P-20	300	#12-1/2"C	WALK-IN COOLER. LTS	(E)
					9	10	1P-20	528	#12-1/2"C	WALK-IN COOLER. COIL	(E)
(N)	WALK-IN FRERZER. LTS	#12-1/2"C	300	1P-20	11	12					
(E)	BAG-IN-BOX	#12-1/2"C	1200	1P-20	13	14	3P-20	3,063	#12-1/2"C	WALK-IN REFR COMPRESSOR CU-1	(E)
(E)	CONVENIENCE RECPTS	#12-1/2"C	180	1P-20	15	16					
(E)	CONVENIENCE RECPTS	#12-1/2"C	180	1P-20	17	18	1P-20	800	#12-1/2"C	WALK-IN FREEZER.COIL	(N)
(E)	CONVENIENCE RECPTS	#12-1/2"C	180	1P-20	19	20	1P-20	900	#12-1/2"C	CONVENIENCE RECPTS	(E)
(N)	SANDWICH/SALAD UNIT	#12-1/2"C	252	1P-20	21	22	1P-20	300	#12-1/2"C	MENU BOARDS	(E)
(N)	UBER TABLET	#12-1/2"C	240	1P-20	23	24	2P-30	4160	#10-3/4"C	ESPRESSO MACHINE	(N)
					25	26					
(E)	CU-2 REFRIGERATION SYSTEM COMPRESSOR	#12-1/2"C	3,459	3P-20	27	28	1P-20	600	#12-1/2"C	CONVENIENCE RECPTS	(N)
					29	30	1P-20	360	#12-1/2"C	CONVENIENCE RECPTS	(E)
(N)	ESPRESSO MACHINE	#10-3/4"C	4160	2P-30	31	32	1P-20	960	#12-1/2"C	COLD CASE	(N)
					33	34	1P-20	840	#12-1/2"C	U.C. ICE MAKER	(N)
(N)	PANINI STANDISH	#12-1/2"C	1500	1P-20	35	36	1P-20	1000	#12-1/2"C	MINI FRIDGE	(N)
(N)	PANINI STANDISH	#12-1/2"C	1500	1P-20	37	38	1P-20	1000	#12-1/2"C	MINI FRIDGE	(N)
(N)	MICROWAVE	#12-1/2"C	1500	1P-20	39	40	1P-20	1000	#12-1/2"C	MINI FRIDGE	(N)
(N)	CONVENIENCE RECPTS	#12-1/2"C	600	1P-20	41	42	1P-20	1050	#12-1/2"C	MONITORS	(N)
	SUBTOTAL		23,399	TOTAL = 43,860				20,461	SUBTOTAL		

PANEL "A" DEMAND LOAD CALCULATIONS
KITCHEN LOADS= 37,886 @ 65% = 24,626
LIGHTING LOADS= 5,974 @ 125% = 7,468
TOTAL = 32,094 (90 A)

NOTE
VERIFY ALL EQUIPMENT LOADS WITH OWNER AND EQUIPMENT SUPPLIER PRIOR TO START OF CONSTRUCTION.

120/208
3PH,4W

PANEL "K2"

225A / 150A MCB
FLUSH MTD

BRANCH CIRCUITS

	LOCATION	WIRE AND CONDUIT	TOTAL V.A	BREAKER TRIP	CKT NO.	CKT NO.	BREAKER TRIP	TOTAL V.A	WIRE AND CONDUIT	LOCATION	
(E)	CONVENIENCE RECPTS	#12-1/2"C	180	1P-20	1	2	1P-20	180	#12-1/2"C	CONVENIENCE RECPTS	(E)
(E)	CONVENIENCE RECPTS	#12-1/2"C	180	1P-20	3	4	1P-20	540	#12-1/2"C	OFFICE RECEPTS	(E)
(E)	CONVENIENCE RECPTS	#12-1/2"C	180	1P-20	5	6	1P-20	500	#12-1/2"C	SOUND SYSTEM	(E)
(E)	CONVENIENCE RECPTS	#12-1/2"C	180	1P-20	7	8	1P-20	540	#12-1/2"C	COMPUTER	(E)
(N)	POS	#12-1/2"C	750	1P-20	9	10	1P-20	500	#12-1/2"C	TELEPHONE SYSTEM	(E)
(E)	WATER FILTER	#12-1/2"C	180	1P-20	11	12	1P-20	300	#12-1/2"C	TIMESWITCH/DOORBELL	(E)
(E)	WATER SOFTNER SYSTEM	#12-1/2"C	180	1P-20	13	14	1P-20	1560	#12-1/2"C	JUICER	(N)
(E)	NEON OPEN SIGN	#12-1/2"C	1,200	1P-20	15	16	1P-20	180	#12-1/2"C	DINING ROOM CLOCK POWER	(E)
					17	18	1P-20	924	#12-1/2"C	CONVECTION OVEN	(N)
(E)	MAU-1 (2.0HP)	#12-1/2"C	2,808	3P-15	19	20	1P-20	2184	#12-1/2"C	MIXER	(N)
					21	22	1P-20	1200	#12-1/2"C	DOUBLE DOOR COOLER	(N)
(N)	GRINDER	#12-1/2"C	1320	1P-20	23	24	1P-20	612	#12-1/2"C	AIR CURTAIN	(E)
(N)	HEATED DISPLAY CASE	#12-1/2"C	1920	1P-20	25	26	1P-20	500	#12-1/2"C	WATER HEATER RECIRC PUMP	(E)
(N)	REFR DISPLAY CASE	#12-1/2"C	1920	1P-20	27	28	1P-20	702	#12-1/2"C	WATER HETAER	(E)
(N)	REFR DISPLAY CASE	#12-1/2"C	1920	1P-20	29	30	1P-20	540	#12-1/2"C	ROOF RECEPTS	(E)
(E)	EF-1 (3/4HP)	#12-1/2"C	1,656	1P-25	31	32	1P-15	700	#12-1/2"C	HOOD LIGHTS GAS VALVE	(E)
(N)	GRINDER	#12-1/2"C	1320	1P-20	33	34	1P-15	500	#12-1/2"C	HVAC CONTROL PANEL	(E)
(E)	EF-4 (1/15HP)	#12-1/2"C	348	1P-15	35	36	1P-20	100	#12-1/2"C	DUCT DETECTORS	(E)
					37	38					
(E)	DIMMING PANEL-L	4#6-1"C W/ GRD	4,423	3P-30	39	40	3P-20	3960	#12-1/2"C	EF-2 (3.0HP)	(E)
					41	42					
	SUBTOTAL		20,665	TOTAL = 36,887				16,222	SUBTOTAL		

PANEL "A" DEMAND LOAD CALCULATIONS
KITCHEN LOADS= 22,841 @ 65% = 14,847
OTHER LOADS= 14,046 @ 100% = 14,046
TOTAL = 28,893 (80 A)

NOTE
VERIFY ALL EQUIPMENT LOADS WITH OWNER AND EQUIPMENT SUPPLIER PRIOR TO START OF CONSTRUCTION.

Pinecrest Bakery

NO.	DATE	REVISION
	10-27-2025	

DRAWN BY:
SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
0020786

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PANELS

Digitally signed by Rafael L Gonzalez
DN: c=US, o=GUERRERO GONZALEZ ENGINEERS INC, dnQualifier=A01410C0000019755CC9965000ED460, cn=Rafael L Gonzalez
Date: 2025.12.16 11:43:49 -05'00'

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET NO. E-4.0

JOB NO. 2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
E-4.0.pdf

GERSHEN ASSOCIATES, P.A.
Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

Date: 02-06-26
From: Chris Vidal
Project Name: Pinecrest Bakery P24
Project Code: 2025040
Project Address: 11519 Nw 67th Ave Miami Lakes, Fl 33014
Project Details: Interior Alteration
Owner: Efrain Valdes
Process Number: BLC2026-0136

To Mr. Acosta,

In reference to comments dated 01-27-26:

Electrical:

1. Show window receptacle outlets must be located within 18 inches of the top of a show window. NEC 210.62. **Please refer to SHEET E-2.0 for store front window receptacles.**

2. GFCI protection is required for all receptacle outlets in non-dwelling kitchens, regardless of location or use. NEC 210.8(B)(3). **Please refer to sheet E-2.0 for a note (GFCI protection must be installed for all receptacles) in each area where it is required.**

3. Please Provide Occupation sensor in restrooms per sections C405.2.1. **Please refer to sheet E-3.0 for occupation sensors in restrooms.**

4. Pending Miami Dade Fire Department Approved Plans. **Noted.**

Should you have any questions, please let us know.

Sincerely,

Chris Vidal, President
AR#99598
Chris.Vidal@gershenassociates.com

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
ELECTRICAL RWK 2026-04-23.pdf

ePayment

Thank You For Your Payment!

Order Date	**5/15/2026**
Order Time	**11:49:28 AM**
Transaction Number	**150526O18-0332623A-72D4-400F-9B63-AF25B06633B1**
Authorization Number	**226890**
Payment Option	**Credit Card**
Name	**Jonathan Ortiz**
***Payment Item(s)*(1)**	**$98.46**
M2026007470	**$98.46**
Job Address	**REWK FEES**
TOTAL	**$98.46**

Friday, May 15, 2026 at 12:03:01 PM

©2026 - Miami-Dade County. All rights reserved.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
ePayment Services-PB Miami Lakes rework fee.pdf

MIAMI-DADE COUNTY

ePayment

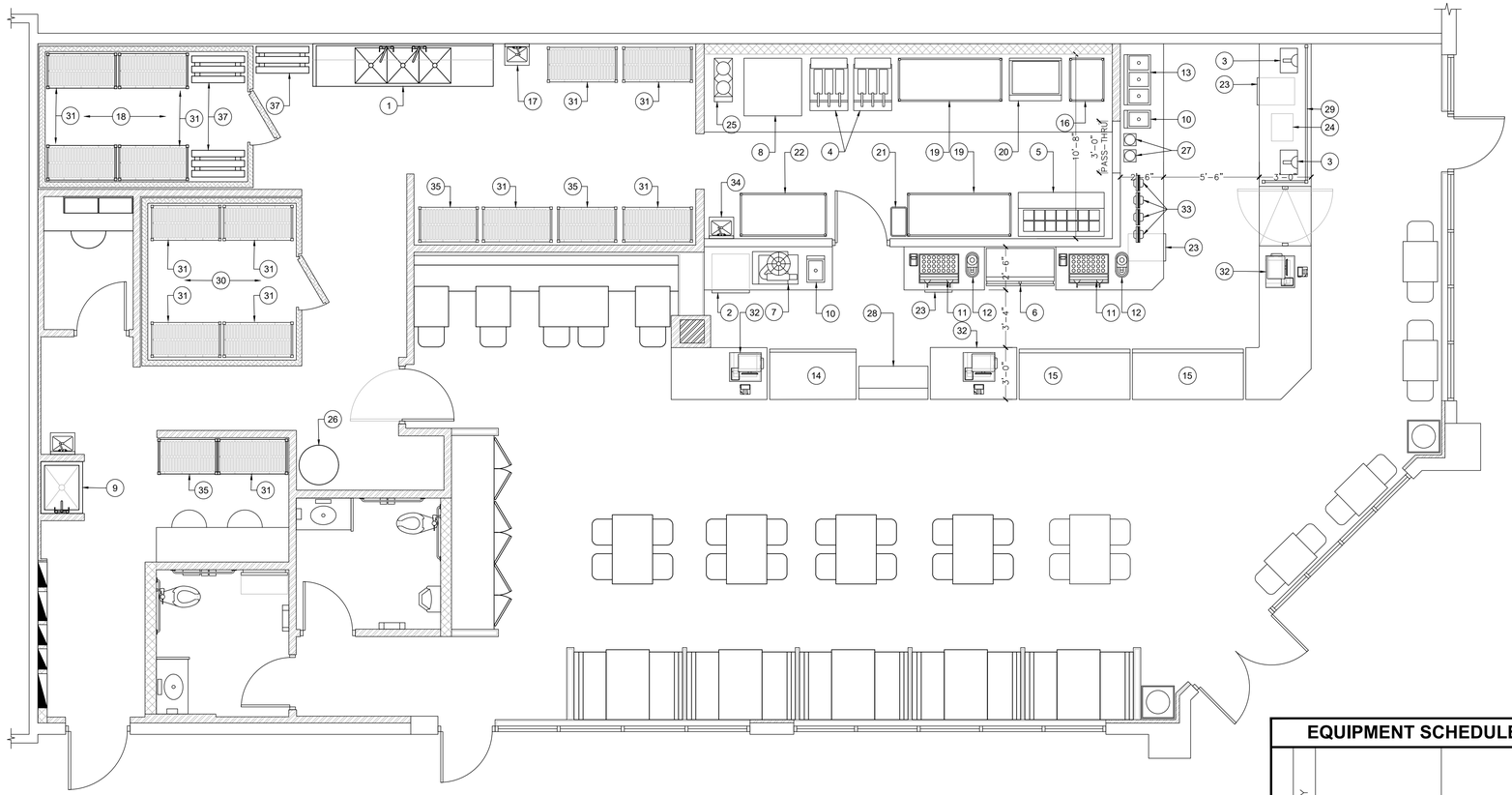
Thank You For Your Payment!

Order Date	**5/15/2026**
Order Time	**1:19:59 PM**
Transaction Number	**150526C2A-8BF5E808-9BB5-494C-857B-3ACA3B961FB1**
Authorization Number	**228247**
Payment Option	**Credit Card**
Name	**Jonathan Ortiz**
***Payment Item(s)*(1)**	**$150.00**
I2026132938	**$150.00**
Job Address	**15501 NW 67 AVE**
TOTAL	**$150.00**

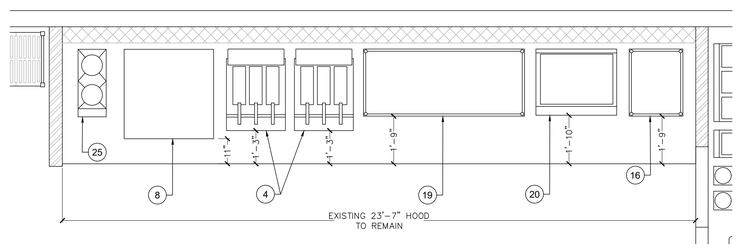
Friday, May 15, 2026 at 1:33:31 PM

©2026 - Miami-Dade County. All rights reserved.

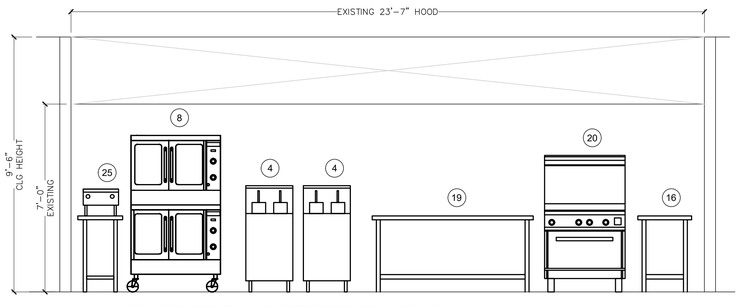
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
ePayment Services-pb miami lakes WASD fees.pdf



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



HOOD EQUIPMENT PLAN
SCALE: 3/8" = 1'-0"



HOOD EQUIPMENT ELEVATION
SCALE: 3/8" = 1'-0"

FIRE
SUPPRESSION REQ.: FIRE SUPPRESSION SYSTEM WORKING PLANS SHALL BE SUBMITTED FOR APPROVAL TO MIAMI-DADE FIRE DEPARTMENT BEFORE ANY FIRE SUPPRESSION SYSTEM IS INSTALLED OR REMODELED. ADDITIONAL NOZZLES AND/OR THERMAL DETECTORS IN ADDITION TO THOSE SHOWN ON THESE PLANS MAY BE REQUIRED.
QUINTELA, JULIAN, 5/3/2026 3:13:39 PM

MDFR Approved as noted: NFPA96:4.1 General.4.1.1 Cooking equipment used in processes producing smoke or grease-laden vapors shall be equipped with an exhaust system that complies with all the equipment and performance requirements of this standard.

Inspector to verify Existing kitchen hood installation is compliant with NFPA 96

EQUIPMENT SCHEDULE

ITEM	QUANTITY	DESCRIPTION	MAKE / MODEL	VOLTAGE / PHASE	HORSE POWER	KILOWATTS	AMPS	CONNECTION (VERIFY W/ ELECTRICAL)	COLD WATER	HOT WATER	DIRECT WASTE	INDIRECT WASTE	GAS	BTU	COORDINATE MOUNTING HEIGHT WITH OWNER. REMARKS
1	1	SS 3-COMP SINK	EXISTING	-	-	-	-	-	-	-	-	-	-		EXISTING
2	1	BIN UNDERCOUNTER ICE MACHINE	AVANTCO UC-F-160-A	120/1	-	-	7A	-	-	-	-	-	-		26" x 27" x 38.375"
3	2	PANINI STANDISH	AVANTCO P70S	120/1	-	-	15A	-	-	-	-	-	-		17" x 12" x 10"
4	2	SS FLOOR FRYER	AVANTCO FF100	-	-	-	-	-	-	-	-	-	-	150,000	21" x 34.25" x 47.125"
5	1	71" SANDWCH/SALAD UNIT	VALPRO VP72S-HC	120/1	1/2	-	2.1A	-	-	-	-	-	-		71.7" x 29.9" x 43.2"
6	1	DOUBLE DOOR DRINK COOLER	VERDADERO DD MEDIUM	120/1	-	-	10A	-	-	-	-	-	-		47.13" x 30" x 79"
7	1	VERSATILE PRO AUTO FEED JUICER	ZUMEX 10216	120/1	-	-	13A	-	-	-	-	-	-		18.9" x 21.7" x 33.6"
8	1	DOUBLE DECK CONVECTION OVEN	VULCAN VC55GD	120/1	-	-	7.7A	-	-	-	-	-	-	100,000	40"D x 40"W x 70"H
9	1	MOP SINK	EXISTING	-	-	-	-	-	-	-	-	-	-		EXISTING
10	1	1 COMPARTMENT DROP HAND SINK	REGENCY 600D1110410	-	-	-	-	-	-	-	-	-	-		13" x 19" x 10"
11	2	COMMERCIAL ESPRESSO MACHINE	CASADIO UNDICI A2	220/1	-	-	28A	-	-	-	-	-	-		28.2" x 20.8" x 22.7"
12	2	ENEA ON DEMAND GRINDER	CASADIO GVFIP29B7EAIA	120/1	-	-	11A	-	-	-	-	-	-		7.6" x 14.5" x 20.1"
13	1	3 COMP DROP SINK	REGENY 600DI3101410	-	-	-	-	-	-	-	-	-	-		14" x 10" x 10"
14	1	5' HEATED DISPLAY CASE	MARC BCR59 HOT	120/1	-	-	16A	-	-	-	-	-	-		59" x 35" x 48.5"
15	2	LV REFRIGERATED DISPLAY CASE	MARC BCR77	120/1	-	-	16A	-	-	-	-	-	-		77" x 35" x 48.5"
16	1	WORK TABLE	-	-	-	-	-	-	-	-	-	-	-		24" X 30"
17	1	12" HAND SINK WITH SIDES	EXISTING	-	-	-	-	-	-	-	-	-	-		12" x 16" x 12"
18	1	WALK IN COOLER	EXISTING	-	-	-	-	-	-	-	-	-	-		EXISTING
19	2	WORK TABLE	-	-	-	-	-	-	-	-	-	-	-		72" X 30"
20	1	36" GRIDDLE AND 1 STANDARD OVEN	CPG SJ36-G36-N	-	-	-	-	-	-	-	-	-	-	90,000	NEW
21	1	TRASH CONTAINER	-	-	-	-	-	-	-	-	-	-	-		20.5" x 15" x 25.5"
22	1	WORK TABLE	-	-	-	-	-	-	-	-	-	-	-		60" X 30"
23	3	3.3 CU FT MINI FRIDGE	FRIGIDAIRE FFPE3322UM	120/1	-	15A	-	-	-	-	-	-	-		18.75" x 17.5" x 12.75"
24	1	0.9 CU FT MICROWAVE	INSIGNIA NS-MW09SS8	120/1	-	13.5A	-	-	-	-	-	-	-		19.125" x 14.8" x 11.5"
25	1	BURNER COUNTERTOP 12" RANGE	U.S RANGE UTOG12=2	-	-	-	-	-	-	-	-	-	-	60,000	NEW
26	1	WATER HEATER	EXISTING	-	-	-	-	-	-	-	-	-	-		EXISTING
27	2	TABLE TOP MIXER	-	120/1	-	9.1A	-	-	-	-	-	-	-		NEW
28	1	48" COLD CASE	-	120/1	-	8A	-	-	-	-	-	-	-		NEW
29	1	SNEEZE GAURD	-	-	-	-	-	-	-	-	-	-	-		NEW
30	1	WALK IN FREEZER	-	-	-	-	-	-	-	-	-	-	-		NEW/CUSTOM
31	13	SHELVING UNIT	-	-	-	-	-	-	-	-	-	-	-		24" x 48"
32	3	POS STATION	-	120/1	-	2.1A	-	-	-	-	-	-	-		NEW
33	4	UBER TABLET	-	120/1	-	0.5A	-	-	-	-	-	-	-		NEW
34	1	12" HAND SINK WITH SIDES	REGENCY 600HS12SP	-	-	-	-	-	-	-	-	-	-		NEW
35	3	SHELVING UNIT	-	-	-	-	-	-	-	-	-	-	-		24" x 42"
36	3	SHELVING UNIT	-	-	-	-	-	-	-	-	-	-	-		28" x 42"
37	3	SHELVING UNIT	-	-	-	-	-	-	-	-	-	-	-		18" x 36"

Pinecrest Bakery

DATE	NO.	DATE	REVISION
10-27-2025	1	3/16/26	BUILDING COMMENTS

DRAWN BY:
SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 561-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA
CHRISTOPHER PADILLA, JR.
AR99598
REGISTERED ARCHITECT
ORIGINAL SIGNED AND SEALED
STATE OF FLORIDA
REGISTERED ARCHITECT
JR PADILLA

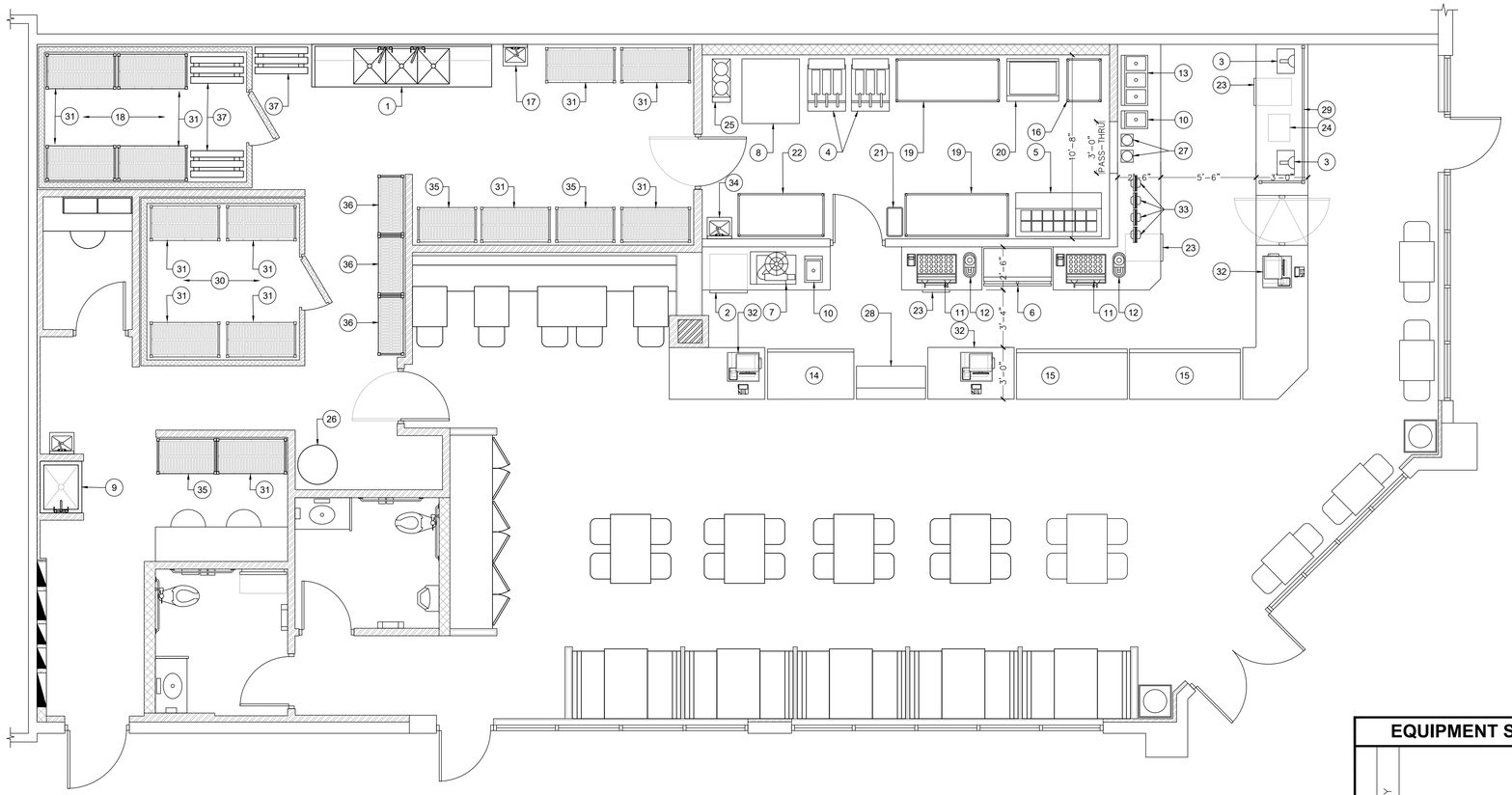
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
EQUIPMENT PLAN

SHEET NO.
EQ-1.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
EQ-1.0 RWK 2026-04-23.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:14:25 PM FIRE Approved As Noted



EQUIPMENT PLAN

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

EQUIPMENT SCHEDULE

ITEM	QUANTITY	DESCRIPTION	MAKE / MODEL	VOLTAGE / PHASE	HORSE POWER	KILOWATTS	AMPS	CONNECTION (VERIFY W/ ELECTRICAL)	COLD WATER	HOT WATER	DIRECT WASTE	INDIRECT WASTE	GAS	BTU	COORDINATE MOUNTING HEIGHT WITH OWNER. REMARKS
1	1	SS 3-COMP SINK	EXISTING	-	-	-	-	-		-	-	-	-		EXISTING
2	1	BIN UNDERCOUNTER ICE MACHINE	AVANTCO UC-F-160-A	120/1	-	-	7A	-	-	-	-	-	-		26" x 27" x 38.375"
3	2	PANINI STANDISH	AVANTCO P70S	120/1	-	-	15A	-	-	-	-	-	-		17" x 12" x 10"
4	2	SS FLOOR FRYER	AVANTCO FF100	-	-	-	-	-	-	-	-	-	-	150,000	21" x 34.25" x 47.125"
5	1	71" SANDWICH/SALAD UNIT	VALPRO VP72S-HC	120/1	1/2	-	2.1A	-	-	-	-	-	-		71.7" x 29.9" x 43.2"
6	1	DOUBLE DOOR DRINK COOLER	VERDADERO DD MEDIUM	120/1	-	-	10A	-	-	-	-	-	-		47.13" x 30" x 79"
7	1	VERSATILE PRO AUTO FEED JUICER	ZUMEX 10216	120/1	-	-	13A	-	-	-	-	-	-		18.9" x 21.7" x 33.6"
8	1	DOUBLE DECK CONVECTION OVEN	VULCAN VC55GD	120/1	-	-	7.7A	-	-	-	-	-	-	100,000	100.5"D x 110.5"W x 95.5"H
9	1	MOP SINK	EXISTING	-	-	-	-	-	-	-	-	-	-		EXISTING
10	1	1 COMPARTMENT DROP HAND SINK	REGENCY 600DI1101410	-	-	-	-	-	-	-	-	-	-		13" x 19" x 10"
11	2	COMMERCIAL ESPRESSO MACHINE	CASADIO UNDICI A2	220/1	-	-	28A	-	-	-	-	-	-		28.2" x 20.8" x 22.7"
12	2	ENEA ON DEMAND GRINDER	CASADIO GVFIP23B7EAIA	120/1	-	-	11A	-	-	-	-	-	-		7.6" x 14.5" x 20.1"
13	1	3 COMP DROP SINK	REGENY 600DI3101410	-	-	-	-	-	-	-	-	-	-		14" x 10" x 10"
14	1	5' HEATED DISPLAY CASE	MARC BCR59 HOT	120/1	-	-	16A	-	-	-	-	-	-		59" x 35" x 48.5"
15	2	LV REFRIGERATED DISPLAY CASE	MARC BCR77	120/1	-	-	16A	-	-	-	-	-	-		77" x 35" x 48.5"
16	1	WORK TABLE	-	-	-	-	-	-	-	-	-	-	-		24" X 30"
17	1	12" HAND SINK WITH SIDES	EXISTING	-	-	-	-	-	-	-	-	-	-		12" x 16" x 12"
18	1	WALK IN COOLER	EXISTING	-	-	-	-	-	-	-	-	-	-		EXISTING
19	2	WORK TABLE	-	-	-	-	-	-	-	-	-	-	-		72" X 30"
20	1	36" GRIDDLE AND 1 STANDARD OVEN	CPG S36-G36-N	-	-	-	-	-	-	-	-	-	-	90,000	NEW
21	1	TRASH CONTAINER	-	-	-	-	-	-	-	-	-	-	-		20.5" x 15" x 25.5"
22	1	WORK TABLE	-	-	-	-	-	-	-	-	-	-	-		60" X 30"
23	3	3.3 CU FT MINI FRIDGE	FRIGIDAIRE FFPE3322UM	120/1	-	15A	-	-	-	-	-	-	-		18.75" x 17.5" x 12.75"
24	1	0.9 CU FT MICROWAVE	INSIGNIA NS-MW09SS8	120/1	-	13.5A	-	-	-	-	-	-	-		19.125" x 14.8" x 11.5"
25	1	BURNER COUNTERTOP 12" RANGE	U.S RANGE UTOG12=2	-	-	-	-	-	-	-	-	-	-	60,000	NEW
26	1	WATER HEATER	EXISTING	-	-	-	-	-	-	-	-	-	-		EXISTING
27	2	TABLE TOP MIXER	-	120/1	-	9.1A	-	-	-	-	-	-	-		NEW
28	1	48" COLD CASE	-	120/1	-	8A	-	-	-	-	-	-	-		NEW
29	1	SNEEZE GAURD	-	-	-	-	-	-	-	-	-	-	-		NEW
30	1	WALK IN FREEZER	-	-	-	-	-	-	-	-	-	-	-		NEW/CUSTOM
31	13	SHELVING UNIT	-	-	-	-	-	-	-	-	-	-	-		24" x 48"
32	3	POS STATION	-	120/1	-	2.1A	-	-	-	-	-	-	-		NEW
33	4	UBER TABLET	-	120/1	-	0.5A	-	-	-	-	-	-	-		NEW
34	1	12" HAND SINK WITH SIDES	REGENCY 600HS12SP	-	-	-	-	-	-	-	-	-	-		NEW
35	3	SHELVING UNIT	-	-	-	-	-	-	-	-	-	-	-		24" x 42"
36	3	SHELVING UNIT	-	-	-	-	-	-	-	-	-	-	-		28" x 42"
37	3	SHELVING UNIT	-	-	-	-	-	-	-	-	-	-	-		18" x 36"

Pinecrest Bakery

NO.	DATE	REVISION

DATE 10-27-2025 DRAWN BY: SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8345 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 467-7722
REGISTRATION NO. AA 0002786

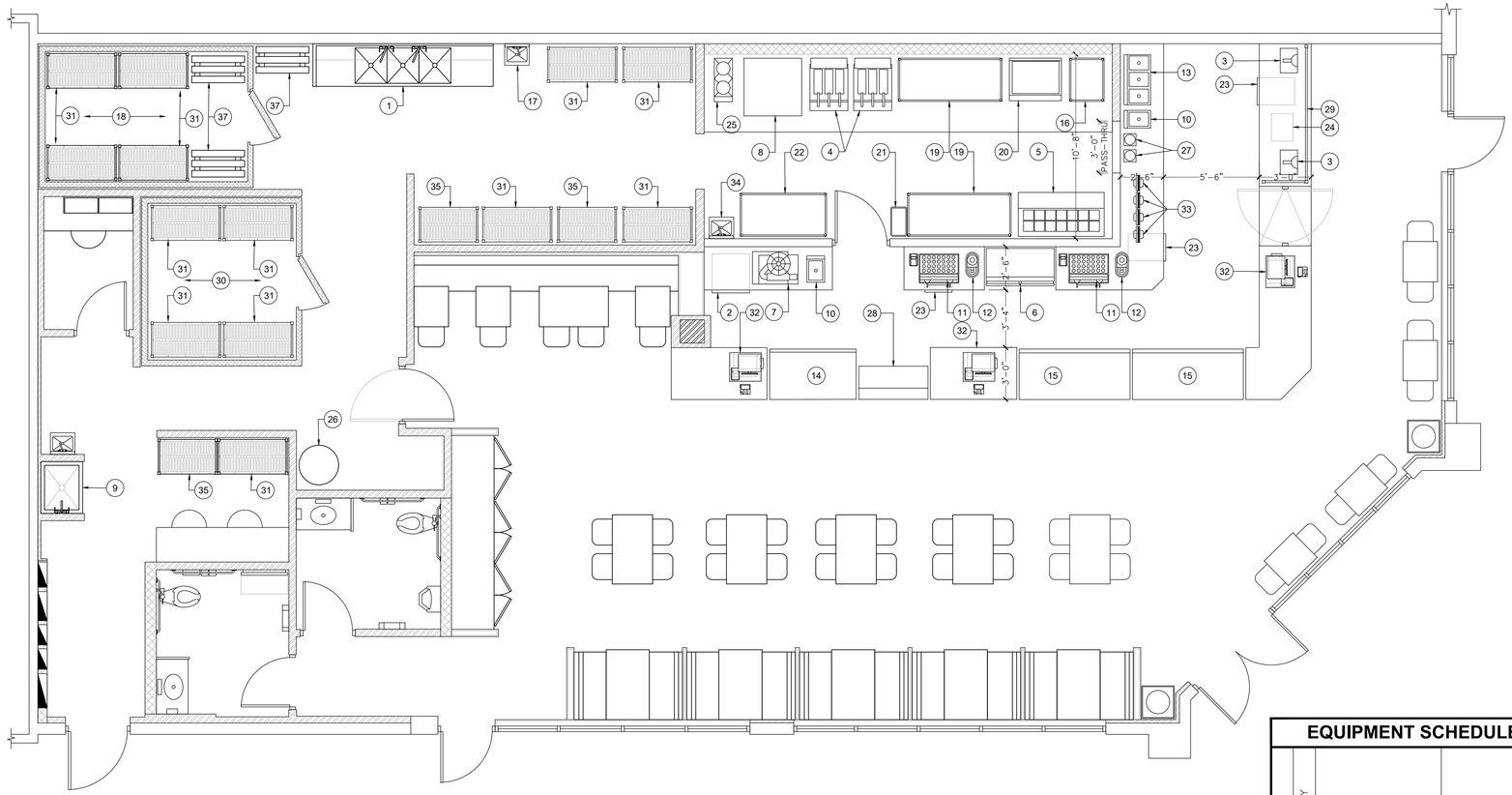
STATE OF FLORIDA · CHRISTOPHER PATRICK · NOVAK · AR99598 · REGISTERED ARCHITECT ·
CHRISTOPHER PATRICK NOVAK
STATE OF FLORIDA
REGISTERED ARCHITECT
99598

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
EQUIPMENT PALAN

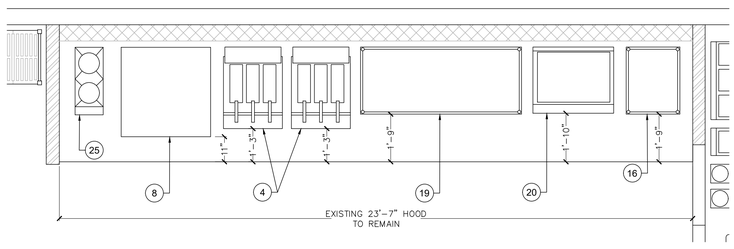
SHEET NO. EQ-1.0
JOB NO. 2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007478 - 5/21/2026 11:18:00 AM
EQ-1.0.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:13:18 PM FIRE Void



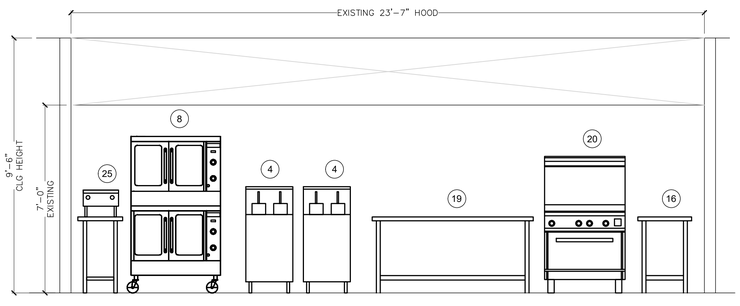
EQUIPMENT PLAN

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



HOOD EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"



HOOD EQUIPMENT ELEVATION

SCALE: 3/8" = 1'-0"

EQUIPMENT SCHEDULE

ITEM	QUANTITY	DESCRIPTION	MAKE / MODEL	VOLTAGE / PHASE	HORSE POWER	KILOWATTS	AMPS	CONNECTION (VERIFY W/ ELECTRICAL)	COLD WATER	HOT WATER	DIRECT WASTE	INDIRECT WASTE	GAS	BTU	COORDINATE MOUNTING HEIGHT WITH OWNER. REMARKS
1	1	SS 3-COMP SINK	EXISTING	-	-	-	-	-	-	-	-	-	-		EXISTING
2	1	BIN UNDERCOUNTER ICE MACHINE	AVANTCO UC-F-160-A	120/1	-	-	7A	-	-	-	-	-	-		26" x 27" x 38.375"
3	2	PANINI STANDISH	AVANTCO P70S	120/1	-	-	15A	-	-	-	-	-	-		17" x 12" x 10"
4	2	SS FLOOR FRYER	AVANTCO FF100	-	-	-	-	-	-	-	-	-	-	150,000	21" x 34.25" x 47.125"
5	1	71" SANDWCH/SALAD UNIT	VALPRO VP72S-HC	120/1	1/2	-	2.1A	-	-	-	-	-	-		71.7" x 29.9" x 43.2"
6	1	DOUBLE DOOR DRINK COOLER	VERDADERO DD MEDIUM	120/1	-	-	10A	-	-	-	-	-	-		47.13" x 30" x 79"
7	1	VERSATILE PRO AUTO FEED JUICER	ZUMEX 10216	120/1	-	-	13A	-	-	-	-	-	-		18.9" x 21.7" x 33.6"
8	1	DOUBLE DECK CONVECTION OVEN	VULCAN VC55GD	120/1	-	-	7.7A	-	-	-	-	-	-	100,000	40"D x 40"W x 70"H
9	1	MOP SINK	EXISTING	-	-	-	-	-	-	-	-	-	-		EXISTING
10	1	1 COMPARTMENT DROP HAND SINK	REGENCY 600D1110410	-	-	-	-	-	-	-	-	-	-		13" x 19" x 10"
11	2	COMMERCIAL ESPRESSO MACHINE	CASADIO UNDICI A2	220/1	-	-	28A	-	-	-	-	-	-		28.2" x 20.8" x 22.7"
12	2	ENEA ON DEMAND GRINDER	CASADIO GVFIP29B7EAIA	120/1	-	-	11A	-	-	-	-	-	-		7.6" x 14.5" x 20.1"
13	1	3 COMP DROP SINK	REGENY 600DI3101410	-	-	-	-	-	-	-	-	-	-		14" x 10" x 10"
14	1	5' HEATED DISPLAY CASE	MARC BCR59 HOT	120/1	-	-	16A	-	-	-	-	-	-		59" x 35" x 48.5"
15	2	LV REFRIGERATED DISPLAY CASE	MARC BCR77	120/1	-	-	16A	-	-	-	-	-	-		77" x 35" x 48.5"
16	1	WORK TABLE	-	-	-	-	-	-	-	-	-	-	-		24" X 30"
17	1	12" HAND SINK WITH SIDES	EXISTING	-	-	-	-	-	-	-	-	-	-		12" x 16" x 12"
18	1	WALK IN COOLER	EXISTING	-	-	-	-	-	-	-	-	-	-		EXISTING
19	2	WORK TABLE	-	-	-	-	-	-	-	-	-	-	-		72" X 30"
20	1	36" GRIDDLE AND 1 STANDARD OVEN	CPG S36-G36-N	-	-	-	-	-	-	-	-	-	-	90,000	NEW
21	1	TRASH CONTAINER	-	-	-	-	-	-	-	-	-	-	-		20.5" x 15" x 25.5"
22	1	WORK TABLE	-	-	-	-	-	-	-	-	-	-	-		60" X 30"
23	3	3.3 CU FT MINI FRIDGE	FRIGIDAIRE FFPE3322UM	120/1	-	15A	-	-	-	-	-	-	-		18.75" x 17.5" x 12.75"
24	1	0.9 CU FT MICROWAVE	INSIGNIA NS-MW09SS8	120/1	-	13.5A	-	-	-	-	-	-	-		19.125" x 14.8" x 11.5"
25	1	BURNER COUNTERTOP 12" RANGE	U.S RANGE UTOG12=2	-	-	-	-	-	-	-	-	-	-	60,000	NEW
26	1	WATER HEATER	EXISTING	-	-	-	-	-	-	-	-	-	-		EXISTING
27	2	TABLE TOP MIXER	-	120/1	-	9.1A	-	-	-	-	-	-	-		NEW
28	1	48" COLD CASE	-	120/1	-	8A	-	-	-	-	-	-	-		NEW
29	1	SNEEZE GAURD	-	-	-	-	-	-	-	-	-	-	-		NEW
30	1	WALK IN FREEZER	-	-	-	-	-	-	-	-	-	-	-		NEW/CUSTOM
31	13	SHELVING UNIT	-	-	-	-	-	-	-	-	-	-	-		24" x 48"
32	3	POS STATION	-	120/1	-	2.1A	-	-	-	-	-	-	-		NEW
33	4	UBER TABLET	-	120/1	-	0.5A	-	-	-	-	-	-	-		NEW
34	1	12" HAND SINK WITH SIDES	REGENCY 600HS12SP	-	-	-	-	-	-	-	-	-	-		NEW
35	3	SHELVING UNIT	-	-	-	-	-	-	-	-	-	-	-		24" x 42"
36	3	SHELVING UNIT	-	-	-	-	-	-	-	-	-	-	-		28" x 42"
37	3	SHELVING UNIT	-	-	-	-	-	-	-	-	-	-	-		18" x 36"

Pinecrest Bakery

NO.	DATE	REVISION
1	3/16/26	BUILDING COMMENTS

DATE 10-27-2025 DRAWN BY: SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 561-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA
CHRISTOPHER PATRICK PALAN
AR99598
REGISTERED ARCHITECT
CHRIST OF PLORIDA
REGISTERED ARCHITECT
AR99598

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
EQUIPMENT PALAN

SHEET NO.
EQ-1.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
EQ-1.0_V2.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:13:23 PM FIRE Void

GERSHEN ASSOCIATES, P.A.

Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

Date: 02-25-26
From: Chris Vidal
Project Name: Pinecrest Bakery P24
Project Code: 2025040
Project Address: 11519 Nw 67th Ave Miami Lakes, Fl 33014
Project Details: Interior Alteration
Owner: Efrain Valdes
Process Number: M2026007470

To Mr. Quintela,

In reference to comments dated 02-03-26:

FIRE:

Comment #15:

A. 101:4.1 General. 4.1.1 Cooking equipment used in processes producing smoke or grease-laden vapors shall be equipped with an exhaust system that complies with all the equipment and performance requirements of this standard. Clarify how cooking will be performed plans showing stove top, fryer, or kitchen hood are not provided. **Please see responses 15A and 15B below.**

B. REWORK 02-24-26 Previously approved fire stamped plans may be provided if existing kitchen hood and equipment layout is to remain if so hatch cooking area. If modifications are proposed kitchen equipment layout and kitchen hood plans with required dimensions are needed as required by NFPA 96. **Please see responses 15A and 15B below.**

C. REWORK 03-14-26 Sheet A-1.0 indicates existing equipment will be removed. Floor plan must clearly show location and type of existing equipment. Response sheet indicates that previously approved fire stamped plans will be provided to documents existing approved kitchen hood installation although not provided. **Please see responses 15A and 15B below.**

D. Provided new life safety floor plan containing sufficient detail to show location and type of all kitchen equipment and an elevation view. Sheet A-1.1 indicates note 15 refer to equipment sheet for the locations of the new kitchen equipment. Equipment sheet not uploaded plan do not contain notes corresponding with equipment location. **Please see responses 15A and 15B below.**

Response #15:

A. Please see attached revised EQ-1 sheet showing kitchen cooking equipment, enlarged plan, and elevation showing underhood cooking equipment to be replaced and the

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
FIRE -RWK 2026-04-23.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:14:39 PM FIRE Reference Only.

GERSHEN ASSOCIATES, P.A.
Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

existing hood to remain. Associated smoke and grease-laden vapors would be exhausted by existing hood and exhaust system.

B. Please see added M-2 sheet for reference only showing existing hoods to remain, with note to reviewer that existing hood drawings shall be submitted under a deferred submittal, per NFPA 96.

Comment #16

A. 4.6 Drawings.4.6.1 Where required, complete drawings and specifications of the exhaust system installation including the hood(s), duct(s), fan(s), and auxiliary equipment shall be prepared by properly trained and qualified persons and submitted to the authority having jurisdiction.4.6.2 Drawings shall be drawn to an indicated scale or shall be suitably dimensioned and shall be reproducible to show compliance with this standard including the following: **Please see responses 16A and 16B below.**

1. Size and material of the hood(s)
2. Number, type, size, and position of appliances served
3. Size and material of the duct(s)
4. Fan(s) type, size, mounting arrangement, and electrical specifications
5. Type, size, and location of auxiliary equipment, if used
6. Provision for make-up air
7. Airflow calculations
8. Locations and sizes of access openings
9. Method(s) for assuring liquid tight construction
10. Type and quantity of materials for supporting the hood(s), ducts, and auxiliary equipment
11. Size, material, and fire resistance rating of duct enclosures, if any
12. Clearance to combustible and limited combustible materials
13. Clearance reduction methods, if used
14. Listed components and equipment, if used
15. Electrical schematics
16. Operating and maintenance instructions for components and equipment
17. Type and arrangement of the extinguishing system(s), as required by 10.8.1**.**

B. REWORK 02-24-26 Previously approved fire stamped plans may be provided if existing kitchen hood and equipment layout is to remain as previously approved. Sheet M-1.0 note number 3 indicates existing hood to be removed if modifications are proposed provide plans as required by NFPA 96. **Please see response 16C below.**

C. REWORK 03-14-26 Coordinate all information on response sheet with plans. Clarify if hood to be removed is type 2 provided revised note. **Please see response 16C below.**

Response #16:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
FIRE -RWK 2026-04-23.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:14:39 PM FIRE Reference Only.

GERSHEN ASSOCIATES, P.A.
Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

A. Please see attached revised EQ-1 sheet showing kitchen cooking equipment, enlarged plan, and elevation showing underhood cooking equipment to be replaced and the existing hood to remain. Associated smoke and grease-laden vapors would be exhausted by existing hood and exhaust system.

B. Please see added M-2 sheet for reference only showing existing hoods to remain, with note to reviewer that existing hood drawings shall be submitted under a deferred submittal, per NFPA 96.

C. Please see revised M-1 sheet, keynote #4 (not #3) for existing "Type-2 hood at dishwasher to be removed." Additionally, keynote #9 has been revised to "Existing kitchen type-1 hood to remain".

Comment #17

A. REWORK 03-14-26 NFPA96: 10.2.7.4. Modifications to existing hood systems. Change or modifications to the hazard after installation of the fire-extinguishing system shall in re-evaluation of the system design by a property trained, qualified, and certified person(s). a re-evaluation by a qualified fire protection contractor may be provided if scope is limited to the replacement of equipment. **Please see response 17A below.**

Response #17

A. Fire suppression contractor shall provide a re-evaluation report, under deferred submittal.

Should you have any questions, please let us know.

Sincerely,

Chris Vidal, President
AR#99598
Chris.Vidal@gershenassociates.com

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
FIRE -RWK 2026-04-23.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:14:39 PM FIRE Reference Only.

FIRE SPRINKLER GENERAL NOTES:

1. SPRINKLER SYSTEM DESIGN, INSTALLATION AND MATERIALS SHALL BE IN ACCORDANCE WITH NFPA 13 AND NFPA 24. SYSTEM SHALL ALSO MEET ALL APPLICABLE BUILDING CODES, FIRE CODES AND THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND INSURANCE CARRIER. VERIFY REQUIREMENTS PRIOR TO BID SUBMITTAL.
2. INFORMATION ON CONTRACT DOCUMENTS IS GENERAL INFORMATION AND FOR BID PURPOSES ONLY. LAYOUT SYSTEM, PERFORM REQUIRED CALCULATIONS AND COORDINATE WITH OTHER TRADES.
3. PROVIDE ADDITIONAL MATERIALS AND LABOR REQUIRED DUE TO LACK OF COORDINATION AND TO MEET AUTHORITY HAVING JURISDICTION AND INSURANCE CARRIER REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
4. PROVIDE MINIMUM LIGHT HAZARD DESIGN CRITERIA (0.10 GPM/SF OVER 1500 SF HYDRAULIC REMOTE AREA) THROUGHOUT SEATING AREA UNLESS REQUIRED OTHERWISE. INCLUDE HOSE ALLOWANCE AT BASE OF RISER.
5. PROVIDE MINIMUM ORDINARY HAZARD GROUP 1 DESIGN CRITERIA (0.15 GPM/SF OVER 1500 SF HYDRAULIC REMOTE AREA) THROUGHOUT KITCHEN, STORAGE AND MECHANICAL AREAS UNLESS REQUIRED OTHERWISE. INCLUDE HOSE ALLOWANCE AT BASE OF RISER.
6. COORDINATE PIPE ROUTING NEAR ELECTRICAL EQUIPMENT WITH NFPA 70.
7. COORDINATE SPRINKLER TEMPERATURES NEAR HEAT-PRODUCING SOURCES WITH NFPA 13.
8. FORWARD COMPLETED CONTRACTOR MATERIAL TEST CERTIFICATES TO THE OWNER.
9. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

WATER SUPPLY INFORMATION:

OBTAINED FROM: SHELL DRAWINGS (MIAMI-DADE COUNTY)
LOCATION: HYDRANT AT 67TH AND EAGLE NEST LANE
DATE: 9/2/05 - 11:00 AM
STATIC PRESSURE: 55 PSI
RESIDUAL PRESSURE: 45 PSI
WATER FLOW: 2000 GPM

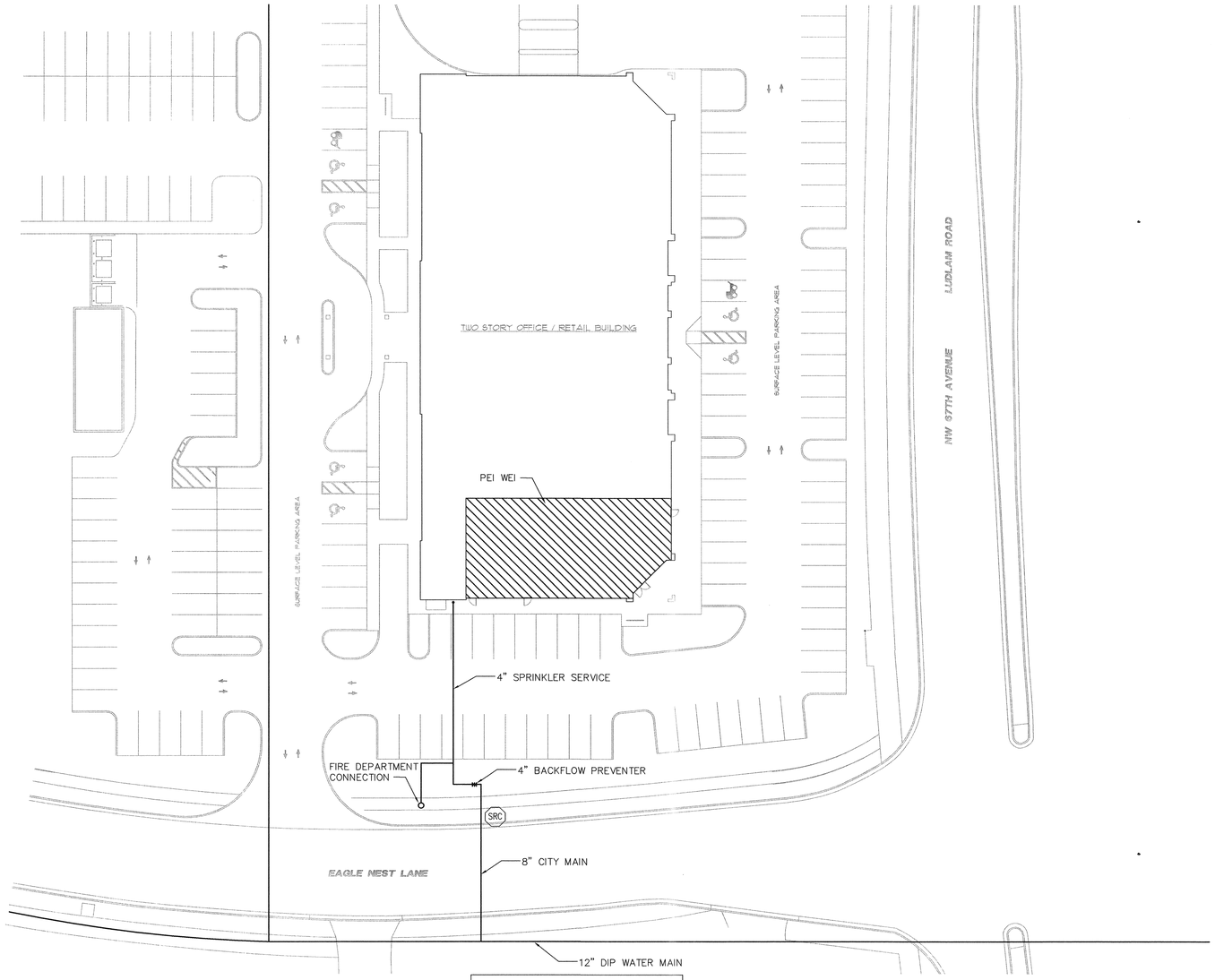
SPRINKLER SYMBOL LEGEND

SYMBOL	SIZE	MFR	MAKE	S.I.N.	FINISH	STYLE	TEMP	K-FACTOR	TOTAL
⊠	DEMO	VARIES	VARIES	----	BRASS	EXISTING UPRIGHT	----	----	--
⊙	1/2"	TYCO	TY-FRB	TY3231	WHITE	PENDENT	155	5.6	10
◒	1"	TYCO	DS-C	TY3555	WHITE	CONCEAL	200	5.6	1
●	1/2"	TYCO	RFII	TY3551	VARIES	CONCEAL	155	5.6	23
⊗	1/2"	TYCO	RFII	TY3551	VARIES	CONCEAL	200	5.6	2
◌	1/2"	VARIES	VARIES	----	----	EXISTING UPRIGHT	155	5.6	--
❁	1/2"	VARIES	VARIES	----	----	EXISTING CONCEAL	155	5.6	--
▷	1/2"	VARIES	VARIES	----	----	EXISTING SIDEWALL	212	5.6	--

CONTRACTOR MAY SUBSTITUTE SPRINKLERS OF SAME SIZE, K-FACTOR AND TEMPERATURE CLASSIFICATION UNLESS PROHIBITED BY THE SPECIFICATIONS.

TOTAL SPRINKLERS REQUIRED 36

SYMBOL	DESCRIPTION
XXX	HYDRAULIC REFERENCE NODE POINT
E—	CAP
○	RISER NIPPLE/DROP NIPPLE
⊕	SPRINKLER RISER
○—|	INSPECTOR'S TEST/AUXILIARY DRAIN
\	HANGER
◔	NEW CONNECTION
——	NEW SPRINKLER MAIN PIPE
——	NEW SPRINKLER LINE PIPE
— —	EXISTING SPRINKLER MAIN PIPE
— —	EXISTING SPRINKLER LINE PIPE



UNDERGROUND PIPING SHOWN FOR HYDRAULIC CALCULATION PURPOSES ONLY. REFER TO CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION.

1 FIRE PROTECTION SITE PLAN
1" = 30'-0"

0 15 30

FIRE
DO NOT INSTALL: DO NOT INSTALL FIRE SPRINKLERS PER THIS DRAWING!!!
FIRE PROTECTION CONTRACTOR¿S WORKING PLANS SHALL
BE SUBMITTED FOR APPROVAL TO MIAMI-DADE COUNTY
FIRE DEPARTMENT BEFORE ANY SYSTEM IS INSTALLED OR
REMODELED
QUINTELA, JULIAN, 2/24/2026 1:11:24 PM

NOTE:
EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS & SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

DATE:

HENDERSON ENGINEERS INCORPORATED
8325 LENEXA DRIVE, SUITE 400
LENEXA, KANSAS 66214-1595
PH 913.307.5300
FX 913.307.5400
WWW.HENDERSONENGINEERS.COM
06500000253
FL. CORPORATE NUMBER: EB 7606
EXPIRES 02/28/07

PROFESSIONAL ENGINEER
Darrell E. Stein, II
FL PE# -
58463

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
FIRE SPRINKLER CONCEPTUAL DESIGN.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 2/24/2026 1:11:32 PM FIRE Reference Only.

#0166

COPYRIGHT NOTICE:
These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under sec. 102 of the copyright act, 17 u.S.C. As amended January 2003. The protection includes, without limitation, the overall form, arrangement and composition of spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, building seizure, and/or monetary liability.

EAGLE NEST CENTER
15501 NW 67TH AVE.
MIAMI LAKES, FLORIDA 33014

FIRE PROTECTION SITE PLAN

NOTICE OF ESTIMATED PAYMENT PROVISION
THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 14 DAYS AFTER CERTIFICATION AND NOTICE OF EXTENDED CERTIFICATION AND AMOUNT. FLORIDA LAW, HOWEVER, ALLOWS THE OWNER TO CERTIFY AND APPROVE AFTER THE ESTIMATED WITHIN 14 DAYS AFTER THE BUILDING OFFICIAL HAS RECEIVED FROM THE CONTRACTOR.

