CFN 2023R0902592
OR BK 34012 Pgs 599-600 (2Pgs)
RECORDED 12/18/2023 08:19:41
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

VILLAGE OF PINECREST

# COVENANT FOR MAINTENANCE OF LANDSCAPING AND GRASS WITHIN RIGHT OF WAY

**WHEREAS,** Victor Y. Lau hereinafter referred to as the Owner of
(owner)

the following described property:

Legal description/folio #: 14 55 40
FAIRMONT ACRES SEC 2 PB 75-97
LOT 10 BLK 3
FIA/U 30-5014-044-0010
GR 19162-3847 062000 1
COC 24608-0690 06 2006 1

requesting permission to install: Install new street trees. New driveway approach.

within the public road right of way 12805 SW 69th CT, Pinecrest, FL 33156.
(address)

**IN CONSIDERATION** of the approval of this permit by the Village of Pinecrest, the Owner agrees as follows:

1. To maintain and replace, when necessary, all landscaping including replacement and mowing of grass within the dedicated right of way. If it becomes necessary for the Village of Pinecrest to maintain said items within public right of way including restoration of streets, by reason of the Owner's failure to do so, such expense shall be paid by the Owner or shall constitute a lien against the above described property until paid.

2. The Owner does hereby agree to indemnify and hold the Village of Pinecrest harmless from any and all liability which may arise by virtue of the Village permitting the installation of these items within the public right of way.

3. The undersigned further agrees that these conditions shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, their heirs and assigns, until such time as this obligation has been canceled by an affidavit filed in the public records of Miami-Dade County by the Village Manager of the Village of Pinecrest (authorized representative).

**SIGNED, SEALED, EXECUTED AND ACKNOWLEDGED** this 5 day of Dec, 2023.

(Owner)

**SIGNED, SEALED AND DELIVERED** in the presence of:

MARIELA FLORENTINO
Notary Public, State of Florida
Commission No. HH 441295
My Comm. Exp. Sept. 6, 2027

(SEAL)

(SEAL)

Notary Public, State of Florida
My Commission Expires:

Revised 8/2016



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00-Covenant for Maintenance of Landscaping.pdf

**ACKNOWLEDGEMENT–INDIVIDUAL**

**STATE OF FLORIDA** )
)
**COUNTY OF MIAMI-DADE** )

**I HEREBY CERTIFY**, that on this 5 day of DEC., 20 23., before me personally appeared, Victor Y. Lau (Owner) to me known to be the person described in and who executed the foregoing Covenant to the Village of Pinecrest, a corporate body, and a political subdivision of the State of Florida, and he/she/they acknowledged to me the execution thereof to be a free act and deed for the uses and purposes therein mentioned.

**WITNESS** my signature and official seal at Pinecrest, in the County of Miami-Dade, State of Florida, the day and year last aforesaid.

Notary Public, State of Florida
My Commission Expires:

MARIELA FLORENTINO
Notary Public, State of Florida
Commission No. HH 441295
My Comm. Exp. Sept. 6. 2027

**ACKNOWLEDGEMENT–CORPORATION**

**STATE OF FLORIDA** )
)
**COUNTY OF MIAMI-DADE** )

**BEFORE ME,** the undersigned authority, this day personally appeared _____, and _____,both being known by me to be the_____President and_____Secretary of _____, a corporation under the laws of the State of _____, and which said corporation is known by me to be the corporation described in and executing the foregoing covenant. The said officers of the corporation being likewise known by me to be the officers thereof who, in their official capacities as such officers of said corporation executed the foregoing covenant, acting in their offi cial capacities, for and as the act and deed of the corporation and in its name, impressed thereon its corporate seal, for the uses and purposes therein mentioned, after being thereunto duly authorized and directed to do so by the corporation.

**WITNESS** my signature and official seal at Pinecrest, in the County of Miami-Dade, State of Florida, the day and year last aforesaid.

Notary Public, State of Florida
My Commission Expires:

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CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

VILLAGE OF PINECREST
Building & Planning Department

# COVENANT OF CONSTRUCTION WITHIN RIGHT OF WAY

**WHEREAS,** Victor Y. Lau hereinafter referred to as the Owner of
(owner)

the following described property:

Legal description/folio #: 14 55 40
FAIRMONT ACRES SEC 2 PB 75-97
LOT 10 BLK 3
F/A/U 30-5014-044-0010
DR 19152-3847 062000 1
COC 24608-0660 06 2006 1

Requesting permission to install Install new street trees. New driveway approach.

within the public road right of way 12805 SW 69th CT, Pinecrest, FL 33156.
(address)

**IN CONSIDERATION** of the approval of this permit by the Village of Pinecrest, the Owner agrees as follows:

1. To maintain and repair, when necessary, the above-mentioned item(s) installed within the dedicated right-of-way. If it becomes necessary for the Village of Pinecrest or Miami-Dade County to make repairs or maintain said items within the public right-of-way including restoration of the street by reason of the Owner's failure to do so, such expense shall be paid by the Owner or shall constitute a lien against the above described property until paid.
2. The Owner does hereby agree to indemnify and hold the Village of Pinecrest or Miami-Dade County harmless from any and all liability, which may arise by virtue of permitting the installation of these items within the public right-of-way.
3. The Owner does hereby agree to remove or relocate their facilities at their own expense, within 60 days notice to do so by the Village of Pinecrest. Failure to comply with this notice will result in the Village of Pinecrest causing the item(s) to be removed and a lien being placed on the property and/or assessed against the Owner for all costs incurred in the removal and disposal of the item(s).
4. The undersigned further agrees that these conditions shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, their heirs and assigns, until such time as this obligation has been cancelled by an affidavit filed in the Public Records of Miami-Dade County, Florida, by the Village Manager of the Village of Pinecrest (or a designated representative).

**SIGNED, SEALED, EXECUTED AND ACKNOWLEDGED** on this 5 day of Dec, 20 23.

(Owner's Signature)

Sworn to and subscribed before me this 5 day of Dec., 20 23

Personally known _____, or produced identification DL - L000-879-62-365-0
(Type of identification)

Notary Public, State of Florida
My Commission Expires:

MARIELA FLORENTINO
Notary Public, State of Florida
Commission No. HH 441295
My Comm. Exp. Sept. 6, 2027

Revised 8/2016



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**ACKNOWLEDGEMENT–INDIVIDUAL**

**STATE OF FLORIDA** )
) **SS**
**COUNTY OF MIAMI-DADE** )

**I HEREBY CERTIFY,** that on this 5 day of Dec., 20 23, before me personally appeared, Victor Y. Lau (Owner) to me known to be the person described in and who executed the foregoing Covenant to the Village of Pinecrest, a corporate body, and a political subdivision of the State of Florida, and he/she/they acknowledged to me the execution thereof to be a free act and deed for the uses and purposes therein mentioned.

**WITNESS** my signature and official seal at Pinecrest, in the County of Miami-Dade, State of Florida, the day and year last aforesaid

Notary Public, State of Florida
My Commission Expires:

MARIELA FLORENTINO
Notary Public, State of Florida
Commission No. HH 441295
My Comm. Exp. Sept. 6, 2027

**ACKNOWLEDGEMENT–CORPORATION**

**STATE OF FLORIDA** )
) **SS**
**COUNTY OF MIAMI-DADE** )

**BEFORE ME,** the undersigned authority, this day personally appeared _____, and _____,both being known by me to be the_____President and_____Secretary of _____, a corporation under the laws of the State of _____, and which said corporation is known by me to be the corporation described i n and executing the foregoing covenant. The said officers of the corporation being likewise known by me to be the officers thereof who, in their official capacities as such officers of said corporation executed the foregoing covenant, acting in their offi cial capacities, for and as the act and deed of the corporation and in its name, impressed thereon its corporate seal, for the uses and purposes therein mentioned, after being thereunto duly authorized and directed to do so by the corporation.

**WITNESS** my signature and official seal at Pinecrest, in the County of Miami-Dade, State of Florida, the day and year last aforesaid.

Notary Public, State of Florida
My Commission Expires:

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VILLAGE OF PINECREST
DEPARTMENT OF BUILDING & PLANNING
12645 Pinecrest Parkway | Pinecrest, Florida 33156
t 305.234.2121 | f 305.234.2133

# PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

**PROCESS NUMBER** _____

**PERMIT NUMBER** _____

Legal description: Lot 10, Block 3, Subdivision FAIRMONT ACRESS SECTION 3
P.B. 75, Page 97, of the Public Records of Miami-Dade County, Florida
Development Name _____
Located at (address) 12805 SW 69 Court, Miami, FL 33156

I/We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Article 6, Division 6.1 Landscape Regulations of the Land Development Code as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Village of Pinecrest, and that none of the species are from the prohibited list.

Additionally an automatic sprinkler system (if applicable) comply with the requirement of said Article as to type of heads, spray system, location, etc.

_____
Professional Preparer's Signature

Jorge I. Perez
Print Name

STATE OF Florida

COUNTY OF Miami-Dade

Seal:

STATE OF FLORIDA
JORGE I. PEREZ
AR95576
REGISTERED ARCHITECT

Jorge I Perez
Digitally signed by Jorge I Perez
Date: 2024.05.28 22:54:18 -04'00'

I, an officer authorized to take acknowledgements, according to the law and duly qualified and so acting, do hereby certify that on this date appeared before me _____, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned;

Witness my signature and official seal this _____ day of _____, 200___, in the County and State aforesaid, the date and year last aforesaid.

_____
Notary Public

_____
My Commission Expires: Print Name

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Potential Eligibility for IRA Tax Credit*

# Certificate of Product Ratings

AHRI Certified Reference Number : 210435082  Date : 11-06-2023  Model Status : Active

AHRI Type : HRCU-A-CB (Split System: Heat Pump with Remote Outdoor Unit-Air-Source)

Series : Daikin Fit

Outdoor Unit Brand Name : DAIKIN

Outdoor Unit Model Number (Condenser or Single Package) : DZ6VSA2410A*

Indoor Unit Model Number (Evaporator and/or Air Handler) : DFVE24BP1400A*

The manufacturer of this DAIKIN product is responsible for the rating of this system combination.

Rated as follows in accordance with the latest edition of AHRI 210/240 – 2023, Performance Rating of Unitary Air-Conditioning & Air-Source Heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity ($A_{Full}$) – Single or High Stage (95F), btuh : 22200

SEER2 : 17.30

EER2 ($A_{Full}$) – Single or High Stage (95F) : 10.10

Heating Capacity ($H1_{Full}$) – Single or High Stage (47F), btuh : 23200

HSPF2 (Region IV) : 8.50

†"Active" Model Status are those that an AHRI Certification Program Participant is currently producing AND selling or offering for sale; OR new models that are being marketed but are not yet being produced.“Production Stopped” Model Status are those that an AHRI Certification Program Participant is no longer producing BUT is still selling or offering for sale.

Ratings that are accompanied by WAS indicate an involuntary re-rate. The new published rating is shown along with the previous (i.e. WAS) rating.

The Department of Energy has published updated energy efficiency metrics for central air conditioners and heat pumps. This publication reflects both the 1987 metric (SEER) and the 2023 metric (SEER2). Efficiency requirements are published at 10 C.F.R. 430.32(c). Please refer to www.AHRInet.org for more information about updated energy efficiency metrics.

*This refers to the federal tax credit that may be known to consumers as "Inflation Reduction Act (IRA) of 2022 Tax Credit," "25C Tax Credit," or "Energy Efficient Home Improvement Credit." This is not intended to constitute tax or legal advice. Instead, it is for general informational purposes only. AHRI makes no representation or warranty, express or implied or assumes any legal liability or responsibility for the accuracy, completeness, any third party's use of, or the results of the use of potential eligibility for tax credit disclosed on the AHRI Directory of Certified Product Performance and AHRI Certificate of Product Ratings. Potential eligibility for tax credit may not constitute the most up to date information. AHRI is unable to advise or confirm tax credit eligibility. Individuals considering eligibility for the tax credit are advised to confirm eligibility with their equipment installers, tax attorneys or preparers.

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**CERTIFICATE VERIFICATION**
The information for the model cited on this certificate can be verified at www.ahridirectory.org, click on “Verify Certificate” link and enter the AHRI Certified Reference Number and the date on which the certificate was issued, which is listed above, and the Certificate No., which is listed at bottom right.

AIR-CONDITIONING, HEATING, & REFRIGERATION INSTITUTE
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# Technical Evaluation Report

**DIVISION: 23 08 00 – COMMISSIONING OF HVAC**

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(Subject to Renew July 1, 2024 or next code cycle)

EVALUATION SUBJECT: **DAIKIN DUCTLESS AND DUCTED SYSTEMS** TER-20-34269

## REPORT HOLDER:

DAIKIN COMFORT TECHNOLOGIES MANUFACTURING L.P.
19001 KERMIER ROAD
WALLER, TX 77484, USA
877-254-4729 | DAIKINCOMFORT.COM



**NOTE: THE GRAPHICAL DEPICTIONS IN THIS REPORT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER IN APPEARANCE.**

**SCOPE OF EVALUATION (compliance with the following codes):**

**THIS IS A STRUCTURAL (WIND) PERFORMANCE EVALUATION ONLY. NO ELECTRICAL OR TEMPERATURE PERFORMANCE RATINGS OR CERTIFICATIONS ARE OFFERED OR IMPLIED HEREIN.**
**UNDER NO CIRCUMSTANCE DOES THIS PERFORMANCE EVALUATION GUARANTEE, IMPLY, OR STATE PERFORMANCE OF THE UNIT IS MAINTAINED DURING OR AFTER A DESIGN EVENT.**

This Product Evaluation Report is being issued in accordance with the requirements of the **Florida Building Code Seventh Edition (2020)** per ASCE 7, FBC Building Ch. 16, FBC Building Sections 104.11 & 1522.2, FBC Existing Building Sections 707.1 & 707.2, FBC Mechanical 301.15, FBC Residential M1202.1 & M1301.1, FS 471.025, and Broward County Administrative Provisions 107.3.4. This report is also in accordance with the **International Building & Residential Codes (2012, 2015, & 2018).** The product noted on this report has been tested and/or evaluated as summarized herein.

**IN ACCORDANCE WITH THESE CODES EACH OF THESE REPORTS MUST BEAR THE ORIGINAL SIGNATURE & RAISED SEAL OR DIGITAL SEAL OF THE EVALUATING ENGINEER.**

## SUBSTANTIATING DATA:

**• Product Evaluation Documents**
Substantiating documentation has been submitted to provide this TER and is summarized in the sections below.
**• Structural Engineering Calculations**
Structural engineering calculations have been prepared which evaluate the product based on comparative and/or rational analysis to qualify the following design criteria:

- Max. allowable lateral & uplift wind pressures certified herein
- Max. allowable sliding forces, uplift forces, & overturning moments (see Unit Reactions from Wind Guide on last page)
- Tie-down configuration and anchor capacity for concrete, aluminum, and steel host substrates (host by others).
- Unit panel wind pressure connection integrity

Calculation summary is included in this TER and appears herein. NOTE: No 33% increase in allowable stress has been used in the design of this product.

## LIMITATIONS & CONDITIONS OF USE:

Use of the product(s) listed herein shall be in strict accordance with this TER as noted herein and manufacturer-provided model specifications. Installation shall conform to the minimum standards stated in the referenced building code(s) in addition to the specifications and limitations stated herein. See herein for complete limitations & conditions of use.

## OPTIONS:

This evaluation is valid for the DAIKIN models described herein. The critical unit designs have been determined and used in this evaluation. Any structural changes outside of the design as described herein would void this certification.

## UNIT CASING MATERIALS:

25ga galv. sheet steel equivalent to ASTM A653 CS Cold Rolled Steels. Removable top & side covers secured with M4 SAE 1016 SMS screws (see Panel Integrity Table for screw minimum quantity). Knockouts provided for utility & control connections. Contact Report Holder for further unit construction information.

## STRUCTURAL PERFORMANCE:

Models referenced herein are subject to the following design limitations:

Maximum Rated Wind Pressures*:
**± 119 psf Lateral, 94 psf Uplift**

- Required design wind pressures shall be determined according to the guide provided in the Appendix (see last page of this report) or on a site-specific basis in accordance with ASCE 7 and applicable sections of the building code(s) being referenced in accordance with ASD methodology.
- Required design pressures shall be less than or equal to the maximum pressures listed herein.
- *Maximum Rated Wind Pressures indicate the maximum pressures that all units listed herein are approved for. Valid for at-grade and rooftop applications. See limitations herein.
- Valid for use inside and outside the High-Velocity Hurricane Zone (HVHZ).
- Site-specific wind analysis may produce alternate limitations provided maximum rated wind pressures stated herein are not exceeded.

**VISIT ECALC.IO/DAIKIN**

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Digitally signed by Frank Bennardo PE
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00-Mech_Daikin Ductless Unit Cabinet Structural Wind Calculations.pdf

## MODEL INFORMATION

**TABLE 1 (CONTINUED ON THE NEXT PAGE)**

| Cabinet Group | Model Number | Unit Dimensions (in) | | |
|---|---|---|---|---|
| | | Width | Depth | Height |
| Single Fan I | RZQ30PVJU | 35.44 | 12.63 | 30.31 |
| | RZR18PVJU | 35.44 | 12.63 | 30.31 |
| | RZR24PVJU | 35.44 | 12.63 | 30.31 |
| | RZR30PVJU | 35.44 | 12.63 | 30.31 |
| | RXS24LVJU | 35.44 | 12.63 | 30.31 |
| | RZQ18PVJU9 | 35.44 | 12.63 | 30.31 |
| | RZQ24PVJU9 | 35.44 | 12.63 | 30.31 |
| | DX17VSS181A* | 36.63 | 13.75 | 27.38 |
| | DX17VSS241A* | 36.63 | 13.75 | 27.38 |
| | DX17VSS301A* | 36.63 | 13.75 | 27.38 |
| | DX17VSS361A* | 36.63 | 13.75 | 27.38 |
| | DZ17VSA181A* | 36.63 | 13.75 | 27.38 |
| | DZ17VSA241A* | 36.63 | 13.75 | 27.38 |
| | DZ17VSA301A* | 36.63 | 13.75 | 27.38 |
| | DZ17VSA361A* | 36.63 | 13.75 | 27.38 |
| | DX17VSS181B* | 36.63 | 13.75 | 27.38 |
| | DX17VSS241B* | 36.63 | 13.75 | 27.38 |
| | DX17VSS301B* | 36.63 | 13.75 | 27.38 |
| | DX17VSS361B* | 36.63 | 13.75 | 27.38 |
| | DZ17VSA181B* | 36.63 | 13.75 | 27.38 |
| | DZ17VSA241B* | 36.63 | 13.75 | 27.38 |
| | DZ17VSA301B* | 36.63 | 13.75 | 27.38 |
| | DZ17VSA361B* | 36.63 | 13.75 | 27.38 |
| | DX6VSS1810** | 36.63 | 13.75 | 27.38 |
| | DX6VSS2410** | 36.63 | 13.75 | 27.38 |
| | DX6VSS3010** | 36.63 | 13.75 | 27.38 |
| | DX6VSS3610** | 36.63 | 13.75 | 27.38 |
| | DZ6VSA1810** | 36.63 | 13.75 | 27.38 |
| | DZ6VSA2410** | 36.63 | 13.75 | 27.38 |
| | DZ6VSA3010** | 36.63 | 13.75 | 27.38 |
| | DZ6VSA3610** | 36.63 | 13.75 | 27.38 |
| | DX6VSA181W** | 36.63 | 13.75 | 27.38 |
| | DX6VSA241W** | 36.63 | 13.75 | 27.38 |
| | DX6VSA301W** | 36.63 | 13.75 | 27.38 |
| | DX6VSA361W** | 36.63 | 13.75 | 27.38 |
| | RXM18VVJU | 34.25 | 12.63 | 28.94 |
| | RXM24VVJU | 34.25 | 12.63 | 28.94 |
| | DZ6VSA1810AA | 36.63 | 13.75 | 27.38 |
| | DZ6VSA2410AA | 36.63 | 13.75 | 27.38 |
| | DZ6VSA3010AA | 36.63 | 13.75 | 27.38 |
| | DZ6VSA3610AA | 36.63 | 13.75 | 27.38 |
| | DX6VSS1810AA | 36.63 | 13.75 | 27.38 |
| | DX6VSS2410AA | 36.63 | 13.75 | 27.38 |

| Cabinet Group | Model Number | Unit Dimensions (in) | | |
|---|---|---|---|---|
| | | Width | Depth | Height |
| Single Fan I | DX6VSS3010AA | 36.63 | 13.75 | 27.38 |
| | DX6VSS3610AA | 36.63 | 13.75 | 27.38 |
| | DX6VSA181WAA | 36.63 | 13.75 | 27.38 |
| | DX6VSA241WAA | 36.63 | 13.75 | 27.38 |
| | DX6VSA301WAA | 36.63 | 13.75 | 27.38 |
| | DX6VSA361WAA | 36.63 | 13.75 | 27.38 |
| | RXM18WVJU9 | 34.25 | 12.63 | 28.94 |
| | RXM24WVJU9 | 34.25 | 12.63 | 28.94 |
| Single Fan II | RXS15LVJU | 32.5 | 11.81 | 28.94 |
| | RXS18LVJU | 32.5 | 11.81 | 28.94 |
| Single Fan III | RXN15KEVJU5 | 31.94 | 11.81 | 23.44 |
| | RXN18KEVJU5 | 31.94 | 11.81 | 23.44 |
| | RXN24KEVJU5 | 31.94 | 11.81 | 23.44 |
| | RKN15KEVJU5 | 31.94 | 11.81 | 23.44 |
| | RKN18KEVJU5 | 31.94 | 11.81 | 23.44 |
| | RKN24KEVJU5 | 31.94 | 11.81 | 23.44 |
| | RXM09VVJU | 33.25 | 11.81 | 23.44 |
| | RXM12VVJU | 33.25 | 11.81 | 23.44 |
| | RXM09WVJU9 | 33.25 | 11.81 | 23.44 |
| | RXM12WVJU9 | 33.25 | 11.81 | 23.44 |
| Single Fan IV | RXG09HVJU | 31.31 | 11.25 | 22.38 |
| | RXG12HVJU | 31.31 | 11.25 | 22.38 |
| | RXG15HVJU | 31.31 | 11.25 | 22.38 |
| Single Fan V | RXS09LVJU | 30.13 | 11.25 | 21.63 |
| | RXS12LVJU | 30.13 | 11.25 | 21.63 |
| Single Fan VI | RXN09KEVJU5 | 25.94 | 10.75 | 21.69 |
| | RXN12KEVJU5 | 25.94 | 10.75 | 21.69 |
| | RKN09KEVJU5 | 25.94 | 10.75 | 21.69 |
| | RKN12KEVJU5 | 25.94 | 10.75 | 21.69 |
| | RXB09AXVJU | 25.94 | 10.75 | 21.69 |
| | RXB12AXVJU | 25.94 | 10.75 | 21.69 |
| | RKB09AXVJU | 25.94 | 10.75 | 21.69 |
| | RKB12AXVJU | 25.94 | 10.75 | 21.69 |
| | 2MX18AXVJU | 26.5 | 11.19 | 21.69 |
| | RXB09BXVJU | 26.56 | 11.19 | 21.69 |
| | RXNG09AXVJU | 26.56 | 11.19 | 21.69 |
| | RXB12BXVJU | 26.56 | 11.19 | 21.69 |
| | RXNG12AXVJU | 26.56 | 11.19 | 21.69 |
| | RXB18BXVJU | 36.63 | 13.81 | 27.41 |
| | RXNG18AXVJU | 36.63 | 13.81 | 27.41 |

