MONROE COUNTY GROWTH MANAGEMENT BUILDING DEPARTMENT
BUILDING – FLOODPLAIN – DEVELOPMENTAL
PERMIT

Issued 10/13/2016

Permit # 16406491

Applied 08/24/2016

Permit Type PLUMBING

Code 55

Applied Value $95430

Parcel ID / RE # 00081710000000

Address 100/120 NIRVANA LN - HR BUILDING
KEY LARGO

Legal Description: ISLAND OF KEY LARGO

Owner OCEAN REEF CLUB INC
35 OCEAN REEF DR STE 200
KEY LARGO, FL 33037
9043583362

Main Contractor BELLINGHAM MARINE
FLORIDA FLOATS INC DBA
JACKSONVILLE, FL 32204
(904) 358-3362

ID= 11591

Contractor(s) PC 13301 BELLINGHAM MARINE UTILITIES

Type ID Company Name License
EC 11498 LOMAR ELECTRIC DESIGNS LLC EC 1337
PC 13301 BELLINGHAM MARINE UTILITIES CF C1428781

Job Address and Conditions of Permit:
No work within a right of way is authorized by this permit. A separate permit from the Monroe County Engineering Department for work within a County Right of Way or from the Florida Department of Transportation for work within a State Right of Way is required.

100/120 NIRVANA LN - ORC
PLUMBING
NOTICE OF COMMENCEMENT REQUIRED

Permit Approval for the installation of plumbing lines for pump out for marina as per approved plans.
Electrical and plumbing work included this permit.
Planning department did not review this application.
There may be development and/or land use issues on the site that are no longer in compliance with a county regulation(s) or established unlawfully without the benefit of proper approvals.
Approval of this permit does not deem all development as conforming or deem unlawful development as lawful.

Customer's INITIAL - acknowledgement of understanding all conditions provided on this page (not required on signature page): [ ]

Apply Operator: sebbenc Issue Operator: sebbenc Generated On 10/13/2016 - Page 1 of 4
Work in the right of way requires coordination with the Monroe County Public Works & Engineering Division. Work performed within the right of way may require a separate permit or approval in addition to a permit issued by the Monroe County Building Department and/or the utilities. It is the responsibility of the owner to obtain all required permits before starting work. Failure to obtain a right of way permit when required may result in work stoppages or penalties.

Contacts for right of way permits are:

Upper Keys at the Plantation Key Public Works Building; 88770 Overseas Highway; Tavernier FL 33070; ph 305/852-7161

Lower Keys at the Gato Building – Engineering Office; 1100 Simonton Street; Key west, FL 33040; ph 305/292-4426

NO OTHER WORK THIS PERMIT.

NO PLAN DEVIATION ALLOWED WITHOUT A REVISED PERMIT

INSPECTIONS REQUIRED PER PERMIT CARD.

ALL DEBRIS TO BE REMOVED TO A LEGAL DUMPSITE.

DEEMED NON-DEVELOPMENT. DEO EXEMPT.

For detail plan review history for this permit refer to eGov (http://egov.monroecounty-fl.gov/eGovPlus/entity/login_main.aspx); or ask staff for a detail printout.
INSPECTION(S) REQUIRED:

Minimally, the following inspections are required.

The 199 - Building Final (if listed below) must be the last inspections requested after all other inspections have passed.

Please refer to inspection request directions on our website http://www.monroecounty-fl.gov/index.aspx?NID=161

699 - FINAL PLUMBING

Customer's INITIAL - acknowledgement of understanding all conditions provided on this page (not required on signature page):
IMPORTANT INFORMATION:

- Floodplain Development, and Planning and Environmental Resources Permit:
  This Permit serves as a Floodplain Development permit, under Chapter 122 of the Monroe County Land Development Code, as well as a Planning and Environmental Resources permit, under the Monroe County Land Development Code.

- APPEAL PERIOD:
  - Local Appeal Expiration Date:
    30 Days from 10/13/2016
    Building permit shall not be rendered until the time within which to file any local administrative appeals pursuant to local ordinances has expired. Work completed prior to the expiration of this local appeal period is at owner’s risk.
  - State Appeal Expiration Date (If applicable):
    30 Days from 10/13/2016 + 45 Days from receipt of permit from Monroe County to the state.
    A development order shall not take effect or be acted upon by the developer until 45 days after rendition, unless a later date is specified in the order, and the effectiveness of a development order shall be stayed by the filing of a notice of appeal pursuant to Section 380.07, Florida Statutes. Whenever possible, local governments shall issue concurrently all local permits or development orders that may be applicable to the proposed development. Monroe County has up to 5 days to process and submit to state.

- MONROE COUNTY, STATE OF FLORIDA, and other FEDERAL AGENCIES CODES:
  - In consideration of the granting of this permit, it is agreed that in all respects the work will be performed and completed in accordance with the permitted plans and the applicable Building, Zoning and Environmental codes Monroe County, State of Florida and Federal agencies.
  - This permit may be revoked at any time upon the violation of any of the provisions of said laws, ordinances or rules and regulations or upon any change in the plans and specifications unauthorized by this department.
  - In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as Water Management Districts, State Agencies, and/or Federal Agencies.

