City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	September 12, 2019	**Application ID:**	MSC 2019-03
Project:	Miami Grill	**Project Number:**	N/A
Project Planner:	Joseph Yaciuk, Planning Administrator		
Owner:	ANDRAOS Inc.	**Agent:**	Marc Van Winkle
Location:	11501 Pines Boulevard		
Existing Zoning:	B-3 (General Business)	**Existing Land Use:**	Commercial
Reference Applications:	SP 95-86		
Applicant Request:	Miscellaneous plan approval for architectural, color, and sign changes to the site.		
Staff Recommendation:	**Approval.**		
Reviewed for the Agenda:	Director: _____	Planning Administrator: _____	
Final:	☒ Planning & Zoning Board	☐ City Commission	

Project Description / Background

Marc Van Winkle, agent for business owner ANDRAOS Inc.., seeks approval for building façade modifications to the existing Miami Grill restaurant located at 11501 Pines Boulevard. Also included as part of the project are interior changes to the seating plan as well as new interior floor and wall finishes which are not subject to Board approval.

The Planning and Zoning Board approved the site plan for Miami Grill on August 24, 1995. No changes to the building have occurred since that time.

BUILDINGS / STRUCTURES:

The applicant proposes the following detailed scope of work to the building:

Demolition to include:

- Removal of scalloped parapets
- Removal of existing awnings and canopies
- Removal of tile banding
- Removal of building signs
- Removal of all exterior light fixtures

Additions to include:

- Raising a portion of the parapet on the north and south elevations of the building (22'-6" highest point measurement).
- New decorative banding and fascia.
- New decorative grill / louvers (blue back lit)
- New canopies over drive thru service windows and entries.
- New canister lighting on all elevations.
- New fascia mounted wall signs.
- New fascia mounted "eyebrows" placed above wall signs.

The following building / fascia colors are proposed for the structures on site as reflected on the architectural plans:

- Main Body – Benjamin Moore Silver Half Dollar (2121-40)
- Trim – Benjamin Moore Hot Lips (2077-30)
- Canopies / West Elevation Door– Benjamin Moore San Jose Blue (741)
- Aluminum Grill – Gray (Blue light)
- Building Base – Benjamin Moore Steel Wool (2121-20)

SIGNAGE:

The following signs will be provided on site a result of this application:

Sign	Area (SF)	Location	Details
Miami Grill Attached Building	30.1	North Elevation	Miami Grill Logo in Pink, Teal, Black and Green
Miami Grill Attached Building	30.1	South Elevation	Miami Grill Logo in Pink, Teal, Black and Green
Total	60.2		

There are no proposed changes to the existing monument signs as a result of this application.

Staff has reviewed the proposed changes and finds that they meet code requirements. Staff therefore recommends approval of this application.

Enclosed:

Miscellaneous Plan Application
Memo from Planning Division (9/5/19)
Memo from Zoning Administrator (9/5/19)
Memo from Engineering Division (9/5/19)
Memo from Engineering Division (3/12/19)
Memo from Landscape Planner (3/11/19)
Memo from Planning Division (3/7/19)
Site Plan
Subject Site Aerial Photo

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 5, 2019

To: MSC 2019-04 file

From: Joseph Yaciuk, Planning Administrator

Re: Miami Grill (Pembroke Lakes Mall)

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

ALL OF MY COMMENTS HAVE BEEN ADDRESSED

Recommendations:

N/A

MEMORANDUM

September 5, 2019

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-03 (Miami Grill)

All of my comments regarding the above Miscellaneous Plan have been satisfied.

MEMORANDUM

March 15, 2019

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-03 (Miami Grill)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide all color names, color numbers, materials, finishes, etc. on "Exterior Finish Schedule".
2. Provide details of all wall lighting fixtures and/or any highlight lighting. Note: Neon/LED bands are not allowed, but wall wash/indirect style lighting is acceptable.
3. Will there be any site lighting changes/upgrades. If so, provide all details of fixtures and updated Photometric Plan.
4. Provide Sign Chart showing all proposed signs with dimensions and square footages.
5. Contact Sherrell Jones-Ruff in Building Division @ (954) 628-3725 to discuss Building Permit process.

Please contact me with any questions.

CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION

DRC REVIEW FORM

March 12, 2019

PROJECT: ***MIAMI GRILL***
MSC 2019-03

To: Joseph Yaciuk, Planning Administrator
Planning and Economic Development Department

From: John L. England, P.E., Assistant City Engineer
Environmental Services/Engineering Division, Public Services Department (954) 518-9046

COMMENTS/RECOMMENDATIONS:

1. All Accessible Parking Spaces, Accessible Parking Access Aisles, Sidewalk Curb Ramps, Accessible Routes and Ramps must be ADA Compliant per Florida Building Code – 'Accessibility', Sixth Edition.

   Provide written confirmation from an Engineer that the existing Accessible Parking Spaces, Accessible Parking Space Access Aisle, Sidewalk Curb Ramps (if applicable) and 'Accessible Route' from the Accessible Parking Spaces to the 'Accessible Entry' of the building are ADA compliant or provide an Engineering Plan noting the reconstruction of all non-compliant existing "Accessible Elements" to be ADA compliant.

   NOTE that all "Accessible Elements" shall be field checked at the time of final Engineering inspection to confirm compliance with all applicable ADA standards/requirements. Any non-compliant 'Accessible Element' will be required to reconstructed prior to the Engineering Division's acceptance of the work and close-out of the Engineering Construction Permit.

2. Per Chapter 206, 'Accessible Routes' of the Florida Building Code – 'Accessibility', Sixth Edition, provide at least one 'Accessible Route' from the 'Accessible Entry' of the existing building to the nearest public sidewalk/street.
   Provide an 'Accessible Route' from the current terminus of the existing concrete sidewalk at the southeast corner of the existing building south to the existing public sidewalk along Pines Boulevard. Note that the required Sidewalk Curb Ramp at the terminus of the existing concrete sidewalk must conform to Florida Department of Transportation (FDOT) Design Standard Index #304 and the 'CR' type must be denoted on the plan. In addition, the required Accessible/Pedestrian Crossing of the existing drive-thru lanes will be considered a 'Mid-Block' Crossing and as such must have the applicable 'Special Emphasis' pavement markings and appropriate Accessible/Pedestrian Crossing signage per FDOT Standard Index #17346.
3. The Accessible Parking Spaces must meet ADA standards/requirements and confirm to the latest attached City Standard Detail R-32, 'Accessible Parking Space Details' with respect to pavement markings, signage, etc.
4. Per Chapter 553 ('Building Construction Standards') of the Florida Statutes, Section 553.5041 ("Parking Spaces For Persons Who Have Disabilities") - Accessible Parking Spaces must be located on the shortest 'Accessible Route' of travel to the 'Accessible Entry' of a given facility. The current location of the two (2) Accessible Parking Spaces do not appear to be on the shortest 'Accessible Route' or distance from the 'Accessible Entry' of the building. Further, the current location of the two (2) Accessible Parking Spaces is closer to the "low point" (existing storm inlet) of the existing parking area/drive aisle and may not meet ADA maximum sloping allowances for ADA compliance. Slopes within the two (2) existing Accessible Parking Spaces must be field checked for ADA sloping compliance.
5. Provide a 'Site Plan' in the DRC plans set denoting all vehicular traffic movements/patterns within the existing site, including all internal parking access aisles and drive connections to the mall's perimeter road and reflecting and denoting all vehicular and pedestrian traffic related pavement markings and signage for continued Engineering DRC review and sign-off .
6. Provide a 'Pavement Marking and Signage Plan' in the DRC plans set reflecting and denoting all existing vehicular and pedestrian traffic related pavement markings and signage "To Remain" and "Proposed /To Be Replaced" for continued Engineering DRC review and sign-off. The following 'Notes' must also be included on both the 'Site Plan' and 'Pavement Markings and Signage Plan' for Engineering DRC review and sign-off purposes:

   - *ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO "BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS" (BCTED) AND "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MTUCD) STANDARDS.*
   - *ALL MARKINGS SHALL BE THERMOPLASTIC MATERIAL MEETING THE BCTED STANDARDS, EXCEPT FOR THE PARKING SPACE MARKINGS WHICH MAY BE 4" REFLECTORIZED PAINT MEETING THE BCTED STANDARDS AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS FOR 'STANDARD PAINT'.*

- *ALL DOUBLE YELLOW PAVEMENT MARKINGS ASSOCIATED WITH 'STOP BARS' ARE TO HAVE YELLOW/YELLOW RPM's AT 40' O.C.*
- *REFLECTIVE PAVEMENT MARKERS (RPM's) SHALL BE CLASS "B" OR EQUIVALENT APPLIED WITH EXPOXY OR BITUMINOUS ADHESIVE PER FDOT'S 'APPROVED PRODUCTS LIST' (APL). PLACEMENT OF RPM's SHALL BE IN ACCORDNACE WITH FDOT INDEX NO. 17352.*
- *PAVEMENT MARKINGS AND SIGNAGE FOR ALL ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) 'DESIGN STANDARDS', INDEX NOS. 17346 AND 17355 AND LATEST CITY STANDARD DETAIL R-32, 'ACCESSIBLE PARKING SPACE DETAILS'.*
- *WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MEASURED FROM THE CENTERLINE OF THE WHITE MARKINGS, EXCEPT WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST SPACE MARKING.*
- *ALL PARKING SPACES MUST HAVE A PAVEMENT MARKING/STRIPE ON EACH SIDE OF EACH SPACE TO IDENTIFY THE LIMITS OF THE SPACE.*
- *ALL SIDEWALK CURB RAMPS 5' OUTSIDE AND BEYOND THE BUILDING ENVELOPE SHALL BE PER FDOT 'DESIGN STANDARDS', INDEX NO. 304.*
- *ALL PEDESTRIAN/ACCESSIBLE CROSSINGS (WHERE APPLICABLE) SHALL COMPLY WITH FDOT AND MTUCD STANDARDS. 'MID-BLOCK' TYPE PEDESTRIAN/ACCESSIBLE CROSSINGS SHALL BE 10' IN WIDTH AND HAVE "SPECIAL EMPHASIS" PAVEMENT MARKINGS AND PEDESTRIAN/ACCESSIBLE CROSSING SIGNAGE AND PEDESTRIAN/ACCESSIBLE CROSSING ADVANCE WARNING SIGNAGE PER FDOT INDEX NO. 17346.*
- *ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMPS, ACCESSIBLE ROUTES AND RAMPS MUST BE ADA COMPLIANT PER FLORIDA BUILDING CODE, SIXTH EDITION, 'ACCESSIBILITY'.*
- *REQUIRED INSPECTIONS OF THE PROPOSED IMPROVEMENTS/WORK SHALL BE SCHEDULED THROUGH THE CITY ENVIRONMENTAL SERVICES/ENGINEERING DIVISION. CALL (954) 518-9040 FOR AVAILABLE INSPECTION DATES AND TIMES AND FOR CLARIFICATION OF REQUIRED CITY INSPECTIONS BASED UPON THE PROJECT'S PROPOSED SCOPE OF IMPROVEMENTS/CONSTRUCTION.*
- *ALL EXISTING VEHICULAR TRAFFIC/PEDESTRIAN RELATED PAVEMENT MARKINGS AND SIGNAGE WITHIN THE LIMITS OF THE PROPOSED ASPHALT MILLING AND RESURFACING SHALL BE FIELD CHECKED AT THE TIME OF FINAL ENGINEERING DIVISION INSPECTION TO CONFIRM COMPLIANCE WITH BCTED STANDARDS/REQUIREMENTS. ALL NON-CONFORMING PAVEMENT MARKINGS AND SIGNAGE WILL BE REQUIRED TO BE REPLACED FOR FINAL ACCEPTANCE OF THE WORK/PROJECT AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.*

- *ALL 'ACCESSIBLE ELEMENTS' SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION TO CONFIRM COMPLIANCE WITH ADA STANDARDS/REQUIREMENTS. ALL NON-CONFORMING 'ACCESSIBLE ELEMENTS' WILL BE REQUIRED TO BE RECONSTRUCTED FOR ACCEPTANCE OF THE WORK/PROJECT AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.*

7. Note that all existing pavement markings and signage within the site must meet the current Broward County Traffic Engineering Division (BCTED) standards. Existing pavement markings shall be 'refurbished'/redone and existing traffic signage replaced as needed to address BCTED standards. All pavement markings and signage shall be field checked at the time of final Engineering inspection to confirm compliance with BCTED standards.
8. Per City Code, the current City standards for typical Accessible and Standard Parking Spaces dimensions are 12' x 19' and 9' x 19', respectively, with a 3' clear overhang from the inside/front face of the Wheel Stop to the front of the parking space. Provide Code compliant parking spaces and dimension all typical Accessible and Standard Parking Spaces on the Site Plan sheet to be added to the DRC plans set.

   Should the dimensions of the existing parking spaces differ from the current Code standards for parking spaces, then the current Code standards for parking spaces are to be utilized whenever possible within the existing parking lot limits unless the use of the current Code standards results in the loss of parking spaces and creates a parking deficiency which violates the current Site Plan approval. Provide for Engineering DRC review specific Parking Space Details reflecting previously approved Site Plan parking space conditions currently in existence in the field that do not conform to the current City parking space standards.
9. Current City standards for Standard and Accessible Parking Spaces are noted in the attached City Standard Detail R-41 (Option #1 & #2 typically) and City Standard Detail R-32, 'Accessible Parking Space Details'. The attached City Standard Details must be reflected on both the 'Site Plan' and 'Pavement Marking and Signage Plan' to be added to the DRC plans set should the existing parking conditions allow the use of the current Code parking standards.
10. Provide confirmation by way of depiction of "vehicles", dimensions, etc on the Site Plan to be added to the DRC plans set that the existing 'Drive Thru Lane' meets the requirements of Code Section 155.528, 'Drive-Thru Stacking Spaces'.
11. General Comment – **NOTE** a copy of the latest attached Broward County Traffic Engineering Division (BCTED) 'Pavement Markings and Signs Details' sheet along with the attached BCTED 'Ground Signs Assembly Details' and 'Stop and Street Sign Identification Assembly Detail' sheets must be included on a 'Details Sheet' in the DRC plans set for continued Engineering DRC review and sign-off.

MEMORANDUM

March 11, 2019

To: Joseph Yaciuk
Planning Administrator

From: Kristen Jensen
Landscape Planner/ Designer

Re: (SP 2019-03) Miami Grill

The City of Pembroke Pines Planning Division has conducted a landscape review for Miami Grill based on the documents provided. The following items need to be addressed prior to this project being found in compliance:

1. Please provide site plan showing any changes/ modifications being made to the parking areas.
2. The landscape department will be providing a courtesy inspection to make sure the property has been maintained as per previously approved landscape plan.
3. Irrigation must be repaired/installed properly to ensure that all new and existing landscape material is properly being irrigated. A "wet-check" shall be done at time of final inspection to ensure all irrigation heads are working properly etc.