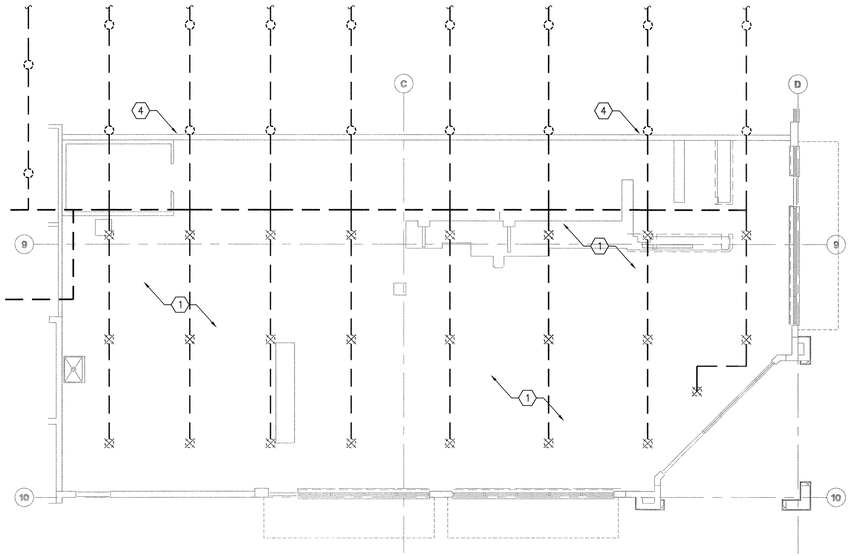
REVISIONS

FITCH
15425 North Greenway-Hayden Loop Suite 100
Scottsdale, Arizona 85260
T+1 480 998 4200 F+1 480 998 7223
www.fitch.com
Timothy G. Pieger RA AIA
Donald J. Hasulak RA AIA
Firm's Florida License No. AA0002912

CONSTRUCTION ISSUE - 06/26/07
AAD:FITCH dba

Timothy G. Pieger RA AIA
Florida License No. AR0014496

DATE:	9/28/06
SCALE:	AS NOTED
DRAWN BY:	RMS
PROJECT No.:	PEI-06-01B
SHEET:	FP1

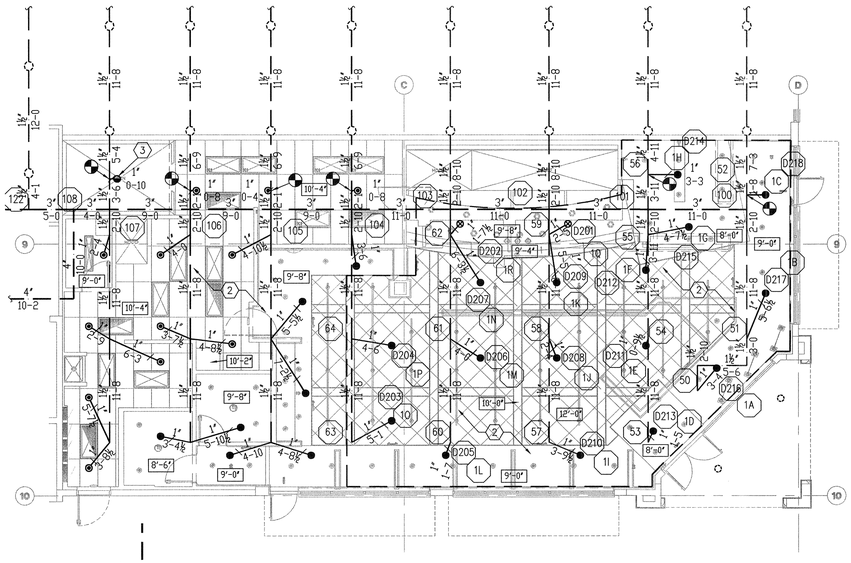


1 FIRE PROTECTION DEMOLITION PLAN
1/8"=1'-0"

0 2 4 8

FIRE PROTECTION PLAN NOTES:

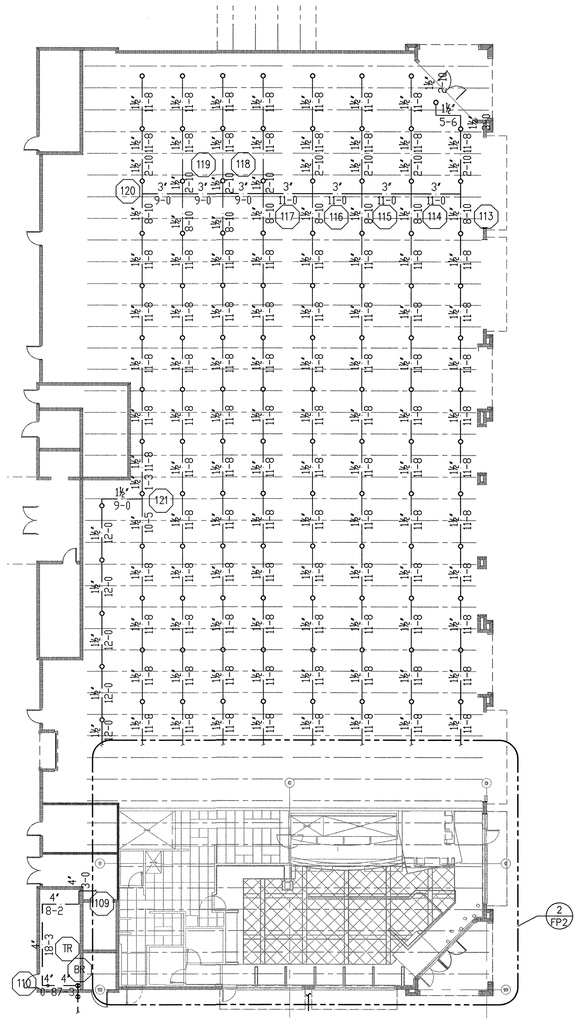
1. REMOVE EXISTING UPRIGHT SPRINKLERS AND CAP OUTLETS NOT INTENDED FOR REUSE.
2. PROVIDE NEW PENDENT SPRINKLERS THROUGHOUT TENANT SPACE. CONNECT TO EXISTING OUTLETS AND/OR OVERHEAD PIPING AS SHOWN.
3. PROVIDE NEW DRY CONCEALED PENDENT SPRINKLER AND CONNECT TO EXISTING OVERHEAD SYSTEM. COORDINATE WITH LIGHTS AND EVAPORATOR UNITS. REFERENCE DETAIL 1/FP3.
4. ADJUST REMOVE OR ADD SPRINKLERS AS NECESSARY TO COORDINATE WITH WALLS TO STRUCTURE



2 FIRE PROTECTION FLOOR PLAN
1/8"=1'-0"

0 2 4 8

HYDRAULIC DESIGN	
SYSTEM #1	AREA #1 PEI WEI
SPRINKLERS CALCULATED	18 SPRINKLERS
SPRINKLER DENSITY REQ'D	0.10 GPM/SQ. FT.
AREA OF DISCHARGE	1500 SQ FT
HOSE ALLOWANCE	100 GPM
SYSTEM DEMAND FLOW	380 GPM
SYSTEM DEMAND PRESSURE	35.8 PSI
SYSTEM SAFETY FACTOR	18.7 PSI



3 EXISTING SYSTEM CALCULATION PLAN
1/16"=1'-0"

0 4 8 16

HENDERSON ENGINEERS INCORPORATED
8325 LENEXA DRIVE, SUITE 400
LENEXA, KANSAS 66214-1695
PH 913.307.5300
FX 913.307.5400
WWW.HENDERSONENGINEERS.COM
0650000253
FL. CORPORATE NUMBER: EB 7606
EXPIRES 02/28/07

PROFESSIONAL ENGINEER
Darrell E. Stein, II
FL PE# –
58463

NOTE:
EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS & SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
FIRE SPRINKLER CONCEPTUAL DESIGN.pdf
Examiner 233 Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 2/24/2026 1:11:32 PM FIRE Reference Only.

#0166

COPYRIGHT NOTICE:
These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under sec. 102 of the copyright act, 17 u.S.C. As amended January 2003. The protection includes, without limitation, the overall form, arrangement and composition of spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, building seizure, and/or monetary liability.

EAGLE NEST CENTER
15501 NW 67TH AVE.
MIAMI LAKES, FLORIDA 33014

FIRE PROTECTION FLOOR PLAN

NOTICE OF EXTENDED PAYMENT PROVISION
THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 14 DAYS AFTER CERTIFICATION AND/OR APPROVAL BY ENGINEER. THIS CONTRACT ALSO ALLOWS THE OWNER TO GIVE NOTICE OF EXTENDED CERTIFICATION AND/OR APPROVAL BY ENGINEER. THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE AS TO THE BUILDING AND ESTIMATES AFTER THE BUILDING AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REVISIONS

FITCH
Timothy G. Pieger RA AIA
Donald J. Hasulak RA AIA
15425 North Greenway - Hayden Loop Suite 100
Scottsdale, Arizona 85260
T+1 480 998 4200 F+1 480 998 7223
www.fitch.com
Firm's Florida License No. AA0002912

CONSTRUCTION ISSUE - 06/26/07
AAD:FITCH dba

Timothy G. Pieger RA AIA
Florida License No. AR0014496

DATE: 9/28/06
SCALE: AS NOTED
DRAWN BY: RMS
PROJECT No.: PEI-06-013

SHEET: FP2

SECTION 15C AUTOMATIC SPRINKLER SYSTEM:

15C1 GENERAL

15C 1–1 GENERAL REQUIREMENTS

ALL REQUIREMENTS UNDER THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THESE SPECIFICATIONS SHALL BE A PART OF THIS SECTION. EACH CONTRACTOR SHALL BE RESPONSIBLE TO THOROUGHLY BECOME FAMILIAR WITH ALL ITS CONTENTS AS TO CODES AND REQUIREMENTS THAT AFFECT THIS DIVISION OR SECTION. THE WORK REQUIRED UNDER THIS SECTION INCLUDES ALL MATERIAL, EQUIPMENT, APPLIANCES, TRANSPORTATION, SERVICES, AND LABOR REQUIRED TO COMPLETE THE ENTIRE SYSTEM AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS.

THE SPECIFICATIONS WRITTEN HEREIN AND THE ASSOCIATED DRAWINGS ARE COMPLEMENTARY, AND ANY PORTION OF THE WORK DESCRIBED IN ONE, SHALL BE PROVIDED AS IF DESCRIBED IN BOTH. IN THE EVENT OF DISCREPANCIES ON THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL ADVISE THE ENGINEER OF SAME PRIOR TO PROCEEDING WITH THE WORK INVOLVED, IN ORDER THAT CORRECT PROGRESS OF THE WORK MAY BE ENSURED. REFER TO SECTION 15B PLUMBING FOR ADDITIONAL REQUIREMENTS THAT APPLY TO THIS INSTALLATION THAT ARE NOT WRITTEN HEREIN.

15C 1–2 DEFINITIONS

FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION AND SIMILAR OPERATIONS."

INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT THE PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."

PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

FURNISHED BY OWNER OR FURNISHED BY OTHERS: THE ITEM WILL BE FURNISHED BY THE OWNER OR OTHERS. IT IS TO BE INSTALLED AND CONNECTED UNDER THE REQUIREMENTS OF THIS DIVISION, COMPLETE AND READY FOR OPERATION, INCLUDING ITEMS INCIDENTAL TO THE WORK, INCLUDING SERVICES NECESSARY FOR PROPER INSTALLATION AND OPERATION. THE INSTALLATION SHALL BE INCLUDED UNDER THE GUARANTEE REQUIRED BY THIS DIVISION.

ENGINEER: WHERE REFERENCED IN THIS DIVISION, "ENGINEER" IS THE ENGINEER OF RECORD AND THE DESIGN PROFESSIONAL FOR THE WORK UNDER THIS DIVISION, AND IS A CONSULTANT TO, AND AN AUTHORIZED REPRESENTATIVE OF, THE ARCHITECT, AS DEFINED IN THE GENERAL AND/OR SUPPLEMENTARY CONDITIONS. WHEN USED IN THIS DIVISION, IT MEANS INCREASED INVOLVEMENT BY, AND OBLIGATIONS TO, THE ENGINEER, IN ADDITION TO INVOLVEMENT BY, AND OBLIGATIONS TO, THE "ARCHITECT".

AHJ: THE LOCAL CODE AND/OR INSPECTION AGENCY (AUTHORITY) HAVING JURISDICTION OVER THE WORK.

THE TERMS "APPROVED EQUAL", "EQUIVALENT", OR "EQUAL" ARE USED SYNONYMOUSLY AND SHALL MEAN "ACCEPTED BY OR ACCEPTABLE TO THE ENGINEER AS EQUIVALENT TO THE ITEM OR MANUFACTURER SPECIFIED". THE TERM "APPROVED" SHALL MEAN LABELED, LISTED, OR BOTH, BY A NATIONALLY RECOGNIZED TESTING LABORATORY (E.G. UL, ETL, CSA), AND ACCEPTABLE TO THE AHJ OVER THIS PROJECT.

15C 1–3 INSPECTION OF SITE

THE CONTRACTOR SHALL PERSONALLY INSPECT THE SITE OF THE PROPOSED WORK AND BECOME FULLY INFORMED AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. FAILURE TO DO SO WILL NOT BE CONSIDERED SUFFICIENT JUSTIFICATION TO REQUEST OR OBTAIN EXTRA COMPENSATION OVER AND ABOVE THE CONTRACT PRICE.

15C 1–4 SCOPE

PROVIDE COMPLETE WITH ALL RELATED ITEMS, A WET–PIPE, FIRE PROTECTION AUTOMATIC SPRINKLER SYSTEM FOR THE AREA OF WORK SHOWN ON THE DRAWINGS. CONTRACTOR SHALL BE APPROVED AND STATE LICENSED FOR DESIGN AND INSTALLATION OF FIRE PROTECTION SYSTEMS. THE WORK DONE UNDER THIS SECTION SHALL BE PERFORMED ONLY BY A CONTRACTOR WHOSE WORKMEN ARE EXPERIENCED AND REGULARLY ENGAGED IN THE INSTALLATION OF FIRE PROTECTION SYSTEMS. CONTRACTOR SHALL BE CAPABLE OF PREPARING HYDRAULIC CALCULATIONS AND SYSTEM LAYOUTS.

PROVIDE ALL FIRE SPRINKLER ALARM DEVICES INCLUDING WATERFLOW ALARM AND VALVE TAMPER SWITCHES FOR ALL SYSTEM CONTROL VALVES AS REQUIRED. COORDINATE ALL WIRING AND CONDUIT FOR A COMPLETE AND FUNCTIONAL INSTALLATION.

SYSTEM SHALL, AT A MINIMUM, BE IN ACCORDANCE WITH THE LATEST EDITION OF NFPA 13, 25, UNDERWRITERS LABORATORIES (UL), AND MUST BE ACCEPTABLE TO THE OWNER'S INSURER, THE AUTHORITY HAVING JURISDICTION AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND STANDARDS. WHERE THE CONTRACT DOCUMENTS EXCEED THE REQUIREMENTS OF THE REFERENCED CODES, STANDARDS, ETC., THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE.

WORK SHALL INCLUDE, BUT SHALL NOT NECESSARILY BE LIMITED TO THE FOLLOWING:

1) DESIGN AND INSTALLATION OF A COMPLETE WET–PIPE FIRE PROTECTION SPRINKLER SYSTEM FOR AREA OF WORK SHOWN ON THE DRAWINGS.

2) PORTIONS OF SYSTEMS SUBJECT TO FREEZING OR TEMPERATURES BELOW 40° F SHALL BE PROTECTED AGAINST FREEZING AS REQUIRED BY NFPA 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS AND FOR ALL COSTS INCURRED FROM DAMAGE CAUSED BY FREEZING OF THE FIRE PROTECTION SYSTEM.

3) PROVIDE OVERHEAD SPRINKLER SYSTEM FOR FREEZERS AND COOLER BOXES. SPRINKLERS WITHIN COOLERS AND FREEZERS SHALL BE OF THE DRY PENDENT TYPE DESIGN AS REQUIRED BY LOCAL CODE AND NFPA 13.

15C 1–5 SYSTEM DESIGN

THIS CONTRACTOR SHALL VERIFY DESIGN CRITERIA AND RATING HAZARDS WITH THE OWNER'S INSURER PRIOR TO DESIGNING THE SYSTEM. WATERFLOW AND PRESSURE TEST DATA SHALL BE ACQUIRED BEFORE SYSTEM IS CALCULATED AND BE DATED NOT MORE THAN 12 MONTHS PRIOR TO THE SUBMITTAL OF SPRINKLER DRAWINGS. ARRANGEMENTS FOR AND COST OF FLOW TESTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. HYDRAULIC CALCULATIONS SHALL BE SUBMITTED AS REQUIRED INCLUDING SUPPLY AND DEMAND GRAPH; ALL HYDRAULIC REFERENCE POINTS AND AREA OF APPLICATION SHALL APPEAR ON THE PLAN. CONTRACTOR SHALL VERIFY WITH AUTHORITY HAVING JURISDICTION ANY MINIMUM SAFETY FACTOR REQUIREMENTS. DEMAND SHALL NOT BE LESS THAN 10% BELOW THE SUPPLY AT THE DEMAND POINT.

PROTECT RESTAURANT SEATING AREA, UNLESS REQUIRED OTHERWISE WITH A WET TYPE SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 13. DESIGN SYSTEM FOR LIGHT HAZARD, 0.10 GPM/SF OVER THE HYDRAULICALLY REMOTE 1500 SF AREA. INCLUDE MINIMUM 100 GPM HOSE ALLOWANCE ADDED AT THE BASE OF RISER. PROVIDE QUICK RESPONSE SPRINKLERS IN ALL LIGHT HAZARD AREAS.

PROTECT KITCHEN, MECHANICAL, ELECTRICAL AND STORAGE AREAS/ROOMS WITH A WET TYPE SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 13. DESIGN SYSTEM FOR ORDINARY HAZARD GROUP 1, 0.15 GPM/SF OVER THE HYDRAULICALLY REMOTE 1500 SF AREA OR ENTIRE AREA, WHICHEVER IS SMALLER. INCLUDE MINIMUM 250 GPM HOSE ALLOWANCE ADDED AT THE BASE OF RISER.

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE HYDRAULIC CALCULATIONS (AS REQUIRED), THE FINAL SYSTEM DESIGN, AND THE LAYOUT OF ALL COMPONENTS OF THE SYSTEM AS REQUIRED FOR THE APPROVAL BY THE OWNER'S INSURER, THE AUTHORITY HAVING JURISDICTION AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND STANDARDS.

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR COORDINATING SYSTEM LAYOUT WITH OTHER CONTRACTORS. CHANGES TO SYSTEM DESIGN DUE TO LACK OF COORDINATION SHALL BE PAID FOR BY THIS CONTRACTOR.

DESIGNS REQUIRING CUTTING OF STRUCTURAL MEMBERS FOR PASSAGE OF SPRINKLER PIPES OR HANGERS SHALL NOT BE ACCEPTED. WHEN DESIGN APPEARANCE OR SIMILAR ASPECTS REQUIRES CUTTING, DUE TO ECONOMY, IT SHALL BE HELD TO AN ABSOLUTE MINIMUM AND DONE ONLY WITH THE ARCHITECT AND STRUCTURAL ENGINEER'S WRITTEN APPROVAL. ANY EXCESSIVE REQUIREMENTS OF THIS TYPE SHALL BE IDENTIFIED DURING THE BID PERIOD.

SPRINKLER SPACING SHALL CONFORM TO NFPA 13. EXTENDED COVERAGE SPRINKLERS SHALL NOT BE USED IN UNFINISHED (SHELL) SPACES.

THE HYDRAULIC AREA OF OPERATION SHALL NOT BE REDUCED AS ALLOWED BY NFPA 13 FOR AREAS UTILIZING QUICK RESPONSE SPRINKLERS.

15C 1–6 SHOP DRAWINGS

SIX (6) COPIES OF SHOP DRAWINGS AND HYDRAULIC CALCULATIONS (AS REQUIRED) SHALL BE FURNISHED TO THE ARCHITECT AND/OR ENGINEER, FOR HIS APPROVAL. THE ARCHITECT WILL FORWARD ONE SET TO THE CONTRACTOR AFTER FINAL APPROVAL. SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP INDICATING APPROVAL BY THE AUTHORITY HAVING JURISDICTION.

SHOP DRAWINGS SHALL MEET THE REQUIREMENTS OF NFPA 13 AND SHALL INCLUDE THE FOLLOWING:

1) SUBMIT WORKING PLANS PER NFPA 13 INCLUDING LAYOUT DRAWINGS OF THE COMPLETE OVERHEAD SPRINKLER SYSTEM INDICATING RELATIONSHIP OF SPRINKLER PIPING AND SPRINKLERS TO ALL OTHER OVERHEAD ITEMS INCLUDING CEILING GRID AND TILES, LIGHT FIXTURES, DIFFUSERS, REGISTERS, GRILLES, DUCTWORK, ETC. LOCATION OF RISERS, PIPING, ETC., SHALL BE AS INCONSPICUOUS AS POSSIBLE AND SHALL FULFILL ALL FUNCTIONAL REQUIREMENTS. SYSTEM DESIGN CAPABILITIES AND WATER DEMANDS SHALL ALSO BE NOTED ON THE DRAWINGS.

2) SUBMIT COMPLETE DETAILS AND SECTIONS AS REQUIRED TO CLEARLY DEFINE AND CLARIFY THE DESIGN, INCLUDING A MATERIALS LIST DESCRIBING ALL PROPOSED MATERIALS BY MANUFACTURER'S NAME AND CATALOG NUMBER.

3) HYDRAULIC CALCULATIONS (AS REQUIRED).

4) PRODUCT DATA FOR ALL FIRE SPRINKLER SYSTEM COMPONENTS.

15C 1–7 ELECTRONIC DRAWINGS

IN PREPARATION OF SHOP DRAWINGS, CONTRACTOR MAY, AT HIS OPTION, OBTAIN ELECTRONIC DRAWING FILES IN AUTOCAD VERSION 14, 2002 OR DXF FORMAT ON 3.5 INCH FLOPPY DISK, 100 MB ZIP DISK OR CD–ROM DISK, AS DESIRED, FROM THE ENGINEER FOR A FEE OF $200 FOR A DRAWING SET UP TO 12 SHEETS AND $15 PER SHEET FOR EACH ADDITIONAL SHEET. CONTRACTOR SHALL CONTACT THE ENGINEER TO OBTAIN THE NECESSARY RELEASE AGREEMENT FORM AND TO SPECIFY SHIPPING METHOD AND DRAWING FORMAT. PAYMENT MUST BE RECEIVED BEFORE ELECTRONIC DRAWING FILES WILL BE SENT.

15C 1–8 RECORD DRAWINGS

DURING PROGRESS OF THE WORK OF THIS SECTION, THIS CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF ALL CHANGES MADE IN THE INSTALLATION OF THE SYSTEM. UPON COMPLETION OF THE WORK, ACCURATELY TRANSFER ALL RECORD INFORMATION TO ONE SET OF THE APPROVED SHOP DRAWINGS. ONE COPY SHALL BE PROVIDED TO THE OWNER FOR THEIR RECORDS.

15C 1–9 TESTING AND ACCEPTANCE

UPON COMPLETION OF EACH PHASE OF THE INSTALLATION, EACH SYSTEM SHALL BE TESTED IN CONFORMANCE WITH LOCAL CODE REQUIREMENTS AND AS NOTED BELOW. THE CONTRACTOR SHALL FURNISH ALL LABOR AND EQUIPMENT REQUIRED TO PROPERLY TEST ALL SPRINKLER EQUIPMENT INSTALLED UNDER THIS CONTRACT, AND HE SHALL ASSUME ALL COSTS INVOLVED IN MAKING THE TESTS, AND REPAIRING AND/OR REPLACING ALL DAMAGE RESULTING THEREFROM.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE AUTHORITY HAVING JURISDICTION, THREE (3) WORKING DAYS PRIOR TO MAKING SPRINKLER SYSTEM TESTS. CONCEALED WORK SHALL REMAIN UNCOVERED UNTIL THE REQUIRED TESTS HAVE BEEN COMPLETED, BUT IF NECESSARY DUE TO CONSTRUCTION PROCEDURE, TESTS ON PORTIONS OF THE WORK MAY BE MADE, AND IF SATISFACTORY, THE WORK MAY BE CONCEALED. ALL PIPING SHALL BE SUBJECT TO THE SPECIFIED PRESSURE FOR THE UNINTERRUPTED SPECIFIED PERIOD. ALL LINES, JOINTS, FLANGES, VALVE STEMS, ETC., SHALL BE LEAK TIGHT. ALL SYSTEM DEFECTS SHALL BE REPAIRED OR REPLACED WITH NEW MATERIALS. CAULKING OF DEFECTIVE JOINTS, CRACKS OR HOLES WILL NOT BE PERMITTED. TESTS SHALL BE REPEATED AFTER DEFECTS HAVE BEEN ELIMINATED. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ADMINISTRATIVE AUTHORITY AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.

UPON COMPLETION OF THE SYSTEMS INSTALLATION, AND PRIOR TO ACCEPTANCE BY THE ENGINEER AND OWNER, THIS CONTRACTOR SHALL MAKE GENERAL OPERATING TESTS TO DEMONSTRATE THAT ALL EQUIPMENT AND SYSTEMS ARE IN PROPER WORKING ORDER, AND ARE FUNCTIONING IN CONFORMANCE WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS.

ABOVE GROUND PIPING SHALL BE TESTED IN ACCORDANCE WITH NFPA 13. ALL SPRINKLER PIPING SHALL BE HYDROSTATICALLY TESTED AT A MINIMUM PRESSURE OF 200–PSI FOR A MINIMUM 2–HOUR PERIOD OF TIME. CORRECT ANY FAULTY OR LEAKING JOINTS AND PIPE. THE USE OF ANY SUBSTANCE OR MATERIAL ADDED TO THE WATER TO CORRECT LEAKS SHALL NOT BE PERMITTED.

AFTER COMPLETION OF THE INSTALLATION, TEST, RETEST, AND MAKE ALL CORRECTIONS NECESSARY TO SECURE ACCEPTANCE BY THE FIRE MARSHAL AND/OR ANY OTHER AUTHORITY HAVING JURISDICTION. FURNISH ALL TEST EQUIPMENT AND PERSONNEL REQUIRED.

15C 1–10 GUARANTEE

THE ENTIRE INSTALLATION IN THE AREA OF WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. IF DEFECTS OCCUR DURING THE ONE–YEAR GUARANTEE PERIOD, THIS CONTRACTOR SHALL REPAIR OR REPLACE SUCH DEFECTS AT NO EXPENSE TO THE OWNER AND TO THE SATISFACTION OF THE ENGINEER.

15C 1–11 INSTRUCTIONS

AFTER COMPLETION OF ALL INSTALLATION, TESTS, ETC., AND PRIOR TO THE FINAL ACCEPTANCE DATE, THE CONTRACTOR SHALL INSTRUCT THE BUILDING OWNER AND HIS SELECTED PERSONNEL IN THE OPERATION OF THE SPRINKLER SYSTEM AND THE PROCEDURE TO CONDUCT QUARTERLY MAIN DRAIN TESTS AS REQUIRED BY NFPA 25. SPECIAL CARE SHALL BE TAKEN TO MAKE SURE THE BUILDING PERSONNEL WILL IMMEDIATELY RECOGNIZE WHETHER THE MAIN VALVE IS IN AN OPEN POSITION, WILL KNOW HOW TO DRAIN THE SYSTEM, AND WILL KNOW HOW TO TEST THE ALARM VALVE IF APPLICABLE. THE BUILDING PERSONNEL SHALL ALSO BE MADE FAMILIAR WITH THE EXISTENCE AND CONTENTS OF THE SYSTEM MANUAL DESCRIBED IN THIS SPECIFICATION.

15C2 MATERIALS AND INSTALLATION

15C 2–1 PRODUCTS

ALL FIRE PROTECTION SYSTEM COMPONENTS SHALL BE UNDERWRITER'S LABORATORIES LISTED FOR THEIR INTENDED USE.

15C 2–2 PIPING AND COMPONENTS

PIPE TYPE TO MATCH THAT OF THE EXISTING SYSTEM.

15C 2–3 SPRINKLERS

SPRINKLERS IN AREAS WITH GYPSUM BOARD CEILINGS SHALL BE FULLY CONCEALED TYPE WITH DROP–AWAY COVERPLATES. COVER PLATES SHALL BE BLACK IN AREAS WITH DARK CEILINGS, WHITE AT THE COOK–LINE WHEN THE CEILING IS YELLOW AND CHROME IN RESTROOMS.

SPRINKLERS IN NON–PUBLIC AREAS SHALL BE SEMI–RECESSED TYPE WITH MATCHING ESCUTCHEONS.

SPRINKLERS IN PUBLIC AREAS WITH SUSPENDED ACOUSTICAL CEILINGS SHALL BE FULLY CONCEALED TYPE WITH BLACK DROP–AWAY COVERPLATES.

SPRINKLERS IN AREAS OF EXPOSED PIPING SHALL BE PENDENT OR UPRIGHT TYPES AND WITH BLACK FINISH.

SPRINKLERS INSTALLED IN SOFFITS SHALL ALIGN WITH THE CENTERLINE OF THE LIGHT FIXTURES.

SPRINKLERS IN SUSPENDED CEILINGS SHALL BE 1 FOOT FROM THE GRID IN BOTH DIRECTIONS OR CENTERED IN CEILING TILES.

15C 2–4 SERVICE ENTRANCE

FIRE PROTECTION SERVICE ENTRANCE IS EXISTING TO REMAIN.

ALL NEW CONTROL VALVE SUPERVISORY SWITCHES AND WATERFLOW ALARM SWITCHES AS REQUIRED SHALL BE PROVIDED BY THIS CONTRACTOR. CONTRACTOR SHALL COORDINATE MONITORING OF THE FIRE SPRINKLER SYSTEM AS APPLICABLE.

DESIGN SHALL ALLOW FOR SUITABLE DRAINAGE OF SYSTEM, ALL TO MEET WITH THE APPROVAL OF THE AFOREMENTIONED AUTHORITIES.

PROVIDE A CABINET CONTAINING ALL NEW SPRINKLERS AND APPROPRIATE WRENCH(ES) PER NFPA 13, IN TENANT SPACE OR AT THE SERVICE ENTRANCE.

15C 2–5 INSTALLATION

COORDINATE ALL SCHEDULING AND WORK WITH OTHER TRADES SO AS TO PREVENT CONFLICTS, AND TO ENSURE ORDERLY PROGRESS OF THE WORK, WITH A MINIMUM OF DELAYS. WHEN SPRINKLER PIPING IS INSTALLED WITHOUT COORDINATING WITH OTHER TRADES AND CONFLICTS OCCUR, SPRINKLER PIPING SHALL BE RELOCATED AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER TO RESOLVE THE CONFLICTS.

PIPING IN AREAS HAVING CEILINGS, OTHER THAN THE UNDERSIDE OF THE ROOF DECK, SHALL BE CONCEALED. PIPING IN AREAS WITHOUT CEILINGS MAY BE EXPOSED BUT KEPT AT A MINIMUM DISTANCE FROM THE DECK. ALL PIPING SHALL BE CLEAN AND FREE OF RUST. INSTALL SYSTEM SUCH THAT ALL PIPING IS RIGIDLY SECURED AND SUPPORTED. ALL DUCTWORK, LIGHTS, STRUCTURAL MEMBERS AND MAIN RUNS OF PIPING SHALL TAKE PRECEDENCE OVER SPRINKLER PIPING. CUTTING OF STRUCTURAL MEMBERS FOR PASSAGE OF SPRINKLER PIPES OR HANGERS WILL NOT BE PERMITTED. ALL HORIZONTAL PIPING IN CEILING SPACE SHALL BE AT AN ELEVATION ABOVE THE TOP OF LIGHT FIXTURES AND AIR OUTLETS TO ALLOW FOR ACCESS TO LIGHT FIXTURES AND AIR OUTLETS WITHOUT REMOVING HORIZONTAL PIPING. ROUTE ALL SPRINKLER PIPING AND PROVIDE ALL OFFSETS, BENDS, AND ELBOWS AROUND ALL MECHANICAL, ELECTRICAL, AND STRUCTURAL MEMBERS AS REQUIRED.

CONTRACTOR SHALL COORDINATE WITH THE FIRE ALARM CONTRACTOR AND/OR ELECTRICAL CONTRACTOR THE CONNECTION OF THE FIRE SPRINKLER ALARM DEVICES TO THE FIRE ALARM SYSTEM OR FIRE SPRINKLER MONITORING PANEL AS REQUIRED.

WHERE EXPOSED PIPING PASSES THROUGH FINISH WORK, CHROME PLATED (OR OTHER FINISH ACCEPTABLE TO THE ARCHITECT) SPLIT WALL PLATES OR ESCUTCHEONS SHALL BE INSTALLED TO FIT SNUGLY AROUND THE PIPING. WHERE PIPING IS CONCEALED OR INSTALLED IN UNFINISHED AREAS, SUITABLE PLATES SHALL BE PROVIDED AT EACH PENETRATION TO ASSURE EFFECTIVENESS OF CONSTRUCTION AS A FIRE STOP.

ALL OPENINGS FOR PIPING SHALL BE ANTICIPATED AND INDICATED ON THE APPROVED SHOP DRAWINGS. ANY ADDITIONAL CUTTING OF OPENINGS MUST HAVE THE WRITTEN APPROVAL OF THE ARCHITECT.

CONTRACTOR SHALL COMPLETE THE AUTOMATIC FIRE SPRINKLER SYSTEM, AS SOON AS POSSIBLE, WHEN BUILDING CONSTRUCTION ALLOWS. THEN THE CONTRACTOR SHALL ACTIVATE THE SYSTEM FOR ITS INTENDED USE. AFTER THE SYSTEM HAS BEEN ACTIVATED FOR CONTINUOUS USE, WATER CHARGES IF ANY WILL BE PAID BY OWNER.

PIPING SHALL BE ROUTED PARALLEL TO BUILDING LINES.

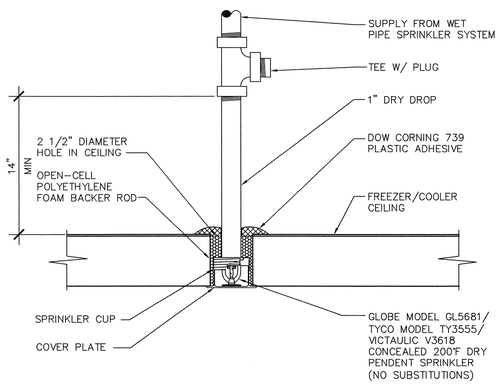
15C 2–6 PENETRATIONS

SEAL ALL FIRE PROTECTION FLOOR, WALL AND ROOF PENETRATIONS WATERTIGHT AND WEATHERTIGHT. CAULK AROUND FIRE PROTECTION PENETRATIONS WITH 3M CP–25, OR APPROVED EQUAL FIRE BARRIER CAULK (THICKNESS AS REQUIRED AND RECOMMENDED BY MANUFACTURER) TO MAINTAIN FIRE RESISTANCE RATING OF FIRE–RATED ASSEMBLIES.

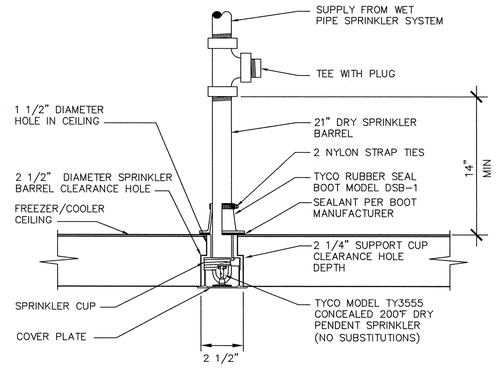
END OF SECTION 15C

INSTALLATION PROCEDURE

1. CORE DRILL 2 1/2" DIAMETER HOLE IN THE FREEZER/COOLER INSULATED CEILING PANEL. LOCATE HOLE AND REQUIRED SPRINKLER PROTECTION IN ACCORDANCE WITH NFPA 13 OBSTRUCTION CRITERIA (SSP TYPE SPRINKLERS).
2. INSTALL DRY PENDENT SPRINKLER PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
3. COMPLETELY FILL ANNULAR CEILING OPENING BETWEEN THE ESCUTCHEON AND TOP OF CEILING PANEL WITH OPEN–CELL POLYETHYLENE FOAM BACKER ROD. EXPANDED FOAM IS NOT PERMITTED.
4. INJECT DOW CORNING 739 PLASTIC ADHESIVE SEALANT INTO AND AROUND THE TOP OF THE FREEZER/COOLER CEILING CORE OPENING IN ACCORDANCE WITH SEALANT MANUFACTURER'S INSTRUCTIONS



OPTION A



OPTION B

NOTE: CONTRACTOR TO SEAL DRY PENDENT SPRINKLERS AT FREEZER/COOLER USING ONE OF THE OPTIONS ABOVE. NO OTHER SEALANTS ARE PERMITTED.

1 DRY PENDENT SPRINKLER
NTS

NOTE:

EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS & SITE VISITS AND MAY NOT REFLECT EXACT "AS–BUILT" CONDITIONS. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

DATE:

HENDERSON ENGINEERS INCORPORATED
8325 LENEXA DRIVE, SUITE 400
LENEXA, KANSAS 66214–1695
PH 913.307.5300
FX 913.307.5400
WWW.HENDERSONENGINEERS.COM
0650000253
FL. CORPORATE NUMBER: EB 7606
EXPIRES 02/28/07

PROFESSIONAL ENGINEER
Darrell E. Stein, II
FL PE# – 58463

#0166

COPYRIGHT NOTICE:
These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under sec. 102 of the copyright act, 17 u.S.C. As amended January 2003. The protection includes, without limitation, the overall form, arrangement and composition of spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, building seizure, and/or monetary liability.

FIRE PROTECTION SPECIFICATION & DETAILS

EAGLE NEST CENTER
15501 NW 67TH AVE.
MIAMI LAKES, FLORIDA 33014

NOTICE OF RETAINAGE PAYMENT PROGRESS
THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 14 DAYS AFTER CERTIFICATION OF SUBSTANTIAL COMPLETION AND WITHOUT NOTICE OF EXTENDED CERTIFICATION AND RETAINAGE. THE CONTRACT DOCUMENTS ALSO ALLOWS THE OWNER TO CERTIFY AND APPROVE PAYMENT OF ESTIMATES AND RETAINAGE AFTER THE BUILDING IS ESTIMATED AS 100% COMPLETE AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REVISIONS

CONSTRUCTION ISSUE - 06/26/07
AAD:FITCH dba

FITCH
15425 North Greenway–Hayden Loop Suite 100
Scottsdale, AZ 85260
T+1 480 998 4200 F+1 480 998 7223
www.fitch.com

Timothy G. Pleger RA AIA
Donald J. Hasulak RA AIA

Firm's Florida License No. AA0002912

Timothy G. Pleger RA AIA
Florida License No. AR0014496

DATE:	9/28/06
SCALE:	AS NOTED
DRAWN BY:	RMS
PROJECT No.:	PEI–06–013

SHEET: FP3

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 #- 5/21/2026 11:18:00 AM
FIRE SPRINKLER CONCEPTUAL DESIGN.pdf
Examiner ### Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 2/24/2026 1:11:32 PM FIRE Reference Only.

GERSHEN ASSOCIATES, P.A.
Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

Date: 02-25-26
From: Chris Vidal
Project Name: Pinecrest Bakery P24
Project Code: 2025040
Project Address: 11519 Nw 67th Ave Miami Lakes, Fl 33014
Project Details: Interior Alteration
Owner: Efrain Valdes
Process Number: M2026007470

To Mr. Quintela,

In reference to comments dated 02-03-26:

FIRE:

1. FFPC101:4.1 General. 4.1.1 Cooking equipment used in processes producing smoke or grease-laden vapors shall be equipped with an exhaust system that complies with all the equipment and performance requirements of this standard. Clarify how cooking will be performed plans showing stove top, fryer, or kitchen hood are not provided. **Cooking will be done with fryers, convection ovens, stove tops, and a griddle. Associated smoke and grease-laden vapors would be exhausted by existing hood and exhaust system.**

   REWORK 02-24-26 Previously approved fire stamped plans may be provided if existing kitchen hood and equipment layout is to remain if so hatch cooking area. If modifications are proposed kitchen equipment layout and kitchen hood plans with required dimensions are needed as required by NFPA 96. **The owner will provide previously approved fire-stamped plans for reference. The existing kitchen hood will remain as currently installed.**

2. 4.6 Drawings.4.6.1 Where required, complete drawings and specifications of the exhaust system installation including the hood(s), duct(s), fan(s), and auxiliary equipment shall be prepared by properly trained and qualified persons and submitted to the authority having jurisdiction.4.6.2 Drawings shall be drawn to an indicated scale or shall be suitably dimensioned and shall be reproducible to show compliance with this standard including the following:

   1. Size and material of the hood(s)
   2. Number, type, size, and position of appliances served
   3. Size and material of the duct(s)
   4. Fan(s) type, size, mounting arrangement, and electrical specifications
   5. Type, size, and location of auxiliary equipment, if used
   6. Provision for make-up air
   7. Airflow calculations
   8. Locations and sizes of access openings
   9. Method(s) for assuring liquid tight construction
   10. Type and quantity of materials for supporting the hood(s), ducts, and auxiliary equipment

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
FIRE v2.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:15:53 PM FIRE Reference Only.

GERSHEN ASSOCIATES, P.A.
Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

11. Size, material, and fire resistance rating of duct enclosures, if any
12. Clearance to combustible and limited combustible materials
13. Clearance reduction methods, if used
14. Listed components and equipment, if used
15. Electrical schematics
16. Operating and maintenance instructions for components and equipment
17. Type and arrangement of the extinguishing system(s), as required by 10.8.1**.**

All hoods, exhausts, and mechanical equipment are existing to remain.

Rework 02-24-26 Previously approved fire stamped plans may be provided if existing kitchen hood and equipment layout is to remain as previously approved. Sheet M-1.0 note number 3 indicates existing hood to be removed if modifications are proposed provide plans as required by NFPA 96. **Thank you for your review. Note #3 on Sheet M-1.0 refers specifically to the condensation hood located at the dishwasher area. This hood will be removed and will no longer be in use. The existing kitchen hood serving the cooking equipment will remain. Previously approved fire-stamped plans will be provided for reference.**

Should you have any questions, please let us know.

Sincerely,

Chris Vidal, President
AR#99598
Chris.Vidal@gershenassociates.com

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
FIRE v2.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:15:53 PM FIRE Reference Only.

GERSHEN ASSOCIATES, P.A.
Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

Date: 02-06-26
From: Chris Vidal
Project Name: Pinecrest Bakery P24
Project Code: 2025040
Project Address: 11519 Nw 67th Ave Miami Lakes, Fl 33014
Project Details: Interior Alteration
Owner: Efrain Valdes
Process Number: M2026007470

To Mr. Quintela,

In reference to comments dated 02-03-26:

FIRE:

1. Provide response to comments addressing each of the comments and indicate the sheet in which correction can be found. **Noted.**

2. Provide new sheets including all changes. **Noted.**

3. Coordinate the work throughout the whole set. **Noted.**

4. Provide all info. On plans. **Noted.**

5. 69A-3.012 Florida Fire Prevention Code, 8th Edition (2023),NFPA 101 2021 Edition, and NFPA 1 2021 Edition.– Provide applicable codes on cover page. **Refer to revised sheet T-1.0 for the applicable code information.**

6. FFPC101:43.1.1 Classification of Rehabilitation Work Categories. Rehabilitation work on existing buildings shall be classified as one of the following work categories: (1) Repair (2) Renovation (3) Modification (4) Reconstruction (5) Change of use or occupancy classification (6) Addition – Specify correct category on cover page. **Refer to revised sheet T-1.0 for the rehabilitation work category classification.**

7. Indicate on cover page if building has a fire alarm yes or no . If building has a fire alarm provide copy of fire alarm conceptual plan showing location of fire alarm devices for reference. **Refer to revised sheet T-1.0 for fire alarm system information.**

8. Indicate on cover page if building has a fire sprinklers yes or no. If building has fire sprinklers provide copy of fire sprinkler conceptual design, show location of fire sprinkler heads provide sheet for reference. **Refer to revised sheet T-1.0 and the attached "Fire Sprinkler Conceptual Design" PDF for sprinkler information.**

9. FFPC101: 6.1.14.4.1 Required Separation of Occupancies. Specify occupancy type of project and any adjoining tenants on life safety floor plan use NFPA 101:6 recognized occupancy

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
FIRE.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 2/24/2026 1:10:45 PM FIRE Reference Only.

GERSHEN ASSOCIATES, P.A.
Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

classifications. Call out fire rating in hours of walls separating occupancies on life safety floor plan. **Please refer to revised sheet LS-1.0. Adjacent occupancies and existing 2-hour fire rated walls are called out. Refer to keyed note #7 for assembly.**

10. FFPC101:7.1.6.2 Changes in Elevation. Abrupt changes in elevation of walking surfaces shall not exceed 1⁄4 in. Changes in elevation exceeding 1⁄4 in. but not exceeding 1⁄2 in. shall be beveled with a slope of 1 in 2. Show any changes in elevation on life safety floor plan. **Please refer to revised sheet LS-1.0. Chanes in elevation have been added and note added to general notes.**

11. FFPC101:7.2.1.3.1 The elevation of the floor surfaces on both sides of a door opening shall not vary by more than 1⁄2 in. Show changes in elevation at door opening do not exceed more than ½''. **Please refer to revised sheet LS-1.0. Chanes in elevation at door openings have been added.**

12. FFPC101:7.1.5 Headroom. 7.1.5.1 Means of egress shall be designed and maintained to provide headroom in accordance with other sections of this Code, and such headroom shall be not less than 7 ft 6 in. (2285 mm). Projections from the ceiling shall provide headroom of not less than 6 ft 8 in. **Refer to Sheet A-2.0 for soffit headroom dimensions. Refer to Sheet A-1.0 Door Schedule for door headroom dimensions.**

13. FFPC101: 7.2.1.4.3* Door Leaf Encroachment. 7.2.1.4.3.1 During its swing, any door leaf in a means of egress shall leave not less than one-half of the required width of an aisle, a corridor, a passageway, or a landing unobstructed, See kitchen exit access aisle next to walk in cooler door appears to be obstructing egress clear width clarify. **Please refer to revised sheet LS-1.0, egress by walk-in-cooler has been widened to be in compliance.**

14. FFPC101:7.7.1.2 New exit discharge paths to a public way shall have a width of not less than 36 in. Show means of egress from within are provided with a minimum 36" clear width to reach an exit this applies to all occupiable area. Show exit access path. Show throughout the floor plan for example exit door by pickup counter. Show clear width between tables and walkup counter is. **Please refer to revised sheet LS-1.0, added dimensions to doors and pickup counter door for egress width.**

15. FFPC101:4.1 General. 4.1.1 Cooking equipment used in processes producing smoke or grease-laden vapors shall be equipped with an exhaust system that complies with all the equipment and performance requirements of this standard. Clarify how cooking will be performed plans showing stove top, fryer, or kitchen hood are not provided. **Cooking will be done with fryers, convection ovens, stove tops, and a griddle. Associated smoke and grease-laden vapors would be exhausted by existing hood and exhaust system.**

16. 4.6 Drawings.4.6.1 Where required, complete drawings and specifications of the exhaust system installation including the hood(s), duct(s), fan(s), and auxiliary equipment shall be prepared by properly trained and qualified persons and submitted to the authority having

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
FIRE.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 2/24/2026 1:10:45 PM FIRE Reference Only.

GERSHEN ASSOCIATES, P.A.
Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

jurisdiction.4.6.2 Drawings shall be drawn to an indicated scale or shall be suitably dimensioned and shall be reproducible to show compliance with this standard including the following:

1. Size and material of the hood(s)
2. Number, type, size, and position of appliances served
3. Size and material of the duct(s)
4. Fan(s) type, size, mounting arrangement, and electrical specifications
5. Type, size, and location of auxiliary equipment, if used
6. Provision for make-up air
7. Airflow calculations
8. Locations and sizes of access openings
9. Method(s) for assuring liquid tight construction
10. Type and quantity of materials for supporting the hood(s), ducts, and auxiliary equipment
11. Size, material, and fire resistance rating of duct enclosures, if any
12. Clearance to combustible and limited combustible materials
13. Clearance reduction methods, if used
14. Listed components and equipment, if used
15. Electrical schematics
16. Operating and maintenance instructions for components and equipment
17. Type and arrangement of the extinguishing system(s), as required by 10.8.1.

All hoods, exhausts, and mechanical equipment are existing to remain.

Should you have any questions, please let us know.

Sincerely,

Chris Vidal, President
AR#99598
Chris.Vidal@gershenassociates.com

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
FIRE.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 2/24/2026 1:10:45 PM FIRE Reference Only.

GERSHEN ASSOCIATES, P.A.

Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

Date: 02-25-26
From: Chris Vidal
Project Name: Pinecrest Bakery P24
Project Code: 2025040
Project Address: 11519 Nw 67th Ave Miami Lakes, Fl 33014
Project Details: Interior Alteration
Owner: Efrain Valdes
Process Number: M2026007470

To Mr. Quintela,

In reference to comments dated 02-03-26:

FIRE:

Comment #15:

A. 101:4.1 General. 4.1.1 Cooking equipment used in processes producing smoke or grease-laden vapors shall be equipped with an exhaust system that complies with all the equipment and performance requirements of this standard. Clarify how cooking will be performed plans showing stove top, fryer, or kitchen hood are not provided. **Please see responses 15A and 15B below.**

B. REWORK 02-24-26 Previously approved fire stamped plans may be provided if existing kitchen hood and equipment layout is to remain if so hatch cooking area. If modifications are proposed kitchen equipment layout and kitchen hood plans with required dimensions are needed as required by NFPA 96. **Please see responses 15A and 15B below.**

C. REWORK 03-14-26 Sheet A-1.0 indicates existing equipment will be removed. Floor plan must clearly show location and type of existing equipment. Response sheet indicates that previously approved fire stamped plans will be provided to documents existing approved kitchen hood installation although not provided. **Please see responses 15A and 15B below.**

D. Provided new life safety floor plan containing sufficient detail to show location and type of all kitchen equipment and an elevation view. Sheet A-1.1 indicates note 15 refer to equipment sheet for the locations of the new kitchen equipment. Equipment sheet not uploaded plan do not contain notes corresponding with equipment location. **Please see responses 15A and 15B below.**

Response #15:

A. Please see attached revised EQ-1 sheet showing kitchen cooking equipment, enlarged plan, and elevation showing underhood cooking equipment to be replaced and the

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
FIRE_V2.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:15:57 PM FIRE Reference Only.

GERSHEN ASSOCIATES, P.A.
Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

existing hood to remain. Associated smoke and grease-laden vapors would be exhausted by existing hood and exhaust system.

B. Please see added M-2 sheet for reference only showing existing hoods to remain, with note to reviewer that existing hood drawings shall be submitted under a deferred submittal, per NFPA 96.

Comment #16

A. 4.6 Drawings.4.6.1 Where required, complete drawings and specifications of the exhaust system installation including the hood(s), duct(s), fan(s), and auxiliary equipment shall be prepared by properly trained and qualified persons and submitted to the authority having jurisdiction.4.6.2 Drawings shall be drawn to an indicated scale or shall be suitably dimensioned and shall be reproducible to show compliance with this standard including the following: **Please see responses 16A and 16B below.**

1. Size and material of the hood(s)
2. Number, type, size, and position of appliances served
3. Size and material of the duct(s)
4. Fan(s) type, size, mounting arrangement, and electrical specifications
5. Type, size, and location of auxiliary equipment, if used
6. Provision for make-up air
7. Airflow calculations
8. Locations and sizes of access openings
9. Method(s) for assuring liquid tight construction
10. Type and quantity of materials for supporting the hood(s), ducts, and auxiliary equipment
11. Size, material, and fire resistance rating of duct enclosures, if any
12. Clearance to combustible and limited combustible materials
13. Clearance reduction methods, if used
14. Listed components and equipment, if used
15. Electrical schematics
16. Operating and maintenance instructions for components and equipment
17. Type and arrangement of the extinguishing system(s), as required by 10.8.1**.**

B. REWORK 02-24-26 Previously approved fire stamped plans may be provided if existing kitchen hood and equipment layout is to remain as previously approved. Sheet M-1.0 note number 3 indicates existing hood to be removed if modifications are proposed provide plans as required by NFPA 96. **Please see response 16C below.**

C. REWORK 03-14-26 Coordinate all information on response sheet with plans. Clarify if hood to be removed is type 2 provided revised note. **Please see response 16C below.**

Response #16:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
FIRE_V2.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:15:57 PM FIRE Reference Only.

GERSHEN ASSOCIATES, P.A.
Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

A. Please see attached revised EQ-1 sheet showing kitchen cooking equipment, enlarged plan, and elevation showing underhood cooking equipment to be replaced and the existing hood to remain. Associated smoke and grease-laden vapors would be exhausted by existing hood and exhaust system.

B. Please see added M-2 sheet for reference only showing existing hoods to remain, with note to reviewer that existing hood drawings shall be submitted under a deferred submittal, per NFPA 96.

C. Please see revised M-1 sheet, keynote #4 (not #3) for existing "Type-2 hood at dishwasher to be removed." Additionally, keynote #9 has been revised to "Existing kitchen type-1 hood to remain".

Comment #17

A. REWORK 03-14-26 NFPA96: 10.2.7.4. Modifications to existing hood systems. Change or modifications to the hazard after installation of the fire-extinguishing system shall in re-evaluation of the system design by a property trained, qualified, and certified person(s). a re-evaluation by a qualified fire protection contractor may be provided if scope is limited to the replacement of equipment. **Please see response 17A below.**

Response #17

A. Fire suppression contractor shall provide a re-evaluation report, under deferred submittal.

Should you have any questions, please let us know.

Sincerely,

Chris Vidal, President
AR#99598
Chris.Vidal@gershenassociates.com

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
FIRE_V2.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:15:57 PM FIRE Reference Only.

MIAMI-DADE COUNTY

FOG CONTROL PROGRAM - DERM

EXISTING GRAVITY FOG CONTROL DEVICE

(FCD) CONDITION ASSESSMENT

DATE: 02 / 18 / 2026

PUMP-OUT INFORMATION

The contents (Fats, Oils & Grease, Wastewater and Sludge) of the FOG Control Device(s) being assessed shall be completely pumped-out prior to performing visual inspection

Liquid Waste Transporter Company Name: AAA Pumpouts

DERM LWT Permit No.: LW- 872-57 Pump-out Date: 02/18/2026

Required Attachments

- ☐ 1) Pump-out receipt
- ☐ 2) Disposal Facility Ticket
- ☐ 3) FOG Waste Manifest
- ☐ 4) Photos of FCD Location
- ☐ 5) Photos of FCD inside walls
- ☐ 6) Photos of Inlet and Outlet Manholes

CONDITION ASSESSMENT CERTIFICATION

The Condition Assessment shall be certified by a Professional Engineer or Licensed Plumber

Company Name : Precision Mechanical & Plumbing Email: clerk@precision-mechanical.net

Company Address: 4633 SW 74th Ave. Miami FL 33155

☐ Professional Engineer ☑ Licensed Plumber License No.: CFC1428782

Name: John Hernandez Phone No.: 786-485-4994

Signature: Date: 02/18/26

By signing above, I certify that I performed the assessment and visually inspected the tanks listed below.

FOOD SERVICE ESTABLISHMENT / GDO PERMITTED FACILITY

Name: Pinecrest Bakery #24 Miami Lakes GDO No.:

Address: 15519 NW 67th Ave. Miami Lakes FL 33014

INSPECTION REPORT

Complete checklist below for each FOG Control Device (FCD). Attach additional sheets if > 5 Tanks

Item No.	Item	Tank 1	Tank 2	Tank 3	Tank 4	Tank 5
		Yes/No	Yes/No	Yes/No	Yes/No	Yes/No
1	Tank breached or evidence of groundwater infiltration?	NO	No			
2	Cracks on walls, top or bottom?	No	No			
3	Exposed rebar/wire mesh?	No	No			
4	Waffling on walls, top or bottom?	No	No			
5	Inlet and outlet chambers accessible (manholes provided)?	YES	YES			
6	Watertight manholes?	YES	YES			
7	Outlet (effluent) tee observed?	YES	YES			
8	Outlet (effluent) tee accessible through the outlet manhole?	YES	YES			
9	Outlet tee extends to within 8" of the bottom of the tank (h)?	YES	YES			
10	Indicate outlet tee's material: ☑ PVC ☐ Concrete ☐ Metal ☐ Other					
11	Tank Material (Concrete, Fiberglass, Steel, Plastic)	CONCRETE				

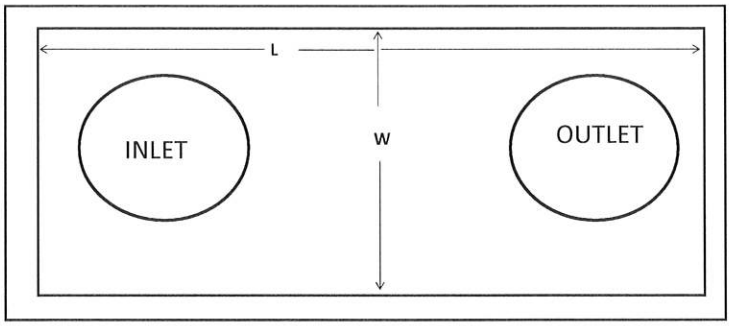
Any deficiencies identified above will be verified by the Department and may result in tank replacement.