**SEE MODEL INFORMATION NOTES HEREIN**

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**TABLE 1 (CONTINUED FROM PREVIOUS PAGE)**

| Cabinet Group | Model Number | Unit Dimensions (in) | | |
|---|---|---|---|---|
| | | Width | Depth | Height |
| Single Fan Tall | RXS30LVJU | 37 | 12.63 | 38.94 |
| | RXS36LVJU | 37 | 12.63 | 38.94 |
| | RKS30LVJU | 37 | 12.63 | 38.94 |
| | RKS36LVJU | 37 | 12.63 | 38.94 |
| | RXSQ36TAVJU* | 37 | 12.63 | 39 |
| | RXTQ36TAVJU9* | 37 | 12.63 | 38.94 |
| | RXSQ48TAVJU* | 37 | 12.63 | 39 |
| | RXTQ48TAVJU* | 37 | 12.63 | 38.94 |
| | RZQ18TAVJU* | 37 | 12.63 | 39 |
| | RZR18TAVJU* | 37 | 12.63 | 39 |
| | RXSQ24TAVJU* | 37 | 12.63 | 39 |
| | RZQ24TAVJU* | 37 | 12.63 | 39 |
| | RZR24TAVJU* | 37 | 12.63 | 39 |
| | DX17VSS421A* | 37 | 12.63 | 39 |
| | DX17VSS481A* | 37 | 12.63 | 39 |
| | DX17VSS601A* | 37 | 12.63 | 39 |
| | DZ17VSA421A* | 37 | 12.63 | 39 |
| | DZ17VSA481A* | 37 | 12.63 | 39 |
| | DZ17VSA601A* | 37 | 12.63 | 39 |
| | DX17VSS421B* | 37 | 12.63 | 39 |
| | DX17VSS481B* | 37 | 12.63 | 39 |
| | DX17VSS601B* | 37 | 12.63 | 39 |
| | DZ17VSA421B* | 37 | 12.63 | 39 |
| | DZ17VSA481B* | 37 | 12.63 | 39 |
| | DZ17VSA601B* | 37 | 12.63 | 39 |
| | DX6VSS4210** | 37 | 12.63 | 39 |
| | DX6VSS4810** | 37 | 12.63 | 39 |
| | DX6VSS6010** | 37 | 12.63 | 39 |
| | DZ6VSA4210** | 37 | 12.63 | 39 |
| | DZ6VSA4810** | 37 | 12.63 | 39 |
| | DZ6VSA6010** | 37 | 12.63 | 39 |
| | 4MXL36TVJU | 43.31 | 18.13 | 34.25 |
| | 5MXS48TVJU | 43.31 | 18.13 | 34.25 |
| | RXB18AXVJU | 33.69 | 12.94 | 25.69 |
| | RXB24AXVJU | 33.69 | 12.94 | 29.69 |
| | RKB18AXVJU | 33.69 | 12.94 | 25.69 |
| | RKB24AXVJU | 33.69 | 12.94 | 29.69 |
| | DZ6VSA4210AA | 37 | 12.63 | 39 |
| | DZ6VSA4810AA | 37 | 12.63 | 39 |
| | DZ6VSA6010AA | 37 | 12.63 | 39 |
| | DX6VSS4210AA | 37 | 12.63 | 39 |
| | DX6VSS4810AA | 37 | 12.63 | 39 |
| | DX6VSS6010AA | 37 | 12.63 | 39 |

| Cabinet Group | Model Number | Unit Dimensions (in) | | |
|---|---|---|---|---|
| | | Width | Depth | Height |
| Single Fan Tall | 5MXS48WVJU9 | 43.31 | 18.13 | 34.25 |
| | 4MXL36WVJU9 | 43.31 | 18.13 | 34.25 |
| | 4MXLH36WVJU9 | 43.31 | 18.13 | 34.25 |
| | RXB24BXVJU | 36.6 | 13.7 | 27.3 |
| | RXTQ36TBVJU** | 37 | 12.63 | 38.94 |
| | RXTQ48TBVJU** | 37 | 12.63 | 38.94 |
| | RXSQ24TBVJU** | 37 | 12.63 | 38.94 |
| | RXSQ36TBVJU** | 37 | 12.63 | 38.94 |
| | RXSQ48TBVJU** | 37 | 12.63 | 38.94 |
| | RZQ18TBVJU** | 37 | 12.63 | 38.94 |
| | RZQ24TBVJU** | 37 | 12.63 | 38.94 |
| | RZR18TBVJU** | 37 | 12.63 | 38.94 |
| | RZR24TBVJU** | 37 | 12.63 | 38.94 |
| Double Fan | RZR36PVJU | 35.44 | 12.63 | 52.94 |
| | RZR42PVJU | 35.44 | 12.63 | 52.94 |
| | RMXS48LVJU | 35.44 | 12.63 | 52.94 |
| | RXYMQ36PVJU | 35.44 | 12.63 | 52.94 |
| | RXYMQ48PVJU | 35.44 | 12.63 | 52.94 |
| | RXTQ60TAVJU* | 35.44 | 12.63 | 52.94 |
| | RZQ30PVJU9 | 35.44 | 12.63 | 52.94 |
| | RZQ36PVJU9 | 35.44 | 12.63 | 52.94 |
| | RZQ42PVJU9 | 35.44 | 12.63 | 52.94 |
| | RZQ30TAVJU* | 35.44 | 12.63 | 52.94 |
| | RZR30TAVJU* | 35.44 | 12.63 | 52.94 |
| | RZQ36TAVJU* | 35.44 | 12.63 | 52.94 |
| | RZR36TAVJU* | 35.44 | 12.63 | 52.94 |
| | RZQ42TAVJU* | 35.44 | 12.63 | 52.94 |
| | RZR42TAVJU* | 35.44 | 12.63 | 52.94 |
| | RZQ48TAVJU* | 35.44 | 12.63 | 52.94 |
| | RXSQ60TAVJU* | 35.44 | 12.63 | 52.94 |
| | RZR48TAVJU* | 35.44 | 12.63 | 52.94 |
| | RXTQ60TBVJU** | 35.44 | 12.63 | 52.94 |
| | RXSQ60TBVJU** | 35.44 | 12.63 | 52.94 |
| | RZQ30TBVJU** | 35.44 | 12.63 | 52.94 |
| | RZQ36TBVJU** | 35.44 | 12.63 | 52.94 |
| | RZQ42TBVJU** | 35.44 | 12.63 | 52.94 |
| | RZQ48TBVJU** | 35.44 | 12.63 | 52.94 |
| | RZR30TBVJU** | 35.44 | 12.63 | 52.94 |
| | RZR36TBVJU** | 35.44 | 12.63 | 52.94 |
| | RZR42TBVJU** | 35.44 | 12.63 | 52.94 |
| | RZR48TBVJU** | 35.44 | 12.63 | 52.94 |

**SEE MODEL INFORMATION NOTES HEREIN**

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**MODEL INFORMATION NOTES (TABLE 1)**

Unit dimensions listed above are unit net dimensions (as opposed to packing/shipping dimensions). Unit net weights shall be between 20 lb and 310 lb, typ. Model information listed herein is based on information provided by the client. See Detail below for definitions of unit dimensions and panel designations (related to the Panel Integrity evaluation summarized herein). In the detail, "W" is short for unit width, "D" for unit depth, and "H" for unit height. Unit appearance may vary. Please contact Report Holder for more information.

**TABLE 1 – SINGLE FAN**

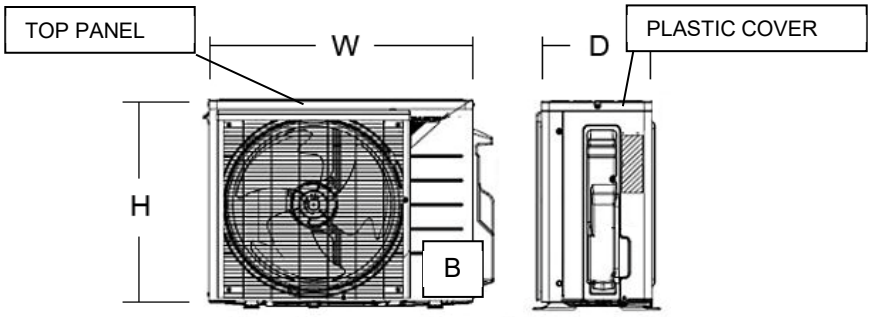



**TABLE 1 – SINGLE FAN TALL**

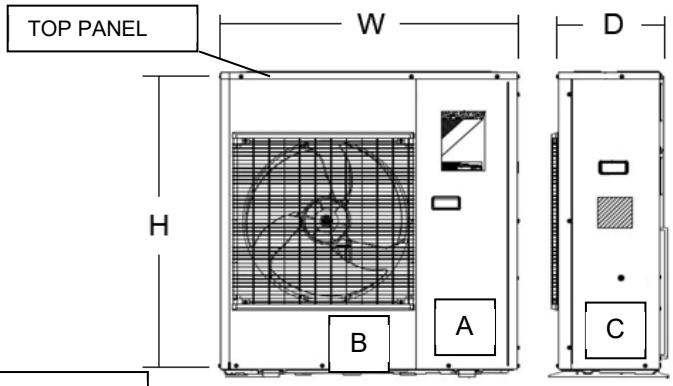
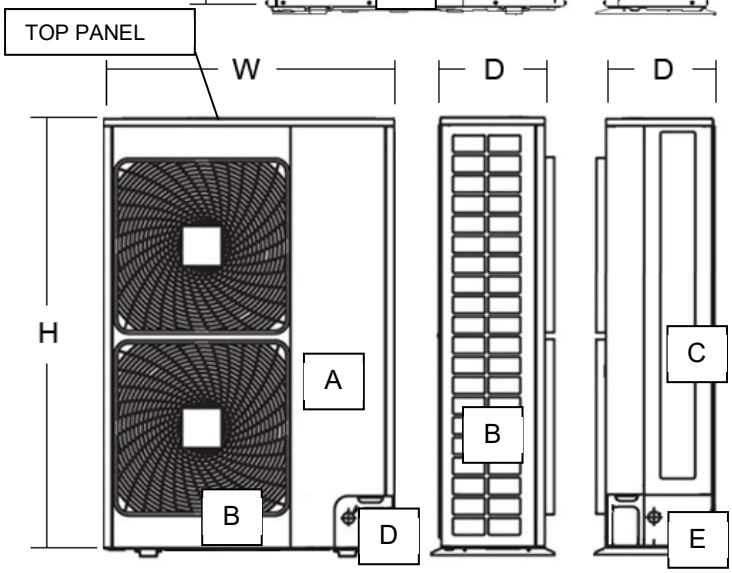



**TABLE 1 – DOUBLE FAN**




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**MODEL INFORMATION (TABLE 2)**

| Cabinet Group | Model Number | Unit Dimensions (in) | | |
|---|---|---|---|---|
| | | Width | Depth | Height |
| Large Cabinet | 2MXS18WMVJU9 | 34.25 | 12.63 | 28.94 |
| | 3MXS24WMVJU9 | 34.25 | 12.63 | 28.94 |
| | 4MXS36WMVJU9 | 34.25 | 12.63 | 28.94 |
| | 2MXL18WMVJU9 | 34.25 | 12.63 | 28.94 |
| | 2MXLH18WVJU9 | 34.25 | 12.63 | 28.94 |
| | 3MXL24WMVJU9 | 34.25 | 12.63 | 28.94 |
| | 3MXLH24WVJU9 | 34.25 | 12.63 | 28.94 |
| | RK30WMVJU9 | 34.25 | 12.63 | 28.94 |
| | RK36WMVJU9 | 34.25 | 12.63 | 28.94 |
| | RX30WMVJU9 | 34.25 | 12.63 | 28.94 |
| | RX36WMVJU9 | 34.25 | 12.63 | 28.94 |
| | RX15WMVJU9 | 34.25 | 12.63 | 28.94 |
| | RX18WMVJU9 | 34.25 | 12.63 | 28.94 |
| | RX24WMVJU9 | 34.25 | 12.63 | 28.94 |
| | RXL15WMVJU9 | 34.25 | 12.63 | 28.94 |
| | RXL18WMVJU9 | 34.25 | 12.63 | 28.94 |
| | RXL24WMVJU9 | 34.25 | 12.63 | 28.94 |
| | RK18BXVJU | 36.6 | 13.7 | 27.3 |
| | RK24BXVJU | 36.6 | 13.7 | 27.3 |
| | RX18BXVJU | 36.6 | 13.7 | 27.3 |
| | RX24BXVJU | 36.6 | 13.7 | 27.3 |
| | RX*AXVJU* | 34.25 | 12.63 | 28.94 |
| | RK*AXVJU* | 34.25 | 12.63 | 28.94 |
| | RXN*NMVJU* | 34.25 | 12.63 | 28.94 |
| | RKN*NMVJU* | 34.25 | 12.63 | 28.94 |
| | RX*NMVJU* | 34.25 | 12.63 | 28.94 |
| | RK*NMVJU* | 34.25 | 12.63 | 28.94 |
| | RXL*QMVJU* | 34.25 | 12.63 | 28.94 |
| | RXL*UMVJU* | 34.25 | 12.63 | 28.94 |
| | RX*QMVJU* | 34.25 | 12.63 | 28.94 |
| | RX*RMVJU* | 34.25 | 12.63 | 28.94 |
| | RX*RMVJU9* | 34.25 | 12.63 | 28.94 |
| | (2/3)MXL*(QM/RM)VJU† | 34.25 | 12.63 | 28.94 |
| | (2/3/4)MXS*(NM/RM)VJU† | 34.25 | 12.63 | 28.94 |
| | 2MX*AXVJU | 34.25 | 12.63 | 28.94 |
| | RXM*VVJU | 34.25 | 12.63 | 28.94 |

| Cabinet Group | Model Number | Unit Dimensions (in) | | |
|---|---|---|---|---|
| | | Width | Depth | Height |
| Small Cabinet | RX09WMVJU9 | 26.56 | 11.19 | 21.63 |
| | RX12WMVJU9 | 26.56 | 11.19 | 21.63 |
| | RXL09WMVJU9 | 26.56 | 11.19 | 21.63 |
| | RXL12WMVJU9 | 26.56 | 11.19 | 21.63 |
| | RK09BXVJU | 26.56 | 11.19 | 21.63 |
| | RK12BXVJU | 26.56 | 11.19 | 21.63 |
| | RX09BXVJU | 26.56 | 11.19 | 21.63 |
| | RX12BXVJU | 26.56 | 11.19 | 21.63 |
| | RX*AXVJU* | 26.56 | 11.19 | 21.63 |
| | RK*AXVJU* | 26.56 | 11.19 | 21.63 |
| | RXN*NMVJU* | 26.56 | 11.19 | 21.63 |
| | RKN*NMVJU* | 26.56 | 11.19 | 21.63 |
| | RX*NMVJU* | 26.56 | 11.19 | 21.63 |
| | RK*NMVJU* | 26.56 | 11.19 | 21.63 |
| | RXL*QMVJU* | 26.56 | 11.19 | 21.63 |
| | RXL*QMVJU9* | 26.56 | 11.19 | 21.63 |
| | RX*QMVJU* | 26.56 | 11.19 | 21.63 |
| | RX*RMVJU* | 26.56 | 11.19 | 21.63 |
| | RX*RMVJU9* | 26.56 | 11.19 | 21.63 |

**MODEL INFORMATION NOTES (TABLE 2)**

Unit dimensions listed above are unit net dimensions (as opposed to packing/shipping dimensions). Unit net weights shall be between 30 lb and 100 lb for small cabinet and between 130 and 180 lb for large cabinet, typ. Model information listed herein is based on information provided by the client. See Detail below for definitions of unit dimensions and panel designations (related to the Panel Integrity evaluation summarized herein). Unit appearance may vary. Please contact Report Holder for more information.

†Note: Model example: Large cabinets 4MXS36RMVJU, 3MXL24RMVJU.

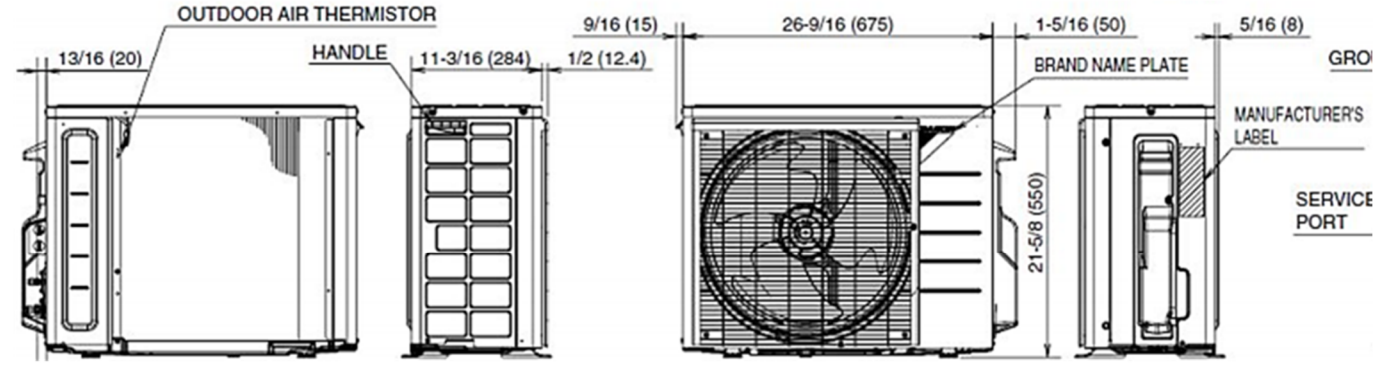
*Note: Model number characters marked by an asterisk (*) do not pertain to this structural certification and may be any combination of number and/or letters. Models shall comply with the specifications stated herein.

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**TABLE 2 – SMALL CABINET**



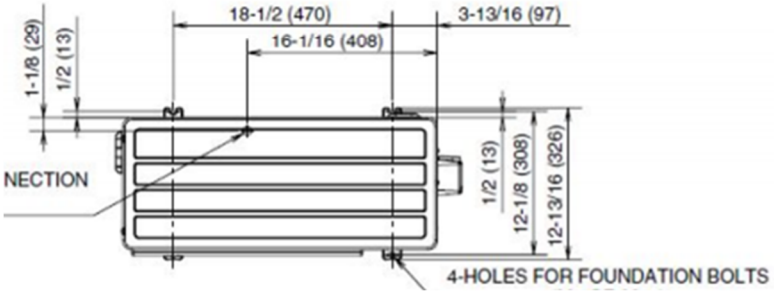
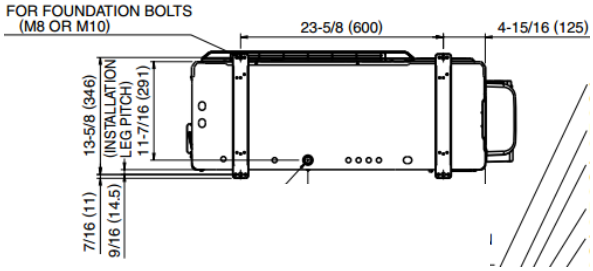
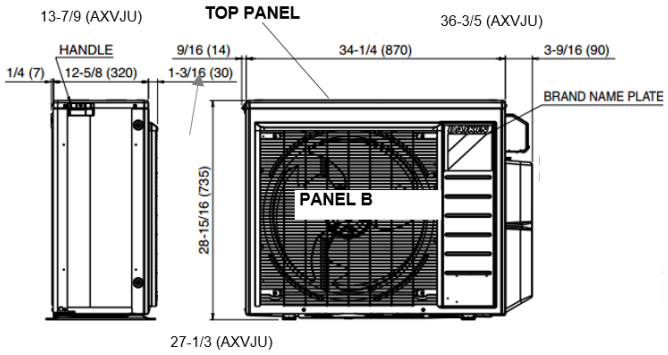
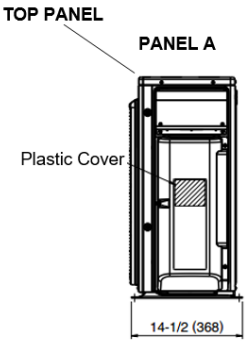




**TABLE 2 – LARGE CABINET**




Note: Cabinetry dimensions are not to scale and are for illustration purposes only. Refer tables below for specific dimension information

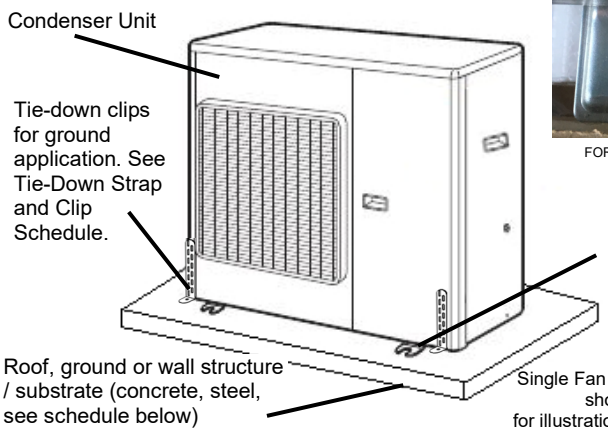


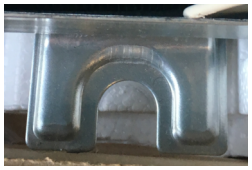

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## PRODUCT INSTALLATION



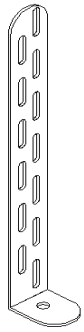


FOR TABLE 1 SMALL UNITS


FOR TABLE 1 LARGE UNITS


FOR TABLE 2
SMALL & LARGE UNITS

**UNIT INTEGRATED FOOT**

Equivalent to ASTM A653 galvanized cold rolled steel 0.027" thick for small cabinetry and 0.0538" for tall cabinetry; fasten cabinet using Anchor from Anchor Schedule to Host Structure Table and SAE GR5 ASTM-A449 OD 1" washer & nut to secure anchor to supporting structure.



**TIE-DOWN CLIP (GROUND APPLICATION)**

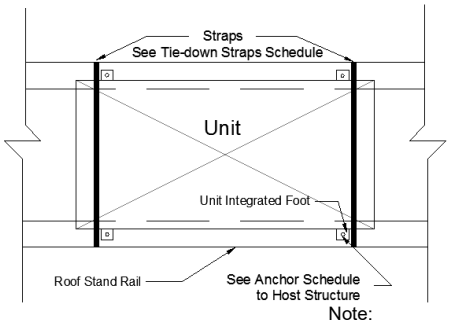
Miami Tech CUTD 1" wide and any length ASTM A653 galvanized steel 0.07" thick for cabinets shown in Schedule tied down at ground; fasten clip to host structure using anchor from Anchor Schedule to Host Structure Table and (4) #10-16 x 3/8" SS 410 self-drilling screw to fasten clip to unit. Install at the unit corners with quantities shown in Tie-down strap and clip schedule table.

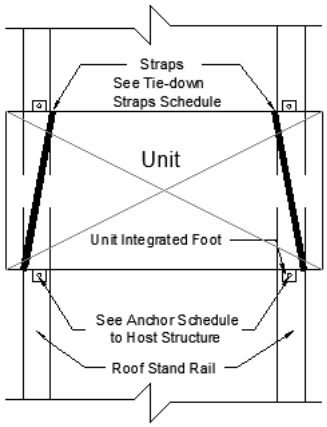
**Anchor to Host Structure Schedule**

| Unit Model | | Max Lateral Pressure | Max Uplift Pressure | Concrete 3,000 psi | 1/8"Min A36 Steel | 1/8" Min 6061-T6 Aluminum |
|---|---|---|---|---|---|---|
| Table 1 | Single Fan Tall, Single Fan I, Double Fan | 50 psf | 39 psf | A, C | N/A | N/A |
| | | 119 psf | 94 psf | N/A | B | B |
| | Single Fan II, III, IV, V, VI | 50 psf | 39 psf | C | N/A | N/A |
| | | 119 psf | 94 psf | N/A | B | B |
| Table 2 | Small & Large Cabinets | 50 psf | 39 psf | A | N/A | N/A |
| | | 119 psf | 94 psf | N/A | B | B |

**Anchor Types to Host Structure:**

**A**. - 3/8" x 2 ¼" embed Dia Dewalt Wedge-bolt, embedded 1-3/4" in 3,000 psi concrete, 2 1/2" min from edge.
**B**. - 3/8" -16 UNC SAE Grade 5 screw minimum 1/2" from edges with nut and washer specified, for integrated foot installed at roof.
**C**. - 1/4" Dewalt ULTRACON SS4 Anchor embedded 3" in 3,000 psi concrete. 2 1/2" from edge minimum. NOA No. 15-0226.11 for tie-down clip at ground.
**NA**. – NOT APPLICABLE




Note:
Tie-down straps shall be wrapped around unit and roof stand rail and shall be tightened using the buckle. Provide two straps per unit.
Straps material shall be high strength webbing and shall be compliant for exterior grade use if they contain plastic components, per FBC chapter 26. Select strap from table based on WLL requirements, 3. For 200 MPH Non-HVHZ, use (2) metal straps, up to 56' MRH Exposure C

**Tie-Down Strap & Clip Schedule**

| Unit Model | Max Lateral Pressure | Max Uplift Pressure | Tie-Down Straps (qty) | Minimum WLL (lbs) | Tie-Down Clips Per Long Side |
|---|---|---|---|---|---|
| All cabinets Tables 1 & 2 | 50 psf | 39 psf | N/A | N/A | 2 |
| | 119 psf | 94 psf | 2 | 1000 | N/A |

**Tie-down Strap Type**:
(for roof applications)

Working Load Limit (WLL) is strap's manufacturer - specified per strap.