- EXPIRATION:
  Permits shall expire and become null and void if work, as defined in this permit
  - is not commenced within 180 days from the date of issuance date and an approved inspection has not been obtained within 180 days, unless extended by the Building Official
  - or 180 days from the State Appeal date and does not meet 180 day inspections thereafter unless extended by the Building Official.

WARNING TO OWNER:
YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BERecorded* AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.
*You must submit a copy of the Recorded NOC with the Building Department before requesting first inspection.

Signatures:

OWNER/CONTRACTOR/CONTRACTOR AGENT

BUILDING DEPARTMENT

DATE

Customer’s INITIAL - acknowledgement of understanding all conditions provided on this page (not required on signature page):

PERMIT NUMBER:
16406491
Sec: 7 Twp: 59 Rng: 41 Sub: Blk: Lot: 4
RE: 000817100000000
DATE ISSUED: 10/13/2016
RECEIPT #: 04000001682
REFERENCE ID #: 16406491
NOTES:

SITE ADDRESS: 100/120 NIRVANA LN - HR BLDG
SUBDIVISION:
CITY: KEY LARGO
IMPACT AREA:
OWNER: OCEAN REEF CLUB INC
ADDRESS: 35 OCEAN REEF DR STE 200
CITY/STATE/ZIP: KEY LARGO, FL 33037

RECEIVED FROM: OCEAN REEF CLUB
CONTRACTOR: THOMPSON, KEVIN MICHAEL LIC # 11591
COMPANY: BELLINGHAM MARINE
ADDRESS: 1813 DENNIS STREET
CITY/STATE/ZIP: JACKSONVILLE, FL 32204
TELEPHONE: (904) 358-3362

<table>
<thead>
<tr>
<th>FEE ID</th>
<th>UNIT</th>
<th>QUANTITY</th>
<th>AMOUNT</th>
<th>PD-TO-DT</th>
<th>THIS REC</th>
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<td>818.50</td>
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<td>10.00</td>
<td>0.00</td>
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TOTAL PERMIT: 2351.12  818.50  1532.62  0.00

METHOD OF PAYMENT: CHECK 1,532.62  310133-BANK OF AMERI
TOTAL RECEIPT : 1,532.62
SUB-CONTRACTOR AUTHORIZATION

PERMIT # 16406491
PARCEL ID/RE # 00081710-000000
ADDRESS BEACH ROAD
OWNER Name OCEAN REEF CLUB INC

Name of Company: LOMAR ELECTRIC DESIGNS LLC
This Company will be the sub identified below on the above referenced permit:

- [ ] Electrical
- [ ] Elevator
- [ ] Plumbing
- [ ] Mechanical
- [ ] Pool
- [ ] Roofing
- [ ] Other:

This letter authorizes GAY MARIE SMITH, (Print Name of Individual) to apply, sign, and pick-up any and all documents pertaining to this permit related to the sub discipline noted above.

This authorization becomes effective on the date this affidavit is notarized, and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus hold Monroe County harmless) for any and all of the actions of the agent(s) named, related to the acquisition of permits for the aforementioned company.

Signature and Title of Authorized Sub-Contractor (QUALIFIER)

NOTARY:
State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 12th day of October, 2016 by Omar Lugo as the Qualifying Contractor for Lomar Electric Designs (Company Name of Qualifier – not of agent)

Personally known [ ] or produced identification [ ] in the form of [ ]

Signature of Notary Public – State of Florida

[Stamp] My commission is valid until June 21, 2020, bonded through 1st State Insurance
# SUB-CONTRACTOR AUTHORIZATION

<table>
<thead>
<tr>
<th>PERMIT #</th>
<th>16406491</th>
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</thead>
<tbody>
<tr>
<td>PARCEL ID/RE #</td>
<td>00081710-000000</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>BEACH ROAD</td>
</tr>
<tr>
<td>OWNER Name</td>
<td>OCEAN REEF CLUB INC</td>
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</table>

**Name of Company:** BELLINGHAM MARINE UTILITIES

This Company will be the sub identified below on the above referenced permit:

<table>
<thead>
<tr>
<th>Discipline</th>
<th>Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrical</td>
<td></td>
</tr>
<tr>
<td>elevator</td>
<td></td>
</tr>
<tr>
<td>x Plumbing</td>
<td>Mechanical</td>
</tr>
<tr>
<td>Pool</td>
<td>Roofing</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
</tr>
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</table>

This letter authorizes **GAY MARIE SMITH**

(Print Name of Individual)

to apply, sign, and pick-up any and all documents pertaining to this permit related to the sub discipline noted above.

This authorization becomes effective on the date this affidavit is notarized, and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus hold Monroe County harmless) for any and all of the actions of the agent(s) named, related to the acquisition of permits for the aforementioned company.