Facility Owner Name: Signature:

FOR DERM USE ONLY:

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
Gravity FOG Control Device-PB24 Miami Lakes assessment.pdf

PLAN VIEW (N.T.S)



	TANK1 (inches)	TANK2 (inches)	TANK3 (inches)	TANK4 (inches)
L =	87"	88"		
W =	50"	50"		
H =	48"	48"		

EFFECTIVE CAPACITY (gallons)

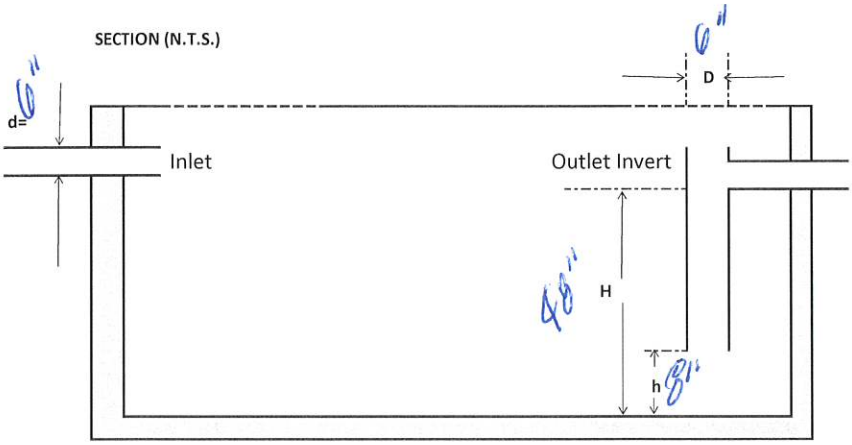
(L X W X H) / 231 in^3/gal

TANK1	TANK2	TANK3	TANK4
1000	1000		

TOTAL CAPACITY (gallons)

2,000

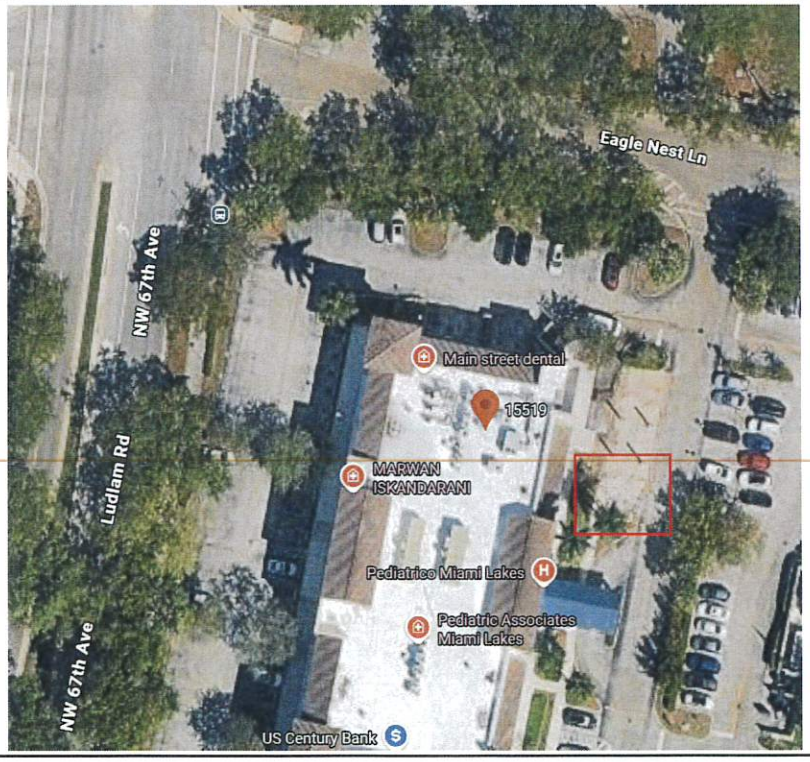
SECTION (N.T.S.)



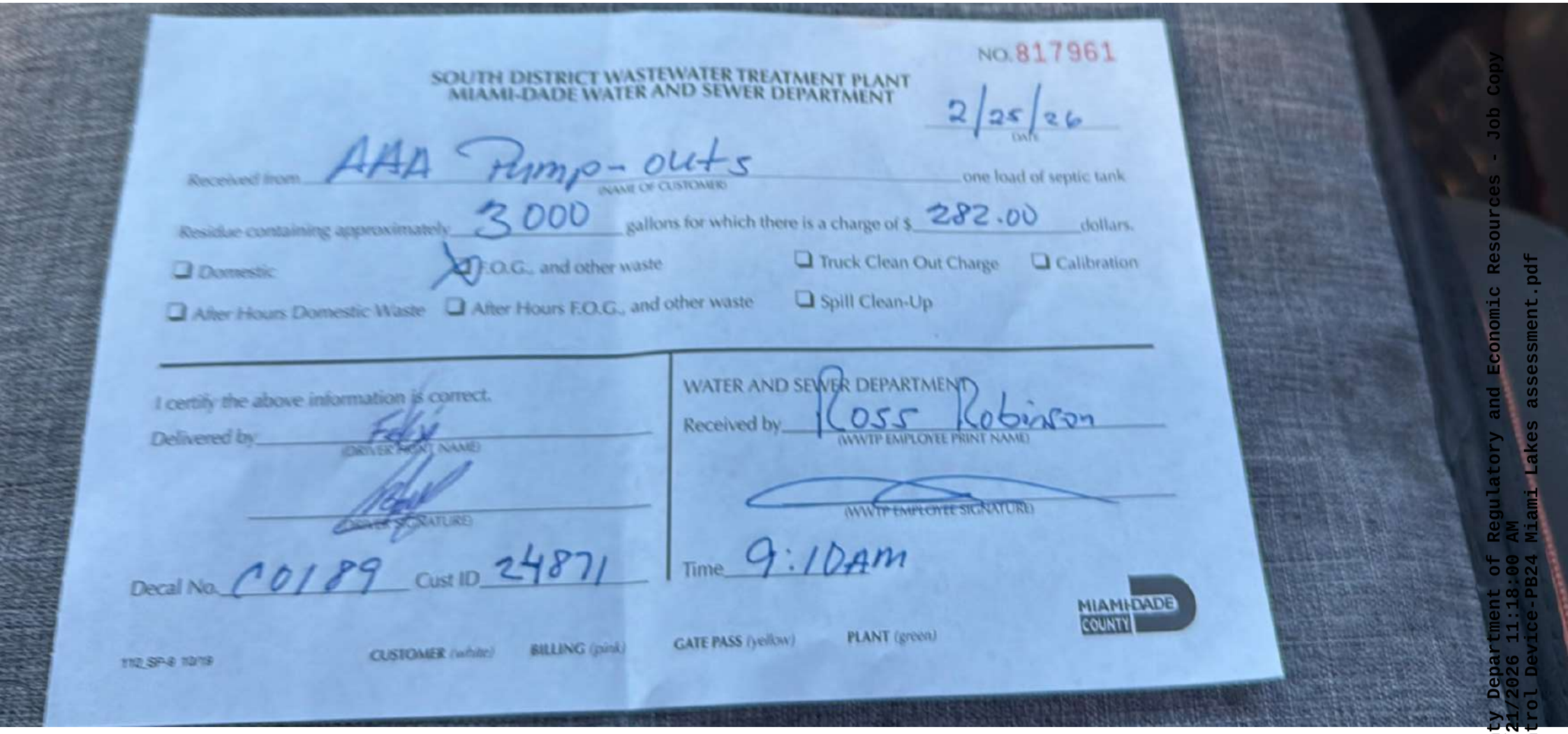
	TANK1 (inches)	TANK2 (inches)	TANK3 (inches)	TANK4 (inches)
D=				
h=				
d=				

INCLUDE SITE SKETCH HERE (NTS)

Show building footprint, main streets, and location of the interceptor



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
Gravity FOG Control Device-PB24 Miami Lakes assessment.pdf



NO. 817961

SOUTH DISTRICT WASTEWATER TREATMENT PLANT
MIAMI-DADE WATER AND SEWER DEPARTMENT

2/25/26
DATE

Received from AAA Pump-outs one load of septic tank
(NAME OF CUSTOMER)

Residue containing approximately 3000 gallons for which there is a charge of $ 282.00 dollars.

- ☐ Domestic
- ☒ F.O.G., and other waste
- ☐ Truck Clean Out Charge
- ☐ Calibration
- ☐ After Hours Domestic Waste
- ☐ After Hours F.O.G., and other waste
- ☐ Spill Clean-Up

I certify the above information is correct.

Delivered by Felix
(DRIVER PRINT NAME)

(DRIVER SIGNATURE)

WATER AND SEWER DEPARTMENT

Received by Ross Robinson
(WWTP EMPLOYEE PRINT NAME)

(WWTP EMPLOYEE SIGNATURE)

Decal No. C0189 Cust ID 24871

Time 9:10AM

MIAMI-DADE COUNTY

112_SP-8 10/19

CUSTOMER (white) BILLING (pink) GATE PASS (yellow) PLANT (green)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
Gravity FOG Control Device-PB24 Miami Lakes assessment.pdf

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
Gravity FOG Control Device-PB24 Miami Lakes assessment.pdf

c0189

DERM_V3.00_02-22-2017

Fats, Oils and Grease (FOG)
Single Load Liquid Waste Transporter eManifest

A: Liquid Waste Transporter Information

Company Name: AAA Pumping
DERM Decal No: 5
Vehicle License Plate: D35 0413
Vehicle Full Load Capacity: Gallons

B: Origination of Waste

C: FOG Control Device

FOG Control Device Type? Hydro (HM) or Gravity?	FOG Control Device Capacity: Hydro (HM) (gpm)	FOG Control Device Capacity: Gravity (gallons)	FOG Control Device Wet Volume (gallons)	FOG found in outlet device? (Y or N)	H-measure from bottom to outlet invert (inches)	W-measure from bottom to water level (inches)	G- FOG layer thickness (inches)	S-Sludge layer thickness (inches)	Outlet device missing or damaged? (Y or N)	Automatic unit missing or damaged? (NA, Y or N)	Corrosion or other tank damage? (Y or N)	Tank Breached? (Y or N)	**D: Gallons & Date** Total Gallons Waste pumped	Date Pumped
Gravity													3000	02-25-26

	Facility Name (If no GDO#)	Complete Facility Address (If no GDO#)
GDO #:	Pincrest	15519 NW 67
GDO #:		
GDO #:		
GDO #:		
GDO #:		
GDO #:		

bakery
Th of Miami Lakes FL33014 → 3000
TRAP GREASE

Attach Additional Sheets if more than 6 Grease Interceptors Pumped!

Total Waste this load: Gallons

E: Liquid Waste Transporter Certification

Total Waste Unloaded: 3000 Gallons
Date Waste Unloaded: 02-25-2026
Time Waste Unloaded: 2:11 AM or PM

I certify that the information in Section A, B, C, D & E herein is true and accurate, and that only grease interceptor waste from facilities listed in the "Origination of Waste" section B is contained in this service vehicle load/transporter truck/tank. I understand that comingling GREASE INTERCEPTOR waste with any other waste is prohibited. I am aware that falsification of this manifest may result in prosecution.

Driver Name (PRINT): Feliv
Driver Signature:

F: Disposal Facility Certification

Disposal Facility Name: Dumpp
Address:
Ticket No: 8179[illegible]
Date Waste Unloaded: 2 25 26
Total Waste Unloaded: 3000 Gallons

I certify that the information in Sections A & F is true and accurate. I am aware that falsification of this manifest may result in prosecution.

Operator Name(PRINT): Ross Rob[illegible]
Operator Signature:

>>>>> Attach Disposal Facility Ticket <<<<<

Page ____ of ____



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
Gravity FOG Control Device-PB24 Miami Lakes assessment.pdf



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
Gravity FOG Control Device-PB24 Miami Lakes assessment.pdf



GERSHEN ASSOCIATES, P.A.

Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

Date: 05-08-26
From: Chris Vidal
Project Name: Pinecrest Bakery P24
Project Code: 2025040
Project Address: 11519 Nw 67th Ave Miami Lakes, Fl 33014
Project Details: Interior Alteration
Owner: Efrain Valdes
Process Number: M2026007470

To Mr. Carlos,

In reference to comments dated 05-08-26:

GREASE:

1. Still showing 750 gal each at SIDE ELEVATION-CROSS SECTION VIEW on P-2.3. Please revise accordingly to C.A.R. **Please refer to the revised sheets P-2.3, grease trap gallon notes have been corrected.**

Should you have any questions, please let us know.

Sincerely,

Chris Vidal, President
AR#99598
Chris.Vidal@gershenassociates.com

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
GREASE RWK 05-11-2026.pdf

GERSHEN ASSOCIATES, P.A.

Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

Date: 03-18-26
From: Chris Vidal
Project Name: Pinecrest Bakery P24
Project Code: 2025040
Project Address: 11519 Nw 67th Ave Miami Lakes, Fl 33014
Project Details: Interior Alteration
Owner: Efrain Valdes
Process Number: M2026007470

To Mr. Carlos,

In reference to comments dated 02-28-26:

GREASE:

1. Should you have any questions, contact Carlos Lincheta at LINCHC@miamidade.gov. **Noted**

2. The Condition Assessment Report is not accepted: - missing name and signature of the business owner. - Tanks capacity is 900 gallons each, revise calculation. - Pictures of both tanks interior walls, inlet and outlet manholes are missing. **Please see the attached revised grease trap assessment report.**

3. Plans must be revised for capacity in correspondence with Condition Assessment information. Revise all the sheets. **Please see revised sheet P-2.3 for corrected calculations and changes to grease trap gallon capacities.**

Should you have any questions, please let us know.

Sincerely,

Chris Vidal, President
AR#99598
Chris.Vidal@gershenassociates.com

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
GREASE RWK 2026-04-23.pdf

GERSHEN ASSOCIATES, P.A.
Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

Date: 04-27-26
From: Chris Vidal
Project Name: Pinecrest Bakery P24
Project Code: 2025040
Project Address: 11519 Nw 67th Ave Miami Lakes, Fl 33014
Project Details: Interior Alteration
Owner: Efrain Valdes
Process Number: M2026007470

To Mr. Carlos,

In reference to comments dated 04-27-26:

GREASE:

1. His plan has been disapproved 3 or more times. The discipline will not conduct further review of the plans until the design professional schedules and attends a meeting with the plan examiner to review and clarify plan review comments. This meeting is mandatory and is being required in an effort to avoid further reworks and to expedite the approval of this plan. **Noted.**

2. Please include the dimensions for sampling port model at system summary block on P-1.0 to read = { NEW DOUBLE TEE 6"x6"x4"x4". **Please see revised sheet P-1.0 for the note: New double tee 6"x6"x4"x4"**

3. RFI#4 FOG Control System review disapproved: a solids separator is being proposed but is not mandatory for gravity systems, it is optional discretionally to the Engineer of Records. **Please refer to the revised sheets P-2.0, P-2.2, P-2.3. The solid separator has been removed from all pages since it is not mandatory and we will not be using it.**

4. Plans must be revised for capacity in correspondence with Condition Assessment information. Revise all the sheets: Site plan and side elevation view on P-2.3, system summary block on P-1.0, ISOMETRIC on P-2.2, floor plan on P-2.0 cite 2 existing gravity tanks of 750 gal each, revise accordingly to the submitted C.A.R. (900 gal each). **Please refer to the revised sheets P-1.0, P-2.0, P-2.2, P-2.3; all grease trap gallon notes have been corrected.**

Should you have any questions, please let us know.

Sincerely,

Chris Vidal, President
AR#99598
Chris.Vidal@gershenassociates.com

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
GREASE RWK 2026-05-05.pdf

GERSHEN ASSOCIATES, P.A.
Architecture • Planning • Construction Consulting
9769 South Dixie Highway, Suite 202
Miami, Florida 33156
305/661-7122

Date: 03-18-26
From: Chris Vidal
Project Name: Pinecrest Bakery P24
Project Code: 2025040
Project Address: 11519 Nw 67th Ave Miami Lakes, Fl 33014
Project Details: Interior Alteration
Owner: Efrain Valdes
Process Number: M2026007470

To Mr. Carlos,

In reference to comments dated 02-28-26:

GREASE:

1. Should you have any questions, contact Carlos Lincheta at LINCHC@miamidade.gov. **NOTED**

2. The Condition Assessment Report is not accepted: - missing name and signature of the business owner. - Tanks capacity is 900 gallons each, revise calculation. - Pictures of both tanks interior walls, inlet and outlet manholes are missing. **By owner**

3. Plans must be revised for capacity in correspondence with Condition Assessment information. Revise all the sheets. **Please see revised sheet P-2.3 for corrected calculations and changes to grease trap gallon capacities.**

Should you have any questions, please let us know.

Sincerely,

Chris Vidal, President
AR#99598
Chris.Vidal@gershenassociates.com

MICHAEL C GUERRERO LICENSE No. 15235 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D00000195 1ED24700000832D1, cn=Michael C Guerrero
Date: 2026.03.19 08:38:20 -04'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
GREASE.pdf

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

5/21/2026 11:18:00 AM

Tracking #	Process #	Permit #
3226007470	M2026007470	2026047141

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

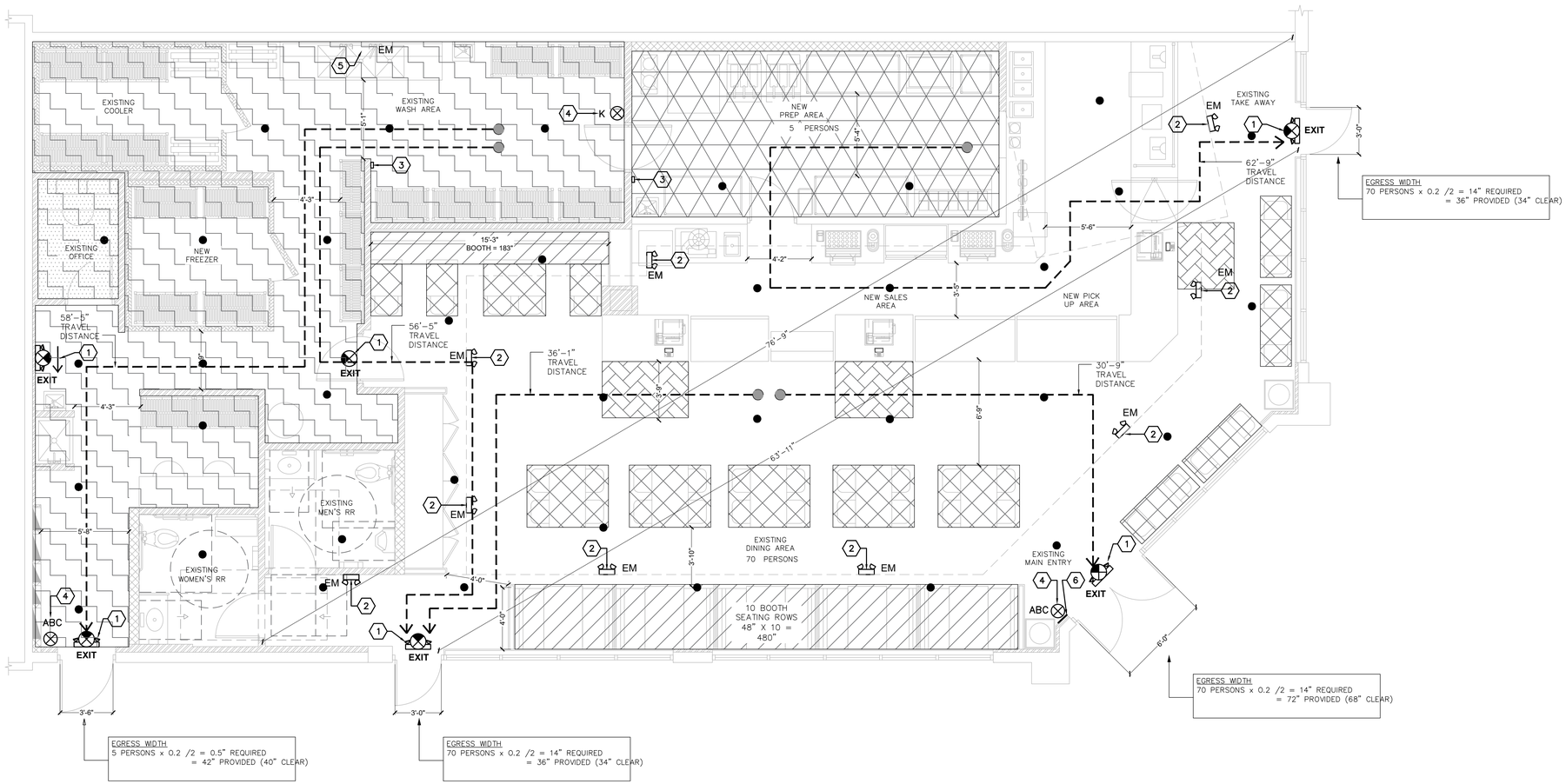
Process #	Review	Disposition	Reviewer	Date
M2026007470	ASBESTOS	A	RODRIGUEZ, DANIEL	2/26/2026
M2026007470	FIRE	A	QUINTELA, JULIAN	5/3/2026
M2026007470	GREASE	A	GARCIA VALENCIA, JHON	5/14/2026
M2026007470	IMPACT FEES	N	GONZALEZ, MARIELENA	2/13/2026
M2026007470	RER ENVIRONMENTAL CORE	A	GUILLARTE, YAILYN	1/26/2026
M2026007470	UPFRONT FEES	A	WEB APPLICATION ID	1/22/2026
M2026007470	WASA	A	CHICA, HAROLD	5/20/2026

Disclaimer.

Subject to compliance with all Federal, State, and County Laws, rules and regulations. Miami-Dade County assumes no responsibility for accuracy of or results of these plans.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to the 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.

Stamp Name	Trade	Disposition	Stamp Description
Approved	DASB	A	Approved
Approved	DERM	A	Approved
Approved	DFOG	A	Approved
Reference Only	DFOG	N/A	Reference Only
VOID	DFOG	V	VOID
APPROVED-SCOPE ONLY	FIRE	A	APPROVAL FOR SCOPE OF WORK ONLY EXISTING PORTIONS OF BUILDINGS SHALL COMPLY WITH THE PROVISIONS OF EXISTING OCCUPANCIES AS SET FORTH IN THE FL FIRE PREVENTION CODE
Approved	FIRE	A	Approved
Approved As Noted	FIRE	P	Approved as noted. See comments, markups and stamps.
Reference Only.	FIRE	R	Reference only.
Void	FIRE	V	Void



LIFE SAFETY PLAN

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

KEYED PLAN NOTES

1. EXISTING EXIT SIGNS / COMBOS TO REMAIN.
2. EXISTING EM LIGHTING WALL PACKS TO REMAIN.
3. EXISTING PULL STATIONS FOR HOOD FIRE SUPPRESSION TO REMAIN.
4. EXISTING FIRE EXTINGUISHERS TO BE REMAIN. REFER TO GENERAL NOTES.
5. NEW EM LIGHTING WALL PACKS TO BE INSTALLED.
6. NEW OCCUPANCY COUNT SIGNAGE.

EM / EXIT SIGN:

- EXIT — EMERGENCY LIGHTING WITH BATTERY BACKUP AND EXIT SIGN
- EXIT — EXIT SIGN WITH DIRECTIONAL ARROW
- EM — EMERGENCY LIGHTING WITH BATTERY BACKUP
- FIRE SPRINKLERS

FIRE EXTINGUISHER LEGEND:

- ABC — ABC CLASS FIRE EXTINGUISHER, SHALL BE PLACED AT 75' MAX ALONG EGRESS PATH.
- K — TYPE "K" CLASS FIRE EXTINGUISHER

EGRESS NOTE:

1. **THE WALKING AREA ALONG THE MEANS OF EGRESS SHALL BE SLIP RESISTANT AND LEVELED AS PER FLORIDA FIRE PREVENTION CODE 101 8TH EDITION (7.1.6.4)**

GENERAL NOTES:

FIRE

- FIRE INSPECTOR MAY REQUIRE ADDITIONAL EMERGENCY LIGHTS AND EXIT SIGNS AT TIME OF INSPECTION.
- NO FIRE ALARM SYSTEM TO BE INSTALLED.
- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM EGRESS SIDE SHALL COMPLY WITH NFPA 101:7.2.1.5.1 AND NFPA101:7.2.1.5.2.
- ANY CURTAINS OR DRAPERIES USED SHALL COMPLY WITH THE PROVISIONS OF SECTION 10.3.1 AND NFPA-701, STANDARD METHOD OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES AND FILMS (FFPC/NFPA-101:12.7.4.1) NOTE: TREATED CLOTH MATERIALS WILL NOT BE ACCEPTED. CLOTH MATERIALS MUST BARE MANUFACTURER LABELS.
- A "MAXIMUM OCCUPANCY OF 19 SIGN WILL BE PROVIDED AND A MAXIMUM SEATING CAPACITY OF 14 WILL BE POSTED AT FRONT DOOR, IN ACCORDANCE WITH NFPA-101:12.7.8.3.
- FIRE EXTINGUISHERS SHALL BE MOUNTED AT 48" AFF AND SHALL BE CURRENTLY DATED AND TAGGED BY LICENSED FIRE EQUIPMENT COMPANY.
- MOUNT PERMANENT INDICATING SIGN ABOVE EACH FIRE EXTINGUISHERS, VISIBLE FROM ALL DIRECTIONS.
- CERTIFIED FIRE EXTINGUISHER(S) SHALL BE PLACED WITHIN 75' MAX OF TRAVEL FROM ANY POINT AND COMPLIANT WITH NFPA-10.
- CLEAR HEADROOM HEIGHT INSIDE WALK-IN COOLER AND FREEZER SHALL BE 7'-6" MINIMUM AS PER NFPA 101, SECTION 7.1.5.1.
- WALK-IN COOLER AND FREEZER DOORS SHALL HAVE A MINIMUM CLEARANCE OF 32", PER NFPA 101, SECTION 7.2.1.2.4.
- THE ELEVATION OF THE FLOOR SURFACES ON BOTH SIDES OF A DOOR SHALL NOT VARY BY MORE THAN 1/2", AS PER NFPA 101, SECTION 7.2.1.3.
- GENERAL CONTRACTOR SHALL VERIFY FIREWALLS AND REPAIR AS NEEDED, PROVIDING THE RESPECTIVE "UL" LISTED FIRE SEPARATION ASSEMBLY.
- FIREWALLS SHALL BE LABELED ABOVE CEILING AS PER FFPC NFPA 1.
- ANY FIREWALL PENETRATIONS SHALL BE PROTECTED BY PROPER "UL" LISTED ASSEMBLY.
- PROVIDE A MINIMUM 1" RED LINE ON STORAGE ROOM AREA WALLS, 18" BELOW FIRE SPRINKLER HEAD LEVEL WHERE APPLICABLE.
- DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE REQUIRE PANIC AND FIRE HARDWARE.

INTERIOR FINISH

- ALL INTERIOR FINISHES SHALL BE CLASS A, CLASS B OR CLASS C.
- FINAL FINISHES SHALL BE DETERMINED BY OWNER.
- ANY INTERIOR WOOD FINISHES SHALL BE FLAME RESISTANT.

EXIT ACCESS TRAVEL DISTANCE

MAX. DISTANCE =62'-9" (250' ALLOWED)

OCCUPANCY CALCULATIONS PER FBC TABL 1004.5

LEGEND	SF/LF	LOAD FACTOR	CALCULATED	ACTUAL
LESS CONCENTRATED W/O FIXED SEATS (WITH FIXED TABLES)	212 SF	15 SF (NET)	12	33
BOOTH SEATING	55 LF 663 IN	18" / PERSON	37	25
WAITING SPACES (QUEUE)	54 SF	5 SF / PERSON	11	11
KITCHEN	252 SF	200 SF / PERSON	1	3
ACCESSORY STORAGE	843 SF	300 SF / PERSON	3	2
TOTAL			64	74

TOTAL OCCUPANT LOAD = CALCULATED OCCUPANT LOAD AT 65 OCCUPANTS, ACTUAL AT 75 OCCUPANTS

OCCUPANCY CALCULATIONS PER NFPA 101

LEGEND	SF/LF	LOAD FACTOR	CALCULATED	ACTUAL
LESS CONCENTRATED W/O FIXED SEATS (WITH FIXED TABLES)	212 SF	15 SF (NET)	12	33
BOOTH SEATING	55 LF 663 IN	18" / PERSON	37	25
WAITING SPACES (QUEUE)	54 SF	5 SF / PERSON	11	11
KITCHEN	252 SF	100 SF / PERSON	3	3
ACCESSORY STORAGE	803 SF	500 SF / PERSON	2	2
OFFICE	40 SF	100 SF / PERSON	1	2
TOTAL			66	74

TOTAL OCCUPANT LOAD = CALCULATED OCCUPANT LOAD AT 66 OCCUPANTS, ACTUAL AT 75 OCCUPANTS

Pinecrest Bakery

NO.	DATE	REVISION	SCALE

DATE 10-27-2025 DRAWN BY:

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786



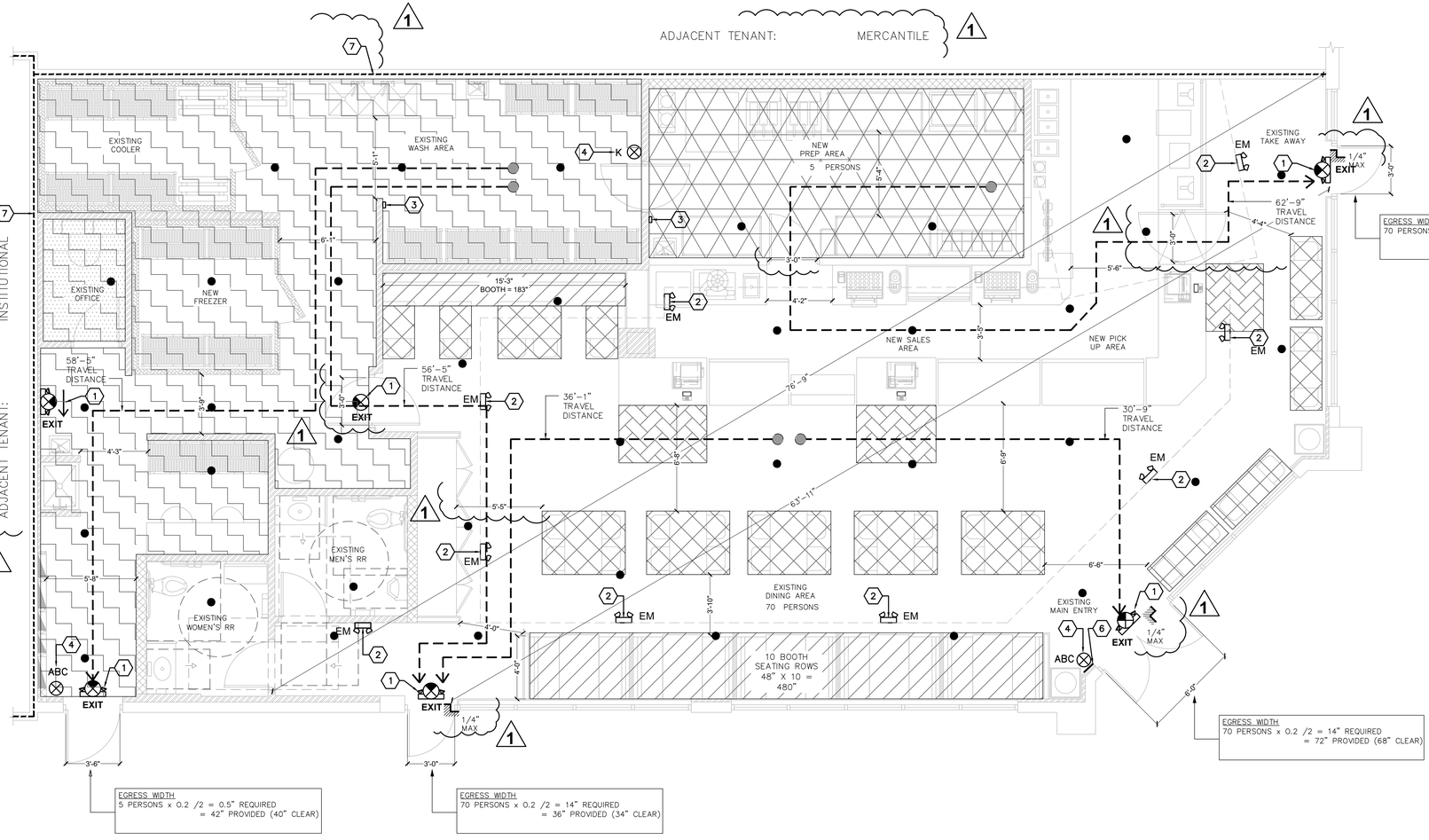
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
LIFE SAFETY PLAN

SHEET NO.
LS-1.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
LS-1.0.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 2/24/2026 1:05:28 PM FIRE Void



LIFE SAFETY PLAN
1/4" = 1'-0"

MDFR Approved as noted: NFPA96:4.1 General.4.1.1 Cooking equipment used in processes producing smoke or grease-laden vapors shall be equipped with an exhaust system that complies with all the equipment and performance requirements of this standard.

Inspector to verify Existing kitchen hood installation is compliant with NFPA 96

FIRE SUPPRESSION REQ. FIRE SUPPRESSION SYSTEM WORKING PLANS SHALL BE SUBMITTED FOR APPROVAL TO MIAMI-DADE FIRE DEPARTMENT BEFORE ANY FIRE SUPPRESSION SYSTEM IS INSTALLED OR REMODELED. ADDITIONAL NOZZLES AND/OR THERMAL DETECTORS IN ADDITION TO THOSE SHOWN ON THESE PLANS MAY BE REQUIRED
QUINTELA, JULIAN; 5/3/2026 3:27:25 PM

KEYED PLAN NOTES
1. EXISTING EXIT SIGNS / COMBOS TO REMAIN.
2. EXISTING EM LIGHTING WALL PACKS TO REMAIN.
3. EXISTING PULL STATIONS FOR HOOD FIRE SUPPRESSION TO REMAIN.
4. EXISTING FIRE EXTINGUISHERS TO BE REMAIN. REFER TO GENERAL NOTES.
5. NEW EM LIGHTING WALL PACKS TO BE INSTALLED.
6. NEW OCCUPANCY COUNT SIGNAGE.
7. EXIST 2HR FIRE WALL WITH 6" X 22 GA. METAL STUDS @ 24" O.C. & 2 LAYERS OF 5/8" TYPE "X" GWB.

EM / EXIT SIGN:
- EXIT — EMERGENCY LIGHTING WITH BATTERY BACKUP AND EXIT SIGN
- EXIT — EXIT SIGN WITH DIRECTIONAL ARROW
- EM — EMERGENCY LIGHTING WITH BATTERY BACKUP
- FIRE SPRINKLERS
- EXIST 2-HR FIRE RATED WALL

FIRE EXTINGUISHER LEGEND:

ABC = ABC CLASS FIRE EXTINGUISHER, SHALL BE PLACED AT 75' MAX ALONG EGRESS PATH.

K = TYPE "K" CLASS FIRE EXTINGUISHER

EGRESS NOTE:
1. THE WALKING AREA ALONG THE MEANS OF EGRESS SHALL BE SLIP RESISTANT AND LEVELED AS PER FLORIDA FIRE PREVENTION CODE 101 8TH EDITION (7.1.6.4)

GENERAL NOTES:
FIRE
- FIRE INSPECTOR MAY REQUIRE ADDITIONAL EMERGENCY LIGHTS AND EXIT SIGNS AT TIME OF INSPECTION.
- NO FIRE ALARM SYSTEM TO BE INSTALLED.
- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM EGRESS SIDE SHALL COMPLY WITH NFPA 101: 7.2.1.5.1 AND NFPA101: 7.2.1.5.2.
- ANY CURTAINS OR DRAPERIES USED SHALL COMPLY WITH THE PROVISIONS OF SECTION 10.3.1 AND NFPA–701, STANDARD METHOD OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES AND FILMS (FFPC/NFPA–101:12.7.4.1) NOTE: TREATED CLOTH MATERIALS WILL NOT BE ACCEPTED. CLOTH MATERIALS MUST BARE MANUFACTURER LABELS.
- A "MAXIMUM OCCUPANCY OF 19 SIGN WILL BE PROVIDED AND A MAXIMUM SEATING CAPACITY OF 14 WILL BE POSTED AT FRONT DOOR, IN ACCORDANCE WITH NFPA–101:12.7.8.3.
- FIRE EXTINGUISHERS SHALL BE MOUNTED AT 48" AFF AND SHALL BE CURRENTLY DATED AND TAGGED BY LICENSED FIRE EQUIPMENT COMPANY.
- MOUNT PERMANENT INDICATING SIGN ABOVE EACH FIRE EXTINGUISHERS, VISIBLE FROM ALL DIRECTIONS.
- CERTIFIED FIRE EXTINGUISHER(S) SHALL BE PLACED WITHIN 75' MAX OF TRAVEL FROM ANY POINT AND COMPLIANT WITH NFPA–10
- CLEAR HEADROOM HEIGHT INSIDE WALK–IN COOLER AND FREEZER SHALL BE 7'–6" MINIMUM AS PER NFPA 101, SECTION 7.1.5.1.
- WALK–IN COOLER AND FREEZER DOORS SHALL HAVE A MINIMUM CLEARANCE OF 32", PER NFPA 101, SECTION 7.2.1.2.4.
- THE ELEVATION OF THE FLOOR SURFACES ON BOTH SIDES OF A DOOR SHALL NOT VARY BY MORE THAN 1/2", AS PER NFPA 101, SECTION 7.2.1.3.
- GENERAL CONTRACTOR SHALL VERIFY FIREWALLS AND REPAIR AS NEEDED, PROVIDING THE RESPECTIVE "UL" LISTED FIRE SEPARATION ASSEMBLY.
- FIREWALLS SHALL BE LABELED ABOVE CEILING AS PER FFPC NFPA 1.
- ANY FIREWALL PENETRATIONS SHALL BE PROTECTED BY PROPER "UL" LISTED ASSEMBLY.
- PROVIDE A MINIMUM 1" RED LINE ON STORAGE ROOM AREA WALLS, 18" BELOW FIRE SPRINKLER HEAD LEVEL WHERE APPLICABLE.
- DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE REQUIRE PANIC AND FIRE HARDWARE.
- ABRUPT CHANGES IN ELEVATION OF WALKING SURFACES SHALL NOT EXCEED 1/4 IN. CHANGES IN ELEVATION EXCEEDING 1/4 IN, BUT NOT EXCEEDING 1/2 IN. SHALL BE BEVELED WITH A SLOPE OF 1 IN 2.

INTERIOR FINISH
- ALL INTERIOR FINISHES SHALL BE CLASS A, CLASS B OR CLASS C.
- FINAL FINISHES SHALL BE DETERMINED BY OWNER.
- ANY INTERIOR WOOD FINISHES SHALL BE FLAME RESISTANT.

EXIT ACCESS TRAVEL DISTANCE

MAX. DISTANCE =62'–9" (250' ALLOWED)

OCCUPANCY CALCULATIONS PER FBC TABL 1004.5

LEGEND		SF/LF	LOAD FACTOR	CALCULATED	ACTUAL
	LESS CONCENTRATED W/O FIXED SEATS (WITH FIXED TABLES)	212 SF	15 SF (NET)	12	33
	BOOTH SEATING	55 LF 663 IN	18" / PERSON	37	25
	WAITING SPACES (QUEUE)	54 SF	5 SF / PERSON	11	11
	KITCHEN	252 SF	200 SF / PERSON	1	3
	ACCESSORY STORAGE	843 SF	300 SF / PERSON	3	2
TOTAL				64	74

TOTAL OCCUPANT LOAD = CALCULATED OCCUPANT LOAD AT 65 OCCUPANTS, ACTUAL AT 75 OCCUPANTS

OCCUPANCY CALCULATIONS PER NFPA 101

LEGEND		SF/LF	LOAD FACTOR	CALCULATED	ACTUAL
	LESS CONCENTRATED W/O FIXED SEATS (WITH FIXED TABLES)	212 SF	15 SF (NET)	12	33
	BOOTH SEATING	55 LF 663 IN	18" / PERSON	37	25
	WAITING SPACES (QUEUE)	54 SF	5 SF / PERSON	11	11
	KITCHEN	252 SF	100 SF / PERSON	3	3
	ACCESSORY STORAGE	803 SF	500 SF / PERSON	2	2
	OFFICE	40 SF	100 SF / PERSON	1	2
TOTAL				66	74

TOTAL OCCUPANT LOAD = CALCULATED OCCUPANT LOAD AT 66 OCCUPANTS, ACTUAL AT 75 OCCUPANTS

Pinecrest Bakery

NO.	DATE	REVISION
1	2/6/26	BUILDING COMMENTS

DATE 10-27-2025 DRAWN BY: SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction / Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA · CHRISTOPHER PATRICK · TYPE · AR99598 · REGISTERED ARCHITECT
ELECTRONICALLY SIGNED AND SEALED BY CHRISTOPHER PATRICK TYPE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

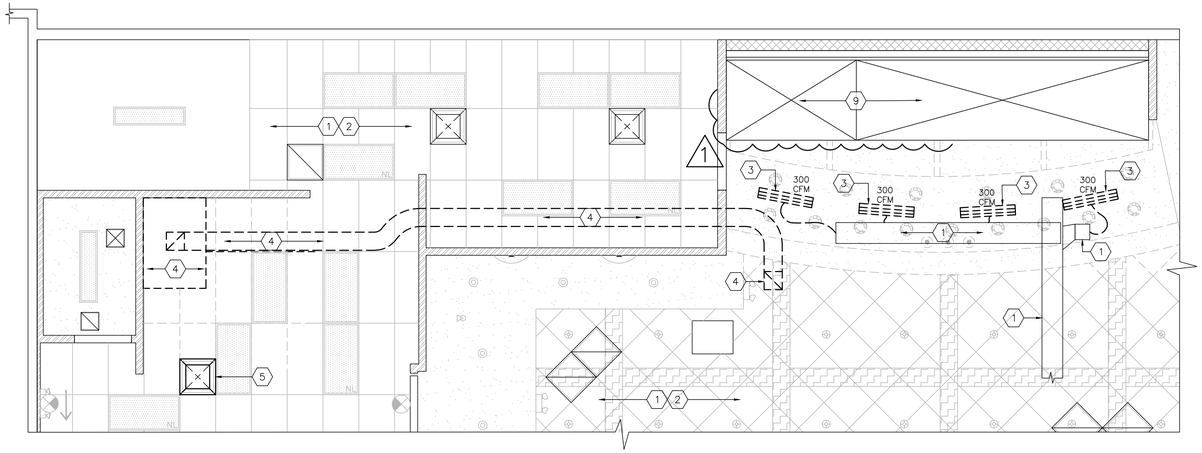
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
LIFE SAFETY PLAN

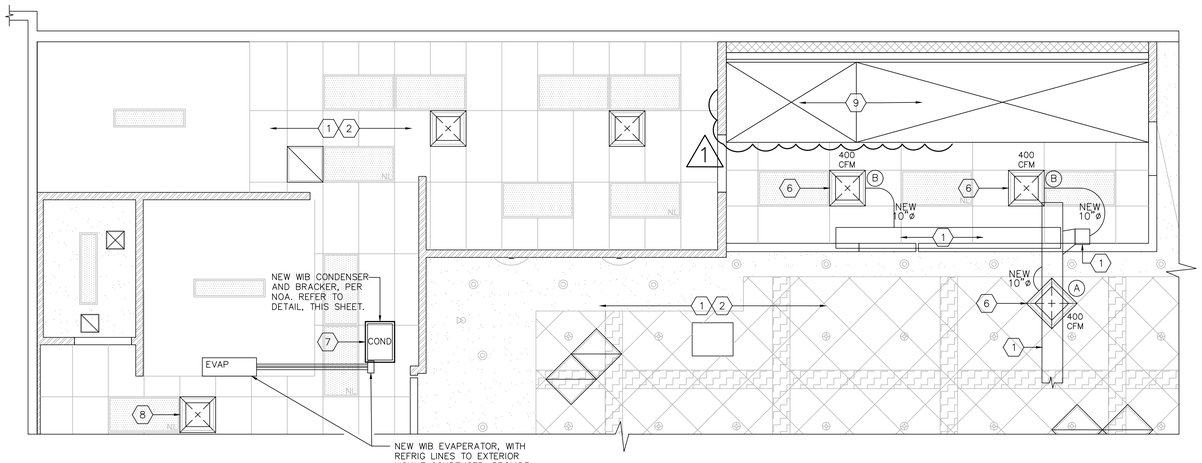
SHEET NO.
LS-1.0

JOB NO.
2025040

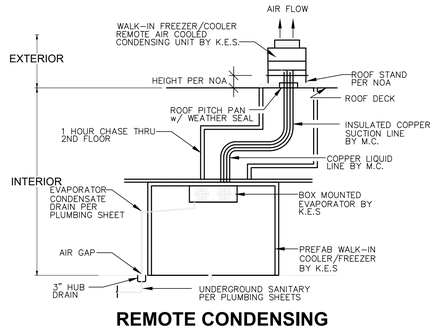
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
LS-1.0_V2.pdf



EXISTING MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



PROPOSED MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



REMOTE CONDENSING UNIT PIPE DETAIL
SCALE: NONE

KEYED NOTES:

1. EXISTING DUCTS TO REMAIN.
2. EXISTING DIFFUSER TO REMAIN.
3. EXISTING DIFFUSER TO BE REMOVED.
4. EXISTING DISHWASHER AREA HOOD (TYPE 2) AND FE-3 TO BE REMOVED.
5. EXISTING DEFF TO BE RELOCATED.
6. NEW SUPPLY AIR GRILLE TO BE INSTALLED.
7. NEW WB CONDENSER UNIT TO BE INSTALLED, REFER TO A-3.0 ROOF PLAN TO VERIFY THE EXACT LOCATION
8. RELOCATED SUPPLY AIR GRILLE.
9. EXISTING KITCHEN HOOD (TYPE 1) TO REMAIN.

WALK IN BOX NOTE:
1. WALK IN BOX TO BE SUBMITTED UNDER SEPARATE PERMIT.

SCOPE OF WORK

REUSE EQ AND HVAC DUCTWORK DIFFUSER, CHANGE SOME DIFFUSER AS SHOW. KITCHEN HOOD AND FANS TO REMAIN AIR.

HVAC - GENERAL NOTES:

1. ALL SUPPLY AIR DUCTS (HEATING AND COOLING) AND RETURN AIR DUCT AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED STEEL WITH 1" THICK EXTERNAL INSULATION UNLESS OTHERWISE SPECIFIED. DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ACCORDING TO ASHRAE AND SMACNA STANDARDS.
2. EXPOSED ROUND SPIRAL DUCT IN DINING ROOM SHALL BE LINDAB GASKETED DOUBLE WALL SPIRAL DUCTWORK AND FITTINGS OR APPROVED EQUAL. INSTALL AND SUSPEND PER SPIRAL DUCT HANGING DETAIL. ELBOWS SHALL HAVE A CENTERLINE RADIUS OF 1-1/2 TIME DUCT DIAMETER AND MAY BE SMOOTH ELBOWS OR 5 PIECE 90° ELBOWS AND 3 PIECE 45° ELBOWS. JOINTS OF ROUND DUCTS SHALL BE SLIP TYPE WITH A MINIMUM OF (3) SHEET METAL SCREWS.
3. DUCT DIMENSIONS ARE IN INCHES AND CORRESPOND TO INSIDE DIMENSIONS WIDTH x HEIGHT. DUCT SYSTEM SHALL COMPLY WITH NFPA STANDARD NO 90A AND/OR 90B. DUCTWORK AND COMPONENTS SHALL BE CLASS 1 MATERIALS IN ACCORDANCE WITH U.L. 181 TEST. PROVIDE FIRE DAMPERS WHEN PENETRATING FIRE RATED WALL OR CEILING.
4. DUCT/PIPING LAYOUT IS SCHEMATIC. EXACT LOCATION OF DUCT/PIPING AND EQUIPMENT SHALL BE COORDINATED WITH THE BUILDING STRUCTURE, EQUIPMENT, EXISTING CONDITIONS, ARCHITECTURAL DRAWINGS AND ALL OTHER TRADES PRIOR TO INSTALLATION. ANY CONTRACTOR INSTALLING WORK PRIOR TO THIS COORDINATION SHALL RELOCATED HIS WORK AT HIS EXPENSE TO ALLOW PROPER INSTALLATION OF ANY AND ALL OTHER TRADES' WORK. CONTRACTOR TO VERIFY THAT DUCTWORK SIZES, ELEVATIONS, EQUIPMENT WILL FIT ABOVE CEILING SYSTEM.
5. MANUAL DAMPERS SHALL BE PROVIDED AT ALL BRANCH TAPS FOR BALANCING.
6. THE MECHANICAL CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM BALANCE REPORT, HEAT GAIN, HEAT LOSS, AND COOLING CALCULATIONS TO LANDLORD'S REPRESENTATIVE TO VERIFY THAT THE REQUIRED VENTILATION AIR TO BE PROVIDE TO EACH SPACE HAS BEEN OBTAINED.
7. DIFFUSERS SHALL BE SELECTED, LOCATED, AND BALANCED IN ORDER THAT THEY DELIVER THE REQUIRED CFM TO THE ENTIRE ROOM EVENLY AND DRAFT FREE TO MAINTAIN THE FOLLOWING DESIGN CONDITIONS:

INSIDE	OUTSIDE	RELATIVE HUMIDITY
COOLING- 72DB	92 DB - 76 DB	50% TO 60% (39)
HEATING - 70 DB	42 DB	

8. ALL FAN UNITS, MOTORS, COMPRESSORS, ETC. SHALL BE ISOLATED AS REQUIRED TO OPERATE QUIETLY SO THAT NO OBJECTIONABLE SOUND WILL BE HEARD IN THE HABITABLE SPACES DUE TO AIR VELOCITY, MOTOR HUM, VIBRATION, OR MECHANICAL MOVEMENT.
9. A/C SYSTEM SHALL HAVE CLEANABLE AIR FILTERS LOCATED AS REQUIRED FOR EASY ACCESSIBILITY/.
10. A/C SYSTEM SHALL BE CONTROLLED BY A THERMOSTAT. MOUNT THERMOSTAT 5'-0" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
11. ALL GRILLS AND DIFFUSER TO BE ALUMINUM OR STEEL CONSTRUCTION. DIFFUSERS TO HAVE OPPOSED BLADE DAMPERS. PROVIDE GASKETS ON ALL GRILLS AND DIFFUSERS. REFER TO AIR DEVICE SCHEDULE FOR MANUFACTURERS AND FINISHES.
12. THE TOP OF ALL DIFFUSERS SHALL BE INSULATED TO PREVENT CONDENSATION AND RUST TO FORM.
13. ALL REFRIGERANT PIPING SHALL BE COPPER, TYPE L, ACR TYPE, DEHYDRATED AND SEALED. ALL FITTINGS SHALL BE WROUGHT COPPER. ALL JOINTS SHALL BE MADE WITH HIGH TEMPERATURE BRAZING ALLOY OF NOT LESS THAN 5% SILVER. PIPING INSULATION NOT LESS THAN 2" THICK "ARMAFLEX". LIQUID AND SUCTION LINES SHALL BE SIZED ACCORDING TO EQUIPMENT MANUFACTURE'S RECOMMENDATION FOR EQUIVALENT LENGTH OF PIPING RUN FOR CONNECTED TONNAGE. ALL PIPING ACCESSORIES SHALL BE CONSTRUCTED AS SUGGESTED BY EQUIPMENT MANUFACTURER. ALL PIPING SHALL BE EVACUATED PER GOOD PIPING PRACTICE BEFORE START-UP.

SEQUENCE OF OPERATIONS

1. THERMOSTATS SHALL CONTROL OCCUPIED/UNOCCUPIED MODE OF OPERATION FOR THE ENTIRE SYSTEM IN ACCORDANCE WITH PROGRAMMED TIMES AND SET POINTS.
2. ON A CALL FOR COOLING FROM THE THERMOSTAT, SYSTEM SHALL ENERGIZE (MECHANICAL COOLING) IN STAGES. WHEN OUTDOOR ENTHALPY, AS SENSED BY UNIT MOUNTED CONTROLS, IS BELOW ITS SETTING, AND FREE COOLING IS AVAILABLE, UNIT MOUNTED ECONOMIZER SHALL BE ENABLED AND MODULATE DAMPERS BEYOND THEIR MIN. POSITION SET-POINTS TO SATISFY THE SETTING OF (65°F ADJUSTABLE). DURING THIS CYCLE, THE MECHANICAL COOLING SHALL BE DISABLED. ENTHALPY CONTROLLER SHALL RESET THE OUTSIDE AIR DAMPERS TO THE MINIMUM POSITION AND ENERGIZE THE MECHANICAL COOLING WHEN THE SET-POINT IS EXCEEDED.
3. ON A CALL FOR HEATING, ELECTRIC STRIP HEATERS SHALL BE ENERGIZED AND SHALL RUN UNTIL SET-POINT IS SATISFIED.
4. DURING NIGHT SETBACK PERIOD AS PROGRAMMED ON ASSOCIATED ROOFTOP UNIT THERMOSTAT, BLOWER FAN SHALL BE OFF AND OUTSIDE AIR DAMPERS SHUT. ON A CALL FOR HEATING OR COOLING, THE OUTSIDE AIR DAMPERS SHALL REMAIN CLOSED AND THE HEAT EXCHANGER OR COMPRESSOR CYCLE SHALL RUN UNTIL SPACE SET-POINT IS SATISFIED.
5. OVERRIDE TIMER SWITCH (MOUNTED ON THERMOSTAT) SHALL BYPASS THE PROGRAMMABLE THERMOSTAT (OCCUPIED SETTING) AND SHALL ENERGIZE THE SYSTEM INTO THE OCCUPIED MODE FOR A MINIMUM OF A 3 HOUR PERIOD.
6. REMOTE TEMPERATURE SENSORS SHALL BE USED SO THAT THERMOSTATS CAN BE IN PREP ROOM AREA, AWAY FROM THE PUBLIC.

EXHAUST FANS:
1. TOILET ROOM EXHAUST FANS SHALL BE INTERLOCKED WITH THE RTU THERMOSTATS. DURING THE OCCUPIED MODE, THE EXHAUST FAN SHALL RUN CONTINUOUSLY. DURING UNOCCUPIED HOURS, EXHAUST FANS SHALL BE TURNED OFF.

DUCT SMOKE DETECTORS:
1. ROOFTOP UNIT SUPPLY FAN SHALL BE DE-ENERGIZED UPON DETECTION OF SMOKE IN DUCT SMOKE DETECTOR.

AIR DEVICE SCHEDULE

PAINTED

PLAN MARK	MANUFACTURER	MODEL	FACE SIZE	CFM	NECK SIZE	MATERIAL	TYPE
A	TITUS	PAS	24X24 STEEL	400	10"ø	PAINTED STEEL	CLNG DIFF LAY-IN
B	TITUS	PAS	24X24 STEEL	400	10"ø	PAINTED STEEL	CLNG DIFF LAY-IN

AIR DEVICE RUNOUT SCHEDULE

DUCT CFM	DUCT SIZE
0 - 199	6" ROUND
200 - 324	8" ROUND
325 - 449	10" ROUND
450 - 680	12" ROUND
681 - 1030	14" ROUND
1031 - 1250	15" ROUND
1251 - 1450	16" ROUND
1451 - 2000	18" ROUND

NOTES:
1. AIR DEVICE NECK SIZE SHALL BE THE SAME AS RUNOUT SIZE.
2. RECTANGULAR DUCT SIZES OF EQUIVALENT FREE AREA MAY BE SUBSTITUTED FOR ROUND DUCT.
3. RUNOUTS MAY BE RIGID OR FLEX DUCT PER SPECIFICATIONS.

AIR BALANCE SCHEDULE

EXHAUST	SERVES		EXHAUST (CFM)	TOTAL (CFM)
EF-1	KEH-1	COOKING HOOD	1,400	
EF-2	KEH-2	COOKING HOOD	2,800	
EF-2	KEH-2	COOKING HOOD	2,800	
EF-4	RESTROOMS		300	
				7,300

EXHAUST	SUPPLY AIR (CFM)	SERVES	DESIGN OA (CFM)	PERCENT OA / SA		
AHU-A	4,800	DINING	400	8%		
AHU-B	4,800	FRONT KITCHEN / DINING	400	8%		
AHU-C	1,600	BACK KITCHEN	500	31%		
MAU-1	3,500	FRONT KITCHEN	3,500	100%		
OAU-1	3,650	FRONT KITCHEN / DINING	3,650	100%		
			8,450			8,450
				TOTAL POSITIVE AIR FLOW		1,150
				PERCENT POSITIVE AIR FLOW		15%

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPER (S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROIL		X

EXISTING KITCHEN EXHAUST HOOD SCHEDULE

MARK	SERVED	MANUFACTURER	MODEL	HOOD DIMENSOONS	CFM	WEIGHT
KEH-1	COOK LINE	CAPTIVE AIRE	5430 ND-BR	84 X 54 X 30	1400	485 LB
KEH-2	COOK LINE	CAPTIVE AIRE	5430 ND-BR	192 X 54 X 30	5600	980 LB

EXISTING EXHAUST FAN SCHEDULE

MARK	SERVICE	MANUFACTURER	MOUNTING	MODEL	CFM	ESP (IN)	HP	DRIVE	RPM	V/PH
EF-1	KEH-1	CAPTIVE AIRE	ROOF	BI 16 CARM	1400	1.30	3/4	BELT	1132	115/1
EF-2	KEH-2	CAPTIVE AIRE	ROOF	BI 24 CARM	5600	1.50	3.0	BELT	940	208/3

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
M-1.0 RWK 2026-04-23.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:30:41 PM FIRE APPROVED-SCOPE ONLY

Pinecrest Bakery

NO.	DATE	REVISION
1	3/16/26	BUILDING COMMENTS

DATE 10-27-2025 DRAWN BY: SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

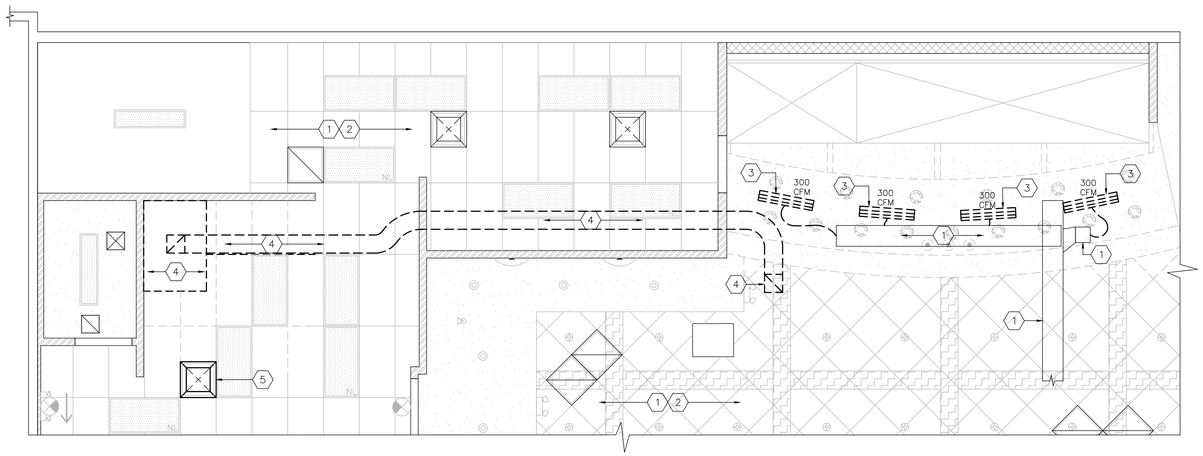
STATE OF FLORIDA · CHRISTOPHER PATRICK GERSHEN · AR99598 · REGISTERED ARCHITECT
STATE OF FLORIDA REGISTERED ARCHITECT LICENSE

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

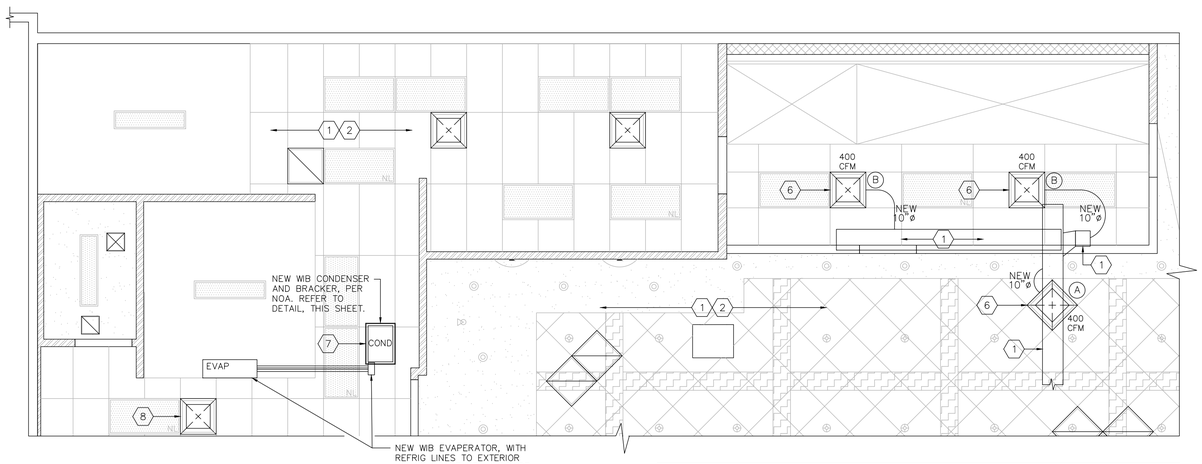
SHEET TITLE
MECHANICAL PLAN

SHEET NO. M-1.0

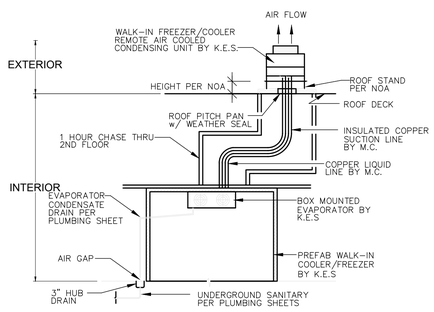
JOB NO. 2025040



EXISTING MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



PROPOSED MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



REMOTE CONDENSING UNIT PIPE DETAIL
SCALE: NONE

KEYED NOTES:

1. EXISTING DUCTS TO REMAIN.
2. EXISTING DIFFUSER TO REMAIN.
3. EXISTING DIFFUSER TO BE REMOVED.
4. EXISTING HOOD & EF-3 TO BE REMOVED.
5. EXISTING DEFF TO BE RELOCATED.
6. NEW SUPPLY AIR GRILLE TO BE INSTALLED.
7. NEW WIB CONDENSER UNIT TO BE INSTALLED, REFER TO A-3.0 ROOF PLAN TO VERIFY THE EXACT LOCATION
8. RELOCATED SUPPLY AIR GRILLE.