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Kristen Jensen
Landscape Planner · Designer
Planning and Economic Development Division
City of Pembroke Pines
954.392.2107 (Office) · kjensen@ppines.com
Please consider the environment before printing this email.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 7, 2019

To: MSC 2019-04 file

From: Joseph Yaciuk, Planning Administrator

Re: Miami Grill (Pembroke Lakes Mall)

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Will the modifications result in an increase in building gross floor area as defined by Broward County? If so, a plat note amendment may be necessary.
2. Provide details of all new building signs. Provide dimensions, sign type, sign color, method of illumination (if applicable), and sign area for each sign. Any changes to the existing monument sign? If you plan to retain existing signs then those need to be indicated as "to remain".
3. Several pages in submittal are unnecessary for DRC review. DRC is only interested in the exterior of the building as well as a copy of an interior floor plan. Pages A-1.0, A-2.0, A-2.1, A-2.2, A-2.3, A-8.2, A-10.0, RE-1, and RE-2 of the current set have information necessary for DRC review. Please note there may be additional sheets may be necessary to answer DRC comments.
4. Provide actual color chips of all colors / materials to be used on site. Provide color board.
5. Provide location of attached building lights on building elevations (if any). Building lights may be of a wall wash type only.
6. Resubmit 7 sets of full sets of plans answering all DRC comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any inconsistencies in plans will result in additional comments and possible project delays.
7. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). **The DRC will not review your resubmittal if you fail to provide this response.**

Recommendations:

N/A

LIST OF DRAWINGS

ARCHITECTURAL

A-1	GENERAL NOTES, CODE INFORMATION & ARCHITECTURAL SITE PLAN
A-2	DEMOLITION PLAN & NOTES
A-2a	DEMOLITION REFLECTED CEILING PLAN
A-2b	DEMOLITION EXTERIOR ELEVATIONS & NOTES
A-2c	LIFE SAFETY PLAN
A-3	FLOOR PLAN & NOTES
A-4	REFLECTED CEILING PLAN, DETAIL, SCHEDULE & NOTES
A-5	EQUIPMENT/FURNITURE PLAN & MILLWORK/FURNITURE SCHEDULE
A-6	EQUIPMENT SCHEDULE
A-7	FINISH PLAN, FINISH SCHEDULE & NOTES
A-8	INTERIOR ELEVATIONS (DINING, NEW BAR & BAR LOUNGE)
A-9	INTERIOR ELEVATIONS, ACCESSORY SCHEDULE & ENLARGED PLANS (TOILET ROOMS)
A-10	WALL SECTIONS & DETAILS
A-11	PARTITION TYPES
A-12	MILLWORK PLANS, DETAILS & NOTES
A-13	EXTERIOR ELEVATIONS

MECHANICAL

P-1	PLUMBING FLOOR PLAN, SCHEDULES, DETAILS, & NOTES
P-2	PLUMBING RISER DIAGRAMS & SCHEDULES
E-1	LIGHTING PLAN, SCHEDULES, ONE-LINE RISER DIAGRAM & NOTES
E-2	POWER PLAN, PANEL SCHEDULES & NOTES

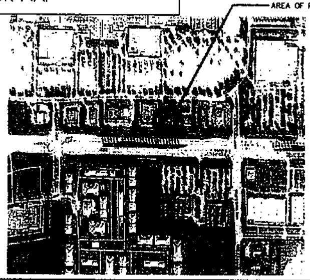
ARCHITECT'S NOTE

DRAWINGS ARE PREPARED BASED UPON DIMENSIONS, DETAILS AND PHOTOGRAPHS OF THE TENANT SPACE PROVIDED BY OTHERS

GENERAL NOTES

1. THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO START OF CONSTRUCTION. COMMENCEMENT OF WORK IMPLIES THE ACCEPTANCE OF ALL EXISTING CONDITIONS. GENERAL CONTRACTOR SHALL ALSO BE RESPONSIBLE TO COORDINATE THE WORK WITH THE WORK OF ALL OTHER TRADES.
2. THE GENERAL CONTRACTOR SHALL PROVIDE ALL PROTECTIVE MEASURES FOR THE SAFETY OF THE PUBLIC AND WORKERS DURING THE COURSE OF THE WORK.
3. ALL WORK ON THIS PROJECT SHALL BE DONE IN THE BEST WORKMAN-LIKE MANNER.
4. THE GENERAL CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE EXECUTION OF THEIR WORK AND FOR ANY CHANGES AND/OR DEVIATIONS FROM DRAWINGS AND SPECIFICATIONS MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER/TENANT. THE COST OF CORRECTIONS RESULTING FROM CHANGES AND/OR DEVIATIONS SHALL BE BORNE BY THE GENERAL CONTRACTOR.
5. DESIGN ALTERATIONS MADE WITHOUT THE ARCHITECT'S KNOWLEDGE DURING THE COURSE OF CONSTRUCTION ARE DONE AT THE OWNER'S AND/OR CONTRACTOR'S RISK. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE CONSEQUENCES OF SUCH CHANGES.
6. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL APPLY FOR AND PAY FOR ALL THEIR PERMITS REQUIRED FOR THIS PROJECT.
7. A COMPLETE SET OF CONTRACT DOCUMENTS MUST BE KEPT AT THE JOB SITE AT ALL TIMES AND ANY CHANGES MUST BE NOTED THEREON AND INITIALED BY THE GENERAL CONTRACTOR.
8. THE GENERAL CONTRACTOR SHALL INSURE THE PROTECTION OF ALL EQUIPMENT FURNISHED UNDER THEIR CONTRACT AND BY OTHERS.
9. THE GENERAL CONTRACTOR SHALL DO ALL WALL AND FLOOR PATCHING TO CONFORM TO MATERIAL, TEXTURE, AND SURFACE ALIGNMENT WITH THE ADJOINING SURFACES. PATCH, REPAIR, OR REPLACE ALL WORK DAMAGED BY NEW CONSTRUCTION.
10. PROVIDE PROTECTION AROUND AREAS WHERE NEW WORK AND/OR DEMOLITION IS TO BE PERFORMED IN ORDER TO PREVENT DUST AND DIRT FROM ENTERING ACTIVE PORTIONS OF THE BUILDING.
11. REMOVE ALL DEBRIS AS THE WORK PROGRESSES AND AT THE COMPLETION OF THE PROJECT.
12. DO NOT SCALE DRAWINGS FOR ANY REASON. REPORT ANY DIMENSIONAL DISCREPANCIES TO THE ARCHITECT BEFORE CONTINUING WORK.
13. WHERE LISTED, PRODUCT DISTRIBUTORS ARE PROVIDED FOR CONVENIENCE ONLY. THE GENERAL CONTRACTOR IS NOT REQUIRED TO USE THE LISTED DISTRIBUTORS. ALL SELECTIONS SHALL BE REVIEWED WITH OWNER/TENANT PRIOR TO INSTALLATION.
14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND CUTTING FOR NEW UTILITIES AS REQUIRED FOR COMPLETION OF THE PROJECT. REMOVE ALL DEMOLISHED MATERIAL NOT DESIGNATED FOR RE-USE, FROM THE PREMISES. LEAVE THE PREMISES CLEAN, NEAT, AND ORDERLY AT THE COMPLETION OF THE PROJECT.
15. THE CONTRACTOR SHALL REMOVE ALL ABANDONED PIPES, CONDUIT, DUCTING, WIRING AND OTHER ABANDONED UTILITIES AS FAR BACK TO THEIR ENTRY SOURCE AS POSSIBLE WHETHER SPECIFICALLY INDICATED ON THE DRAWINGS OR NOT. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTORS TO VISIT THIS SITE PRIOR TO SUBMITTING PROPOSALS. IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS INDICATED ON THE DRAWINGS VERSUS WHAT THE ACTUAL SITE CONDITIONS ARE, THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL ASK FOR CLARIFICATION. FAILURE TO DO SO, MEANS ACCEPTANCE BY THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS OF ALL CONDITIONS.
16. THE ARCHITECT HAS NO KNOWLEDGE OF HAZARDOUS MATERIAL ON THIS PROJECT. THE ARCHITECT CANNOT BE HELD LIABLE FOR ANY SUCH MATERIAL, ASBESTOS, LEAD PAINT OR OTHER SIMILAR PRODUCT THAT MAY BE UNCOVERED ON THIS PROJECT. IF SUCH MATERIAL IS ENCOUNTERED OR SUSPECTED THE LANDLORD SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR THE SAFE AND LEGAL REMOVAL OF SUCH MATERIAL AS REQUIRED PRIOR TO COMMENCEMENT OF THE RENOVATION.
17. THE ARCHITECT HAS NO CONTROL OR RESPONSIBILITY FOR THE MEANS, TECHNIQUES SEQUENCE, OR PROCEDURES OF CONSTRUCTION OR SAFETY PROGRAMS FOR THIS PROJECT. SUCH PROGRAMS AND COMPLIANCE WITH ALL LAWS, RULES, REGULATIONS, CODES OR ORDINANCES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
18. PENETRATIONS OF THE ROOF LARGER THAN 2'-0" x 2'-0" FOR THE INSTALLATION OF ROOF MOUNTED EQUIPMENT SHALL REQUIRE A SUPPORT FRAME TO CARRY THE LOAD TO THE BUILDING'S STRUCTURE.
19. ANY WORK THAT REQUIRES PENETRATING THE ROOF SYSTEM SHALL BE PERFORMED BY A ROOFING CONTRACTOR APPROVED BY THE LANDLORD.
20. ELECTRICAL CONDUIT, WATER LINE, DUCT SUPPORTS/HANGERS, ETC. SHALL NOT BE ATTACHED TO UNDERSIDE OF THE ROOF DECK.
21. THE REMOVAL OF FLOOR SLAB FOR INSTALLATION OF SANITARY AND/OR WATER LINES SHALL BE ACCOMPLISHED BY SAW CUTTING UNLESS THE EXISTING FLOOR SLAB IS A STRUCTURAL SLAB. THEN THE PLUMBING INSTALLATION OF SANITARY AND/OR WATER LINES SHALL BE ACCOMPLISHED BY CORE DRILLING. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE STRUCTURAL SLAB X-RAYED SO THAT ANY PENETRATIONS DO NOT REDUCE THE STRUCTURAL INTEGRITY OF EXISTING SLAB.

SITE LOCATION MAP



MIAMI GRILL

Pembroke Lakes Mall
11501 Pines Boulevard,
Pembroke Pines, Florida 33026

CODE INFORMATION

1. USE GROUP: A-2, ASSEMBLY (RESTAURANT)
2. CONSTRUCTION TYPE: III B - NON PROTECTED
3. SPRINKLERS: NO
4. AREA: 3,790 S.F.
5. OCCUPANCY: (AS PER NFPA 101)

KITCHEN AREAS:	
KITCHEN/BAR (1108 S.F./100 S.F./OCC) = 11.08	= 12 OCCUPANTS
COOLER/STORAGE (319 S.F./500 S.F./OCC) = 0.64	= 1 OCCUPANT
DINING AREAS:	
CONCENTRATED USE, WITHOUT FIXED SEATING: 7 S.F. NET	
119 S.F./7 S.F. NET = 17.00	= 73 OCCUPANTS
LESS CONCENTRATED USE, WITHOUT FIXED SEATING: 15 S.F. NET	
266 S.F./15 S.F. NET = 17.73	= 27 OCCUPANTS
BENCH SEATING: 1 OCCUPANT PER 18 LINEAR INCHES	
1,340 LINEAR INCHES/18 INCHES = 74.4	= 75 OCCUPANTS
TOTAL	= 188 OCCUPANTS

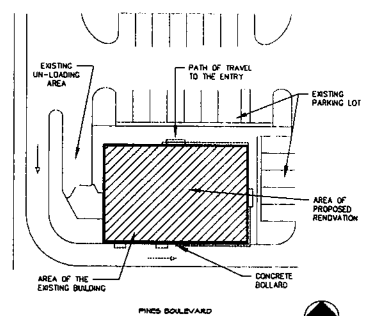
6. ALL WORK PERFORMED SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES THAT APPLY. PLANS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES:

BUILDING CODE:	2014 FLORIDA BUILDING CODE
EXISTING BUILDING CODE:	2014 FLORIDA EXISTING BUILDING CODE
PLUMBING CODE:	2014 FLORIDA PLUMBING CODE
MECHANICAL CODE:	2014 FLORIDA MECHANICAL CODE
ELECTRICAL CODE:	2011 NATIONAL ELECTRIC CODE & NFPA 70
FIRE/LIFE SAFETY CODE:	2012 FLORIDA FIRE PREVENTION CODE, 5TH EDITION/2012 NFPA 101
FUEL GAS	2014 FLORIDA FUEL GAS CODE
ENERGY CODE:	2014 FLORIDA ENERGY CONSERVATION CODE
ACCESSIBILITY CODE:	2014 FLORIDA ACCESSIBILITY CODE

OWNER INFORMATION

TENANT:
GYROS AND SUBS, INC.
JUAN RIVERA

ARCHITECTURAL SITE PLAN



ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'-0"

ABBREVIATIONS

A.C.T.	ACOUSTICAL TILE CEILING	GA.	GAUGE	R.	RISER
A.D.	ACCESS DOOR	GALV	GALVANIZED	R.A.	ROOF DRAIN
A.F.F.	ABOVE FINISHED FLOOR	GC	GENERAL CONTRACTOR	RECT	RECEPTACLE
A/E	ARCHITECT AND ENGINEER	GL	GLASS	REINF	REINFORCED
ALT	ALTERNATE	GYP. BD.	GYPSUM BOARD	REQ'D	REQUIRED
ALUM	ALUMINUM	HD	HUB DRAIN	RM	ROOM
APPROX	APPROXIMATELY	HT	HEIGHT	R.O.	ROUGH OPENING
ARCH	ARCHITECT	H.M.	HOLLOW METAL	SC	SIAMESE CONNECTION
@	AT	HORIZ	HORIZONTAL	SCHED	SCHEDULE
BC	BOTTOM OF CURB	HWH	HOT WATER HEATER	SECT	SECTION
BL	BUILDING LINE	ID	INSIDE DIAMETER	S.F.	SQUARE FOOT
BLDG	BUILDING	INFO	INFORMATION	SHT	SHEET
BLKG	BLOCKING	INSUL	INSULATION	SIM	SIMILAR
BM	BEAM	JT	JOINT	SPECS	SPECIFICATIONS
BOT	BOTTOM	LAM	LAMINATE	STL	STEEL
BS	BOTTOM SIDE	LC	LINEN CLOSET	STIFF	STIFFENER
CAB	CABINET	LG	LONG	STOR	STORAGE
CEM	CEMENT	LL	LOT LINE	STRUCT	STRUCTURAL
C.F.	CUBIC FEET	MAS	MASONRY	SUSP	SUSPENDED
C.J.	CONTROL JOINT	MAX	MAXIMUM	T.	TREAD
CL	CLOSET	MC	MEDICINE CABINET	T.C.	TOP OF CURB
CLG	CEILING	MECH	MECHANICAL	TD	TRENCH DRAIN
CONC	CONCRETE	MFR	MANUFACTURER	THK	THICK
CONSTR	CONSTRUCTION	MIN	MINIMUM	T.O.	TRIMMED OPENING
CONT	CONTINUOUS	MR	MIRROR	TOIL	TOILET
CONTR	CONTRACT	M.O.	MASONRY OPENING	TOS	TOP OF STEEL
C.O.	CLEAN OUT	MTD	MOUNTED	TSL	TOP OF SLAB
C.T.	CERAMIC TILE	MTL	METAL	TYP	TYPICAL
DET	DETAIL	NA	NOT APPLICABLE	UON	UNLESS OTHERWISE NOTED
D.F.	DRINKING FOUNTAIN	N.I.C.	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
D.H.	DOUBLE HUNG	NOM	NOMINAL	VERT	VERTICAL
DIAG	DIAGONAL	#, NO.	NUMBER	W	WIDTH
DN	DOWN	O.C.	ON CENTER	W/	WITH
D.S.	DOWN SPOUT	OD	OUTSIDE DIAMETER	WD	WOOD
DWG	DRAWING	OFD	OVERFLOW DRAIN	WH	WALL HEATER
EA	EACH	OH	OPPOSITE HAND	W/O	WITHOUT
E.J.	EXPANSION JOINT	OPNG	OPENING	W.W.F.	WELDED WIRE FABRIC
ELEV.	ELEVATION	PART	PARTITION	W.W.M.	WELDED WIRE MESH
EP	ELECTRIC PANEL	PCS	PIECES		
EPC	EMERGENCY PULL CORD	PERF	PERFORATED		
EQUIP	EQUIPMENT	PL	PROPERTY LINE		
EXH	EXHAUST	PLAST	PLASTIC		
EXIST	EXISTING	PTD	PAINTED		
FD	FLOOR DRAIN	PVC	POLY VINYL CHLORIDE		
FE	FIRE EXTINGUISHER				
F.F.E.	FINISHED FLOOR ELEVATION				
FG	FINISHED GRADE				
FIN	FINISH				
FLASH	FLASHING				
FLR	FLOOR				
FOUND	FOUNDATION				
F.R.T.	FIRE RETARDANT TREATED				
FS	FLOOR SINK				
FSP	FIRE STANDPIPE				

SYMBOLS

INDICATES DOOR SYMBOL / DOOR NUMBER / FLOOR LEVEL	EARTH	BATT INSULATION
INDICATES WINDOW SYMBOL / WINDOW NUMBER / FLOOR LEVEL	CONCRETE	RIGID INSULATION
ELEVATION NUMBER	STEEL	PLYWOOD
FIRE EXTINGUISHER	FINISH WOOD	POROUS FILL
PARTITION TYPE MARKER	ROUGH WOOD	EXISTING WALLS
SECTION MARKER	BRICK	WALLS TO BE REMOVED
DETAIL MARKER	CONCRETE BLOCK	NEW PARTITIONS
ELEVATION MARKER	PLASTER, GYPSUM BOARD OR STUCCO	PRE-FABRICATED COOLER WALLS
MULTIPLE ELEVATION MARKER		
FLOOR PLAN NOTE MARKER		
EF EXHAUST FAN, INTERCONNECTED WITH LIGHT SWITCH		

FRANCHISE DESCRIPTION

DISTINCTIVE MIAMI-INSPIRED DESIGN AND DELICIOUS MADE-TO-ORDER MEALS LIKE WINGS, CHEESESTEAKS, FRESH ANGUS BURGERS, AND AUTHENTIC GREEK-STYLE GYROS. FAR FROM JUST A SUB SHOP, TODAY MIAMI GRILL CONTINUES TO OFFER MORE TO EVERYONE, INCLUDING GRILLED MAHI MAHI, WRAPS AND EVEN BEER AND WINE, ALL IN A SLEEK NEW CONCEPT WITH A SOUTH BEACH VIBE. IN OTHER WORDS, AT MIAMI GRILL, EVERYTHING GOES.