1" wide ASTM A653 steel strap is acceptable in substitution of webbing strap, secured with (2) #14 410 SS SMS to the bottom of the stand rail. Double Fan shall use double straps per location.

**Panel Integrity Summary**

| Unit Model | Max Lateral Pressure | Max Uplift Pressure | Additional Screws Required |
|---|---|---|---|
| All Cabinets Tables 1 & 2 (All Panels) | 50 psf | 39 psf | NONE |
| | 119 psf | 94 psf | NONE |

Note: Calculations performed according to the information provided by the Client. Cabinets were assumed solid (0% porosity) for shear and tension calculation purposes. Screw quantities were checked to reinforce unit panels as needed. They shall be spaced evenly at the panel bottom, validating that the screw joins the panel with the panel and base pan. Screw sizes, quantities on panel, and panel characteristics are according to client's description. Thousand hours of ASTM B117 are required with zero red rust for any additional screw. Reinforce Panel if required by the AHJ.

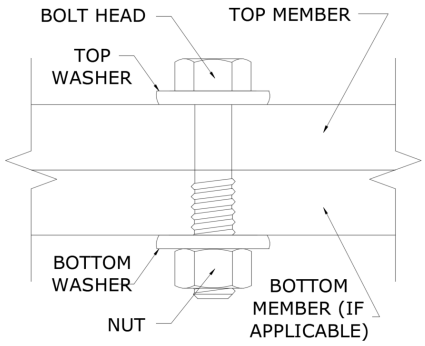
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## TERMINOLOGY

The following abbreviations may appear in this report: "Addtl." for "additional", "AHJ" for "Authority Having Jurisdiction", "alum" for "aluminum", "ASCE" for "American Society of Civil Engineers", "ASD" for "Allowable Stress Design", "ASTM" for "American Society for Testing and Materials", "EA." for "each", "E.D." for edge distance", "EDDS" for "extra deep drawing steel", "e.g." for "*exempli gratia*" or "for example", "equiv." for "equivalent", "FBC" for "Florida Building Code", "FEA" for "Finite Element Analysis", "FLCA" for "Florida Certificate of Authorization", "FS" for "Florida Statutes", "Fu" for "ultimate tensile strength" or "ultimate tensile stress", "Fy" for "yield strength" or "yield stress" "GA" for "gauge", "GR." or "Gr." for "grade", "HVAC" for "heating, ventilation, and air conditioning", "HVHZ" for "High-Velocity Hurricane Zone", "i.e. " for "*id est*" or "in other words", "in" for "inch", "lb" for "pound (force)", "max." for "maximum", "min." for "minimum", "mm" for "millimeter", "NTS" for "not to scale", "O.C. " for "on center", "OD" for "outer diameter", "PE" for "Professional Engineer", "qty" for "quantity", "SAE" for "Society of Automotive Engineering", "SMS" for "sheet metal screws", "SS" for "stainless steel", "TER" for "Technical Evaluation Report", "typ." for "typical", "U.N.O." for "unless noted otherwise", "UTS" for "ultimate tensile strength" or "ultimate tensile stress", "WLL" for "working load limit", "w/o" for "without", "YS" for "yield strength" or "yield stress", "#" for "number", "&" for "and", and "Ø" for "diameter". For additional abbreviation/terminology clarifications, please contact this office.




SAMPLE THRU-BOLT
SCALE: NTS SECTION VIEW

Note: The term "Thru-Bolt" or through bolt, if used herein, refers to a bolt passing through the member(s) in contact and is fastened by a nut at the end opposite the screw head. Nut shall be equivalent to or exceed the strength of the bolt U.N.O. Nut shall be sized to accommodate the same nominal diameter as the bolt U.N.O. See diagram above-right for a sample thru-bolt configuration.

Note: For instances herein which list material specifications as *"[material type] or stronger":*
U.N.O. herein, the term "stronger" refers to a material with a UTS value equal to or greater than the UTS value of the stated material type. Consult appropriate literature for established material UTS values.

Note: Equivalent steel gauge thicknesses as used in this evaluation, U.N.O., are as follows:
22 GA (.030"), 20 GA (.036"), 18 GA (.048"), 16 GA (.060"), 14 GA (.075"), 12 GA (.098").

## LIMITATIONS & CONDITIONS OF USE, CONTINUED

**Use of this product shall be in strict accordance with this TER as noted herein.** The supporting host structure shall be designed to resist all superimposed loads as determined by others on a site-specific basis as may be required by the authority having jurisdiction. Host structure conditions that are not accounted for in this product's respective anchor schedule shall be designed for on a site-specific basis by a registered Professional Engineer. No evaluation is offered for the host supporting structure by use of this document. Adjustment factors noted herein and the applicable building codes must be considered, where applicable. Product components shall be of the material(s) specified in the manufacturer-provided product specifications. All supporting components which are permanently installed shall be protected against corrosion, contamination, and other such damage at all times. All fasteners and anchors shall be installed in accordance with the applicable provisions specified herein in addition to the anchor/fastener manufacturers' published installation instructions. Fasteners must penetrate the supporting members such that the full length of the threaded portion is embedded within the main member.

All of the wind-resisting exterior panels (with accompanying retrofits) individually meet or exceed their capacity to resist the design wind loads as stated in the calculations as required by the codes and standards stated herein. Due to the indeterminate nature of these units, distortion, deflection, and material deformation cannot be accurately evaluated, but with the diaphragm action of external components and internal stiffeners, the base unit (with accompanying retrofits stated herein as applicable) has the capacity to withstand the design wind loads without detaching from the unit and becoming flying debris.

**Survivability:** Evaluation reports are valid for a newly installed unit and do not include certification of the product beyond a design event or if impacted by any debris. Inspections shall be implemented annually by the end user and after every named storm. All fasteners and cabinet components are to be verified, and all damaged, loose, corroded and/or broken fasteners and cabinet components shall be replaced to ensure structural integrity against hurricane wind forces. Contact this office for any reevaluation needs or as designated by the Authority Having Jurisdiction.

**Durability:** Components or component assemblies shall not deteriorate, crack, fail, or lose functionality due to galvanic corrosion or weathering. All supporting components which are permanently installed shall be protected against corrosion, contamination, and other such damage at all times. Each component or component assembly shall be supported and oriented in its intended installation position. All exposed plastic components shall be certified to resist sunlight exposure as specified by ASTM B117, or ASTM G155 in Broward or Miami Dade counties.

**Extent of Certification:** Certification pertains to the overall structural integrity of the unit components listed within the evaluation as required by code, subject to the limitations and criteria stated herein. Operability during or after a design event is not included in this certification. Water infiltration is outside the bounds of this certification. No other certifications are intended other than as described herein. This evaluation alone does not offer any evaluation for large missile impact debris or cyclic wind requirements unless specifically stated herein.

| Proj. # | Remarks | By | Checked | Date | Proj. # | Remarks | By | Checked | Date |
|---|---|---|---|---|---|---|---|---|---|
| 16-3146.1 | Daikin Ductless Initial Issue | LAO | FLB | 7/6/16 | 20-34269 | Add new model numbers | RWN | RWN | 7/7/2021 |
| 16-3088 | Initial Issue | LAO | FLB | 7/6/16 | 20-34269 | Add models | ANC | EPR | 7/28/2022 |
| 20-34269 | Combine above TER's & Update to 2020 FBC | CCB | RWN | 12/29/20 | 20-34269 | Add models & format update | MRT | EPR | 10/19/2022 |

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## APPENDIX A: DESIGN WIND PRESSURE GUIDE

| Max. Ult. Wind Speed ($V_{ult}$) | Max. MRH (Roof Height) | Exposure Category | Required Design Wind Pressures (ASD) | |
|---|---|---|---|---|
| | | | Lateral Pressure | Uplift Pressure |
| 140 mph | At-Grade (0 ft) | C | ± 26 psf | 0* psf |
| | | D | ± 31 psf | 0* psf |
| | 100 ft | C | ± 63 psf | 50 psf |
| | | D | ± 71 psf | 56 psf |
| | 200 ft | C | ± 72 psf | 57 psf |
| | | D | ± 80 psf | 63 psf |
| 175 mph | At-Grade (0 ft) | C | ± 40 psf | 0* psf |
| | | D | ± 49 psf | 0* psf |
| | 100 ft | C | ± 98 psf | 77 psf |
| | | D | ± 111 psf | 87 psf |
| | 200 ft | C | ± 113 psf | 89 psf |
| | | ~~D~~ | ~~± 124 psf~~ | ~~98 psf~~ |
| 186 mph | At-Grade (0 ft) | C | ± 46 psf | 0* psf |
| | | D | ± 54 psf | 0* psf |
| | 100 ft | C | ± 111 psf | 87 psf |
| | | ~~D~~ | ~~± 125 psf~~ | ~~99 psf~~ |
| | ~~200 ft~~ | ~~C~~ | ~~± 127 psf~~ | ~~100 psf~~ |
| | | ~~D~~ | ~~± 140 psf~~ | ~~111 psf~~ |

~~100 psf~~

Note: Any table values with the format shown left, if present, indicate design wind pressures and site conditions that are **not approved for use** by this evaluation. Seek additional engineering or contact this firm for design solutions.

**DIRECTIVE:** This design pressure guide is for reference only and shall be approved for use by the Authority Having Jurisdiction (AHJ). If the design pressures listed in this guide are not used, required design pressures shall be calculated separately. For site-specific scenarios classified as Exposure Category B, the required design pressures stated for Exposure Category C in the above guide shall be used or design pressures shall be calculated separately. For heights and parameters beyond the parameters listed in this guide, visit our Online Calculator via the website link (https://ecalc.io/forces) or QR Code below, or obtain calculations separately by others.

The required ASD design pressures listed in this guide were calculated per the table's listed corresponding site conditions. The project design professional or permitting contractor shall verify that the site-specific conditions are equal to or less than the approved design parameters listed in the guide. Per the note below table: any values shown as "~~XX psf~~", indicate wind pressures and corresponding site conditions that are **not valid for use** with this evaluation (exceeds the max. rated pressures).

*Note: Per the codes and standards referenced herein, uplift is not required for mechanical equipment at-grade. If uplift at-grade is required by the AHJ, contact this firm for a site-specific evaluation.

**At-Grade (0 ft MRH) Required Design Pressures:**

- ASCE 7 "Design Wind Loads: Other Structures"
- Structure Shape = Square, flat terrain
- Height of structure (unit + stand or curb, if used) = 6 ft max.
- Width of unit = 1 ft min., Depth of unit = 11 in min.

**Rooftop (>15 ft MRH) Required Design Pressures:**

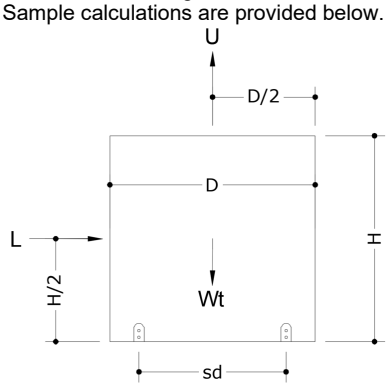
- ASCE 7 "Design Wind Loads: Other Structures: Rooftop Structures and Equipment for Buildings"
- Structure Shape = Square, flat terrain
- z = up to 7 ft, where z = height of stand or curb + ½ unit height
- Lateral $GC_f$ = 1.90; Uplift $GC_f$ = 1.50

**VISIT ECALC.IO/FORCES**

FOR DESIGN AID CALCULATORS AND RESOURCES RELATED TO THIS TER & GUIDES HEREIN, OR SCAN THE QR CODE RIGHT >

## UNIT REACTIONS FROM WIND GUIDE

**DIRECTIVE:** This guide is intended for use by a design professional. Design parameters shall abide all specifications and limitations stated in this report. Design professional shall consider all forces, including seismic and snow loads, per the governing building code. Unit reactions obtained from this guide shall be verified by a registered Professional Engineer. Reactions are applicable for unit-to-host connections only. Sample calculations are provided below.




**Design Parameters:**

- Lateral Wind Pressure, P_lat
- Unit Height, H
- Unit Width, W
- Support Spacing across Depth, sd
- Uplift Wind Pressure, P_up
- Unit Depth, D
- Unit Weight, Wt
- Support Spacing across Width, sw

**Unit Reaction Equations:**

**Long Side (Width x Height):**

- Sliding Force, L = P_lat x W x H
- Uplift Force, U = P_up x W x D
- Total Tension per Long Side = ( L x H/2 + U x sd/2 – Wt x 0.6 x sd/2 ) / sd

**Short Side (Depth x Height):**

- Sliding Force, L = P_lat x D x H
- Uplift Force, U = P_up x W x D
- Total Tension per Short Side = ( L x H/2 + U x sw/2 – Wt x 0.6 x sw/2 ) / sw

**Example:** A (48" W x 36" D x 42" H), 250 lb net weight unit at wind pressures of 120 psf lateral and 95 psf uplift, on a 24" wide roof stand, shall have the following unit reactions:

**Long Side (Width x Height):**

1. Sliding Force, L = P_lat x W x H
   = (120 psf) x (48 in) x (42 in) x (1 $in^2$ / 144 $ft^2$) = **1680 lb**
2. Uplift Force, U = P_up x W x D
   = (95 psf) x (48 in) x (36 in) x (1 $in^2$ / 144 $ft^2$) **= 1140 lb**
3. Total Tension per Long Side =
   = ( L x H/2 + U x sd/2 – Wt x 0.6 x sd/2 ) / sd
   = ( (1680 lb x 42/2 in) + (1140 lb x 24/2 in) – (250 lb x 0.6 x 24/2 in) ) / 24 in **= 1965 lb**

**Short Side (Depth x Height):**

1. Sliding Force, L = P_lat x D x H
   = (120 psf) x (36 in) x (42 in) x (1 $in^2$ / 144 $ft^2$) **= 1260 lb**
2. Uplift Force, U = P_up x W x D
   = (95 psf) x (48 in) x (36 in) x (1 $in^2$ / 144 $ft^2$) **= 1140 lb**
3. Total Tension per Short Side =
   = ( L x H/2 + U x sw/2 – Wt x 0.6 x sw/2 ) / sw
   = ( (1260 lb x 42/2 in) + (1140 lb x 48/2 in) – (250 lb x 0.6 x 48/2 in) ) / 48 in **= 1046 lb**

**IN ALL CONDITIONS IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO ENSURE THE HOST STRUCTURE IS CAPABLE OF WITHSTANDING THE RATED GRAVITY, LATERAL, AND UPLIFT FORCES BY SITE-SPECIFIC DESIGN. NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, IS OFFERED BY ENGINEERING EXPRESS AS TO THE INTEGRITY OF THE HOST STRUCTURE TO CARRY DESIGN FORCE LOADS INCURRED BY THIS UNIT.**

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# *RESIDENTIAL ENERGY CONSERVATION CODE DOCUMENTATION CHECKLIST*

## *Florida Department of Business and Professional Regulation*
## *Simulated Performance Alternative (Performance) Method*

***Applications for compliance with the 2023 Florida Building Code, Energy Conservation via the Residential Simulated Performance Alternative shall include:***

- ☑ *This checklist*
- ☑ *Form R405-2023 report*
- ☑ *Input summary checklist that can be used for field verification (usually four pages/may be greater)*
- ☑ *Energy Performance Level (EPL) Display Card (one page)*
- ☑ *HVAC system sizing and selection based on ACCA Manual S or per exceptions provided in Section R403.7*
- ☑ *Mandatory Requirements (five pages)*

***Required prior to CO:***

- ☑ *Air Barrier and Insulation Inspection Component Criteria checklist (Table R402.4.1.1 - one page)*
- ☑ *A completed 2023 Envelope Leakage Test Report (usually one page); exception in R402.4 allows dwelling units of R-2 Occupancies and multiple attached single family dwellings to comply with Section C402.5*
- ☑ *If Form R405 duct leakage type indicates anything other than "default leakage", then a completed 2023 Duct Leakage Test Report - Performance Method (usually one page)*

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FORM R405-2023

# FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

| | | | |
|---|---|---|---|
| Project Name: | Residential Addition | Builder Name: | |
| Street: | 12805 SW 69th CT | Permit Office: | |
| City, State, Zip: | Miami, FL, 33156 | Permit Number: | |
| Owner: | Victor Lau | Jurisdiction: | |
| Design Location: | FL, KENDALL_TAMIA_MIAMI | County: | Miami-Dade(Florida Climate Zone 1) |

| | |
|---|---|
| 1. New construction or existing | New (From Plans) |
| 2. Single family or multiple family | Attached |
| 3. Number of units, if multiple family | 1 |
| 4. Number of Bedrooms | 1 |
| 5. Is this a worst case? | No |
| 6. Conditioned floor area above grade (ft²) | 767 |
| Conditioned floor area below grade (ft²) | 0 |

| 7. Windows(156.0 sqft.) | Description | Area |
|---|---|---|
| a. U-Factor: | Dbl, U=1.05 | 156.00 ft² |
| SHGC: | SHGC=0.30 | |
| b. U-Factor: | N/A | ft² |
| SHGC: | | |
| c. U-Factor: | N/A | ft² |
| SHGC: | | |
| Area Weighted Average Overhang Depth: | | 2.500 ft |
| Area Weighted Average SHGC: | | 0.300 |

| 8. Skylights | Description | Area |
|---|---|---|
| U-Factor:(AVG) | N/A | N/A ft² |
| SHGC(AVG): | N/A | |

| 9. Floor Types | Insulation | Area |
|---|---|---|
| a. Slab-On-Grade Edge Insulation | R= 0.0 | 767.00 ft² |
| b. N/A | R= | ft² |
| c. N/A | R= | ft² |

| 10. Wall Types(792.0 sqft.) | Insulation | Area |
|---|---|---|
| a. Face Brick - Block, Exterior | R=4.0 | 792.00 ft² |
| b. N/A | | |
| c. N/A | | |
| d. N/A | | |

| 11. Ceiling Types(767.0 sqft.) | Insulation | Area |
|---|---|---|
| a. Flat ceiling under att (Vented) | R=30.0 | 767.00 ft² |
| b. N/A | | |
| c. N/A | | |

| | | |
|---|---|---|
| 12. Roof(Barrel tile, Vented) | Deck R=0.0 | 858 ft² |

| 13. Ducts, location & insulation level | R | ft² |
|---|---|---|
| a. Sup: Attic, Ret: Ac03, AH: Garage | 6 | 306 |
| b. | | |
| c. | | |

| 14. Cooling Systems | kBtu/hr | Efficiency |
|---|---|---|
| a. Central Unit | 22.2 | SEER2:17.30 |

| 15. Heating Systems | kBtu/hr | Efficiency |
|---|---|---|
| a. Electric Heat Pump | 23.2 | HSPF2:8.50 |

16. Hot Water Systems
a.

b. Conservation features

17. Credits Pstat

Glass/Floor Area: 0.203

Total Proposed Modified Loads: 32.40

Total Baseline Loads: 33.98

**PASS**

NOTE: Proposed residence must have annual total normalized Modified loads that are less than or equal to 95 percent of the annual total loads of the standard reference design in order to comply.

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: Diniester Marcelo

DATE: Digitally signed by Diniester Marcelo Date: 2024.04.18 23:37:30 -04'00'

DINIESTER MARCELO — No. 73149 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: Victor Lau

DATE: 04/18/24

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

GREAT SEAL OF THE STATE OF FLORIDA — IN GOD WE TRUST

BUILDING OFFICIAL: _____

DATE: _____

**- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.**

**- 1 of the 1 duct systems requires a Duct Leakage Test Report. Systems with Default duct leakage do not require this report.**

**- Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires a PERFORMANCE envelope leakage test report with envelope leakage no greater than 7.00 ACH50 (R402.4.1.2).**



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FORM R405-2023

# INPUT SUMMARY CHECKLIST REPORT

## PROJECT

| | | | | | |
|---|---|---|---|---|---|
| Title: | Residential Addition | | | Address type: | Street Address |
| Building Type: | User | Bedrooms: | 1 | Lot #: | --- |
| Owner: | Victor Lau | Conditioned Area: | 767 | Block/SubDivision: | --- |
| Builder Home ID: | | Total Stories: | 1 | PlatBook: | --- |
| Builder Name: | | Worst Case: | No | Street: | 12805 SW 69th CT |
| Permit Office: | | Rotate Angle: | 0 | County: | Miami-Dade |
| Jurisdiction: | | Cross Ventilation: | No | City, State, Zip: | Miami, |
| Family Type: | Attached | Whole House Fan: | No | | FL, 33156 |
| New/Existing: | New (From Plans) | Terrain: | Suburban | | |
| Year Construct: | 2024 | Shielding: | Suburban | | |
| Comment: | | | | | |

## CLIMATE

| √ | Design Location | Tmy Site | Design Temp 97.5% | Design Temp 2.5% | Int Design Temp Winter | Int Design Temp Summer | Heating Degree Days | Design Moisture | Daily temp Range |
|---|---|---|---|---|---|---|---|---|---|
| ___ | FL, KENDALL_TAMIA_MIAM | FL_MIAMI_KENDALL_TAMIA | 48 | 90 | 70 | 75 | 238.5 | 59 | Low |

## BLOCKS

| √ | Number | Name | Area | Volume |
|---|---|---|---|---|
| ___ | 1 | Block1 | 767 | 8437 cu ft |

## SPACES

| √ | Number | Name | Area | Volume | Kitchen | Occupants | Bedrooms | Finished | Cooled | Heated |
|---|---|---|---|---|---|---|---|---|---|---|
| ___ | 1 | Ac03 | 767 | 8437 | Yes | 1 | 1 | Yes | Yes | Yes |

## FLOORS (Total Exposed Area = 767 sq.ft.)

| √ | # | Floor Type | Space | Exposed Perim(ft) | Area | R-Value Perim. | R-Value Joist | U-Factor | Slab Insul. Vert/Horiz | Tile | Wood | Carpet |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ | 1 | Slab-On-Grade Edge Ins | Ac03 | 100 | 767 sqft | 0 | --- | 0.304 | 2 (ft)/0 (ft) | 0.00 | 0.00 | 1.00 |

## ROOF

| √ | # | Type | Materials | Roof Area | Gable Area | Roof Color | Rad Barr | Solar Absor. | SA Tested | Emitt | Emitt Tested | Deck Insul. | Pitch (deg) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ | 1 | Gable or shed | Barrel tile | 858 ft² | 192 ft² | Medium | N | 0.96 | No | 0.9 | No | 0 | 26.57 |

## ATTIC

| √ | # | Type | Ventilation | Vent Ratio (1 in) | Area | RBS | IRCC |
|---|---|---|---|---|---|---|---|
| ___ | 1 | Full attic | Vented | 300 | 767 ft² | N | N |

## CEILING (Total Exposed Area = 767 sq.ft.)

| √ | # | Ceiling Type | Space | R-Value | Ins. Type | Area | U-Factor | Framing Frac. | Truss Type |
|---|---|---|---|---|---|---|---|---|---|
| ___ | 1 | Flat ceiling under attic(Vented) | Ac03 | 30.0 | Batt | 767.0ft² | 0.044 | 0.11 | Wood |



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# INPUT SUMMARY CHECKLIST REPORT