**NOTARY:**

State of Florida
County of **Monroe**

The foregoing instrument was acknowledged before me this **13** day of **October** 2016

by **Robert mcInnis**

(Print Name of Qualifier of Company)

for **Bellingham Marine Utilities**

(Company Name of Qualifier – not of agent)

Personally known or produced identification in the form of

**Susan Pichard**

Signature of Notary Public – State of Florida
MONROE COUNTY, FL

ITEM 1 OF 1

PERMIT RECEIPT

OPERATOR: sebbenc

COPY # : 1

Sec: 7 Twp: 59 Rng: 41 Sub: Blk: Lot: 4
RE: 000817100000000

DATE ISSUED: 09/29/2016
RECEIPT #: 04000001639
REFERENCE ID #: 16406491
NOTES:

SITE ADDRESS: 100/120 NIRVANA LN - HR BLDG
SUBDIVISION:
CITY: KEY LARGO
IMPACT AREA:

OWNER: OCEAN REEF CLUB INC
ADDRESS: 35 OCEAN REEF DR STE 200
CITY/STATE/ZIP: KEY LARGO, FL 33037

RECEIVED FROM: BELLINGHAM MARINE
CONTRACTOR: THOMPSON, KEVIN MICHAEL LIC # 11591
COMPANY: BELLINGHAM MARINE
ADDRESS: 1813 DENNIS STREET
CITY/STATE/ZIP: JACKSONVILLE, FL 32204
TELEPHONE: (904) 358-3362

FEE ID    UNIT    QUANTITY    AMOUNT   PD-TO-DT   THIS REC   NEW BAL
---------- ---------- ----------- --------- ---------- --------- --------
REVCORPG   UNITS   1.00        10.00    0.00      10.00      0.00

TOTAL PERMIT: 10.00 0.00 10.00 0.00

METHOD OF PAYMENT    AMOUNT    REFERENCE NUMBER
---------------------- --------- ----------------------
CHECK: 10.00 12575-SUNTRUST

TOTAL RECEIPT: 10.00
**JOB SITE INFORMATION:**

<table>
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<tr>
<th>RE#</th>
<th>Job Address</th>
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</thead>
<tbody>
<tr>
<td>0001710.00000/00569480-000400/000100</td>
<td>31 OCEAN REEF DRIVE</td>
</tr>
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<table>
<thead>
<tr>
<th>Legal Description</th>
<th>Location</th>
<th>Key Key largo</th>
<th>MM</th>
<th>905</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCEAN REEF PLAT NO 1</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

**OWNER INFORMATION:**

**Owner Builder:** ALL OWNER BUILDERS MUST APPEAR IN PERSON - F.S.489.103(7) Check if Owner Builder >>>

Name and Mailing Address

OCEAN REEF CLUB INC
35 OCEAN REEF DRIVE STE 200
KEY LARGO, FL 33037

Fee Simple Titleholder

Name and Mailing Address

NA

Mortgage Lender

NA

**CONTRACTOR INFORMATION:**

Any change in contractor information must be provided on "Qualifier/Contractor/Address Change Form"

Company Name and Mailing Address

BELLINGHAM MARINE
1813 DENNIS STREET
JACKSONVILLE, FL 32204

Qualifier

KEVIN MICHAEL THOMPSON
CGC 1506623

**OTHER PROFESSIONAL INFORMATION:**

Drawings by

Name and Mailing Address

Email

Phone:

(904)658 - 3362e

Private Provider

Name and Mailing Address

Email

Phone:

NA

Type of Service:

Plan Review & Inspections

Plan Review only

Inspections only

Agent

Name and Mailing Address

Email

Phone:

gaymarie21@yahoo.com

(305)694 - 8004e

**SUB CONTRACTOR(s) Name/License # (if applicable): Provide Sub Contractor Authorization for each**

ELECTRICAL - TBD

PLUMBING - TBD

Debris Removed by

Applicant

Specialty Contractor – Name >
**SUBMITTED WITH APPLICATION:**

- [ ] TWO (2) SETS of PLANS *
- [ ] Contract Statement displaying legitimate total cost
- [ ] Environmental (Page 4)
- [ ] ATF (Page 5)
- [ ] Residential Site Plan Checklist

* All plans prepared shall have the preparer’s signature, printed name, date and contact information printed on them. Acceptable preparers: architects, engineers, qualifier for contractor business or owner if owner builder permit.

**JOB DETAILS:**

Please be advised that for work not indicated, that is later determined by examination of plans or onsite, required fees related to that discipline will be charged following the "Work Commencing Before Permit Issuance" penalty fee policy. (Fee Resolution Section G; MC Code Ch 6).

**TOTAL COST FOR WORK:** $95,430.00

Please Note:
Job value provided may be audited using ICC Building Valuation Data methodology

Estimated Total Sq Ft:

<table>
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<tr>
<th>TYPE:</th>
<th>CHANGE IN OCCUPANCY/USE:</th>
<th>LOCATION ON PROPERTY:</th>
<th>WILL NEW GROUND BE DISTURBED W/ DEVELOPMENT?:</th>
<th>CONSTRUCTION:</th>
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<tbody>
<tr>
<td>Residential/Duplex/MH</td>
<td>[ ] Yes [ ] No</td>
<td>[ ] Interior [ ] Exterior [ ] BOTH</td>
<td>(Change in footprint): [ ] Yes (ENVIR) [ ] No</td>
<td>[ ] New Repair/Renov.</td>
</tr>
<tr>
<td>Commercial / MultiFam</td>
<td>[ ] Yes [ ] No</td>
<td>[ ] Interior [ ] Exterior [ ] BOTH</td>
<td>(Change in footprint): [ ] Yes (ENVIR) [ ] No</td>
<td>[ ] New Repair/Renov.</td>
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**SUBS – WORK Acknowledgment:**

<table>
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<tr>
<th>ELECTRIC:</th>
<th>No [ ] Yes</th>
<th>MECH/FUEL/GAS:</th>
<th>No [ ] Yes</th>
<th>PLUMBING:</th>
<th>No [ ] Yes</th>
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<tbody>
<tr>
<td>Elevator:</td>
<td>[ ] Yes</td>
<td>Elevator:</td>
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**AC REPLACEMENT**