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ISSUE DATE: 2-3-2017
REVISIONS: 2-17-2017, 2-27-2017

DRAWING TITLE: GENERAL NOTES, CODE INFORMATION & ARCHITECTURAL SITE PLAN

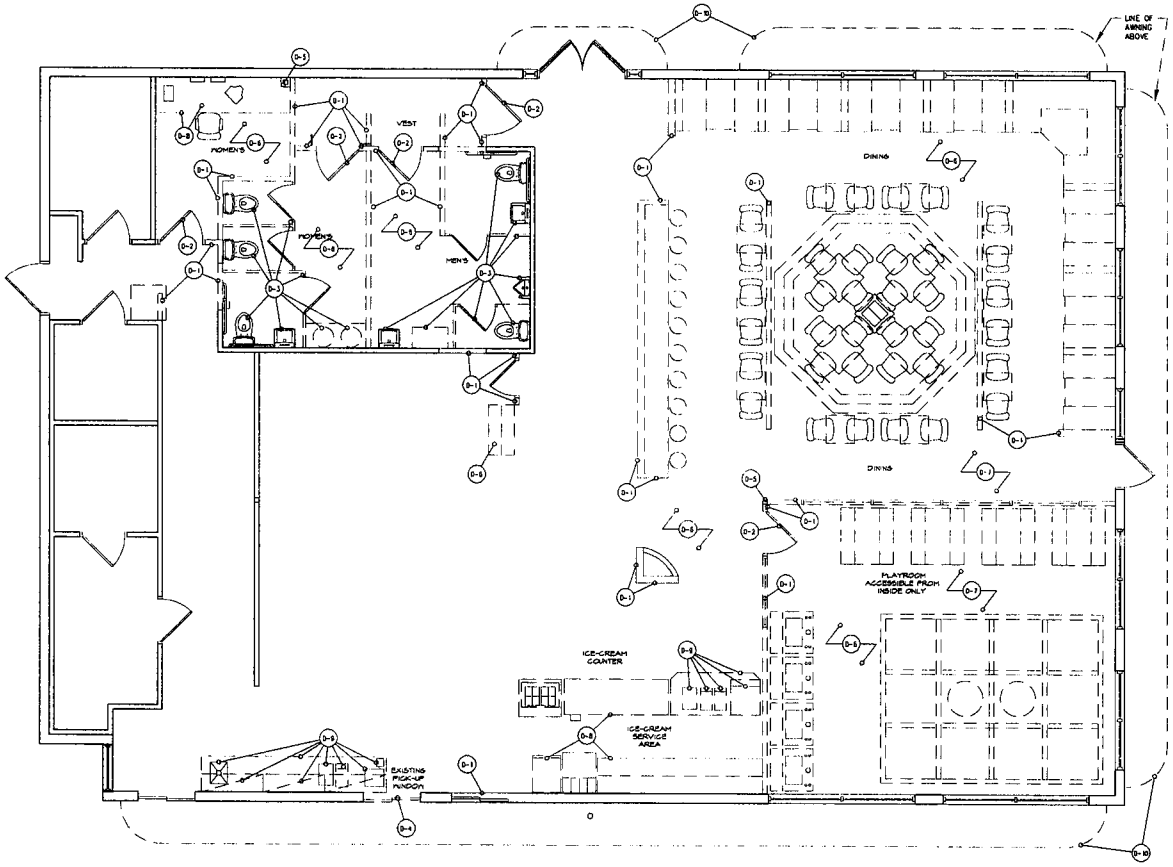
PROJECT TITLE: Proposed Alterations For: MIAMI GRILL, 11501 PINES BOULEVARD, PEMBROKE PINES, FLORIDA, 33026

DRAWN BY: S.Y.
PROJECT NO: 2016-069
DRAWING NO: A-1

SCOTT F. LURIE, ARCHITECT • SFLARC.COM • 645 LOTUS AVENUE • ORADELL, NEW JERSEY 07649 • PHONE: 201-261-1885 • FAX: 201-261-3548

DEMOLITION NOTES: (SHOWN AS D-# ON THE FLOOR PLAN)

1. EXISTING STUD AND GYPSUM BOARD WALLS TO BE REMOVED. PATCH AND REPAIR ADJACENT SURFACES AS REQUIRED.
2. EXISTING DOORS TO BE REMOVED AND REUSED. PROTECT DURING ALL PHASES OF DEMOLITION. PATCH AND REPAIR ADJACENT SURFACES AS REQUIRED.
3. EXISTING TOILET PARTITIONS, MILLWORK AND PLUMBING FIXTURES TO BE REMOVED. CAP ALL UNUSED PLUMBING LINES BEHIND EXISTING WALLS OR BELOW FLOORS. PATCH AND REPAIR ALL WALLS AND FLOORS AS REQUIRED.
4. EXISTING PICK-UP WINDOW TO BE REMOVED AND RELOCATED. PROTECT DURING ALL PHASES OF DEMOLITION.
5. EXISTING COLUMN TO REMAIN AND TO BE PROTECTED.
6. GENERAL CONTRACTOR TO REMOVE ALL FLOOR AND WALL FINISHES FROM RENOVATED AREAS (DINING ROOM, NEW BAR, TOILET ROOMS, JANITOR'S CLOSET AND NEW OFFICE).
7. ANY EXISTING DINING, PLAY AREA AND ICE-CREAM STATION EQUIPMENT AND FURNITURE TO BE REMOVED. SEE NOTES #8 AND #10 FOR EXCEPTIONS.
8. ANY CUSTOM MILLWORK TO BE REMOVED FROM EXISTING OFFICE, ICE-CREAM STATION AND KITCHEN ENTRY AREA. ALL RE-USED FURNITURE AND EQUIPMENT TO BE PROTECTED DURING ALL PHASES OF DEMOLITION.
9. EXISTING ICE-CREAM COUNTER AND PICK-UP EQUIPMENT TO BE REMOVED AND RELOCATED. PROTECT DURING DEMOLITION.
10. EXISTING AWNINGS TO BE REMOVED. PATCH AND REPAIR EXTERIOR WALLS DUE TO DEMOLITION.



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NORTH

STATE LICENSES

AL	#902
AZ	39136
CO	36635a
DC	ARB0104146
DE	ARC101267
GA	RA-0007117
IL	AR-0014937
IN	RA01206
KY	AR-12541
LA	05635
MA	0001637
MD	00-12635
ME	AR1970000
MI	5765
MN	7500
MO	30213
NJ	13801
NM	3614
NV	1301080697
NY	43633
OH	A-300-41-1034
PA	5342
SC	5342
TN	3144
TX	14626-1
VA	0140111
WI	8867
WV	4127
CN	13417
	4A-0123737-A
BI	3014
	7264
TJ	18437
	00-2818-1-10001
	00-2818-1-10214
	2400
	5674
	3728-005
	3987

NOTE: ALL LICENSES ARE CURRENT AS OF THE DATE OF THIS PLAN. ALL LICENSES ARE ACTIVE UNLESS OTHERWISE NOTED.

NE - ARN CERTIFICATE NUMBER EXPIRED

NOTE: ALL LICENSES ARE CURRENT AS OF THE DATE OF THIS PLAN. ALL LICENSES ARE ACTIVE UNLESS OTHERWISE NOTED.

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ISSUE DATE
2-3-2017
REVISIONS

DRAWING TITLE
DEMOLITION PLAN & NOTES

PROJECT TITLE
Proposed Alterations for
MIAMI GRILL
11501 PINES BOULEVARD
PEMBROKE PINES
FLORIDA, 33026

DRAWN BY
S.Y.

PROJECT NO
2016-069

DRAWING NO
A-2

REGISTERED ARCHITECT
SCOTT F. LURIE
AR 0014937
STATE OF FLORIDA

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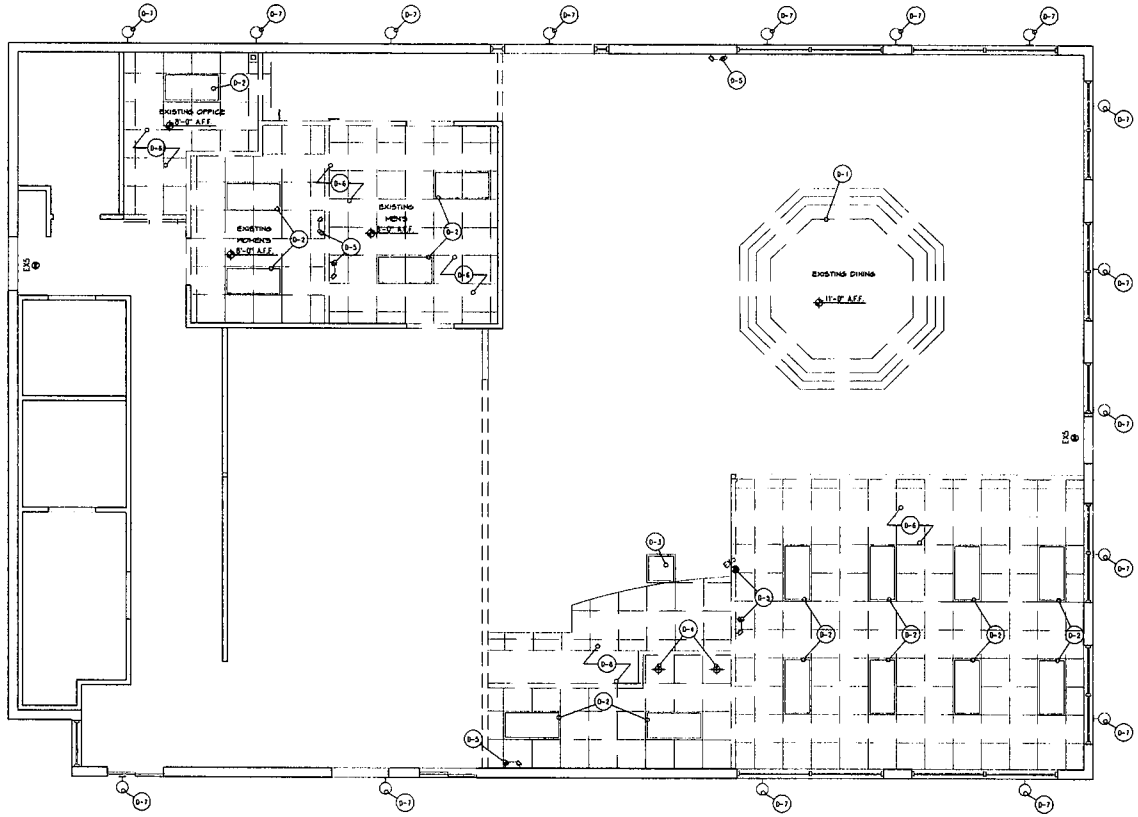
DEMOLITION NOTES: (SHOWN AS D-# ON REFLECTED CEILING PLAN)

1. EXISTING RECESSED CEILING OVER DINING AREA TO BE REMOVED.
2. EXISTING 2'X4' FIXTURE TO BE REMOVED.
3. EXISTING 2'X2' FIXTURE TO BE REMOVED.
4. EXISTING RECESSED FIXTURE TO BE REMOVED.
5. EXISTING FIRE EXIT SIGNS AND EMERGENCY LIGHTS TO BE REMOVED, REUSED OR RELOCATED AS REQUIRED.
6. EXISTING CEILING GRID AND CEILING TILE TO BE REMOVED.
7. ALL EXISTING EXTERIOR LIGHT FIXTURES TO BE REMOVED
8. EXISTING EXTERIOR SECURITY CAMERAS TO BE PROTECTED DURING DEMOLITION.
9. G.C. TO REPLACE DAMAGED OR DISCOLORED CEILING TILES THROUGHOUT WHERE NECESSARY.



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

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NORTH

STATE LICENSES:
AZ 6700
CA 31-138
CO 20121
CT ARC0010616
DE ARC101447
FL 53-0007112
GA AR-0011937
HI R-0115844
ID AR-12241
IL 184,118
IN AR-98437A
KS 2011-011882
KY AR19700040
LA 5745
MA 7300
MD 13413
MI 43821
MN 3874
MO 13011004897
NM 43423
NV AR-3004101041
NY 13148
OH 3032
PR 3166
RI AR8493
SC 01-4401-1
TN 18417
TX 11347
UT 5-11-11/2014
VA 3014
VT 7236
WA 18437
WI 4038147-0021
WV 0401-011021
WY 2241
BVI 8470
UAE 5738 MOA
NYC 3983
NEW JERSEY ARCHITECTURAL REGISTRATION NUMBER
NEW YORK LICENSED ARCHITECT DESIGN FIRM
FLORIDA BUSINESS ENTERPRISE LICENSE REGISTRATION NUMBER
AA-0041

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ISSUE DATE
2-3-2017
REVISIONS

DRAWING TITLE:
DEMOLITION REFLECTED CEILING PLAN

PROJECT TITLE
Proposed Alterations for
MIAMI GRILL
11501 PINES BOULEVARD
PEMBROKE PINES
FLORIDA, 33026

DRAWN BY
S.Y.

PROJECT NO
2016-069

DRAWING NO
A-2a

REGISTERED ARCHITECT
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STATE OF FLORIDA

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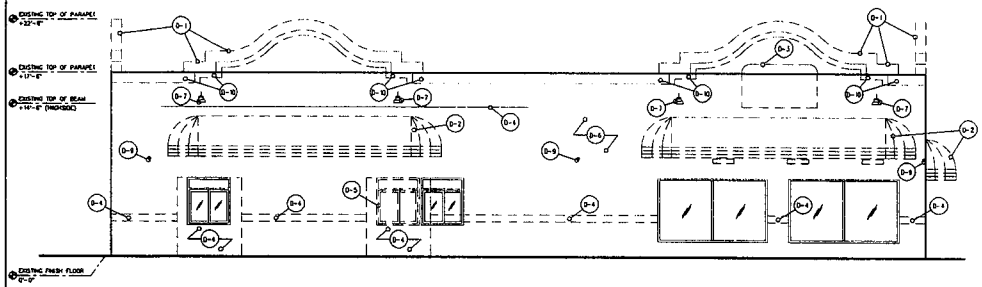
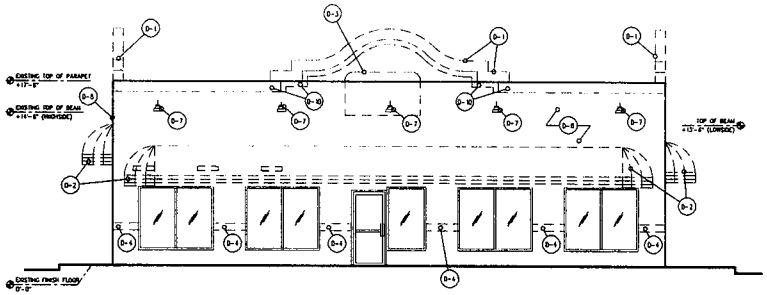
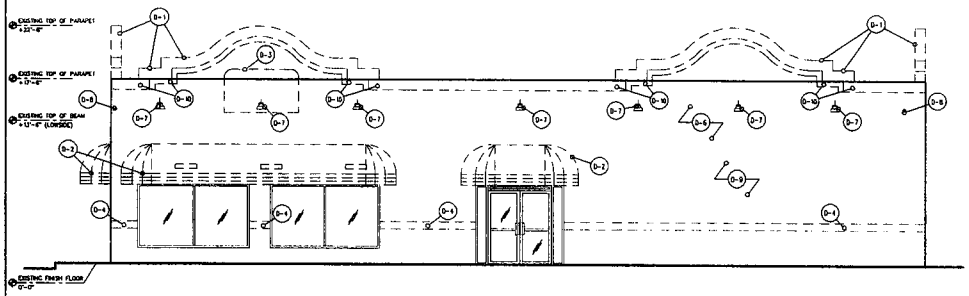


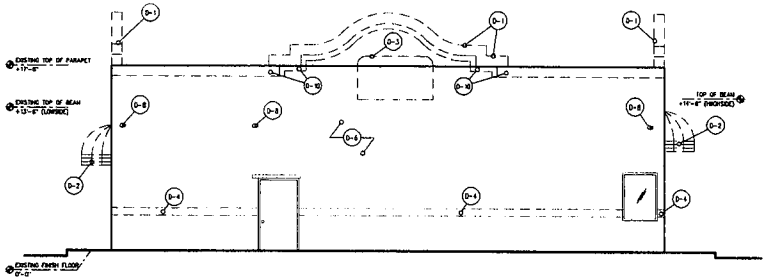
SOUTH ELEVATION- PINES BLVD (DRIVE-THRU)



EAST ELEVATION



NORTH ELEVATION- ACCESS ROAD/ PARKING LOT



WEST ELEVATION

DEMOLITION NOTES: (SHOWN AS D-# ON THE ELEVATION)

1. EXISTING PARAPET WALL TO BE REMOVED. PATCH AND REPAIR ADJACENT WALLS AS REQUIRED BY NEW WORK.
2. ALL EXISTING CANOPIES TO BE REMOVED.
3. ALL EXISTING SIGNAGE TO BE REMOVED.
4. EXISTING TILE BANDING TO BE REMOVED. PATCH AND REPAIR ADJACENT SURFACES.
5. EXISTING DRIVE-THRU WINDOW TO BE REMOVED AND RELOCATED.
6. ALL EXTERIOR WALLS AND BASE FINISHES TO BE REMOVED/RE-PAINTED.
7. LIGHT FIXTURE TO BE REMOVED.
8. EXISTING SECURITY CAMERA TO BE REMOVED AND REUSED. PROTECT DURING DEMOLITION.
9. EXISTING MURAL TO BE REPLACED.
10. EXISTING BANDING TO BE TRIMMED DOWN TO EXISTING STUCCO WALL BELOW.
11. ANY DAMAGED WALLS ARE TO BE PATCHED AND REPAIRED BY C.C.