WALK IN BOX NOTE:
1. WALK IN BOX TO BE SUBMITTED UNDER SEPARATE PERMIT.

SCOPE OF WORK

REUSE EQ AND HVAC DUCTWORK DIFFUSER, CHANGE SOME DIFFUSER AS SHOW. KITCHEN HOOD AND FANS TO REMAIN AIR.

HVAC - GENERAL NOTES:

1. ALL SUPPLY AIR DUCTS (HEATING AND COOLING) AND RETURN AIR DUCT AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED STEEL WITH 1" THICK EXTERNAL INSULATION UNLESS OTHERWISE SPECIFIED. DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ACCORDING TO ASHRAE AND SMACNA STANDARDS.
2. EXPOSED ROUND SPIRAL DUCT IN DINING ROOM SHALL BE LINDAB GASKETED DOUBLE WALL SPIRAL DUCTWORK AND FITTINGS OR APPROVED EQUAL. INSTALL AND SUSPEND PER SPIRAL DUCT HANGING DETAIL. ELBOWS SHALL HAVE A CENTERLINE RADIUS OF 1-1/2 TIME DUCT DIAMETER AND MAY BE SMOOTH ELBOWS OR 5 PIECE 90° ELBOWS AND 3 PIECE 45° ELBOWS. JOINTS OF ROUND DUCTS SHALL BE SLIP TYPE WITH A MINIMUM OF (3) SHEET METAL SCREWS.
3. DUCT DIMENSIONS ARE IN INCHES AND CORRESPOND TO INSIDE DIMENSIONS WIDTH x HEIGHT. DUCT SYSTEM SHALL COMPLY WITH NFPA STANDARD NO 90A AND/OR 90B. DUCTWORK AND COMPONENTS SHALL BE CLASS 1 MATERIALS IN ACCORDANCE WITH U.L. 181 TEST. PROVIDE FIRE DAMPERS WHEN PENETRATING FIRE RATED WALL OR CEILING.
4. DUCT/PIPING LAYOUT IS SCHEMATIC. EXACT LOCATION OF DUCT/PIPING AND EQUIPMENT SHALL BE COORDINATED WITH THE BUILDING STRUCTURE, EQUIPMENT, EXISTING CONDITIONS, ARCHITECTURAL DRAWINGS AND ALL OTHER TRADES PRIOR TO INSTALLATION. ANY CONTRACTOR INSTALLING WORK PRIOR TO THIS COORDINATION SHALL RELOCATED HIS WORK AT HIS EXPENSE TO ALLOW PROPER INSTALLATION OF ANY AND ALL OTHER TRADES' WORK. CONTRACTOR TO VERIFY THAT DUCTWORK SIZES, ELEVATIONS, EQUIPMENT WILL FIT ABOVE CEILING SYSTEM.
5. MANUAL DAMPERS SHALL BE PROVIDED AT ALL BRANCH TAPS FOR BALANCING.
6. THE MECHANICAL CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM BALANCE REPORT, HEAT GAIN, HEAT LOSS, AND COOLING CALCULATIONS TO LANDLORD'S REPRESENTATIVE TO VERIFY THAT THE REQUIRED VENTILATION AIR TO BE PROVIDE TO EACH SPACE HAS BEEN OBTAINED.
7. DIFFUSERS SHALL BE SELECTED, LOCATED, AND BALANCED IN ORDER THAT THEY DELIVER THE REQUIRED CFM TO THE ENTIRE ROOM EVENLY AND DRAFT FREE TO MAINTAIN THE FOLLOWING DESIGN CONDITIONS:

	INSIDE	OUTSIDE	RELATIVE HUMIDITY
COOLING-	72DB	92 DB – 76 DB	50% TO 60% (39)
HEATING –	70 DB	42 DB	

8. ALL FAN UNITS, MOTORS, COMPRESSORS, ETC. SHALL BE ISOLATED AS REQUIRED TO OPERATE QUIETLY SO THAT NO OBJECTIONABLE SOUND WILL BE HEARD IN THE HABITABLE SPACES DUE TO AIR VELOCITY, MOTOR HUM, VIBRATION, OR MECHANICAL MOVEMENT.
9. A/C SYSTEM SHALL HAVE CLEANABLE AIR FILTERS LOCATED AS REQUIRED FOR EASY ACCESSIBILITY.
10. A/C SYSTEM SHALL BE CONTROLLED BY A THERMOSTAT. MOUNT THERMOSTAT 5'-0" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
11. ALL GRILLS AND DIFFUSER TO BE ALUMINUM OR STEEL CONSTRUCTION. DIFFUSERS TO HAVE OPPOSED BLADE DAMPERS. PROVIDE GASKETS ON ALL GRILLS AND DIFFUSERS. REFER TO AIR DEVICE SCHEDULE FOR MANUFACTURERS AND FINISHES.
12. THE TOP OF ALL DIFFUSERS SHALL BE INSULATED TO PREVENT CONDENSATION AND RUST TO FORM.
13. ALL REFRIGERANT PIPING SHALL BE COPPER, TYPE L, ACR TYPE, DEHYDRATED AND SEALED. ALL FITTINGS SHALL BE WROUGHT COPPER. ALL JOINTS SHALL BE MADE WITH HIGH TEMPERATURE BRAZING ALLOY OF NOT LESS THAN 5% SILVER. PIPING INSULATION NOT LESS THAN ½" THICK "ARMAFLEX". LIQUID AND SUCTION LINES SHALL BE SIZED ACCORDING TO EQUIPMENT MANUFACTURE'S RECOMMENDATION FOR EQUIVALENT LENGTH OF PIPING RUN FOR CONNECTED TONNAGE. ALL PIPING ACCESSORIES SHALL BE CONSTRUCTED AS SUGGESTED BY EQUIPMENT MANUFACTURER. ALL PIPING SHALL BE EVACUATED PER GOOD PIPING PRACTICE BEFORE START-UP.

SEQUENCE OF OPERATIONS

1. THERMOSTATS SHALL CONTROL OCCUPIED/UNOCCUPIED MODE OF OPERATION FOR THE ENTIRE SYSTEM IN ACCORDANCE WITH PROGRAMMED TIMES AND SET POINTS.
2. ON A CALL FOR COOLING FROM THE THERMOSTAT, SYSTEM SHALL ENERGIZE (MECHANICAL COOLING) IN STAGES. WHEN OUTDOOR ENTHALPY, AS SENSED BY UNIT MOUNTED CONTROLS, IS BELOW ITS SETTING, AND FREE COOLING IS AVAILABLE, UNIT MOUNTED ECONOMIZER SHALL BE ENABLED AND MODULATE DAMPERS BEYOND THEIR MIN. POSITION SET-POINTS TO SATISFY THE SETTING OF (55°F ADJUSTABLE), DURING THIS CYCLE, THE MECHANICAL COOLING SHALL BE DISABLED. ENTHALPY CONTROLLER SHALL RESET THE OUTSIDE AIR DAMPERS TO THE MINIMUM POSITION AND ENERGIZE THE MECHANICAL COOLING WHEN THE SET-POINT IS EXCEEDED.
3. ON A CALL FOR HEATING, ELECTRIC STRIP HEATERS SHALL BE ENERGIZED AND SHALL RUN UNTIL SET-POINT IS SATISFIED.
4. DURING NIGHT SETBACK PERIOD AS PROGRAMMED ON ASSOCIATED ROOFTOP UNIT THERMOSTAT, BLOWER FAN SHALL BE OFF AND OUTSIDE AIR DAMPERS SHUT. ON A CALL FOR HEATING OR COOLING, THE OUTSIDE AIR DAMPERS SHALL REMAIN CLOSED AND THE HEAT EXCHANGER OR COMPRESSOR CYCLE SHALL RUN UNTIL SPACE SET-POINT IS SATISFIED.
5. OVERRIDE TIMER SWITCH (MOUNTED ON THERMOSTAT) SHALL BYPASS THE PROGRAMMABLE THERMOSTAT (OCCUPIED SETTING) AND SHALL ENERGIZE THE SYSTEM INTO THE OCCUPIED MODE FOR A MINIMUM OF A 3 HOUR PERIOD.
6. REMOTE TEMPERATURE SENSORS SHALL BE USED SO THAT THERMOSTATS CAN BE IN PREP ROOM AREA, AWAY FROM THE PUBLIC.

EXHAUST FANS:
1. TOILET ROOM EXHAUST FANS SHALL BE INTERLOCKED WITH THE RTU THERMOSTATS. DURING THE OCCUPIED MODE, THE EXHAUST FAN SHALL RUN CONTINUOUSLY. DURING UNOCCUPIED HOURS, EXHAUST FANS SHALL BE TURNED OFF.

DUCT SMOKE DETECTORS:
1. ROOFTOP UNIT SUPPLY FAN SHALL BE DE-ENERGIZED UPON DETECTION OF SMOKE IN DUCT SMOKE DETECTOR.

AIR DEVICE SCHEDULE

PAINTED

PLAN MARK	MANUFACTURER	MODEL	FACE SIZE	CFM	NECK SIZE	MATERIAL	TYPE
A	TITUS	PAS	24X24 STEEL	400	10"ø	PAINTED STEEL	CLNG DIFF LAY-IN
B	TITUS	PAS	24X24 STEEL	400	10"ø	PAINTED STEEL	CLNG DIFF LAY-IN

AIR BALANCE SCHEDULE

EXHAUST	SERVES				EXHAUST (CFM)	TOTAL (CFM)
EF-1	KEH-1	COOKING HOOD			1,400	
EF-2	KEH-2	COOKING HOOD			2,800	
EF-2	KEH-2	COOKING HOOD			2,800	
EF-4	RESTROOMS				300	
						7,300
EXHAUST	**SUPPLY AIR (CFM)**	**SERVES**	**DESIGN OA (CFM)**	**PERCENT OA / SA**		
AHU-A	4,800	DINING	400	8%		
AHU-B	4,800	FRONT KITCHEN / DINING	400	8%		
AHU-C	1,600	BACK KITCHEN	500	31%		
MAU-1	3,500	FRONT KITCHEN	3,500	100%		
OAU-1	3,650	FRONT KITCHEN / DINING	3,650	100%		
			8,450			8,450
				TOTAL POSITIVE AIR FLOW		1,150
				PERCENT POSITIVE AIR FLOW		15%

AIR DEVICE RUNOUT SCHEDULE

DUCT CFM	DUCT SIZE
0 - 199	6" ROUND
200 - 324	8" ROUND
325 - 449	10" ROUND
450 - 680	12" ROUND
681 - 1030	14" ROUND
1031 - 1250	15" ROUND
1251 - 1450	16" ROUND
1451 - 2000	18" ROUND

NOTES:
1. AIR DEVICE NECK SIZE SHALL BE THE SAME AS RUNOUT SIZE.
2. RECTANGULAR DUCT SIZES OF EQUIVALENT FREE AREA MAY BE SUBSTITUTED FOR ROUND DUCT.
3. RUNOUTS MAY BE RIGID OR FLEX DUCT PER SPECIFICATIONS.

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPER (S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROIL		X

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MICHAEL C GUERRERO LICENSE No. 15235 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D000001951ED24700000832D1, cn=Michael C Guerrero
Date: 2025.12.15 11:19:32 -05'00'

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
M-1.0.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:28:27 PM FIRE Void

Pinecrest Bakery

NO.	DATE	REVISION	SCALE

DATE 10-27-2025
DRAWN BY:

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7722
REGISTRATION NO. AA 0002786

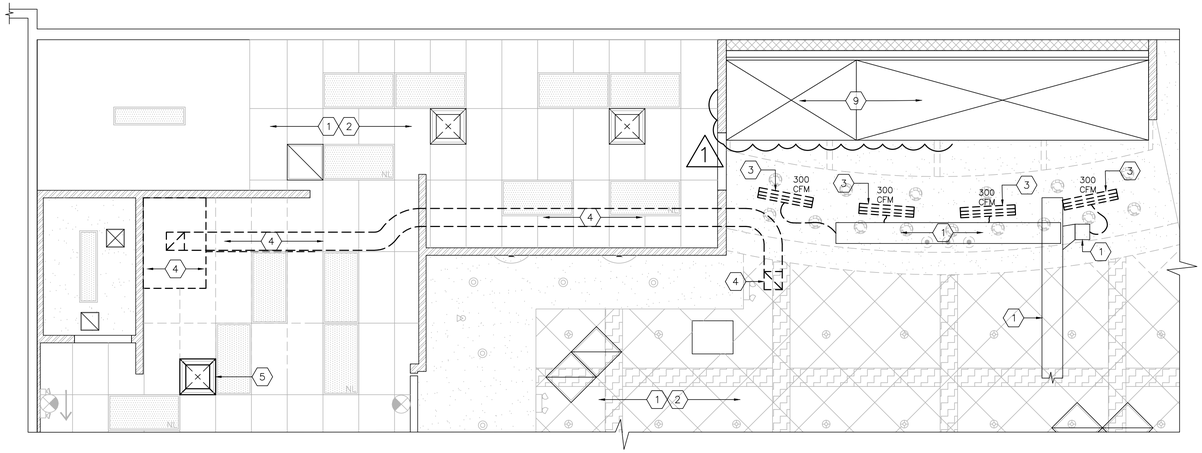
SEAL
CHRISTOPHER VIDAL
STATE OF FLORIDA
LICENSED ARCHITECT
99208

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

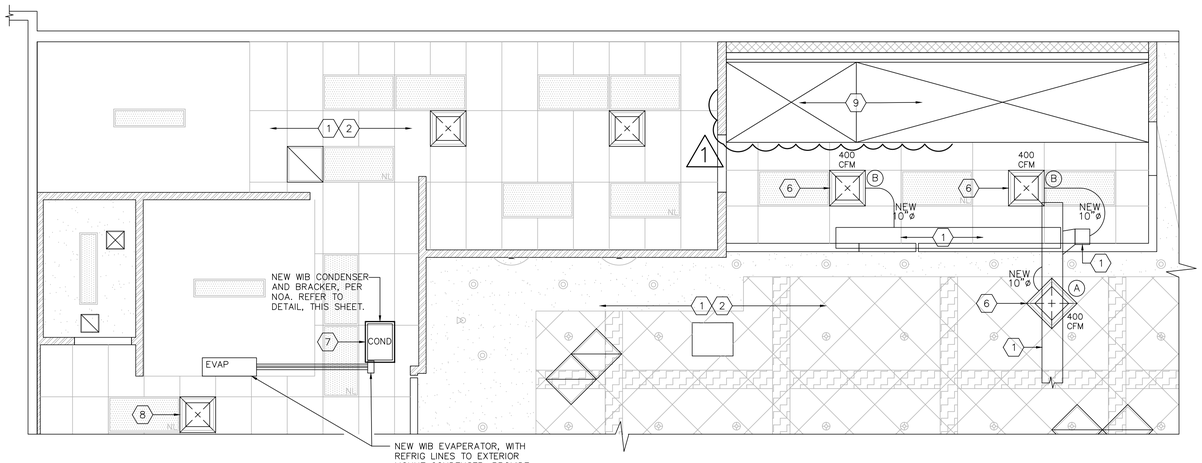
SHEET TITLE
MECHANICAL PLAN

SHEET NO.
M-1.0

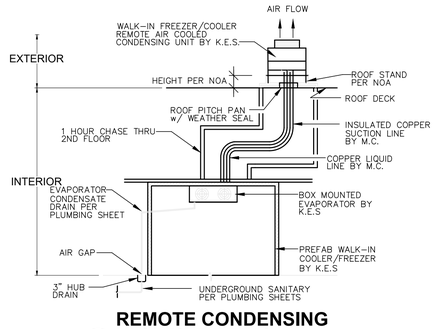
JOB NO.
2025040



EXISTING MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



PROPOSED MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



REMOTE CONDENSING UNIT PIPE DETAIL
SCALE: NONE

KEYED NOTES:

1. EXISTING DUCTS TO REMAIN.
2. EXISTING DIFFUSER TO REMAIN.
3. EXISTING DIFFUSER TO BE REMOVED.
4. EXISTING DISHWASHER AREA HOOD (TYPE 2) AND FE-3 TO BE REMOVED.
5. EXISTING DEFF TO BE RELOCATED.
6. NEW SUPPLY AIR GRILLE TO BE INSTALLED.
7. NEW WB CONDENSER UNIT TO BE INSTALLED, REFER TO A-3.0 ROOF PLAN TO VERIFY THE EXACT LOCATION
8. RELOCATED SUPPLY AIR GRILLE.
9. EXISTING KITCHEN HOOD (TYPE 1) TO REMAIN.

WALK IN BOX NOTE:
1. WALK IN BOX TO BE SUBMITTED UNDER SEPARATE PERMIT.

SCOPE OF WORK

REUSE EQ AND HVAC DUCTWORK DIFFUSER, CHANGE SOME DIFFUSER AS SHOW. KITCHEN HOOD AND FANS TO REMAIN AIR.

HVAC - GENERAL NOTES:

1. ALL SUPPLY AIR DUCTS (HEATING AND COOLING) AND RETURN AIR DUCT AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED STEEL WITH 1" THICK EXTERNAL INSULATION UNLESS OTHERWISE SPECIFIED. DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ACCORDING TO ASHRAE AND SMACNA STANDARDS.
2. EXPOSED ROUND SPIRAL DUCT IN DINING ROOM SHALL BE LINDAB GASKETED DOUBLE WALL SPIRAL DUCTWORK AND FITTINGS OR APPROVED EQUAL. INSTALL AND SUSPEND PER SPIRAL DUCT HANGING DETAIL. ELBOWS SHALL HAVE A CENTERLINE RADIUS OF 1-1/2 TIME DUCT DIAMETER AND MAY BE SMOOTH ELBOWS OR 5 PIECE 90° ELBOWS AND 3 PIECE 45° ELBOWS. JOINTS OF ROUND DUCTS SHALL BE SLIP TYPE WITH A MINIMUM OF (3) SHEET METAL SCREWS.
3. DUCT DIMENSIONS ARE IN INCHES AND CORRESPOND TO INSIDE DIMENSIONS WIDTH x HEIGHT. DUCT SYSTEM SHALL COMPLY WITH NFPA STANDARD NO 90A AND/OR 90B. DUCTWORK AND COMPONENTS SHALL BE CLASS 1 MATERIALS IN ACCORDANCE WITH U.L. 181 TEST. PROVIDE FIRE DAMPERS WHEN PENETRATING FIRE RATED WALL OR CEILING.
4. DUCT/PIPING LAYOUT IS SCHEMATIC. EXACT LOCATION OF DUCT/PIPING AND EQUIPMENT SHALL BE COORDINATED WITH THE BUILDING STRUCTURE, EQUIPMENT, EXISTING CONDITIONS, ARCHITECTURAL DRAWINGS AND ALL OTHER TRADES PRIOR TO INSTALLATION. ANY CONTRACTOR INSTALLING WORK PRIOR TO THIS COORDINATION SHALL RELOCATED HIS WORK AT HIS EXPENSE TO ALLOW PROPER INSTALLATION OF ANY AND ALL OTHER TRADES' WORK. CONTRACTOR TO VERIFY THAT DUCTWORK SIZES, ELEVATIONS, EQUIPMENT WILL FIT ABOVE CEILING SYSTEM.
5. MANUAL DAMPERS SHALL BE PROVIDED AT ALL BRANCH TAPS FOR BALANCING.
6. THE MECHANICAL CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM BALANCE REPORT, HEAT GAIN, HEAT LOSS, AND COOLING CALCULATIONS TO LANDLORD'S REPRESENTATIVE TO VERIFY THAT THE REQUIRED VENTILATION AIR TO BE PROVIDE TO EACH SPACE HAS BEEN OBTAINED.
7. DIFFUSERS SHALL BE SELECTED, LOCATED, AND BALANCED IN ORDER THAT THEY DELIVER THE REQUIRED CFM TO THE ENTIRE ROOM EVENLY AND DRAFT FREE TO MAINTAIN THE FOLLOWING DESIGN CONDITIONS:

INSIDE	OUTSIDE	RELATIVE HUMIDITY
COOLING- 72DB	92 DB - 76 DB	50% TO 60% (39)
HEATING - 70 DB	42 DB	

8. ALL FAN UNITS, MOTORS, COMPRESSORS, ETC. SHALL BE ISOLATED AS REQUIRED TO OPERATE QUIETLY SO THAT NO OBJECTIONABLE SOUND WILL BE HEARD IN THE HABITABLE SPACES DUE TO AIR VELOCITY, MOTOR HUM, VIBRATION, OR MECHANICAL MOVEMENT.
9. A/C SYSTEM SHALL HAVE CLEANABLE AIR FILTERS LOCATED AS REQUIRED FOR EASY ACCESSIBILITY/.
10. A/C SYSTEM SHALL BE CONTROLLED BY A THERMOSTAT. MOUNT THERMOSTAT 5'-0" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
11. ALL GRILLS AND DIFFUSER TO BE ALUMINUM OR STEEL CONSTRUCTION. DIFFUSERS TO HAVE OPPOSED BLADE DAMPERS. PROVIDE GASKETS ON ALL GRILLS AND DIFFUSERS. REFER TO AIR DEVICE SCHEDULE FOR MANUFACTURERS AND FINISHES.
12. THE TOP OF ALL DIFFUSERS SHALL BE INSULATED TO PREVENT CONDENSATION AND RUST TO FORM.
13. ALL REFRIGERANT PIPING SHALL BE COPPER, TYPE L, ACR TYPE, DEHYDRATED AND SEALED. ALL FITTINGS SHALL BE WROUGHT COPPER. ALL JOINTS SHALL BE MADE WITH HIGH TEMPERATURE BRAZING ALLOY OF NOT LESS THAN 5% SILVER. PIPING INSULATION NOT LESS THAN 2" THICK "ARMAFLEX". LIQUID AND SUCTION LINES SHALL BE SIZED ACCORDING TO EQUIPMENT MANUFACTURE'S RECOMMENDATION FOR EQUIVALENT LENGTH OF PIPING RUN FOR CONNECTED TONNAGE. ALL PIPING ACCESSORIES SHALL BE CONSTRUCTED AS SUGGESTED BY EQUIPMENT MANUFACTURER. ALL PIPING SHALL BE EVACUATED PER GOOD PIPING PRACTICE BEFORE START-UP.

SEQUENCE OF OPERATIONS

1. THERMOSTATS SHALL CONTROL OCCUPIED/UNOCCUPIED MODE OF OPERATION FOR THE ENTIRE SYSTEM IN ACCORDANCE WITH PROGRAMMED TIMES AND SET POINTS.
2. ON A CALL FOR COOLING FROM THE THERMOSTAT, SYSTEM SHALL ENERGIZE (MECHANICAL COOLING) IN STAGES. WHEN OUTDOOR ENTHALPY, AS SENSED BY UNIT MOUNTED CONTROLS, IS BELOW ITS SETTING, AND FREE COOLING IS AVAILABLE, UNIT MOUNTED ECONOMIZER SHALL BE ENABLED AND MODULATE DAMPERS BEYOND THEIR MIN. POSITION SET-POINTS TO SATISFY THE SETTING OF (65°F ADJUSTABLE). DURING THIS CYCLE, THE MECHANICAL COOLING SHALL BE DISABLED. ENTHALPY CONTROLLER SHALL RESET THE OUTSIDE AIR DAMPERS TO THE MINIMUM POSITION AND ENERGIZE THE MECHANICAL COOLING WHEN THE SET-POINT IS EXCEEDED.
3. ON A CALL FOR HEATING, ELECTRIC STRIP HEATERS SHALL BE ENERGIZED AND SHALL RUN UNTIL SET-POINT IS SATISFIED.
4. DURING NIGHT SETBACK PERIOD AS PROGRAMMED ON ASSOCIATED ROOFTOP UNIT THERMOSTAT, BLOWER FAN SHALL BE OFF AND OUTSIDE AIR DAMPERS SHUT. ON A CALL FOR HEATING OR COOLING, THE OUTSIDE AIR DAMPERS SHALL REMAIN CLOSED AND THE HEAT EXCHANGER OR COMPRESSOR CYCLE SHALL RUN UNTIL SPACE SET-POINT IS SATISFIED.
5. OVERRIDE TIMER SWITCH (MOUNTED ON THERMOSTAT) SHALL BYPASS THE PROGRAMMABLE THERMOSTAT (OCCUPIED SETTING) AND SHALL ENERGIZE THE SYSTEM INTO THE OCCUPIED MODE FOR A MINIMUM OF A 3 HOUR PERIOD.
6. REMOTE TEMPERATURE SENSORS SHALL BE USED SO THAT THERMOSTATS CAN BE IN PREP ROOM AREA, AWAY FROM THE PUBLIC.

EXHAUST FANS:
1. TOILET ROOM EXHAUST FANS SHALL BE INTERLOCKED WITH THE RTU THERMOSTATS. DURING THE OCCUPIED MODE, THE EXHAUST FAN SHALL RUN CONTINUOUSLY. DURING UNOCCUPIED HOURS, EXHAUST FANS SHALL BE TURNED OFF.

DUCT SMOKE DETECTORS:
1. ROOFTOP UNIT SUPPLY FAN SHALL BE DE-ENERGIZED UPON DETECTION OF SMOKE IN DUCT SMOKE DETECTOR.

AIR DEVICE SCHEDULE

PAINTED

PLAN MARK	MANUFACTURER	MODEL	FACE SIZE	CFM	NECK SIZE	MATERIAL	TYPE
A	TITUS	PAS	24X24 STEEL	400	10"ø	PAINTED STEEL	CLNG DIFF LAY-IN
B	TITUS	PAS	24X24 STEEL	400	10"ø	PAINTED STEEL	CLNG DIFF LAY-IN

AIR DEVICE RUNOUT SCHEDULE

DUCT CFM	DUCT SIZE
0 - 199	6" ROUND
200 - 324	8" ROUND
325 - 449	10" ROUND
450 - 680	12" ROUND
681 - 1030	14" ROUND
1031 - 1250	15" ROUND
1251 - 1450	16" ROUND
1451 - 2000	18" ROUND

NOTES:
1. AIR DEVICE NECK SIZE SHALL BE THE SAME AS RUNOUT SIZE.
2. RECTANGULAR DUCT SIZES OF EQUIVALENT FREE AREA MAY BE SUBSTITUTED FOR ROUND DUCT.
3. RUNOUTS MAY BE RIGID OR FLEX DUCT PER SPECIFICATIONS.

AIR BALANCE SCHEDULE

EXHAUST	SERVES		EXHAUST (CFM)	TOTAL (CFM)
EF-1	KEH-1	COOKING HOOD	1,400	
EF-2	KEH-2	COOKING HOOD	2,800	
EF-2	KEH-2	COOKING HOOD	2,800	
EF-4	RESTROOMS		300	
				7,300

EXHAUST	SUPPLY AIR (CFM)	SERVES	DESIGN OA (CFM)	PERCENT OA / SA		
AHU-A	4,800	DINING	400	8%		
AHU-B	4,800	FRONT KITCHEN / DINING	400	8%		
AHU-C	1,600	BACK KITCHEN	500	31%		
MAU-1	3,500	FRONT KITCHEN	3,500	100%		
OAU-1	3,650	FRONT KITCHEN / DINING	3,650	100%		
			8,450			8,450
				TOTAL POSITIVE AIR FLOW		1,150
				PERCENT POSITIVE AIR FLOW		15%

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPER (S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROIL		X

EXISTING KITCHEN EXHAUST HOOD SCHEDULE

MARK	SERVED	MANUFACTURER	MODEL	HOOD DIMENSOONS	CFM	WEIGHT
KEH-1	COOK LINE	CAPTIVE AIRE	5430 ND-BR	84 X 54 X 30	1400	485 LB
KEH-2	COOK LINE	CAPTIVE AIRE	5430 ND-BR	192 X 54 X 30	5600	980 LB

EXISTING EXHAUST FAN SCHEDULE

MARK	SERVICE	MANUFACTURER	MOUNTING	MODEL	CFM	ESP (IN)	HP	DRIVE	RPM	V/PH
EF-1	KEH-1	CAPTIVE AIRE	ROOF	BI 16 CARM	1400	1.30	3/4	BELT	1132	115/1
EF-2	KEH-2	CAPTIVE AIRE	ROOF	BI 24 CARM	5600	1.50	3.0	BELT	940	208/3

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
M-1.0_V2.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:29:48 PM FIRE Void

Pinecrest Bakery

NO.	DATE	REVISION
1	3/16/26	BUILDING COMMENTS

DATE 10-27-2025 DRAWN BY: SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

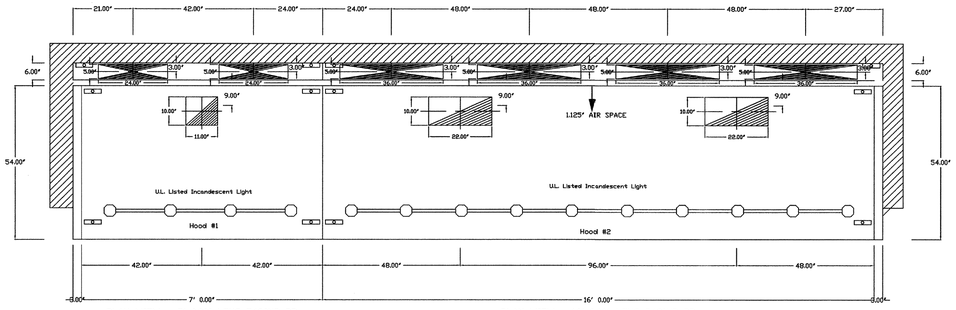
STATE OF FLORIDA · CHRISTOPHER PATRICK · QUINN · AR99598 · REGISTERED ARCHITECT
CHRISTOPHER PATRICK QUINN
STATE OF FLORIDA
REGISTERED ARCHITECT
AR99598

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
MECHANICAL PLAN

SHEET NO. M-1.0

JOB NO. 2025040



PLAN VIEW – 7' 0.00" LONG 5430ND-BR

PLAN VIEW – 16' 0.00" LONG 5430ND-BR

EXISTING HOOD INFORMATION

HOOD NO.	MODEL	LENGTH	MAX COOKING TEMP	EXHAUST PLENUM TOTAL CFM	EXHAUST PLENUM RISER(S) WIDTH	LENG.	DIA	CFM	S.P	SUPPLY PLENUM TOTAL CFM	SUPPLY PLENUM RISER(S) WIDTH	LENG.	DIA	CFM	S.P	HOOD CONSTRUCTION	HOOD CONFIG. END TO END	ROW
1	5430 ND-BR	7' 0.00"	600 DEG.	1400	10"	11"		1400	-0.428"	680						18 Ga 430 SS WHERE EXPODED	LEFT	
2	5430 ND-BR	16' 0.00"	600 DEG.	5600	10" / 10"	22" / 22"		2800" / 2800"	-0.801" / -0.801"	1410						18 Ga 430 SS WHERE EXPODED	RIGHT	

HOOD NO.	FILTER(S) TYPE	QTY	HIEGHT	LENGHT	LIGHT(S) QTY	TYPE	WIRE GUARD	FIRE SYSTEM PIPING	HOOD WEIGHT
1	SS BAFFLE WITH HANDLE	4 / 1	20 / 20	16 / 16	4	INCANDESCENT LIGHT	NO	YES	485 LBS
2	SS BAFFLE WITH HANDLE	2 / 8	20 / 20	16 / 16	10	INCANDESCENT LIGHT	NO	YES	980 LBS

HOOD OPTIONS NO.	OPTION
1	LEFT EN STANDOFF (FINIFHED) 3" WIDE
2	RIGHT EN STANDOFF (FINIFHED) 3" WIDE

BACK RETURN(S) HOOD NO.	WIDTH	LENGTH	CHEESE MELTER SUPPORTS	TOTAL SUPPLY CFM
1	6.00"	87.00"	NO	1080
2	6.00"	195.00"	NO	4320

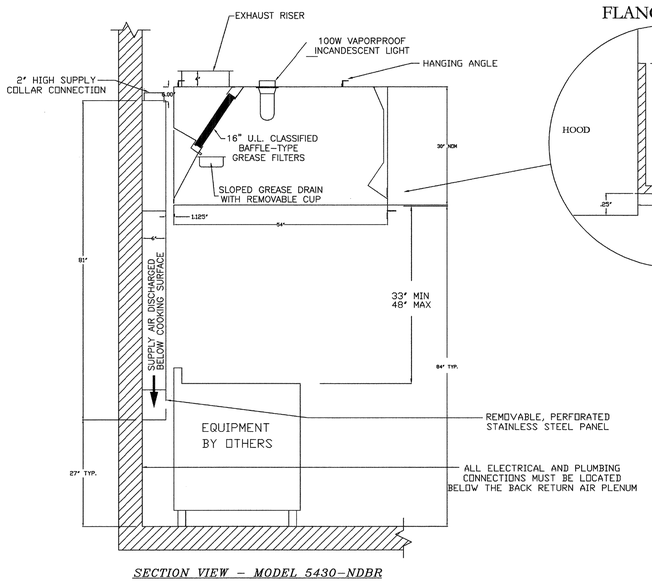
BOOT(S) WIDTH	LENGTH	ANGLE	CFM	S.P
5"	24"	STRAIGHT	540	0.040"
5"	24"	STRAIGHT	540	0.040"
5"	36"	STRAIGHT	1120	0.150"
5"	36"	STRAIGHT	1120	0.150"
5"	36"	STRAIGHT	1120	0.150"
5"	36"	STRAIGHT	1120	0.150"

EXISTING FAN INFORMATION

FAN UNIT NO.	MODEL	EXHAUST FAN MODEL	CFM	S.P.	RPM	H.P.	ø	VOLT	FLA
1	B116CARM EF-1	B116CARM	1400	-1.300"	1132	0.750	1	115	12.0
2	B124CARM EF-2	B124CARM	5600	-1.500"	940	3.000	3	208	9.5

EXISTING CURB ASSEMBLES

NO.	ON FAN	ITEM	SIZE
1	# 1	CURB	4.000"W x 48.000"L x 10.000"H
2	# 2	CURB	4.000"W x 48.000"L x 10.000"H



SECTION VIEW – MODEL 5430-NDBR

FIRE
SUPPRESSION REQ.: FIRE SUPPRESSION SYSTEM WORKING PLANS SHALL BE SUBMITTED FOR APPROVAL TO MIAMI-DADE FIRE DEPARTMENT BEFORE ANY FIRE SUPPRESSION SYSTEM IS INSTALLED OR REMODELED. ADDITIONAL NOZZLES AND/OR THERMAL DETECTORS IN ADDITION TO THOSE SHOWN ON THESE PLANS MAY BE REQUIRED
QUINTELA, JULIAN, 5/3/2026 3:10:01 PM

THIS DRAWING SHEET IS FOR REFERENCE ONLY

THIS SHEET IS SUBMITTED FOR REFERENCE ONLY, PER MIAMI DADE FIRE REVIEWER:

1. EXISTING HOOD ENCLOSURE AND HOOD VENTILATION DRAWINGS SHALL BE PROVIDED PER NFPA 96, UNDER DEFERRED SUBMITTAL. NO MODIFICATIONS PROPOSED.
2. EXISTING HOOD FIRE SUPPRESSION MODIFICATIONS SHALL BE PROVIDED UNDER DEFERRED SUBMITTAL.

MDFR Approved as noted: NFPA96:4.1 General.4.1.1 Cooking equipment used in processes producing smoke or grease-laden vapors shall be equipped with an exhaust system that complies with all the equipment and performance requirements of this standard.

Inspector to verify Existing kitchen hood installation is compliant with NFPA 96

SPECIFICATIONS: ND MODEL

THE MODEL ND IS A CANOPY HOOD WITH OPTIONAL REAR DISCHARGE MAKE-UP AIR THROUGH A REAR PLENUM (NDBR).

THE HOOD COMPONENTS SHALL BE FABRICATED OF TYPE 430 STAINLESS STEEL, #3 OR #4 POLISH, ON ALL EXPOSED SURFACES. CONSTRUCTION SHALL BE IN ACCORDANCE WITH NFPA 96.

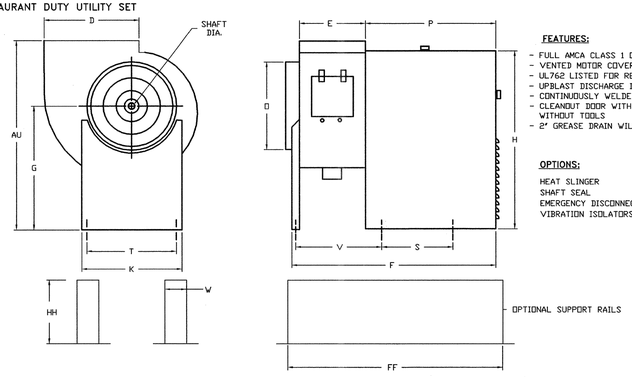
THE HOOD SHALL BE PROVIDED WITH HANGING ANGLES ON EACH END OF THE HOOD. AN ADDITIONAL SET OF HANGING ANGLES WILL BE PROVIDED FOR HOODS GREATER THAN 12' IN LENGTH.

THE HOOD SHALL BE FITTED WITH U.L. CLASSIFIED BAFFLE TYPE FILTERS OR S/STEEL HIGH VELOCITY CARTRIDGE FILTERS. EACH FILTER SHALL BE EASILY REMOVABLE FOR CLEANING. THE FILTERS WILL DRAIN THE GREASE INTO A SLOPED GREASE DRAIN SYSTEM WITH REMOVABLE 1/2 PINT CUP FOR EASY CLEANING.

HOOD LIGHTS SHALL BE UL. LISTED SUITABLE FOR GREASE HOODS AND SHALL BE SUPPLIED WITH PLASTIC COATED GLOBES. EACH LIGHT WILL ACCOMMODATE UP TO A STANDARD 100 WATT BULB. ALL LIGHTS WILL BE PRE-WIRED TO JUNCTION BOXES ON TOP OF THE HOOD.

HOOD DIMENSIONS SHALL BE AS SHOWN ON DRAWINGS.

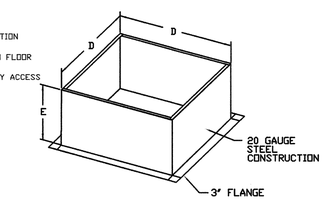
BI SERIES RESTAURANT DUTY UTILITY SET



FEATURES:
- FULL AMCA CLASS 1 OPERATION
- VENTED MOTOR COVER FOR WEATHER PROTECTION
- UL762 LISTED FOR RESTAURANT DUTY
- UPBLAST DISCHARGE DIRECTS AIR AWAY FROM FLOOR
- CONTINUOUSLY WELDED HOUSING
- CLEANOUT DOOR WITH LATCHES PROVIDE EASY ACCESS WITHOUT TOOLS
- 2" GREASE DRAIN WILL NOT CLOG

OPTIONS:
HEAT SLINGER
SHAFT SEAL
EMERGENCY DISCONNECT SWITCH
VIBRATION ISOLATORS

BI UL762 Utility Set REV.#4 01/07/2005



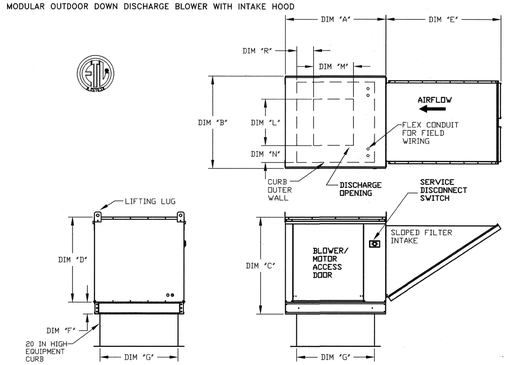
CURB DIMENSIONAL DATA

D	E	
23	20	CURB TO SUPPORT GREASE DUCT COMING OUT OF ROOF FOR EF-1. CURB CAP BY OTHERS.
26 1/2	20	CURB TO SUPPORT GREASE DUCT COMING OUT OF ROOF FOR EF-2. CURB CAP BY OTHERS.
23	20	CURB TO SUPPORT GREASE DUCT COMING OUT OF ROOF FOR EF-3. CURB CAP BY OTHERS.
19 1/2	20	CURB TO SUPPORT GREASE DUCT COMING OUT OF ROOF FOR EF-4. CURB CAP BY OTHERS.

GENERAL & RESTAURANT DUTY UTILITY SET DIMENSIONAL DATA

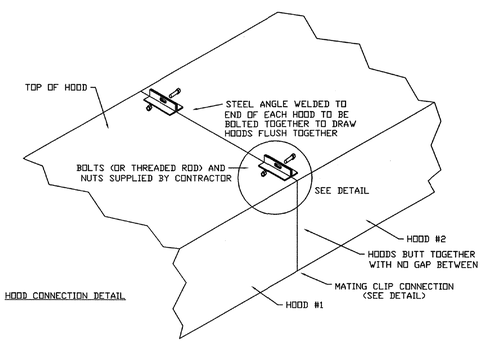
FAN MODEL	AU	D	E	F	G	H	K	O	P	S	T	V	SHAFT DIA.	WEIGHT INC. CURB (LBS)	HH	W	FF
BI10	23 5/8	11 5/16	8 1/4	27 3/4	15 1/4	21 5/16	13 3/16	11	17 1/4	11 3/4	11 7/16	N/A	3/4	133	10	4	36
BI13	30 13/16	14 3/8	10 3/4	34 1/8	20 1/16	29 1/8	16 9/16	14 3/8	21 1/8	11 1/2	14 11/16	14	1	241	10	4	36
BI16	34 11/16	17 5/8	13 1/8	36 1/2	22	31	16 7/16	17 3/8	21 1/8	11 1/2	14 11/16	16 3/8	1 3/16	279	10	4	48
BI24	49 13/16	26	19 3/8	51 5/16	32	46 1/2	29 15/16	26	28 15/16	18 9/16	25 1/2	23 3/8	1 7/16	608	10	4	60

MODULAR OUTDOOR DOWN DISCHARGE BLOWER WITH INTAKE HOOD



ALL DIMENSIONS ARE NOMINAL AND GIVEN IN INCHES. ROOF OPENING 2" SMALLER THEN CURB DIMENSION.

MODEL	WEIGHT	UNIT DIMENSIONS A	B	C	D	E	F	G	DISCHARGE OPENING L	M	N	R	UNIT INFORMATION (CFM RANGE) FILTER SIDE & QTY	MIN	MAX	MAX. FILTER VELOCITY
05	475 LBS	40-1/8	37-3/8	36-3/4	33-1/16	53-5/8	13-3/4	31	18-3/4	16	6-1/8	5-1/2	20"x24"x2" (3)	2000	6000	@6000 CFM = 696 FPM



HOOD CONNECTION DETAIL

Pinecrest Bakery

DATE: 10-27-2025	NO.	DATE	REVISION
DRAWN BY:	1	5/18/26	BUILDING COMMENTS
SCALE			

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 561-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA · CHRISTOPHER PATRICK TOTH · AR99598 · REGISTERED ARCHITECT
STATE OF FLORIDA
CHRISTOPHER PATRICK TOTH
REGISTERED ARCHITECT
#AR99598

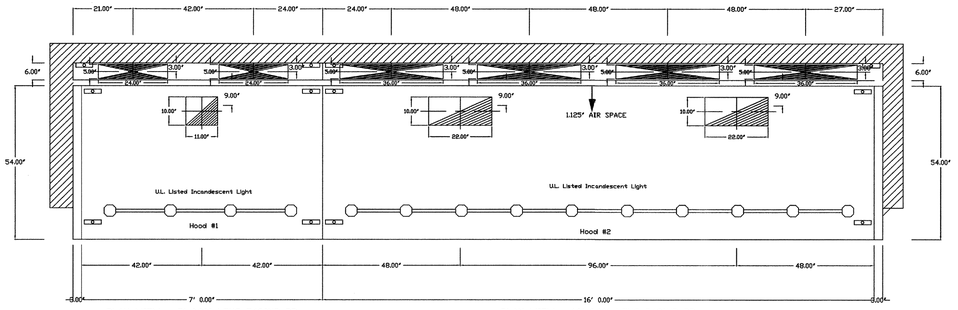
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
EXISTING HOOD INFORMATION

SHEET NO.
M-2.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
M-2.0 RWK 2026-04-23.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:10:34 PM FIRE Reference Only.



PLAN VIEW – 7' 0.00" LONG 5430ND-BR

PLAN VIEW – 16' 0.00" LONG 5430ND-BR

EXISTING HOOD INFORMATION

HOOD NO.	MODEL	LENGTH	MAX COOKING TEMP	EXHAUST PLENUM TOTAL CFM	EXHAUST PLENUM RISER(S) WIDTH	LENG.	DIA	CFM	S.P	SUPPLY PLENUM TOTAL CFM	SUPPLY PLENUM RISER(S) WIDTH	LENG.	DIA	CFM	S.P	HOOD CONSTRUCTION	HOOD CONFIG. END TO END	ROW
1	5430 ND-BR	7' 0.00"	600 DEG.	1400	10"	11"		1400	-0.428"	680						18 Ga 430 SS WHERE EXPODED	LEFT	
2	5430 ND-BR	16' 0.00"	600 DEG.	5600	10" 10"	22" 22"		2800" 2800"	-0.801" -0.801"	1410						18 Ga 430 SS WHERE EXPODED	RIGHT	

HOOD NO.	FILTER(S) TYPE	QTY	HIEGHT	LENGHT	LIGHT(S) QTY	TYPE	WIRE GUARD	FIRE SYSTEM PIPING	HOOD WEIGHT
1	SS BAFFLE WITH HANDLE	4 1 2 8	20 20 20 20	16 16 16 16	4	INCANDESCENT LIGHT	NO	YES	485 LBS
2	SS BAFFLE WITH HANDLE	2 8	20 20	16 16	10	INCANDESCENT LIGHT	NO	YES	980 LBS

HOOD OPTIONS HOOD NO.	OPTION
1	LEFT EN STANDOFF (FINIFHED) 3" WIDE
2	RIGHT EN STANDOFF (FINIFHED) 3" WIDE

BACK RETURN(S) HOOD NO.	WIDTH	LENGTH	CHEESE MELTER SUPPORTS	TOTAL SUPPLY CFM
1	6.00"	87.00"	NO	1080
2	6.00"	195.00"	NO	4320

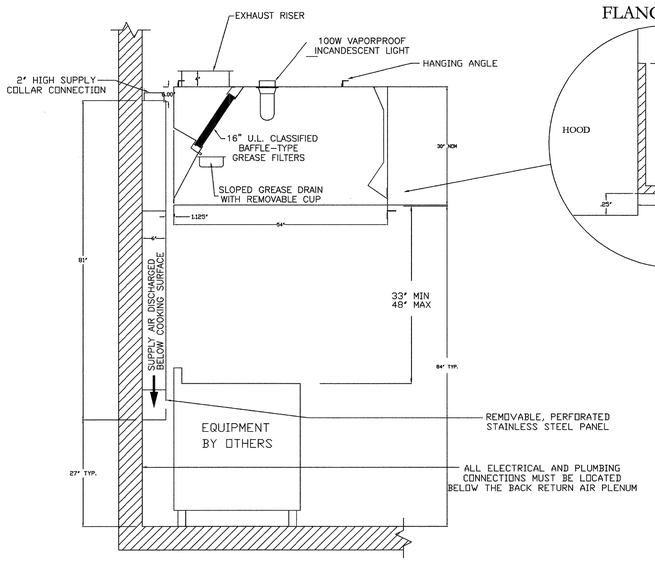
BOOT(S) WIDTH	LENGTH	ANGLE	CFM	S.P
5"	24"	STRAIGHT	540	0.040"
5"	24"	STRAIGHT	540	0.040"
5"	36"	STRAIGHT	1120	0.150"
5"	36"	STRAIGHT	1120	0.150"
5"	36"	STRAIGHT	1120	0.150"
5"	36"	STRAIGHT	1120	0.150"

EXISTING FAN INFORMATION

FAN UNIT NO.	MODEL	EXHAUST FAN MODEL	CFM	S.P.	RPM	H.P.	ø	VOLT	FLA
1	B116CARM EF-1	B116CARM	1400	-1.300"	1132	0.750	1	115	12.0
2	B124CARM EF-2	B124CARM	5600	-1.500"	940	3.000	3	208	9.5

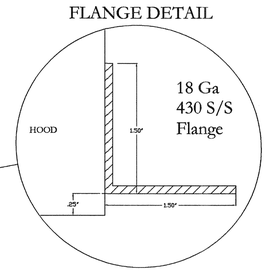
EXISTING CURB ASSEMBLES

NO.	ON FAN	ITEM	SIZE
1	# 1	CURB	4.000"W x 48.000"L x 10.000"H
2	# 2	CURB	4.000"W x 48.000"L x 10.000"H



SECTION VIEW – MODEL 5430-NDBR

FLANGE DETAIL



SPECIFICATIONS: ND MODEL

THE MODEL ND IS A CANOPY HOOD WITH OPTIONAL REAR DISCHARGE MAKE-UP AIR THROUGH A REAR PLENUM (NDBR).

THE HOOD COMPONENTS SHALL BE FABRICATED OF TYPE 430 STAINLESS STEEL, #3 OR #4 POLISH, ON ALL EXPOSED SURFACES. CONSTRUCTION SHALL BE IN ACCORDANCE WITH NFPA 96.

THE HOOD SHALL BE PROVIDED WITH HANGING ANGLES ON EACH END OF THE HOOD. AN ADDITIONAL SET OF HANGING ANGLES WILL BE PROVIDED FOR HOODS GREATER THAN 12' IN LENGTH.

THE HOOD SHALL BE FITTED WITH U.L. CLASSIFIED BAFFLE TYPE FILTERS OR S/STEEL HIGH VELOCITY CARTRIDGE FILTERS. EACH FILTER SHALL BE EASILY REMOVABLE FOR CLEANING. THE FILTERS WILL DRAIN THE GREASE INTO A SLOPED GREASE DRAIN SYSTEM WITH REMOVABLE 1/2 PINT CUP FOR EASY CLEANING.

HOOD LIGHTS SHALL BE UL LISTED SUITABLE FOR GREASE HOODS AND SHALL BE SUPPLIED WITH PLASTIC COATED GLOBES. EACH LIGHT WILL ACCOMMODATE UP TO A STANDARD 100 WATT BULB. ALL LIGHTS WILL BE PRE-WIRED TO JUNCTION BOXES ON TOP OF THE HOOD.

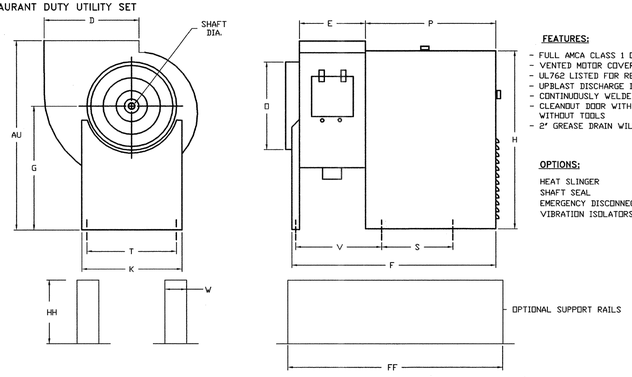
HOOD DIMENSIONS SHALL BE AS SHOWN ON DRAWINGS.

THIS DRAWING SHEET IS FOR REFERENCE ONLY

THIS SHEET IS SUBMITTED FOR REFERENCE ONLY, PER MIAMI DADE FIRE REVIEWER:

1. EXISTING HOOD ENCLOSURE AND HOOD VENTILATION DRAWINGS SHALL BE PROVIDED PER NFPA 96, UNDER DEFERRED SUBMITTAL. NO MODIFICATIONS PROPOSED.
2. EXISTING HOOD FIRE SUPPRESSION MODIFICATIONS SHALL BE PROVIDED UNDER DEFERRED SUBMITTAL.

BI SERIES RESTAURANT DUTY UTILITY SET



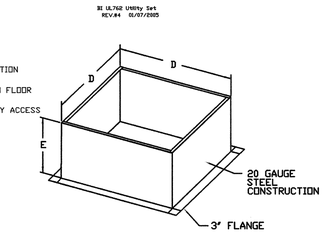
FEATURES:

- FULL AMCA CLASS 1 OPERATION
- VENTED MOTOR COVER FOR WEATHER PROTECTION
- UL762 LISTED FOR RESTAURANT DUTY
- UPBLAST DISCHARGE DIRECTS AIR AWAY FROM FLOOR
- CONTINUOUSLY WELDED HOUSING
- CLEANOUT DOOR WITH LATCHES PROVIDE EASY ACCESS WITHOUT TOOLS
- 2" GREASE DRAIN WILL NOT CLOG

OPTIONS:

HEAT SLINGER
SHAFT SEAL
EMERGENCY DISCONNECT SWITCH
VIBRATION ISOLATORS

BI UL762 Utility Set REV:#4 01/07/2005



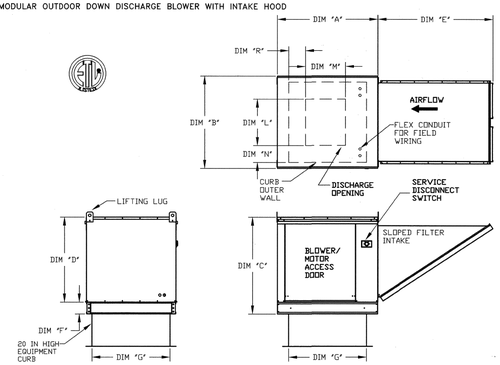
CURB DIMENSIONAL DATA

D	E	
23	20	CURB TO SUPPORT GREASE DUCT COMING OUT OF ROOF FOR EF-1. CURB CAP BY OTHERS.
26 1/2	20	CURB TO SUPPORT GREASE DUCT COMING OUT OF ROOF FOR EF-2. CURB CAP BY OTHERS.
23	20	CURB TO SUPPORT GREASE DUCT COMING OUT OF ROOF FOR EF-3. CURB CAP BY OTHERS.
19 1/2	20	CURB TO SUPPORT GREASE DUCT COMING OUT OF ROOF FOR EF-4. CURB CAP BY OTHERS.

GENERAL & RESTAURANT DUTY UTILITY SET DIMENSIONAL DATA

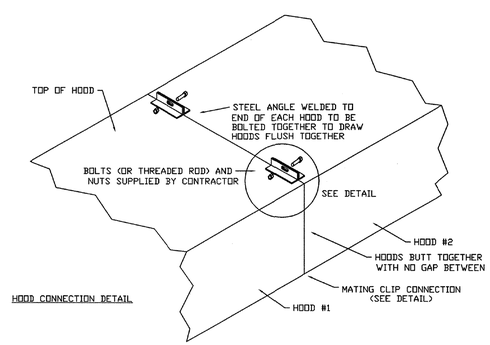
FAN MODEL	AU	D	E	F	G	H	K	O	P	S	T	V	SHAFT DIA.	WEIGHT INC. CURB (LBS)	HH	W	FF
BI10	23 5/8	11 5/16	8 1/4	27 3/4	15 1/4	21 5/16	13 3/16	11	17 1/4	11 3/4	11 7/16	N/A	3/4	133	10	4	36
BI13	30 13/16	14 3/8	10 3/4	34 1/8	20 1/16	29 1/8	16 9/16	14 3/8	21 1/8	11 1/2	14 11/16	14	1	241	10	4	36
BI16	34 11/16	17 5/8	13 1/8	36 1/2	22	31	16 7/16	17 3/8	21 1/8	11 1/2	14 11/16	16 3/8	1 3/16	279	10	4	48
BI24	49 13/16	26	19 3/8	51 5/16	32	46 1/2	29 15/16	26	28 15/16	18 9/16	25 1/2	23 3/8	1 7/16	608	10	4	60

MODULAR OUTDOOR DOWN DISCHARGE BLOWER WITH INTAKE HOOD



ALL DIMENSIONS ARE NOMINAL AND GIVEN IN INCHES. ROOF OPENING 2" SMALLER THEN CURB DIMENSION.