<table>
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<th>Same Location (inside footprint):</th>
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<td>Condenser Only</td>
<td>Air Handler &amp; Condenser (Calcs reqd)</td>
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<td>TONNAGE: Current:</td>
<td>Proposed:</td>
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<tr>
<td>SEER: Current:</td>
<td>Proposed:</td>
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</table>

**Plumbing Sewer Lateral Tie In**

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<tr>
<th>Residential/Duplex/MH</th>
<th>[ ] Yes [ ] No</th>
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</thead>
<tbody>
<tr>
<td>Lift Station</td>
<td>Gravity</td>
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**Electric Permit Associated w/ Plumbing Sewer Lateral Tie In**

<table>
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<tr>
<th>Residential/Duplex/MH</th>
<th>[ ] Yes [ ] No</th>
</tr>
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<tbody>
<tr>
<td>Lift Station</td>
<td>Gravity</td>
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**DEMO**

<table>
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<td>SIGN:</td>
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<td>SOLAR UNIT:</td>
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<tr>
<td>SPA:</td>
</tr>
<tr>
<td>[ ] Inside footprint (No ENVIR)</td>
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**DETAIl SCOPE OF WORK:**

INSTALLATION OF PLUMBING LINES FOR PUMP OUT FOR MARINA

**JOBS INVOLVING ENVIRONMENTAL COMPONENTS:** MUST submit PAGE 4 of Application
(Boat Davits-Lifts, Docking Facility, Dock/Seawall Repair, Seawall (w/o Dock), Retaining Wall, Clearing/Grubbing, Dredging, Excavation, Fill, Riprap, Hazardous Tree, Invasive Exotics, Tree Rem/Trim, Landscaping, and Land Development Permit for Chickees by Miccosukee or Seminole Indians)

**WORK COMMENCING WITHOUT PERMIT (ATF):** MUST submit PAGE 5 of Application
Floodplain Information can be found online FEMA Flood Map Service Center (https://msc.fema.gov/portal)

WARNING TO OWNER

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING NOTICE OF COMMENCEMENT.

A certified copy of the recorded Notice of Commencement or a notarized statement from the owner of the property or the owner's authorized agent (including any contractor that has been authorized below) stating that a Notice of Commencement has been filed for recording to the Monroe County Clerk's Office for recording along with a copy of the Notice of Commencement submitted for recording, must be submitted to Building Department and posted on the job site before the first inspection. (FL Building Code 105.8)

ASBESTOS AGREEMENT: (Initial If Applicable:)

As owner/contractor/agent of record for the construction applied for in this application, I agree that I will comply with the provisions of the Florida Statute 469 003 and to notify the DEP of my intent to demolish/remove a structure at the above address and remove asbestos, when applicable, in accordance with state and federal law.

SOLID WASTE ASSESSMENT:

Upon completion of the project for which I have made application for a Building Permit, I must pay the pro-rated residential solid waste assessment, or show proof of commercial service with a franchised commercial collector prior to issued Certificate of Occupancy.

OUTSIDE LOCAL, STATE and FEDERAL AGENCIES:

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

OWNER'S AFFIDAVIT:

- Application is hereby made to obtain a permit to do the work and installations 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 (sub on a permit) must be secured for Electrical, Plumbing, Signs, A/C, etc. as appropriate.
- I hereby certify that all of the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.
- The homeowner hereby expressly acknowledges and agrees that it is the responsibility of the homeowner to ensure all permits are closed following final inspections and failure to do so may likely interfere with homeowner's ability to sell the property identified in the permit.
- I understand that permit fees paid upon submission of application are non-refundable.

Owner (print):

Signature:

Date: 8-19-2016

NOTARY Signature as to Owner:

My Commission Expires on:

Qualifier (print):

Signature:

Date: 3-19-16

NOTARY Signature as to Qualifier:

My Commission Expires on:

Notary Public State of Florida
LuAnn V Lowen
My Commission FF 95736
Expires 06/23/2017

Page 3
Detail by Entity Name

Florida Not For Profit Corporation
OCEAN REEF CLUB, INC.

Filing Information
Document Number: N92000000498
FEI/EIN Number: 65-0371142
Date Filed: 11/30/1992
State: FL
Status: ACTIVE
Last Event: AMENDED AND RESTATED ARTICLES
Event Date Filed: 01/26/2006
Event Effective Date: NONE

Principal Address
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037
Changed: 01/10/2003

Mailing Address
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037
Changed: 07/15/2010

Registered Agent Name & Address
Bogdan, Robert A
35 OCEAN REEF DR
STE 200 EO
KEY LARGO, FL 33037
Name Changed: 04/30/2014
Address Changed: 04/13/2006

Officer/Director Detail
Name & Address
Title CTD
SCHMETTERER, ROBERT A
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037
Title VC

HOLMES, TERESA A
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037
Title P

LEEMHUIS, MICHAEL G
35 OCEAN REEF DR STE 200 EO
KEY LARGO, FL 33037
Title VP, Asst. Treasurer

FRANKLIN, RUFORD DII
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037
Title VP