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STATE LICENSES:

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ISSUE DATE
2-3-2017
REVISIONS

DRAWING TITLE
DEMOLITION EXTERIOR ELEVATIONS & NOTES

PROJECT TITLE
Proposed Alterations to:
MIAMI GRILL
11501 PINES BOULEVARD
PEMBROKE PINES
FLORIDA 33026

DRAWN BY
S.Y.

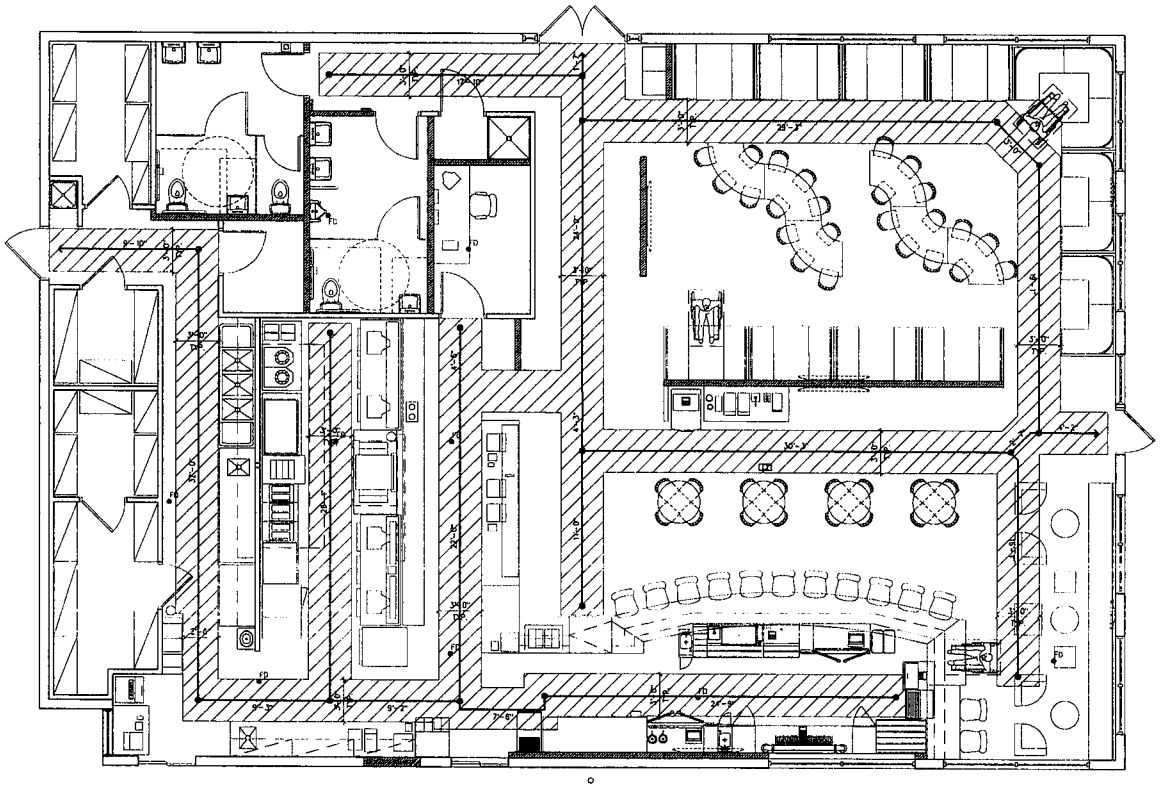
PROJECT NO
2016-069

DRAWING NO
A-2b

REGISTERED ARCHITECT
SCOTT F. LURIE
AR 0014557
STATE OF FLORIDA

SCOTT F. LURIE, ARCHITECT • SFLARC.COM • 645 LOTUS AVENUE • ORADELL, NEW JERSEY 07649 • PHONE: 201-261-1885 • FAX: 201-261-3548

EXIT ACCESS TRAVEL DISTANCE AS PER TABLE 1016.2			
OCCUPANY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)	PROPOSED (feet)
A	200	250	132'-1"



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

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NORTH

STATE LICENSES:
sf03
3F438
30ABL
AR0010616
AR0101671
S3-0007112
AR-001-4837
AR01204
AR-0132741
00A
AR-RB-0374
001-018583
AR19120040
3743
7303
30213
13821
36A8
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3182
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8137
13617
AR-0107474
3014
7286
3887
AR0814140301
UA01411074
3441
8870
11720 005
3887

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ISSUE DATE
2-3-2017
REVISIONS

DRAWING TITLE
LIFE SAFETY PLAN

PROJECT TITLE
Proposed Alterations to:
MIAMI GRILL
11500 PINES BOULEVARD
PEMBROKE PINES
FLORIDA, 33026

DRAWN BY
S.Y.

PROJECT NO
2016-069

DRAWING NO
A-2c

REGISTERED ARCHITECT
SCOTT F. LURIE
AR 0014837
STATE OF FLORIDA

SCOTT F. LURIE, ARCHITECT • SFLARC.COM • 645 LOTUS AVENUE • ORADELL, NEW JERSEY 07649 • PHONE: 201-261-1885 • FAX: 201-261-3548

FLOOR PLAN NOTES: (SHOWN AS FP-# ON THE FLOOR PLAN)

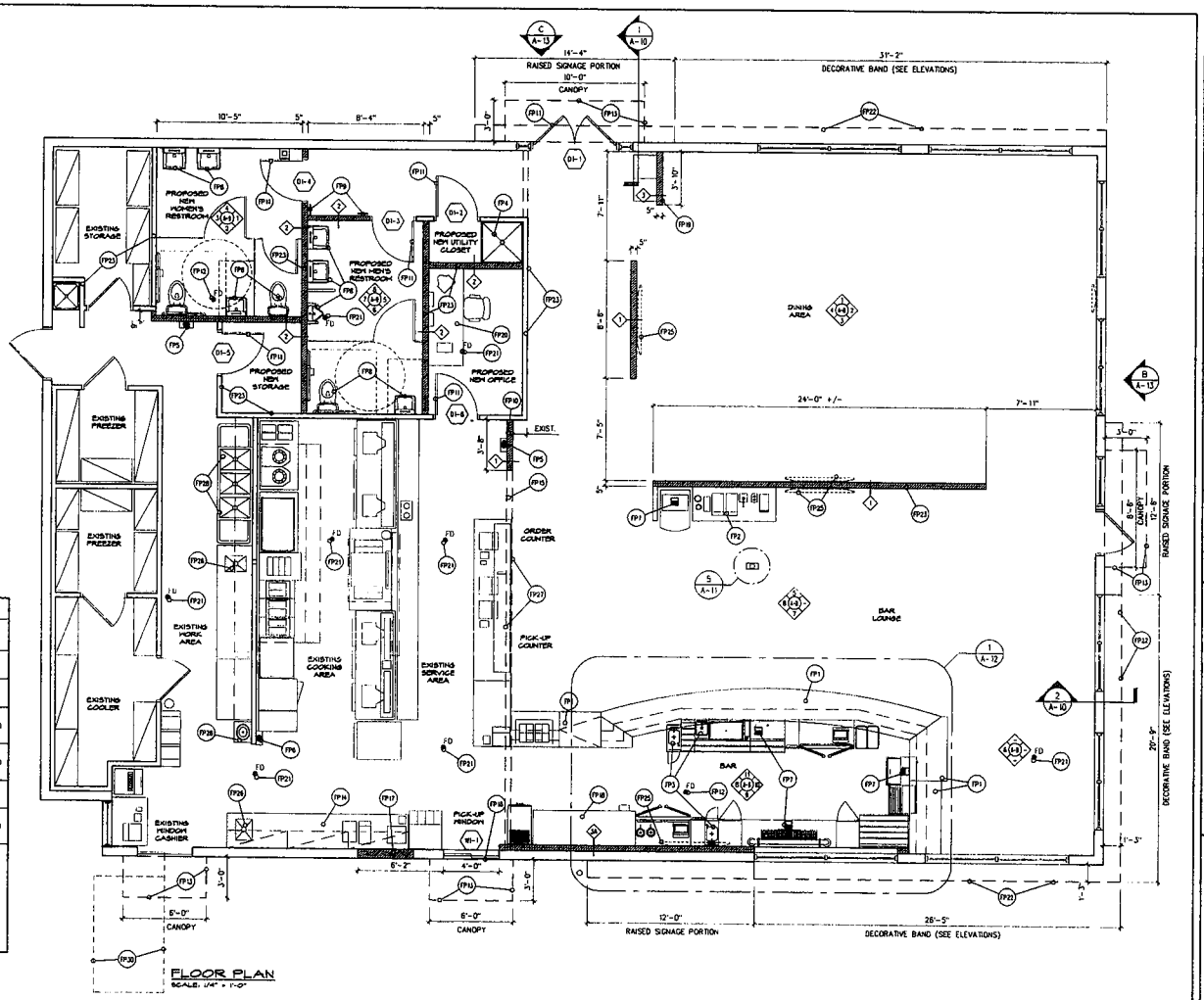
1. NEW CUSTOM BAR COUNTER. REFER TO ENLARGED DETAIL 1 ON SHEET A-12 AND FRANCHISE STANDARDS FOR MORE INFORMATION.
2. NEW CUSTOM BEVERAGE/CONDIMENT COUNTER, BIBB RACK STORAGE CABINET AND UNDER COUNTER CABINETS WITH ADJUSTABLE SHELVES PROVIDED BY G.C.
3. NEW STAINLESS STEEL BAR SINK WITH SIDE TABLES. REFER TO EQUIPMENT SCHEDULE FOR SPECIFICATIONS.
4. NEW MOP/JANITORIAL SERVICE FLOOR SINK. PROVIDE SHELVING ABOVE OR ADJACENT TO THE MOP SINK FOR THE STORAGE OF CLEANING SUPPLIES. PROVIDE A WALL MOUNTED HOOK FOR HANGING MOPS ABOVE SINK.
5. NEW WALL MOUNTED FIRE EXTINGUISHER AND ENCLOSURE MODEL NUMBER ACADEMY 2023 WITH A MERCURY 15 1/2 EXTINGUISHER TO PROVIDE A MINIMUM UL RATING OF 2A-10BC AS MANUFACTURED BY J.L. INDUSTRIES OR APPROVED EQUAL.
6. NEW WALL MOUNTED FIRE EXTINGUISHER MODEL NUMBER ACADEMY 2023 WITH A SATURN 15, TYPE "K" EXTINGUISHER AS MANUFACTURED BY J.L. INDUSTRIES OR APPROVED EQUAL.
7. NEW FLOOR SINKS. REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION.
8. NEW TOILET ROOMS WITH NEW PLUMBING FIXTURES AND ACCESSORIES. REFER TO THE INTERIOR BATHROOM ELEVATIONS ON SHEET A-9 FOR MORE INFORMATION.
9. PROVIDE MEN'S AND WOMEN'S BATHROOM HANDICAP SIGNAGE ALONG SIDE THE LATCH SIDE OF THE TOILET ROOM DOORS. REFER TO SIGN DETAILS ON SHEET A-9 FOR MORE INFORMATION.
10. EXISTING DOOR TO BE REMOVED. PATCH AND REPAIR OPENING WITH MATERIALS TO MATCH CONSTRUCTION. PATCH AND REPAIR ADJACENT SURFACES AS REQUIRED BY NEW WORK.
11. REFER TO THE DOOR SCHEDULE ON THIS SHEET FOR NEW AND RE-USED DOOR INFORMATION.
12. NEW FLOOR DRAIN. REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION.
13. PROPOSED AEGIS METAL CANOPY WITH SUPPORT RODS BY MANUFACTURER - DATUM METAL PRODUCTS INC. SECURE INTO EXISTING CMU USING THRU BOLTS AS PROVIDED BY MANUFACTURER. CANOPY TO BE APPROVED FOR HURRICANE HIGH VELOCITY ZONE.
14. EXISTING KITCHEN EQUIPMENT TO BE CENTERED ON NEW PORTION OF WALL DUE TO NEW PICK-UP WINDOW LOCATION.
15. NEW KITCHEN ENTRY OPENING.
16. NEW PICK-UP WINDOW LOCATION.
17. EXISTING WINDOW TO BE REMOVED AND RE-LOCATED. INFILL OPENING WITH MATERIALS TO MATCH, PATCH AND REPAIR ADJACENT SURFACES AS REQUIRED BY NEW WORK.
18. EXISTING DESSERT/ICE-CREAM SERVICE EQUIPMENT TO BE RELOCATED TO BACK BAR WALL.
19. NEW HALF WALL. REFER TO PARTITION TYPE 3 ON SHEET A-10 FOR MORE INFORMATION.
20. EXISTING OFFICE FURNITURE AND EQUIPMENT TO BE RELOCATED TO NEW OFFICE LOCATION.
21. EXISTING FLOOR DRAIN TO REMAIN.
22. PROPOSED SOFFIT BAND ABOVE. REFER TO THE SECTION DETAIL 2 ON SHEET A-10 FOR MORE INFORMATION.
23. EXISTING WALLS TO REMAIN. PATCH AND REPAIR AS REQUIRED DUE TO NEW WORK.
24. NEW METAL STUD WALL. REFER TO THE PARTITION TYPES ON SHEET A-11 FOR MORE INFORMATION.
25. LOCATION OF NEW WALL MOUNTED TV.
26. EXISTING SINK TO REMAIN.
27. EXISTING SOFFIT TO REMAIN. PATCH AND REPAIR AS REQUIRED DUE TO NEW WORK.
28. EXISTING 3 COMPARTMENT SINK TO REMAIN.
29. PROPOSED NEW BOLLARD. REFER TO DETAIL 6 ON SHEET A-11 FOR MORE INFORMATION.
30. EXISTING SAW-CUT LOOP.