MODEL	WEIGHT	UNIT DIMENSIONS A	B	C	D	E	F	G	DISCHARGE OPENING L	N	R	UNIT INFORMATION [CFM RANGE] FILTER SIZE & QTY	MIN	MAX	MAX FILTER VELOCITY
010	475 LBS	40-1/8	37-3/8	36-3/4	33-1/16	53-5/8	13-3/4	31	18-3/4	16	6-1/8	5-1/2	20"x20"x2" (3)	2000	6000	@6000 CFM = 696 FPM



HOOD CONNECTION DETAIL

Pinecrest Bakery

DATE 10-27-2025 | DRAWN BY: | SCALE
NO. | DATE | REVISION
1 | 5/18/26 | BUILDING COMMENTS

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA · CHRISTOPHER PATRICK · HOLT · AR99598 · REGISTERED ARCHITECT · STATE OF FLORIDA REGISTERED ARCHITECT LICENSE

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
EXISTING HOOD INFORMATION

SHEET NO. M-2.0
JOB NO. 2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
M-2.0.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:31:00 PM FIRE Void

FIRE ENGINEERING & WATER SUPPLY BUREAU
11805 SW 26 STREET, SUITE 150, MIAMI, FL. 33175
TELEPHONE (786) 315-2771 EMAIL:

www.miamidade.gov/mdfr

FIRE REVIEW DISAPPROVAL COMMENTS

DATE: 02/24/2026 REVIEW BY: J Quintela
PROCESS NUMBER: M2026007470 B
NAME OF PROJECT:
ADDRESS: 15501 NW 67 AVE
EMAIL: *ANGELD@SPEEDCONSTRUCTIONSERVICES.COM*

Disapproval comments have been uploaded to online plan submittal and also sent to email address provided.

1. **PROVIDE RESPONSE TO COMMENTS ADDRESSING EACH OF THE COMMENTS AND INDICATE THE SHEET IN WHICH CORRECTION CAN BE FOUND.**
2. PROVIDE **NEW SHEETS** INCLUDING ALL CHANGES.
3. **COORDINATE THE WORK THROUGHOUT** THE WHOLE SET
4. PROVIDE ALL INFO. ON PLANS.

5. ~~69A-3.012 Florida Fire Prevention Code, 8th Edition (2023),NFPA 101 2021 Edition, and NFPA 1 2021 Edition. Provide applicable codes on cover page.~~
6. ~~FFPC101:43.1.1 Classification of Rehabilitation Work Categories. Rehabilitation work on existing buildings shall be classified as one of the following work categories: (1) Repair (2) Renovation (3) Modification (4) Reconstruction (5) Change of use or occupancy classification (6) Addition Specify correct category on cover page.~~
7. ~~Indicate on cover page if building has a fire alarm yes or no . If building has a fire alarm provide copy of fire alarm conceptual plan showing location of fire alarm devices for reference.~~
8. ~~Indicate on cover page if building has a fire sprinklers yes or no .If building has fire sprinklers provide copy of fire sprinkler conceptual design, show location of fire sprinkler heads provide sheet for reference.~~
9. ~~FFPC101: 6.1.14.4.1 Required Separation of Occupancies. Specify occupancy type of project and any adjoining tenants on life safety floor plan use NFPA 101:6 recognized occupancy classifications. Call out fire rating in hours of walls separating occupancies on life safety floor plan.~~
10. ~~FFPC101:7.1.6.2 Changes in Elevation. Abrupt changes in elevation of walking surfaces shall not exceed 1/4 in. Changes in elevation exceeding 1/4 in. but not exceeding 1/2 in. shall be beveled with a slope of 1 in 2. Show any changes in elevation on life safety floor plan.~~
11. ~~FFPC101:7.2.1.3.1 The elevation of the floor surfaces on both sides of a door opening shall not vary by more than 1/2 in. Show changes in elevation at door opening do not exceed more than ½''~~
12. ~~FFPC101:7.1.5 Headroom. 7.1.5.1 Means of egress shall be designed and maintained to provide headroom in accordance with other sections of this Code, and such headroom shall be not less than 7 ft 6 in. (2285 mm). Projections from the ceiling shall provide headroom of not less than 6 ft 8 in.~~
13. ~~FFPC101: 7.2.1.4.3* Door Leaf Encroachment. 7.2.1.4.3.1 During its swing, any door leaf in a means of egress shall leave not less than one-half of the required width of an aisle, a~~

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
M2026007470 B Fire comments.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 3/14/2026 8:12:12 PM FIRE Void

~~corridor, a passageway, or a landing unobstructed, See kitchen exit access aisle next to walk in cooler door appears to be obstructing egress clear width clarify.~~

14. ~~FFPC101:7.7.1.2 New exit discharge paths to a public way shall have a width of not less than 36 in. Show means of egress from within are provided with a minimum 36" clear width to reach an exit this applies to all occupiable area. Show exit access path.~~

    ~~Show throughout the floor plan for example exit door by pickup counter. Show clear width between tables and walkup counter is.~~

15. FFPC101:4.1 General. 4.1.1 Cooking equipment used in processes producing smoke or grease-laden vapors shall be equipped with an exhaust system that complies with all the equipment and performance requirements of this standard.

    Clarify how cooking will be performed plans showing stove top, fryer, or kitchen hood are not provided.

    REWORK 02-24-26 Previously approved fire stamped plans may be provided if existing kitchen hood and equipment layout is to remain if so hatch cooking area. If modifications are proposed kitchen equipment layout and kitchen hood plans with required dimensions are needed as required by NFPA 96

16. 4.6 Drawings.4.6.1 Where required, complete drawings and specifications of the exhaust system installation including the hood(s), duct(s), fan(s), and auxiliary equipment shall be prepared by properly trained and qualified persons and submitted to the authority having jurisdiction.4.6.2 Drawings shall be drawn to an indicated scale or shall be suitably dimensioned and shall be reproducible to show compliance with this standard including the following:

(1)

Size and material of the hood(s)

(2)

Number, type, size, and position of appliances served

(3)

Size and material of the duct(s)

(4)

Fan(s) type, size, mounting arrangement, and electrical specifications

(5)

Type, size, and location of auxiliary equipment, if used

(6)

Provision for make-up air

(7)

Airflow calculations

(8)

Locations and sizes of access openings

(9)

Method(s) for assuring liquidtight construction

(10)

Type and size of material for supporting the hood(s), duct(s), and auxiliary equipment

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
M2026007470 B Fire comments.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 3/14/2026 8:12:12 PM FIRE Void

(11)

Size, material, and fire resistance rating of duct enclosures, if any

(12)

Clearance to combustible and limited combustible materials

(13)

Clearance reduction methods, if used

(14)

Listed components and equipment, if used

(15)

Electrical schematics

(16)

Operating and maintenance instructions for components and equipment

(17)

Type and arrangement of the extinguishing system(s), as required by 10.8.1

Rework 02-24-26 Previously approved fire stamped plans may be provided if existing kitchen hood and equipment layout is to remain as previously approved.

Sheet M-1.0 note number 3 indicates existing hood to be removed if modifications are proposed provide plans as required by NFPA 96.

If you like to schedule a meeting to go over review comments please call 786-315- 2771 Ext 1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
M2026007470 B Fire comments.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 3/14/2026 8:12:12 PM FIRE Void

FIRE ENGINEERING & WATER SUPPLY BUREAU
11805 SW 26 STREET, SUITE 150, MIAMI, FL. 33175
TELEPHONE (786) 315-2771 EMAIL:

www.miamidade.gov/mdfr

FIRE REVIEW DISAPPROVAL COMMENTS

DATE: 03-14-26 REVIEW BY: J Quintela

PROCESS NUMBER: M2026007470 C

NAME OF PROJECT:

ADDRESS: 15501 NW 67 AVE

EMAIL: *ANGELD@SPEEDCONSTRUCTIONSERVICES.COM*

Disapproval comments have been uploaded to online plan submittal and also sent to email address provided.

1. **PROVIDE RESPONSE TO COMMENTS ADDRESSING EACH OF THE COMMENTS AND INDICATE THE SHEET IN WHICH CORRECTION CAN BE FOUND.**
2. PROVIDE **NEW SHEETS** INCLUDING ALL CHANGES.
3. **COORDINATE THE WORK THROUGHOUT** THE WHOLE SET
4. PROVIDE ALL INFO. ON PLANS.

5. ~~69A-3.012 Florida Fire Prevention Code, 8th Edition (2023),NFPA 101 2021 Edition, and NFPA 1 2021 Edition. Provide applicable codes on cover page.~~
6. ~~FFPC101:43.1.1 Classification of Rehabilitation Work Categories. Rehabilitation work on existing buildings shall be classified as one of the following work categories: (1) Repair (2) Renovation (3) Modification (4) Reconstruction (5) Change of use or occupancy classification (6) Addition Specify correct category on cover page.~~
7. ~~Indicate on cover page if building has a fire alarm yes or no . If building has a fire alarm provide copy of fire alarm conceptual plan showing location of fire alarm devices for reference.~~
8. ~~Indicate on cover page if building has a fire sprinklers yes or no .If building has fire sprinklers provide copy of fire sprinkler conceptual design, show location of fire sprinkler heads provide sheet for reference.~~
9. ~~FFPC101: 6.1.14.4.1 Required Separation of Occupancies. Specify occupancy type of project and any adjoining tenants on life safety floor plan use NFPA 101:6 recognized occupancy classifications. Call out fire rating in hours of walls separating occupancies on life safety floor plan.~~
10. ~~FFPC101:7.1.6.2 Changes in Elevation. Abrupt changes in elevation of walking surfaces shall not exceed 1/4 in. Changes in elevation exceeding 1/4 in. but not exceeding 1/2 in. shall be beveled with a slope of 1 in 2. Show any changes in elevation on life safety floor plan.~~
11. ~~FFPC101:7.2.1.3.1 The elevation of the floor surfaces on both sides of a door opening shall not vary by more than 1/2 in. Show changes in elevation at door opening do not exceed more than ½''~~
12. ~~FFPC101:7.1.5 Headroom. 7.1.5.1 Means of egress shall be designed and maintained to provide headroom in accordance with other sections of this Code, and such headroom shall be not less than 7 ft 6 in. (2285 mm). Projections from the ceiling shall provide headroom of not less than 6 ft 8 in.~~
13. ~~FFPC101: 7.2.1.4.3.* Door Leaf Encroachment. 7.2.1.4.3.1 During its swing, any door leaf in a means of egress shall leave not less than one-half of the required width of an aisle, a~~

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
M2026007470 C Fire comments.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:31:09 PM FIRE Void

~~corridor, a passageway, or a landing unobstructed, See kitchen exit access aisle next to walk in cooler door appears to be obstructing egress clear width clarify.~~

14. ~~FFPC101:7.7.1.2 New exit discharge paths to a public way shall have a width of not less than 36 in. Show means of egress from within are provided with a minimum 36" clear width to reach an exit this applies to all occupiable area. Show exit access path.~~

    ~~Show throughout the floor plan for example exit door by pickup counter. Show clear width between tables and walkup counter is.~~

15. FFPC101:4.1 General. 4.1.1 Cooking equipment used in processes producing smoke or grease-laden vapors shall be equipped with an exhaust system that complies with all the equipment and performance requirements of this standard.

    Clarify how cooking will be performed plans showing stove top, fryer, or kitchen hood are not provided.

    REWORK 02-24-26 Previously approved fire stamped plans may be provided if existing kitchen hood and equipment layout is to remain if so hatch cooking area. If modifications are proposed kitchen equipment layout and kitchen hood plans with required dimensions are needed as required by NFPA 96

    REWORK 03-14-26 Sheet A-1.0 indicates existing equipment will be removed. Floor plan must clearly show location and type of existing equipment. Response sheet indicates that previously approved fire stamped plans will be provided to document existing approved kitchen hood installation although not provided.

    Provide new life safety floor plan containing sufficient detail to show location and type of all kitchen equipment and an elevation view. Sheet A-1.1 indicates note 15 Refer to the equipment sheet for the locations of the new kitchen equipment. Equipment sheet not uploaded plans do not contain notes corresponding with equipment locations.

16. 4.6 Drawings.4.6.1 Where required, complete drawings and specifications of the exhaust system installation including the hood(s), duct(s), fan(s), and auxiliary equipment shall be prepared by properly trained and qualified persons and submitted to the authority having jurisdiction.4.6.2 Drawings shall be drawn to an indicated scale or shall be suitably dimensioned and shall be reproducible to show compliance with this standard including the following:

(1)

Size and material of the hood(s)

(2)

Number, type, size, and position of appliances served

(3)

Size and material of the duct(s)

(4)

Fan(s) type, size, mounting arrangement, and electrical specifications

(5)

Type, size, and location of auxiliary equipment, if used

(6)

Provision for make-up air

(7)

Airflow calculations

(8)

Locations and sizes of access openings

(9)

Method(s) for assuring liquidtight construction

(10)

Type and quantity of materials for supporting the hood(s), ducts, and auxiliary equipment

(11)

Size, material, and fire resistance rating of duct enclosures, if any

(12)

Clearance to combustible and limited combustible materials

(13)

Clearance reduction methods, if used

(14)

Listed components and equipment, if used

(15)

Electrical schematics

(16)

Operating and maintenance instructions for components and equipment

(17)

Type and arrangement of the extinguishing system(s), as required by 10.8.1

Rework 02-24-26 Previously approved fire stamped plans may be provided if existing kitchen hood and equipment layout is to remain as previously approved.

Sheet M-1.0 note number 3 indicates existing hood to be removed if modifications are proposed provide plans as required by NFPA 96.

REWORK 03-14-26 Coordinate all information on response sheet with plans. Clarify if hood to be removed is type 2 provide revised note.

17. REWORK 03-14-26 NFPA96:10.2.7.4 Modifications to Existing Hood Systems.

Changes or modifications to the hazard after installation of the fire-extinguishing systems shall result in re-evaluation of the system design by a properly trained, qualified, and certified person(s).

A re-evaluation by a qualified fire protection contractor may be provided if scope is limited to the replacement of equipment.

If you like to schedule a meeting to go over review comments please call 786-315- 2771 Ext 1

FIRE ENGINEERING & WATER SUPPLY BUREAU
11805 SW 26 STREET, SUITE 150, MIAMI, FL. 33175
TELEPHONE (786) 315-2771 EMAIL:

www.miamidade.gov/mdfr

FIRE REVIEW DISAPPROVAL COMMENTS

DATE: 02/03/26 REVIEW BY: J Quintela

PROCESS NUMBER: M2026007470

NAME OF PROJECT:

ADDRESS: 15501 NW 67 AVE

EMAIL: *ANGELD@SPEEDCONSTRUCTIONSERVICES.COM*

Disapproval comments have been uploaded to online plan submittal and also sent to email address provided.

1. **PROVIDE RESPONSE TO COMMENTS ADDRESSING EACH OF THE COMMENTS AND INDICATE THE SHEET IN WHICH CORRECTION CAN BE FOUND.**
2. PROVIDE **NEW SHEETS** INCLUDING ALL CHANGES.
3. **COORDINATE THE WORK THROUGHOUT** THE WHOLE SET
4. PROVIDE ALL INFO. ON PLANS.

5. 69A-3.012 Florida Fire Prevention Code, 8th Edition (2023),NFPA 101 2021 Edition, and NFPA 1 2021 Edition.– Provide applicable codes on cover page.
6. FFPC101:43.1.1 Classification of Rehabilitation Work Categories. Rehabilitation work on existing buildings shall be classified as one of the following work categories: (1) Repair (2) Renovation (3) Modification (4) Reconstruction (5) Change of use or occupancy classification (6) Addition –Specify correct category on cover page.
7. Indicate on cover page if building has a fire alarm yes or no . If building has a fire alarm provide copy of fire alarm conceptual plan showing location of fire alarm devices for reference.
8. Indicate on cover page if building has a fire sprinklers yes or no .If building has fire sprinklers provide copy of fire sprinkler conceptual design, show location of fire sprinkler heads provide sheet for reference.
9. FFPC101: 6.1.14.4.1 Required Separation of Occupancies. Specify occupancy type of project and any adjoining tenants on life safety floor plan use NFPA 101:6 recognized occupancy classifications. Call out fire rating in hours of walls separating occupancies on life safety floor plan.
10. FFPC101:7.1.6.2 Changes in Elevation. Abrupt changes in elevation of walking surfaces shall not exceed 1⁄4 in. Changes in elevation exceeding 1⁄4 in. but not exceeding 1⁄2 in. shall be beveled with a slope of 1 in 2. Show any changes in elevation on life safety floor plan.
11. FFPC101:7.2.1.3.1 The elevation of the floor surfaces on both sides of a door opening shall not vary by more than 1⁄2 in. Show changes in elevation at door opening do not exceed more than ½''
12. FFPC101:7.1.5 Headroom. 7.1.5.1 Means of egress shall be designed and maintained to provide headroom in accordance with other sections of this Code, and such headroom shall be not less than 7 ft 6 in. (2285 mm). Projections from the ceiling shall provide headroom of not less than 6 ft 8 in.
13. FFPC101: 7.2.1.4.3* Door Leaf Encroachment. 7.2.1.4.3.1 During its swing, any door leaf in a means of egress shall leave not less than one-half of the required width of an aisle, a

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
M2026007470 Fire comments.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 3/14/2026 8:12:07 PM FIRE Void

corridor, a passageway, or a landing unobstructed, See kitchen exit access aisle next to walk in cooler door appears to be obstructing egress clear width clarify.

14. FFPC101:7.7.1.2 New exit discharge paths to a public way shall have a width of not less than 36 in. Show means of egress from within are provided with a minimum 36" clear width to reach an exit this applies to all occupiable area. Show exit access path.

    Show throughout the floor plan for example exit door by pickup counter. Show clear width between tables and walkup counter is.

15. FFPC101:4.1 General. 4.1.1 Cooking equipment used in processes producing smoke or grease-laden vapors shall be equipped with an exhaust system that complies with all the equipment and performance requirements of this standard.

    Clarify how cooking will be performed plans showing stove top, fryer, or kitchen hood are not provided.

16. 4.6 Drawings.4.6.1 Where required, complete drawings and specifications of the exhaust system installation including the hood(s), duct(s), fan(s), and auxiliary equipment shall be prepared by properly trained and qualified persons and submitted to the authority having jurisdiction.4.6.2 Drawings shall be drawn to an indicated scale or shall be suitably dimensioned and shall be reproducible to show compliance with this standard including the following:

(1)

Size and material of the hood(s)

(2)

Number, type, size, and position of appliances served

(3)

Size and material of the duct(s)

(4)

Fan(s) type, size, mounting arrangement, and electrical specifications

(5)

Type, size, and location of auxiliary equipment, if used

(6)

Provision for make-up air

(7)

Airflow calculations

(8)

Locations and sizes of access openings

(9)

Method(s) for assuring liquidtight construction

(10)

Type and quantity of materials for supporting the hood(s), ducts, and auxiliary equipment

(11)

Size, material, fire resistance rating of duct enclosure if any

(12)

Clearance to combustible and limited combustible materials

(13)

Clearance reduction methods, if used

(14)

Listed components and equipment, if used

(15)

Electrical schematics

(16)

Operating and maintenance instructions for components and equipment

(17)

Type and arrangement of the extinguishing system(s), as required by 10.8.1

If you like to schedule a meeting to go over review comments please call 786-315- 2771 Ext 1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
M2026007470 Fire comments.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 3/14/2026 8:12:07 PM FIRE Void

Contact: angeld@speedconstructionservices.com

NOTE: ALL SHEETS MUST BE REVIEWED

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Herbert S. Saffir Permitting and Inspection Center
11805 SW 26th Street (Coral Way) • Miami, Florida 33175-2474 • (786) 315-2000

APPLICATION FOR MUNICIPAL PERMIT APPLICANTS THAT REQUIRE PLAN REVIEW FROM MIAMI-DADE FIRE RESCUE AND/OR ENVIRONMENTAL SERVICES

M2026007470 BLC2026-0186 3226007470

PROVIDE MUNICIPAL PROCESS NUMBER HERE

LOCATION OF IMPROVEMENTS

Job Address 15519 NW 67TH AVE
Folio 32-2024-038-0020
Lot _____ Block _____
Subdivision _____ PBpg _____
Metes and bounds _____

CONTRACTOR INFORMATION

Contractor No. CBC1259147
Last four (4) digits of Qualifier No. 1739
Contractor Name SPEED CONSTRUCTION
Qualifier Name JOHN M HERNANDEZ
Address 4633 SW 74TH AVE
City MIAMI State FL Zip 33155

TYPE OF IMPROVEMENTS

- [ ] New Construction on Vacant Land
- [✓] Alteration Interior
- [ ] Alteration Exterior
- [ ] Relocation of Structure
- [ ] Enclosure
- [ ] Repair
- [ ] Repair Due to Fire
- [ ] Demolish
- [ ] Shell Only
- [ ] Addition Attached
- [ ] Addition Detached
- [ ] Re-Roof
- [ ] Foundation Only
- [ ] Tent

Current use of property Existing Restaurant
Description of Work Interior level 2 alteration, no exterior New interior finishes, rework FOH cooking equipment
Sq. Ft. 900 Units _____ Floors _____
Value of Work $275,000

PERMIT TYPE

- [✓] MBLD* Category 01
- [ ] MELE
- [ ] MPLU
- [ ] MLPG
- [ ] MMEC
- [ ] FIRE

REVIEW STATUS

- [ ] Chg. Contractor
- [ ] Re-Issue
- [ ] Re-Stamp
- [ ] Revision
- [ ] Not Applicable for Fire

PROPERTY OWNER'S INFO

Owner TGC 6600 Main Street c/o The Graham Cc
Address 6843 Main St
City Miami Lakes State Fl Zip 33014
Phone 305-821-1130
Last four (4) digits of Owner's Social Security No. _____

PERMIT CONTACT

Name Angel Duverge
Address 4633 Sw 74th
City Miami State FL Zip 33155
Phone 786-931-7337

ARCHITECT / ENGINEER

Owner Gershen Associates (Chris Vidal)
Address 8545 SW 129th Terrace
City Miami State FL Zip 33156
Phone 305-661-7122

FIRE SPECIAL REQUEST PLAN REVIEW (SRI)

I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible. There is a minimum charge of one-hour. Please contact the Fire Department for current rate.

1st Request: _____ Date: _____
2nd Request: _____ Date: _____
3rd Request: _____ Date: _____

If the applicant is a known named violator with: unpaid civil penalties; unpaid administrative costs of hearing; unpaid County investigative, enforcement, testing, or monitoring costs; or unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida, a hold on the review may be placed on this application.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
MDC PERMIT APP.pdf

Examiner	Date Time Stamp	Trade	Stamp Name
GARCIA VALENCIA, JHON	5/14/2026 11:41:42 PM	DFOG	Reference Only
QUINTELA, JULIAN	5/3/2026 3:31:21 PM	FIRE	Reference Only.

SIZING FORMULA FOR RESTAURANTS

GRAVITY GREASE INTERCEPTOR CALCULATIONS

FLORIDA BUILDING CODE - PLUMBING, TABLE 1003.5.1
NOTE: REDUCE GALLONS BY 25% FOR NON-PRIVATE SEWER SYSTEMS.

(S) x (GS) x (HR/12) x (LF)

WHERE:

S = NUMBER OF SEATS

GS = GALLONS OF WATER PER SEAT
(USE 25 GALLONS FOR RESTAURANTS
CHINA DISHES AND/OR AUTOMATIC
DISHWASHER) (USE 10 GALLONS FOR
RESTAURANTS WITH PAPER OR BASKETS
AND NO DISHWASHER)

HR = NUMBER OF HOURS RESTAURANT IS OPEN.

LF =LOADING FACTOR
2.00 - INTERSTATE HIGHWAY
1.50 - OTHER FREEWAYS
1.00 - MAIN HIGHWAY
0.75 - OTHER HIGHWAY

ESTIMATED GREASE CALCULATIONS FOR FUTURE SONNYS RESTAURANT:

1)- PINECREST BAKERY CAP $_1$ = 48 x 10 x $(\frac{4}{5})$ x 1.00 = 320 x 3 TURNS/SEAT = 960 EAT-IN

CAP $_2$ = 50 TAKE-OUT MEALS x 5 GAL OF W.W./MEAL x 1.00 (NO D.W.) = 250 TAKE-OUT

TOTAL CAP= 960 + 250 = 1,210 GAL

POF CALCULATIONS:

POF =1,210 GAL x 1.00 (FOR 30 DAYS) = 1,210 GAL (FOR 30 DAYS POF)

2) FDC VOLUME BASED ON PEAK FLOW RATE (QPEAK) AND 30 MIN HYDRAULIC DETENTION TIME

AS PER FBC 2023, 8TH EDITION.

VCAP= (QPEAK x 30 MIN.) x (VFOG FACTOR FOR POF)

WHERE QPEAK = PEAK FLOW RATE ,GPM (FULL PIPE FLOW BASED ON PIPE DIAMETER, SLOPE & DFU)

CONVERT DFU's TO FLOW RATE (GPM USING MANNING'S FORMULA)(50 GPM MIN)

ACTUAL DFU 70 = 50 GPM

VCAP = 30 x 50=1,500 x 1.00 (30 DAY POF) = 1,500 GAL . (FOR 30 DAYS OF WASTE STORE BETWEEN CYCLES)

TOTAL GREASE TRAP CAPACITY REQUIRED = 1,500 GAL

AVAILABLE:
(1) 900 GAL GREASE TRAPS = 900 GAL
(1) 900 GAL GREASE TRAPS = 900 GAL

TOTAL GREASE TRAP CAPACITY PROVIDED = 1800 GAL

USE EXIST GREASE TRAPS
(SEE FDC CONDITION ASSESSMENT REPORT , DATE 02/18/2026)

D ESTIMATED GREASE TRAP CLACULATIONS
NONE

GREASE TRAP SIZING CRITERIA... (PEAK FLOW RATE)

PER 1003.3.4 AND PDI-G101
PROVIDE RATE OR FLOW CONTROL AT INLET OF GREASE TRAPS PER 1003.3.4.2

FORMULA (GPM) -SIZE (IN) / 231 GAL /(IN) X 0.75% (USE) / 1 MIN.

CAPACITY OF FIXTURES / GREASE TRAP CAPACITY

FLOOR SINK/DRAINS .....(25) 6X6X6 @ 75% /231 = 17.5 GPM
3-COMP SINK.....(2) 18X15X8X3 @ 75% /231 = 42.0 GPM
HAND SINK .....(7) 10X14X6 @ 75% /231 = 19.0 GPM
MOP SINK .....(1) 24X24X6 @75% /231 = 11.2 GPM

TOTAL ..... 89.7 GPM

44.8 GPM AT 2 MINUTE DRAINAGE PERIOD

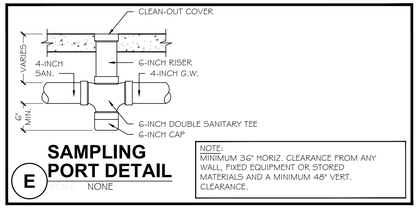
PLUMBING NOTES:

MINIMUM GREASE TRAP PUMP-OUT FREQUENCY SHALL BE 60 DAYS.

BELOW GROUND GREASE INTERCEPTOR INSTALLATION BE IN A MANNER THAT ALL LABELS AND MARKINGS ON THE GREASE INTERCEPTOR REMAIN VISIBLE DURING AND AFTER INSTALLATION.

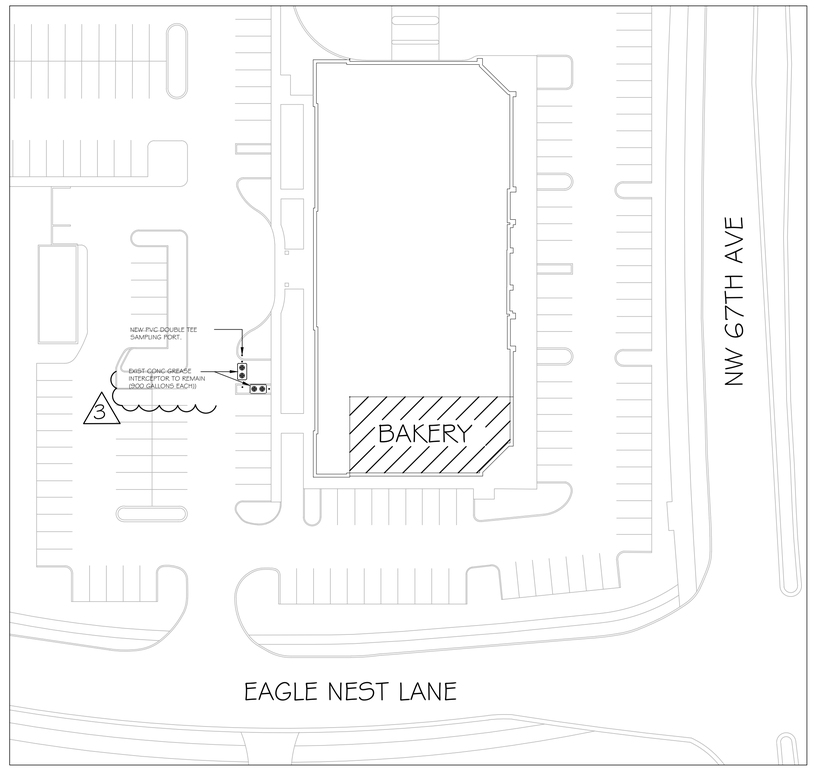
SAMPLING PORT SHALL BE ACCESSIBLE AT ALL TIMES WITHOUT HAVING TO REMOVE ANY MERCHANDISE AND WITHOUT STANDING WATER ON GROUND SURFACE WITH MINIMUM 36 INCHES HORIZONTAL CLEARANCE FORM ANY FIXED EQUIPMENT OR STORED MATERIALS AND A MINIMUM 48 INCHES VERTICAL CLEARANCE FROM ANY FIXED EQUIPMENT OR STORED MATERIALS.

GREASE INTERCEPTOR SHALL BE ACCESSIBLE AT ALL TIMES SO AS TO ALLOW FOR MAINTENANCE AND CLEANING WITHOUT IMPEDIMENTS SAME CLEARANCES AS SAMPLING PORT.

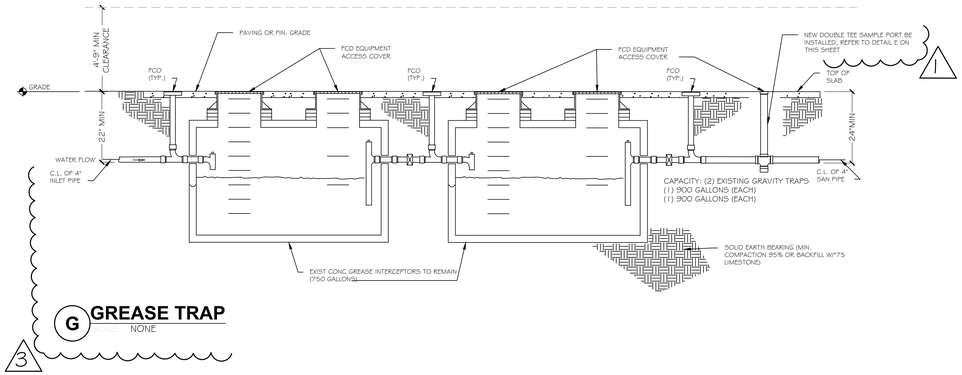


E SAMPLING PORT DETAIL
NONE

NOTE:
MINIMUM 36" HORIZ. CLEARANCE FROM ANY WALL, FIXED EQUIPMENT OR STORED MATERIALS AND A MINIMUM 48" VERT. CLEARANCE.



F FCD LOCATION
NONE



G GREASE TRAP
NONE

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D0000 01951ED24700000832D1, cn=Michael C Guerrero
Date: 2026.04.29 14:36:06 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

Pinecrest Bakery

NO.	DATE	REVISION
1	2/6/26	BUILDING COMMENTS
2	3/17/26	BUILDING COMMENTS
3	4/27/26	BUILDING COMMENTS

DATE 10-27-2025 DRAWN BY: SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
AR 0019847

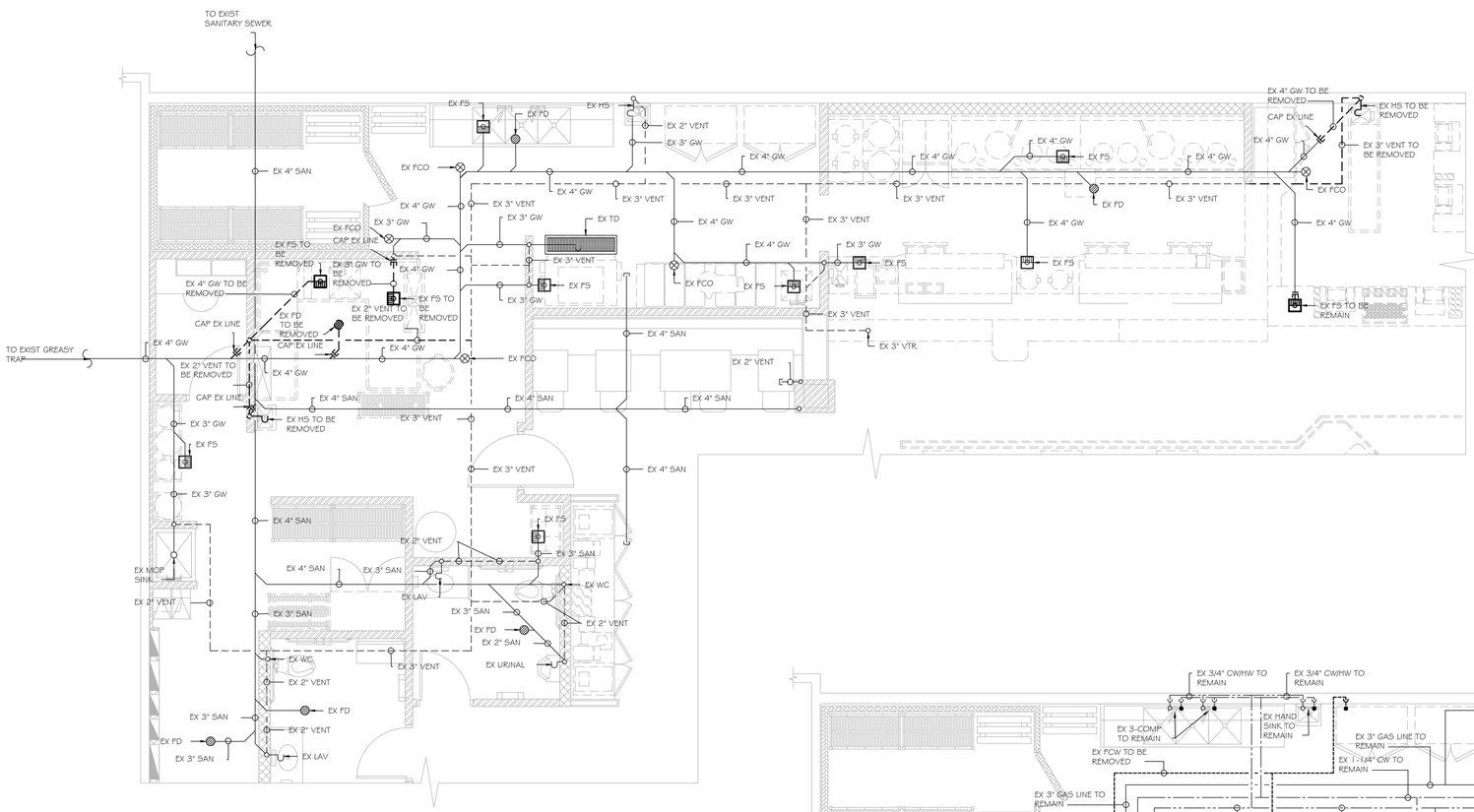
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED FCD SPECS & TESTING

SHEET NO. P-2.3

JOB NO. 2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
P 2.3 RWK 2026-05-05.pdf
Examiner Date Time Stamp Trade Stamp Name
GARCIA VALENCIA, JHON 5/14/2026 11:27:00 PM DFOG VOID



EXIST SAN AND WASTE GREASY PLAN

1/4" = 1'-0"

RER-DERM FOG Control Device (FCD) Installation Inspection	
Approval Date:	
Inspector:	

DERM's FCD Installation Inspection Required Prior to Plumbing Final for all Municipal projects. Failure to secure DERM's FCD Installation Inspection will result in disapproval of Final Inspection by the Municipal Building Official, pursuant to Section 24.42-6, MDC Code.

To schedule DERM's FCD Installation inspection for Municipal projects send an email to **iFOG2@miamidade.gov**, 24 hours prior to the desired date. Provide the DERM-Grease approved process M-number, complete address of the site, folio number, and contact person name and phone number.

Updated: 9/12/2022

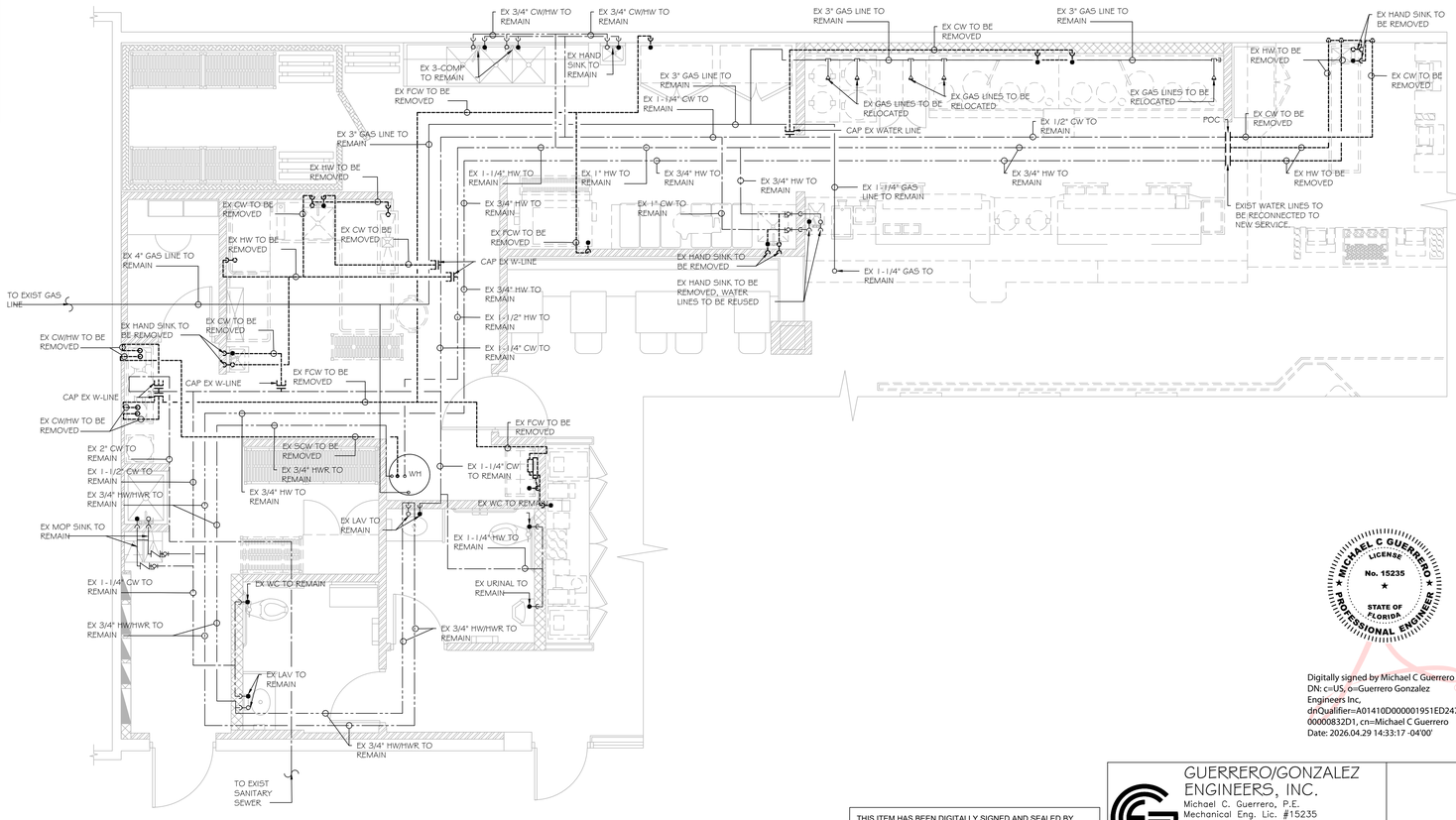
RER-DERM Summary Block
Gravity FOG Control Device (G-FCD)

Required Information	Tank No. 1	Tank No. 2	Tank No. 3	Tank No. 4
Capacity (gallons)	900	900		
DOH Tank Approval No.	EXISTING	EXISTING		
Precast concrete plant name	EXISTING	EXISTING		
FDOT approved precast concrete plant certifying agency (e.g. CCI, PCI, etc.)	EXISTING	EXISTING		
Coating or liner type applied by manufacturer for tank materials requiring protection at pH 3	EXISTING	EXISTING		
Interceptor Monitoring Alarm Model No.	EXISTING	EXISTING		
Interceptor Monitoring Device Model No.	EXISTING	EXISTING		
Sampling port manufacturer, and model	NEW DOUBLE TEE 6"x6"x4"x4"			

Updated: 9/8/2022

The FCD, and associated appurtenances on FOG-approved stamped sheets in this set must be installed on site. Equivalent or similar equipment is not accepted by this Division. Should the FOG-approved plan sheets be voided and/or revised, they shall be submitted to the Building Department, and DERM-Grease accordingly for approval.

ALL EQUIPMENT LABELS MUST VISIBLE AT THE TIME OF THE DERM/BUILDING INSPECTION, AND REMAIN VISIBLE THEREAFTER



EXIST WATER PLAN

1/4" = 1'-0"

DEMOLITION GENERAL NOTES:

1. DEMOLITION CONTRACTOR SHALL GENERALLY DO ANY CUTTING AND REMOVE ALL ITEMS, WHETHER SPECIFICALLY INDICATED OR NOT, WHICH WOULD OBVIOUSLY INTERFERE WITH OR BE INCONGRUOUS TO PROPOSED CONSTRUCTION OF FINISHES.
2. DEMOLITION CONTRACTOR SHALL PROVIDE AND PLACE ALL SHORING OR STRUCTURAL UNDERPINNING REQUIRED TO SUPPORT EXISTING CONSTRUCTION DURING ALL PHASES OF CONSTRUCTION.
3. DEMOLITION CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY TO SUITABLY SCREEN DEMOLITION WORK FROM PUBLIC VIEW AND PROTECT THE PUBLIC'S SAFETY.
4. ALL ITEMS AND FINISHES WHICH ARE TO REMAIN SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION. ANY DAMAGE WHICH OCCURS DURING DEMOLITION SHALL BE CORRECTED BY THE DEMOLITION CONTRACTOR AT THE DEMOLITION CONTRACTOR'S EXPENSE, UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR.
5. ALL DEMOLITION MATERIALS THAT ARE SALVAGEABLE SHALL BE REUSED IN NEW THE NEW CONSTRUCTION AS PER PLAN (IE. STUDS, DOORS, HARDWARE, ETC.). ALL DEMOLISHED MATERIALS THAT ARE NOT SALVAGEABLE MATERIALS BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE JOB SITE.
6. THE DEMOLITION CONTRACTOR SHALL PROVIDE ANY BARRICADES, SUPPORTS, RAILINGS, ETC. AS REQUIRED BY OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) AND TO PROVIDE SAFE WORKING CONDITIONS.
7. ALL WORK WHICH REQUIRES ACCESS TO THE SITE AND AREAS ADJACENT TO THE SITE, SHALL BE COORDINATED WITH THE OWNER/LANDLORD TO MINIMIZE DISTURBANCE AND INCONVENIENCE.
8. ANY ASBESTOS ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED OR ENCAPSULATED BY A LICENSED ASBESTOS CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
9. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE, THOROUGHLY FAMILIARIZE THEMSELVES WITH THE PROJECT AND INCLUDE ALL SUCH WORK IN THE BID.

SCOPE OF WORK

THE CONTRACTOR WILL DEMOLISH ALL PLUMBING LINES AND FIXTURES INDICATED ON THE PLAN AND PROTECT ALL EXISTING ELEMENTS THAT ARE TO REMAIN. THE CONTRACTOR WILL THEN INSTALL NEW SANITARY, GREASE, WATER, AND LINES, INCLUDING ALL REQUIRED EQUIPMENT CONNECTIONS, IN COMPLIANCE WITH APPLICABLE CODES AND IN COORDINATION WITH THE GC.

LEGEND

- ELEMENT TO BE REMOVED
- ELEMENT TO REMAIN
- HOT WATER LINE
- COLD WATER LINE
- GAS LINE

NOTE TO GC:

GC TO VERIFY LOCATIONS OF ALL PLUMBING LINES PRIOR TO DEMOLITION.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MICHAEL C GUERRERO LICENSE No. 15235 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D000001951ED247 00000832D1, cn=Michael C Guerrero
Date: 2026.04.29 14:33:17 -04'00'

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

Pinecrest Bakery

NO.	DATE	REVISION
1	4/27/26	BUILDING COMMENTS

DATE 10-27-2025 DRAWN BY: SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 561-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
AR 0019786

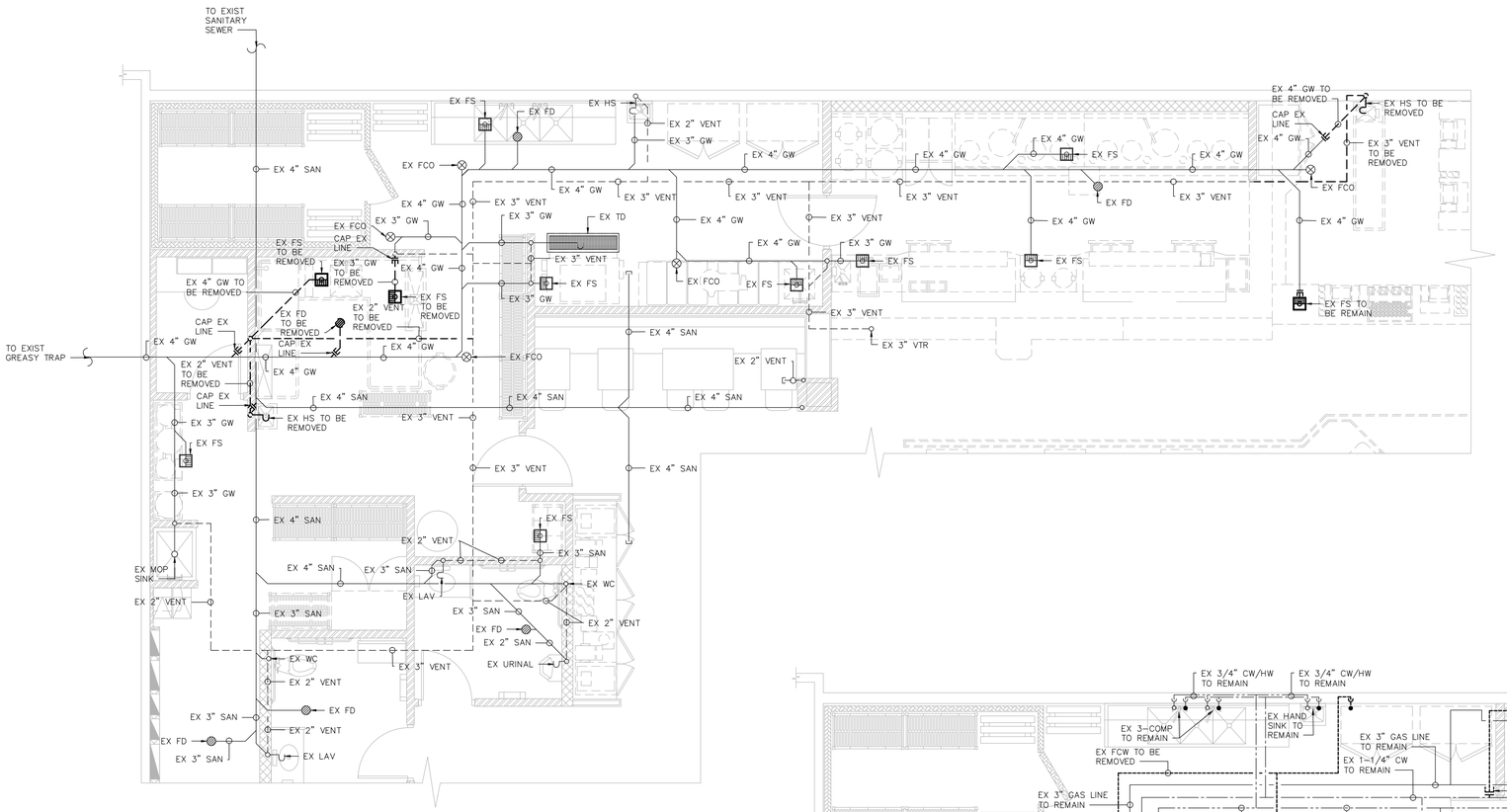
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
EXISTING WASTE GREASY AND WATER PLAN

SHEET NO. P-1.0

JOB NO. 2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
P-1.0 RWK 2026-05-05.pdf
Examiner Date Time Stamp Trade Stamp Name
GARCIA VALENCIA, JHON 5/14/2026 11:40:25 PM DFOG Approved



EXIST SAN AND WASTE GREASY PLAN

1/4" = 1'-0"

RER-DERM
FOG Control Device (FCD)
Installation Inspection

Approval Date:	
Inspector:	

DERM's FCD Installation Inspection Required Prior to Plumbing Final for all Municipal projects. Failure to secure DERM's FCD Installation Inspection will result in disapproval of Final Inspection by the Municipal Building Official, pursuant to Section 24.42-6, MDC Code.

To schedule DERM's FCD Installation inspection for Municipal projects send an email to **iFOG2@miamidade.gov**, 24 hours prior to the desired date. Provide the DERM-Grease approved process M-number, complete address of the site, folio number, and contact person name and phone number.

Updated: 9/12/2022

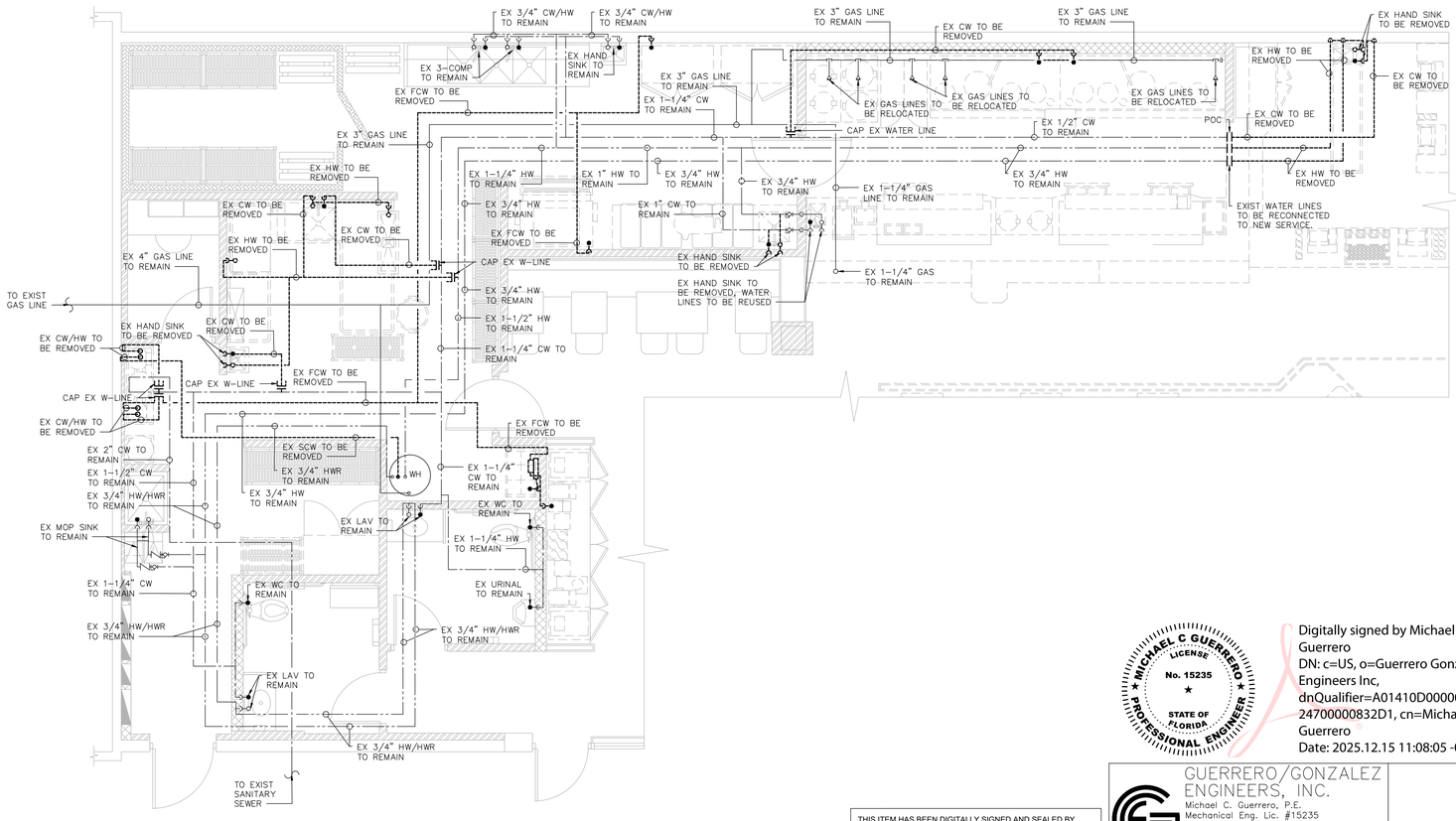
RER-DERM Summary Block
Gravity FOG Control Device (G-FCD)

Required Information	Tank No. 1	Tank No. 2	Tank No. 3	Tank No. 4
Capacity (gallons)	750	750		
DOH Tank Approval No.	EXISTING	EXISTING		
Precast concrete plant name	EXISTING	EXISTING		
FDOT approved precast concrete plant certifying agency (e.g. CCI, PCI, etc.)	EXISTING	EXISTING		
Coating or liner type applied by manufacturer for tank materials requiring protection at pH 3	EXISTING	EXISTING		
Interceptor Monitoring Alarm Model No.	EXISTING	EXISTING		
Interceptor Monitoring Device Model No.	EXISTING	EXISTING		
Sampling port manufacturer, and model	NEW DOUBLE TEE			

Updated: 9/8/2022

The FCD, and associated appurtenances on FOG-approved stamped sheets in this set must be installed on site. Equivalent or similar equipment is not accepted by this Division. Should the FOG-approved plan sheets be voided and/or revised, they shall be submitted to the Building Department, and DERM-Grease accordingly for approval.

ALL EQUIPMENT LABELS MUST VISIBLE AT THE TIME OF THE DERM/BUILDING INSPECTION, AND REMAIN VISIBLE THEREAFTER



EXIST WATER PLAN

1/4" = 1'-0"

DEMOLITION GENERAL NOTES:

1. DEMOLITION CONTRACTOR SHALL GENERALLY DO ANY CUTTING AND REMOVE ALL ITEMS, WHETHER SPECIFICALLY INDICATED OR NOT, WHICH WOULD OBVIOUSLY INTERFERE WITH OR BE INCONGRUOUS TO PROPOSED CONSTRUCTION OF FINISHES.
2. DEMOLITION CONTRACTOR SHALL PROVIDE AND PLACE ALL SHORING OR STRUCTURAL UNDERPINNING REQUIRED TO SUPPORT EXISTING CONSTRUCTION DURING ALL PHASES OF CONSTRUCTION.
3. DEMOLITION CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY TO SUITABLY SCREEN DEMOLITION WORK FROM PUBLIC VIEW AND PROTECT THE PUBLIC'S SAFETY.
4. ALL ITEMS AND FINISHES WHICH ARE TO REMAIN SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION. ANY DAMAGE WHICH OCCURS DURING DEMOLITION SHALL BE CORRECTED BY THE DEMOLITION CONTRACTOR AT THE DEMOLITION CONTRACTOR'S EXPENSE, UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR.
5. ALL DEMOLITION MATERIALS THAT ARE SALVAGEABLE SHALL BE REUSED IN NEW THE NEW CONSTRUCTION AS PER PLAN (IE. STUDS, DOORS, HARDWARE, ETC.). ALL DEMOLISHED MATERIALS THAT ARE NOT SALVAGEABLE MATERIALS BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE JOB SITE.
6. THE DEMOLITION CONTRACTOR SHALL PROVIDE ANY BARRICADES, SUPPORTS, RAILINGS, ETC. AS REQUIRED BY OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) AND TO PROVIDE SAFE WORKING CONDITIONS.
7. ALL WORK WHICH REQUIRES ACCESS TO THE SITE AND AREAS ADJACENT TO THE SITE, SHALL BE COORDINATED WITH THE OWNER/LANDLORD TO MINIMIZE DISTURBANCE AND INCONVENIENCE.
8. ANY ASBESTOS ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED OR ENCAPSULATED BY A LICENSED ASBESTOS CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
9. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE, THOROUGHLY FAMILIARIZE THEMSELVES WITH THE PROJECT AND INCLUDE ALL SUCH WORK IN THE BID.

SCOPE OF WORK

THE CONTRACTOR WILL DEMOLISH ALL PLUMBING LINES AND FIXTURES INDICATED ON THE PLAN AND PROTECT ALL EXISTING ELEMENTS THAT ARE TO REMAIN. THE CONTRACTOR WILL THEN INSTALL NEW SANITARY, GREASE, WATER, AND LINES, INCLUDING ALL REQUIRED EQUIPMENT CONNECTIONS, IN COMPLIANCE WITH APPLICABLE CODES AND IN COORDINATION WITH THE GC.