## WALLS (Total Exposed Area = 792 sq.ft.)

| √ # | Ornt | Adjacent To | Wall Type | Space | Cavity R-Value | Width Ft | Width In | Height Ft | Height In | Area sq.ft. | U-Factor | Sheath R-Value | Frm. Frac. | Solar Absor. | Below Grade |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ 1 | E | Exterior | Face Brick - Block | Ac03 | 4.0 | 26.0 | 0 | 11.0 | 0 | 286.0 | 0.139 | 0 | 0 | 0.80 | 0 % |
| ___ 2 | S | Exterior | Face Brick - Block | Ac03 | 4.0 | 19.0 | 0 | 11.0 | 0 | 209.0 | 0.139 | 0 | 0 | 0.80 | 0 % |
| ___ 3 | E | Exterior | Face Brick - Block | Ac03 | 4.0 | 11.0 | 0 | 11.0 | 0 | 121.0 | 0.139 | 0 | 0 | 0.80 | 0 % |
| ___ 4 | N | Exterior | Face Brick - Block | Ac03 | 4.0 | 12.0 | 0 | 11.0 | 0 | 132.0 | 0.139 | 0 | 0 | 0.80 | 0 % |
| ___ 5 | S | Exterior | Face Brick - Block | Ac03 | 4.0 | 4.0 | 0 | 11.0 | 0 | 44.0 | 0.139 | 0 | 0 | 0.80 | 0 % |

## DOORS (Total Exposed Area = 0 sq.ft.)

| √ # | Ornt | Adjacent To | Door Type | Space | Storms | U-Value | Width Ft | Width In | Height Ft | Height In | Area |
|---|---|---|---|---|---|---|---|---|---|---|---|

## WINDOWS (Total Exposed Area = 156 sq.ft.)

| √ # | Ornt | Wall ID | Frame | Panes | NFRC | U-Factor | SHGC | Imp | Storm | Total Area (ft²) | Same Units | Width (ft) | Height (ft) | --Overhang-- Depth (ft) | Sep. (ft) | Interior Shade | Screen |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ 1 | S | 2 | Metal | Double (Tinted) | Y | 1.05 | 0.30 | Y | N | 96.0 | 1 | 12.00 | 8.00 | 2.5 | 2.0 | None | None |
| ___ 2 | E | 1 | Metal | Double (Tinted) | Y | 1.05 | 0.30 | Y | N | 30.0 | 2 | 3.00 | 5.00 | 2.5 | 2.0 | None | None |
| ___ 3 | N | 4 | Metal | Double (Tinted) | Y | 1.05 | 0.30 | Y | N | 20.0 | 1 | 4.00 | 5.00 | 2.5 | 2.0 | None | None |
| ___ 4 | E | 3 | Metal | Double (Tinted) | Y | 1.05 | 0.30 | Y | N | 10.0 | 1 | 2.00 | 5.00 | 2.5 | 2.0 | None | None |

## INFILTRATION

| √ # | Scope | Method | SLA | CFM50 | ELA | EqLA | ACH | ACH50 | Space(s) | Infiltration Test Volume |
|---|---|---|---|---|---|---|---|---|---|---|
| ___ 1 | Wholehouse | Proposed ACH(50) | 0.00049 | 984 | 54.00 | 101.38 | 0.1517 | 7.0 | All | 8437 cu ft |

## GARAGE

| √ # | Floor Area | Roof Area | Exposed Wall Perimeter | Avg. Wall Height | Exposed Wall Insulation |
|---|---|---|---|---|---|
| ___ 1 | 336 ft² | 336 ft² | 64 ft | 8 ft | 1 |

## MASS

| √ # | Mass Type | Area | Thickness | Furniture Fraction | Space |
|---|---|---|---|---|---|
| ___ 1 | Default(8 lbs/sq.ft.) | 0 ft² | 0 ft | 0.30 | Ac03 |

## HEATING SYSTEM

| √ # | System Type | Subtype/Speed | AHRI # | Efficiency | Capacity kBtu/hr | ----Geothermal HeatPump---- Entry | Power | Volt | Current | Ducts | Block |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ 1 | Electric Heat Pump | None/Single | | HSPF2: 8.50 | 23.2 | | 0.00 | 0.00 | 0.00 | sys#1 | 1 |

## COOLING SYSTEM

| √ # | System Type | Subtype/Speed | AHRI # | Efficiency | Capacity kBtu/hr | Air Flow cfm | SHR | Duct | Block |
|---|---|---|---|---|---|---|---|---|---|



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# INPUT SUMMARY CHECKLIST REPORT

## COOLING SYSTEM(Continued)

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| ___ 1 | Central Unit | None/Single | SEER2:17.3 | 22.2 | | 666 | 0.75 | sys#1 | 1 |

## HOT WATER SYSTEM

| √ # | System Type | Subtype | Location | EF(UEF) | Cap | Use | SetPnt | Fixture Flow | Pipe Ins. | Pipe length |
|---|---|---|---|---|---|---|---|---|---|---|

| Recirculation System | Recirc Control Type | Loop length | Branch length | Pump power | DWHR | Facilities Connected | Equal Flow | DWHR Eff | Other Credits |
|---|---|---|---|---|---|---|---|---|---|

## DUCTS

| √ Duct # | Supply Location | Supply R-Value | Supply Area | Return Location | Return R-Value | Return Area | Leakage Type | Air Handler | CFM 25 TOT | CFM 25 OUT | QN OUT | RLF | HVAC # Heat | HVAC # Cool |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ 1 | Attic | 6.0 | 306 ft² | Ac03 | 6.0 | 100 ft² | Default Leakage | Garage | (Default) | (Default) | | | 1 | 1 |

## TEMPERATURES

Programable Thermostat: Y  Ceiling Fans: N

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Cooling | [X] Jan | [X] Feb | [X] Mar | [X] Apr | [X] May | [X] Jun | [X] Jul | [X] Aug | [X] Sep | [X] Oct | [X] Nov | [X] Dec |
| Heating | [X] Jan | [X] Feb | [X] Mar | [X] Apr | [X] May | [X] Jun | [X] Jul | [X] Aug | [X] Sep | [X] Oct | [X] Nov | [X] Dec |
| Venting | [X] Jan | [X] Feb | [X] Mar | [X] Apr | [X] May | [X] Jun | [X] Jul | [X] Aug | [X] Sep | [X] Oct | [X] Nov | [X] Dec |

Thermostat Schedule: FloridaCode 2014

| √ Schedule Type | | Hours 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ Cooling (WD) | AM | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 |
| | PM | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 |
| ___ Cooling (WEH) | AM | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 |
| | PM | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 |
| ___ Heating (WD) | AM | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 |
| | PM | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 |
| ___ Heating (WEH) | AM | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 |
| | PM | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 |



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FORM R405-2023

# ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

## ESTIMATED ENERGY PERFORMANCE INDEX* = 95

The lower the EnergyPerformance Index, the more efficient the home.

12805 SW 69th CT,Miami,FL,33156

| | | |
|---|---|---|
| 1. New construction or existing | | New (From Plans) |
| 2. Single family or multiple family | | Attached |
| 3. Number of units, if multiple family | | 1 |
| 4. Number of Bedrooms | | 1 |
| 5. Is this a worst case? | | No |
| 6. Conditioned floor area above grade (ft²) | | 767 |
| Conditioned floor area below grade (ft²) | | 0 |

| 7. Windows** | Description | Area |
|---|---|---|
| a. U-Factor: | Dbl, U=1.05 | 156.00 ft² |
| SHGC: | SHGC=0.30 | |
| b. U-Factor: | N/A | ft² |
| SHGC: | | |
| c. U-Factor: | N/A | ft² |
| SHGC: | | |
| Area Weighted Average Overhang Depth: | | 2.500 ft |
| Area Weighted Average SHGC: | | 0.300 |

| 8. Skylights | Description | Area |
|---|---|---|
| U-Factor:(AVG) | N/A | N/A ft² |
| SHGC(AVG): | N/A | |

| 9. Floor Types | Insulation | Area |
|---|---|---|
| a. Slab-On-Grade Edge Insulation | R= 0.0 | 767.00 ft² |
| b. N/A | R= | ft² |
| c. N/A | R= | ft² |

| 10. Wall Types(792.0 sqft.) | Insulation | Area |
|---|---|---|
| a. Face Brick - Block, Exterior | R=4.0 | 792.00 ft² |
| b. N/A | | |
| c. N/A | | |
| d. N/A | | |

| 11. Ceiling Types(767.0 sqft.) | Insulation | Area |
|---|---|---|
| a. Flat ceiling under att (Vented) | R=30.0 | 767.00 ft² |
| b. N/A | | |
| c. N/A | | |

| | | |
|---|---|---|
| 12. Roof(Barrel tile, Vented) | Deck R=0.0 | 858 ft² |

| 13. Ducts, location & insulation level | R | ft² |
|---|---|---|
| a. Sup: Attic, Ret: Ac03, AH: Garage | 6 | 306 |
| b. | | |
| c. | | |

| 14. Cooling Systems | kBtu/hr | Efficiency |
|---|---|---|
| a. Central Unit | 22.2 | SEER2:17.30 |

| 15. Heating Systems | kBtu/hr | Efficiency |
|---|---|---|
| a. Electric Heat Pump | 23.2 | HSPF2:8.50 |

16. Hot Water Systems
a.

b. Conservation features

17. Credits Pstat

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: 12805 SW 69th CT City/FL Zip: Miami,FL,33156

*Note: This is not a Building Energy Rating. If your Index is below 70, your home may qualify for energy efficient mortgage (EEM) incentives if you obtain a Florida Energy Rating. For information about the Florida Building Code, Energy Conservation, contact the Florida Building Commission's support staff.

**Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.



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# Florida Building Code, Energy Conservation, 8th Edition (2023)
# Mandatory Requirements for Residential Performance, Prescriptive and ERI Methods

| | | |
|---|---|---|
| ADDRESS: | 12805 SW 69th CT<br>Miami, FL 33156 | Permit Number: |

## MANDATORY REQUIREMENTS - See individual code sections for full details.

## SECTION R401 GENERAL

☑ **R401.3 Energy Performance Level (EPL) display card - (Mandatory).** The building official shall require that an energy performance level (EPL) display card be completed and certified by the builder to be accurate and correct before final approval of the building for occupancy. Florida law (Section 553.9085, Florida Statutes) requires the EPL display card to be included as an addendum to each sales contract for both presold and nonpresold residential buildings. The EPL display card contains information indicating the energy performance level and efficiencies of components installed in a dwelling unit. The building official shall verify that the EPL display card completed and signed by the builder accurately reflects the plans and specifications submitted to demonstrate code compliance for the building. A copy of the EPL display card can be found in Appendix RD.

## SECTION R402 BUILDING THERMAL ENVELOPE

☑ **R402.2.10.1 Slab-on-grade floor insulation installation (Mandatory).** Where installed, the insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table R402.1.2, or the distance of the proposed design as applicable, by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by not less than 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-degree (0.79 rad) angle away from the exterior wall.

☐ **R402.2.11.1 Crawl space walls insulation installation (Mandatory).** Where crawl space wall insulation is installed, it shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches (610 mm). Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with the Florida Building Code, Building, or Florida Building Code, Residential, as applicable. All joints of the vapor retarder shall overlap by 6 inches (153 mm) and be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (153 mm) up the stem wall and shall be attached to the stem wall.

☑ **R402.4 Air leakage (Mandatory).** The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5.

> **Exception:** Dwelling units of R-2 Occupancies and multiple attached single family dwellings shall be permitted to comply with Section C402.5.

☑ **R402.4.1 Building thermal envelope.** The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

☑ **R402.4.1.1 Installation.** The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

☑ **R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding seven air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Dwelling units with an air leakage rate less than three air changes per hour shall be provided with whole-house mechanical ventilation in accordance with Section R403.6.1 of this code and Section M1507.3 of the Florida Building Code, Residential. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

> **Exception:** Testing is not required for additions, alterations, renovations, or repairs, of the building thermal envelope of existing buildings in which the new construction is less than 85 percent of the building thermal envelope.

During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.
7. If an attic is both air sealed and insulated at the roof deck, interior access doors and hatches between the conditioned space volume and the attic shall be opened during the test and the volume of the attic shall be added to the conditioned space volume for purposes of reporting an infiltration volume and calculating the air leakage of the home.


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## Florida Building Code, Energy Conservation, Mandatory Requirements (2023 Continued)

☐ **R402.4.2 Fireplaces.** New wood-burning fireplaces shall have tight-fitting flue dampers or doors, and outdoor combustion air. Where using tight-fitting doors on factory-built fireplaces listed and labeled in accordance with UL 127, the doors shall be tested and listed for the fireplace. Where using tight-fitting doors on masonry fireplaces, the doors shall be listed and labeled in accordance with UL 907.

☑ **R402.4.3 Fenestration air leakage.** Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFRC 400 or AAMA/ WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

**Exception:** Site-built windows, skylights and doors.

☐ **R402.4.4 Rooms containing fuel - burning appliances.** In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table R402.1.2, where the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

**Exceptions:**
1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the Florida Building Code, Residential.

☑ **R402.4.5 Recessed lighting.** Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

☑ **R402.4.6 Air-sealed electrical and communication boxes.** Air-sealed electrical and communication boxes that penetrate the air barrier of the building thermal envelope shall be caulked, taped, gasketed, or otherwise sealed to the air barrier element being penetrated. Air-sealed boxes shall be buried in or surrounded by insulation. Air-sealed boxes shall be marked in accordance with NEMA OS 4. Air-sealed boxes shall be installed in accordance with the manufacturer's instructions.

## SECTION R403 SYSTEMS

**R403.1 Controls**

☑ **R403.1.1 Thermostat provision (Mandatory).** At least one thermostat shall be provided for each separate heating and cooling system

☐ **R403.1.3 Heat pump supplementary heat (Mandatory).** Heat pumps with supplementary electric-resistance heaters shall have controls that limit supplemental heat operation to only those times when one of the following applies:
1. The vapor compression cycle cannot provide the necessary heating energy to satisfy the thermostat setting.
2. The heat pump is operating in defrost mode.
3. The vapor compression cycle malfunctions.
4. The thermostat malfunctions

☑ **R403.3.2 Sealing (Mandatory).** All ducts, air handlers, filter boxes and building cavities that form the primary air containment passageways for air distribution systems shall be considered ducts or plenum chambers, shall be constructed and sealed in accordance with Section C403.2.9.2 of the Commercial Provisions of this code and shall be shown to meet duct tightness criteria below.

Duct tightness shall be verified by testing in accordance with ANSI/RESNET/ICC 380 by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i), Florida Statutes, to be “substantially leak free” in accordance with Section R403.3.3.

☑ **R403.3.2.1 Sealed air handler.** Air handlers shall have a manufacturer’s designation for an air leakage of no more than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193.

☑ **R403.3.3 Duct testing (Mandatory).** Ducts shall be pressure tested to determine air leakage by one of the following methods:
1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer’s air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
2 Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer’s air handler enclosure. Registers shall be taped or otherwise sealed during the test.

**Exceptions;**
1. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
2. Duct testing is not mandatory for buildings complying by Section 405 of this code. Duct leakage testing is required for Section R405 compliance where credit is taken for leakage, and a duct air leakage Qn to the outside of less than 0.080 (where Qn = duct leakage to the outside in cfm per 100 square feet of conditioned floor area tested at 25 Pascals) is indicated in the compliance report for the proposed design.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official



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## Florida Building Code, Energy Conservation, Mandatory Requirements (2023 Continued)

☐ **R403.3.5 Building cavities (Mandatory).** Building framing cavities shall not be used as ducts or plenums

☐ **R403.4 Mechanical system piping insulation (Mandatory).** Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

☐ **R403.4.1 Protection of piping insulation.** Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.

☐ **R403.5.1 Heated water circulation and temperature maintenance systems (Mandatory).** If heated water circulation systems are installed, they shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

☐ **R403.5.1.1 Circulation systems.** Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.

☐ **R403.5.1.2 Heat trace systems.** Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.

☐ **R403.5.2 Demand recirculation water systems (Mandatory).** Where installed, demand recirculation water systems shall have controls that comply with both of the following:

1. The control shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.
2. The control shall limit the temperature of the water entering the cold water piping to 104ºF (40ºC).

☐ **R403.5.5 Heat traps (Mandatory).** Storage water heaters not equipped with integral heat traps and having vertical pipe risers shall have heat traps installed on both the inlets and outlets. External heat traps shall consist of either a commercially available heat trap or a downward and upward bend of at least 3 ½ inches (89 mm) in the hot water distribution line and cold water line located as close as possible to the storage tank.

**R403.5.6 Water heater efficiencies (Mandatory).**

☐ **R403.5.6.1.1 Automatic controls.** Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use. The minimum temperature setting range shall be from 100°F to 140°F (38°C to 60°C).

☐ **R403.5.6.1.2 Shut down.** A separate switch or a clearly marked circuit breaker shall be provided to permit the power supplied to electric service systems to be turned off. A separate valve shall be provided to permit the energy supplied to the main burner(s) of combustion types of service water-heating systems to be turned off.

☐ **R403.5.6.2 Water-heating equipment.** Water-heating equipment installed in residential units shall meet the minimum efficiencies of Table C404.2 in Chapter 4 of the Florida Building Code, Energy Conservation, Commercial Provisions, for the type of equipment installed. Equipment used to provide heating functions as part of a combination system shall satisfy all stated requirements for the appropriate water-heating category. Solar water heaters shall meet the criteria of Section R403.5.6.2.1.

☐ **R403.5.6.2.1 Solar water-heating systems.** Solar systems for domestic hot water production are rated by the annual solar energy factor of the system. The solar energy factor of a system shall be determined from the Florida Solar Energy Center Directory of Certified Solar Systems. Solar collectors shall be tested in accordance with ISO Standard 9806, Test Methods for Solar Collectors, and SRCC Standard TM-1, Solar Domestic Hot Water System and Component Test Protocol. Collectors in installed solar water-heating systems should meet the following criteria:

1. Be installed with a tilt angle between 10 degrees and 40 degrees of the horizontal; and
2. Be installed at an orientation within 45 degrees of true south.

☑ **R403.6 Mechanical ventilation (Mandatory).** The building shall be provided with ventilation that meets the requirements of the Florida Building Code, Residential, or Florida Building Code, Mechanical, as applicable, or with other approved means of ventilation including: Natural, Infiltration or Mechanical means. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.



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☐ **R403.6.1 Whole-house mechanical ventilation system fan efficacy.** When installed to function as a whole-house mechanical ventilation system, fans shall meet the efficacy requirements of Table R403.6.1.

**Exception:** Where an air handler that is integral to tested and listed HVAC equipment is used to provide whole-house mechanical ventilation, the air handler shall be powered by an electronically commutated motor.

## TABLE R403.6.1
## WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY

| FAN LOCATION | AIRFLOW RATE MINIMUM (CFM) | MINIMUM EFFICACY[a] (CFM/WATT) | AIRFLOW RATE MAXIMUM (CFM) |
|---|---|---|---|
| HRV or ERV | Any | 1.2 cfm/watt | Any |
| Range hoods | Any | 2.8 cfm/watt | Any |
| In-line fan | Any | 3.8 cfm/watt | Any |
| Bathroom, utility room | 10 | 2.8 cfm/watt | <90 |
| Bathroom, utility room | 90 | 3.5 cfm/watt | Any |

For SI: 1 cfm = 28.3 L/min.

a. When tested in accordance with HVI Standard 916

☐ **R403.6.2 Ventilation Air.** Residential buildings designed to be operated at a positive indoor pressure or for mechanical ventilation shall meet the following criteria:

1. The design air change per hour minimums for residential buildings in ASHRAE 62.2, Ventilation for Acceptable Indoor Air Quality, shall be the maximum rates allowed for residential applications.

2. No ventilation or air-conditioning system make-up air shall be provided to conditioned space from attics, crawlspaces, attached enclosed garages or outdoor spaces adjacent to swimming pools or spas.

3. If ventilation air is drawn from enclosed space(s), then the walls of the space(s) from which air is drawn shall be insulated to a minimum of R-11 and the ceiling shall be insulated to a minimum of R-19, space permitting, or R-10 otherwise.

**R403.7 Heating and cooling equipment.**

☑ **R403.7.1 Equipment sizing (Mandatory).** Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on the equipment loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies, based on building loads for the directional orientation of the building. The manufacturer and model number of the outdoor and indoor units (if split system) shall be submitted along with the sensible and total cooling capacities at the design conditions described in Section R302.1. This Code does not allow designer safety factors, provisions for future expansion or other factors that affect equipment sizing. System sizing calculations shall not include loads created by local intermittent mechanical ventilation such as standard kitchen and bathroom exhaust systems. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.



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# Florida Building Code, Energy Conservation, Mandatory Requirements (2023 Continued)

☑ **R403.7.1.1 Cooling equipment capacity.** Cooling only equipment shall be selected so that its total capacity is not less than the calculated total load but not more than 1.15 times greater than the total load calculated according to the procedure selected in Section R403.7, or the closest available size provided by the manufacturer's product lines. The corresponding latent capacity of the equipment shall not be less than the calculated latent load.
The published value for AHRI total capacity is a nominal, rating-test value and shall not be used for equipment sizing. Manufacturer's expanded performance data shall be used to select cooling-only equipment. This selection shall be based on the outdoor design dry-bulb temperature for the load calculation (or entering water temperature for water-source equipment), the blower CFM provided by the expanded performance data, the design value for entering wet-bulb temperature and the design value for entering dry-bulb temperature.

Design values for entering wet-bulb and dry-bulb temperatures shall be for the indoor dry bulb and relative humidity used for the load calculation and shall be adjusted for return side gains if the return duct(s) is installed in an unconditioned space.

**Exceptions:**
1. Attached single- and multiple-family residential equipment sizing may be selected so that its cooling capacity is less than the calculated total sensible load but not less than 80 percent of that load.
2. When signed and sealed by a Florida-registered engineer, in attached single- and multiple-family units, the capacity of equipment may be sized in accordance with good design practice.

**R403.7.1.2 Heating equipment capacity.**

☑ **R403.7.1.2.1 Heat pumps.** Heat pump sizing shall be based on the cooling requirements as calculated according to Section R403.7.1.1, and the heat pump total cooling capacity shall not be more than 1.15 times greater than the design cooling load even if the design heating load is 1.15 times greater than the design cooling load.

☐ **R403.7.1.2.2 Electric resistance furnaces.** Electric resistance furnaces shall be sized within 4 kW of the design requirements calculated according to the procedure selected in Section R403.7.1.

☐ **R403.7.1.2.3 Fossil fuel heating equipment.** The capacity of fossil fuel heating equipment with natural draft atmospheric burners shall not be less than the design load calculated in accordance with Section R403.7.1.

☐ **R403.7.1.3 Extra capacity required for special occasions.** Residences requiring excess cooling or heating equipment capacity on an intermittent basis, such as anticipated additional loads caused by major entertainment events, shall have equipment sized or controlled to prevent continuous space cooling or heating within that space by one or more of the following options:
1. A separate cooling or heating system is utilized to provide cooling or heating to the major entertainment areas.
2. A variable capacity system sized for optimum performance during base load periods is utilized.

☐ **R403.8 Systems serving multiple dwelling units (Mandatory).** Systems serving multiple dwelling units shall comply with Sections C403 and C404 of the Florida Building Code, Energy Conservation—Commercial Provisions in lieu of Section R403.

☐ **R403.9 Snow melt and ice system controls (Mandatory).** Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F (10°C), and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40°F (4.8°C).

☐ **403.10 Pools and permanent spa energy consumption (Mandatory).** The energy consumption of pools and permanent spas shall be in accordance with Sections R403.10.1 through R403.10.5.

☐ **R403.10.1 Heaters.** The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater, or external to and within 3 feet (914 mm) of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater.
Gas-fired heaters shall not be equipped with continuously burning ignition pilots.

☐ **R403.10.2 Time switches.** Time switches or other control methods that can automatically turn off and on according to a preset schedule shall be installed for heaters and pump motors. Heaters and pump motors that have built-in time switches shall be in compliance with this section.

**Exceptions:**
1. Where public health standards require 24-hour pump operation.
2. Pumps that operate solar- and waste-heat-recovery pool heating systems
3. Where pumps are powered exclusively from on-site renewable generation.


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☐ **R403.10.3 Covers.** Outdoor heated swimming pools and outdoor permanent spas shall be equipped with a vapor-retardant cover on or at the water surface or a liquid cover or other means proven to reduce heat loss.

**Exception:**Where more than 70 percent of the energy for heating, computed over an operation season, is from site-recovered energy, such as from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required

☐ **R403.10.4 Gas- and oil-fired pool and spa heaters.** All gas- and oil-fired pool and spa heaters shall have a minimum thermal efficiency of 82 percent for heaters manufactured on or after April 16, 2013, when tested in accordance with ANSI Z 21.56. Pool heaters fired by natural or LP gas shall not have continuously burning pilot lights.