DOOR SCHEDULE (NOTED D1-# ON DRAWINGS)

DOOR NUMBER	DOOR SIZE	DOOR MATERIAL	FRAME MATERIAL	HARDWARE	HEADER	HEAD HEIGHT	CLOSER	KICKPLATE	STOPS	REMARKS
D1-1	(2) 3'-0" x 7'-0"	ALUMINUM & GLASS	ALUMINUM	ENTRANCE LOCK	EXISTING	EXISTING	YES	NO	NO	(WEATHER-STRIPPING)
D1-2	3'-0" x 6'-8" x 1 3/4"	SOLID CORE BIRCH DOOR. STAIN & SEAL	HOLLOW METAL. PRIME & PAINT	STOREROOM LOCK	3 5/8SW20 BOX BEAM	6'-8"	NO	NO	YES	NEW DOOR PROVIDED BY G.C.
D1-3	3'-0" x 6'-8" x 1 3/4"	WOOD	HOLLOW METAL. PRIME & PAINT	PASSAGE LATCH	3 5/8SW20 BOX BEAM	6'-8"	YES	YES	YES	EXISTING DOOR TO BE RE-USED, REPAIRED AND REPAINTED.
D1-4	3'-0" x 6'-8" x 1 3/4"	WOOD	HOLLOW METAL. PRIME & PAINT	PASSAGE LATCH	3 5/8SW20 BOX BEAM	6'-8"	YES	YES	YES	EXISTING DOOR TO BE RE-USED, REPAIRED AND REPAINTED.
D1-5	3'-0" x 6'-8" x 1 3/4"	SOLID CORE BIRCH DOOR. STAIN & SEAL	HOLLOW METAL. PRIME & PAINT	PASSAGE LATCH	3 5/8SW20 BOX BEAM	6'-8"	NO	YES	YES	NEW DOOR PROVIDED BY G.C.
D1-6	3'-0" x 6'-8" x 1 3/4"	WOOD	HOLLOW METAL. PRIME & PAINT	OFFICE LOCK	3 5/8SW20 BOX BEAM	6'-8"	NO	YES	YES	EXISTING DOOR TO BE RE-USED, REPAIRED AND REPAINTED.

DOOR NOTES

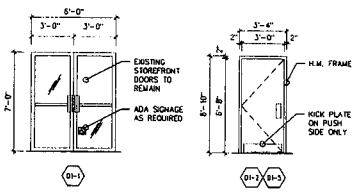
1. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, PARTS AND SUPPORT PRODUCTS FOR A COMPLETE DOOR INSTALLATION. ALL DOOR HANDLE HARDWARE SHALL BE ADA ACCESSIBLE LEVER TYPE. DOOR HARDWARE INCLUDING DOOR CLOSERS SHALL MEET ALL ADA REQUIREMENTS.
2. CLOSERS FOR INTERIOR DOORS ARE TO BE MODEL #1460 DESIGNER SERIES COVER, PULL SIDE AS MANUFACTURED BY LCN OR APPROVED.
3. ALL ACCESSORY FINISHES SHALL BE AS PER FRANCHISE STANDARDS.
4. CHANGES IN ELEVATION AT THRESHOLDS SHALL BE 1/2" MAXIMUM.
5. DOOR STOPS AND BUMPERS TO BE INSTALLED BEHIND ALL SWINGING DOORS.



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

DOOR INFORMATION

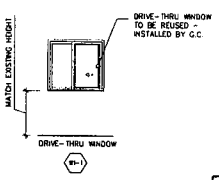
1 3/4" FLUSH HOLLOW METAL DOOR W/ HOLLOW METAL FRAME
HARDWARE
(1 1/2 PR.) HINGES FBB179 (BALL BEARING) 4.5 X 4.5 - STANLEY -SATIN/CHROME
(1) KEYED LOCK 05JR0 RHODES - SCHLAGE - SATIN/CHROME
(1) WALL STOP W302 TB - TRIMCO - SATIN/CHROME
(1) KICK PLATE#48 12" X 34" .050-630 - TRIMCO -SATIN/STAINLESS
(1) DOOR SCOPE - PREMIER UNLTD - ALUMINUM (CONTACT SECURITY PRODUCTS INC. AT 800.452.5276)
REMARKS: 1. DOOR FINISH SHALL MATCH EXISTING REUSED.



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

WINDOW SCHEDULE (NOTED W1-# ON DRAWINGS)

WINDOW NUMBER	WINDOW SIZE	WINDOW MATERIAL	MANUFACTURER	MODEL	HEADER	REMARKS
W1-1	EXISTING	ALUMINUM & GLASS	EXISTING	EX.	(2) 4" X 3 1/2" X 5/16".	EXISTING WINDOW TO BE REUSED



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

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NORTH

STATE LICENSES

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ISSUE DATE 2-3-2017
REVISIONS

DRAWING TITLE
FLOOR PLAN, DOOR & WINDOW SCHEDULES, DETAILS & NOTES

PROJECT TITLE
Proposed Alterations for:
MIAMI G.R.I.L.L.
11501 PINES BOULEVARD
PEMBROKE PINES
FLORIDA, 33026

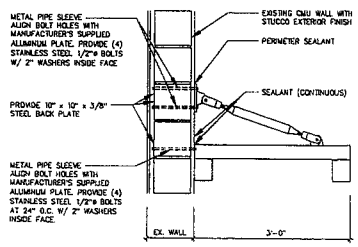
DRAWN BY: S.Y.

PROJECT NO 2016-069

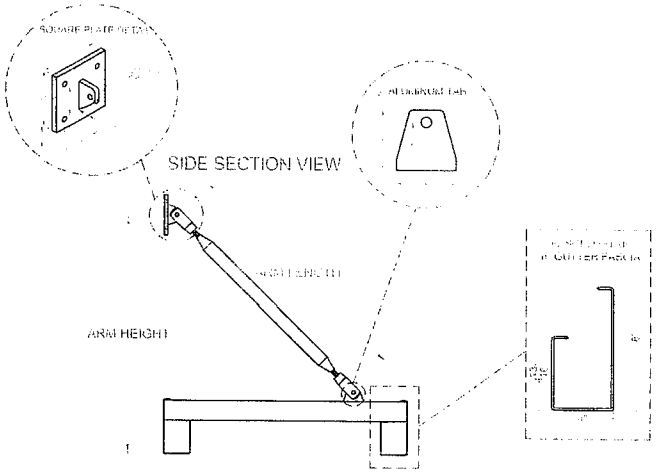
DRAWING NO A-3

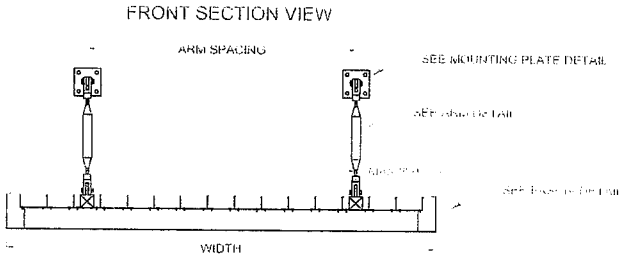
REGISTERED ARCHITECT SCOTT F. LURIE AR 0014537 STATE OF FLORIDA

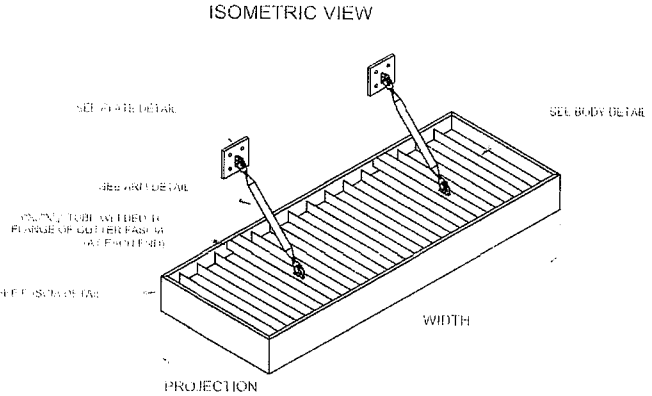
SCOTT F. LURIE, ARCHITECT • SFLARC.COM • 645 LOTUS AVENUE • ORADELL, NEW JERSEY 07649 • PHONE: 201-261-1885 • FAX: 201-261-3548

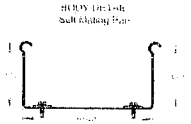


1 METAL CANOPY DETAIL
SCALE: 1" = 1'-0"









ADJUSTABLE HANGER ROD

Datum	5107 Australian Avenue West Palm Beach, FL 33407 Ph 1-800-814-4840 Fax (561) 844-6879	Drawn By:	Customer	MODEL:	ARMS:	PLANS APPROVED BY:
Metal Products		Date:		MATERIAL: ALUMINUM	MOUNTING PLATE: SQUARE	SIGNATURE:
Designers & Fabricators Of Quality Architectural Products Since 1940		Revised:	Address	FASCIA: 6" GUTTER	PAINT:	PRINTED NAME:
		Scale:		BODY:	COLOR:	DATE:
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STATE LICENSES

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ISSUE DATE
REVISIONS
01-23-2019

DRAWING TITLE
CANOPY DETAILS

PROJECT TITLE
Proposed Alterations for
MIAMI GRILL
11501 PINES BOULEVARD
PEMBROKE PINES
FLORIDA, 33026

DRAWN BY

PROJECT NO
2016-069B

DRAWING NO
A-8.2

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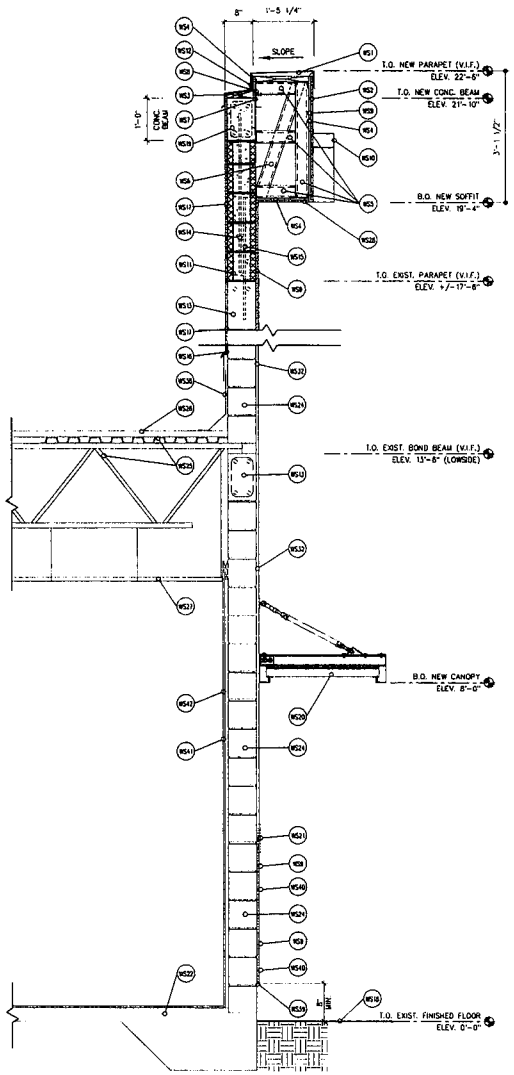
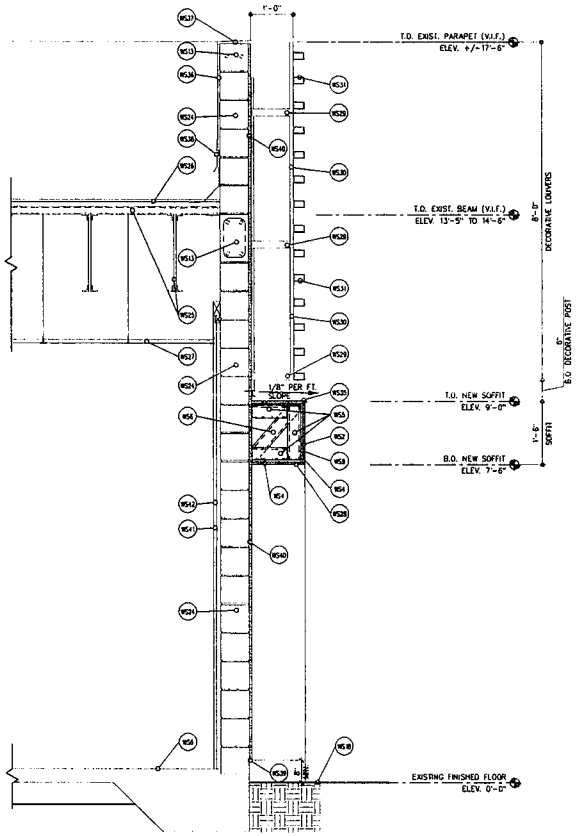


① WALL SECTION
SCALE: 3/4" = 1'-0"



② WALL SECTION @ DECORATIVE METAL LOUVERS
SCALE: 3/4" = 1'-0"

WALL SECTION NOTES: (SHOWN AS WS-# ON THE FLOOR PLAN)

1. PROPOSED ALUMINUM COPING BY PAC-CLAD, PETERSEN ALUMINUM. PROVIDE PAC-TITE TAPERED COPING, COLOR, AS SELECTED BY OWNER. INSTALL AS PER MANUFACTURERS SPECIFICATIONS. REFER TO ROOF PLAN FOR MORE INFORMATION. INSTALL OVER R-GUARD CAT 5 EXTREME WEATHER BARRIER.
2. PROPOSED 5/8"MIN. SMOOTH FINISHED STUCCO OVER EXP. GALV. MTL. LATH WITH 1"MIN. OVER LAPS AT SEAMS FASTENED TO SHEATHING WITH APPROVED FASTENERS WITH HEADS NOT LESS THAN 3/8"DIA. MIN. 2 FASTENERS PER SQ.FT. OF LATH.
3. PROVIDE SOLID 2" X PRESSURE TREATED WOOD BLOCKING AS INDICATED.
4. PROVIDE ONE LAYER OF 5/8" MOISTURE RESISTANT EXTERIOR SHEATHING BY GEORGIA PACIFIC, DENSGLASS GOLD OR APPROVED EQUAL
5. PROPOSED 3-5/8" 16GA. METAL STUD AT 16"O.C. SECURED TO CMU.
6. PROPOSED 3-5/8"16GA. METAL STUD BRACING AT 4-0"O.C. SECURED TO METAL STUDS
7. PROPOSED CONTINUOUS TRACK TO BE SECURED TO NEW CONCRETE BEAM.
8. METAL STUD TO BE SECURED TO CONTINUOUS TRACK.
9. PROPOSED R-GUARD CAT 5 EXTREME WEATHER BARRIER PROTECTION SYSTEM BY PROSOCO (MOISTURE PROTECTION).
10. PROPOSED 4x6 SURFACE MOUNTED TRIM PROVIDED BY OTHERS.
11. PROPOSED 8"CMU
12. PROVIDE ALUMINUM FLASHING. FLASHING TO EXTEND BEHIND COPING
13. EXISTING CONCRETE BOND BEAM TO REMAIN.
14. PROVIDE #4 BARS AT 2-0"O.C. CONTINUOUS WITHIN CMU WALL. PROVIDE DURO-WALL JOINT REINFORCING AT 16"O.C. FILL BLOCK SOLID WITH CONC. FULL HEIGHT AT REBARS.
15. PROPOSED #4 BARS AT 2-0"O.C. DRILL AND EPOXY INTO EXISTING BOND BEAM 10"DEEP AND 2-0"VERTICAL ABOVE EXISTING BOND BEAM.
16. PROPOSED ALUMINUM DRIP FLASHING SECURED TO FACE OF CMU BEHIND NEW PLASTER FINISH.
17. PROPOSED NEW PLASTER WITH SMOOTH FINISH.
18. LINE OF APPROXIMATE GRADE. REFER TO SITE DRAWINGS FOR MORE INFORMATION.
19. PROPOSED CONCRETE BEAM WITH #4 BARS CONTINUOUS HORZ. WITH #3 TIES AT 1-0"O.C
20. PROPOSED AEGIS METAL CANOPY WITH SUPPORTS RODS BY MANUFACTURER DATUM METAL PRODUCTS INC. SECURE INTO EXISTING CMU USING THRU BOLT AS PROVIDED BY MANUFACTURER.
21. EXISTING TILE BAND TO BE REMOVED. PATCH AND REPAIR ADJACENT SURFACES AFFECTED BY DEMO WORK. PREPARE SURFACE FOR NEW EXTERIOR FINISH.
22. EXISTING FLOOR SLAB TO REMAIN.
23. EXISTING COPING TO BE REMOVED.
24. EXISTING BLOCK WALL TO REMAIN. V.I.F.
25. EXISTING ROOF FRAMING TO REMAIN. V.I.F.
26. EXISTING ROOFING TO REMAIN.
27. EXISTING SUSPENDED CEILING GRID TO REMAIN.
28. PROVIDE DRIP GROVE IN STUCCO UNDER SOFFIT
29. 2"X ALUMINUM POST MECHANICALLY FASTENED INTO EXISTING STRUCTURE. PROVIDED AND INSTALLED BY SIGN MANUFACTURER.
30. 1"X VERTICAL ALUMINUM SUPPORT ATTACHED TO POSTS. PROVIDED AND INSTALLED BY SIGN MANUFACTURER.
31. 2"X 3"LAD STRAIGHT METAL LOUVERS MECHANICALLY FASTENED TO VERTICAL SUPPORTS PROVIDED AND INSTALLED BY SIGN MANUFACTURER.
32. EXISTING STUCCO AREAS, TO BE SANDBLASTED, ADD BONDING AGENT AND ADD 5/8"SMOOTH FINISH STUCCO.
33. ALL SCREW PENETRATIONS INTO EXISTING STRUCTURE SHALL BE EMBEDDED IN SILICONE CAULKING TO PREVENT WATER INTRUSION.
34. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
35. METAL FLASHING TO SLOPE AWAY FROM BUILDING
36. EXISTING PLASTER TO REMAIN.
37. EXISTING COPING TO REMAIN.
38. EXISTING FLASHING TO REMAIN.
39. PROVIDE WEEP SCREEN, 8"MIN. ABOVE GRADE
40. PROPOSED 5/8"MIN. SMOOTH FINISHED STUCCO OVER EXP. GALV. MTL. LATH WITH 1"MIN. OVER LAPS AT SEAMS FASTEN WITH APPROVED FASTENERS WITH HEADS NOT LESS THAN 3/8" DIA. MIN. 2 FASTENERS PER SQ.FT. OF LATH.
41. EXISTING GYPSUM BOARD WALL TO REMAIN. REFER TO FIRST FLOOR PLAN FOR MORE INFORMATION.
42. PREPARE SURFACE FOR NEW WALL FINISH. REFER TO FINISH PLAN FOR MORE INFORMATION.