LEGEND

- ELEMENT TO BE REMOVED
- ELEMENT TO REMAIN
- HOT WATER LINE
- COLD WATER LINE
- GAS LINE

NOTE TO GC:

GC TO VERIFY LOCATIONS OF ALL PLUMBING LINES PRIOR TO DEMOLITION.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MICHAEL C GUERRERO LICENSE No. 15235 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D0000001951ED24700000832D1, cn=Michael C Guerrero
Date: 2025.12.15 11:08:05 -05'00'

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

Pinecrest Bakery

NO.	DATE	REVISION	DRAWN BY:	SCALE
	10-27-2025			

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 561-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
#16963

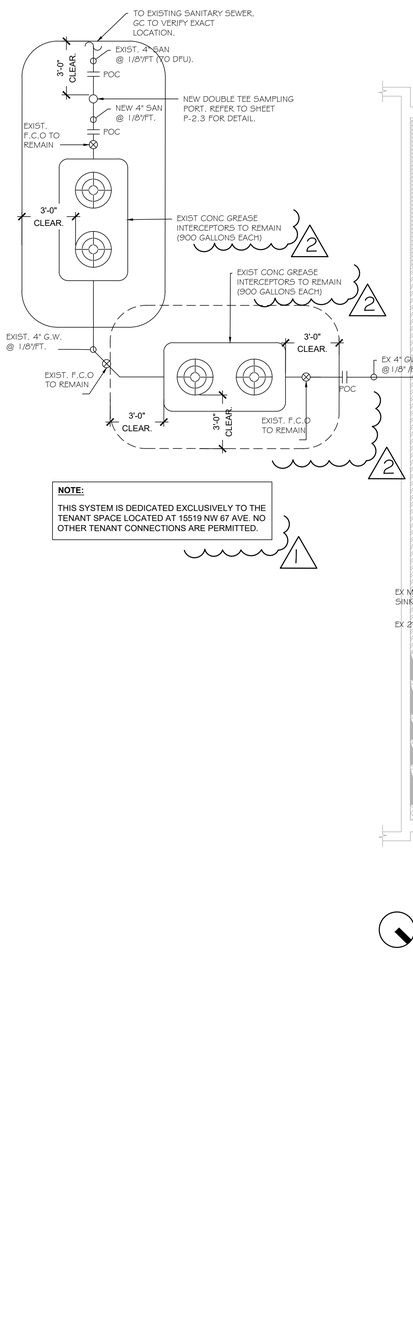
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

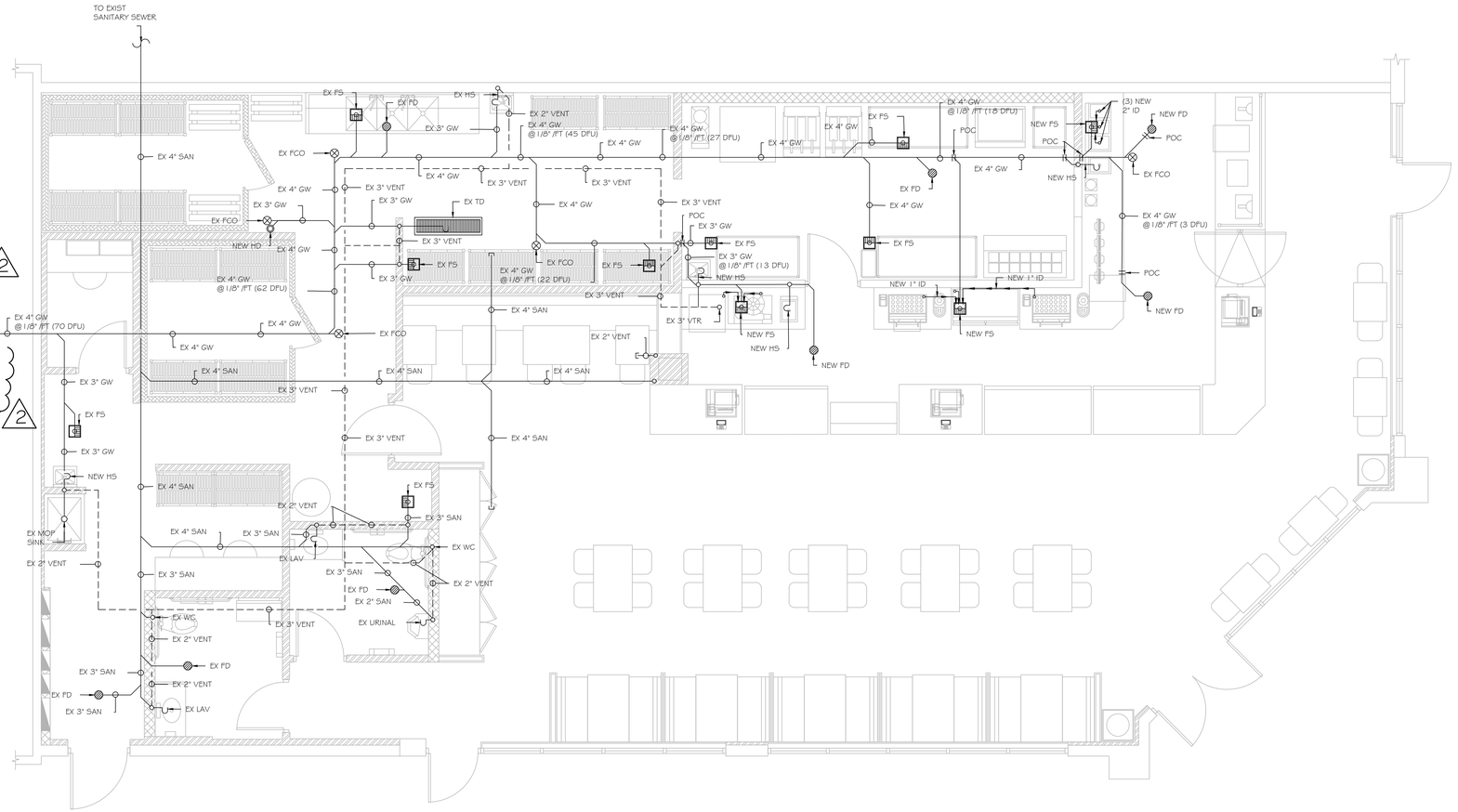
SHEET TITLE
EXISTING WASTE GREASY AND WATER PLAN

SHEET NO.
P-1.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
P-1.0.pdf





PROPOSED SAN AND WASTE GREASY PLAN

1/4" = 1'-0"

GENERAL PLUMBING NOTES:

1. ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023, LOCAL ORDINANCES AND IN COMPLIANCE WITH THE LOCAL CONTRACTOR TO VERIFY AT SITE THE LOCATION, ELEVATION, AND SIZE OF ALL.
2. ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION.EXISTING SERVICE AND SUPPLY LINES FOR CONNECTION BEFORE INSTALLATION OF ANY PIPING.
3. COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
4. VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER.
5. A CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH SOIL AND WASTE PIPE.
6. MINIMUM PITCH OF HORIZONTAL BRANCHES AND SEWER LINES SHALL BE
   1/4" PER LINEAR FOOT - PIPES 2"Ø LESS
   1/8" PER LINEAR FOOT - PIPES 3"Ø MORE
7. ALL UNDERGROUND WATER PIPING SHALL BE COPPER TYPE L. ALL OTHER WATER PIPING SHALL BE COPPER TYPE M.
8. PROVIDE SAFEWASTE FOR AIR CONDITIONING UNIT CONDENSATE WITH TRAP.
9. PROVIDE AIR CHAMBERS FOR ALL WATER SUPPLIES FEEDING FIXTURES.
10. NOT USED
11. ALL SOIL, WASTE, VENT AND RAIN WATER PIPING SHALL BE CAST IRON SOIL PIPE, CENTRIFUGALLY SPUN ANSI A 112.1.1-1971 WHERE PERMITTED BY CODE, PVC PIPE, DWV PIPE AND FITTINGS MAY BE SUBSTITUTED.
12. ALL HOSE BIBBS SHALL BE KEY OPERATED AND PROVIDED WITH VACUM BREAKERS AND SHUT-OFF VALVES.
13. ALL OUTSIDE CLEANOUTS SHALL BE BROUGHT TO GRADE WITH COVER
14. INSTALL WATER HAMMER ABRESTORS WHEN SHOWN ON PLANS.
15. PIPING INSTALLATION:
    A. PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH FOUNDATION, SLABS, OFMASONRY WALLS. CAULK OPENIGS BETWEEN PIPE AND SLEEVES.
16. INSPECTIONS AND TESTS:
    A. PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH FOUNDATION, SLABS, OF MASONRY WALLS. CAULK OPENIGS BETWEEN PIPE AND SLEEVES. CODE AND/OR LOCAL REGULATIONS.
    B. THE ENTIRE WATER DISTRIBUTION SYSTEM SHALL BE STERILIZED FOLLOWING CODES PROCEDURES, AFTER STERILIZATION, FLUSH THE SYSTEM WITH CLEAN WATER UNTIL IT IS SAFE TO BE CONSUMED.
17. UTILITIES CONNECTION
    A. PLUMBING CONTRACTOR SHALL VERIFY AT FIELD AND WITH THE UTILITY COMPANIES THEEXACT POINT OF CONNECTION FOR WATER AND SEWER SERVICES BEFORE SUBMITING A BID OR PRICE FOR HIS WORK.

LEGEND

- GREASE WASTE LINE
- SANITARY LINE
- VENT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MICHAEL C GUERRERO LICENSE No. 15235 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D000001951ED24700000832D1, cn=Michael C Guerrero
Date: 2026.04.29 14:34:14 -04'00'

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

Pinecrest Bakery

NO.	DATE	REVISION
1	2/6/26	BUILDING COMMENTS
2	4/27/26	BUILDING COMMENTS

DATE 10-27-2025 | DRAWN BY: | SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
#26989

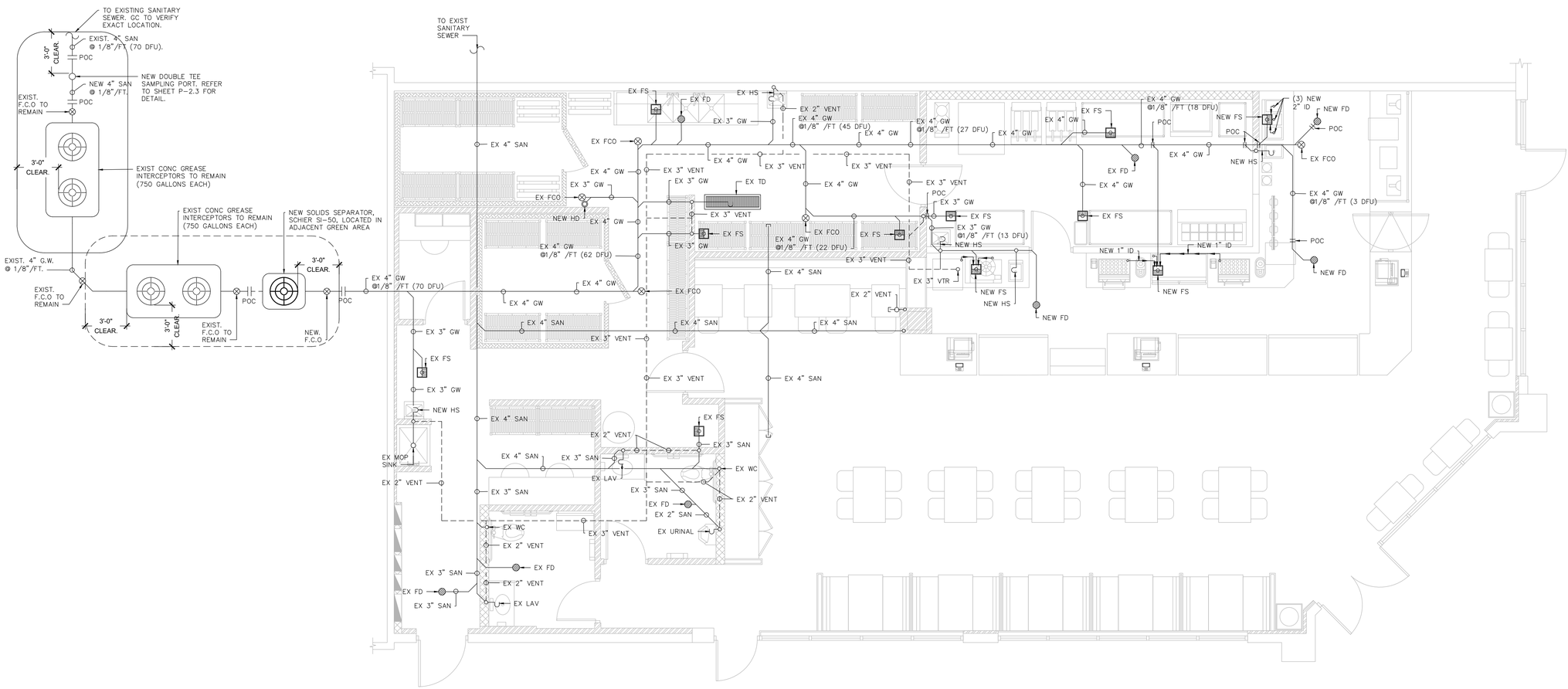
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED SAN AND WASTE GREASY PLAN

SHEET NO. P-2.0

JOB NO. 2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
P-2.0 RWK 2026-05-05.pdf
Examiner Date Time Stamp Trade Stamp Name
GARCIA VALENCIA, JHON 5/14/2026 11:40:58 PM DFOG Approved



PROPOSED SAN AND WASTE GREASY PLAN

1/4" = 1'-0"

GENERAL PLUMBING NOTES:

1. ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023, LOCAL ORDINANCES AND IN COMPLIANCE WITH THE LOCAL CONTRACTOR TO VERIFY AT SITE THE LOCATION, ELEVATION, AND SIZE OF ALL.
2. ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION.EXISTING SERVICE AND SUPPLY LINES FOR CONNECTION BEFORE INSTALLATION OF ANY PIPING.
3. COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
4. VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER.
5. A CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH SOIL AND WASTE PIPE.
6. MINIMUM PITCH OF HORIZONTAL BRANCHES AND SEWER LINES SHALL BE
   1/4" PER LINEAR FOOT – PIPES 2"ø LESS
   1/8" PER LINEAR FOOT – PIPES 3"ø MORE
7. ALL UNDERGROUND WATER PIPING SHALL BE COPPER TYPE L. ALL OTHER WATER PIPING SHALL BE COPPER TYPE M.
8. PROVIDE SAFEWASTE FOR AIR CONDITIONING UNIT CONDENSATE WITH TRAP.
9. PROVIDE AIR CHAMBERS FOR ALL WATER SUPPLIES FEEDING FIXTURES.
10. NOT USED
11. ALL SOIL, WASTE, VENT AND RAIN WATER PIPING SHALL BE CAST IRON SOIL PIPE, CENTRIFUGALLY SPUN ANSI A 112.1.1–1971 WHERE PERMITTED BY CODE, PVC PIPE, DWV PIPE AND FITTINGS MAY BE SUBSTITUTED.
12. ALL HOSE BIBBS SHALL BE KEY OPERATED AND PROVIDED WITH VACUM BREAKERS AND SHUT–OFF VALVES.
13. ALL OUTSIDE CLEANOUTS SHALL BE BROUGHT TO GRADE WITH COVER
14. INSTALL WATER HAMMER ABRESTORS WHEN SHOWN ON PLANS.
15. PIPING INSTALLATION:
    A. PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH FOUNDATION, SLABS, OFMASONRY WALLS. CAULK OPENIGS BETWEEN PIPE AND SLEEVES.
16. INSPECTIONS AND TESTS:
    A. PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH FOUNDATION, SLABS, OF MASONRY WALLS. CAULK OPENIGS BETWEEN PIPE AND SLEEVES. CODE AND/OR LOCAL REGULATIONS.
    B. THE ENTIRE WATER DISTRIBUTION SYSTEM SHALL BE STERILIZED FOLLOWING CODES PROCEDURES, AFTER STERILIZATION, FLUSH THE SYSTEM WITH CLEAN WATER UNTIL IT IS SAFE TO BE CONSUMED.
17. UTILITIES CONNECTION
    A. PLUMBING CONTRACTOR SHALL VERIFY AT FIELD AND WITH THE UTILITY COMPANIES THEEXACT POINT OF CONNECTION FOR WATER AND SEWER SERVICES BEFORE SUBMITTING A BID OR PRICE FOR HIS WORK.

LEGEND

- GREASE WASTE LINE
- SANITARY LINE
- VENT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MICHAEL C GUERRERO LICENSE No. 15235 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D000001951ED24700000832D1, cn=Michael C Guerrero
Date: 2025.12.15 11:09:00 -05'00'

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262–3944, Fax (305) 262–8211
REG. NO. EB0007612

Pinecrest Bakery

NO.	DATE	REVISION	DRAWN BY:	SCALE
	10-27-2025			

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 681-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
#16988

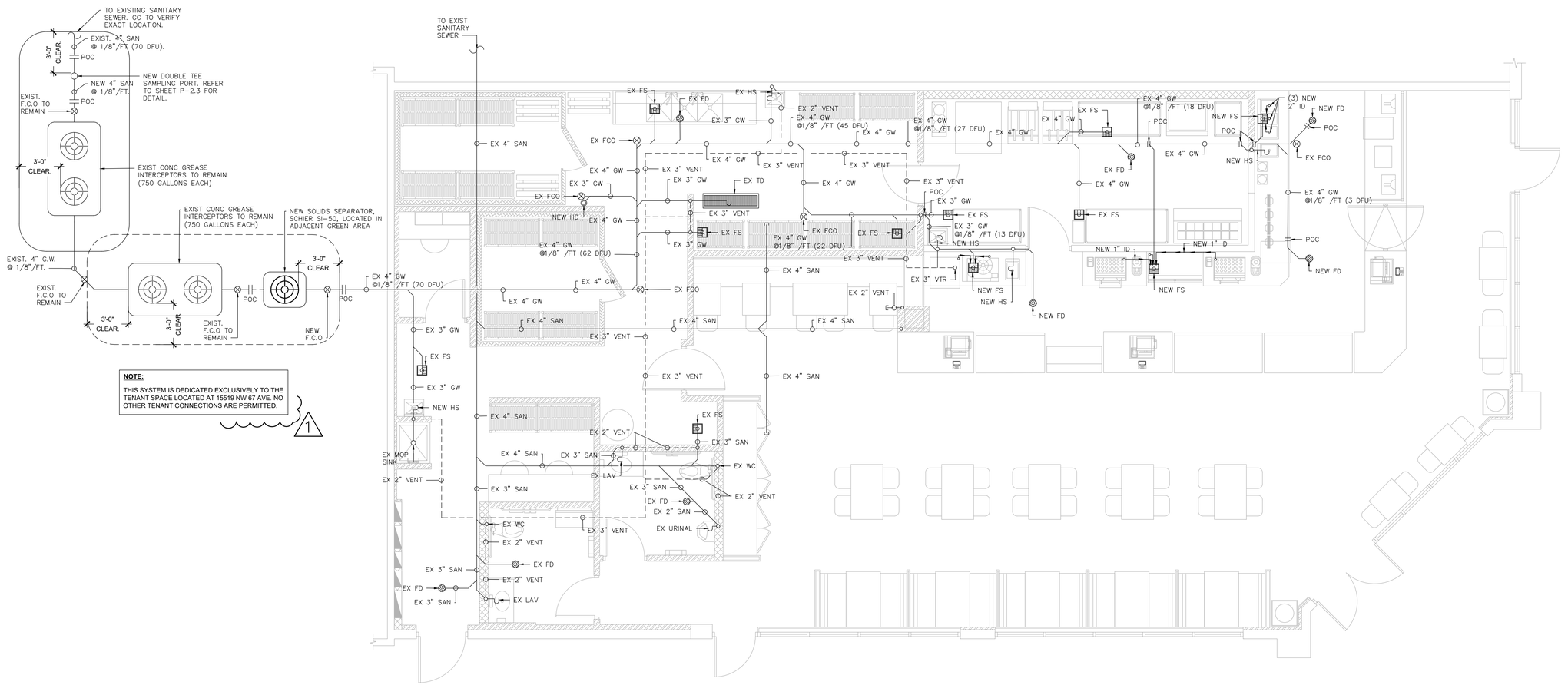
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED SAN AND WASTE GREASY PLAN

SHEET NO.
P-2.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
P-2.0.pdf
Examiner Date Time Stamp Trade Stamp Name
LINCHETA, CARLOS 2/10/2026 3:55:43 PM DFOG VOID



PROPOSED SAN AND WASTE GREASY PLAN

1/4" = 1'-0"

GENERAL PLUMBING NOTES:

1. ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023, LOCAL ORDINANCES AND IN COMPLIANCE WITH THE LOCAL CONTRACTOR TO VERIFY AT SITE THE LOCATION, ELEVATION, AND SIZE OF ALL.
2. ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION.EXISTING SERVICE AND SUPPLY LINES FOR CONNECTION BEFORE INSTALLATION OF ANY PIPING.
3. COORDINATE THE WORK OF THIS TRADE WITH ALL OTHER TRADES.
4. VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER.
5. A CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH SOIL AND WASTE PIPE.
6. MINIMUM PITCH OF HORIZONTAL BRANCHES AND SEWER LINES SHALL BE
   1/4" PER LINEAR FOOT – PIPES 2"ø LESS
   1/8" PER LINEAR FOOT – PIPES 3"ø MORE
7. ALL UNDERGROUND WATER PIPING SHALL BE COPPER TYPE L. ALL OTHER WATER PIPING SHALL BE COPPER TYPE M.
8. PROVIDE SAFEWASTE FOR AIR CONDITIONING UNIT CONDENSATE WITH TRAP.
9. PROVIDE AIR CHAMBERS FOR ALL WATER SUPPLIES FEEDING FIXTURES.
10. NOT USED
11. ALL SOIL, WASTE, VENT AND RAIN WATER PIPING SHALL BE CAST IRON SOIL PIPE, CENTRIFUGALLY SPUN ANSI A 112.1.1–1971 WHERE PERMITTED BY CODE, PVC PIPE, DWV PIPE AND FITTINGS MAY BE SUBSTITUTED.
12. ALL HOSE BIBBS SHALL BE KEY OPERATED AND PROVIDED WITH VACUM BREAKERS AND SHUT–OFF VALVES.
13. ALL OUTSIDE CLEANOUTS SHALL BE BROUGHT TO GRADE WITH COVER
14. INSTALL WATER HAMMER ABRESTORS WHEN SHOWN ON PLANS.
15. PIPING INSTALLATION:
    A. PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH FOUNDATION, SLABS, OFMASONRY WALLS. CAULK OPENIGS BETWEEN PIPE AND SLEEVES.
16. INSPECTIONS AND TESTS:
    A. PROVIDE SLEEVES FOR ALL PIPING PASSING THROUGH FOUNDATION, SLABS, OF MASONRY WALLS. CAULK OPENIGS BETWEEN PIPE AND SLEEVES. CODE AND/OR LOCAL REGULATIONS.
    B. THE ENTIRE WATER DISTRIBUTION SYSTEM SHALL BE STERILIZED FOLLOWING CODES PROCEDURES, AFTER STERILIZATION, FLUSH THE SYSTEM WITH CLEAN WATER UNTIL IT IS SAFE TO BE CONSUMED.
17. UTILITIES CONNECTION
    A. PLUMBING CONTRACTOR SHALL VERIFY AT FIELD AND WITH THE UTILITY COMPANIES THEEXACT POINT OF CONNECTION FOR WATER AND SEWER SERVICES BEFORE SUBMITING A BID OR PRICE FOR HIS WORK.

LEGEND

- GREASE WASTE LINE
- SANITARY LINE
- VENT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MICHAEL C GUERRERO LICENSE No. 15235 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D000001951ED24700000832D1, cn=Michael C Guerrero
Date: 2026.02.10 10:37:10 -05'00'

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262–3944, Fax (305) 262–8211
REG. NO. EB0007612

Pinecrest Bakery

NO.	DATE	REVISION
1	2/6/26	BUILDING COMMENTS

DATE 10-27-2025 DRAWN BY: SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 681-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
#26989

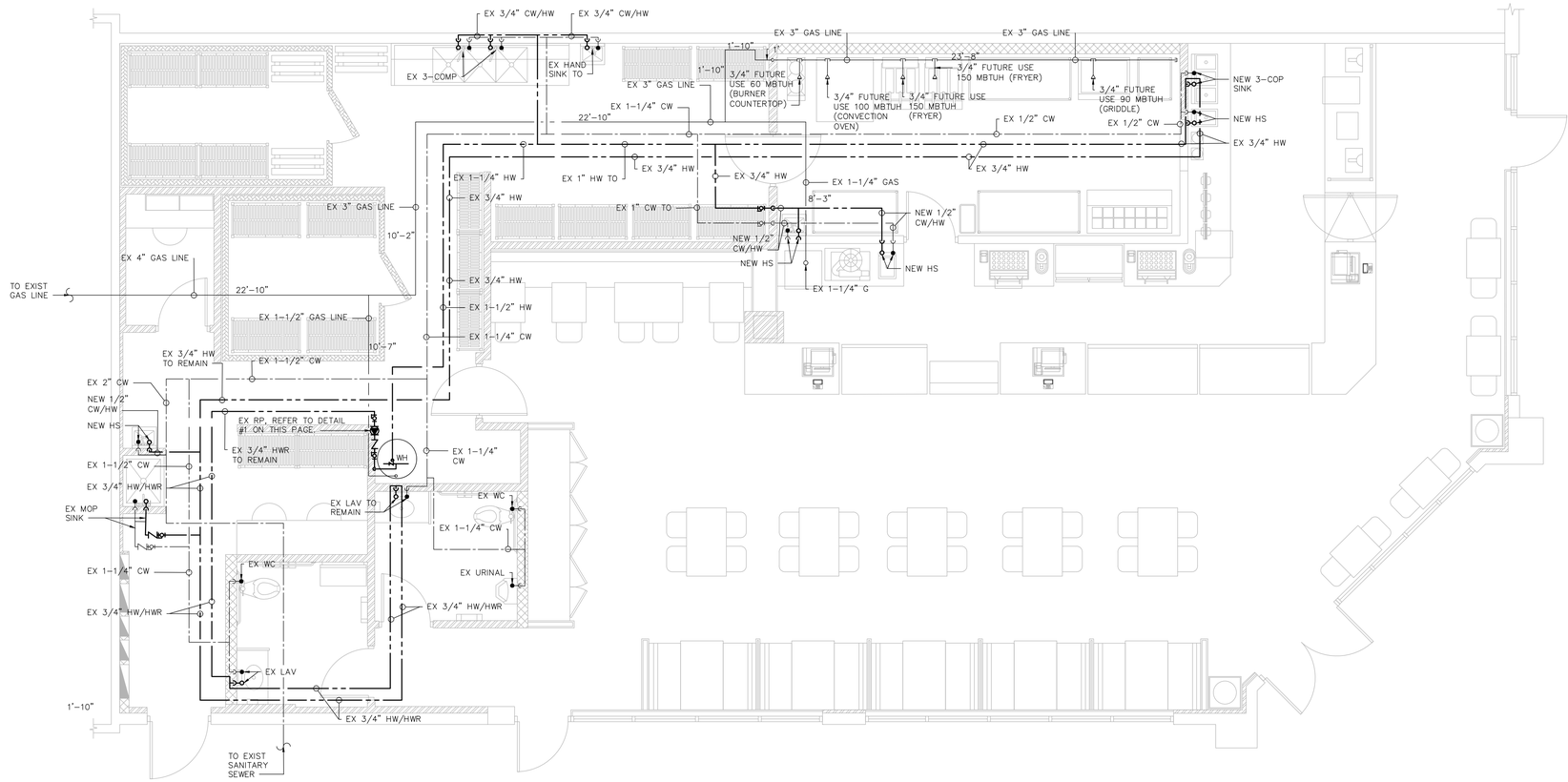
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED SAN AND WASTE GREASY PLAN

SHEET NO.
P-2.0

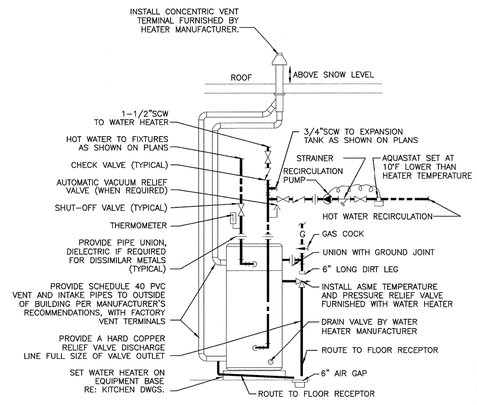
JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
P-2.0_V2.pdf



PROPOSED WATER PLAN

1/4" = 1'-0"



REFER TO SPECIFICATIONS, SCHEDULES AND NOTES FOR MORE INFORMATION. PIPING ARRANGEMENT SHOWN IS SCHEMATIC. VERIFY ALL CONNECTION SIZES AND LOCATIONS PER MANUFACTURERS REQUIREMENTS. ADJUST TO SUIT FIELD CONDITIONS. REFER TO FLOOR PLANS FOR PIPE SIZES. PROVIDE SEISMIC STRAP OR BRACING IF/AS REQUIRED BY LOCAL AUTHORITIES. PROVIDE HEAT TRAP AND AUTOMATIC VACUUM RELIEF VALVE WHEN REQUIRED BY LOCAL AUTHORITIES. INTERLOCK AQUASTAT WITH RECIRCULATION PUMP BY ELECTRICAL CONTRACTOR.

1 WATER HEATER DETAIL

NONE

MICHAEL C GUERRERO LICENSE No. 15235 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D000001951ED24700000832D1, cn=Michael C Guerrero
Date: 2025.12.15 11:10:04 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

Pinecrest Bakery

NO.	DATE	REVISION
	10-27-2025	

DRAWN BY:

SCALE

GERSHEN ASSOCIATES,
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
AR0019786

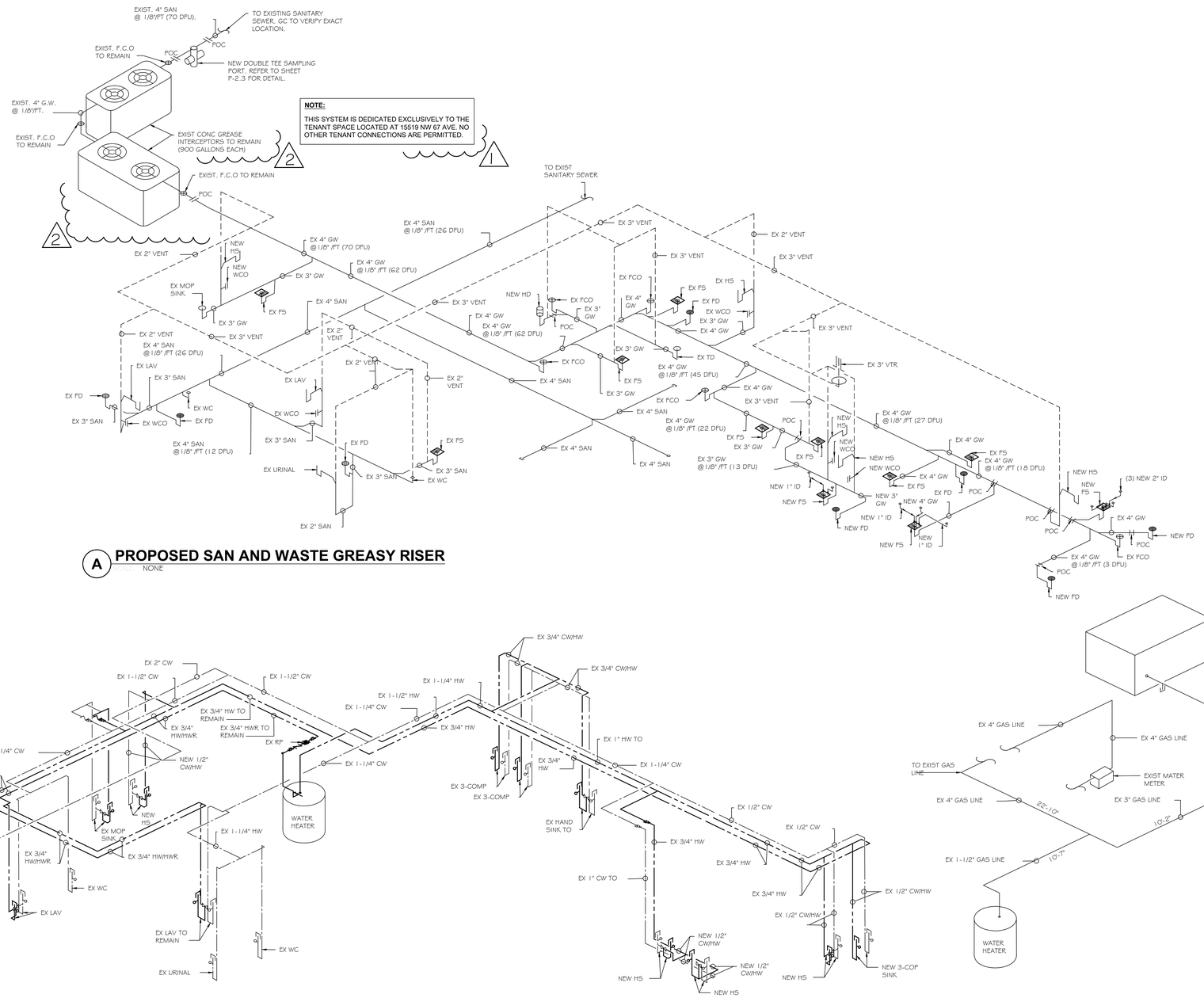
PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED WATER PLAN

SHEET NO.
P-2.1

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
P-2.1.pdf

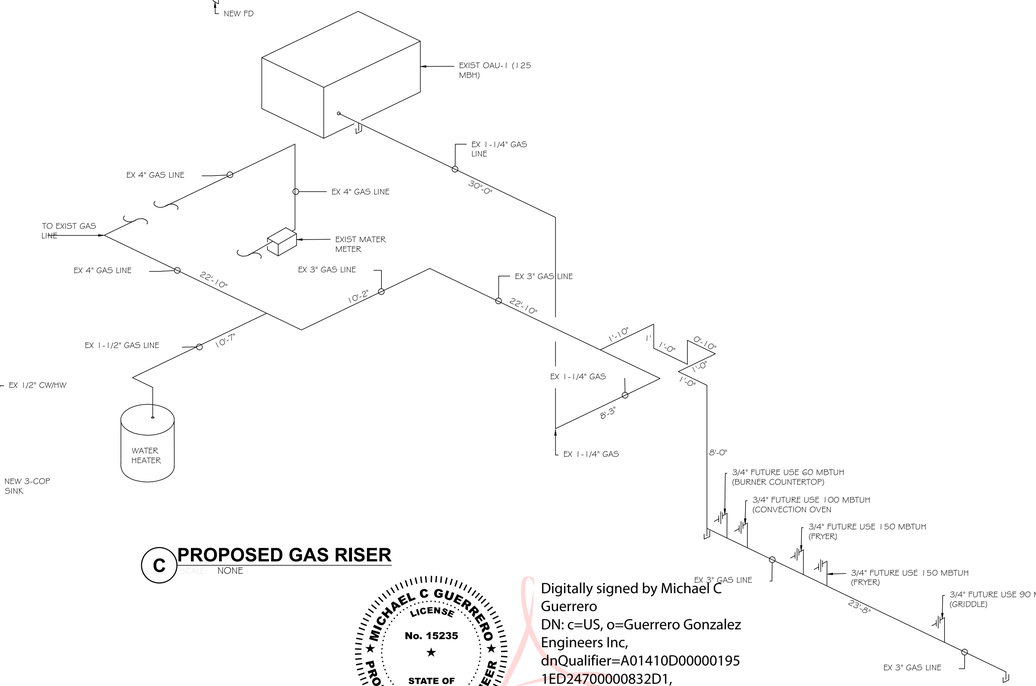


A PROPOSED SAN AND WASTE GREASY RISER

SCALE: NONE

B PROPOSED WATER RISER

SCALE: NONE



C PROPOSED GAS RISER

SCALE: NONE

TOTAL CONNECTED NATURAL GAS						
TENANT PINECREST BAKERY	EQUIPMENT DESIGNATION	QTY.	CFH (EA.)	TENANT SUBTOTAL	TOTAL CFH	DEVELOPED LENGTH
OUTSIDE AIR UNIT	OAU-1	1	125	125	125	350
TOTAL PER HVAC					125	
WATER HEATER	GWH	1	199	199	199	350
BURNER COUNTERTOP	EQ-25	1	60	60	60	350
CONVECTION OVEN	EQ-8	1	100	100	100	350
FRYER	EQ-4	2	150	300	300	350
GRIDDLE	EQ-20	1	90	90	90	350
		0	0	0	0	
TOTAL PER KITCHEN					749	
					874	

TOTAL BUILDING CONNECTED LOAD=
SYSTEM OPERATION PRESSURE IS 7"-10" WATER COLUMN SIZED WITH MAXIMUM PRESSURE LOSS OF 0.5" WATER COLUMN
TOTAL DEVELOPED LENGTH IN FEET (200FT)

GAS EQUIPMENT SCHEDULE				
KITCHEN EQUIPMENT	QTY.	BTU	MBTUH	CONNECTION
BURNER COUNTERTOP	1	60,000	60	3/4"
CONVECTION OVEN	1	100,000	100	3/4"
FRYER	2	150,000	150	3/4"
GRIDDLE	1	90,000	90	3/4"

GAS NOTE:
USE TABLE 402.4(2) FBC 8th ED FOR NAT GAS, LOW PRE METALLIC PIPE SCHEDULE 40

Pinecrest Bakery

DATE	10-27-2025
DRAWN BY:	
SCALE	

REVISION		
NO.	DATE	
1	2/6/26	BUILDING COMMENTS
2	4/27/26	BUILDING COMMENTS

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
0020599

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED PLUMBING RISER

MICHAEL C GUERRERO LICENSE No. 15235 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D00000195 1ED24700000832D1, cn=Michael C Guerrero
Date: 2026.04.29 14:35:12 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

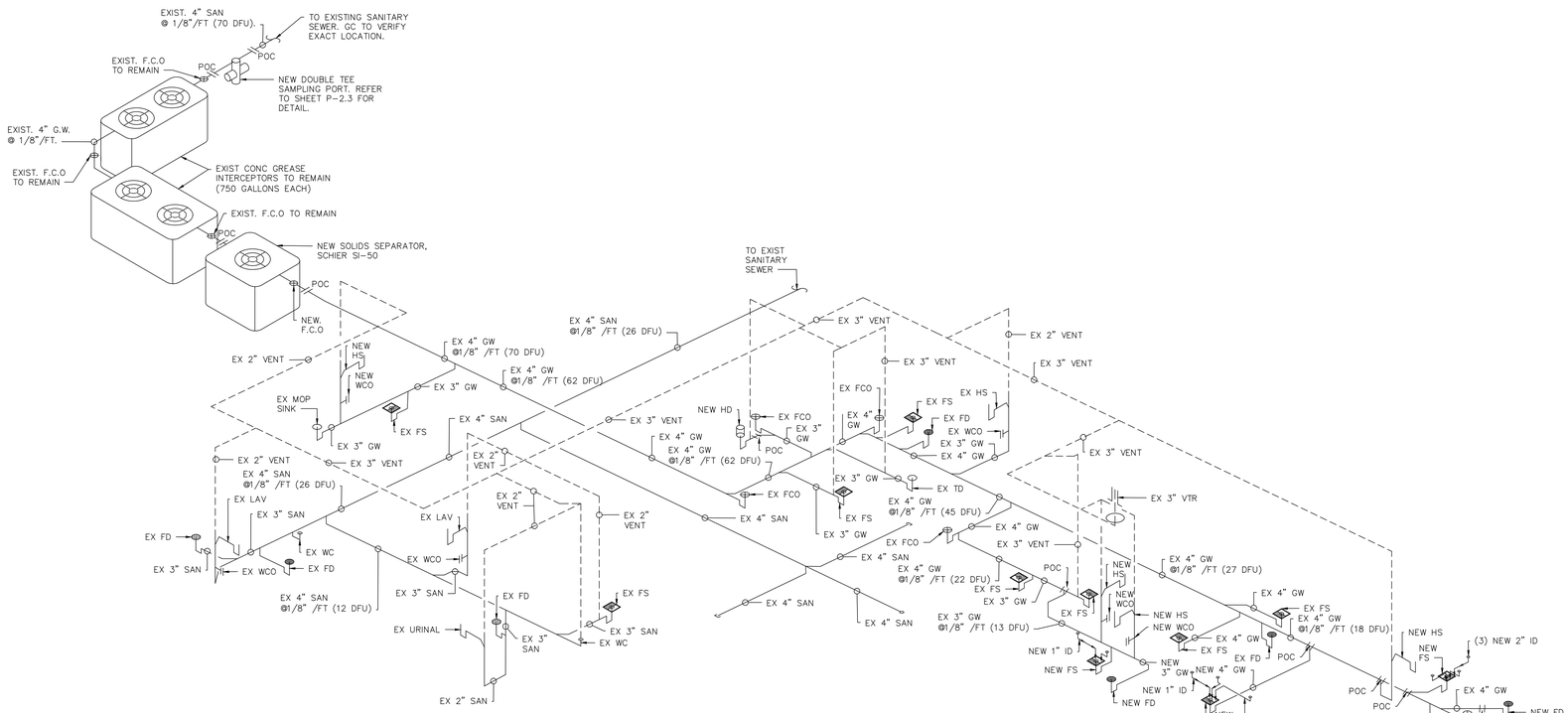
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

SHEET NO. P-2.2

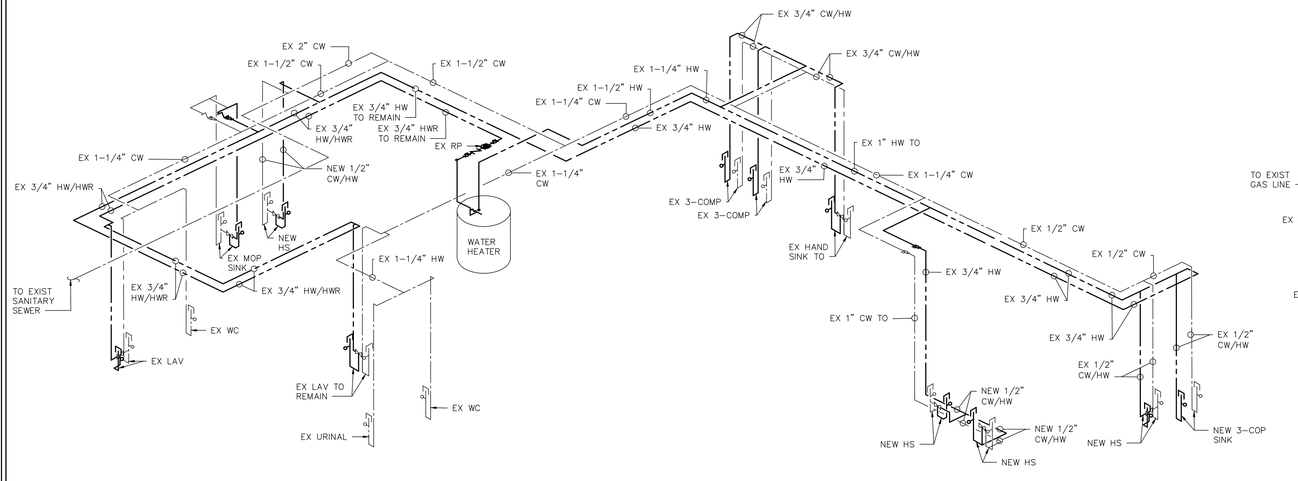
JOB NO. 2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
P-2.2 RWK 2026-05-05.pdf
Examiner Date Time Stamp Trade Stamp Name
GARCIA VALENCIA, JHON 5/14/2026 11:40:48 PM DFOG Approved



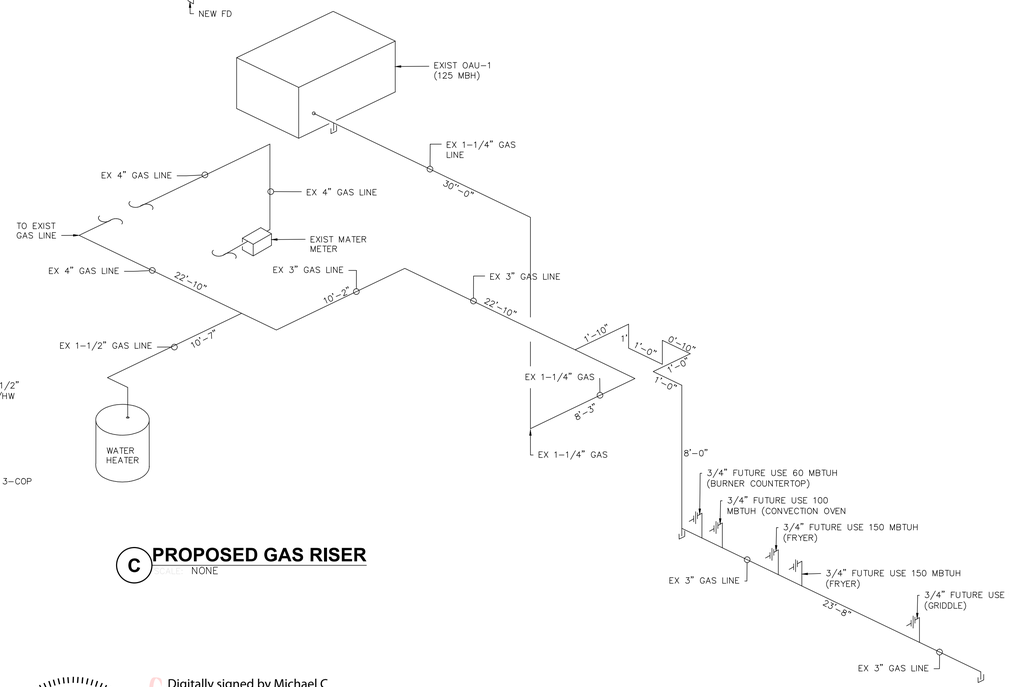
A PROPOSED SAN AND WASTE GREASY RISER

SCALE: NONE



B PROPOSED WATER RISER

SCALE: NONE



C PROPOSED GAS RISER

SCALE: NONE

TOTAL CONNECTED NATURAL GAS

TENANT PINECREST BAKERY	EQUIPMENT DESIGNATION	QTY.	CFH (EA.)	TENANT SUBTOTAL	TOTAL CFH	DEVELOPED LENGTH
OUTSIDE AIR UNIT	OAU-1	1	125	125	125	350
TOTAL PER HVAC					125	
WATER HEATER	GWH	1	199	199	199	350
BURNER COUNTERTOP	EQ-25	1	60	60	60	350
CONVECTION OVEN	EQ-8	1	100	100	100	350
FRYER	EQ-4	2	150	300	300	350
GRIDDLE	EQ-20	1	90	90	90	350
		0	0	0	0	
TOTAL PER KITCHEN					749	
					874	

TOTAL BUILDING CONNECTED LOAD= 874 SIZED
SYSTEM OPERATION PRESSURE IS 7"-10" WATER COLUMN WITH MAXIMUM PRESSURE LOSS OF 0.5" WATER COLUMN
TOTAL DEVELOPED LENGTH IN FEET (200FT)

GAS EQUIPMENT SCHEDULE

KITCHEN EQUIPMENT	QTY.	BTU	MBTUH	CONNECTION
BURNER COUNTERTOP	1	60,000	60	3/4"
CONVECTION OVEN	1	100,000	100	3/4"
FRYER	2	150,000	150	3/4"
GRIDDLE	1	90,000	90	3/4"

GAS NOTE:

USE TABLE 402.4(2) FBC 8" ED FOR NAT GAS, LOW PRE METALLIC PIPE SCHEDULE 40

Pinecrest Bakery

NO.	DATE	REVISION	DRAWN BY:	SCALE
DATE	10-27-2025			

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER NOAL
STATE OF FLORIDA
REGISTERED ARCHITECT
#0029184

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED PLUMBING RISER

SHEET NO.
P-2.2

JOB NO.
2025040

MICHAEL C GUERRERO LICENSE No. 15235 STATE OF FLORIDA PROFESSIONAL ENGINEER

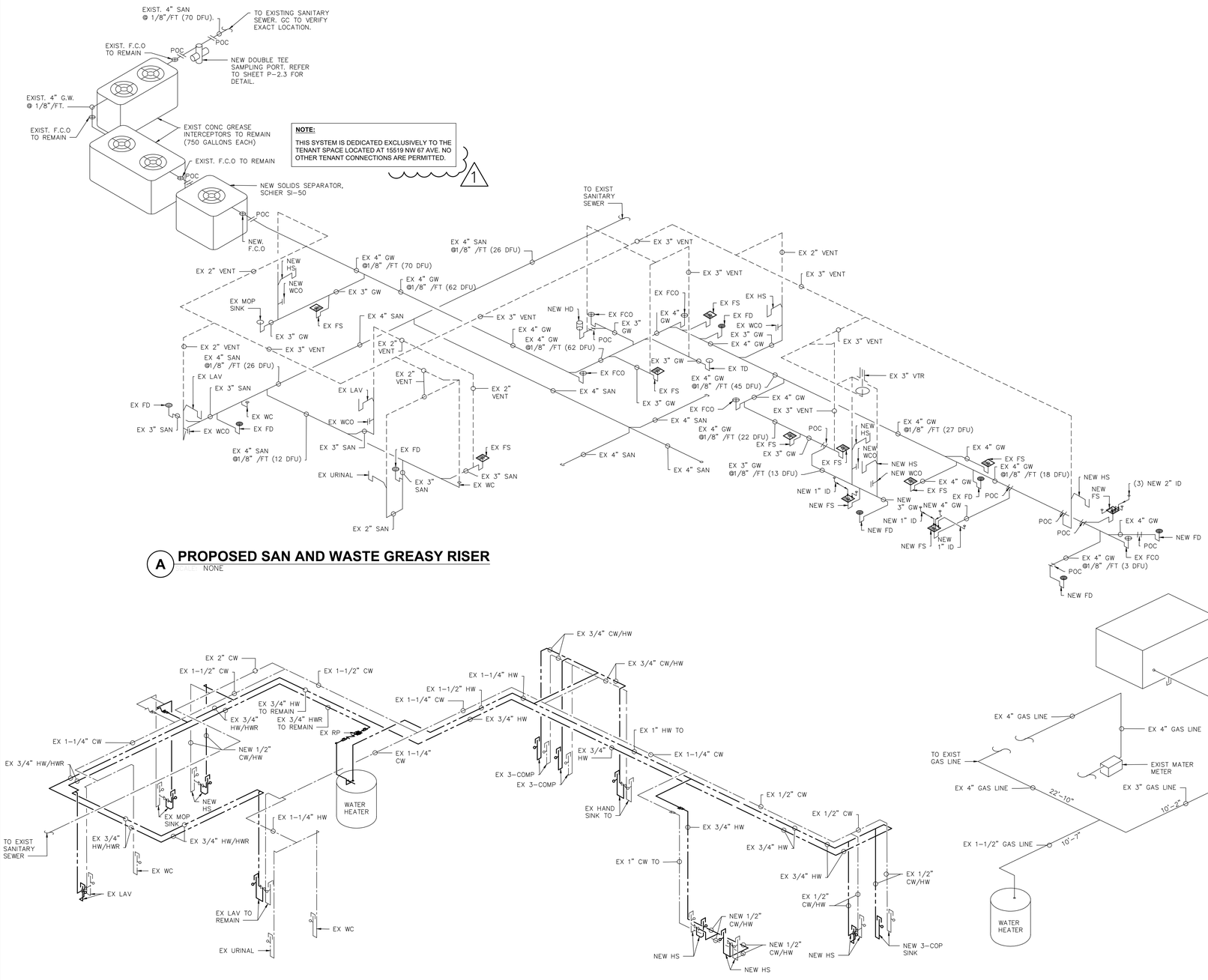
Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D000001951ED24700000832D1, cn=Michael C Guerrero
Date: 2025.12.15 11:10:51 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
P-2.2.pdf
Examiner Date Time Stamp Trade Stamp Name
LINCHETA, CARLOS 2/10/2026 3:56:16 PM DFOG VOID

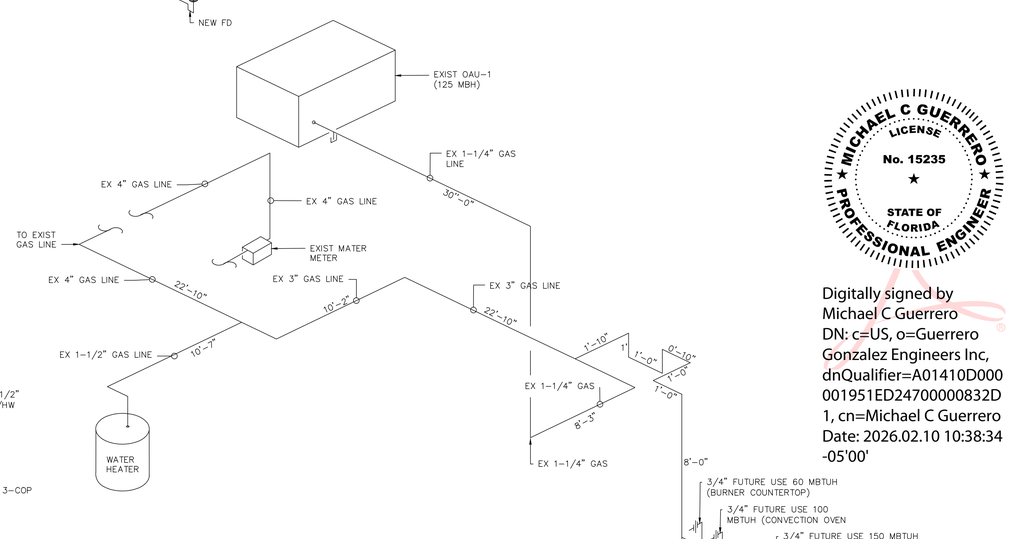


A PROPOSED SAN AND WASTE GREASY RISER

SCALE: NONE

B PROPOSED WATER RISER

SCALE: NONE



C PROPOSED GAS RISER

SCALE: NONE

TOTAL CONNECTED NATURAL GAS

TENANT PINECREST BAKERY	EQUIPMENT DESIGNATION	QTY.	CFH (EA.)	TENANT SUBTOTAL	TOTAL CFH	DEVELOPED LENGTH
OUTSIDE AIR UNIT	OAU-1	1	125	125	125	350
TOTAL PER HVAC					125	
WATER HEATER	GWH	1	199	199	199	350
BURNER COUNTERTOP	EQ-25	1	60	60	60	350
CONVECTION OVEN	EQ-8	1	100	100	100	350
FRYER	EQ-4	2	150	300	300	350
GRIDDLE	EQ-20	1	90	90	90	350
		0	0	0	0	
TOTAL PER KITCHEN					749	
					874	

TOTAL BUILDING CONNECTED LOAD=
SYSTEM OPERATION PRESSURE IS 7"-10" WATER COLUMN SIZED WITH MAXIMUM PRESSURE LOSS OF 0.5" WATER COLUMN
TOTAL DEVELOPED LENGTH IN FEET (200FT)

GAS EQUIPMENT SCHEDULE

KITCHEN EQUIPMENT	QTY.	BTU	MBTUH	CONNECTION
BURNER COUNTERTOP	1	60,000	60	3/4"
CONVECTION OVEN	1	100,000	100	3/4"
FRYER	2	150,000	150	3/4"
GRIDDLE	1	90,000	90	3/4"

GAS NOTE:

USE TABLE 402.4(2) FBC 8" ED FOR NAT GAS, LOW PRE METALLIC PIPE SCHEDULE 40

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D000001951ED24700000832D1, cn=Michael C Guerrero
Date: 2026.02.10 10:38:34 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

Pinecrest Bakery

NO.	DATE	REVISION
1	2/6/26	BUILDING COMMENTS

DATE 10-27-2025 DRAWN BY: SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER NOVAL
STATE OF FLORIDA
REGISTERED ARCHITECT
0029538

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED PLUMBING RISER

SHEET NO. P-2.2

JOB NO. 2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
P-2.2_V2.pdf

SIZING FORMULA FOR RESTAURANTS

GRAVITY GREASE INTERCEPTOR CALCULATIONS

FLORIDA BUILDING CODE – PLUMBING, TABLE 1003.5.1
NOTE: REDUCE GALLONS BY 25% FOR NON–PRIVATE SEWER SYSTEMS.

(S) x (GS) x (HR/12) x (LF)

WHERE:

S = NUMBER OF SEATS

GS = GALLONS OF WATER PER SEAT
(USE 25 GALLONS FOR RESTAURANTS CHINA DISHES AND/OR AUTOMATIC DISHWASHER) (USE 10 GALLONS FOR RESTAURANTS WITH PAPER OR BASKETS AND NO DISHWASHER)

HR = NUMBER OF HOURS RESTAURANT IS OPEN.

LF =LOADING FACTOR
2.00 – INTERSTATE HIGHWAY
1.50 – OTHER FREEWAYS
1.00 – MAIN HIGHWAY
0.75 – OTHER HIGHWAY

ESTIMATED GREASE CALCULATIONS FOR FUTURE SONNY'S RESTAURANT:

1)– PINECREST BAKERY CAP $_1$ = 48 x 10 x ($\frac{8}{12}$) x 1.00 = 320 x 3 TURNS/SEAT = 960 EAT–IN

CAP $_2$ = 50 TAKE–OUT MEALS x 5 GAL OF W.W./MEAL x 1.00 (NO D.W.) = 250 TAKE–OUT

TOTAL CAP= 960 + 250 = 1,210 GAL

POF CALCULATIONS:

POF =1,210 GAL x 1.00 (FOR 30 DAYS) = 1,210 GAL (FOR 30 DAYS POF)

2) FDC VOLUME BASED ON PEAK FLOW RATE (QPEAK) AND 30 MIN HYDRAULIC DETENTION TIME

AS PER FBC 2023, 8TH EDITION.

VCAP= (QPEAK x 30 MIN.) x (VFOG FACTOR FOR POF)

WHERE QPEAK = PEAK FLOW RATE ,GPM (FULL PIPE FLOW BASED ON PIPE DIAMETER, SLOPE & DFU)

CONVERT DFU's TO FLOW RATE (GPM USING MANNING'S FORMULA)(50 GPM MIN)

ACTUAL DFU 70 = 50 GPM

VCAP = 30 x 50=1,500 x 1.00 (30 DAY POF) = 1,500 GAL . (FOR 30 DAYS OF WASTE STORE BETWEEN CYCLES)

TOTAL GREASE TRAP CAPACITY REQUIRED = 1,500 GAL

AVAILABLE:
(1) 900 GAL GREASE TRAPS = 900 GAL
(1) 900 GAL GREASE TRAPS = 900 GAL

TOTAL GREASE TRAP CAPACITY PROVIDED = 1800 GAL

USE EXIST GREASE TRAPS
(SEE FDC CONDITION ASSESSMENT REPORT , DATE 02/18/2026)

D ESTIMATED GREASE TRAP CLACULATIONS
NONE

GREASE TRAP SIZING CRITERIA, (PEAK FLOW RATE)

PER 1003.3.4 AND PDI–G101
PROVIDE RATE OR FLOW CONTROL AT INLET OF GREASE TRAPS PER 1003.3.4.2

FORMULA (GPM) –SIZE (IN) / 231 GAL /(IN) X 0.75% (USE) / 1 MIN.

CAPACITY OF FIXTURES / GREASE TRAP CAPACITY

FLOOR SINK/DRAINS	(25) 6X6X6 @ 75% /231 =	17.5 GPM
3–COMP SINK	(2) 18X15X8X3 @ 75% /231=	42.0 GPM
HAND SINK	(7) 10X14X6 @ 75% /231 =	19.0 GPM
MOP SINK	(1) 24X24X6 @75% /231 =	11.2 GPM
TOTAL		89.7 GPM

44.8 GPM AT 2 MINUTE DRAINAGE PERIOD

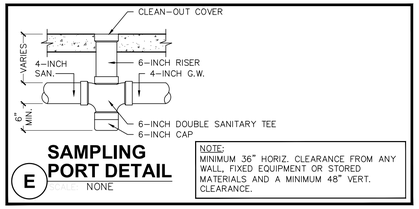
PLUMBING NOTES:

MINIMUM GREASE TRAP PUMP–OUT FREQUENCY SHALL BE 60 DAYS.