☐ **R403.10.5 Heat pump pool heaters.** Heat pump pool heaters shall have a minimum COP of 4.0 when tested in accordance with AHRI 1160, Table 2, Standard Rating Conditions-Low Air Temperature. A test report from an independent laboratory is required to verify procedure compliance. Geothermal swimming pool heat pumps are not required to meet this standard.

☐ **R403.11 Portable spas (Mandatory).** The energy consumption of electric-powered portable spas shall be controlled by the requirements of APSP-14

☐ **R403.13 Dehumidifiers (Mandatory).** If installed, a dehumidifier shall conform to the following requirements:

1. The minimum rated efficiency of the dehumidifier shall be greater than 1.7 liters/ kWh if the total dehumidifier capacity for the house is less than 75 pints/day and greater than 2.38 liters/kWh if the total dehumidifier capacity for the house is greater than or equal to 75 pints/day.
2. The dehumidifier shall be controlled by a sensor that is installed in a location where it is exposed to mixed house air.
3. Any dehumidifier unit located in unconditioned space that treats air from conditioned space shall be insulated to a minimum of R-2.
4. Condensate disposal shall be in accordance with Section M1411.3.1 of the Florida Building Code, Residential.

☐ **R403.13.1 Ducted dehumidifiers.** Ducted dehumidifiers shall, in addition to conforming to the requirements of Section R403.13, conform to the following requirements:

1. If a ducted dehumidifier is configured with return and supply ducts both connected into the supply side of the cooling system, a backdraft damper shall be installed in the supply air duct between the dehumidifier inlet and outlet duct.
2. If a ducted dehumidifier is configured with only its supply duct connected into the supply side of the central heating and cooling system, a backdraft damper shall be installed in the dehumidifier supply duct between the dehumidifier and central supply duct.
3. A ducted dehumidifier shall not be ducted to or from a central ducted cooling system on the return duct side upstream from the central cooling evaporator coil.
4. Ductwork associated with a dehumidifier located in unconditioned space shall be insulated to a minimum of R-6.

## SECTION R404
## ELECTRICAL POWER AND LIGHTING SYSTEMS

☑ **R404.1 Lighting equipment (Mandatory).** All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.

**R404.1.1 Lighting equipment (Mandatory).** Fuel gas lighting systems shall not have continuously burning pilot lights.



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## SECTION R405
## SIMULATED PERFORMANCE ALTERNATIVE
## (PERFORMANCE)

☑ **R405.2 Mandatory requirements.** Compliance with this section requires that the mandatory provisions identified in Section R401.2 be met. All supply and return ducts not completely inside the building thermal envelope shall be insulated to a minimum of R-6, except site-wrapped supply ducts not completely inside the building thermal envelope shall be insulated to a minimum of R-8.

☑ **R405.2.1 Ceiling insulation.** Ceilings shall have an insulation level of at least R-19, space permitting. For the purposes of this code, types of ceiling construction that are considered to have inadequate space to install R-19 include single assembly ceilings of the exposed deck and beam type and concrete deck roofs. Such ceiling assemblies shall be insulated to at least a level of R-10.

☑ **R405.2.2 Building air leakage testing.** Building or dwelling air leakage testing shall be in accordance with Sections R402.4 through R402.4.1.2. If an air leakage rate below seven air changes per hour at a pressure of 0.2 inch w.g. (50 pascals) is specified for the proposed design, testing shall verify the air leakage rate does not exceed the air leakage rate of the proposed design instead of seven air changes per hour.

☑ **R405.2.3 Duct air leakage testing.** In cases where duct air leakage lower than the default Qn to outside of 0.080 (where Qn = duct leakage to the outside in cfm per 100 square feet of conditioned floor area tested at 25 Pascals) is specified for the proposed design, testing in accordance with Section R403.3.2 shall verify a duct air leakage rate not exceeding the leakage rate of the proposed design. Otherwise, in accordance with Section R403.3.3, duct testing is not mandatory for buildings complying by Section R405.

## SECTION R406
## ENERGY RATING INDEX
## COMPLIANCE ALTERNATIVE

☐ **R406.2 Mandatory requirements.** Compliance with this section requires that the provisions identified in Sections R401 through R404 labeled as “mandatory” and Section R403.5.3 of the 2015 International Energy Conservation Code be met. For buildings that do not utilize on-site renewable power production for compliance with this section, the building thermal envelope shall be greater than or equal to levels of efficiency and Solar Heat Gain Coefficient in Table 402.1.1 or 402.1.3 of the 2009 International Energy Conservation Code. For buildings that utilize on-site renewable power production for compliance with this section, the building thermal envelope shall be greater than or equal to levels of efficiency and Solar Heat Gain Coefficient in Table R402.1.2 or Table R402.1.4 of the 2015 International Energy Conservation Code.

**Exception:** Supply and return ducts not completely inside the building thermal envelope shall be insulated to a minimum of R-6.

☐ **R406.2.1 Site-wrapped supply ducts.** Site-wrapped supply ducts not completely inside the building thermal envelope shall be insulated to a minimum of R-8.



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# 2023 - AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA-TABLE 402.4.1.1[a]

| | | | |
|---|---|---|---|
| Project Name: | Residential Addition | Builder Name: | |
| Street: | 12805 SW 69th CT | Permit Office: | |
| City, State, Zip: | Miami, FL, 33156 | Permit Number: | |
| Owner: | Victor Lau | Jurisdiction: | |
| Design Location: | FL, KENDALL_TAMIA_MIAMI | County: | Miami-Dade(Florida Climate Zone 1) |

| COMPONENT | AIR BARRIER CRITERIA | INSULATION INSTALLATION CRITERIA | CHECK |
|---|---|---|---|
| General requirements | A continuous air barrier shall be installed in the building envelope.<br>The exterior thermal envelope contains a continuous air barrier.<br>Breaks or joints in the air barrier shall be sealed. | Air-permeable insulation shall not be used as a sealing material. | ✓ |
| Ceiling/attic | The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed.<br>Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed. | The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. | ✓ |
| Walls | The junction of the foundation and sill plate shall be sealed.<br>The junction of the top plate and the top of exterior walls shall be sealed.<br>Knee walls shall be sealed. | Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum<br>Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. | ✓ |
| Windows, skylights and doors | The space between window/door jambs and framing, and skylights and framing shall be sealed. | | ✓ |
| Rim joists | Rim joists shall include the air barrier. | Rim joists shall be insulated. | |
| Floors (including above-garage and cantilevered floors) | The air barrier shall be installed at any exposed edge of insulation. | Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members. | ✓ |
| Crawl space walls | Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped. | Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls. | |
| Shafts, penetrations | Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed. | | |
| Narrow cavities | | Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity spaces. | |
| Garage separation | Air sealing shall be provided between the garage and conditioned spaces. | | |
| Recessed lighting | Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface. | Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated. | ✓ |
| Plumbing and wiring | | Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring. | ✓ |
| Shower/tub on exterior wall | The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs. | Exterior walls adjacent to showers and tubs shall be insulated. | |
| Electrical, communication, and other equipment boxes, housings, and enclosures | Boxes, housings, and enclosures that penetrate the air barrier shall be caulked, taped, gasketed, or otherwise sealed to the air barrier element being penetrated.<br>All concealed openings into the box, housing, or enclosure shall be sealed.<br>The continuity of the air barrier shall be maintained around boxes, housings, and enclosures that penetrate the air barrier.<br>Alternatively, air-sealed boxes shall be installed in accordance with R402.4.6 | Boxes, housings, and enclosures shall be buried in or surrounded by tightly fitted insulation. | ✓ |
| HVAC register boots | HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the sub-floor, wall covering or ceiling penetrated by the boot. | | ✓ |
| Concealed sprinklers | When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer.<br>Caulking or other adhesive sealants shall not be used to fill voids voids between fire sprinkler cover plates and walls or ceilings. | | |

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



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# Envelope Leakage Test Report (Blower Door Test)
## Residential Prescriptive, Performance or ERI Method Compliance
## 2023 Florida Building Code, Energy Conservation, 8th Edition

| Jurisdiction: | Permit #: |
|---|---|

**Job Information**

Builder: Community: Lot: NA

Address: 12805 SW 69th CT

City: Miami State: FL Zip: 33156

**Air Leakage Test Results** *Passing results must meet either the Performance, Prescriptive, or ERI Method*

○ **PRESCRIPTIVE METHOD-**The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 7 air changes per hour at a pressure of 0.2 inch w.g. (50 Pascals) in Climate Zones 1 and 2.

● **PERFORMANCE or ERI METHOD-**The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding the selected ACH(50) value, as shown on Form R405-2023 (Performance) or R406-2023 (ERI), section labeled as infiltration, sub-section ACH50.

*ACH(50) specified on Form R405-2023-Energy Calc (Performance) or R406-2023 (ERI):* 7.000

_____ x 60 ÷ 8437 = _____
CFM(50) Building Volume ACH(50)

☐ **PASS**

☐ When ACH(50) is less than 3, Mechanical Ventilation installation must be verified by building department.

Method for calculating building volume:

○ Retrieved from architectural plans

● Code software calculated

○ Field measured and calculated

**R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding seven air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Dwelling units with an air leakage rate less than three air changes per hour shall be provided with whole-house mechanical ventilation in accordance with Section R403.6.1 of this code and Section M1507.3 if the *Florida Building Code, Residential.* Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), *Florida Statues,*or individuals licensed as set forth in Section 489.105(3)(f), (g), or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the *code official.* Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope.*

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, back draft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.
7. If an attic is both sealed and insulated at the roof deck, interior access doors and hatches between the conditioned space volume and the attic shall be opened during the test and the volume of the attic shall be added to the conditioned space volume for purposes of reporting the infiltration volume and calculating the air leakage of the home.

**Testing Company**

Company Name: _____ Phone: _____

I hereby verify that the above Air Leakage results are in accordance with the 2023 8th Edition Florida Building Code Energy Conservation requirements according to the compliance method selected above.

Signature of Tester: _____ Date of Test: _____

Printed Name of Tester: _____

License/Certification #: _____ Issuing Authority: _____

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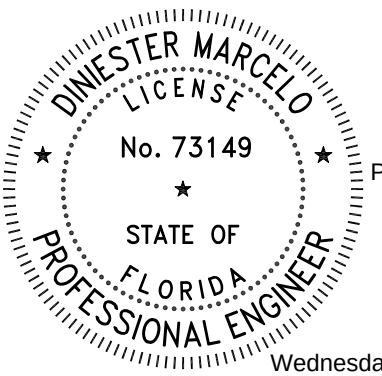
*Residential Addition*
*HVAC Load Calculations*

for

Victor Lau
12805 SW 69th CT
Miami, Fl 33156

Elite Software

RHVAC RESIDENTIAL HVAC LOADS




Prepared By:

Diniester Marcelo

Digitally signed by Diniester Marcelo
Date: 2023.11.16 23:55:53 -05'00'

Wednesday, November 8, 2023

Rhvac is an ACCA approved Manual J, D and S computer program.
Calculations are performed per ACCA Manual J 8th Edition, Version 2.50, and ACCA Manual D.

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# Project Report

## General Project Information

| | |
|---|---|
| Project Title: | Residential Addition |
| Designed By: | Diniester Marcelo P.E |
| Project Date: | Monday, November 6, 2023 |
| Client Name: | Victor Lau |
| Client Address: | 12805 SW 69th CT |
| Client City: | Miami, Fl 33156 |
| Client Comment: | |

## Design Data

| | | |
|---|---|---|
| Reference City: | | Miami, Florida |
| Building Orientation: | | Front door faces West |
| Daily Temperature Range: | | Low |
| Latitude: | 25 | Degrees |
| Elevation: | 7 | ft. |
| Altitude Factor: | 1.000 | |

| | Outdoor Dry Bulb | Outdoor Wet Bulb | Outdoor Rel.Hum | Indoor Rel.Hum | Indoor Dry Bulb | Grains Difference |
|---|---|---|---|---|---|---|
| Winter: | 47 | 44.1 | n/a | n/a | 70 | n/a |
| Summer: | 90 | 77 | 56% | 50% | 72 | 61 |

## Check Figures

| | | | |
|---|---|---|---|
| Total Building Supply CFM: | 632 | CFM Per Square ft.: | 0.825 |
| Square ft. of Room Area: | 767 | Square ft. Per Ton: | 496 |
| Volume (ft³): | 6,762 | | |

## Building Loads

| | | | | |
|---|---|---|---|---|
| Total Heating Required Including Ventilation Air: | 15,328 | Btuh | 15.328 | MBH |
| Total Sensible Gain: | 13,911 | Btuh | 85 | % |
| Total Latent Gain: | 2,544 | Btuh | 15 | % |
| Total Cooling Required Including Ventilation Air: | 16,455 | Btuh | 1.55 | Tons (Based On 75% Sensible Capacity) |

## Notes

Rhvac is an ACCA approved Manual J, D and S computer program.
Calculations are performed per ACCA Manual J 8th Edition, Version 2.50, and ACCA Manual D.
All computed results are estimates as building use and weather may vary.
Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.

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# Load Preview Report

| Scope | Rec Ton | ft.²/Ton | Area | Sen Gain | Lat Gain | Net Gain | Sen Loss | Sys Htg CFM | Sys Clg CFM | Sys Act CFM | Duct Size |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Building | 1.55 | 496 | 767 | 13,911 | 2,544 | 16,455 | 15,328 | 199 | 632 | 632 | |
| System 1 | 1.55 | 496 | 767 | 13,911 | 2,544 | 16,455 | 15,328 | 199 | 632 | 632 | 10x13 |
| Supply Duct Latent | | | | | 853 | 853 | | | | | |
| Zone 1 | | | 767 | 13,911 | 1,691 | 15,602 | 15,328 | 199 | 632 | 632 | 10x13 |
| 1-Master Room | | | 494 | 9,664 | 1,132 | 10,796 | 9,684 | 126 | 439 | 439 | 4--6 |
| 2-Master Bath | | | 132 | 2,821 | 476 | 3,297 | 3,793 | 49 | 128 | 128 | 2--5 |
| 3-Laundry | | | 49 | 850 | 0 | 850 | 1,275 | 17 | 39 | 39 | 1--4 |
| 4-Corridor | | | 92 | 577 | 83 | 660 | 575 | 7 | 26 | 26 | 1--4 |

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# Total Building Summary Loads

| Component Description | Area Quan | Sen Loss | Lat Gain | Sen Gain | Total Gain |
|---|---|---|---|---|---|
| PGTWind: Glazing-eco window single hung, U-value 1.05, SHGC 0.3 | 156 | 3,767 | 0 | 4,830 | 4,830 |
| 13A-4fcb: Wall-Block, board insulation only, R-4 board insulation, filled core, brick finish, U-value 0.12 | 636 | 1,755 | 0 | 1,702 | 1,702 |
| 16A-30: Roof/Ceiling-Under Attic with Insulation on Attic Floor (also use for Knee Walls and Partition Ceilings), Unvented Attic, No Radiant Barrier, Any Roofing Material, Any Roof Color, R-30 insulation, U-value 0.032 | 767 | 565 | 0 | 1,890 | 1,890 |
| 22A-ph: Floor-Slab on grade, No edge insulation, no insulation below floor, any floor cover, passive, heavy moist soil, U-value 1.358 | 100 | 3,124 | 0 | 0 | 0 |
| Subtotals for structure: | | 9,211 | 0 | 8,422 | 8,422 |
| People: | 1 | | 200 | 230 | 430 |
| Equipment: | | | 0 | 1,200 | 1,200 |
| Lighting: | 105 | | | 358 | 358 |
| Ductwork: | | 4,378 | 853 | 2,987 | 3,840 |
| Infiltration: Winter CFM: 69, Summer CFM: 36 | | 1,739 | 1,491 | 714 | 2,205 |
| Ventilation: Winter CFM: 0, Summer CFM: 0 | | 0 | 0 | 0 | 0 |
| Total Building Load Totals: | | 15,328 | 2,544 | 13,911 | 16,455 |

## Check Figures

| | | | |
|---|---|---|---|
| Total Building Supply CFM: | 632 | CFM Per Square ft.: | 0.825 |
| Square ft. of Room Area: | 767 | Square ft. Per Ton: | 496 |
| Volume (ft³): | 6,762 | | |

## Building Loads

| | | | | |
|---|---|---|---|---|
| Total Heating Required Including Ventilation Air: | 15,328 | Btuh | 15.328 | MBH |
| Total Sensible Gain: | 13,911 | Btuh | 85 | % |
| Total Latent Gain: | 2,544 | Btuh | 15 | % |
| Total Cooling Required Including Ventilation Air: | 16,455 | Btuh | 1.55 | Tons (Based On 75% Sensible Capacity) |

## Notes

Rhvac is an ACCA approved Manual J, D and S computer program.
Calculations are performed per ACCA Manual J 8th Edition, Version 2.50, and ACCA Manual D.
All computed results are estimates as building use and weather may vary.
Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.

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# System 1 Ac-03 Summary Loads

| Component Description | Area Quan | Sen Loss | Lat Gain | Sen Gain | Total Gain |
|---|---|---|---|---|---|
| PGTWind: Glazing-eco window single hung, U-value 1.05, SHGC 0.3 | 156 | 3,767 | 0 | 4,830 | 4,830 |
| 13A-4fcb: Wall-Block, board insulation only, R-4 board insulation, filled core, brick finish, U-value 0.12 | 636 | 1,755 | 0 | 1,702 | 1,702 |
| 16A-30: Roof/Ceiling-Under Attic with Insulation on Attic Floor (also use for Knee Walls and Partition Ceilings), Unvented Attic, No Radiant Barrier, Any Roofing Material, Any Roof Color, R-30 insulation, U-value 0.032 | 767 | 565 | 0 | 1,890 | 1,890 |
| 22A-ph: Floor-Slab on grade, No edge insulation, no insulation below floor, any floor cover, passive, heavy moist soil, U-value 1.358 | 100 | 3,124 | 0 | 0 | 0 |
| Subtotals for structure: | | 9,211 | 0 | 8,422 | 8,422 |
| People: | 1 | | 200 | 230 | 430 |
| Equipment: | | | 0 | 1,200 | 1,200 |
| Lighting: | 105 | | | 358 | 358 |
| Ductwork: | | 4,378 | 853 | 2,987 | 3,840 |
| Infiltration: Winter CFM: 69, Summer CFM: 36 | | 1,739 | 1,491 | 714 | 2,205 |
| Ventilation: Winter CFM: 0, Summer CFM: 0 | | 0 | 0 | 0 | 0 |
| System 1 Ac-03 Load Totals: | | 15,328 | 2,544 | 13,911 | 16,455 |

## Check Figures

| | | | |
|---|---|---|---|
| Supply CFM: | 632 | CFM Per Square ft.: | 0.825 |
| Square ft. of Room Area: | 767 | Square ft. Per Ton: | 496 |
| Volume (ft³): | 6,762 | | |

## System Loads

| | | | | |
|---|---|---|---|---|
| Total Heating Required Including Ventilation Air: | 15,328 | Btuh | 15.328 | MBH |
| Total Sensible Gain: | 13,911 | Btuh | 85 | % |
| Total Latent Gain: | 2,544 | Btuh | 15 | % |
| Total Cooling Required Including Ventilation Air: | 16,455 | Btuh | 1.55 | Tons (Based On 75% Sensible Capacity) |

## Notes

Rhvac is an ACCA approved Manual J, D and S computer program.
Calculations are performed per ACCA Manual J 8th Edition, Version 2.50, and ACCA Manual D.
All computed results are estimates as building use and weather may vary.
Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.

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# System 1, Zone 1 Summary Loads (Average Load Procedure for Rooms)

| Component Description | Area Quan | Sen Loss | Lat Gain | Sen Gain | Total Gain |
|---|---|---|---|---|---|
| PGTWind: Glazing-eco window single hung, U-value 1.05, SHGC 0.3 | 156 | 3,767 | 0 | 4,830 | 4,830 |
| 13A-4fcb: Wall-Block, board insulation only, R-4 board insulation, filled core, brick finish, U-value 0.12 | 636 | 1,755 | 0 | 1,702 | 1,702 |
| 16A-30: Roof/Ceiling-Under Attic with Insulation on Attic Floor (also use for Knee Walls and Partition Ceilings), Unvented Attic, No Radiant Barrier, Any Roofing Material, Any Roof Color, R-30 insulation, U-value 0.032 | 767 | 565 | 0 | 1,890 | 1,890 |
| 22A-ph: Floor-Slab on grade, No edge insulation, no insulation below floor, any floor cover, passive, heavy moist soil, U-value 1.358 | 100 | 3,124 | 0 | 0 | 0 |
| Subtotals for structure: | | 9,211 | 0 | 8,422 | 8,422 |
| People: | 1 | | 200 | 230 | 430 |
| Equipment: | | | 0 | 1,200 | 1,200 |
| Lighting: | 105 | | | 358 | 358 |
| Ductwork: | | 4,378 | 0 | 2,987 | 2,987 |
| Infiltration: Winter CFM: 69, Summer CFM: 36 | | 1,739 | 1,491 | 714 | 2,205 |
| System 1, Zone 1 Load Totals: | | 15,328 | 1,691 | 13,911 | 15,602 |

## Check Figures

| | | | |
|---|---|---|---|
| Supply CFM: | 632 | CFM Per Square ft.: | 0.825 |
| Square ft. of Room Area: | 767 | Square ft. Per Ton: | 542 |
| Volume (ft³): | 6,762 | | |

## Zone Loads

| | | | | |
|---|---|---|---|---|
| Total Heating Required: | 15,328 | Btuh | 15.328 | MBH |
| Total Sensible Gain: | 13,911 | Btuh | 89 | % |
| Total Latent Gain: | 1,691 | Btuh | 11 | % |
| Total Cooling Required: | 15,602 | Btuh | 1.42 | Tons (Based On 75% Sensible Capacity) |

## Notes

Rhvac is an ACCA approved Manual J, D and S computer program.
Calculations are performed per ACCA Manual J 8th Edition, Version 2.50, and ACCA Manual D.
All computed results are estimates as building use and weather may vary.
Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.

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VILLAGE OF PINECREST
Building & Planning Department

# SPECIAL INSPECTOR

Date: 5/28/24

To: Building Official
Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156

**NOTICE TO VILLAGE OF PINECREST BUILDING OFFICIAL**
**EMPLOYMENT AS SPECIAL INSPECTOR UNDER**
**THE FLORIDA BUILDING CODE**

I, (We) have been retained by Victor Lau, to perform special inspection services under the Florida Building Code, at the project located at 12805 SW 69 Court, Miami FL 33156 on the below listed items as of 5/28/24. I am a registered engineer/architect licensed in the State of Florida.

**Permit Numbers** _____

- ❑ Special Inspector for PILING (CMDC SECT 8-22)
- ❑ Special Inspector for TRUSSES OVER 35 FT LONG OR 6 FT HIGH (CMDC SECT 8-22)
- ■ Special Inspector for REINFORCED MASONRY (CMDC SECT 8-22)
- ❑ Special Inspector for STEEL CONNECTIONS (CMDC SECT 8-22)
- ■ Special Inspector for SOIL COMPACTION (CMDC SECT 8-22)
- ❑ Special Inspector for PRECAST UNITS & ATTACHMENTS (CMDC SECT 8-22
- ❑ Special Inspector for _____

**Note: Only the marked boxes apply.**

The following individual(s) employed by me or this firm are authorized to perform inspections. *

1. Jorge I. Perez, AIA
2. _____

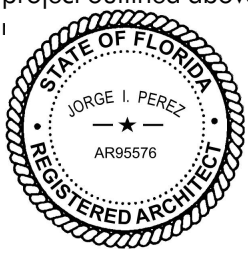
*Special Inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include licensure as a professional engineer or architect: graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as building inspector.

I (We) will notify the Village of Pinecrest Building Official of any changes regarding authorizing personnel performing inspection services.