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STATE LICENSES

AL	6903
AZ	2F438
CO	20663c
CT	AR00010H.6
DC	AR0010 A/1
DE	S5-0000/112
FL	AR-0011952
GA	RA012244
IA	AR-12241
ID	03449
IL	001-019374
IN	001-019353
KS	AR-1970000
KY	3/43
LA	7305
MA	30213
MD	13801
ME	3674
MI	1301102669/
MN	43473
MO	A-2006010393
MS	5343
MT	3025
NC	2025
NJ	21669/11
NV	0144931 1
NY	8847
OH	6137
OK	13611
PA	RA-012/2/2-16
RI	5014
SC	7396
SD	1845/
TN	00-0-1/-0-0201
UT	6-0001-191-1-0-0
VA	3941
VT	8670
WA	11738 (RA)
WV	1982

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ISSUE DATE
2-3-2017
REVISIONS

DRAWING TITLE
WALL SECTIONS & DETAILS

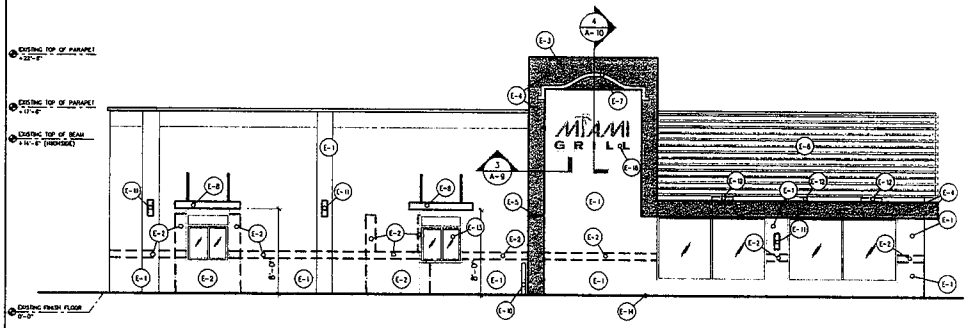
PROJECT TITLE
Proposed Alterations to:
MIAMI GRILL
1501 PINES BOULEVARD
PEMBROKE PINES
FLORIDA 33026

DRAWN BY

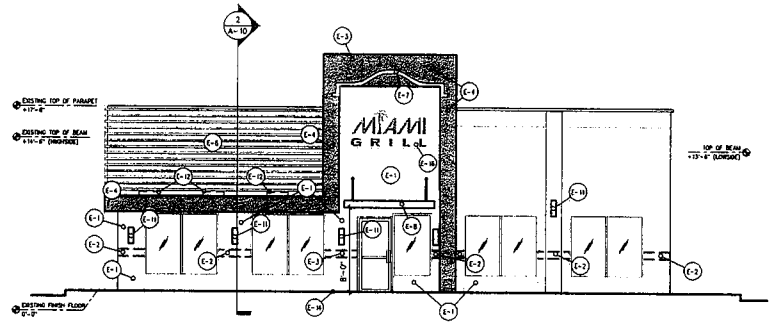
PROJECT NO
2016-069

DRAWING NO.
A-10

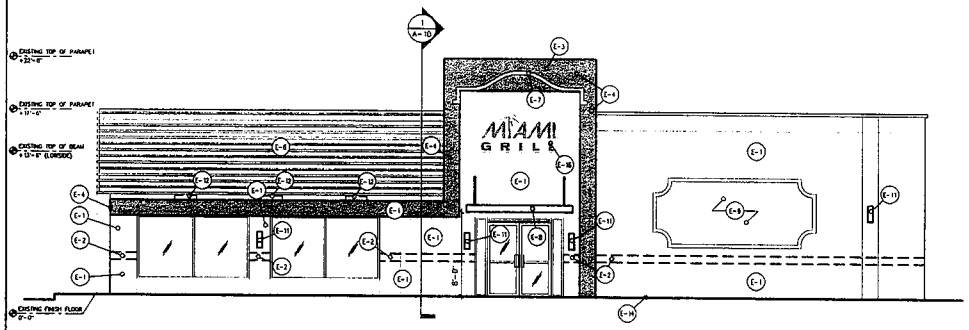
REGISTERED ARCHITECT
SCOTT F. LURIE
AR 0014987
STATE OF FLORIDA



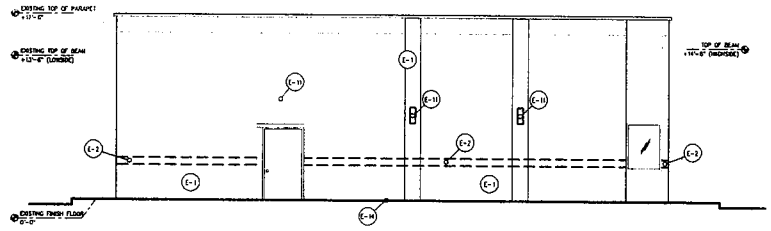
A SOUTH ELEVATION- PINES BLVD. (DRIVE-THRU)
SCALE: 3/16" = 1'-0"



B EAST ELEVATION
SCALE: 3/16" = 1'-0"



C NORTH ELEVATION- ACCESS ROAD/PARKING LOT
SCALE: 3/16" = 1'-0"



D WEST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATION NOTES: (SHOWN AS E- ON THE FLOOR PLAN)

1. EXISTING STUCCO FINISH TO REMAIN AND BE REPAINTED. CONTRACTOR TO VERIFY INTEGRITY OF EXISTING FINISH, SMOOTHEN AND REPAIR AS REQUIRED. REFER TO FINISH SCHEDULE ON SHEET A-7 FOR MORE INFORMATION.
2. NEW STUCCO FINISH TO BE SMOOTHEN TO BLEND WITH EXISTING AND TO BE REPAINTED. REFER TO FINISH SCHEDULE ON THIS SHEET FOR MORE INFORMATION.
3. PROPOSED PARAPET WALL. REFER TO SECTION DETAILS ON SHEET A-10 FOR MORE INFORMATION.
4. PROPOSED BANDING. REFER TO SECTION DETAILS ON SHEET A-10 FOR MORE INFORMATION.
5. LINE WHERE RECESSED BANDING ENDS. REFER TO FLOOR PLAN ON SHEET A-3 FOR MORE INFORMATION.
6. NEW METAL LOUVER SYSTEM PROVIDED AND INSTALLED BY G.C. PER FRANCHISE STANDARDS.
7. PROPOSED METAL TRIM PROVIDED BY G.C./SIGNAGE MANUFACTURER.
8. NEW CANOPY SYSTEM PROVIDED AND INSTALLED BY G.C. REFER TO SECTION DETAILS ON SHEET A-10 FOR MORE INFORMATION.
9. EXISTING MURAL TO BE REPLACED BY G.C./SIGNAGE MANUFACTURER.
10. NEW BOLLARD PROVIDED AND INSTALLED BY G.C. REFER TO FLOOR PLAN ON SHEET A-3 FOR MORE INFORMATION.
11. PROPOSED OUTDOOR WALL SCONCE. REFER TO REFLECTED CEILING PLAN AND ELECTRICAL ENGINEER'S DRAWINGS FOR MORE INFORMATION.
12. PROPOSED CONCEALED LIGHTING FIXTURES PROVIDED AND INSTALLED BY G.C.
13. NEW LOCATION FOR EXISTING RELOCATED DRIVE-THRU WINDOW.
14. LINE OF EXISTING FINISHED GRADE.
15. EXISTING DOORS AND WINDOWS TO REMAIN.
16. PROPOSED SIGNAGE, AS PER FRANCHISE STANDARDS.

FINISH SCHEDULE

FINISH AREA	SYMBOL	MANUFACTURER	PRODUCT NUMBER	COLOR/FINISH	LOCATION	FINISH FIRE RATING CLASSIFICATION	REMARKS
PAINT	P-4	BENJAMIN MOORE	AC-27 ULTRA SPEC EXTERIOR LOW SATIN #N488	COLOR: GALVESTON GRAY FINISH: LOW SATIN	EXTERIOR WALLS	CLASS "A"	PROVIDE BENJAMIN MOORE ACRYLIC MASONRY SEALER #066 AS PRIMER. CONTRACTOR TO REFER TO BENJAMIN MOORE SPECIFICATIONS.
BASE	EF-1	STUCCO	N/A	T.B.D.	EXTERIOR WALLS	CLASS "A"	PROVIDE DRIP EDGE

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STATE LICENSES:

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ISSUE DATE
2-3-2017
REVISIONS
1. 2-27-2017

DRAWING TITLE
EXTERIOR ELEVATIONS W/ DEMOLITION

PROJECT TITLE
Proposed Alterations For
MIAMI GRILL
1501 PINES BOULEVARD
PEMBROKE PINES
FLORIDA, 33026

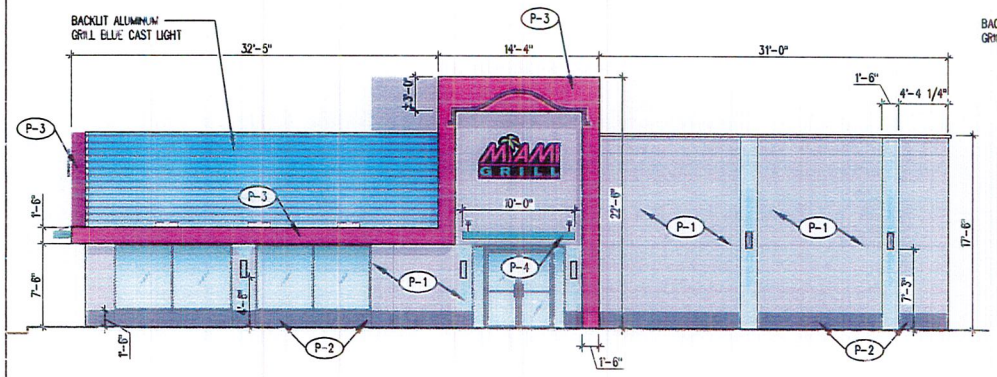
DRAWN BY

PROJECT NO
2016-069

DRAWING NO
A-13

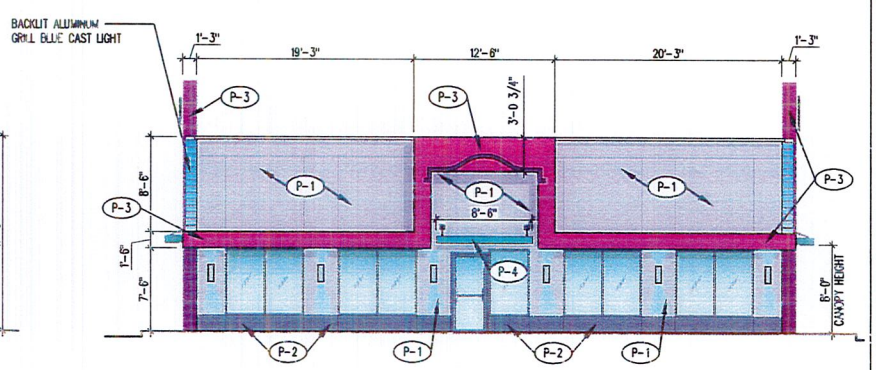
REGISTERED ARCHITECT
SCOTT F. LURIE
AR 0014957
STATE OF FLORIDA

SCOTT F. LURIE, ARCHITECT • SFLARC.COM • 645 LOTUS AVENUE • ORADELL, NEW JERSEY 07649 • PHONE: 201-261-1885 • FAX: 201-261-3548

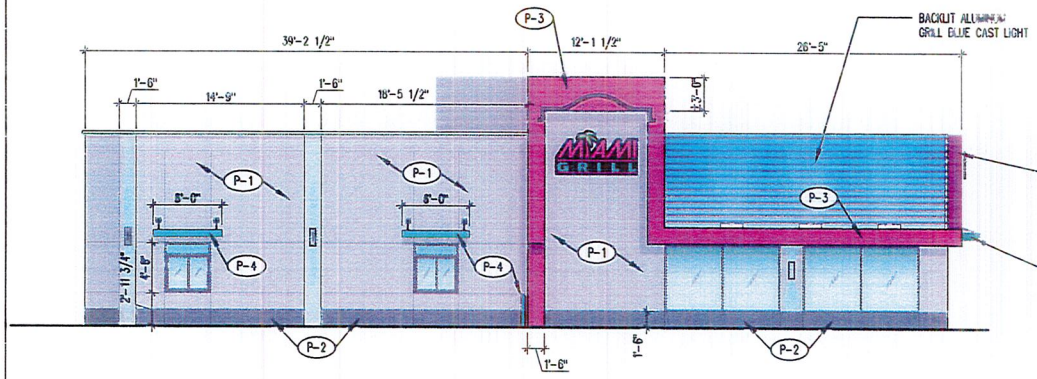


A NORTH ELEVATION-ACCESS ROAD/ PARKING LOT
SCALE: 3/32" = 1'-0"

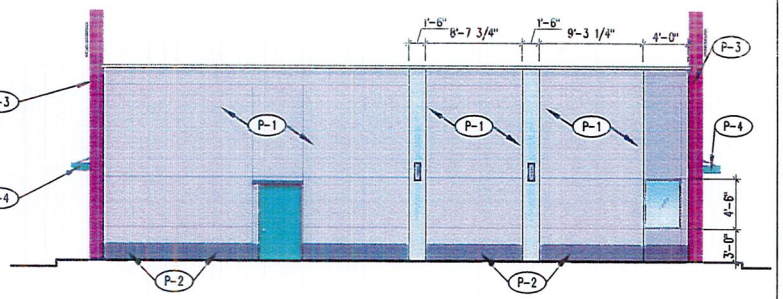
NOTE: ALL SIGNS SHOWN ARE FOR REFERENCE ONLY.



