











# COMcheck Software Version COMcheckWeb

## Exterior Lighting Compliance Certificate

### Project Information

Energy Code: 2020 Florida - 7th Edition\*  
Project Title: 2024-086 AIR Southgate  
Project Type: Alteration  
Exterior Lighting Zone: 2 (Residentially zoned area (LZ2))

Construction Site:  
910 WEST AVENUE  
MIAMI BEACH, Florida 33139

### Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Entry canopy	1257 ft2	0.25	Yes	314
		Total Tradable Watts (a) =		314
		Total Allowed Watts =		314
		Total Allowed Supplemental Watts (b) =		400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.  
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas.

### Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Watt. Fixture	E (C X D)
Entry canopy (1257 ft2): Tractable Wattage				
LED: L2: LINEAR LED: Other:	1	12	12	144
LED: R6/R6E: 6" DOWNLIGHT: Other:		1	20	180
	Total	Tractable	Proposed	Watts = 324

## Exterior Lighting PASSES

### Exterior Lighting Compliance

**Compliance Statement:** The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2020 Florida - 7th Edition requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Darin Ramirez		08/08/2024
Name - Title	Signature	Date

Project Title: 2024-086 AIR Southgate Report date: 08/08/24  
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\* COMCHECK WAS DONE USING 2020 FLORIDA CODES AS 2023 FLORIDA ENERGY CONSERVATION CODE IS NOT AVAILABLE IN THE COMCHECK SOFTWARE OR ON THE WEBSITE.

Section # & Req ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.5 [EL28]	Manual lighting controls are in a location with ready access and where controlled lights are visible.	<input type="checkbox"/> Complies <input checked="" type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.6 [EL30]	Exterior lighting systems provided with controls complying with C405.2.6.1 through C405.2.6.4 for daylight shutoff and decorative lighting shutoff.	<input type="checkbox"/> Complies <input checked="" type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.6 [EL26]	Low voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	<input type="checkbox"/> Complies <input checked="" type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.7 [EL27]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	<input type="checkbox"/> Complies <input checked="" type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.8.2 C405.8.2 [EL28]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	<input type="checkbox"/> Complies <input checked="" type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.5.3 [EL29]	Total voltage drop across the combination of feeders and branch circuits $\leq$ 5%.	<input type="checkbox"/> Complies <input checked="" type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Report date: 08/08/24

Data filename:
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## COMcheck Software Version COMcheckWeb

# Inspection Checklist

Energy Code: 2020 Florida - 7th Edition

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
103.2 (mg)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input checked="" type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

Project Title: 2024-086 AIR Southgate Report date: 08/08/24  
 Data filename: Page 2 of 4

Section & Req-ID	Final Inspection	Complies?	Comments/Assumptions
C405.4.2 [F19]	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Exterior Lighting fixture schedule for values.
C408.1.1 [F57]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, recommendations, programming procedures and means of illustrating to owner how building equipment and systems are intended to be installed, maintained, and operated. Regular maintenance actions shall be clearly stated on accessible label	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

Project Title: 2024-086 AIR Southgate Report date: 08/08/24  
 Data filename: Page 4 of 4

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## SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

910 WEST AVENUE  
MIAMI BEACH  
FL 33139

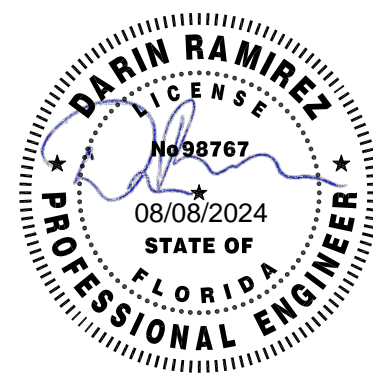
TRYBA ARCHITECTS

1620 Logan Street  
Denver Colorado 80203  
303:831.4010

**Ramirez,  
Johnson, &  
Associates**

Lawrence St., Ste 2  
Denver, CO 80205  
: 720.598.0774  
FLLC NO. 33972

**STAMP**



## ISSUE

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PROJECT NO.	2024-086
DATE:	8/8/2024

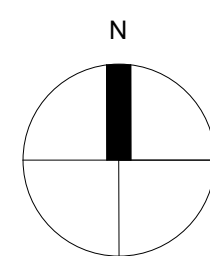
## SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