I (We) understand that a Special Inspector's inspection log for each building must be displayed in a convenient location on the site for reference by the Building inspectors. All mandatory inspections, as required by the Florida Building Code, must be performed by the Village of Pinecrest. The inspections from the Building Department must be called for on all mandatory inspections. *Inspections performed by the Special Inspector hired by the Owner are in addition to the mandatory inspections performed by the Department.* Further, upon completion of the work under each building permit, I will submit the completed inspection log form and sealed Statement of Compliance to the building inspector at the time of final inspection and before making application for Certificate of Occupancy The Statement of Compliance shall state that to the best of my knowledge, belief and professional judgment that portions of the project outlined above meets with the intent of the Florida Building Code and in substantial accordance with the approved Plan

Jorge I Perez
Digitally signed by Jorge I Perez
Date: 2024.05.28 22:29:46 -04'00'

Engineer or Architect's signature
State Registration Number AR 95576
Sign & Seal




***BASED ON FBC 2023 – EIGHTH EDITION***

Revised 1/2024

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# STRUCTURAL CALCULATIONS

# NEW ADDITION RESIDENCE FOR:

Mr. VICTOR LAU

12805 SW 69TH COURT
MIAMI, FL 33156

*PREPARED BY:*


**Class A Engineering**
*8205 NW 7TH St, Miami, FL 33126*
*Tel.305.202.3200*


May 20, 2024

**Job No. EA - Others**

Digitally signed by Jorge A Gomez Agostini
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Jorge A. Gomez Agostini, P.E.
FL P.E. # 91272


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# STRUCTURAL CALCULATIONS

## *TABLE OF CONTENTS*

**CHAPTER 1:**
DESIGN CRITERIA & WIND CALCULATIONS---------- 1 – 11

**CHAPTER 2:**
ROOF DESIGN ---------- 12 – 17

**CHAPTER 3:**
CMU WALL & FOOTING DESIGN ---------- 18 – 20

**CHAPTER 4:**
CONCRETE BEAM DESIGN ---------- 21 – 26

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| PROJECT: Lau Residence. | |
|---|---|
| CALCULATED BY: EA | DATE |

- Design Criteria.

- Wind Loads

  - ASCE 7-22

    V = 175 MPH (ULT.)

    Exp.: C

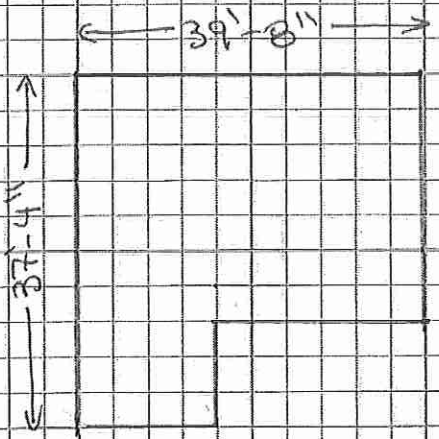
    Cat.: II

    Roof Loads:

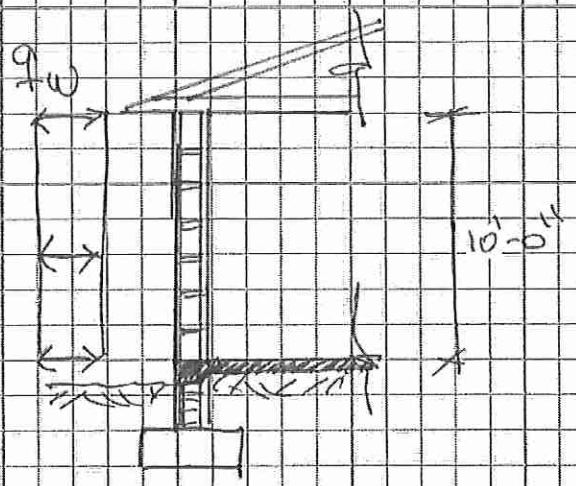
    SDL = 20 PSF
    System = 5 PSF
    } DL = 25 PSF

    LL = 30 PSF

- Building Overall Dimensions for Wind Calculations



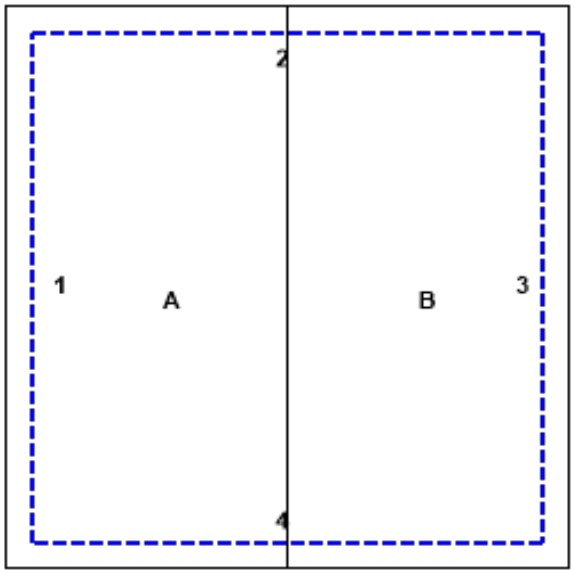

Plan View




Typical Section

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Project Comments: All Wind Loads are service / ASD LOads




## Disclaimer/Copyright

These calculations are derived from various editions of the ASCE 7 Standard (ASCE 7-98, ASCE 7-02, ASCE 7-05, ASCE 7-10, ASCE 7-16, ASCE7-22) to determine the minimum wind loads and performance goals for buildings, other structures and their nonstructural components that are subject to building code requirements. While the information presented by this program is believed to be correct, SDG, Inc. neither intends for this program to replace the sound judgment of a competent professional, having knowledge and experience in the relevant field(s) of practice, nor to substitute for the standard of care required of such a professional in interpreting and applying the results of the report provided by the WLS program.

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Signature / Stamp

## Site Information

| Wind Dir. | Exposure |
|---|---|
| 1 | C |
| 2 | C |
| 3 | C |
| 4 | C |

Basic Wind Speed: 136 mph
Topography: Flat

## Optional Factors

This project uses load combinations from ASCE 7.

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## Structure Information

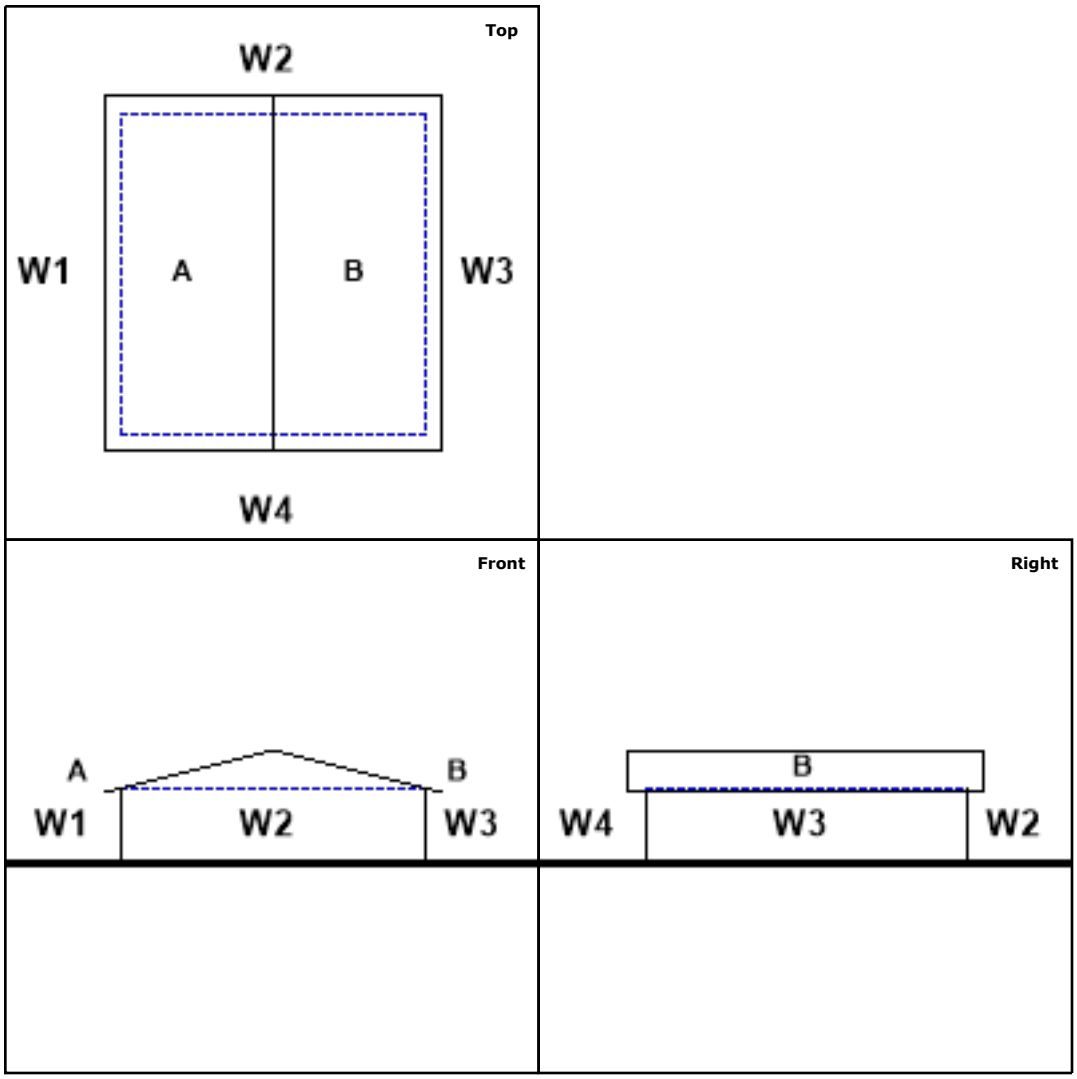
Structure Type: Building
Structure Category: II
Enclosure Classification: Enclosed

### Main Section

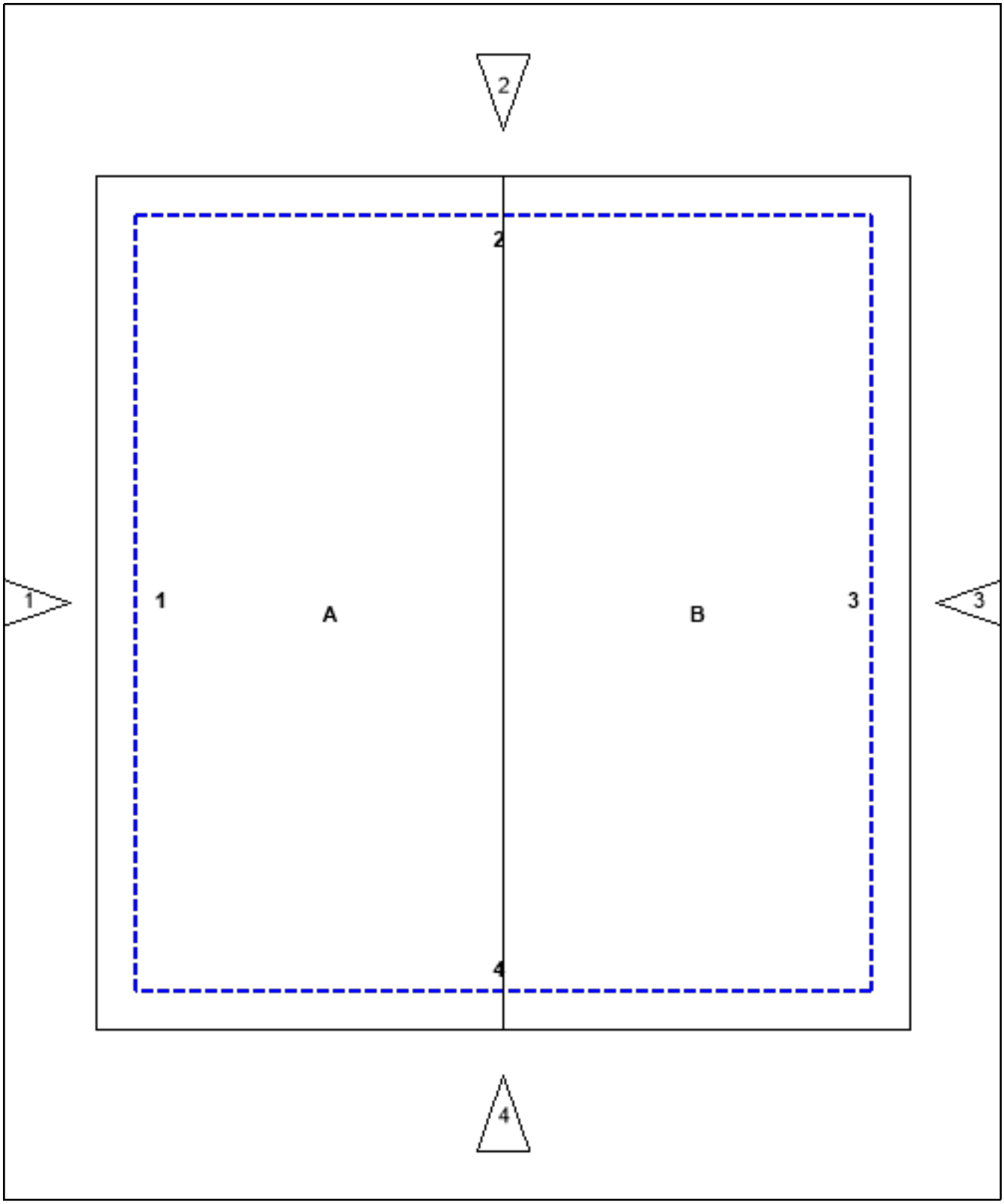
| Wall | Length (ft) | Overhang (ft) |
|---|---|---|
| 1 | 39.0 | 2.00 |
| 2 | 37.0 | 2.00 |
| 3 | 39.0 | 2.00 |
| 4 | 37.0 | 2.00 |

Eave Height: 9.20 ft
Parapet Height: 0.00 ft
Parapet Enclosure: Solid
Roof Shape: Gabled

| Roof | Slope (X:12) |
|---|---|
| A & B | 3.00 |



## Composite Drawing



## Components & Cladding

| Description | Wall/Roof | Surface | Zone | Span | Width | Area |
|---|---|---|---|---|---|---|
| Roofing | Roof | A | (All) | 1.000 ft | 10.00 ft | 10.00 ft² |
| Wall | Wall | 1 | (All) | 10.00 ft | 3.00 ft | 33.3 ft² |
| Windows / Door | Wall | 1 | (All) | 1.000 ft | 10.00 ft | 10.00 ft² |
| Truss A | Roof | A | (All) | 15.7 ft | 2.00 ft | 81.8 ft² |
| Truss B | Roof | A | (All) | 24.7 ft | 2.00 ft | 203 ft² |
| Girder 1 | Roof | A | (All) | 15.7 ft | 13.3 ft | 209 ft² |

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# ASCE 7-22 Wind Load Report

Components & Cladding

May 20, 2024

This data was calculated using the components and cladding method.

| Component Description | Surface | Zone | z (ft) | q (psf) | GCp | GCpi | Ext Pres (psf) | Net w/ +GCpi (psf) | Net w/ -GCpi (psf) |
|---|---|---|---|---|---|---|---|---|---|
| Roofing | A | 1 | 11.5 | 40.3 | 0.600 | 0.180 | 20.5 | 14.4 | 26.7 |
| | | | 11.5 | 40.3 | -2.00 | | -68.5 | -74.6 | -62.3 |
| | | | 11.5 | 40.3 | -3.10 | | -106 | | |
| | | 2 | 11.5 | 40.3 | 0.600 | 0.180 | 20.5 | 14.4 | 26.7 |
| | | | 11.5 | 40.3 | -2.70 | | -92.4 | -98.6 | -86.3 |
| | | | 11.5 | 40.3 | -4.10 | | -140 | | |
| | | 3 | 11.5 | 40.3 | 0.600 | 0.180 | 20.5 | 14.4 | 26.7 |
| | | | 11.5 | 40.3 | -3.60 | | -123 | -129 | -117 |
| | | | 11.5 | 40.3 | -4.70 | | -161 | | |
| Wall | 1 | 4 | 11.5 | 40.3 | 0.908 | 0.180 | 31.1 | 24.9 | 37.2 |
| | | | 11.5 | 40.3 | -1.01 | | -34.5 | -40.7 | -28.3 |
| | | 5 | 11.5 | 40.3 | 0.908 | | 31.1 | 24.9 | 37.2 |
| | | | 11.5 | 40.3 | -1.22 | | -41.6 | -47.8 | -35.4 |
| Windows / Door | 1 | 4 | 11.5 | 40.3 | 1.00 | 0.180 | 34.2 | 28.1 | 40.4 |
| | | | 11.5 | 40.3 | -1.10 | | -37.7 | -43.8 | -31.5 |
| | | 5 | 11.5 | 40.3 | 1.00 | | 34.2 | 28.1 | 40.4 |
| | | | 11.5 | 40.3 | -1.40 | | -47.9 | -54.1 | -41.8 |
| Truss A | A | 1 | 11.5 | 40.3 | 0.389 | 0.180 | 13.3 | 7.17 | 19.5 |
| | | | 11.5 | 40.3 | -1.07 | | -36.7 | -42.9 | -30.6 |
| | | | 11.5 | 40.3 | -2.01 | | -68.9 | | |
| | | 2 | 11.5 | 40.3 | 0.389 | 0.180 | 13.3 | 7.17 | 19.5 |
| | | | 11.5 | 40.3 | -1.51 | | -51.6 | -57.8 | -45.4 |
| | | | 11.5 | 40.3 | -2.58 | | -88.5 | | |
| | | 3 | 11.5 | 40.3 | 0.389 | 0.180 | 13.3 | 7.17 | 19.5 |
| | | | 11.5 | 40.3 | -1.96 | | -67.0 | -73.1 | -60.8 |
| | | | 11.5 | 40.3 | -2.90 | | -99.1 | | |
| Truss B | A | 1 | 11.5 | 40.3 | 0.300 | 0.180 | 10.3 | 4.11 | 16.4 |
| | | | 11.5 | 40.3 | -0.673 | | -23.0 | -29.2 | -16.9 |
| | | | 11.5 | 40.3 | -1.54 | | -52.8 | | |
| | | 2 | 11.5 | 40.3 | 0.300 | 0.180 | 10.3 | 4.11 | 16.4 |
| | | | 11.5 | 40.3 | -1.00 | | -34.2 | -40.4 | -28.1 |
| | | | 11.5 | 40.3 | -1.94 | | -66.4 | | |
| | | 3 | 11.5 | 40.3 | 0.300 | 0.180 | 10.3 | 4.11 | 16.4 |
| | | | 11.5 | 40.3 | -1.80 | | -61.6 | -67.8 | -55.5 |
| | | | 11.5 | 40.3 | -2.67 | | -91.4 | | |
| Girder 1 | A | 1 | 11.5 | 40.3 | 0.300 | 0.180 | 10.3 | 4.11 | 16.4 |
| | | | 11.5 | 40.3 | -0.660 | | -22.6 | -28.8 | -16.4 |
| | | | 11.5 | 40.3 | -1.53 | | -52.3 | | |
| | | 2 | 11.5 | 40.3 | 0.300 | 0.180 | 10.3 | 4.11 | 16.4 |
| | | | 11.5 | 40.3 | -1.00 | | -34.2 | -40.4 | -28.1 |
| | | | 11.5 | 40.3 | -1.93 | | -66.2 | | |
| | | 3 | 11.5 | 40.3 | 0.300 | 0.180 | 10.3 | 4.11 | 16.4 |
| | | | 11.5 | 40.3 | -1.80 | | -61.6 | -67.8 | -55.5 |
| | | | 11.5 | 40.3 | -2.67 | | -91.3 | | |

# ASCE 7-22 Wind Load Report

Main Wind Force Resisting System - Wind Direction 1

May 20, 2024

This data was calculated using the building of all heights method.

| # | Surface | z (ft) | q (psf) | G | Cp | GCpi | Ext Pres (psf) | Net w/ +GCpi (psf) | Net w/ -GCpi (psf) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Windward Wall | 9.20 | 40.3 | 0.887 | 0.800 | 0.180 | 24.3 | 18.1 | 30.4 |
| | Overhang Top | 11.5 | 40.3 | | -0.070 | | -2.13 | | |
| | | 11.5 | 40.3 | | -0.587 | | -17.8 | | |
| | Overhang Bot | 9.20 | 40.3 | | 0.800 | | 24.3 | | |
| 2 | Side Wall | 11.5 | 40.3 | 0.887 | -0.700 | 0.180 | -21.2 | -27.4 | -15.1 |
| 3 | Leeward Wall | 11.5 | 40.3 | 0.887 | -0.500 | 0.180 | -15.2 | -21.3 | -9.01 |
| 4 | Side Wall | 11.5 | 40.3 | 0.887 | -0.700 | 0.180 | -21.2 | -27.4 | -15.1 |
| A | Windward Roof | 11.5 | 40.3 | 0.887 | -0.070 | 0.180 | -2.13 | -8.29 | 4.03 |
| | | 11.5 | 40.3 | | -0.587 | | -17.8 | -24.0 | -11.7 |
| B | Leeward Roof | 11.5 | 40.3 | 0.887 | -0.471 | 0.180 | -14.3 | -20.5 | -8.13 |

This is load case 1 in ASCE 7-22 Figure 27.3-8. See Figure 27.3-8 for other cases.

# ASCE 7-22 Wind Load Report

Main Wind Force Resisting System - Wind Direction 2

May 20, 2024

This data was calculated using the building of all heights method.

| # | Surface | z (ft) | q (psf) | G | Cp | GCpi | Ext Pres (psf) | Net w/ +GCpi (psf) | Net w/ -GCpi (psf) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Side Wall | 11.5 | 40.3 | 0.887 | -0.700 | 0.180 | -21.3 | -27.4 | -15.1 |
| 2 | Windward Wall | 11.5 | 40.3 | 0.887 | 0.800 | 0.180 | 24.3 | 18.1 | 30.5 |
| | | 13.8 | 40.3 | | | | 24.3 | 18.1 | 30.5 |
| | Overhang Top | 11.5 | 40.3 | | -0.900 | | -27.3 | | |
| | Overhang Bot | 11.5 | 40.3 | | 0.800 | | 24.3 | | |
| 3 | Side Wall | 11.5 | 40.3 | 0.887 | -0.700 | 0.180 | -21.3 | -27.4 | -15.1 |
| 4 | Leeward Wall | 11.5 | 40.3 | 0.887 | -0.489 | 0.180 | -14.9 | -21.0 | -8.70 |
| A&B | Roof | 0.00 - 5.76* | 40.3 | 0.887 | -0.900 | 0.180 | -27.3 | -33.5 | -21.2 |
| | | 5.76 - 11.5* | 40.3 | | | | -27.3 | -33.5 | -21.2 |
| | | 11.5 - 23.0* | 40.3 | | -0.500 | | -15.2 | -21.4 | -9.03 |
| | | 23.0 - 39.0* | 40.3 | | -0.300 | | -9.11 | -15.3 | -2.95 |
| | | 0.00 - 39.0* | 40.3 | | -0.180 | | -5.47 | -11.6 | 0.694 |

This is load case 1 in ASCE 7-22 Figure 27.3-8. See Figure 27.3-8 for other cases.

* Distance from windward edge.

# ASCE 7-22 Wind Load Report

Main Wind Force Resisting System - Wind Direction 3

May 20, 2024

This data was calculated using the building of all heights method.

| # | Surface | z (ft) | q (psf) | G | Cp | GCpi | Ext Pres (psf) | Net w/ +GCpi (psf) | Net w/ -GCpi (psf) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Leeward Wall | 11.5 | 40.3 | 0.887 | -0.500 | 0.180 | -15.2 | -21.3 | -9.01 |
| 2 | Side Wall | 11.5 | 40.3 | 0.887 | -0.700 | 0.180 | -21.2 | -27.4 | -15.1 |
| 3 | Windward Wall | 9.20 | 40.3 | 0.887 | 0.800 | 0.180 | 24.3 | 18.1 | 30.4 |
| | Overhang Top | 11.5 | 40.3 | | -0.070 | | -2.13 | | |
| | | 11.5 | 40.3 | | -0.587 | | -17.8 | | |
| | Overhang Bot | 9.20 | 40.3 | | 0.800 | | 24.3 | | |
| 4 | Side Wall | 11.5 | 40.3 | 0.887 | -0.700 | 0.180 | -21.2 | -27.4 | -15.1 |
| B | Windward Roof | 11.5 | 40.3 | 0.887 | -0.070 | 0.180 | -2.13 | -8.29 | 4.03 |
| | | 11.5 | 40.3 | | -0.587 | | -17.8 | -24.0 | -11.7 |
| A | Leeward Roof | 11.5 | 40.3 | 0.887 | -0.471 | 0.180 | -14.3 | -20.5 | -8.13 |

This is load case 1 in ASCE 7-22 Figure 27.3-8. See Figure 27.3-8 for other cases.