Gunkel, Robert C
35 OCEAN REEF DRIVE, STE EO 200
KEY LARGO, FL 33037
Title VP

Lyberger, John
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037
Title VP

Melis, Giovanni
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037
Title VP

Weinstein, Richard K
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037
Title Secretary, GC
### Bogdan, Robert A

35 OCEAN REEF DRIVE  
SUITE 200  
KEY LARGO, FL 33037

#### Annual Reports

<table>
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#### Document Images

- [04/26/2016 -- ANNUAL REPORT](#)
- [10/27/2015 -- AMENDED ANNUAL REPORT](#)
- [01/05/2015 -- ANNUAL REPORT](#)
- [04/30/2014 -- ANNUAL REPORT](#)
- [04/27/2013 -- ANNUAL REPORT](#)
- [04/17/2012 -- ANNUAL REPORT](#)
- [04/19/2011 -- ANNUAL REPORT](#)
- [07/15/2010 -- ANNUAL REPORT](#)
- [06/23/2010 -- ANNUAL REPORT](#)
- [02/22/2010 -- ANNUAL REPORT](#)
- [01/20/2009 -- ANNUAL REPORT](#)
- [05/19/2008 -- ANNUAL REPORT](#)
- [03/12/2007 -- ANNUAL REPORT](#)
- [04/13/2006 -- ANNUAL REPORT](#)
- [01/26/2006 -- Amended and Restated Articles](#)
- [07/13/2005 -- ANNUAL REPORT](#)
- [02/05/2004 -- ANNUAL REPORT](#)
- [01/10/2003 -- ANNUAL REPORT](#)
- [05/14/2002 -- ANNUAL REPORT](#)
- [03/14/2001 -- ANNUAL REPORT](#)
- [02/01/2000 -- ANNUAL REPORT](#)
- [02/23/1999 -- ANNUAL REPORT](#)
- [01/20/1998 -- ANNUAL REPORT](#)
- [01/24/1997 -- ANNUAL REPORT](#)
- [02/08/1996 -- ANNUAL REPORT](#)
- [04/18/1995 -- ANNUAL REPORT](#)
MONROE COUNTY, FL

ITEM 1 OF 1

PERMIT RECEIPT

OPERATOR: sebbenc
COPY #: 1

Sec: 07  Twp: 59  Rng: 41  Sub: Blk: Lot:
RE  ...........: 00569480000400

DATE ISSUED ........: 08/24/2016
RECEIPT #: ........: 04000001511
REFERENCE ID # ....: 16406491
NOTES .............:

SITE ADDRESS ......: 31 OCEAN REEF DR
SUBDIVISION ......:
CITY .............: KEY LARGO
IMPACT AREA ......:

OWNER .............: OCEAN REEF MARINA CONDO IV
ADDRESS ...........: 120 ANCHOR DRIVE
CITY/STATE/ZIP ...: KEY LARGO, FL 33037

RECEIVED FROM ....: BELLINGHAM MARINE
CONTRACTOR .......: THOMPSON, KEVIN MICHAEL LIC # 11591
COMPANY ..........: BELLINGHAM MARINE
ADDRESS ..........: 1813 DENNIS STREET
CITY/STATE/ZIP ...: JACKSONVILLE, FL 32204
TELEPHONE ........: (904) 358-3362

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TOTAL PERMIT : 818.80 0.00 818.50 0.30

METHOD OF PAYMENT AMOUNT REFERENCE NUMBER

CHECK 818.50 12493-SUNTRUST

TOTAL RECEIPT : 818.50
NOTICE OF COMMENCEMENT

STATE OF FLORIDA, COUNTY OF MONROE

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Legal description of property: Ocean Reef Pier I

2. General description of improvement: Installation of Plumbing Lines for Pump Out

3. a. Owner(s), or Lessee Contracted for Improvement Name: Ocean Reef Club Inc
   Address: 35 Ocean Reef Drive Ste 200 Key Largo, FL
   b. Interest in property: Owner
   c. Name and address of fee simple titleholder: N/A
      (if different from Owner listed above):

4. a. Contractor's Name: Bellingham Marine
   Address: 1813 Dennis Street, Jacksonville, FL
   b. Phone number:

5. a. Name: N/A
   b. Phone number:
   c. Amount of Bond $5

6. a. Lender's Name: N/A
   Address:
   b. Phone number:

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served provided by Section 713.13(1)(a)7., Florida Statutes:
   a. Name: N/A
   Address:
   b. Phone numbers of designated persons:
   c. In addition to himself/herself, Owners designates ________ to receive a copy of the Liens' Notice as provided in Section 713.13(1)(b), Florida Statutes.
   b. Phone number of person or entity designated by owner:

9. Expiration date of this Notice of Commencement: ______ (the expiration date is 1 year from the date of recording unless a different date is specified).

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE NOT INCLUDED IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

VERIFICATION PURSUANT TO SECTION 92.525, FLORIDA STATUTES

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true, to the best of my knowledge and belief.

Signature(s) of Owner(s) or Lessee or Owner(s) or Lessee's Authorized Officer/Director/Partner/Manager
Print Name ____________________ Title/Office ____________________
Print Name ____________________ Title/Office ____________________
Print Name ____________________ Title/Office ____________________
Print Name ____________________ Title/Office ____________________
Print Name ____________________ Title/Office ____________________
Print Name ____________________ Title/Office ____________________

STATE OF Florida, COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 19th day of August 2018 by Tony Bogdan, for Ocean Reef Club Inc.