BELOW GROUND GREASE INTERCEPTOR INSTALLATION BE IN A MANNER THAT ALL LABELS AND MARKINGS ON THE GREASE INTERCEPTOR REMAIN VISIBLE DURING AND AFTER INSTALLATION.

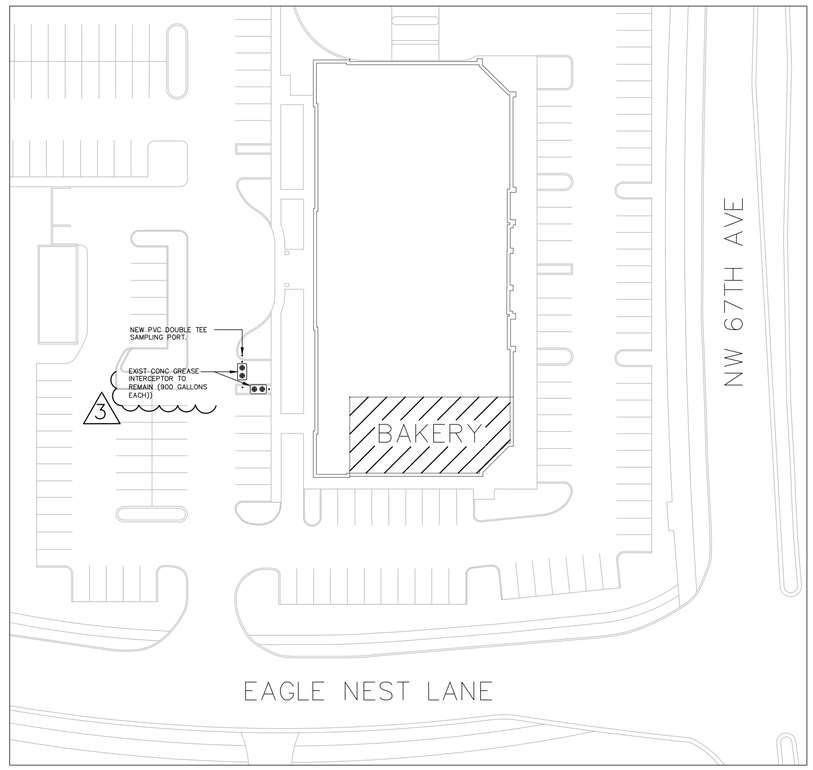
SAMPLING PORT SHALL BE ACCESSIBLE AT ALL TIMES WITHOUT HAVING TO REMOVE ANY MERCHANDISE AND WITHOUT STANDING WATER ON GROUND SURFACE WITH MINIMUM 36 INCHES HORIZONTAL CLEARANCE FORM ANY FIXED EQUIPMENT OR STORED MATERIALS AND A MINIMUM 48 INCHES VERTICAL CLEARANCE FROM ANY FIXED EQUIPMENT OR STORED MATERIALS.

GREASE INTERCEPTOR SHALL BE ACCESSIBLE AT ALL TIMES SO AS TO ALLOW FOR MAINTENANCE AND CLEANING WITHOUT IMPEDIMENTS SAME CLEARANCES AS SAMPLING PORT.

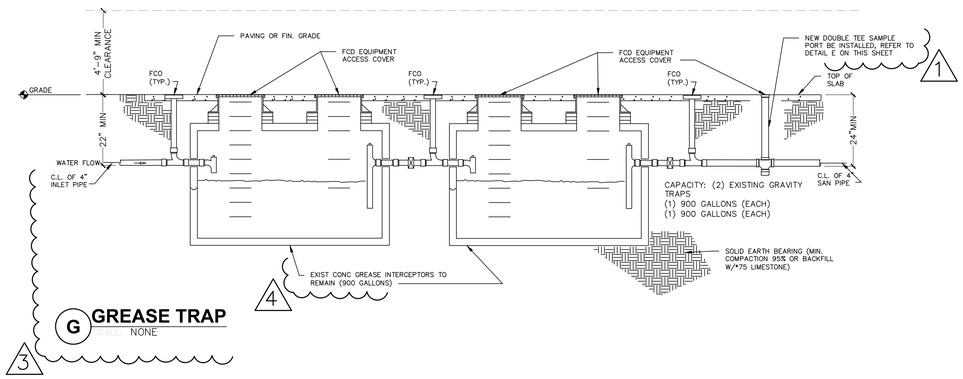


E SAMPLING PORT DETAIL
NONE

NOTE:
MINIMUM 36" HORIZ. CLEARANCE FROM ANY WALL, FIXED EQUIPMENT OR STORED MATERIALS AND A MINIMUM 48" VERT. CLEARANCE.



F FCD LOCATION
NONE



G GREASE TRAP
NONE

Pinecrest Bakery

NO.	DATE	REVISION
1	2/6/26	BUILDING COMMENTS
2	3/16/26	BUILDING COMMENTS
3	4/7/26	BUILDING COMMENTS
4	5/08/26	BUILDING COMMENTS

DATE 10-27-2025 DRAWN BY: SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 561–7122
REGISTRATION NO. AA 0002786

SEAL
CHRISTOPHER VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
AR 0019786

MICHAEL C GUERRERO LICENSE No. 15235 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D000001951ED24700000832D1, cn=Michael C Guerrero
Date: 2026.05.09 09:18:59 -04'00'

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED FCD SPECS & TESTING

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262–3944, Fax (305) 262–8211
REG. NO. EB0007612

SHEET NO. P-2.3
JOB NO. 2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
P-2.3 RWK 05-11-2026.pdf
Examiner Date Time Stamp Trade Stamp Name
GARCIA VALENCIA, JHON 5/14/2026 11:27:07 PM DFOG Approved

SIZING FORMULA FOR RESTAURANTS

GRAVITY GREASE INTERCEPTOR CALCULATIONS

FLORIDA BUILDING CODE – PLUMBING, TABLE 1003.5.1
NOTE: REDUCE GALLONS BY 25% FOR NON-PRIVATE SEWER SYSTEMS.

(S) x (GS) x (HR/12) x (LF)

WHERE:

S = NUMBER OF SEATS

GS = GALLONS OF WATER PER SEAT
(USE 25 GALLONS FOR RESTAURANTS CHINA DISHES AND/OR AUTOMATIC DISHWASHER) (USE 10 GALLONS FOR RESTAURANTS WITH PAPER OR BASKETS AND NO DISHWASHER)

HR = NUMBER OF HOURS RESTAURANT IS OPEN.

LF =LOADING FACTOR
2.00 – INTERSTATE HIGHWAY
1.50 – OTHER FREEWAYS
1.00 – MAIN HIGHWAY
0.75 – OTHER HIGHWAY

ESTIMATED GREASE CALCULATIONS FOR FUTURE SONNY'S RESTAURANT:

1)– PINECREST BAKERY CAP $_1$ = 48 x 10 x ($\frac{8}{12}$) x 1.00 = 320 x 3 TURNS/SEAT = 960 EAT-IN

CAP $_2$ = 50 TAKE-OUT MEALS x 5 GAL OF W.W./MEAL x 1.00 (NO D.W.) = 250 TAKE-OUT

TOTAL CAP= 960 + 250 = 1,210 GAL

POF CALCULATIONS:

POF =1,210 GAL x 1.00 (FOR 30 DAYS) = 1,210 GAL (FOR 30 DAYS POF)

2) FDC VOLUME BASED ON PEAK FLOW RATE (QPEAK) AND 30 MIN HYDRAULIC DETENTION TIME

AS PER FBC 2023, 8TH EDITION.

VCAP= (QPEAK x 30 MIN.) x (VFOG FACTOR FOR POF)

WHERE QPEAK = PEAK FLOW RATE ,GPM (FULL PIPE FLOW BASED ON PIPE DIAMETER, SLOPE & DFU)

CONVERT DFU's TO FLOW RATE (GPM USING MANNING'S FORMULA)(50 GPM MIN)

ACTUAL DFU 70 = 50 GPM

VCAP = 30 x 50=1,500 x 1.00 (30 DAY POF) = 1,500 GAL . (FOR 30 DAYS OF WASTE STORE BETWEEN CYCLES)

TOTAL GREASE TRAP CAPACITY REQUIRED = 1,500 GAL

AVAILABLE:
(1) 900 GAL GREASE TRAPS = 900 GAL
(1) 900 GAL GREASE TRAPS = 900 GAL

TOTAL GREASE TRAP CAPACITY PROVIDED = 1800 GAL

USE EXIST GREASE TRAPS
(SEE FDC CONDITION ASSESSMENT REPORT , DATE 02/18/2026)

D ESTIMATED GREASE TRAP CLACULATIONS

SCALE: NONE

GREASE TRAP SIZING CRITERIA. (PEAK FLOW RATE)

PER 1003.3.4 AND PDI-G101
PROVIDE RATE OR FLOW CONTROL AT INLET OF GREASE TRAPS PER 1003.3.4.2

FORMULA (GPM) –SIZE (IN) / 231 GAL /(IN) X 0.75% (USE) / 1 MIN.

CAPACITY OF FIXTURES / GREASE TRAP CAPACITY

FLOOR SINK/DRAINS .....(25) 6X6X6 @ 75% /231 = 17.5 GPM
3-COMP SINK.....(2) 18X15X8X3 @ 75% /231= 42.0 GPM
HAND SINK .....(7) 10X14X6 @ 75% /231 = 19.0 GPM
MOP SINK .....(1) 24X24X6 @75% /231 = 11.2 GPM

TOTAL ..... 89.7 GPM

44.8 GPM AT 2 MINUTE DRAINAGE PERIOD

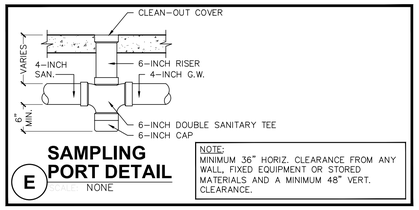
PLUMBING NOTES:

MINIMUM GREASE TRAP PUMP-OUT FREQUENCY SHALL BE 60 DAYS.

BELOW GROUND GREASE INTERCEPTOR INSTALLATION BE IN A MANNER THAT ALL LABELS AND MARKINGS ON THE GREASE INTERCEPTOR REMAIN VISIBLE DURING AND AFTER INSTALLATION.

SAMPLING PORT SHALL BE ACCESSIBLE AT ALL TIMES WITHOUT HAVING TO REMOVE ANY MERCHANDISE AND WITHOUT STANDING WATER ON GROUND SURFACE WITH MINIMUM 36 INCHES HORIZONTAL CLEARANCE FORM ANY FIXED EQUIPMENT OR STORED MATERIALS AND A MINIMUM 48 INCHES VERTICAL CLEARANCE FROM ANY FIXED EQUIPMENT OR STORED MATERIALS.

GREASE INTERCEPTOR SHALL BE ACCESSIBLE AT ALL TIMES SO AS TO ALLOW FOR MAINTENANCE AND CLEANING WITHOUT IMPEDIMENTS SAME CLEARANCES AS SAMPLING PORT.



E SAMPLING PORT DETAIL

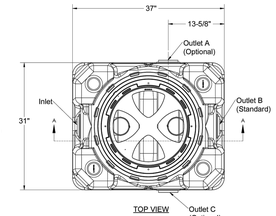
SCALE: NONE

NOTE:
MINIMUM 36" HORIZ. CLEARANCE FROM ANY WALL, FIXED EQUIPMENT OR STORED MATERIALS AND A MINIMUM 48" VERT. CLEARANCE.

SPECIFICATIONS
1. 4" Plain/Female Inlet/Outlet
2. Flow rate (4") = 125 GPM
3. Liquid capacity: 65 Gallons
4. Max solids/sediment capacity: 53 Gallons
5. H20 Load Rated Cast Iron Cover
6. Seamless molded polyethylene tank.

NOTES
1. For gravity drainage applications only. Do not use for pressure applications.
2. Unit supplied with built-in adapter(s) for up to 4" of adjustability. Additional riser(s) available for deeper burial depth.
3. Cover placement allows full access to tank for proper maintenance.
4. Narrow footprint allows clearance through doorways and down stairwells.
5. Engineered inlet andoutlet diffusers are removable to inspect/clean piping.
6. Designed for below-grade, above-grade, indoor, or outdoor installations

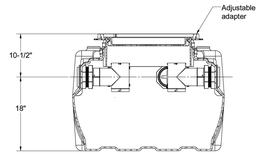
ACCESSORIES:
- Field cut risers for extending covers to grade
- High water anchor kit
- Pumpout Port Kit
- Cover adapter tie down kit
- Membrane clamping collar kit



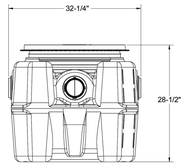
TOP VIEW



ISOMETRIC VIEW



SECTION A-A



END VIEW

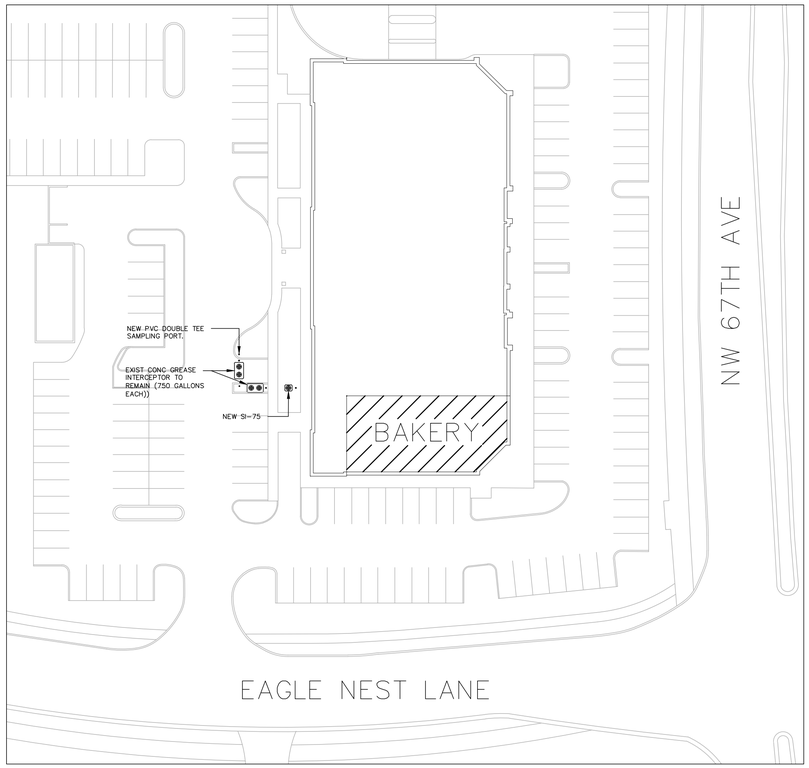
SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 5025-002-01
SI-50	DESCRIPTION: SOLIDS INTERCEPTOR, 65 LIQUID GALLONS, 53 GALLON SOLIDS CAPACITY, 4" PLAIN/FEMALE INLET/OUTLET, H-20 LOAD RATED CAST IRON COVER

DWG BY: B.BROWN | DATE: 6/2/2022 | REV: - | ECO: -

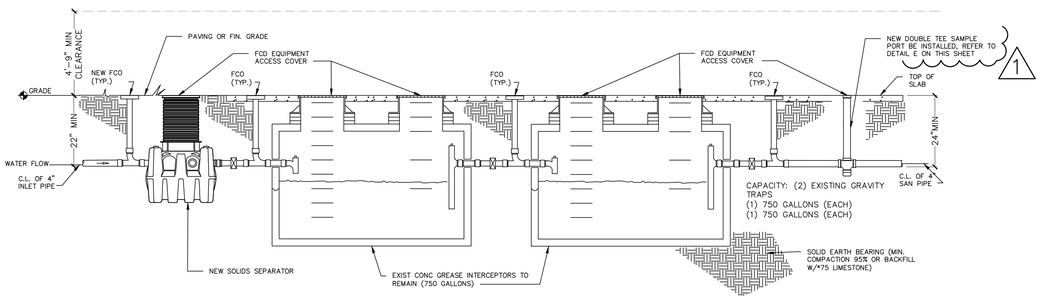
PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com



F FCD LOCATION

SCALE: NONE



G GREASE TRAP

SCALE: NONE

MICHAEL C GUERRERO LICENSE No. 15235 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D000001951ED24700000832D1, cn=Michael C Guerrero
Date: 2026.03.19 08:39:11 -04'00'

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Pinecrest Bakery

NO.	DATE	REVISION
1	2/6/26	BUILDING COMMENTS
2	3/16/26	BUILDING COMMENTS

DATE 10-27-2025 | DRAWN BY: | SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER M. VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
AR0018555

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED FCD SPECS & TESTING

SHEET NO. P-2.3

JOB NO. 2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007476 - 5/21/2026 11:18:00 AM
P-2.3 RWK 2026-04-23.pdf
Examiner Date Time Stamp Trade Stamp Name
GARCIA VALENCIA, JHON 5/14/2026 11:41:18 PM DFOG VOID

SIZING FORMULA FOR RESTAURANTS

GRAVITY GREASE INTERCEPTOR CALCULATIONS

FLORIDA BUILDING CODE – PLUMBING, TABLE 1003.5.1
NOTE: REDUCE GALLONS BY 25% FOR NON-PRIVATE SEWER SYSTEMS.

(S) x (GS) x (HR/12) x (LF)

WHERE:

S = NUMBER OF SEATS

GS = GALLONS OF WATER PER SEAT
(USE 25 GALLONS FOR RESTAURANTS CHINA DISHES AND/OR AUTOMATIC DISHWASHER) (USE 10 GALLONS FOR RESTAURANTS WITH PAPER OR BASKETS AND NO DISHWASHER)

HR = NUMBER OF HOURS RESTAURANT IS OPEN.

LF =LOADING FACTOR
2.00 – INTERSTATE HIGHWAY
1.50 – OTHER FREEWAYS
1.00 – MAIN HIGHWAY
0.75 – OTHER HIGHWAY

ESTIMATED GREASE CALCULATIONS FOR FUTURE SONNY'S RESTAURANT:

1)– PINECREST BAKERY CAP $_1$ = 48 x 10 x ($\frac{8}{12}$) x 1.00 = 320 x 3 TURNS/SEAT = 960 EAT–IN

CAP $_2$ = 50 TAKE–OUT MEALS x 5 GAL OF W.W./MEAL x 1.00 (NO D.W.) = 250 TAKE–OUT

TOTAL CAP= 960 + 250 = 1,210 GAL

POF CALCULATIONS:

POF =1,210 GAL x 1.15 (FOR 60 DAYS) = 1,392 GAL (FOR 90 DAYS POF)

2) FDC VOLUME BASED ON PEAK FLOW RATE (QPEAK) AND 30 MIN HYDRAULIC DETENTION TIME

AS PER FBC 2023, 8TH EDITION.

VCAP= (QPEAK x 60 MIN.) x (VFOG FACTOR FOR POF)

WHERE QPEAK = PEAK FLOW RATE ,GPM (FULL PIPE FLOW BASED ON PIPE DIAMETER, SLOPE & DFU)

CONVERT DFU'S TO FLOW RATE (GPM USING MANNING'S FORMULA)

ACTUAL DFU 70 = 40 GPM

VCAP = 30 x 40=1,200 x 1.15 (90 DAY POF) = 1,380 GAL (FOR 90 DAYS OF WASTE STORE BETWEEN CYCLES)

TOTAL GREASE TRAP CAPACITY REQUIRED = 1,392 GAL

AVAILABLE:
(1) 750 GAL GREASE TRAPS = 750 GAL
(1) 750 GAL GREASE TRAPS = 750 GAL

TOTAL = 1500 GAL

USE EXIST GREASE TRAPS
(SEE FDC CONDITION ASSESSMENT REPORT , DATE --/--/----)

D ESTIMATED GREASE TRAP CLACULATIONS

SCALE: NONE

GREASE TRAP SIZING CRITERIA. (PEAK FLOW RATE)

PER 1003.3.4 AND PDI–G101
PROVIDE RATE OR FLOW CONTROL AT INLET OF GREASE TRAPS PER 1003.3.4.2

FORMULA (GPM) –SIZE (IN) / 231 GAL /(IN) X 0.75% (USE) / 1 MIN.

CAPACITY OF FIXTURES / GREASE TRAP CAPACITY

FLOOR SINK/DRAINS .....(25) 6X6X6 @ 75% /231 = 17.5 GPM
3–COMP SINK.....(2) 18X15X8X3 @ 75% /231= 42.0 GPM
HAND SINK .....(7) 10X14X6 @ 75% /231 = 19.0 GPM
MOP SINK .....(1) 24X24X6 @75% /231 = 11.2 GPM

TOTAL ..... 89.7 GPM

44.8 GPM AT 2 MINUTE DRAINAGE PERIOD

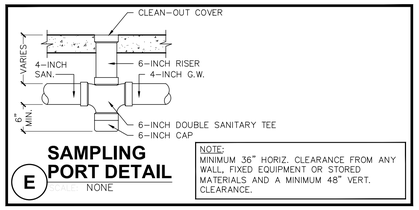
PLUMBING NOTES:

MINIMUM GREASE TRAP PUMP–OUT FREQUENCY SHALL BE 60 DAYS.

BELOW GROUND GREASE INTERCEPTOR INSTALLATION BE IN A MANNER THAT ALL LABELS AND MARKINGS ON THE GREASE INTERCEPTOR REMAIN VISIBLE DURING AND AFTER INSTALLATION.

SAMPLING PORT SHALL BE ACCESSIBLE AT ALL TIMES WITHOUT HAVING TO REMOVE ANY MERCHANDISE AND WITHOUT STANDING WATER ON GROUND SURFACE WITH MINIMUM 36 INCHES HORIZONTAL CLEARANCE FORM ANY FIXED EQUIPMENT OR STORED MATERIALS AND A MINIMUM 48 INCHES VERTICAL CLEARANCE FROM ANY FIXED EQUIPMENT OR STORED MATERIALS.

GREASE INTERCEPTOR SHALL BE ACCESSIBLE AT ALL TIMES SO AS TO ALLOW FOR MAINTENANCE AND CLEANING WITHOUT IMPEDIMENTS SAME CLEARANCES AS SAMPLING PORT.



E SAMPLING PORT DETAIL

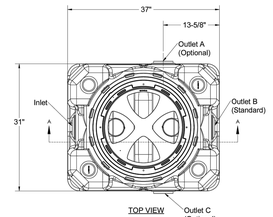
SCALE: NONE

NOTE:
MINIMUM 36" HORIZ. CLEARANCE FROM ANY WALL, FIXED EQUIPMENT OR STORED MATERIALS AND A MINIMUM 48" VERT. CLEARANCE.

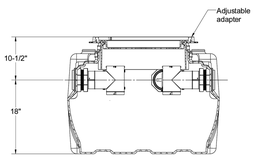
SPECIFICATIONS
1. 4" Plain/Female Inlet/Outlet
2. Flow rate (4") = 125 GPM
3. Liquid capacity: 65 Gallons
4. Max solids/sediment capacity: 53 Gallons
5. H20 Load Rated Cast Iron Cover
6. Seamless molded polyethylene tank.

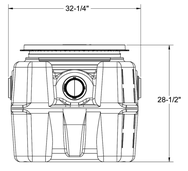
NOTES
1. For gravity drainage applications only. Do not use for pressure applications.
2. Unit supplied with built-in adapter(s) for up to 4" of adjustability. Additional riser(s) available for deeper burial depth.
3. Cover placement allows full access to tank for proper maintenance.
4. Narrow footprint allows clearance through doorways and down stairwells.
5. Engineered inlet andoutlet diffusers are removable to inspectclean piping.
6. Designed for below-grade, above-grade, indoor, or outdoor installations

ACCESSORIES:
- Field cut risers for extending covers to grade
- High water anchor kit
- Pumpout Port Kit
- Cover adapter tie down kit
- Membrane clamping collar kit









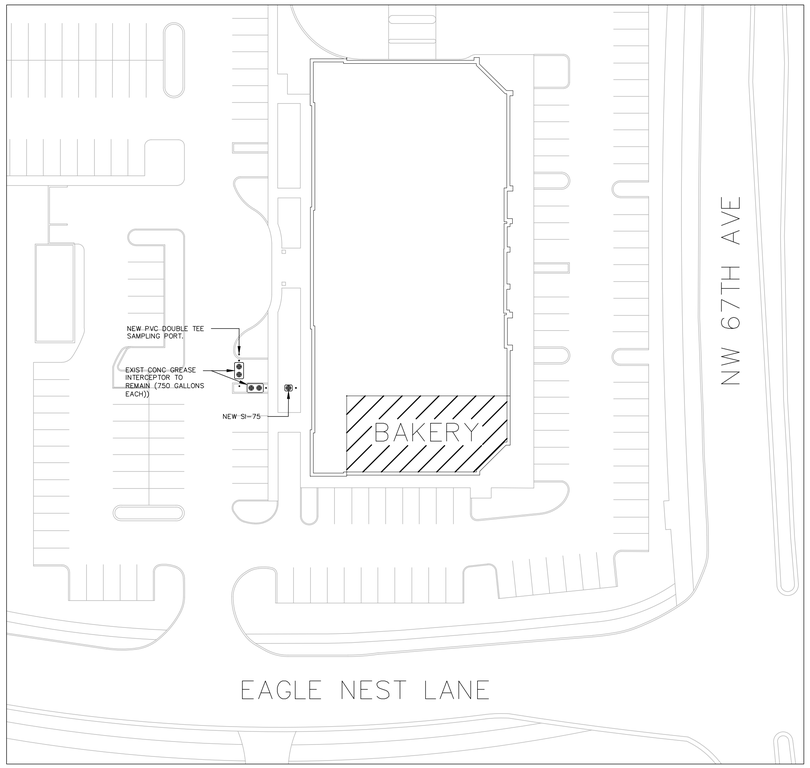
SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 5025-002-01
SI-50	DESCRIPTION: SOLIDS INTERCEPTOR, 65 LIQUID GALLONS, 53 GALLON SOLIDS CAPACITY, 4" PLAIN/FEMALE INLET/OUTLET, H-20 LOAD RATED CAST IRON COVER

DWG BY: B.BROWN | DATE: 6/2/2022 | REV: - | ECO: -

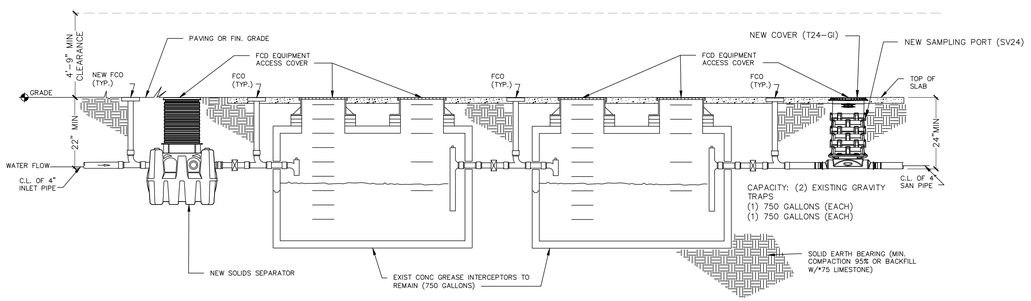
PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

SCHIER
6455 Woodland Dr.
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com



F FCD LOCATION

SCALE: NONE



G GREASE TRAP

SCALE: NONE

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D0000001951ED24700000832D1, cn=Michael C Guerrero
Date: 2025.12.15 11:12:11 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262–3944, Fax (305) 262–8211
REG. NO. EB0007612

Pinecrest Bakery

NO.	DATE	REVISION	SCALE

DATE 10-27-2025 | DRAWN BY:

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER M. VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
AR95818

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED FCD SPECS & TESTING

SHEET NO. P-2.3

JOB NO. 2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007476 - 5/21/2026 11:18:00 AM
P-2.3.pdf
Examiner Date Time Stamp Trade Stamp Name
LINCHETA, CARLOS 2/10/2026 3:56:56 PM DFOG VOID

SIZING FORMULA FOR RESTAURANTS

GRAVITY GREASE INTERCEPTOR CALCULATIONS

FLORIDA BUILDING CODE – PLUMBING, TABLE 1003.5.1
NOTE: REDUCE GALLONS BY 25% FOR NON-PRIVATE SEWER SYSTEMS.

(S) x (GS) x (HR/12) x (LF)

WHERE:

S = NUMBER OF SEATS

GS = GALLONS OF WATER PER SEAT
(USE 25 GALLONS FOR RESTAURANTS CHINA DISHES AND/OR AUTOMATIC DISHWASHER) (USE 10 GALLONS FOR RESTAURANTS WITH PAPER OR BASKETS AND NO DISHWASHER)

HR = NUMBER OF HOURS RESTAURANT IS OPEN.

LF =LOADING FACTOR
2.00 – INTERSTATE HIGHWAY
1.50 – OTHER FREEWAYS
1.00 – MAIN HIGHWAY
0.75 – OTHER HIGHWAY

ESTIMATED GREASE CALCULATIONS FOR FUTURE SONNY'S RESTAURANT:

1)– PINECREST BAKERY CAP $_1$ = 48 x 10 x ($\frac{8}{12}$) x 1.00 = 320 x 3 TURNS/SEAT = 960 EAT–IN

CAP $_2$ = 50 TAKE–OUT MEALS x 5 GAL OF W.W./MEAL x 1.00 (NO D.W.) = 250 TAKE–OUT

TOTAL CAP= 960 + 250 = 1,210 GAL

POF CALCULATIONS:

POF =1,210 GAL x 1.00 (FOR 30 DAYS) = 1,210 GAL (FOR 30 DAYS POF)

2) FDC VOLUME BASED ON PEAK FLOW RATE (QPEAK) AND 30 MIN HYDRAULIC DETENTION TIME

AS PER FBC 2023, 8TH EDITION.

VCAP= (QPEAK x 30 MIN.) x (VFOG FACTOR FOR POF)

WHERE QPEAK = PEAK FLOW RATE ,GPM (FULL PIPE FLOW BASED ON PIPE DIAMETER, SLOPE & DFU)

CONVERT DFU's TO FLOW RATE (GPM USING MANNING'S FORMULA)(50 GPM MIN)

ACTUAL DFU 70 = 50 GPM

VCAP = 30 x 50=1,500 x 1.00 (30 DAY POF) = 1,500 GAL . (FOR 30 DAYS OF WASTE STORE BETWEEN CYCLES)

TOTAL GREASE TRAP CAPACITY REQUIRED = 1,500 GAL

AVAILABLE:
(1) 750 GAL GREASE TRAPS = 750 GAL
(1) 750 GAL GREASE TRAPS = 750 GAL

TOTAL = 1500 GAL

USE EXIST GREASE TRAPS
(SEE FDC CONDITION ASSESSMENT REPORT , DATE --/--/----)

1

D ESTIMATED GREASE TRAP CLACULATIONS

SCALE: NONE

GREASE TRAP SIZING CRITERIA. (PEAK FLOW RATE)

PER 1003.3.4 AND PDI–G101
PROVIDE RATE OR FLOW CONTROL AT INLET OF GREASE TRAPS PER 1003.3.4.2

FORMULA (GPM) –SIZE (IN) / 231 GAL /(IN) X 0.75% (USE) / 1 MIN.

CAPACITY OF FIXTURES / GREASE TRAP CAPACITY

FLOOR SINK/DRAINS .....(25) 6X6X6 @ 75% /231 = 17.5 GPM
3–COMP SINK.....(2) 18X15X8X3 @ 75% /231= 42.0 GPM
HAND SINK .....(7) 10X14X6 @ 75% /231 = 19.0 GPM
MOP SINK .....(1) 24X24X6 @75% /231 = 11.2 GPM

TOTAL ..... 89.7 GPM

44.8 GPM AT 2 MINUTE DRAINAGE PERIOD

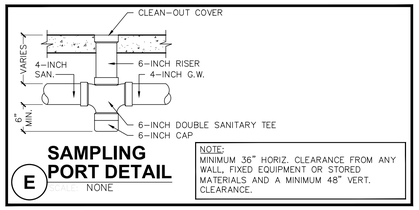
PLUMBING NOTES:

MINIMUM GREASE TRAP PUMP–OUT FREQUENCY SHALL BE 60 DAYS.

BELOW GROUND GREASE INTERCEPTOR INSTALLATION BE IN A MANNER THAT ALL LABELS AND MARKINGS ON THE GREASE INTERCEPTOR REMAIN VISIBLE DURING AND AFTER INSTALLATION.

SAMPLING PORT SHALL BE ACCESSIBLE AT ALL TIMES WITHOUT HAVING TO REMOVE ANY MERCHANDISE AND WITHOUT STANDING WATER ON GROUND SURFACE WITH MINIMUM 36 INCHES HORIZONTAL CLEARANCE FORM ANY FIXED EQUIPMENT OR STORED MATERIALS AND A MINIMUM 48 INCHES VERTICAL CLEARANCE FROM ANY FIXED EQUIPMENT OR STORED MATERIALS.

GREASE INTERCEPTOR SHALL BE ACCESSIBLE AT ALL TIMES SO AS TO ALLOW FOR MAINTENANCE AND CLEANING WITHOUT IMPEDIMENTS SAME CLEARANCES AS SAMPLING PORT.



E SAMPLING PORT DETAIL

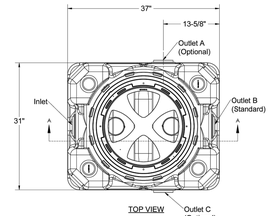
SCALE: NONE

NOTE:
MINIMUM 36" HORIZ. CLEARANCE FROM ANY WALL, FIXED EQUIPMENT OR STORED MATERIALS AND A MINIMUM 48" VERT. CLEARANCE.

SPECIFICATIONS
1. 4" Plain/Female Inlet/Outlet
2. Flow rate (4") = 125 GPM
3. Liquid capacity: 65 Gallons
4. Max solids/sediment capacity: 53 Gallons
5. H20 Load Rated Cast Iron Cover
6. Seamless molded polyethylene tank.

NOTES
1. For gravity drainage applications only. Do not use for pressure applications.
2. Unit supplied with built-in adapter(s) for up to 4" of adjustability. Additional riser(s) available for deeper burial depth.
3. Cover placement allows full access to tank for proper maintenance.
4. Narrow footprint allows clearance through doorways and down stairwells.
5. Engineered inlet andoutlet diffusers are removable to inspectclean piping.
6. Designed for below-grade, above-grade, indoor, or outdoor installations

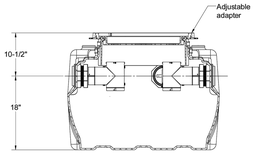
ACCESSORIES:
- Field cut risers for extending covers to grade
- High water anchor kit
- Pumpout Port Kit
- Cover adapter tie down kit
- Membrane clamping collar kit



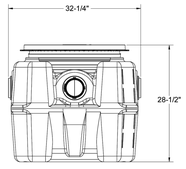
TOP VIEW



ISOMETRIC VIEW



SECTION A-A



END VIEW

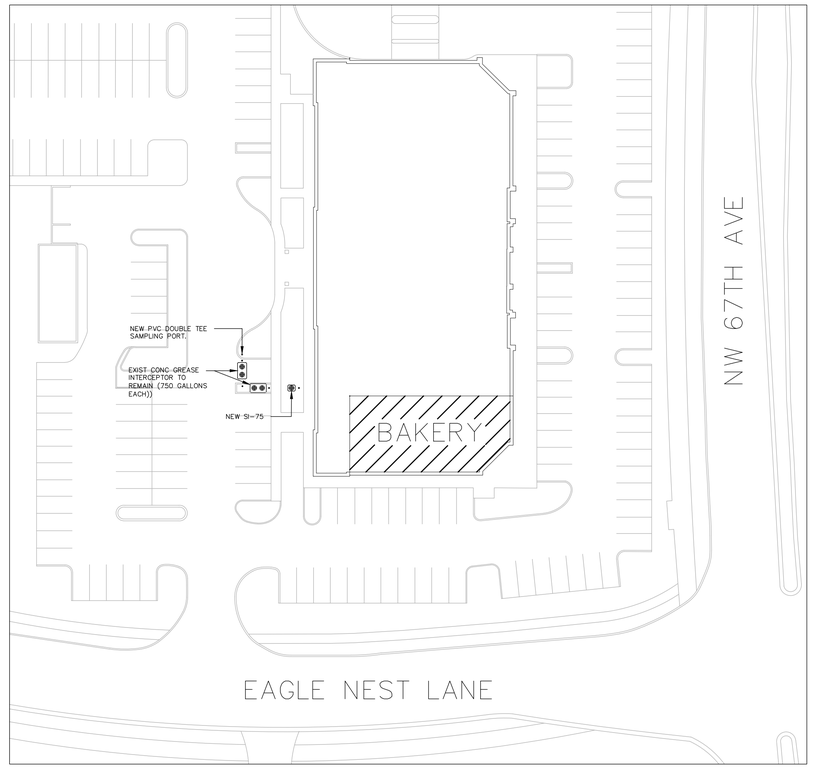
SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 5025-002-01
SI-50	DESCRIPTION: SOLIDS INTERCEPTOR, 65 LIQUID GALLONS, 53 GALLON SOLIDS CAPACITY, 4" PLAIN/FEMALE INLET/OUTLET, H-20 LOAD RATED CAST IRON COVER

DWG BY: B.BROWN | DATE: 6/2/2022 | REV: - | ECO: -

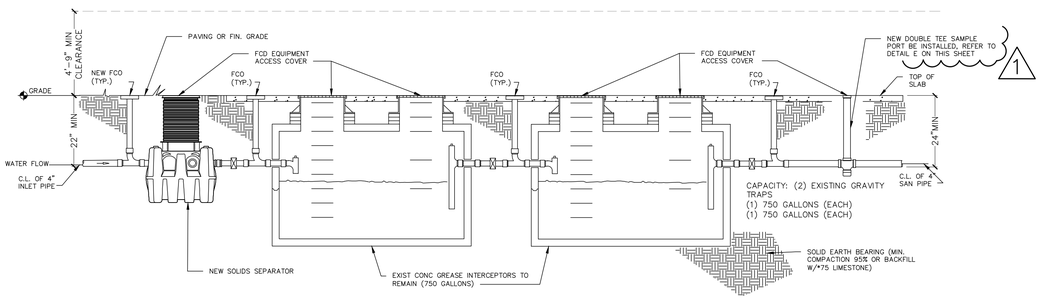
PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

SCHIER
6455 Woodland Dr.
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com



F FCD LOCATION

SCALE: NONE



G GREASE TRAP

SCALE: NONE

MICHAEL C GUERRERO LICENSE No. 15235 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D0000 01951ED24700000832D1, cn=Michael C Guerrero
Date: 2026.02.10 10:40:53 -05'00'

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262–3944, Fax (305) 262–8211
REG. NO. EB0007612

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Pinecrest Bakery

NO.	DATE	REVISION
1	2/6/26	BUILDING COMMENTS

DATE 10-27-2025 | DRAWN BY: | SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122 REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER M. VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
#AR0018161

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED FCD SPECS & TESTING

SHEET NO. P-2.3

JOB NO. 2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
P-2.3_V2.pdf

SIZING FORMULA FOR RESTAURANTS

GRAVITY GREASE INTERCEPTOR CALCULATIONS

FLORIDA BUILDING CODE – PLUMBING, TABLE 1003.5.1
NOTE: REDUCE GALLONS BY 25% FOR NON-PRIVATE SEWER SYSTEMS.

(S) x (GS) x (HR/12) x (LF)

WHERE:

S = NUMBER OF SEATS

GS = GALLONS OF WATER PER SEAT
(USE 25 GALLONS FOR RESTAURANTS CHINA DISHES AND/OR AUTOMATIC DISHWASHER) (USE 10 GALLONS FOR RESTAURANTS WITH PAPER OR BASKETS AND NO DISHWASHER)

HR = NUMBER OF HOURS RESTAURANT IS OPEN.

LF =LOADING FACTOR
2.00 – INTERSTATE HIGHWAY
1.50 – OTHER FREEWAYS
1.00 – MAIN HIGHWAY
0.75 – OTHER HIGHWAY

ESTIMATED GREASE CALCULATIONS FOR FUTURE SONNY'S RESTAURANT:

1)– PINECREST BAKERY CAP $_1$ = 48 x 10 x ($\frac{8}{12}$) x 1.00 = 320 x 3 TURNS/SEAT = 960 EAT-IN

CAP $_2$ = 50 TAKE-OUT MEALS x 5 GAL OF W.W./MEAL x 1.00 (NO D.W.) = 250 TAKE-OUT

TOTAL CAP= 960 + 250 = 1,210 GAL

POF CALCULATIONS:

POF =1,210 GAL x 1.00 (FOR 30 DAYS) = 1,210 GAL (FOR 30 DAYS POF)

2) FDC VOLUME BASED ON PEAK FLOW RATE (QPEAK) AND 30 MIN HYDRAULIC DETENTION TIME

AS PER FBC 2023, 8TH EDITION.

VCAP= (QPEAK x 30 MIN.) x (VFOG FACTOR FOR POF)

WHERE QPEAK = PEAK FLOW RATE ,GPM (FULL PIPE FLOW BASED ON PIPE DIAMETER, SLOPE & DFU)

CONVERT DFU'S TO FLOW RATE (GPM USING MANNING'S FORMULA)(50 GPM MIN)

ACTUAL DFU 70 = 50 GPM

VCAP = 30 x 50=1,500 x 1.00 (30 DAY POF) = 1,500 GAL . (FOR 30 DAYS OF WASTE STORE BETWEEN CYCLES)

TOTAL GREASE TRAP CAPACITY REQUIRED = 1,500 GAL

AVAILABLE:
(1) 900 GAL GREASE TRAPS = 900 GAL
(1) 900 GAL GREASE TRAPS = 900 GAL

TOTAL GREASE TRAP CAPACITY PROVIDED = 1800 GAL

USE EXIST GREASE TRAPS
(SEE FDC CONDITION ASSESSMENT REPORT , DATE 02/18/2026)

D ESTIMATED GREASE TRAP CLACULATIONS

SCALE: NONE

GREASE TRAP SIZING CRITERIA. (PEAK FLOW RATE)

PER 1003.3.4 AND PDI-G101
PROVIDE RATE OR FLOW CONTROL AT INLET OF GREASE TRAPS PER 1003.3.4.2

FORMULA (GPM) –SIZE (IN) / 231 GAL /(IN) X 0.75% (USE) / 1 MIN.

CAPACITY OF FIXTURES / GREASE TRAP CAPACITY

FLOOR SINK/DRAINS .....(25) 6X6X6 @ 75% /231 = 17.5 GPM
3-COMP SINK.....(2) 18X15X8X3 @ 75% /231= 42.0 GPM
HAND SINK .....(7) 10X14X6 @ 75% /231 = 19.0 GPM
MOP SINK .....(1) 24X24X6 @75% /231 = 11.2 GPM

TOTAL ..... 89.7 GPM

44.8 GPM AT 2 MINUTE DRAINAGE PERIOD

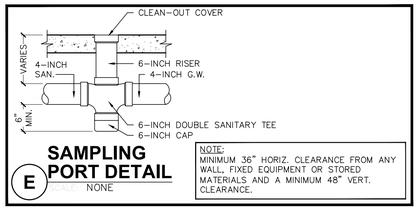
PLUMBING NOTES:

MINIMUM GREASE TRAP PUMP-OUT FREQUENCY SHALL BE 60 DAYS.

BELOW GROUND GREASE INTERCEPTOR INSTALLATION BE IN A MANNER THAT ALL LABELS AND MARKINGS ON THE GREASE INTERCEPTOR REMAIN VISIBLE DURING AND AFTER INSTALLATION.

SAMPLING PORT SHALL BE ACCESSIBLE AT ALL TIMES WITHOUT HAVING TO REMOVE ANY MERCHANDISE AND WITHOUT STANDING WATER ON GROUND SURFACE WITH MINIMUM 36 INCHES HORIZONTAL CLEARANCE FORM ANY FIXED EQUIPMENT OR STORED MATERIALS AND A MINIMUM 48 INCHES VERTICAL CLEARANCE FROM ANY FIXED EQUIPMENT OR STORED MATERIALS.

GREASE INTERCEPTOR SHALL BE ACCESSIBLE AT ALL TIMES SO AS TO ALLOW FOR MAINTENANCE AND CLEANING WITHOUT IMPEDIMENTS SAME CLEARANCES AS SAMPLING PORT.



E SAMPLING PORT DETAIL

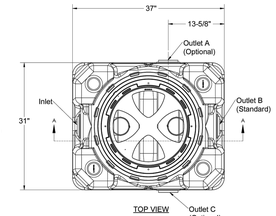
SCALE: NONE

NOTE:
MINIMUM 36" HORIZ. CLEARANCE FROM ANY WALL, FIXED EQUIPMENT OR STORED MATERIALS AND A MINIMUM 48" VERT. CLEARANCE.

SPECIFICATIONS
1. 4" Plain/Female Inlet/Outlet
2. Flow rate (4") = 125 GPM
3. Liquid capacity: 65 Gallons
4. Max solids/sediment capacity: 53 Gallons
5. H20 Load Rated Cast Iron Cover
6. Seamless molded polyethylene tank.

NOTES
1. For gravity drainage applications only. Do not use for pressure applications.
2. Unit supplied with built-in adapter(s) for up to 4" of adjustability. Additional riser(s) available for deeper burial depth.
3. Cover placement allows full access to tank for proper maintenance.
4. Narrow footprint allows clearance through doorways and down stairwells.
5. Engineered inlet andoutlet diffusers are removable to inspect/clean piping.
6. Designed for below-grade, above-grade, indoor, or outdoor installations

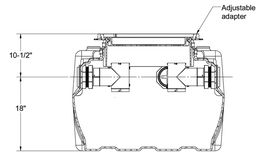
ACCESSORIES:
- Field cut risers for extending covers to grade
- High water anchor kit
- Pumpout Port Kit
- Cover adapter tie down kit
- Membrane clamping collar kit



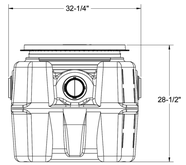
TOP VIEW



ISOMETRIC VIEW



SECTION A-A



END VIEW

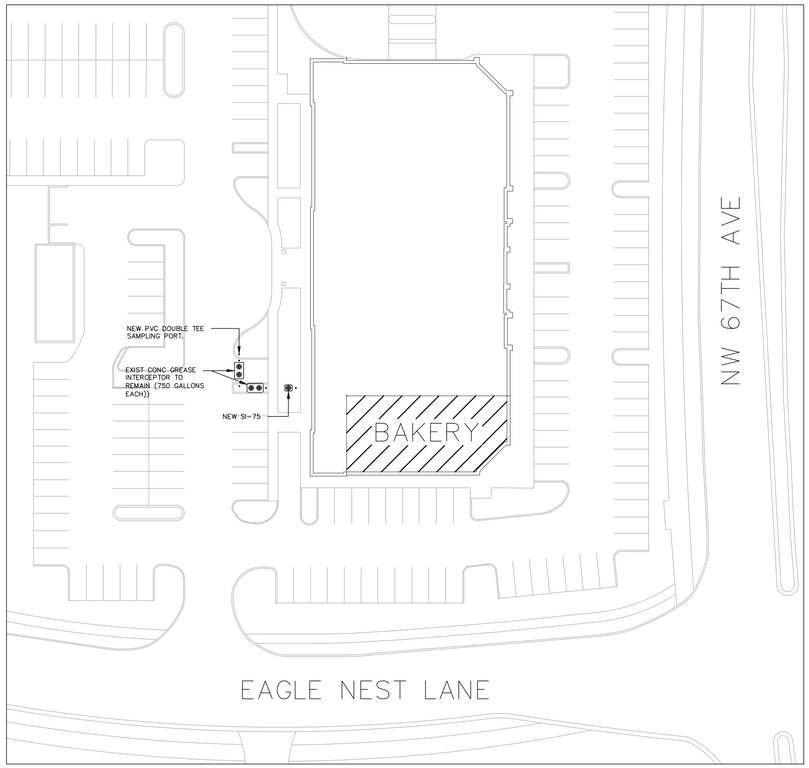
SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 5025-002-01
SI-50	DESCRIPTION: SOLIDS INTERCEPTOR, 65 LIQUID GALLONS, 53 GALLON SOLIDS CAPACITY, 4" PLAIN/FEMALE INLET/OUTLET, H-20 LOAD RATED CAST IRON COVER

DWG BY: B.BROWN | DATE: 6/2/2022 | REV: - | ECO: -

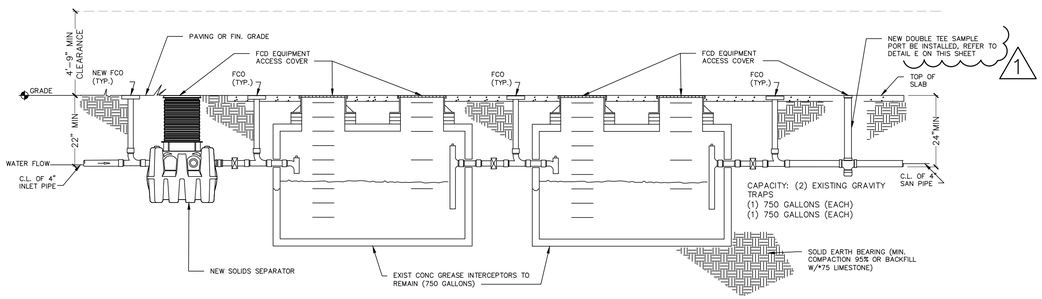
PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

SCHIER
6455 Woodland Dr.
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com



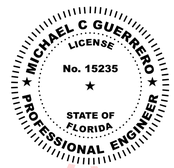
F FCD LOCATION

SCALE: NONE



G GREASE TRAP

SCALE: NONE



Digitally signed by Michael C Guerrero
DN: c=US, o=Guerrero Gonzalez Engineers Inc, dnQualifier=A01410D000001951ED24700000832D1, cn=Michael C Guerrero
Date: 2026.03.19 08:39:11 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL C. GUERRERO ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GUERRERO/GONZALEZ ENGINEERS, INC.
Michael C. Guerrero, P.E.
Mechanical Eng. Lic. #15235
Rafael L. Gonzalez, P.E.
Electrical Eng. Lic. #11057
780 Tamiami Canal Road
Miami, Florida 33144
Tel.(305) 262-3944, Fax (305) 262-8211
REG. NO. EB0007612

Pinecrest Bakery

NO.	DATE	REVISION
1	2/6/26	BUILDING COMMENTS
2	3/16/26	BUILDING COMMENTS

DATE 10-27-2025 | DRAWN BY: | SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

SEAL

CHRISTOPHER M. VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
AR0018586

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
PROPOSED FCD SPECS & TESTING

SHEET NO. P-2.3

JOB NO. 2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
P-2.3_V3.pdf

MIAMI-DADE COUNTY

FOG CONTROL PROGRAM - DERM

EXISTING GRAVITY FOG CONTROL DEVICE

(FCD) CONDITION ASSESSMENT

DATE: 02 / 18 / 2026

PUMP-OUT INFORMATION

The contents (Fats, Oils & Grease, Wastewater and Sludge) of the FOG Control Device(s) being assessed shall be completely pumped-out prior to performing visual inspection

Liquid Waste Transporter Company Name: AAA Pumpouts

DERM LWT Permit No.: LW- 872-57 Pump-out Date: 02/18/2026

Required Attachments

- ☐ 1) Pump-out receipt
- ☐ 2) Disposal Facility Ticket
- ☐ 3) FOG Waste Manifest
- ☐ 4) Photos of FCD Location
- ☐ 5) Photos of FCD inside walls
- ☐ 6) Photos of Inlet and Outlet Manholes

CONDITION ASSESSMENT CERTIFICATION

The Condition Assessment shall be certified by a Professional Engineer or Licensed Plumber

Company Name : Precision Mechanical & Plumbing Email: clerk@precision-mechanical.net

Company Address: 4633 SW 74th Ave. Miami FL 33155

☐ Professional Engineer ☑ Licensed Plumber License No.: CFC1428782

Name: John Hernandez Phone No.: 786-485-4994

Signature: Date: 02/18/26

By signing above, I certify that I performed the assessment and visually inspected the tanks listed below.

FOOD SERVICE ESTABLISHMENT / GDO PERMITTED FACILITY

Name: Pinecrest Bakery #24 Miami Lakes GDO No.:

Address: 15519 NW 67th Ave. Miami Lakes FL 33014

INSPECTION REPORT

Complete checklist below for each FOG Control Device (FCD). Attach additional sheets if > 5 Tanks

Item No.	Item	Tank 1 Yes/No	Tank 2 Yes/No	Tank 3 Yes/No	Tank 4 Yes/No	Tank 5 Yes/No
1	Tank breached or evidence of groundwater infiltration?	NO	NO			
2	Cracks on walls, top or bottom?	NO	NO			
3	Exposed rebar/wire mesh?	NO	NO			
4	Waffling on walls, top or bottom?	NO	NO			
5	Inlet and outlet chambers accessible (manholes provided)?	YES	YES			
6	Watertight manholes?	YES	YES			
7	Outlet (effluent) tee observed?	YES	YES			
8	Outlet (effluent) tee accessible through the outlet manhole?	YES	YES			
9	Outlet tee extends to within 8" of the bottom of the tank (h)?	YES	YES			
10	Indicate outlet tee's material: ☑ PVC ☐ Concrete ☐ Metal ☐ Other					
11	Tank Material (Concrete, Fiberglass, Steel, Plastic) CONCRETE					

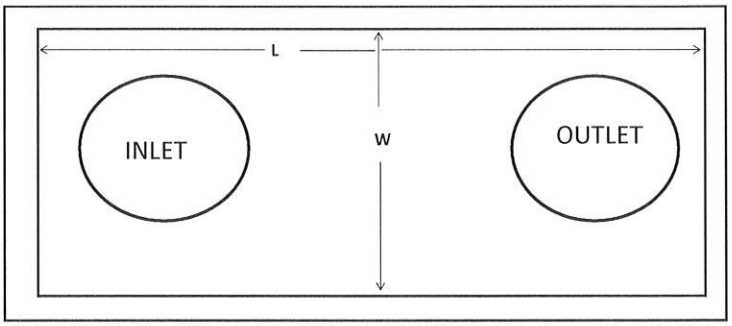
Any deficiencies identified above will be verified by the Department and may result in tank replacement.

Facility Owner Name: Joel Rodriguez Signature: Joel Rodriguez (Apr 16, 2026 10:19:50 EDT)

FOR DERM USE ONLY:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement Report 4-16-26 RWK 2026-04-23.pdf

PLAN VIEW (N.T.S)



	TANK1 (inches)	TANK2 (inches)	TANK3 (inches)	TANK4 (inches)
L =	87"	87"		
W =	50"	50"		
H =	48"	48"		

EFFECTIVE CAPACITY (gallons)

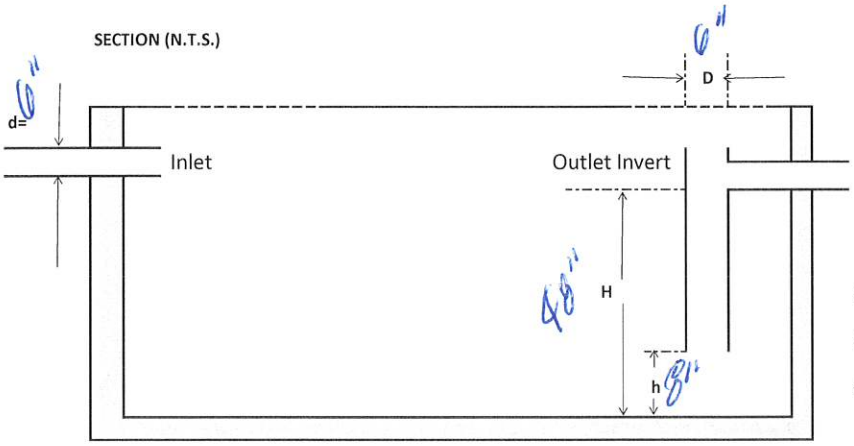
(L X W X H) / 231 in^3/gal

TANK1	TANK2	TANK3	TANK4
900	900		

TOTAL CAPACITY (gallons)

1,800

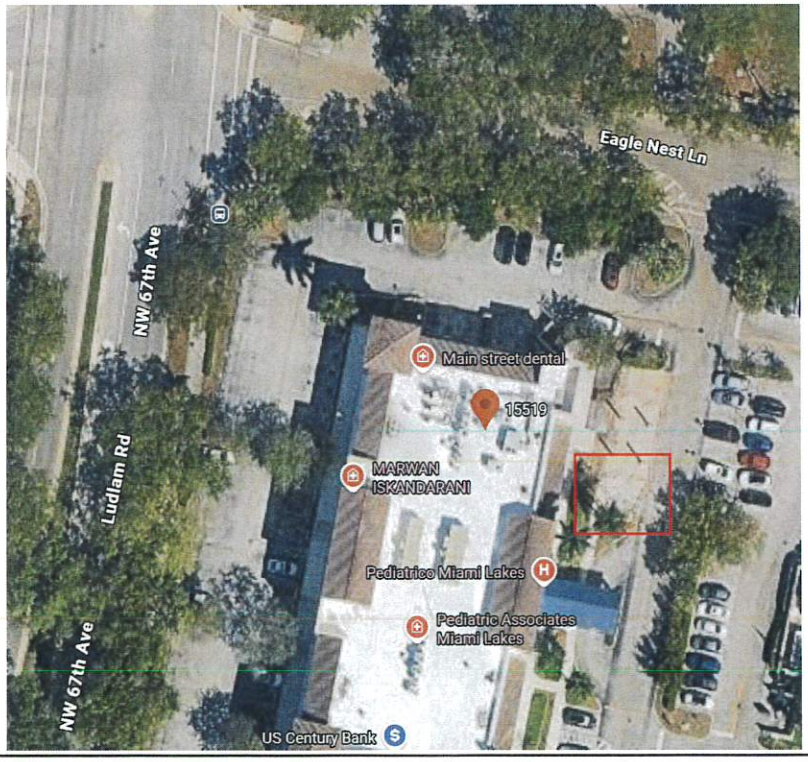
SECTION (N.T.S.)