## E0.02

**DRAWING TITLE**

## ELECTRICAL COMCHECK





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

1. INFORMATION ON THIS SHEET WAS OBTAINED FROM FIELD SURVEY OBSERVATIONS AND RECORD DRAWINGS. THE DRAWINGS REPRESENT THE INFORMATION AVAILABLE TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BID. NOTIFY ENGINEER IMMEDIATELY IF ACTUAL CONDITIONS DIFFER FROM INFORMATION INDICATED ON THE DRAWINGS.
2. COORDINATE SEQUENCE OF DEMOLITION WITH OWNER AND ARCHITECT PRIOR TO BEGINNING WORK.
3. ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND FAMILIARIZE THEMSELVES WITH THE PROJECT AND INCLUDE IN THEIR BID ALL COSTS ASSOCIATED WITH NEW WORK.
4. REMOVE AND REFER TO OWNER ALL LIGHTING AND LIGHTING CONTROLS FROM AREAS TO BE DEMOLISHED. AREAS BEING DEMOLISHED. REFER TO ARCHITECTURAL DRAWINGS TO CONFIRM WHICH CEILINGS ARE BEING DEMOLISHED. ALL FIXTURES REFUSED BY OWNER SHALL BE PROPERLY DISPOSED.
5. REMOVE AND REFER TO OWNER ALL ELECTRICAL DEVICES FROM WALLS THAT ARE TO BE DEMOLISHED. THESE INCLUDE BRANCH CIRCUITING INCLUDING BRACK BOXES, CONDUCTOR AND CONDUIT FROM DEVICE LOCATION TO PANELBOARD. ALL DEVICES REFUSED BY OWNER SHALL BE PROPERLY DISPOSED.
6. VICES SHOWS IN THIS LINE WEIGHT AND/OR LABELED WITH AN "A" ARE TO BE REMOVED TO REPAIR OR TO BE REMOVED IN THICK BOLD DASHED LINE WEIGHT AND/OR LABELED WITH AN "A" ARE TO BE DEMOLISHED. DEVICES SHOWN IN THICK BOLD LINE WEIGHT AND LABELED WITH AN "R" ARE TO BE RELOCATED. SEE NEW FLOORPLANS FOR LOCATIONS.

(THIS SHEET)

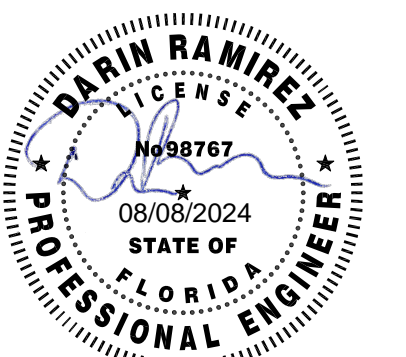
1. EXISTING LIGHTING CIRCUIT SERVING THIS AREA TO BE USED FOR NEW CANOPY LIGHTING. MAINTAIN AND PROTECT EXISTING CIRCUIT CONDUCTORS, AND CONDUIT DURING DEMOLITION PROCESS. CONFIRM VOLTAGE OF EXISTING CIRCUIT PRIOR TO PURCHASE OF NEW LIGHT FIXTURES.
2. EXISTING CANOPY LIGHTING TO BE DEMOLISHED. EXISTING CIRCUIT SERVING SIGN TO BE USED FOR NEW SPECIALTY LUMINAIRE. MAINTAIN AND PROTECT EXISTING CIRCUIT CONDUCTORS, AND CONDUIT DURING DEMOLITION PROCESS. CONFIRM VOLTAGE OF EXISTING CIRCUIT PRIOR TO PURCHASE OF NEW SPECIALTY LUMINAIRE.
3. EXISTING FOUNTAIN PUMP VAULT. ELECTRICAL CONNECTION TO BE REUSED.
4. EXISTING LANDSCAPE LIGHTINGS TO REMAIN. COORDINATE RELOCATING WITH NEW FOUNTAIN AS NEEDED.

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Lawrence St. Ste 2  
Denver, CO 80205  
P: 720.598.0774  
FLLC NO. 53972



NO.	DATE	DESCRIPTION
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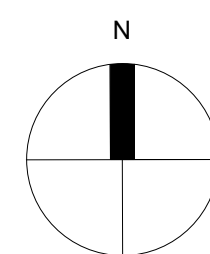
## SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

**E1.00**

## ELECTRICAL DEMOLITION PLAN

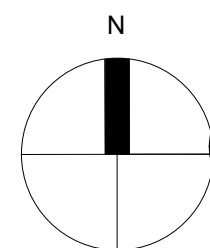
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SCALE: 1/4" = 1'-0"





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

GENERAL NOTES:  
A. LUMINAIRE SHOWN WITH CATALOG NUMBERS ARE THE BASIS OF DESIGN. SIMILAR BY OTHER LISTED MANUFACTURERS ARE ACCEPTABLE WITH PRIOR APPROVAL BY OWNER AND ENGINEER.  
B. CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.  
C. VERIFY TRIM COMPATIBILITY WITH CEILING TYPE PRIOR TO SUBMITTALS.