Signature of Notary Public: ____________________
Print Name: ____________________
Notary Public State of Florida
My Commission FF 987636
Expires 08/23/2020

MONROE COUNTY OFFICIAL RECORDS
NOTICE OF COMMENCEMENT FILING AFFIDAVIT

Property Address: BEACH ROAD - OCEAN REEF CLUB
Legal Description: LENGTHY LEGAL
Parcel/Folio ID #: 00569480-000000
Permit Number: 16406491

I, Gay Marie Smith, owner/agent hereby attest to the fact that the Notice of Commencement for the property and permit listed above has been filed with the Monroe County Clerk of the Court and hereby attach a true and correct copy of the same.

NOTE: Owner’s Authorized Agent includes any contractor that has been authorized on a building permit application submitted for the permit listed above.

(SIGNATURE OF OWNER/Authorized Agent - CONTRACTOR)

CRISTAL SEBBEN
Notary Public - State of Florida
Commission # EE 855093
Bonded Through National Notary Asn.

The foregoing instrument was acknowledged before me this 19 day of Oct., 2016.

Signature of Notary Public: [Signature]

My commission expires (SEAL) 11-29-16.
Permit Status

BASIC INFORMATION:

Permit no: 16406491 Status: OPEN Apply date: 08/24/16
Master no: Permit issued:
CO issued: CO number:
Project:
RE:
Address: 100/120 NIRVANA LN - HR BUILDING KEY LARGO FL 33037
Owner(s): OCEAN REEF CLUB INC
Owner Addr: 35 OCEAN REEF DR STE 200 KEY LARGO FL 33037
Permit Type: 55 C404 Type:
Usage Class: COM Appl. Valua: 95430
Input Quan: 0 Calc Valuat: 0
General Cont: 11591 BELLINGHAM MARINE

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Dear Sir or Madam:

Please, be advised that the above-referenced permit has been approved and is ready for issuance. The following documents/information will be required at the time of permit issuance:

Need Sub Contractor Sign on Letters for Electrical and Plumbing.

(If this box is checked, this permit has been deemed development, requiring review by the Department of Economic Opportunity, and is subject to the local 30-day and stated 45-day appeal periods. Construction may begin 75 days after the date the permit is issued. No construction may occur prior to the end of the local and state appeal periods.)

The permit may be retrieved by the property owner (owner-builder permits), contractor (contractor permits) or authorized agent (contractor permits only) at the following location:

Building Department hours of operation are Monday – Friday, 8:30 a.m. to 3:00 p.m.
All required documents, information and fees are due prior to permit issuance. Please, note that fees due may be subject to change at the time of permit issuance. Fees may be paid in the form of cash, check or money order. Checks and money orders should be made payable to Monroe County Building Department.

If you should have any questions or concerns pertaining to the above-noted information, please contact or visit the appropriate office designated above.

Sincerely,

Crystal Sebben
Senior Coordinator-Permitting
Monroe County Building Department
Ocean Reef
11601 CR 905
Key Largo FL 33037
Ph: 305-453-8765
Monroe County Property Record Card (073)

OCEAN REEF CLUB INC
CARE OF: ACCOUNTING DEPARTMENT
35 OCEAN REEF DR STE 200
KEY LARGO FL 33037-5259

Parcel 00081710-000000-07-59-41
Alt Key 1089061
Afordable Housing No
FEMA Injunction
Inspect Date Feb 12, 2016
Business Name OCEAN REEF ASSOCIATE COMPLEX
Physical Addr 120 NIRVANA LN, OCEAN REEF STAFF HOUSING, OCEAN REEF

Associated Names

Name DBA Role
ACCOUNTING DEPARTMENT, C/O
OCEAN REEF CLUB INC, Owner

Legal Description

Land Data

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Total Just Value
## 900-Series Peristaltic Pump / M55 – 5HP Specifications

### Standard Performance:
- **Volume**: 55 GPM / 208 LPM
- **Dry Suction Lift**: 29 ft / 8.8 m
- **Vacuum Rating**: 29 Hg / -.9.5 bar
- **Discharge Head**: 103 ft / 31 m
- **Discharge Pressure**: 45 Psi / 3.0 bar

### Maximum Performance:
- **Volume**: 80 GPM / 302 LPM
- **Dry Suction Lift**: 29 ft / 8.8 m
- **Vacuum Rating**: 29 Hg / -.9.5 bar
- **Discharge Head**: 550 ft / 161 m
- **Discharge Pressure**: 240 Psi / 16 bar

### Standard Features:
- 5-HP TEFC Baldor Electric Motor
- 316 – Stainless Steel Pump Frame
- Aluminum Pump Housing (Epoxy Coated)
- Clear Acrylic Viewing Window
- Oil Free Pump Housing
- Factory Installed Suction & Discharge Plumbing
- Direct Drive, Maintenance Free Gearbox
- Leak Detection with Auto Pump Shutdown
- Integrated Vacuum Relief Valve
- NEMA 4X Non Metallic Control Panel
- Textile Reinforced Internal Hose Element
- Integrated Solid State Adjustable Run-Timer
- NEMA 4X Hour Meter