B EAST ELEVATION
SCALE: 3/32" = 1'-0"



C SOUTH ELEVATION- PINES BLVD (DRIVE-THRU)
SCALE: 3/32" = 1'-0"



D WEST ELEVATION
SCALE: 3/32" = 1'-0"

LEGEND

- BENJAMIN MOORE: 2121-40 SILVER HALF DOLLAR (SHOWN AS P-1 ON DRAWING)
- BENJAMIN MOORE: 2121-20 STEEL WOOL (SHOWN AS P-2 ON DRAWING)
- BENJAMIN MOORE: 2077-30 HOT LIPS (SHOWN AS P-3 ON DRAWING)
- BENJAMIN MOORE: 741 SAN JOSE BLUE (SHOWN AS P-4 ON DRAWING)

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DATE ISSUED

DRAWING TITLE
RENDERED EXTERIOR ELEVATIONS

PROJECT TITLE
MIAMI GRILL

DRAWN BY
SY

PROJECT NO.
2016-0698

DRAWING NO.
RE-1

SCOTT F. LURIE, ARCHITECT • SFLARC.COM • 645 LOTUS AVENUE • CRADELL NEW JERSEY 07649 • PHONE: 201-261-1885 • FAX: 201-261-3548

① NORTH-EAST RENDERING (ACCESS ROAD/PARKING LOT)

② SOUTH-EAST RENDERING- PINES BLVD (DRIVE-THRU

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DATE ISSUED

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SEAL DATE

DRAWING TITLE
RENDERINGS

PROJECT TITLE
MIAMI GRILL

DRAWN BY

PROJECT NO
2016-0698

DRAWING NO
RE-2

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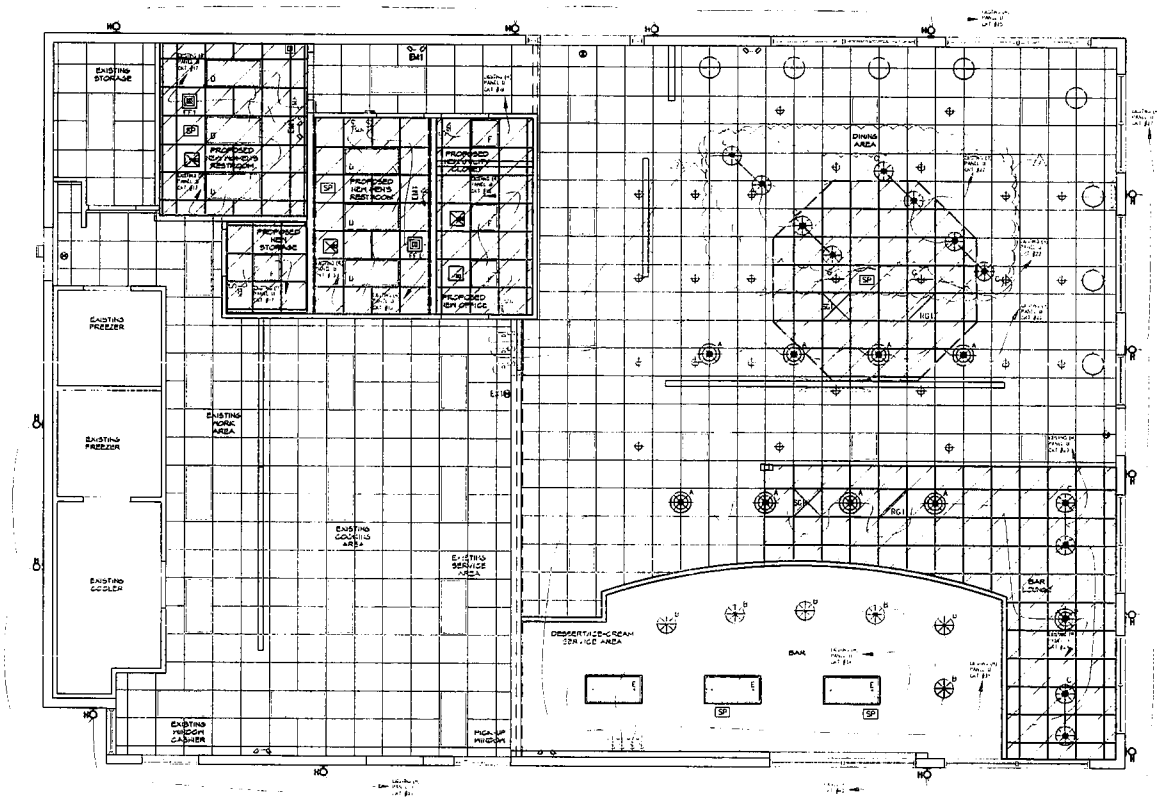
ELEVATION NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2011 NATIONAL ELECTRIC CODE (NEC) AND NFPA 70
2. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH CERTIFICATES OF INSPECTIONS
3. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND APPLIANCES TO PRODUCE A COMPLETE ELECTRICAL SYSTEM. THE CONTRACT SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS OF WORK:
   - A. WORK IN CONNECTION WITH OTHER TRADES
   - B. INSTALLATION OF LIGHTING FIXTURES AND LAMPS (SEE SCHEDULE)
   - C. DEVICES AND PLATES
   - D. TEMPORARY LIGHT AND POWER
   - E. FEEDING UP FEEDERS
   - F. OUTLETS, SWITCHES, DIMMERS
4. ALL WIRING SHALL BE COPPER. THE TYPE SHALL MEET ALL CODE REQUIREMENTS. OUTLET BOXES SHALL BE OF TYPE AND SIZE FOR LOCATION AND USE INDICATED
5. ALL OUTLETS, SWITCHES, DIMMERS, ETC. SHALL MATCH EXISTING STYLES. THE SWITCHES SHALL BE DUTRON SWITCHES AND OUTLETS SHALL BE SIZED TO MATCH FUNCTION REQUIRED
6. ALL ELECTRICAL WIRING WILL BE LOCATED IN ELECTRICAL METALLIC TUBING (EMT), CONDUIT OR METAL-CLAD CABLE (MC)
7. EXISTING HVAC UNITS ARE TO REMAIN
8. ALL OUTLETS AND SWITCHES LOCATED IN WET OR DAMP LOCATIONS SHALL BE GFI DEVICES
9. ELECTRICAL CONTRACTOR IS TO PROVIDE A 120 VOLT FEED TO NEW HOT WATER HEATER
10. EMERGENCY EXIT LIGHTING SHALL BE EQUIPPED WITH A 90 MINUTE BACK UP BATTERY FOR EACH UNIT
11. ALL EMERGENCY LIGHTS ARE TO BE WIRED TO THE SAME CIRCUIT SUPPLYING LIGHTING IN THAT ROOM, AHEAD OF ALL SWITCHING
12. THE ELECTRICAL CONTRACTOR SHALL SUPPLY ALL EMERGENCY LIGHTS, EXIT LIGHTS, FLUORESCENT FIXTURES AND BATHROOM CEILING FAN IF APPLICABLE
13. PROVIDE LOCK ON BREAKERS FOR ALL EMERGENCY LIGHTING AND EXIT SIGNAGE
14. ELECTRICAL CONTRACTOR IS TO PROVIDE ALL WIRING FOR HVAC AND HVAC THERMOSTAT (IF APPLICABLE)
15. ALL NEW EXTERIOR SIGNAGE SHALL BE CONNECTED TO ASTRONOMICAL TIME CLOCK
16. EMERGENCY EXIT ILLUMINATION - THE BRANCH CIRCUIT FEEDING THE UNIT EQUIPMENT SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES
17. ALL LIGHT FIXTURES LOCATED IN FOOD PREPARATION AREAS MUST HAVE SHATTERPROOF AND CLEANABLE LENSES
18. DRAWINGS ARE DIAGRAMMATIC ILLUSTRATIONS. DO NOT SCALE DRAWINGS FOR THE EXACT LOCATION OF FIXTURES, SWITCHES & OUTLET LOCATIONS. ANY DIMENSIONS GIVEN ARE FOR GENERAL PURPOSES. THE CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE EXACT LOCATIONS WITH ON SITE SUPER AND EQUIPMENT SUPPLIER PRIOR TO INSTALLATION
19. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CATS CABLING, TERMINATIONS AND OUTLETS FOR A COMPLETE INSTALLATION
20. PROVIDE ALL NECESSARY CONNECTIONS AND SERVICE FOR THE FOLLOWING NEW EQUIPMENT:
   - SP — SINGLE POLE SWITCH (D SIGNIFIES DIMMER SWITCH)
   - SP — SINGLE POLE SWITCH (SEN SIGNIFIES A CONTROL DEVICE TO TURN OFF LIGHTS AUTOMATICALLY AFTER 30 MINUTES OF A ROOM BEING UNOCCUPIED)
   - DUPLEX OUTLET
   - GFI — DUPLEX OUTLET WITH GROUND FAULT INTERCEPTOR
   - TV — RECESSED DUPLEX OUTLET FOR WALL MOUNTED FLAT SCREEN TELEVISION. CENTER OUTLET BEHIND TELEVISIONS
   - CABLE CONNECTION FOR TELEVISIONS. CENTER CABLE OUTLET BEHIND TELEVISIONS
   - JUNCTION BOX
   - CAT5 — PROVIDE CATEGORY 5 COMPUTER WIRE FOR COMPUTER HOOKUP
   - RELOCATED EQUIPMENT REUSING EXISTING CIRCUITS



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

AIR DISTRIBUTION SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
SD	24" x 24" SUSPENDED CEILING MOUNTED SUPPLY GRILLE AS MANUFACTURED BY TUTTLE & BAILEY	RG1	24" x 24" SUSPENDED CEILING MOUNTED RETURN GRILLE AS MANUFACTURED BY TUTTLE & BAILEY
	12" x 12" SUSPENDED CEILING MOUNTED SUPPLY GRILLE AS MANUFACTURED BY TUTTLE & BAILEY		12" x 12" SUSPENDED CEILING MOUNTED RETURN GRILLE AS MANUFACTURED BY TUTTLE & BAILEY
	ROUND CEILING SUPPLY GRILLE MODEL RS3 AS MANUFACTURED BY TUTTLE & BAILEY	EF1	CEILING MOUNTED EXHAUST FAN MODEL ESP-87U AS MANUFACTURED BY GREENHECK

LIGHTING FIXTURE SCHEDULE

SYMBOL	QTY	MANF	MODEL NUMBER	MOUNTING	VOLTS	INPUT WATTS	LAMPS	DESCRIPTION
A	9	CUSTOM	CFX-202009	PENDANT	120	100	(1)	CUSTOM PENDANT FIXTURE PER FRANCHISE STANDARDS. 24"D SHADE 12"H 100W PORCELAIN EDISON BASE SOCKET
B	9	THE ORIGINAL STEM MOUNT PENDANT	BLE-0H15-PL	PENDANT	120	200	(1)	16"D CYLINDRICAL SHADE W/ 48" STEM LENGTH. 980 BRUSHED ALUMINUM, CUSTOM HOT PINK CYLINDER
C	6	BENJAMIN PULLY	BLE-0H12-P/ST-PULLY	PENDANT	120	200	(1) EACH	2-LIGHT POWDER COAT STEM MOUNT PENDANT 16 DIA., 48" STEM LENGTH, 18" ARM LENGTH, 980 BRUSHED ALUMINUM 100-BLACK, STD INCANDESCENT
D	6	LITHONIA LIGHTING	2TLT-30L-1-W-X19-EZ1-LP835	RECESSED	120	25	LED	NEW 2'-0" x 4'-0" RECESSED LED FIXTURE
E	3	LITHONIA LIGHTING	GRD-LER-16FT-MSL4-80CRI-30K (D100)DLMF-BU	SUSPENDED	120		LED	NEW 2'-0" x 4'-0" SUSPENDED LED FIXTURE, GRAD LINEAR
F	4	LITHONIA LIGHTING	2RT5-14TD-MVOLT-GEB11S-LP835	RECESSED	120	39	LED	NEW 2'-0" x 2'-0" RECESSED LED FIXTURE
G	2	HALO LIGHTING	3100	RECESSED	120	65	(1) 65w BR30	6" WHITE RECESSED LIGHTING COILEX BAFFLE AND TRIM RING w/ ALUMINUM IC HOUSING
H	14	PROGRESS LIGHTING	P5042-82	WALL		100/ 250	(2) BR-40/ (2) PAR-38	EXTERIOR 5.0 x 18"H METALLIC GRAY HEAVY DUTY ALUMINUM WALL MOUNTED FIXTURE. WEATHER RESISTANT POWDER COATED FINISH
EM1	3	LITHONIA LIGHTING	ELM2-LED	WALL	120	1.44	(2) 1.3w LED	DUAL HEAD EMERGENCY FIXTURE WITH 90 MINUTE BATTERY BACK UP
EX1	3	LITHONIA LIGHTING	EDGX-W-1-R-EL	CEILING	120	3.8	LED	EXIT FIXTURE WITH 90 MINUTE BATTERY BACK UP
SP	5	ATLAS IED	M	CEILING	70-100			CEILING MOUNTED SPEAKERS. WIRE SPEAKERS BACK TO RECEIVER LOCATED IN TOILET, DINING AND BAR AREAS

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NORTH

STATE OF NEW JERSEY

CONSTRUCTION

REVISIONS
1-3-2017

DRAWING TITLE
LIGHTING PLAN SCHEDULES & NOTES

DATE
8-14-14

DRAWING NO.
2016-069

SHEET NO.
E-1

REGISTERED ARCHITECT SCOTT F. LURIE

SCOTT F. LURIE, ARCHITECT • SFLARC.COM • 645 LOTUS AVENUE • ORADELL NEW JERSEY 07649 • PHONE: 201-261-1885 • FAX: 201-261-3548

SIGN TYPE

A Internally Illuminated Channel Letters / Shapes

SIGN TYPE

B Halo Illuminated Channel "Eyebrow"

FEDERAL HEATH
VISUAL COMMUNICATIONS
www.FederalHeath.com
12704 DuPont Circle Tampa, FL 33626
(813) 855-4415 (800) 284-3284 Fax (813) 854-3037

Manufacturing Facilities
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Delaware, OH - Keene, WI

Office Locations
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Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

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Revisions
R1 12.20.18 WS Sign B to be halo illuminated.
R2 12.21.18 WS add backplate to sign A

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date

Landlord Approval/Date

Account Rep	DANIEL PALMER
Project Manager	JENNIFER VAUGHN
Drawn By	WES STEPHENS

Underwriters Laboratories Inc. — ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS

Project / Location:

MIAMI GRILL
11501 PINES BOULEVARD
PEMBROKE PINES, FL 33023

Job Number	23-52995-10
Date	DECEMBER 20, 2018
Sheet Number	1 Of 4
Design Number	23-52995-10R2

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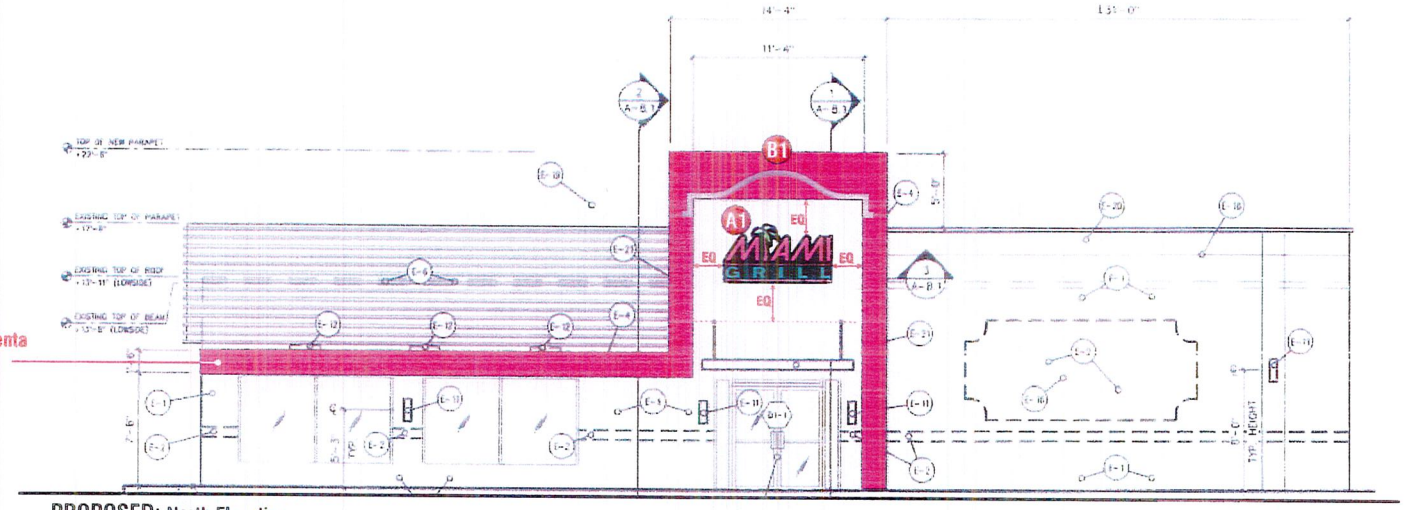
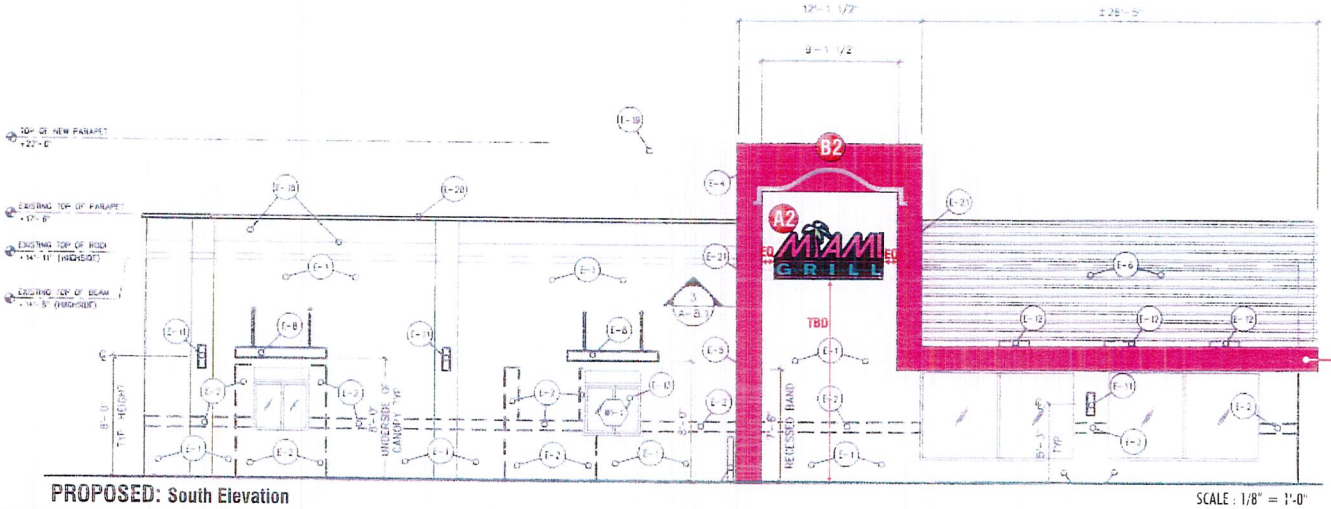
NOTE:
SW 4010 Telemagenta exterior paint to be done by others