SCHEDULED NOTES:  
1. PROVIDE WITH 90 MINUTE BATTERY BACKUP. INTEGRAL SELF-DIAGNOSTICS. ARROWS AS SHOWN ON PLANS AND MOUNTING TYPE AS SHOWN ON PLAN.

1. SEE SMTT E000 FOR LEGEND AND ADDITIONAL GENERAL NOTES.
2. CONFIRM MOUNTING HEIGHT AND LOCATION OF ALL LUMINAIRES AND DEVICES WITH ARCHITECT PRIOR TO ROUGH-IN. REFER TO ARCHITECTURAL ELEVATIONS AND REFLECTED CEILING PLANS.
3. CONNECT ALL EXIT SIGNS AHEAD OF LOCAL SWITCHING.
4. ALL CEILING MOUNTED OCCUPANCY SENSORS AND VACANCY SENSORS SHALL BE DUAL TECHNOLOGY TYPE.
5. COORDINATE LUMINAIRE LOCATIONS WITH MECHANICAL PIPING, DUCTWORK, ETC. TO AVOID CONFLICTS. SEE SPECIFICATIONS FOR COORDINATION REQUIREMENTS.
6. FIELD COORDINATE EXACT LOCATIONS OF CEILING MOUNTED OCCUPANCY SENSORS AND VACANCY SENSORS PER MANUFACTURER'S INSTRUCTIONS. THE LOCATIONS OF THE SENSORS ON DRAWINGS ARE DIAGRAMMATIC. DO NOT LOCATE OCCUPANCY SENSORS WITHIN THREE FEET OF AN HVAC SUPPLY DEVICE. IF ADDITIONAL SENSORS ARE NEEDED FOR COMPLETE COVERAGE OF SPACE THEY SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS REQUIRED TO PROVIDE COMPLETE SPACE COVERAGE.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY SWITCH PACKS FOR OCCUPANCY SENSORS TO PROVIDE FUNCTION INDICATED.
8. ALL EXIT SIGNS SHALL BE CIRCUITED TO LIGHTING CIRCUIT SERVING OTHER LUMINAIRES IN THE SAME SPACE AS THE EXIT SIGNS.
9. LOSS OF UTILITY POWER SHALL ENGAGE ALL EGRESS LIGHTING. THE DESIGN SHALL MEET ALL UL STANDARDS FOR LIFE SAFETY REQUIREMENTS.
10. VACANCY/OCCUPANCY SENSORS SHALL BE SET AT A MAXIMUM 15 MINUTE TIMEOUT.
11. CONTRACTOR SHALL VERIFY DIMMER SWITCHES ORDERED ARE COMPATIBLE WITH THE LUMINAIRES THEY CONTROL.

(THIS SHEET)

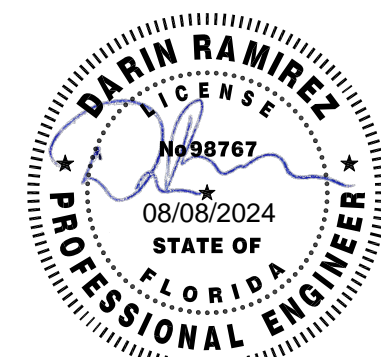
1. REUSE EXISTING LIGHTING CIRCUIT SERVING THIS AREA FOR NEW LUMINAIRES. EXTEND EXISTING CONDUCTORS AND CONDUIT AS NECESSARY. VERIFY EXISTING VOLTAGE PRIOR TO PURCHASE OF NEW LUMINAIRES. LOAD REDUCED BY 876 VA.
2. CONNECT NEW LUMINAIRES TO EXISTING LIGHTING CONTROLS SERVING THIS AREA.
3. USE CIRCUIT PREVIOUSLY SERVING CANOPY UPLIGHTING FOR SPECIALTY LUMINAIRE. PROVIDE LOCKABLE DISCONNECTING MEANS ADJACENT TO PANEL.

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P: 720.598.0774  
FLIC. NO. 37972

**STAMP:**



NO.	DATE	DESCRIPTION
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[illegible]

DATE: 8/8/2024

## SOUTHGATE CANOPY RENOVATION AND SITE IMPROVEMENTS

**E3.00**

**DRAWING TITLE:**

## ELECTRICAL LIGHTING PLAN

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