### Optional Features:
- UL Listed NEMA 4X Control Panel
- Variable Speed Pump Controller
- Explosion Proof Leak Detector
- Explosion Proof Electric Motor
- Main Power Disconnect Switch
- Fiberglass, Stainless or Aluminum Pump Enclosure
- MarineSync Remote Monitoring
- Extended Warranty

### Applications:
- Marine / Recreational PumpOuts
- Bilge PumpOuts
- Forward Lift Stations

### Design Consideration:
- Pump body shall be constructed of cast aluminum.
- Pump frame shall be constructed of 316 stainless steel.
- Pump body shall NOT be filled with a lubricant bath.
- Pump shall be equipped with a direct drive gearbox (Belts, pulleys or couplers shall NOT be accepted)
- Pump shall be equipped with a natural rubber or nitrile internal hose with an inside diameter of 55mm.
- Pump shall be equipped with two hi-efficiency rollers that gradually compress the elastomeric peristaltic hose.
- Pump rollers shall feature permanently sealed stainless steel bearings with double lipped oil seals.
- Pump rotor shall be supported by double-shaft bearings protected by double lipped oil seals.
- Pump rotor shall provide storage capability for roller for long-term storage and/or winterization.
- Peristaltic hose and rollers shall be visible through a 22" clear acrylic site window.
- Pump shall be equipped with suction & discharge plumbing manifolds with unions for quick disconnect.
- Pump shall include a vacuum gauge and ball valve on the suction manifold for isolating and testing.
- Leak detection shall instantly disable motor if the peristaltic hose ruptures.
- Pump shall come equipped with an electronic hour meter, displaying hours and decimal hours.

### Dimensions:
- **Pump**: 32"x27"x40" @ 385lbs
- **Fiberglass Enclosure**: 40"x40"x45" @ 35lbs
900-Series Peristaltic Pump / M55 – 5HP Specifications

Suction: Performance curve above indicates flow rates are impacted by more by suction lift than discharge head. The pump curve indicates the 900 series peristaltic (55mm) pump will pump between 55-gpm and 48-gpm at 2-ft. and 10-ft. suction lift respectively. This does not take into friction loss in suction piping or fittings. Additionally, pockets of air are common in suction and discharge piping which will dramatically affect volumes and velocities of fluids being pumped. Always consult factory with pump application / sizing inquiries.

Discharge: The peristaltic pump is a positive displacement pump, with pulses of 2.20 times greater than average flow, or approximately 110 GPM if actual flow is 50 GPM. When calculating discharge pressure requirement, assume the higher flow rate (actual x 2.2) when determining discharge dynamic head.

Preformance Curve @ 10 P.S.I Discharge Pressure
900 Series (5HP x 55 mm) Fixed Speed 58 RPM

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<th>Discharge Capabilities</th>
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<td>Head</td>
<td>45 PSI - 55 GPM</td>
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Chart Reflects Approximate 2" Suction x 3" Discharge Maximum Pipe Distances. Elbows, Fittings & Valves Have Not Been Taken Into Consideration.
900 Series / M40 / M55 / Standard Features

Front

- Baldor Industrial TEFC Electric motor
- Clear Viewing Window Oil Free Pump Housing
- Factory Installed Suction & Discharge Plumbing

Back

- Vacuum Gauge
- Direct Drive, Maintenance Free Gearbox
- Leak Detector with Auto Pump Shut Down
900 Series / M40 / M55 / Standard Features

**Left**
- Hour Meter
- Integrated Vacuum Relief Valve
- Suction Isolation Valve

**Right**
- Factory Installed Plumbing Unions
- Non Metallic Pipe Support Strut
- Discharge Isolation Valve
- +316 Stainless Steel Pump Frame
- NEMA 4X Non Metallic Control Panel
M55 Remote (4 Tier)

NOTES:

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF KECO PUMP AND EQUIPMENT. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF KECO PUMP AND EQUIPMENT IS PROHIBITED.

UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES TOLERANCES:

- FRACTIONAL ± 1/32
- ONE PLACE DECIMAL ± .1
- TWO PLACE DECIMAL ± .03
- THREE PLACE DECIMAL ± .001
- ANGULAR ± .5°

DATE: 7/21/2015

COMMENTS:

M55 Remote

DIMENSION: INCHES / (XX) MM

SCALE: 1:12

KECO PUMP AND EQUIPMENT
WWW.PUMPAHEAD.COM
Components

- NEMA 4X Control Panel
- High Efficiency Electric Motor
- Fiberglass Enclosure
- *Integrated Discharge Manifold
- *Integrated Suction Manifold

48" X 48" Suggested Installation Area

NOTES:
*STANDARD PLUMBING MANIFOLDS INCLUDE DISCONNECT UNIONS, ISOLATION VALVE AND VACUUM/PRESSURE GAUGE PORTS
Critical Dimensions

NOTES:

PROPRIETARY AND CONFIDENTIAL
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UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES:
FRACTIONAL ± 1/32
ONE PLACE DECIMAL ± 0.01
TWO PLACE DECIMAL ± 0.03
THREE PLACE DECIMAL ± 0.001
ANGULAR ± 5°

MATERIAL

DATE: 7/21/2015
COMMENTS:
M55 Remote

DIMENSION: INCHES / (XX) MM

SCALE: 1:12
SHEET 3 OF 4
Pump + Enclosure Locations

48" X 48"
Suggested Minimum Installation Area

Fiberglass Cover: Exterior Edge (Mounting Flange)