PROPOSED: North Elevation

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



NOTE:
SW 4010 Telemagenta exterior paint to be done by others

PROPOSED: South Elevation

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

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Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions
R1 12.20.18 WS Sign B to be halo illuminated.
R2 12.21.18 WS Add backplate to sign A

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep	DANIEL PALMER
Project Manager	JENNIFER VAUGHN
Drawn By	WES STEPHENS

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Project / Location:
MIAMI GRILL
11501 PINES BOULEVARD
PEMBROKE PINES, FL 33023

Job Number	23-52995-10
Date	DECEMBER 20, 2018
Sheet Number	2 Of 4
Design Number	23-52995-10R2

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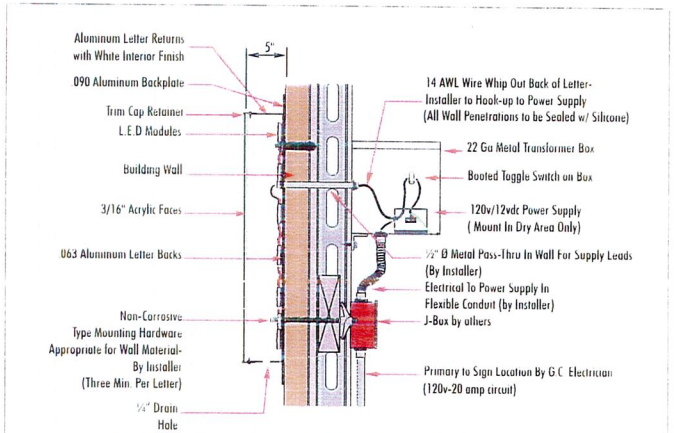
SIGN TYPE

A Internally Illuminated Channel Letters / Shapes - TWO (2) REQ'D 30.1 SQ.FT.

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

SCOPE OF WORK:

MANUFACTURE & INSTALL CHANNEL LETTERS HAVING REMOTE POWER SUPPLIES LOCATED IN ACCESSIBLE AREA BEHIND WALL.
- FACE ILLUMINATED CHANNEL LETTERS / SHAPES WITH GRAPHIC VINYL APPLIED TO THE FIRST SURFACE, MOUNTED TO AN ALUMINUM BACKPLATE THEN MOUNTED TO BUILDING FASCIA.
- SLOAN LEDS FOR INTERNAL ILLUMINATION.



SECTION DETAIL - LED ILLUMINATED WALL LETTERS (NTS)

LOW VOLTAGE L.E.D. LIGHTING SYSTEM

U.L. LISTED CLASS 2 - CONFORMS TO U.L. 48 & NEC 600 CODE

MATERIAL FINISH COLORS

3M 3630-36 FUCHSIA Vinyl	3M 3630-245 TEAL GREEN Vinyl	3M 3630-106 BRILLIANT GREEN Vinyl
WHITE FACES Acrylic	BLACK BACKPLATE TRIM CAP & RETURNS Paint	

ELECTRICAL REQUIREMENTS

Total: T.B.D. Amps

# of 120V, 20A Circuits Req'd T.B.D.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

NEW & REMODEL CONSTRUCTION

ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION PRIOR TO THE SIGN INSTALLATION.

INSTALLER REQUIREMENTS FOR EIFS WALLS

IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

GENERAL NOTE

- INSTALLER SHALL VERIFY WALL CONDITION IN THE FIELD
- THE SIZE AND NUMBER OF FASTENERS TO BE DETERMINED
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED
- ISOLATE ALL ALUMINUM FROM STEEL

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS. PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO BREAKER PANEL IS REQUIRED.

INSTALLER REQUIREMENTS

ALL MOUNTING HARDWARE, SECONDARY WIRING AND CONDUITS ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR. ALL PENETRATIONS IN THE WALL ARE TO BE SEALED WITH SILICONE AND TO BE WATERTIGHT.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

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Revisions
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R2 12.21.18 WS Add backplate to sign A.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date:

Landlord Approval/Date:

Account Rep: DANIEL PALMER
Project Manager: JENNIFER VAUGHN
Drawn By: WES STEPHENS

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Project / Location:
MIAMI GRILL
11501 PINES BOULEVARD
PEMBROKE PINES, FL 33023

Job Number: 23-52995-10
Date: DECEMBER 20, 2018
Sheet Number: 3 of 4
Design Number: 23-52995-10R2

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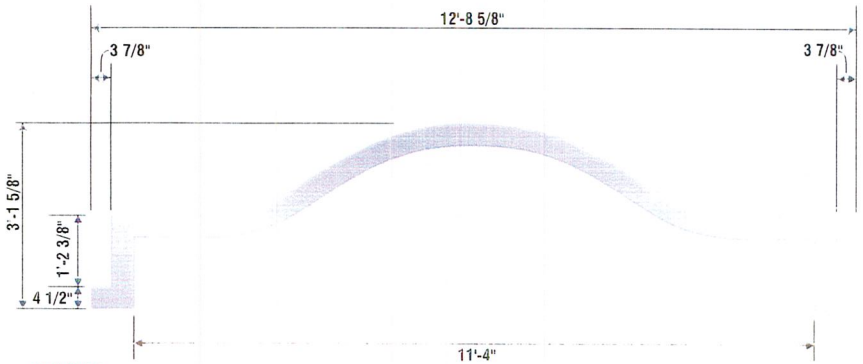


SIGN TYPE

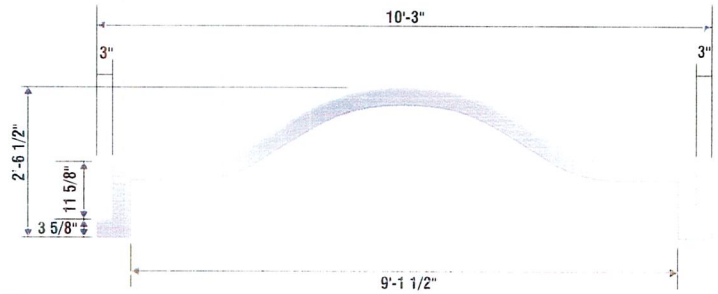
B1 Halo Illuminated Channel "Eyebrow" - ONE (1) REQ'D

39.8 SQ.FT.

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

SCOPE OF WORK:

MANUFACTURE & INSTALL REVERSE CHANNEL SHAPE HAVING REMOTE POWER SUPPLIES LOCATED IN ACCESSIBLE AREA BEHIND WALL.
- HALO ILLUMINATED REVERSE CHANNEL SHAPE PAINTED TO MATCH SILVER METALLIC & REMOTE MOUNTED TO FASCIA.
- SLOAN LEDS FOR INTERNAL ILLUMINATION



SIGN TYPE

B2 Halo Illuminated Channel "Eyebrow" - ONE (1) REQ'D

26 SQ.FT.

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

SCOPE OF WORK:

MANUFACTURE & INSTALL
- NON-ILLUMINATED REVERSE CHANNEL SHAPE PAINTED TO MATCH SILVER METALLIC & REMOTE MOUNTED TO FASCIA AS SHOWN.

NIGHT SIMULATION

MATERIAL FINISH COLORS

SILVER METALLIC
Paint

ELECTRICAL REQUIREMENTS

Total: T.B.D. Amps

# of 120V, 20A Circuits Req'd T.B.D.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

NEW & REMODEL CONSTRUCTION

ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION PRIOR TO THE SIGN INSTALLATION.

INSTALLER REQUIREMENTS FOR EIFS WALLS

IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

GENERAL NOTE

- INSTALLER SHALL VERIFY WALL CONDITION IN THE FIELD
- TYPE, SIZE AND NUMBER OF FASTENERS TO BE DETERMINED
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED
- ISOLATE ALL ALUMINUM FROM STEEL

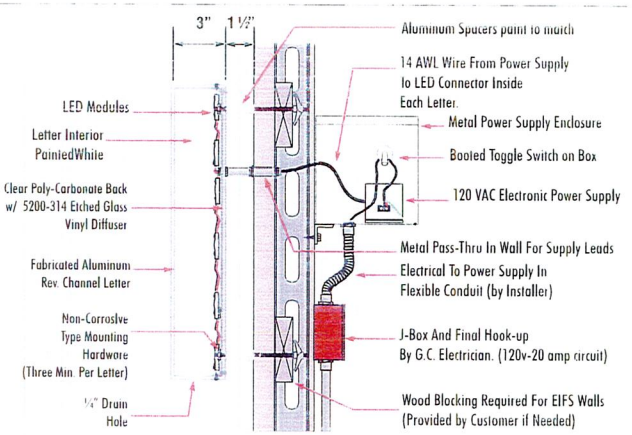
CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS. PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO BREAKER PANEL IS REQUIRED.

INSTALLER REQUIREMENTS

ALL MOUNTING HARDWARE, SECONDARY WIRING AND CONDUITS ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR. ALL PENETRATIONS IN THE WALL ARE TO BE SEALED WITH SILICONE AND TO BE WATERTIGHT.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.



SECTION DETAIL - LED HALO ILLUMINATED WALL LETTERS (NTS)

LOW VOLTAGE L.E.D. LIGHTING SYSTEM

U.L. LISTED CLASS 2 - CONFORMS TO U.L. 48 & NEC 600 CODE

FEDERAL HEATH
VISUAL COMMUNICATIONS
www.FederalHeath.com
12704 DuPont Circle Tampa, FL 33626
(813) 855-4415 (800) 284-3284 Fax (813) 854-3037

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Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Jackson, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Revisions
R1 12.20.18 WS Sign B to be halo illuminated.
R2 12.21.18 WS Add backplate to sign B.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date

Landlord Approval/Date

Account Rep	DANIEL PALMER
Project Manager	JENNIFER VAUGHN
Drawn By	WES STEPHENS

Underwriters Laboratories Inc — ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS

Project / Location
MIAMI GRILL
11501 PINES BOULEVARD
PEMBROKE PINES, FL 33023

Job Number	23-52995-10
Date	DECEMBER 20, 2018
Sheet Number	4 of 4
Design Number	23-52995-10R2

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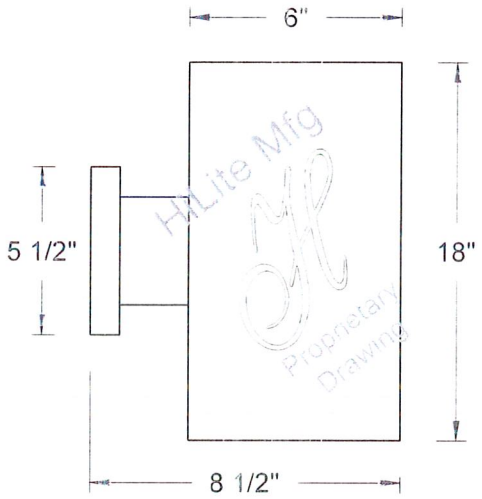
H-16058-B

Cylinder Collection

Job Name:
Type:
Quantity:

HI-LITE MFG. CO., INC
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com



(Glass lens top, 1-lamp uplight and 1-lamp downlight)

FINISH -Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamal liquid, raw metal, or galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126.

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Wall mounting available.

ACCESSORIES - LS(Light Shield) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:

Incandescent
- rated 150 watt max/120 volt, medium base.

Compact Fluorescent(CFL)
- rated 13/18/26/32/42 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)
- rated 35/50/70/100 watt max/120/208/240/277 volt, medium base, 4KV socket.

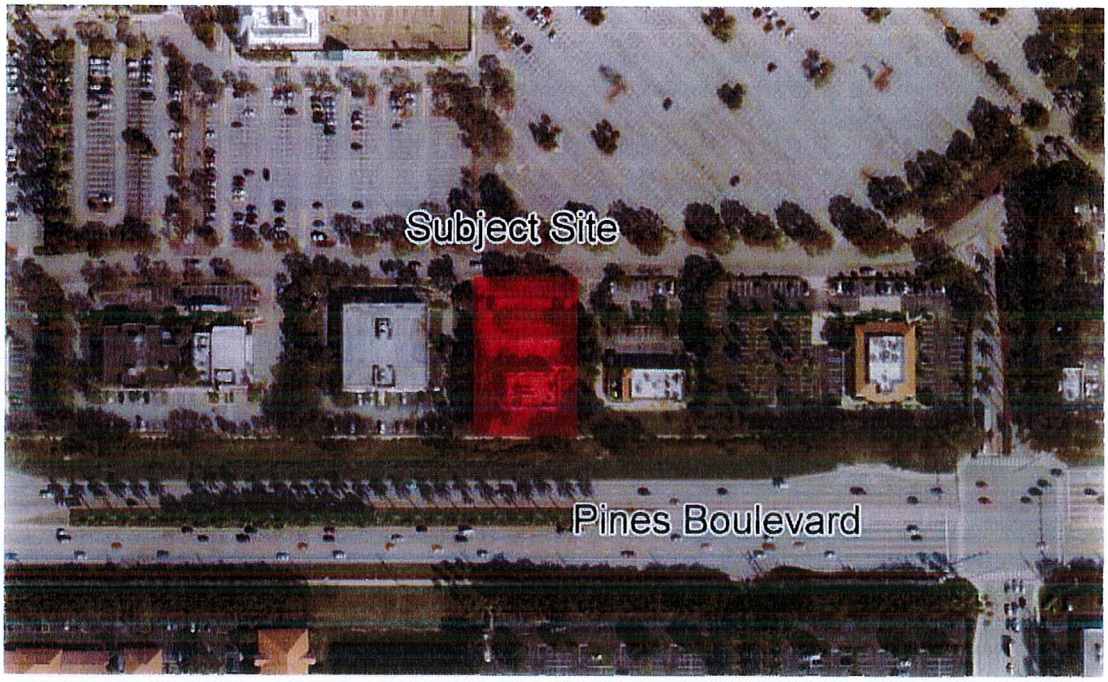
High Pressure Sodium(HPS)
- rated 50/70/100 watt max/120/277 volt, medium base.

Light-Emitted Diode (LED)
- rated 20w LED max. See LED specifications for complete part number.

c UL us LISTED

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)

SUBJECT SITE AERIAL PHOTO

Miami Grill (MSC 2019-03)