	TANK1 (inches)	TANK2 (inches)	TANK3 (inches)	TANK4 (inches)
D=				
h=				
d=				

INCLUDE SITE SKETCH HERE (NTS)

Show building footprint, main streets, and location of the interceptor



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement Report 4-16-26 RWK 2026-04-23.pdf



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement Report 4-16-26 RWK 2026-04-23.pdf


GREASE



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement Report 4-16-26 RWK 2026-04-23.pdf



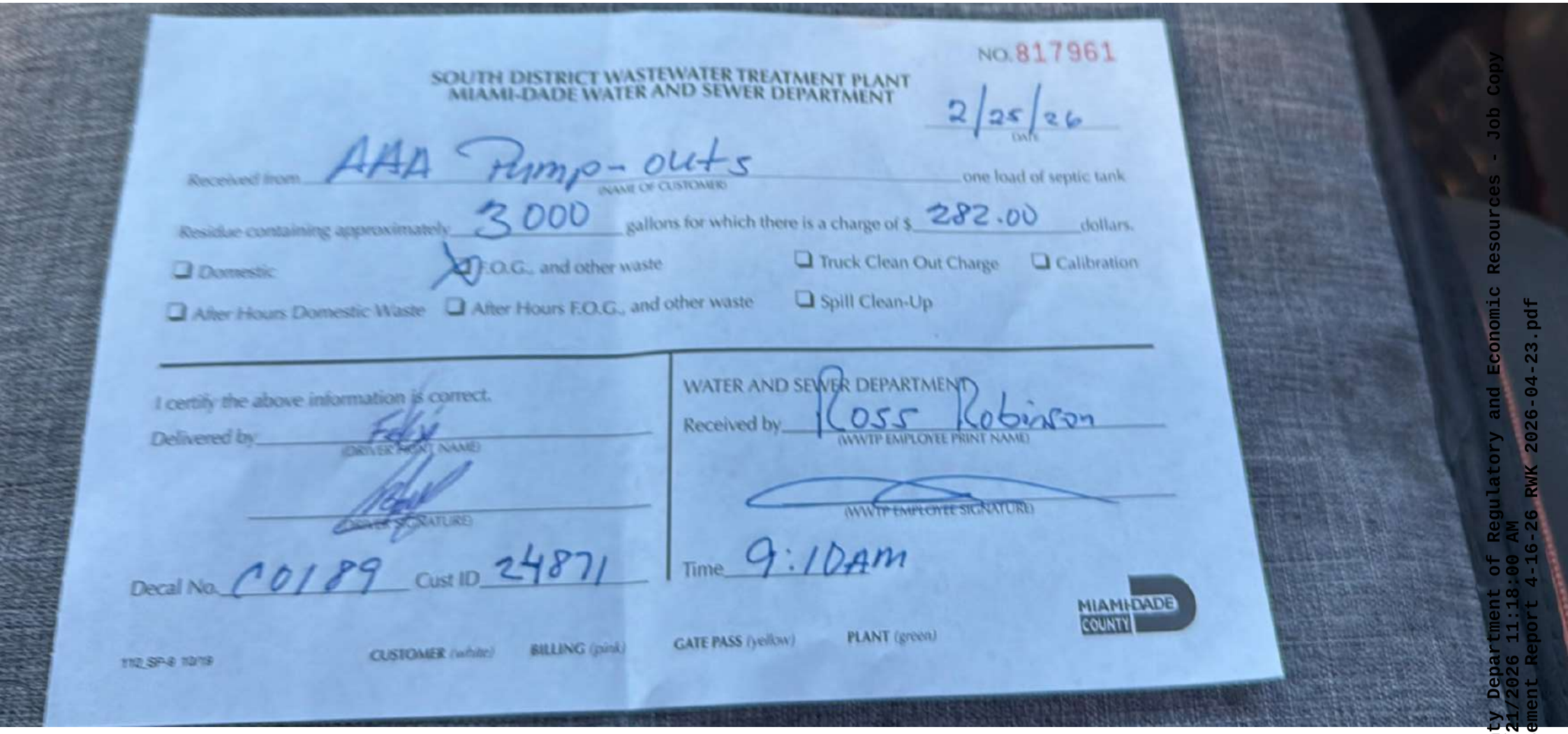
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement Report 4-16-26 RWK 2026-04-23.pdf



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement Report 4-16-26 RWK 2026-04-23.pdf



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement Report 4-16-26 RWK 2026-04-23.pdf



NO. 817961

SOUTH DISTRICT WASTEWATER TREATMENT PLANT
MIAMI-DADE WATER AND SEWER DEPARTMENT

2/25/26
DATE

Received from AAA Pump-outs one load of septic tank
(NAME OF CUSTOMER)

Residue containing approximately 3000 gallons for which there is a charge of $ 282.00 dollars.

- ☐ Domestic
- ☒ F.O.G., and other waste
- ☐ Truck Clean Out Charge
- ☐ Calibration
- ☐ After Hours Domestic Waste
- ☐ After Hours F.O.G., and other waste
- ☐ Spill Clean-Up

I certify the above information is correct.

Delivered by Felix
(DRIVER PRINT NAME)

(DRIVER SIGNATURE)

WATER AND SEWER DEPARTMENT

Received by Ross Robinson
(WWTP EMPLOYEE PRINT NAME)

(WWTP EMPLOYEE SIGNATURE)

Decal No. C0189 Cust ID 24871

Time 9:10AM

MIAMI-DADE COUNTY

112_SP-8 10/19

CUSTOMER (white) BILLING (pink) GATE PASS (yellow) PLANT (green)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement Report 4-16-26 RWK 2026-04-23.pdf

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement Report 4-16-26 RWK 2026-04-23.pdf

C0189

DERM_V3.00_02-22-2017

Fats, Oils and Grease (FOG)
Single Load Liquid Waste Transporter eManifest

A: Liquid Waste Transporter Information

Company Name: AAA Pumping
DERM Decal No: 5
Vehicle License Plate: D35 0413
Vehicle Full Load Capacity: Gallons

B: Origination of Waste

GDO #:	Facility Name (If no GDO#):	Complete Facility Address (If no GDO#):
	Pincrest	15519 NW 67

C: FOG Control Device

FOG Control Device Type? Hydro (HM) or Gravity?	FOG Control Device Capacity: Hydro (HM) (gpm)	FOG Control Device Capacity: Gravity (gallons)	FOG Control Device Wet Volume (gallons)	FOG found in outlet device? (Y or N)	H-measure from bottom to outlet invert (inches)	W-measure from bottom to water level (inches)	G- FOG layer thickness (inches)	S-Sludge layer thickness (inches)	Outlet device missing or damaged? (Y or N)	Automatic unit missing or damaged? (NA, Y or N)	Corrosion or other tank damage? (Y or N)	Tank Breached? (Y or N)	D: Gallons & Date: Total Gallons Waste pumped	Date Pumped
bakery														
Th of animal fats						FL330147							3000	02-25-26
		TRAP			GREASE									
													3000	

Attach Additional Sheets if more than 6 Grease Interceptors Pumped!

Total Waste this load: Gallons

E: Liquid Waste Transporter Certification

Total Waste Unloaded: 3000 Gallons
Date Waste Unloaded: 02-25-2026
Time Waste Unloaded: 2:11 AM or PM

I certify that the information in Section A, B, C, D & E herein is true and accurate, and that only grease interceptor waste from facilities listed in the "Origination of Waste" section B is contained in this service vehicle load/transporter truck/tank. I understand that comingling GREASE INTERCEPTOR waste with any other waste is prohibited. I am aware that falsification of this manifest may result in prosecution.

Driver Name (PRINT): Feliv
Driver Signature:

F: Disposal Facility Certification

Disposal Facility Name: Dimmitt
Address:
Ticket No: 817761
Date Waste Unloaded: 2 25 26
Total Waste Unloaded: 3000 Gallons

I certify that the information in Sections A & F is true and accurate. I am aware that falsification of this manifest may result in prosecution.

Operator Name(PRINT): Ross Rob: 4141
Operator Signature:

>>>>> Attach Disposal Facility Ticket <<<<<

Page ____ of ____

MIAMI-DADE COUNTY

FOG CONTROL PROGRAM - DERM

EXISTING GRAVITY FOG CONTROL DEVICE

(FCD) CONDITION ASSESSMENT

DATE: 02 / 18 / 2026

PUMP-OUT INFORMATION

The contents (Fats, Oils & Grease, Wastewater and Sludge) of the FOG Control Device(s) being assessed shall be completely pumped-out prior to performing visual inspection

Liquid Waste Transporter Company Name: AAA Pumpouts

DERM LWT Permit No.: LW- 872-57 Pump-out Date: 02/18/2026

Required Attachments

- ☐ 1) Pump-out receipt
- ☐ 2) Disposal Facility Ticket
- ☐ 3) FOG Waste Manifest
- ☐ 4) Photos of FCD Location
- ☐ 5) Photos of FCD inside walls
- ☐ 6) Photos of Inlet and Outlet Manholes

CONDITION ASSESSMENT CERTIFICATION

The Condition Assessment shall be certified by a Professional Engineer or Licensed Plumber

Company Name : Precision Mechanical & Plumbing Email: clerk@precision-mechanical.net

Company Address: 4633 SW 74th Ave. Miami FL 33155

☐ Professional Engineer ☑ Licensed Plumber License No.: CFC1428782

Name: John Hernandez Phone No.: 786-485-4994

Signature: Date: 02/18/26

By signing above, I certify that I performed the assessment and visually inspected the tanks listed below.

FOOD SERVICE ESTABLISHMENT / GDO PERMITTED FACILITY

Name: Pinecrest Bakery #24 Miami Lakes GDO No.:

Address: 15519 NW 67th Ave. Miami Lakes FL 33014

INSPECTION REPORT

Complete checklist below for each FOG Control Device (FCD). Attach additional sheets if > 5 Tanks

Item No.	Item	Tank 1 Yes/No	Tank 2 Yes/No	Tank 3 Yes/No	Tank 4 Yes/No	Tank 5 Yes/No
1	Tank breached or evidence of groundwater infiltration?	NO	NO			
2	Cracks on walls, top or bottom?	NO	NO			
3	Exposed rebar/wire mesh?	NO	NO			
4	Waffling on walls, top or bottom?	NO	NO			
5	Inlet and outlet chambers accessible (manholes provided)?	YES	YES			
6	Watertight manholes?	YES	YES			
7	Outlet (effluent) tee observed?	YES	YES			
8	Outlet (effluent) tee accessible through the outlet manhole?	YES	YES			
9	Outlet tee extends to within 8" of the bottom of the tank (h)?	YES	YES			
10	Indicate outlet tee's material: ☑ PVC ☐ Concrete ☐ Metal ☐ Other					
11	Tank Material (Concrete, Fiberglass, Steel, Plastic) CONCRETE					

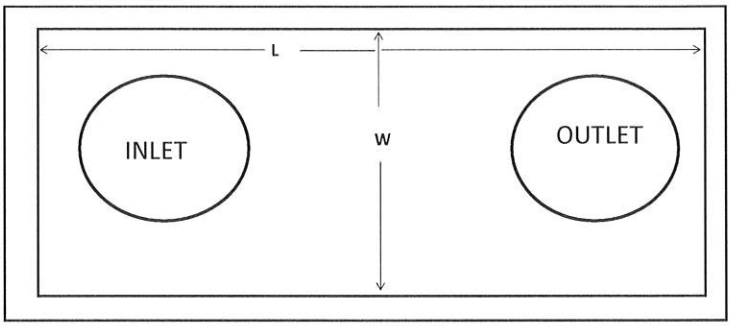
Any deficiencies identified above will be verified by the Department and may result in tank replacement.

Facility Owner Name: Joel Rodriguez Signature: Joel Rodriguez (Apr 16, 2026 10:19:50 EDT)

FOR DERM USE ONLY:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement ReportRev 1.pdf

PLAN VIEW (N.T.S)



	TANK1 (inches)	TANK2 (inches)	TANK3 (inches)	TANK4 (inches)
L =	87"	87"		
W =	50"	50"		
H =	48"	48"		

EFFECTIVE CAPACITY (gallons)

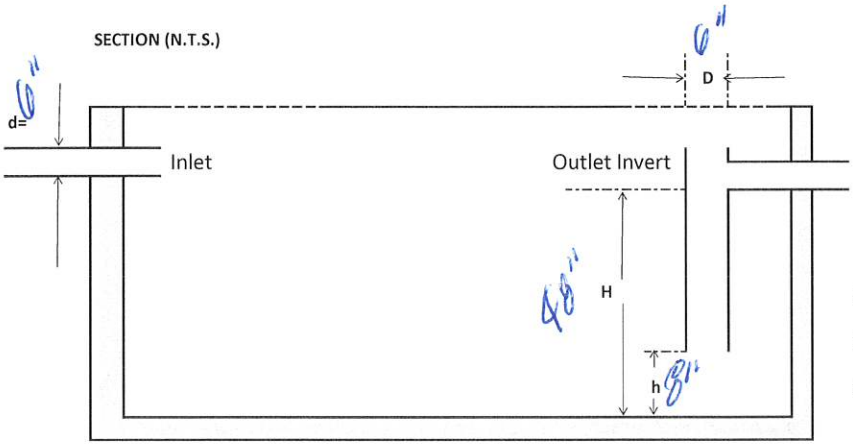
(L X W X H) / 231 in^3/gal

TANK1	TANK2	TANK3	TANK4
900	900		

TOTAL CAPACITY (gallons)

1,800

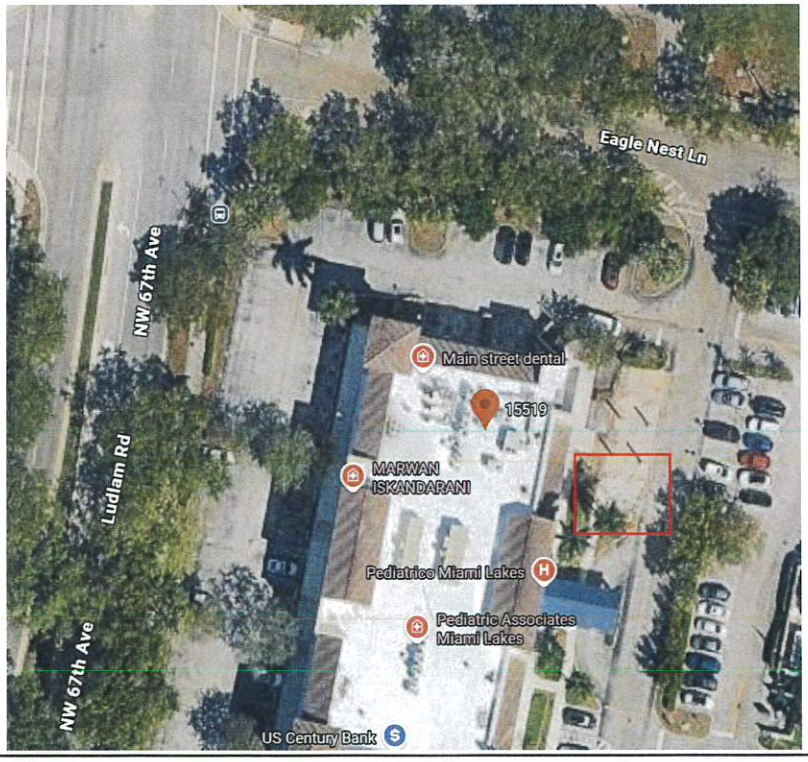
SECTION (N.T.S.)



	TANK1 (inches)	TANK2 (inches)	TANK3 (inches)	TANK4 (inches)
D=				
h=				
d=				

INCLUDE SITE SKETCH HERE (NTS)

Show building footprint, main streets, and location of the interceptor





Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement ReportRev 1.pdf



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement ReportRev 1.pdf



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement ReportRev 1.pdf



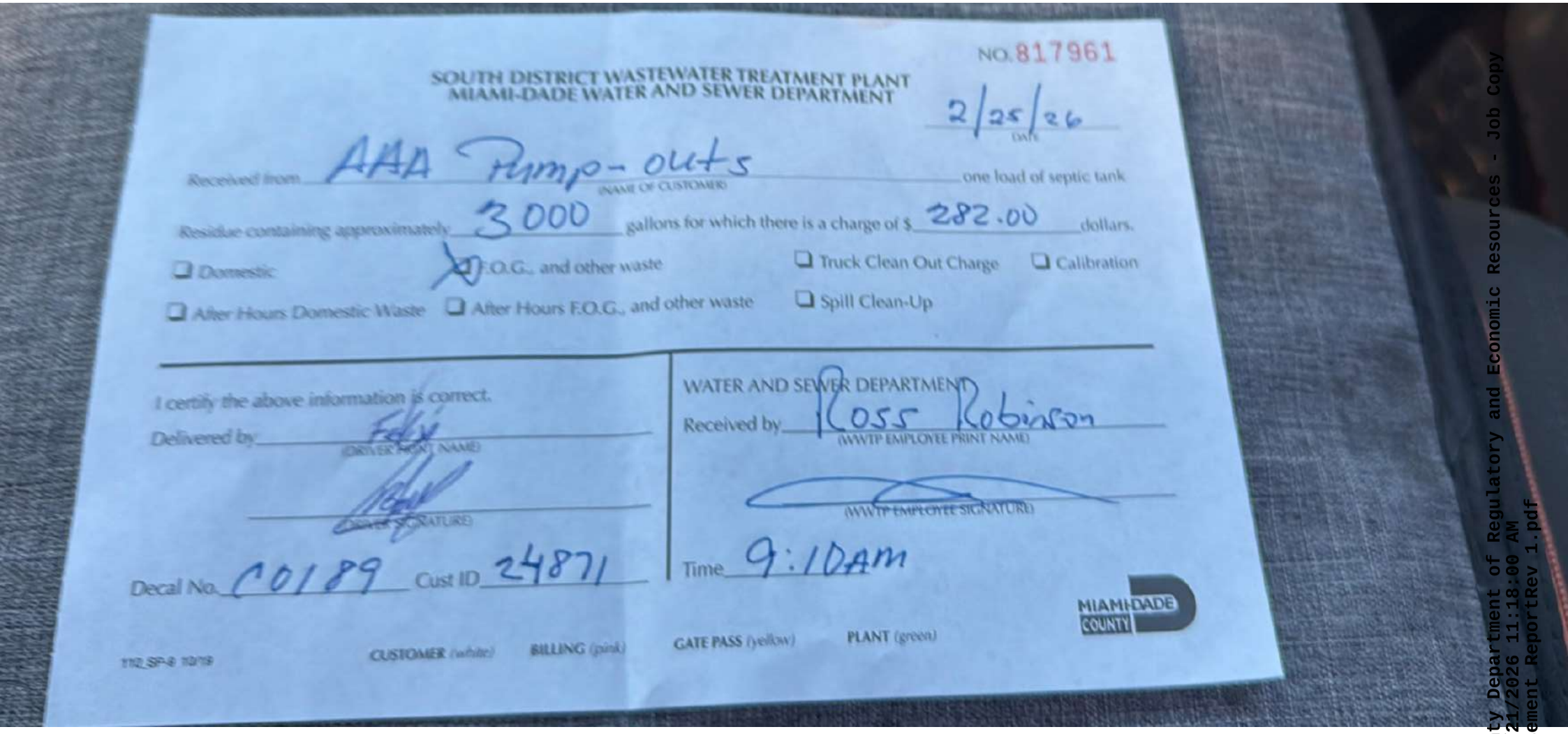
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement ReportRev 1.pdf



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement ReportRev 1.pdf



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement ReportRev 1.pdf



NO. 817961

SOUTH DISTRICT WASTEWATER TREATMENT PLANT
MIAMI-DADE WATER AND SEWER DEPARTMENT

2/25/26
DATE

Received from AAA Pump-outs one load of septic tank
(NAME OF CUSTOMER)

Residue containing approximately 3000 gallons for which there is a charge of $ 282.00 dollars.

- ☐ Domestic
- ☒ F.O.G., and other waste
- ☐ Truck Clean Out Charge
- ☐ Calibration
- ☐ After Hours Domestic Waste
- ☐ After Hours F.O.G., and other waste
- ☐ Spill Clean-Up

I certify the above information is correct.

Delivered by Felix
(DRIVER PRINT NAME)

(DRIVER SIGNATURE)

WATER AND SEWER DEPARTMENT

Received by Ross Robinson
(WWTP EMPLOYEE PRINT NAME)

(WWTP EMPLOYEE SIGNATURE)

Decal No. C0189 Cust ID 24871

Time 9:10AM

MIAMI-DADE COUNTY

112_SP-8 10/19

CUSTOMER (white) BILLING (pink) GATE PASS (yellow) PLANT (green)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement ReportRev 1.pdf

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
PB24 FOG Assessement ReportRev 1.pdf

c0189

DERM_V3.00_02-22-2017

Fats, Oils and Grease (FOG)
Single Load Liquid Waste Transporter eManifest

A: Liquid Waste Transporter Information

Company Name: AAA Pumping

DERM Decal No: 5

Vehicle License Plate: D35 0413

Vehicle Full Load Capacity: Gallons

B: Origination of Waste

GDO #:	Facility Name (If no GDO#):	Complete Facility Address (If no GDO#):
	Pincrest	15519 NW 67

C: FOG Control Device

FOG Control Device Type? Hydro (HM) or Gravity?	FOG Control Device Capacity: Hydro (HM) (gpm)	FOG Control Device Capacity: Gravity (gallons)	FOG Control Device Wet Volume (gallons)	FOG found in outlet device? (Y or N)	H-measure from bottom to outlet invert (inches)	W-measure from bottom to water level (inches)	G- FOG layer thickness (inches)	S-Sludge layer thickness (inches)	Outlet device missing or damaged? (Y or N)	Automatic unit missing or damaged? (NA, Y or N)	Corrosion or other tank damage? (Y or N)	Tank Breached? (Y or N)	D: Gallons & Date: Total Gallons Waste pumped	Date Pumped
bakery														
Th of amanuEakes						FL330147							3000	02-25-26
TRAP						GREASE								

Attach Additional Sheets if more than 6 Grease Interceptors Pumped!

Total Waste this load: Gallons

E: Liquid Waste Transporter Certification

Total Waste Unloaded: 3000 Gallons Date Waste Unloaded: 02-25-2026 Time Waste Unloaded: 2:11 AM or PM

I certify that the information in Section A, B, C, D & E herein is true and accurate, and that only grease interceptor waste from facilities listed in the "Origination of Waste" section B is contained in this service vehicle load/transporter truck/tank. I understand that comingling GREASE INTERCEPTOR waste with any other waste is prohibited. I am aware that falsification of this manifest may result in prosecution.

Driver Name (PRINT): Feliv Driver Signature:

F: Disposal Facility Certification

Disposal Facility Name: Dupont Address: 3000

Ticket No: 817761 Date Waste Unloaded: 2 25 26 Total Waste Unloaded: Gallons

I certify that the information in Sections A & F is true and accurate. I am aware that falsification of this manifest may result in prosecution.

Operator Name(PRINT): Ross Rob: 4141 Operator Signature:

>>>>> Attach Disposal Facility Ticket <<<<<

Page of

Speed Construction Services
Construction and Roofing
4633 SW 74 AVE MIAMI, FL 33155
Office: 305 262 5252 Fax: 305 397 2858
Mobile: 305 218 8790

Date: February 12, 2026

Impact Fees Comments Response Letter – 15519 NW 67 Ave
Process Number: M2026007470

To Marielena Gonzalez,

ENTERED 01/22/2026 E313317
INTERIOR BUILD OUT FOR PINECREST BAKERY. DEMO PLANS INDICATE AN EXISTING RESTAURANT. PLEASE PROVIDE MICROFILM DRAWINGS AND PERMIT # FROM THE CITY FROM WHEN THE RESTAURANT USE WAS ESTABLISHED. NO RECORDS OF RESTAURANT PAYMENT HAS BEEN FOUND IN OUR SYSTEM.
REF: B20053201348-0
FOR ANY QUESTIONS, EMAIL ME: MARIELENA.GONZALEZ@MIAMIDADE.GOV

The correct address is 15519 NW 67th Avenue per the permit application submitted. The portal currently shows a 15501 NW 67 Avenue which may be causing confusion. However, there is a previous restaurant location at this address, previously operating as a Pei Wei Asian Kitchen. If possible, review the impact fees record for 15519 NW 67th Avenue for any discrepancies.

Should you have any questions, please let us know.

Sincerely,

Angel Duverge
Project Manager
Speed Construction Services, Inc.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
Response_ImapctFees_M2026007470.pdf

DESIGNERS OF RECORDS:

ARCHITECT
GERSHEN ASSOCIATES, P.A.
8545 SW 127TH TERRACE,
MIAMI, FLORIDA 33156
CONTACT: CHRISTOPHER VIDAL (PH)
305-661-7122

MEP ENGINEER
GUERRO GONZALEZ ENGINEERS,
780 TAMIAMI CANAL ROAD
MIAMI, FL 33144
CONTACT: (305) 262-3944

INDEX OF DRAWINGS

T-1.0 TITLE SHEET

ARCHITECTURAL
LS-1.0 LIFE SAFETY PLAN
A-1.0 EXISTING FLOOR PLAN
A-1.1 PROPOSED FLOOR PLAN, DOOR SCHEDULE
A-1.2 DETAILS
A-2.0 EXISTING REFLECTED CEILING PLAN
A-2.1 PROPOSED REFLECTED CEILING PLAN
A-3.0 PROPOSED ROOF PLAN
A-4.0 ENLARGED RESTROOM PLAN
EQ-1.0 EQUIPMENT PLAN/SCHEDULE

MECHANICAL
M-1.0 MECHANICAL PLAN

ELECTRICAL
E-1.0 EXISTING POWER PLAN
E-2.0 PROPOSED POWER PLAN
E-3.0 PROPOSED LIGHTING PLAN
E-4.0 PANELS

PLUMBING
P-1.0 EXISTING WASTE GREASY AND WATER PLAN
P-2.0 PROPOSED SAN AND WASTE GREASY PLAN
P-2.1 PROPOSED WATER PLAN
P-2.2 PROPOSED PLUMBING RISER
P-2.3 PROPOSED FCD SPECS AND TESTING

CODE INFORMATION

BUILDING CODE: 8TH EDITION (2023) FLORIDA BUILDING CODE
INCLUDED VOLUMES:
ACCESSIBILITY
BUILDING
ENERGY CONSERVATION
FUEL GAS
MECHANICAL
PLUMBING
FIRE CODE: FLORIDA FIRE PREVENTION CODE, 7TH EDITION WITH BROWARD COUNTY AMENDMENTS (INCLUDES NFPA-1 & NFPA-101 2021 EDITIONS)

ELECTRICAL CODE: NATIONAL ELECTRIC CODE 2023, NFPA 70

OCCUPANCY GROUP:	ASSEMBLY
TYPE OF CONSTRUCTION:	2B
FIRE SPRINKLERS:	SPRINKLERED
FIRE ALARM:	N/A
ALTERATION LEVEL:	LEVEL "2"

PROJECT DATA

OCCUPANT LOAD:

FBC TABLE 1004.5
KITCHEN
TOTAL SF/200 PER OCCUPANT
252/200 = 1 TOTAL OCCUPANCY

ACCESSORY STORAGE
TOTAL SF/300 PER OCCUPANT
843/300 = 3 TOTAL OCCUPANCY

SEATING AREA (W/O FIXED SEATS)
178/15 = 12 TOTAL OCCUPANCY

SEATING AREA (BOOTH SEATING)
663/18 = 37 TOTAL OCCUPANCY

STANDING AREA
54/5 = 11 TOTAL OCCUPANCY

64 TOTAL OCCUPANCY

NFPA 101
KITCHEN
TOTAL SF/100 PER OCCUPANT
252/100 = 3 TOTAL OCCUPANCY

ACCESSORY STORAGE
TOTAL SF/500 PER OCCUPANT
843/500 = 2 TOTAL OCCUPANCY

OFFICE
40/100 = 1 TOTAL OCCUPANCY

SEATING AREA (W/O FIXED SEATS)
178/15 = 12 TOTAL OCCUPANCY

SEATING AREA (BOOTH SEATING)
663/18 = 37 TOTAL OCCUPANCY

STANDING AREA
54/5 = 11 TOTAL OCCUPANCY

66 TOTAL OCCUPANCY

TOTAL SQUARE FOOTAGE: 3,154 SQFT

CONTRACTOR NOTES

1. CONTRACTOR SHALL CHECK ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE THE START OF CONSTRUCTION. THE ARCHITECT OF RECORD SHALL BE NOTIFIED OF ERRORS AND/OR OMISSIONS PRIOR TO THE START OF WORK.
2. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSION. ANY VARIATION IN DIMENSION FROM THE APPROVED PLANS AND/OR STRUCTURAL AND MECHANICAL PLANS SHALL BE CALLED TO THE ARCHITECTS ATTENTION IMMEDIATELY. ALL DISCREPANCIES SHALL BE CORRECTED BEFORE CONTRACTOR PROCEEDS WITH HIS PORTION OF THE WORK. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HIS RESPECTIVE PORTION OF THE WORK AND WILL BE REQUIRED TO MAKE ALL REQUIRED CORRECTIONS TO COMPLY WITH ALL DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL FILE ALL NECESSARY DRAWINGS AND SPECIFICATIONS WITH THE PROPER AUTHORITIES AND PAY FOR AND OBTAIN ALL PERMITS, CERTIFICATES OF APPROVAL AND OTHER LEGAL NOTICES REQUIRED FOR THIS WORK.
4. NO WORK SHALL COMMENCE UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE, CODES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVAL OF ALL INSTALLED MATERIALS. SHOULD A DISCREPANCY OCCUR BETWEEN A SPECIFIED MATERIAL AND A CODE REQUIREMENT, THE CONTRACTOR MUST NOTIFY THE OWNER AND ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
6. ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIM ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTIVE WORK AS WELL AS PAY ALL COSTS INCIDENTAL THERETO, INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT.
7. REMOVE ALL EXISTING WALLS, PARTITIONS, DOORS, FLOORING CEILINGS, FIXTURES, ETC. AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO INSTALL THE NEW WORK.
8. PATCH AND REPAIR EXISTING CONSTRUCTION WHERE DISTURBED BY NEW WORK AND/OR IS CALLED FOR ON THE DRAWINGS.
9. WHERE EXISTING WORK IS DISTURBED BY NEW WORK, CONTRACTOR SHALL REPAIR WALLS, DOORS, THRESHOLDS, CEILING TILES/GRID AND FLOORING TO INSURE THE PROPER INSTALLATION OF NEW WORK.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF ALL MATERIAL ON SITE.
11. THE GENERAL CONTRACTOR SHALL CLEAN UP AND HAUL AWAY ALL DEBRIS ON A REGULAR BASIS AND SHALL MAINTAIN THE SITE IN A CLEAN AND SAFE MANNER.
12. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS SHOWN ON THE DRAWINGS.
13. ALL EQUIPMENT NOTED AS INSTALLED BY THE GENERAL CONTRACTOR SHALL INCLUDE ALL UTILITY CONNECTIONS, LEVELING AND FINAL INSTALLATION, INCLUDING START-UP.
14. DRAWINGS ARE THE PROPERTY OF THE ARCHITECT OF RECORD AND SHALL NOT BE COPIED OR DUPLICATED IN ANY MANNER. THEY SHALL BE USED WITH REFERENCE TO THE WORK UNDER CONSTRUCTION ONLY. MIS-USE OF THE LOAN OF THESE DRAWINGS SHALL OBLIGATE THE VIOLATOR FOR THE FULL FEE TO THE ARCHITECT. VARIATION OF THIS AGREEMENT SHALL BE PERMITTED BY WRITTEN CONSENT ONLY.
15. SAFETY DURING CONSTRUCTION: CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO PROTECT WORKMEN AND THE GENERAL PUBLIC FROM INJURY AND THE ADJOINING PROPERTY FROM DAMAGE.
16. STANDARD INDUSTRY PRACTICES SHALL BE OBSERVED FOR FLASHING AND WATERPROOFING.
17. GENERAL CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR ALL ROOF MOUNTED OR SUSPENDED MECHANICAL AND FOOD SERVICE EQUIPMENT AND VERIFY HIS WORK SUCH THAT THE STRUCTURAL INTEGRITY OF THE BUILDING IS NOT LESSENED.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING AND/OR PLYWOOD BACKING FOR ALL ATTACHMENTS TO WALLS AS REQUIRED.
19. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PERTINENT TO HIS WORK PRIOR TO SUBMITTING BIDS AND FABRICATION OF NEW BUILDING COMPONENTS.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SECURITY WHILE THE JOB IS IN PROGRESS AND COMPLY WITH ALL O.S.H.A. STANDARD.

PINECREST BAKERY

15519 NW 67TH AVE
MIAMI LAKES, FL, 33014

GENERAL SCOPE OF WORK

ARCHITECTURAL
1. EXISTING SPACE TO BE BUILT OUT AS A NEW PINECREST BAKEY.
2. NEW WALK IN BOX TO BE INSTALLED.

MECHANICAL
3. NEW WALK IN BOX CONDENSER TO BE INSTALLED UNDER SEPARATE PERMIT.

ELECTRICAL
4. NEW KITCHEN EQUIPMENT CONNECTED TO EXISTING CIRCUITS.
5. REMOVAL OF EXISTING PANEL CC.

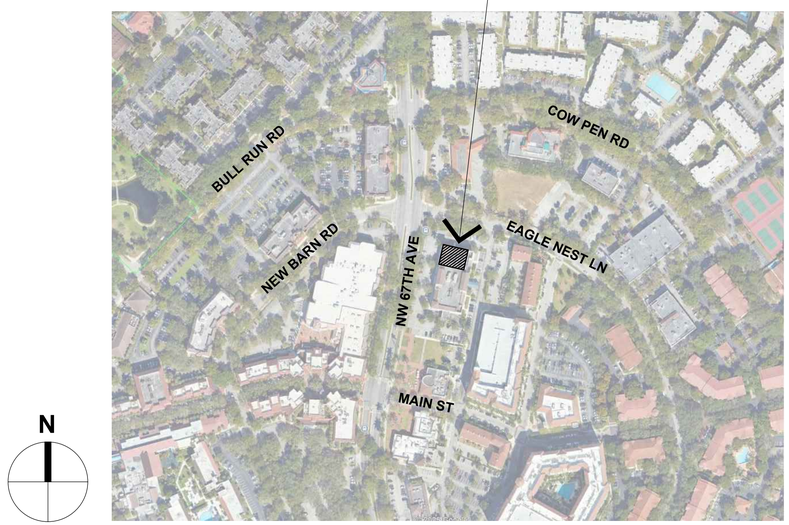
PLUMBING
6. NEW PLUMBING / DRAINS TO BE INSTALLED FOR NEW KITCHEN EQUIPMENT.

DEFERRED SUBMITTAL

WALK IN BOX WITH CONDENSING UNIT

PROJECT LOCATION MAP

FOLIO NUMBER: 24-5205-063-0080



Pinecrest Bakery

NO.	DATE	REVISION	DRAWN BY:	SCALE
	10-27-2025			

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA
CHRISTOPHER PATRICK VIDAL
AR99598
REGISTERED ARCHITECT
STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
TITLE SHEET AND NOTES

SHEET NO.
T-1.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
T-1.0.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 2/24/2026 1:07:51 PM FIRE Void

DESIGNERS OF RECORDS:

ARCHITECT

GERSHEN ASSOCIATES, P.A.
8545 SW 127TH TERRACE,
MIAMI, FLORIDA 33156
CONTACT: CHRISTOPHER VIDAL (PH)
305-661-7122

MEP ENGINEER

GUERRO GONZALEZ ENGINEERS,
780 TAMIAMI CANAL ROAD
MIAMI, FL 33144
CONTACT: (305) 262-3944

INDEX OF DRAWINGS

T-1.0 TITLE SHEET

ARCHITECTURAL

LS-1.0 LIFE SAFETY PLAN
A-1.0 EXISTING FLOOR PLAN
A-1.1 PROPOSED FLOOR PLAN, DOOR SCHEDULE
A-1.2 DETAILS
A-2.0 EXISTING REFLECTED CEILING PLAN
A-2.1 PROPOSED REFLECTED CEILING PLAN
A-3.0 PROPOSED ROOF PLAN
A-4.0 ENLARGED RESTROOM PLAN
EQ-1.0 EQUIPMENT PLAN/SCHEDULE

MECHANICAL

M-1.0 MECHANICAL PLAN

ELECTRICAL

E-1.0 EXISTING POWER PLAN
E-2.0 PROPOSED POWER PLAN
E-3.0 PROPOSED LIGHTING PLAN
E-4.0 PANELS

PLUMBING

P-1.0 EXISTING WASTE GREASY AND WATER PLAN
P-2.0 PROPOSED SAN AND WASTE GREASY PLAN
P-2.1 PROPOSED WATER PLAN
P-2.2 PROPOSED PLUMBING RISER
P-2.3 PROPOSED FCD SPECS AND TESTING

CODE INFORMATION

BUILDING CODE: 8TH EDITION (2023) FLORIDA BUILDING CODE
INCLUDED VOLUMES:
ACCESSIBILITY
BUILDING
ENERGY CONSERVATION
FUEL GAS
MECHANICAL
PLUMBING
FIRE CODE: FLORIDA FIRE PREVENTION CODE, 8TH EDITION (2023) WITH BROWARD COUNTY AMENDMENTS (INCLUDES NFPA-1 & NFPA-101 2021 EDITIONS) 1
ELECTRICAL CODE: NATIONAL ELECTRIC CODE 2023, NFPA 70

OCCUPANCY GROUP: ASSEMBLY
TYPE OF CONSTRUCTION: 2B
FIRE SPRINKLERS: SPRINKLERED (YES)
FIRE ALARM: NO
ALTERATION LEVEL: LEVEL "2"
WORK CATEGORIES: MODIFICATION 1

PROJECT DATA

OCCUPANT LOAD:

FBC TABLE 1004.5
KITCHEN
TOTAL SF/200 PER OCCUPANT
252/200 = 1 TOTAL OCCUPANCY

ACCESSORY STORAGE
TOTAL SF/300 PER OCCUPANT
843/300 = 3 TOTAL OCCUPANCY

SEATING AREA (W/O FIXED SEATS)
178/15 = 12 TOTAL OCCUPANCY

SEATING AREA (BOOTH SEATING)
663/18 = 37 TOTAL OCCUPANCY

STANDING AREA
54/5 = 11 TOTAL OCCUPANCY

64 TOTAL OCCUPANCY

NFPA 101
KITCHEN
TOTAL SF/100 PER OCCUPANT
252/100 = 3 TOTAL OCCUPANCY

ACCESSORY STORAGE
TOTAL SF/500 PER OCCUPANT
843/500 = 2 TOTAL OCCUPANCY

OFFICE
40/100 = 1 TOTAL OCCUPANCY

SEATING AREA (W/O FIXED SEATS)
178/15 = 12 TOTAL OCCUPANCY

SEATING AREA (BOOTH SEATING)
663/18 = 37 TOTAL OCCUPANCY

STANDING AREA
54/5 = 11 TOTAL OCCUPANCY

66 TOTAL OCCUPANCY

TOTAL SQUARE FOOTAGE: 3,154 SQFT

CONTRACTOR NOTES

1. CONTRACTOR SHALL CHECK ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE THE START OF CONSTRUCTION. THE ARCHITECT OF RECORD SHALL BE NOTIFIED OF ERRORS AND/OR OMISSIONS PRIOR TO THE START OF WORK.
2. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSION. ANY VARIATION IN DIMENSION FROM THE APPROVED PLANS AND/OR STRUCTURAL AND MECHANICAL PLANS SHALL BE CALLED TO THE ARCHITECTS ATTENTION IMMEDIATELY. ALL DISCREPANCIES SHALL BE CORRECTED BEFORE CONTRACTOR PROCEEDS WITH HIS PORTION OF THE WORK. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HIS RESPECTIVE PORTION OF THE WORK AND WILL BE REQUIRED TO MAKE ALL REQUIRED CORRECTIONS TO COMPLY WITH ALL DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL FILE ALL NECESSARY DRAWINGS AND SPECIFICATIONS WITH THE PROPER AUTHORITIES AND PAY FOR AND OBTAIN ALL PERMITS, CERTIFICATES OF APPROVAL AND OTHER LEGAL NOTICES REQUIRED FOR THIS WORK.
4. NO WORK SHALL COMMENCE UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE, CODES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVAL OF ALL INSTALLED MATERIALS. SHOULD A DISCREPANCY OCCUR BETWEEN A SPECIFIED MATERIAL AND A CODE REQUIREMENT, THE CONTRACTOR MUST NOTIFY THE OWNER AND ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
6. ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIM ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTIVE WORK AS WELL AS PAY ALL COSTS INCIDENTAL THERETO, INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT.
7. REMOVE ALL EXISTING WALLS, PARTITIONS, DOORS, FLOORING CEILINGS, FIXTURES, ETC. AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO INSTALL THE NEW WORK.
8. PATCH AND REPAIR EXISTING CONSTRUCTION WHERE DISTURBED BY NEW WORK AND/OR IS CALLED FOR ON THE DRAWINGS.
9. WHERE EXISTING WORK IS DISTURBED BY NEW WORK, CONTRACTOR SHALL REPAIR WALLS, DOORS, THRESHOLDS, CEILING TILES/GRID AND FLOORING TO INSURE THE PROPER INSTALLATION OF NEW WORK.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF ALL MATERIAL ON SITE.
11. THE GENERAL CONTRACTOR SHALL CLEAN UP AND HAUL AWAY ALL DEBRIS ON A REGULAR BASIS AND SHALL MAINTAIN THE SITE IN A CLEAN AND SAFE MANNER.
12. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS SHOWN ON THE DRAWINGS.
13. ALL EQUIPMENT NOTED AS INSTALLED BY THE GENERAL CONTRACTOR SHALL INCLUDE ALL UTILITY CONNECTIONS, LEVELING AND FINAL INSTALLATION, INCLUDING START-UP.
14. DRAWINGS ARE THE PROPERTY OF THE ARCHITECT OF RECORD AND SHALL NOT BE COPIED OR DUPLICATED IN ANY MANNER. THEY SHALL BE USED WITH REFERENCE TO THE WORK UNDER CONSTRUCTION ONLY. MIS-USE OF THE LOAN OF THESE DRAWINGS SHALL OBLIGATE THE VIOLATOR FOR THE FULL FEE TO THE ARCHITECT. VARIATION OF THIS AGREEMENT SHALL BE PERMITTED BY WRITTEN CONSENT ONLY.
15. SAFETY DURING CONSTRUCTION: CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO PROTECT WORKMEN AND THE GENERAL PUBLIC FROM INJURY AND THE ADJOINING PROPERTY FROM DAMAGE.
16. STANDARD INDUSTRY PRACTICES SHALL BE OBSERVED FOR FLASHING AND WATERPROOFING.
17. GENERAL CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR ALL ROOF MOUNTED OR SUSPENDED MECHANICAL AND FOOD SERVICE EQUIPMENT AND VERIFY HIS WORK SUCH THAT THE STRUCTURAL INTEGRITY OF THE BUILDING IS NOT LESSENED.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING AND/OR PLYWOOD BACKING FOR ALL ATTACHMENTS TO WALLS AS REQUIRED.
19. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PERTINENT TO HIS WORK PRIOR TO SUBMITTING BIDS AND FABRICATION OF NEW BUILDING COMPONENTS.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SECURITY WHILE THE JOB IS IN PROGRESS AND COMPLY WITH ALL O.S.H.A. STANDARD.

PINECREST BAKERY

15519 NW 67TH AVE
MIAMI LAKES, FL, 33014

GENERAL SCOPE OF WORK

ARCHITECTURAL
1. EXISTING SPACE TO BE BUILT OUT AS A NEW PINECREST BAKEY.
2. NEW WALK IN BOX TO BE INSTALLED.

MECHANICAL
3. NEW WALK IN BOX CONDENSER TO BE INSTALLED UNDER SEPARATE PERMIT.

ELECTRICAL
4. NEW KITCHEN EQUIPMENT CONNECTED TO EXISTING CIRCUITS.
5. REMOVAL OF EXISTING PANEL CC.

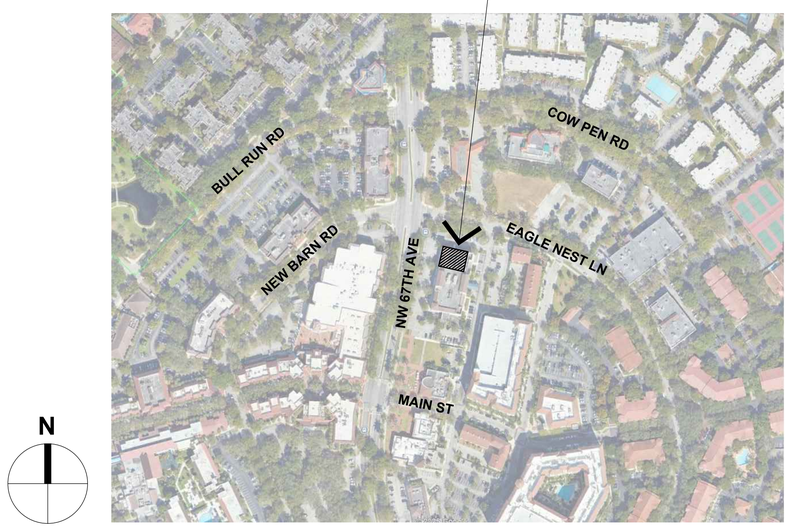
PLUMBING
6. NEW PLUMBING / DRAINS TO BE INSTALLED FOR NEW KITCHEN EQUIPMENT.

DEFERRED SUBMITTAL

WALK IN BOX WITH CONDENSING UNIT

PROJECT LOCATION MAP

FOLIO NUMBER: 24-5205-063-0080



NO.	DATE	REVISION
1	2/6/26	BUILDING COMMENTS

DATE 10-27-2025 DRAWN BY: SCALE

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
8545 SW 129 TERRACE / MIAMI, FLORIDA 33156
(305) 661-7122
REGISTRATION NO. AA 0002786

STATE OF FLORIDA
CHRISTOPHER PATRICK VIDAL
LICENSE NUMBER
AR99598
REGISTERED ARCHITECT
CHRISTOPHER PATRICK VIDAL
STATE OF FLORIDA
REGISTERED ARCHITECT
#99598

PROJECT LOCATION
PINECREST BAKERY
15519 NW 67TH AVENUE
MIAMI LAKES, FLORIDA 33014

SHEET TITLE
TITLE SHEET AND NOTES

SHEET NO.
T-1.0

JOB NO.
2025040

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
T-1.0_V2.pdf
Examiner Date Time Stamp Trade Stamp Name
QUINTELA, JULIAN 5/3/2026 3:32:51 PM FIRE Approved

Perforator out of order permit received. 1/20/26

MIAMI LAKES
Growing Beautifully

Address: 15519 NW 67 AVE	
Folio #: 3220240380020	
MDC Process #:	M2026007470
MDC Tracking #:	3226007470
Job Description: INTERIOR REMODELING LEVEL 2 ALTERATION	

Master Permit #: BLC2026-0136 Sub Permit #: Revision #:

OFFICE USE ONLY

	Approved	Date	Disapproved
☑ ZONING			
	Date		
	Initials		
☑ BUILDING	Approved	Date	Disapproved
	Date		
	Initials		
☑ STRUCT.	Approved	Date	Disapproved
	Date		
	Initials		
☐ ROOFING	Approved	Date	Disapproved
	Date		
	Initials		
☑ ELECT.	Approved	Date	Disapproved
	Date		
	Initials		
☑ MECH.	Approved	Date	Disapproved
	Date		
	Initials		
☑ PLUMBING	Approved	Date	Disapproved
	Date		
	Initials		
☐ FLOOD	Approved	Date	Disapproved
	Date		
	Initials		
☐	Approved	Date	Disapproved
	Date		
	Initials		

PLANS CHECKED-OUT

	DATE	NAME

PLANS CHECKED-IN

	DATE	NAME

	AMOUNTS
BASE PERMIT	
ZONING FEE	
CODE COMPLIANCE FEE	
TECHNOLOGY FEE	
DBPR SURCH. STATE	
DBPR SURCH. BUILDING	
SCANNING FEE	
WORK W/O PERMIT FEE	
UPFRONT FEE PAID	
BALANCE DUE:	

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
TOML PERMIT APP.pdf

Issuing Clerk: _____ Date: ___/___/___

Examiner Date Time Stamp Trade Stamp Name
GARCIA VALENCIA, JHON 5/14/2026 11:43:27 PM DFOG Reference Only

MIAMI LAKES
Growing Beautifully

6601 Main St • Miami Lakes, Florida, 33014
Office: (305) 827-4015 • Fax: (305) 558-9884
Website: www.miamilakes-fl.gov

BUILDING PERMIT APPLICATION

Job Address: 15519 NW 67th Ave

Unit #: N/A

Folio #: 32- 2024-038-0020 Owner-Builder: ☐

Master Permit #: BLC2026-0136 Sub Permit #: _____ Revision #: _____

OWNER INFORMATION

NAME : TGC 6600 MAIN STREET LLC
c/o The Graham Companies

Address: 6843 MAIN ST

City, State, Zip MIAMI LAKES FL 33014

Phone #: (305) 821-1130 Cell #:

Email Address: sarahR@grahamcos.com

LEGAL USE/ WORK

Current Use of Property: Existing Restaurant

Job Description: Interior level 2 alteration, new interior finishes, rework FOH cooking equipment, existing hoods and RT ex fans to remain, existing FP and alarm to remain, no exterior work, signage under separate permit, existing HVAC to remain, new walkin cooler box and RT condenser

JOB COST $ 275,000 AREA/LENGTH: 900 SF/LF

Residential ☐ Multi-Family ☑ Commercial ☐ Industrial ☐

Code in Effect: FBC 2023

Occupancy: A-2

Construction Type: _____

Flood Zone/B.F.E.: exist F.F.E.: exist

CONTRACTOR INFORMATION

Company Name: Speed Construction Services

Qualifier Name: John Hernandez

License # CBC1259147

Address 4633 SW 74th AVE

City, State, Zip MIAMI FL 33155

Phone #: 305-262-5252 Cell #:

Email Address: Clerk@speedconstructionservices.com

ARCHITECT/ ENGINEER

Firm Name:

A/E of record: Chris Vidal/ Gershen Associates, PA

License # AR99598

Address 8545 sw 129th Terrace

City, State, Zip miami, fl 33156

Phone #: 3056617122 Cell #:

Email Address: accounting@gershenassociates.com

Permit Type -- Check only One

☑ Building ☑ Electrical ☑ Mechanical ☑ Plumbing/Gas
☐ Paving/Drainage ☑ Sign ☐ Roofing ☐ P/W

Change to Permit -- Check only One

☐ Extension ☐ Renewal ☐ Revision
☐ Change Contractor ☐ Shop Drawing ☐ Cancellation

Application is hereby made to obtain a permit to do work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards, of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, MECHANICAL, PLUMBING, SIGNS, WELLS, POOLS, RE-ROOFING, SHUTTERS, WINDOWS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc. I understand that in signing this application I am responsible for the supervision and completion of the construction including scheduling of inspections and obtaining final inspections in accordance with the plans and specification WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR ATTORNEY OR LENDER BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. OWNER/CONTRACTOR 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.

X _____ Date 12/16/25
Signature of Owner or Owner's Agent

Lester Debs
Print Name of Owner or Owner's Agent

STATE OF Florida COUNTY OF Miami-Dade

Sworn to and subscribed before me this 16th day of December 2025

by Lester Debs

Personally known ☑ or I.D. _____

Notary Public State of Florida
Yanaysa Rojas
My Commission HH 442877
Expires 9/12/2027

(SEAL)

X _____ Date 12/5/25
Signature of Qualifier

Print Name of Qualifier

STATE OF Florida COUNTY OF Dade

Sworn to and subscribed before me this December, 5 2025

by John Hernandez

Personally known ☑ or I.D. _____

ANGEL A. DUVERGE L.
Notary Public-State of Florida
Commission # HH 388149
My Commission Expires
April 18, 2027

(SEAL)

NOTICE: In addition to the requirements of this permit, there may be additional deed restrictions enforced by the homeowner's associations that may be 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.

NOTE: This application will be void if there are no reviews after six(6) months.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
TOML PERMIT APP.pdf
Examiner Date Time Stamp Trade Stamp Name
GARCIA VALENCIA, JHON 5/14/2026 11:43:27 PM DFOG Reference Only

MIAMI LAKES
Growing Beautifully

6601 Main St • Miami Lakes, Florida, 33014
Office: (305) 827-4015 • Fax: (305) 558-9884 Website: www.miamilakes-fl.gov

HOMEOWNER'S ASSOCIATION/COMMERCIAL/ARCHITECTURAL CONTROL COMMITTEE ("HOA/ACC") AFFIDAVIT

****NOTE: Whether you have an HOA or not, it is a requirement to complete this affidavit as part of your permit application submittal package.****

The undersigned individual, being duly sworn, deposes and says that:

1. He/She is the owner of property located at 15519 NW 67 Ave (*identify address*), which is part of the _____ (*identify neighborhood/subdivision/Homeowner Association "HOA"/Architectural Control Committee "ACC" if applicable*) and has submitted the attached building permit application to the Town of Miami Lakes; and

2. He/She is owner of property which may be subject to certain conditions and deed restrictions; and

3. He/She is fully informed regarding any applicable deed restrictions and HOA/ACC requirements for building on or making changes to their property; and

4. He/She is aware that the Town recommends, although not required, that the he/she secure any required approvals from their HOA/ACC, prior to submitting this building permit application; and

5. He/She acknowledges that the issuance of a building permit does not independently satisfy any applicable HOA/ACC approval requirements and that the Town does not enforce any deed restrictions upon said property.

Signature

Lester Debs
Print Name

12/16/25
Date

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared _____ Lester Debs as owner of said property described herein, on this date executed the foregoing Affidavit for the purposes mentioned in the Affidavit. He/She is personally known to me or has produced _____ as identification.

IN WITNESS OF THE FOREGOING, I have set my hand and official seal at in the State and County aforesaid on this _____ 16th day of December, 2025.

My Commission Expires: 9/12/27

Notary Public State of Florida
Yanayes Rojas
My Commission HH 442877
Expires 9/12/2027

Notary Public, State of Florida

***Note: Please be advised that in addition to any written recommendations from your homeowners association (HOA) this affidavit must be filled out.**

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
3226007470 - 5/21/2026 11:18:00 AM
TOML PERMIT APP.pdf

Examiner	Date Time Stamp	Trade Stamp Name
GARCIA VALENCIA, JHON	5/14/2026 11:43:27 PM DFOG	Reference Only

Water and Sewer
PO Box 330316
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

VERIFICATION FORM

DATE:	May 20, 2026	BLDG PROCESS #:	M2026007470
VF#	26-2026-W-VF - 2754	INVOICE(S)#:	N/A N/A I2026132938

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON THE FORM

PROJECT NAME:	PINECREST BAKERY 15519 NW 67TH AVE M2026007470
PROJECT/AGREEMENT NUMBER:	2026
PROJECT DESCRIPTION:	3154 SQFT FOR BAKERY PER PLANS REPLACING 70 SEATS 3154 SQFT FULL SERIVCE RESTURANT PER VF200713015 AND CCS
IS THIS AN AFFORDABLE HOUSING PROJECT? **No**	

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
3220240380020	15519 NW 67TH AVE	33014	M	B	3,154	3,154

Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspection #
Water, Sewer	Remodeling	No	No	No	

THIS VERIFICATION LETTER CERTIFIES THAT AVAILABILITY OF A WATER AND/OR SEWER MAIN ONLY, AND IT DOES NOT GUARANTEE THE EXISTENCE OF A WATER SERVICE LINE, FIRE LINE OR OF A SEWER LATERAL WITH SUFFICIENT DEPTH TO SERVE THE PROPERTY. FOR ADDITIONAL INFORMATION EMAIL **NEWBUSINESSSUPVLIST@MIAMIDADE.GOV**. SHOULD IT BECOME NECESSARY TO INSTALL A SERVICE LINE AND/OR A SEWER LATERAL MDWASD REQUIRES THAT THE DEVELOPER RETAINS SERVICES FROM DESIGNERS AND CONTRACTORS WITH SKILL SETS FOR DESIGNING, BUILDING, AND CONNECTING TO PUBLIC WATER AND SEWER SYSTEMS. A WATER AND/OR SEWER AGREEMENT MAY BE REQUIRED. **AN INSPECTION FOR ANY EXISTING SERVICES WILL BE PROCESSED WITH THIS FORM, AND A SERVICE UPGRADE MAY BE REQUIRED WHICH MAY TAKE UP TO 12 WEEKS.**
THIS IS TO CERTIFY THAT THE MIAMI-DADE WATER AND SEWER DEPARTMENT **DOES HAVE** A(N) **12** INCH WATER MAIN AND/OR **DOES HAVE** A(N) **8** INCH GRAVITY SEWER MAIN ABUTTING THE SUBJECT PROPERTY.

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
Bakery in Shopping Center (65 gpd/100 sq ft)	3154	2,050	2,050

Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
2009 - Restaurant Full Service (50 gpd/seat)	70	3,500	3,500

Water Service Area	**WASD Water**	**Sewer Service Area**	**WASD Sewer**
Net Water GPD	-1,450	**Net Sewer GPD**	-1,450
Net Water Cost ($)	$ 0.00	**Net Sewer Cost ($)**	$ 0.00
Water Basin Charge ($)	No	**Sewer Basin Charge ($)**	No
Total Connection Charges ($)			$ 0.00
Total Construction Connection Charges ($) (accrues interest daily)			$ 0.00
Construction Connection Charges Status			N/A

WE ARE WILLING TO SERVE THE SUBJECT PROPERTY, SUBJECT TO PROHIBITIONS, OR RESTRICTIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER MATTERS OF THE ANTICIPATED DAILY WATER AND/OR SEWAGE FLOW FOR THIS PROJECT WHICH WILL BE THE NUMBER OF GALLONS PER DAY INCREASE STATED ABOVE. IF "**WILL HAVE**", UPON PROPER CONVEYANCE AND PLACEMENT INTO SERVICE OF WATER AND/OR SEWER FACILITIES BY THE DEVELOPER UNDER AGREEMENT IF APPLICABLE WITH THE DEPARTMENT. FURTHERMORE, APPROVAL OF ALL SEWAGE FLOWS INTO THE DEPARTMENT'S SYSTEM MUST BE OBTAINED FROM D.E.R.M. SUBJECT TO RER'S TERMS AND CONDITIONS SET FORTH IN THE CONSENT DECREE (CASE NO. 1:12-CV-24400-FAM) OR DOH ONSITE SEWER TREATMENT & DISPOSAL SYSTEM RULES & STATUES.

Fixed Fee Item	Price ($)	Total Quantity	Total Fees ($)
Verification Form - Non-Residential Existing Water	75	1.00	75.00
Verification Form - Non-Residential Existing Sewer	75	1.00	75.00
Total Fixed Fee			$ 150.00
Verification Form Total ($)			$ 150.00
Connection Charges Paid?			**No**

COMMENTS: Refunds are based on the payment date and are subject to State Statute 95-11. Some fees are not refundable.

CUSTOMER NAME: ANGEL DUVERGE

CUSTOMER PHONE:

Prepare by: Harold Chica
Printed Name of Reviewer

Approved by: Jacqueline Rodriguez
Printed Name of Supervisor