Fiberglass Cover: Interior Wall (Mounting Flange)

2x \( \phi \) 6.00
(Maximum Hole Diameter)

Power Supply:
\( \phi \) 1.50 (Recommended)

Control Wiring:
\( \phi \) 1.50 (Recommended)

NOTES:

PROPRIETARY AND CONFIDENTIAL

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UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES TOLERANCES:
FRACTIONAL \( \pm \frac{1}{32} \)
ONE PLACE DECIMAL \( \pm .1 \)
TWO PLACE DECIMAL \( \pm .03 \)
THREE PLACE DECIMAL \( \pm .020 \)
ANGULAR \( \pm .5^\circ \)

MATERIAL:

DIMENSION: INCHES / (XX) MM

SCALE: 1:16

DATE: 7/21/2015

COMMENTS:

M55 Mounting Plate

PART NUMBER - TITLE

SCALE: 1:16

SHEET 4 OF 4
ADDED NOTES

DETAIL NOTES:

AS REFLECTED ON DRAWING EI

1. INSTALL NEW 70A/2P (PER NOTE 1 ABOVE) IN DOCK E;
   INSTALL NEW 70A/2P (PER NOTE 1 ABOVE) IN NOTE AS REFLECTED ON DRAWING EI.

2. INSTALL NEW 70A/2P (PER NOTE 1 ABOVE) IN DOCK D;

3. INSTALL NEW 30A/2P (PER NOTE 2 ABOVE) IN DOCK C.

GENERAL NOTES:

EXISTING PANEL DPH2, INSTALL W/ 3 NO,4,1 NO,8 (G1 TO KECO SEWER PUMP PANEL SEWER PUMP.

EXISTING PANEL OPE2, INSTALL NEW 1" CONDUIT W/ 3 NO,4,1 NO,8 (G1 TO KECO SEWER PUMP XJST XISTING PANEL CONTROL PANEL, CONTROL PANEL, NOTE 1 5HP,240V,1PH.

EXISTING PANEL A/B, INSTALL NEW 1" CONDUIT TO SEWER PUMP.

EXISTING DOCK H 2, PROVIDE 30A/2P BREAKER LOCATED IN EXISTING PANEL TO SERVE NEW 2HP KECO SEWER PUMP, EXTEND TO SERVE NEW 5HP KECO SEWER PUMP, EXTEND TO SEWER PUMP.

SHALL BE PROVIDED FOR ALL BRANCH CIRCUITS.

AND CONDUCTORS INSTALLED BELOW GRADE, SEE SHEET E2 FOR SPECIFICATIONS, PANEL, EQUIPMENT GROUNDING CONDUCTORS SEWER PUMP MOTOR.

W/ 3 NO,4,1 NO,8 (G1 TO KECO SEWER PUMP NOTE 1 CONTROL PANEL, 1 3 NO, 4 NO,SCGl--<---.rl....,..

W/ 3 NO,12,1 NO,10 (G1 TO KECO SEWER PUMP.

ALL WIRING SHALL BE TYPE THHW/THWN. RACEWAY PANEL, EQUIPMENT GROUNDING CONDUCTORS.
1.0 BASIC ELECTRICAL REQUIREMENTS

2.01 RACEWAYS

- Conduits installed in direct contact with earth shall be Schedule 80, heavy 8.
- Conduit systems installed in buildings and exposed to the atmosphere above finished grade shall be supported at ... floor penetrations. Provide an expansion and deflection coupling cross a building expansion joint.

2.02 WIRES AND CABLES

- Dimensions of pull and junction boxes shall not be less than those required by the NEC for the number, size, and position of conductors entering the box.
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2.06 ELECTRICAL IDENTIFICATION

- Each receptacle shall be furnished with a warranty.
- Conductor size shall be minimum of No. 12 AWG, unless larger size is required by the drawings or the NEC.
- Insulation voltage rating shall be 600 volts. All wire and cable shall bear the UL label.
- Devices plates shall be one piece single gang type selected to match the device.
- All devices installed in areas exposed to the weather shall be provided with a weatherproof device plate.
- Equipment grounding system.
- The tests shall insure that the equipment is operational.
- Visual and mechanical inspection.
- Inspect wiring system for proper grounding. Green grounding conductor shall be used.
- Equipment grounds.

Wiring Work:

- All conductors at switchboard, panel, and equipment tested.
- Providing a one piece single gang type selected to match the device.
- All devices installed in areas exposed to the weather shall be provided with a weatherproof device plate.
- During excavation, pile material for backfilling back from any trenches not meeting compaction requirements or where settlement occurs, replace with specified material for a minimum of 12" below invert of equipment or installation.
- All excavated materials not to be used for backfill.
- Grade to prevent water from entering the enclosure of each transformer.
- All foreign debris with conduit plugs.

Electrical Services:

- Provide service to ano and make connections to all such equipment.
- In the event of electrical service, provide service to ano and make connections to all such equipment.
- All conductors with respect to ground.
- Insulation-resistance test on each conductor with respect to ground.

Grounding System:

- The tests shall insure that the equipment is operational.
- Provide a one piece single gang type selected to match the device.
- All devices installed in areas exposed to the weather shall be provided with a weatherproof device plate.
- Electrical service.
- Provide service to ano and make connections to all such equipment.