# ASCE 7-22 Wind Load Report

Main Wind Force Resisting System - Wind Direction 4

May 20, 2024

This data was calculated using the building of all heights method.

| # | Surface | z (ft) | q (psf) | G | Cp | GCpi | Ext Pres (psf) | Net w/ +GCpi (psf) | Net w/ -GCpi (psf) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Side Wall | 11.5 | 40.3 | 0.887 | -0.700 | 0.180 | -21.3 | -27.4 | -15.1 |
| 2 | Leeward Wall | 11.5 | 40.3 | 0.887 | -0.489 | 0.180 | -14.9 | -21.0 | -8.70 |
| 3 | Side Wall | 11.5 | 40.3 | 0.887 | -0.700 | 0.180 | -21.3 | -27.4 | -15.1 |
| 4 | Windward Wall | 11.5 | 40.3 | 0.887 | 0.800 | 0.180 | 24.3 | 18.1 | 30.5 |
| | | 13.8 | 40.3 | | | | 24.3 | 18.1 | 30.5 |
| | Overhang Top | 11.5 | 40.3 | | -0.900 | | -27.3 | | |
| | Overhang Bot | 11.5 | 40.3 | | 0.800 | | 24.3 | | |
| A&B | Roof | 0.00 - 5.76* | 40.3 | 0.887 | -0.900 | 0.180 | -27.3 | -33.5 | -21.2 |
| | | 5.76 - 11.5* | 40.3 | | | | -27.3 | -33.5 | -21.2 |
| | | 11.5 - 23.0* | 40.3 | | -0.500 | | -15.2 | -21.4 | -9.03 |
| | | 23.0 - 39.0* | 40.3 | | -0.300 | | -9.11 | -15.3 | -2.95 |
| | | 0.00 - 39.0* | 40.3 | | -0.180 | | -5.47 | -11.6 | 0.694 |

This is load case 1 in ASCE 7-22 Figure 27.3-8. See Figure 27.3-8 for other cases.

* Distance from windward edge.

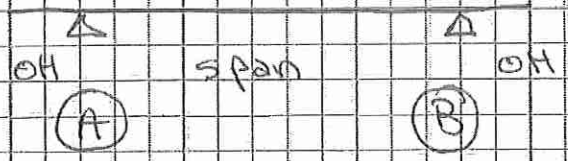
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PHONE: 305 202 3200

PROJECT: Lau Resd.
CALCULATED BY: EA | DATE

## - Roof Design :

### - Truss A. :

Span = 15'-8" OH = 2'-0"




$q_{DL} = (25) * 2' = 50\ \#/ft$

$q_{LL} = (30) * 2' = 60\ \#/ft$

$q_{w\ AVG} = \frac{z_1 + z_2}{2}$

$q_{w\ AVG} = \left(\frac{42.9 + 57.8}{2}\right)$

$q_{w\ AVG} = 50.35 \approx 51$

$q_{w(AVG)} = 45.4\ PSF$

Reactions :

$G_A = G_B = (110) \times \left(\frac{15'-8"}{2} + 2'\right)$

$G_A = G_B = 1082\ \#$

$U_A = U_B = (45.4) \times 2' \times \left(\frac{15'-8"}{2} + 2'\right)$

$U_A = U_B = 893\ \#$

→ Use Strap Type (E) MU-VUE MYSTA-20

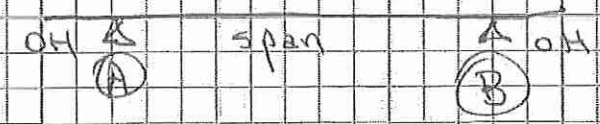
$U_{Allow} = 1426\ \#$

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| PROJECT: Lau Resd. | |
|---|---|
| CALCULATED BY: EA | DATE |

- Truss B:

  - Span = 24'-8"
    OH = 2'-0"




$q_{DL} = (25) \times 2' = 50$ #/ft.

$q_{LL} = (30) \times 2' = 60$ #/ft.

$q_{TOT\,(AVG)} = \frac{(29.2 + 40.4)}{2} = 34.8$

Reactions:

$G_A = G_B = (110) \times \left(\frac{24'-8"}{2} + 2'\right) = 1580$ #

$U_A = U_B = (34.8 \times 24) \times \left(\frac{24'-8"}{2} + 2'\right) = 998$ #

⇒ Use Strap (D) MU-NUE NVHTA-20

$U_{Allow} = 2649$ #

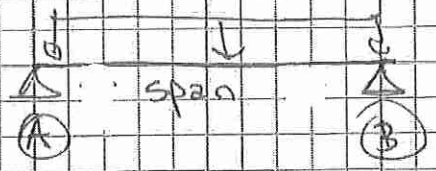
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EMAIL: info@classaeng.com
PHONE: 305 202 3200

| PROJECT: Lau Resd. | |
|---|---|
| CALCULATED BY: | DATE |

→ Girder 1

Span = 15'-8"

$B_{Trib.} = \frac{24'-0"}{2} + 1' = 13'-4"$




$q_{DL} = 50\ \#/FT$

$q_L = 60\ \#/FT.$

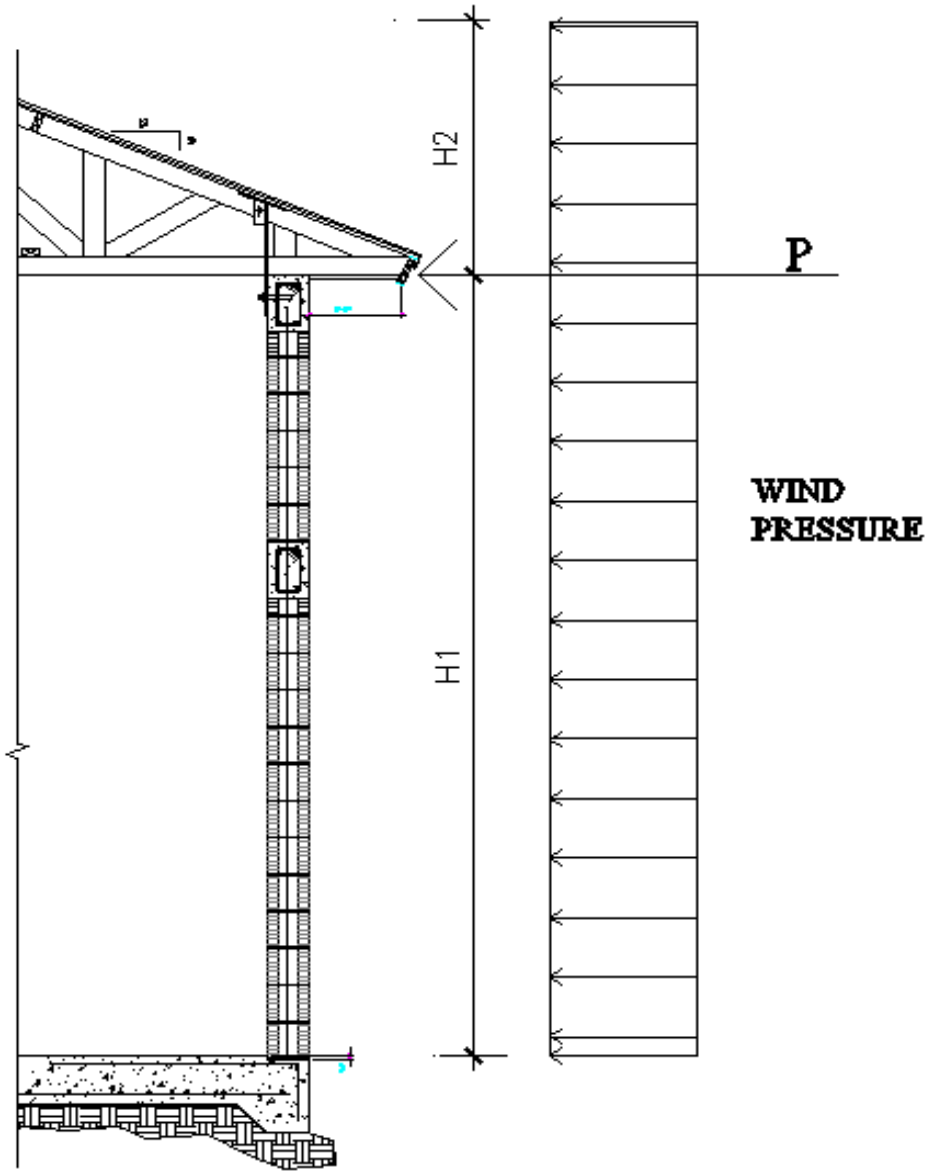
$q_W = 34.8\ PSF\ (as\ TRUSS\ B) - 5 = 29.8$

$\Rightarrow G_A = G_B = (110) \times 13'-4" \times \frac{15'-8"}{2} = 11490\ \#$

$U_A = U_B = (29.8) \times 2' \times 13'-4" \times \frac{15'-8"}{2} = 6225\ \#$

⇒ Use Strap (K) VU-VUE MYUCB-2

$U_{Allow} = 9,600\ \#$


H2
P
H1
WIND
PRESSURE

## Calculation: ROOF DIAPHRAGM ANALYSIS

| | | | |
|---|---|---|---|
| Distance between supports (Second Floor) : | **H1 =** | 10.00 ft | |
| Distance from Eave to Ridge : | **H2 =** | 3.83 ft | |
| Wind Pressure: | **W.P** | 39.40 psf | *(Winward + Leeward)* |
| Enter Shear Capacity of Diaphragm Without Blocking → | **Va=** | **280.00 plf** | |
| Width Perp. To Wind Dir (B) | **B=** | 39.67 ft | |
| Width Paral. To Wind Dir (L) | **L=** | 37.33 ft | |

***-Compute Horizontal Load on Diaphragm (P)***

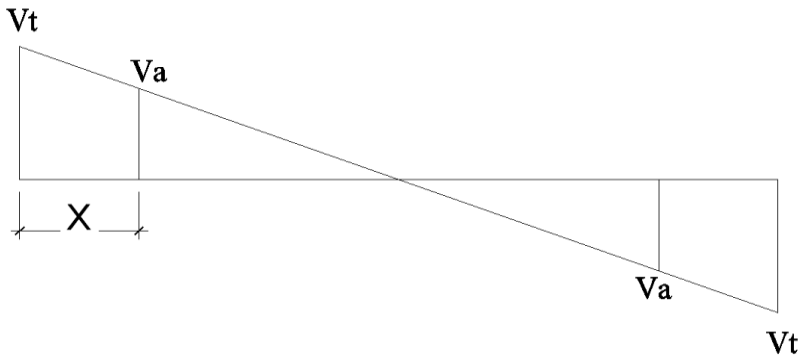
P = W.P x (H1/2 + H2) = **347.90 plf**

***-Compute for Shear:***

Total Reaction: R = 0.5 x P x B = **6900.64 lbs**

Shear (Pounds per Foot): **V =** R/L = **184.85 plf** **< Va OK**

***-Compute Required Length to be Blocked (X):***




Length (X): → **X =** B/2 - (B x Va)/2 x Vt = **NA**

**CONCLUSION:** **NO BLOCKING IS REQUERED**

*Printed on:* *05/20/24*

## Calculation: ROOF DIAPHRAGM ANALYSIS

| | | | |
|---|---|---|---|
| Distance between supports (Second Floor) : | **H1 =** | 10.00 ft | |
| Distance from Eave to Ridge : | **H2 =** | 3.83 ft | |
| Wind Pressure: | **W.P** | 39.40 psf | *(Winward + Leeward)* |
| Enter Shear Capacity of Diaphragm Without Blocking → | **Va=** | **280.00 plf** | |
| Width Perp. To Wind Dir (B) | **B=** | 37.33 ft | |
| Width Paral. To Wind Dir (L) | **L=** | 39.67 ft | |

***-Compute Horizontal Load on Diaphragm (P)***

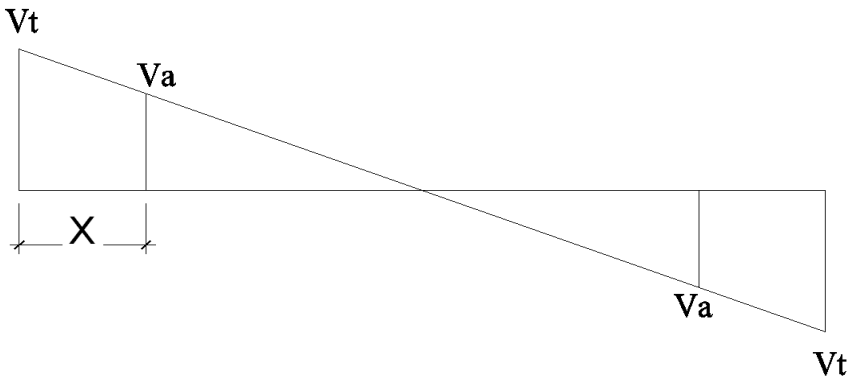
P = W.P x (H1/2 + H2) = **347.90 plf**

***-Compute for Shear:***

Total Reaction: R = 0.5 x P x B = **6493.59 lbs**

Shear (Pounds per Foot): **V =** R/L = **163.69 plf** **< Va OK**

***-Compute Required Length to be Blocked (X):***




Length (X): → **X =** B/2 - (B x Va)/2 x Vt = **NA**

**CONCLUSION:** **NO BLOCKING IS REQUERED**

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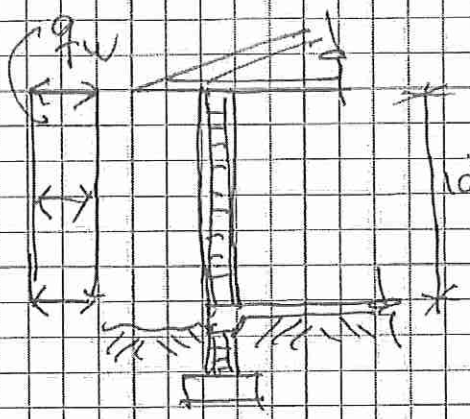
- CMU Wall Design.

Data:

h = 10'-0"

Wind Loads:

$q_w$ = 47.6 PSF (Service)




⇒ Use #5@ 40"

- Foundation Design.

Data:

Soil Bearing Capacity = 2000 PSF

Loads:

Wall: (68) x 10'-0" = 600 #/ft.

Roof: (55) x $\left(\frac{24'-8"}{2} + 2'\right)$ = 789 #/ft.

$q_+$ = 1389 #/ft.

⇒ $B = \frac{(q_+)}{(2000-150)} = \frac{1389}{1850} = .75'$ ⇒ Use WF-16

16' x Cont. x 12'

W/ 2#5 Cont.

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# Masonry Slender Wall

File = Z:\PM0WK0~T\Personal\ED4OI5~4\LDFJYN~5\Calcs\Lau Resd.ec6 .
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**DESCRIPTION:** Wall

## Code References

Calculations per ACI 530-11, IBC 2012, CBC 2013, ASCE 7-10
Load Combinations Used : ASCE 7-16

## General Information

**Calculations per ACI 530-11, IBC 2012, CBC 2013, ASCE 7-10**

Construction Type : Grouted Hollow Concrete Masonry

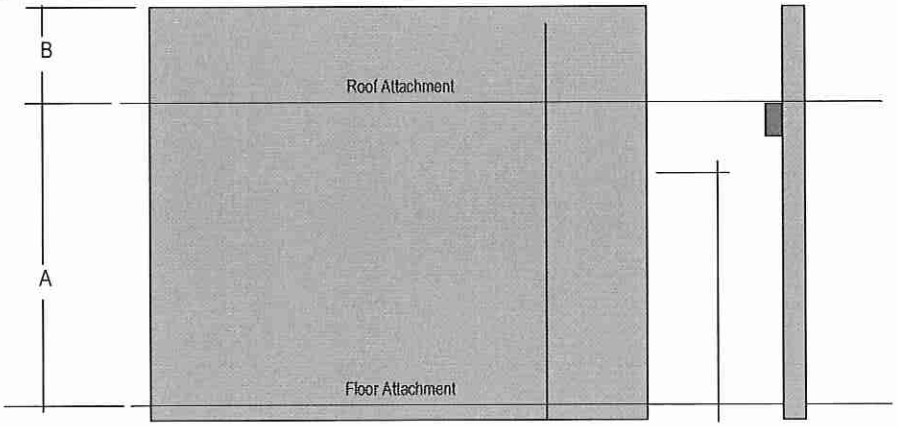
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| F'm | = | 1.50 ksi | Nom. Wall Thickness | | 8 in | Temp Diff across thickness | = | deg F |
| Fy - Yield | = | 60.0 ksi | Actual Thickness | | 7.625 in | Min Allow Out-of-plane Defl Ratio | = | 0.0 |
| Fr - Rupture | = | 61.0 psi | Rebar "d" distance | | 3.8125 in | | | |
| Em = f'm * | = | 900.0 | Lower Level Rebar . . . | | | Minimum Vertical Steel % | = | 0.0020 |
| Max % of ρ bal. | = | 0.1066 | Bar Size | # | 5 | | | |
| Grout Density | = | 140 pcf | Bar Spacing | | 40 in | | | |
| Block Weight | | Normal Weight | | | | | | |
| Wall Weight | = | 56.0 psf | | | | | | |

Wall is grouted at rebar cells only

## One-Story Wall Dimensions

| | | |
|---|---|---|
| A Clear Height | = | 10.0 ft |
| B Parapet height | = | ft |

Wall Support Condition Top & Bottom Pinned




## Lateral Loads

Wind Loads :

Full area WIND load 79.330 psf

Seismic Loads :

Wall Weight Seismic Load Input Method : Direct entry of Lateral Wall Weight

Seismic Wall Lateral Load 25.0 psf

Fp 1.0 = 25.0 psf

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# Masonry Slender Wall

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Lic. # : KW-06012430

**DESCRIPTION:** Wall

## DESIGN SUMMARY

**Results reported for "Strip Width" of 12.0 in**

| | Governing Load Combination . . . | Actual Values . . . | | Allowable Values . . . | |
|---|---|---|---|---|---|
| PASS | Moment Capacity Check +0.90D+W | Maximum Bending Stress Ratio = | **0.6923** | | |
| | | Max Mu | 0.9968 k-ft | Phi * Mn | 1.440 k-ft |
| PASS | Service Deflection Check +0.60W | Actual Defl. Ratio L/ | 1,107 | Allowable Defl. Ratio | 150.0 |
| | | Max. Deflection | 0.1085 in | | |
| PASS | Axial Load Check +1.20D+W | Max Pu / Ag | 6.354 psi | Max. Allow. Defl. | 0.80 in |
| | | Location | 4.833 ft | 0.2 * f'm | 300.0 psi |
| PASS | Reinforcing Limit Check | Actual As/bd | 0.002033 | Max Allow As/bd | 0.1066 |

| Maximum Reactions . . . | *for Load Combination....* | |
|---|---|---|
| Top Horizontal | W Only | 0.3967 k |
| Base Horizontal | W Only | 0.3967 k |
| Vertical Reaction | +D+0.5250E | 0.560 k |

## Design Maximum Combinations - Moments

**Results reported for "Strip Width" = 12 in.**

| Load Combination | Axial Load Pu k | Axial Load 0.2*f'm*b*t k | Moment Values Mcr k-ft | Moment Values Mu k-ft | Moment Values Phi | Moment Values Phi Mn k-ft | As in^2 | As Ratio | 0.6 * rho bal |
|---|---|---|---|---|---|---|---|---|---|
| | 0.000 | 0.000 | 0.00 | 0.00 | 0.00 | 0.00 | 0.000 | 0.0000 | 0.0000 |
| | 0.000 | 0.000 | 0.00 | 0.00 | 0.00 | 0.00 | 0.000 | 0.0000 | 0.0000 |
| +1.20D+0.50W at 4.67 to 5.00 | 0.358 | 16.920 | 0.45 | 0.50 | 0.90 | 1.47 | 0.093 | 0.0020 | 0.1065 |
| +1.20D+W at 4.67 to 5.00 | 0.358 | 16.920 | 0.45 | 1.00 | 0.90 | 1.47 | 0.093 | 0.0020 | 0.1065 |
| +0.90D+W at 4.67 to 5.00 | 0.269 | 16.920 | 0.45 | 1.00 | 0.90 | 1.44 | 0.093 | 0.0020 | 0.1065 |
| +1.20D+E at 4.67 to 5.00 | 0.358 | 16.920 | 0.45 | 0.31 | 0.90 | 1.47 | 0.093 | 0.0020 | 0.1065 |
| +0.90D+E at 4.67 to 5.00 | 0.269 | 16.920 | 0.45 | 0.31 | 0.90 | 1.44 | 0.093 | 0.0020 | 0.1065 |

## Design Maximum Combinations - Deflections

**Results reported for "Strip Width" = 12 in.**

| Load Combination | Axial Load Pu k | Moment Values Mcr k-ft | Moment Values Mactual k-ft | Stiffness I gross in^4 | Stiffness I cracked in^4 | Stiffness I effective in^4 | Deflections Deflection in | Deflections Defl. Ratio |
|---|---|---|---|---|---|---|---|---|
| | 0.000 | 0.00 | 0.00 | 0.00 | 0.00 | 0.000 | 0.000 | 0.0 |
| +D+0.60W at 5.00 to 5.33 | 0.280 | 0.45 | 0.60 | 335.60 | 20.60 | 24.318 | 0.107 | 1,126.5 |
| +D+0.450W at 4.67 to 5.00 | 0.299 | 0.45 | 0.45 | 335.60 | 20.65 | 335.600 | 0.018 | 6,777.6 |
| +0.60D+0.60W at 5.00 to 5.33 | 0.168 | 0.45 | 0.60 | 335.60 | 20.28 | 23.974 | 0.107 | 1,118.6 |
| +D+0.70E at 4.67 to 5.00 | 0.299 | 0.45 | 0.22 | 335.60 | 20.65 | 335.600 | 0.009 | 13,825.8 |
| +D+0.5250E at 4.67 to 5.00 | 0.299 | 0.45 | 0.16 | 335.60 | 20.65 | 335.600 | 0.007 | 18,434.3 |
| +0.60D+0.70E at 4.67 to 5.00 | 0.179 | 0.45 | 0.22 | 335.60 | 20.31 | 335.600 | 0.009 | 13,830.8 |
| +0.60W at 5.00 to 5.33 | 0.000 | 0.45 | 0.59 | 335.60 | 19.79 | 23.454 | 0.108 | 1,106.5 |

## Reactions - Vertical & Horizontal

| Load Combination | Base Horizontal | Top Horizontal | Vertical @ Wall Base |
|---|---|---|---|
| D Only | 0.0 k | 0.00 k | 0.560 k |
| +D+0.60W | 0.2 k | 0.24 k | 0.560 k |
| +D+0.450W | 0.2 k | 0.18 k | 0.560 k |
| +0.60D+0.60W | 0.2 k | 0.24 k | 0.336 k |
| +D+0.70E | 0.1 k | 0.09 k | 0.560 k |
| +D+0.5250E | 0.1 k | 0.07 k | 0.560 k |
| +0.60D+0.70E | 0.1 k | 0.09 k | 0.336 k |
| W Only | 0.4 k | 0.40 k | 0.000 k |

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## - Conc. Beam Design -

- RB-1 (8" x 35")
El 10'-0"

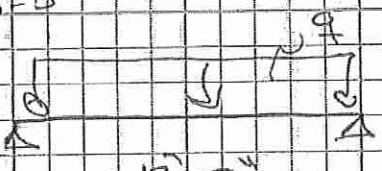



DL:
Roof: (25) x (2' + 1') = 75 #/ft.
Wall: (60) x 2'-8" x .6 = 100 #/ft
⇒ $q_{DL}$ = 175 #/ft.

LL: Roof: (30) x (2' + 1') = 90 #/ft.

⇒ Use 8" x 35"
w/ 2-#6 T&B
ST #3 @ 12"

- RB-2 (8" x 24")
El. 10'-0"




⇒ Use 8" x 24"
w/ 2 #6 (T&B)
ST #3 @ 10"

$q_{DL}$ = (25) x 1' (Roof) + (50+20) x 2' (Exebrow) + (60) x 3'-10" (Wall) = 395 #/ft.

$q_{LL}$ = (30) x 1' + (30) x 2' = 90 #/ft.

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Engineer:
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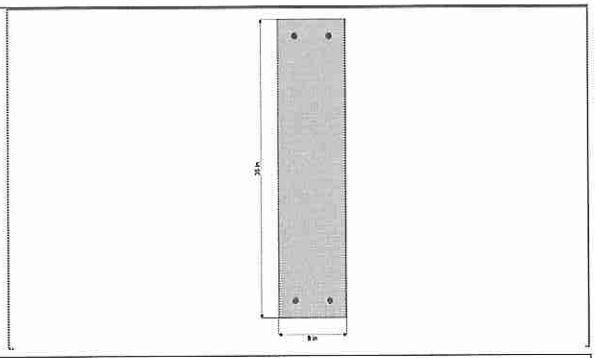
**DESCRIPTION:** RB-1

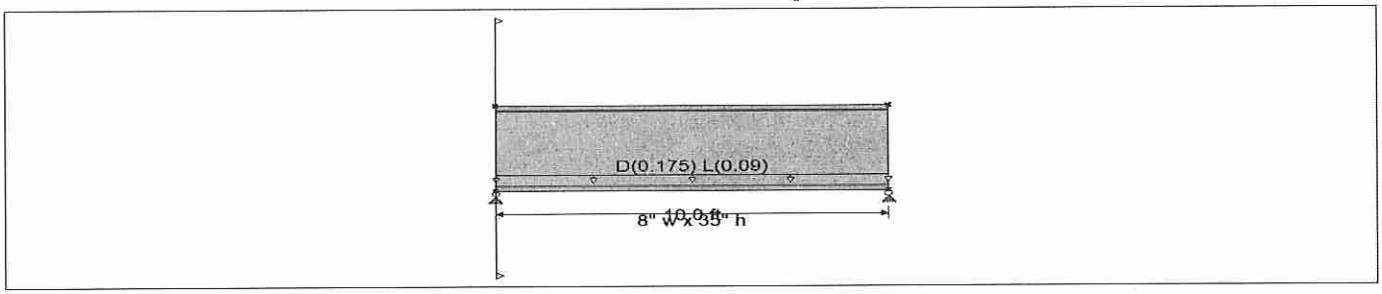
## CODE REFERENCES

Calculations per ACI 318-11, IBC 2012, CBC 2013, ASCE 7-10
Load Combination Set : ASCE 7-16

## Material Properties

| | | | | | |
|---|---|---|---|---|---|
| f'c | = 3.0 ksi | ϕ Phi Values | Flexure : | 0.90 |
| fr = f'c$^{1/2}$ * 7.50 | = 410.792 psi | | Shear : | 0.750 |
| ψ Density | = 145.0 pcf | $\beta_1$ | = | 0.850 |
| λ LtWt Factor | = 1.0 | | | |
| Elastic Modulus | = 3,122.02 ksi | Fy - Stirrups | | 60.0 ksi |
| fy - Main Rebar | = 60.0 ksi | E - Stirrups | = | 29,000.0 ksi |
| E - Main Rebar | = 29,000.0 ksi | Stirrup Bar Size # | | 3 |
| | | Number of Resisting Legs Per Stirrup = | | 2 |






## Cross Section & Reinforcing Details

Rectangular Section, Width = 8.0 in, Height = 35.0 in
Span #1 Reinforcing....
2-#6 at 2.0 in from Top, from 0.0 to 10.0 ft in this span
2-#6 at 2.0 in from Bottom, from 0.0 to 10.0 ft in this span

**Beam self weight calculated and added to loads**
**Load for Span Number 1**
Uniform Load : D = 0.1750, L = 0.090 k/ft, Tributary Width = 1.0 ft, (Q)

## DESIGN SUMMARY

**Design OK**

| | | | | | |
|---|---|---|---|---|---|
| Maximum Bending Stress Ratio = | **0.069** : 1 | Maximum Deflection | | | |
| Section used for this span | **Typical Section** | Max Downward Transient Deflection | 0.000 in | Ratio = | 0 <360.0 |
| Mu : Applied | 8.654 k-ft | Max Upward Transient Deflection | 0.000 in | Ratio = | 0 <360.0 |
| Mn * Phi : Allowable | 125.820 k-ft | Max Downward Total Deflection | 0.001 in | Ratio = | 87045 >=360 |
| Location of maximum on span | 4.991 ft | Max Upward Total Deflection | 0.000 in | Ratio = | 0 <360.0 |
| Span # where maximum occurs | Span # 1 | | | | |

## Vertical Reactions

Support notation : Far left is #1

| Load Combination | Support 1 | Support 2 |
|---|---|---|
| Overall MAXimum | 2.735 | 2.735 |
| Overall MINimum | 0.450 | 0.450 |
| D Only | 2.285 | 2.285 |
| +D+L | 2.735 | 2.735 |
| +D+0.750L | 2.622 | 2.622 |
| +0.60D | 1.371 | 1.371 |
| L Only | 0.450 | 0.450 |

## Overall Maximum Deflections

| Load Combination | Span | Max. "-" Defl (in) | Location in Span (ft) | Load Combination | Max. "+" Defl (in) | Location in Span (ft) |
|---|---|---|---|---|---|---|
| +D+L | 1 | 0.0014 | 5.000 | | 0.0000 | 0.000 |

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Project ID:
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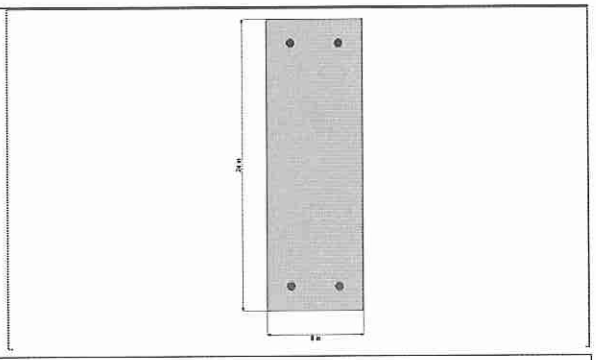
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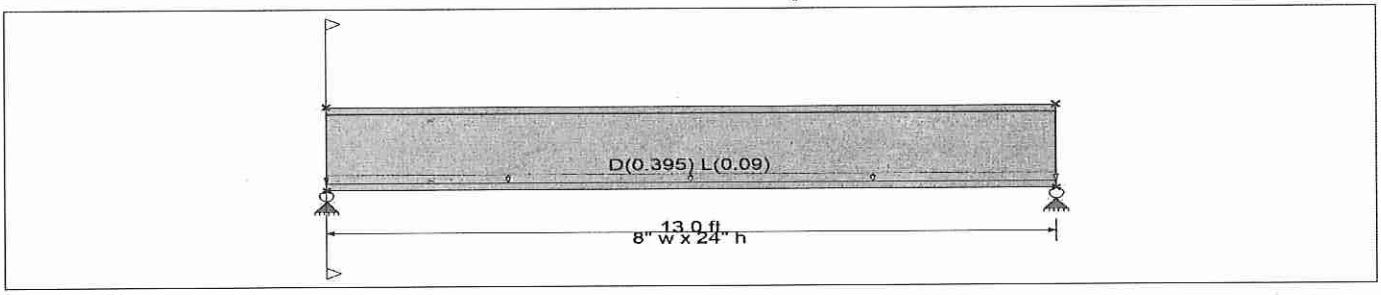
## CODE REFERENCES

Calculations per ACI 318-11, IBC 2012, CBC 2013, ASCE 7-10
Load Combination Set : ASCE 7-16

## Material Properties

| | | | | | |
|---|---|---|---|---|---|
| f'c | = 3.0 ksi | ϕ Phi Values | Flexure : | 0.90 |
| fr = f'c^1/2 * 7.50 | = 410.792 psi | | Shear : | 0.750 |
| ψ Density | = 145.0 pcf | $\beta_1$ | = | 0.850 |
| λ LtWt Factor | = 1.0 | | | |
| Elastic Modulus | = 3,122.02 ksi | Fy - Stirrups | | 60.0 ksi |
| fy - Main Rebar | = 60.0 ksi | E - Stirrups | = | 29,000.0 ksi |
| E - Main Rebar | = 29,000.0 ksi | Stirrup Bar Size # | | 3 |
| | | Number of Resisting Legs Per Stirrup = | | 2 |






## Cross Section & Reinforcing Details

Rectangular Section, Width = 8.0 in, Height = 24.0 in
Span #1 Reinforcing....
2-#6 at 2.0 in from Top, from 0.0 to 13.0 ft in this span
2-#6 at 2.0 in from Bottom, from 0.0 to 13.0 ft in this span

**Beam self weight calculated and added to loads**
**Load for Span Number 1**
Uniform Load : D = 0.3950, L = 0.090 k/ft, Tributary Width = 1.0 ft, (Q)

## DESIGN SUMMARY

**Design OK**

| | | | |
|---|---|---|---|
| Maximum Bending Stress Ratio = | **0.218** : 1 | Maximum Deflection | |
| Section used for this span | **Typical Section** | Max Downward Transient Deflection | 0.002 in Ratio = 77632 >=360 |
| Mu : Applied | 17.956 k-ft | Max Upward Transient Deflection | 0.000 in Ratio = 0 <360.0 |
| Mn * Phi : Allowable | 82.260 k-ft | Max Downward Total Deflection | 0.015 in Ratio = 10300 >=360 |
| Location of maximum on span | 6.488 ft | Max Upward Total Deflection | 0.000 in Ratio = 0 <360.0 |
| Span # where maximum occurs | Span # 1 | | |

## Vertical Reactions

Support notation : Far left is #1

| Load Combination | Support 1 | Support 2 |
|---|---|---|
| Overall MAXimum | 4.409 | 4.409 |
| Overall MINimum | 0.585 | 0.585 |
| D Only | 3.824 | 3.824 |
| +D+L | 4.409 | 4.409 |
| +D+0.750L | 4.263 | 4.263 |
| +0.60D | 2.294 | 2.294 |
| L Only | 0.585 | 0.585 |

## Overall Maximum Deflections

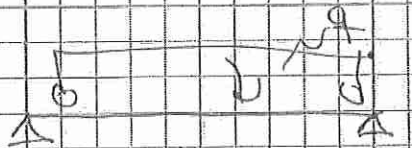
| Load Combination | Span | Max. "-" Defl (in) | Location in Span (ft) | Load Combination | Max. "+" Defl (in) | Location in Span (ft) |
|---|---|---|---|---|---|---|
| +D+L | 1 | 0.0151 | 6.500 | | 0.0000 | 0.000 |

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PHONE: 305 202 3200

| PROJECT: Lau Resd. | |
|---|---|
| CALCULATED BY: | DATE |

∴ TB-1 : (8" x 12") (Worst Cond.)

El. Vas.




USE 8" x 12"
W/ 2#5 (T&B)
ST #3 @ 48"
(Not Req'd.)

$q_{DL} = (25) \times \left(\frac{15'-8"}{2} + 2'\right) = 250$ #/FT.

$q_{LL} = (30) \times \left(\frac{15'-8"}{2} + 2'\right) = 295$ #/FT.

RATIO .21

$q_{WL} = (47.6) \times \frac{10'-0"}{2} = 238$ #/FT. → .15
(400 #/FT Ult.)

(LATERAL LOAD)

Project Title:
Engineer:
Project ID:
Project Descr:

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# Concrete Beam

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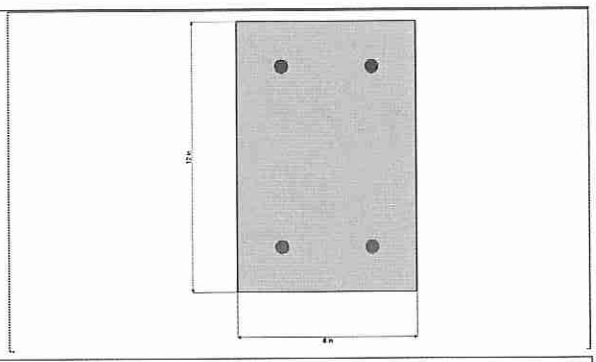
**DESCRIPTION:** TB-1

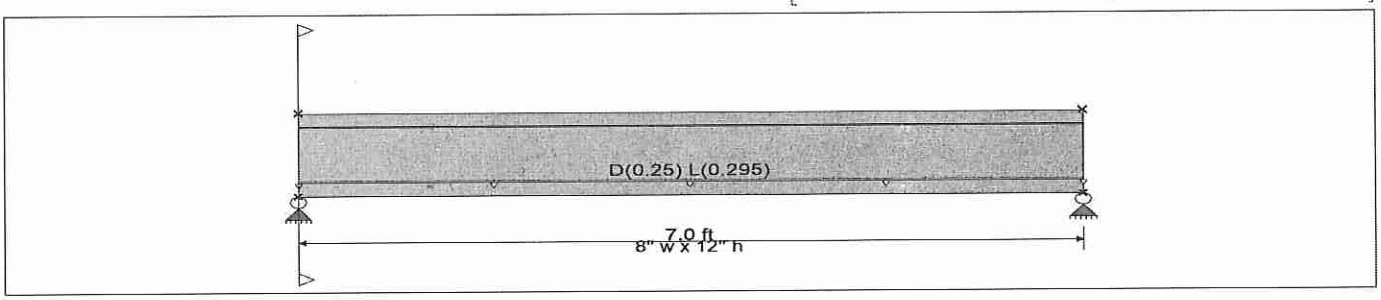
## CODE REFERENCES

Calculations per ACI 318-11, IBC 2012, CBC 2013, ASCE 7-10
Load Combination Set : ASCE 7-16

## Material Properties

| | | | | | |
|---|---|---|---|---|---|
| f'c | = 3.0 ksi | ϕ Phi Values | Flexure : | 0.90 |
| fr = f'c$^{1/2}$ * 7.50 | = 410.792 psi | | Shear : | 0.750 |
| ψ Density | = 145.0 pcf | $\beta_1$ | = | 0.850 |
| λ LtWt Factor | = 1.0 | | | |
| Elastic Modulus | = 3,122.02 ksi | Fy - Stirrups | | 60.0 ksi |
| fy - Main Rebar | = 60.0 ksi | E - Stirrups | = | 29,000.0 ksi |
| E - Main Rebar | = 29,000.0 ksi | Stirrup Bar Size # | | 3 |
| | | Number of Resisting Legs Per Stirrup = | | 2 |






## Cross Section & Reinforcing Details

Rectangular Section, Width = 8.0 in, Height = 12.0 in
Span #1 Reinforcing....
2-#5 at 2.0 in from Top, from 0.0 to 7.0 ft in this span
2-#5 at 2.0 in from Bottom, from 0.0 to 7.0 ft in this span

**Beam self weight calculated and added to loads**
**Load for Span Number 1**
Uniform Load : D = 0.250, L = 0.2950 k/ft, Tributary Width = 1.0 ft, (Q)

## DESIGN SUMMARY

**Design OK**

| | | | | | |
|---|---|---|---|---|---|
| Maximum Bending Stress Ratio = | **0.215** : 1 | Maximum Deflection | | | |
| Section used for this span | **Typical Section** | Max Downward Transient Deflection | 0.004 in | Ratio = | 18963 >=360 |
| Mu : Applied | 5.439 k-ft | Max Upward Transient Deflection | 0.000 in | Ratio = | 0 <360.0 |
| Mn * Phi : Allowable | 25.332 k-ft | Max Downward Total Deflection | 0.010 in | Ratio = | 8718 >=360 |
| Location of maximum on span | 3.494 ft | Max Upward Total Deflection | 0.000 in | Ratio = | 0 <360.0 |
| Span # where maximum occurs | Span # 1 | | | | |

## Vertical Reactions

Support notation : Far left is #1

| Load Combination | Support 1 | Support 2 |
|---|---|---|
| Overall MAXimum | 2.246 | 2.246 |
| Overall MINimum | 0.728 | 0.728 |
| D Only | 1.213 | 1.213 |
| +D+L | 2.246 | 2.246 |
| +D+0.750L | 1.988 | 1.988 |
| +0.60D | 0.728 | 0.728 |
| L Only | 1.032 | 1.032 |

## Overall Maximum Deflections

| Load Combination | Span | Max. "-" Defl (in) | Location in Span (ft) | Load Combination | Max. "+" Defl (in) | Location in Span (ft) |
|---|---|---|---|---|---|---|
| +D+L | 1 | 0.0096 | 3.500 | | 0.0000 | 0.000 |

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Project Title:
Engineer:
Project ID:
Project Descr:

Printed: 20 OCT 2023, 8:12AM

# Concrete Beam

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Software copyright ENERCALC, INC. 1983-2019, Build:10.19.1.30 .

Lic. # : KW-06012430

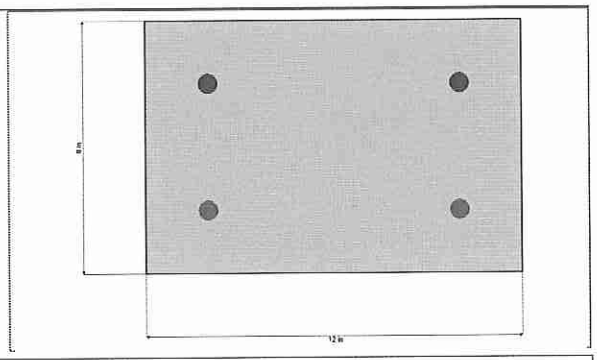
**DESCRIPTION:** TB-1 (Lateral Loads)

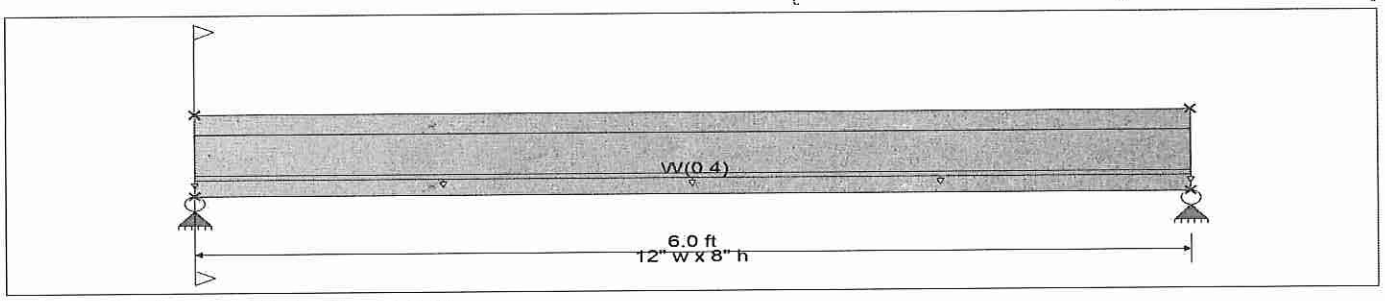
## CODE REFERENCES

Calculations per ACI 318-11, IBC 2012, CBC 2013, ASCE 7-10
Load Combination Set : ASCE 7-16

## Material Properties

| | | | | | |
|---|---|---|---|---|---|
| f'c | = 3.0 ksi | ϕ Phi Values | Flexure : | 0.90 |
| fr = f'c^1/2 * 7.50 | = 410.792 psi | | Shear : | 0.750 |
| ψ Density | = 145.0 pcf | β 1 | = | 0.850 |
| λ LtWt Factor | = 1.0 | | | |
| Elastic Modulus | = 3,122.02 ksi | Fy - Stirrups | | 60.0 ksi |
| | | E - Stirrups | = | 29,000.0 ksi |
| fy - Main Rebar | = 60.0 ksi | Stirrup Bar Size # | | 3 |
| E - Main Rebar | = 29,000.0 ksi | | | |
| Number of Resisting Legs Per Stirrup = | | | | 2 |






## Cross Section & Reinforcing Details

Rectangular Section, Width = 12.0 in, Height = 8.0 in
Span #1 Reinforcing....
2-#5 at 2.0 in from Top, from 0.0 to 6.0 ft in this span
2-#5 at 2.0 in from Bottom, from 0.0 to 6.0 ft in this span

**Beam self weight calculated and added to loads**
**Load for Span Number 1**
Uniform Load : W = 0.40 k/ft, Tributary Width = 1.0 ft, (Q)

## DESIGN SUMMARY

**Design OK**

| | | | | | |
|---|---|---|---|---|---|
| Maximum Bending Stress Ratio = | **0.150** : 1 | Maximum Deflection | | | |
| Section used for this span | **Typical Section** | Max Downward Transient Deflection | 0.007 in | Ratio = | 9870 >=360. |
| Mu : Applied | 2.322 k-ft | Max Upward Transient Deflection | 0.000 in | Ratio = | 0 <360.0 |
| Mn * Phi : Allowable | 15.439 k-ft | Max Downward Total Deflection | 0.007 in | Ratio = | 9870 >=360. |
| Location of maximum on span | 2.995 ft | Max Upward Total Deflection | 0.000 in | Ratio = | 0 <360.0 |
| Span # where maximum occurs | Span # 1 | | | | |

## Vertical Reactions

Support notation : Far left is #1

| Load Combination | Support 1 | Support 2 |
|---|---|---|
| Overall MAXimum | 1.200 | 1.200 |
| Overall MINimum | 0.174 | 0.174 |
| D Only | 0.290 | 0.290 |
| +D+0.60W | 1.010 | 1.010 |
| +D+0.450W | 0.830 | 0.830 |
| +0.60D+0.60W | 0.894 | 0.894 |
| +0.60D | 0.174 | 0.174 |
| W Only | 1.200 | 1.200 |

## Overall Maximum Deflections

| Load Combination | Span | Max. "-" Defl (in) | Location in Span (ft) | Load Combination | Max. "+" Defl (in) | Location in Span (ft) |
|---|---|---|---|---|---|---|
| W Only | 1 | 0.0073 | 3.000 | | 0.0000 | 0.000 |

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## PERMIT COMMENTS RESPONSES

November 1, 2024

**Process Number:** BL2024-1025

**Project Location:** 12805 SW 69th Court Miami, FLORIDA 33156

## Discipline: BUILDING

1. A101: IDENTIFY ALL PROPOSED SITE FEATURES AND CROSS-REFEENCE TO APPLICABLE DETAILS OR NOTE AS BY SEPARATE PERMIT, EX., DRIVEWAY.
ALSO, IDENTIFY MEANS FOR POOL BARRIER COMPLIANCE. NEW GARAGE AREA WILL REQUIRE FLOOD VENTS: IDENTIFY LOCATIONS, SIZE, MFR AND CALCULATIONS.
**Response:**
**All site features, including the proposed driveway, have been identified. Refer to revised sheet A101.**
**Means for Pool Barrier Compliance have been identified. Refer to revised sheets A100 and A101.**
**Garage vents have been added, including locations, size, MFR, and Calculations. Refer to revised sheet A201.**

2. MEP-SP: CLARIFY COMPLIANCE w/ 2023 FBC P603.2 Separation of Water Service and Building Sewer.
**Response: Refer to revised MEP-SP Sheet. Separation of water service and Sewer (5ft) is reflected.**

3. ENERGY CALCS: CLARIFY OMISSION OF NEW WATER HEATER.
**Response: Energy Calc's has been revised to include the proposed Tankless Water Heater (RTEX-08), please refer to the newly submitted Form R405-2023.**

## Discipline: STRUCTURAL

1- Review uplift shown for left side front 2 ply girder u= 11,490 lbs.
connector K requires NOA provide full NOA or engineering calcs.
check edge distance required for bolts at side and top.
**Response: refer to page 1 for additional calculation for new reactions and new strap, and the revised Sheet S-3.0.**

2- Provide calcs for left front uplift girder reaction based on 16" footing you show on plans
**Response: refer to page 2 to additional calculation.**



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3-Provide soil statement per FBC 1806
**Response: refer to the revised notes in Sheet S-1.0**

## Discipline: ELECTRICAL

1-PLEASE SHOW SMOKE-SMOKE/CO ALARMS AS REQUIRED BY THE FBC R314 & R315
**Response: Smoke/CO detectors added to bedroom and garage areas, please refer to revised sheet E-2 for more details.**

## Discipline: ZONING

1. Please include driveway as part of permit and provide all details of the driveway and need to show the pool barrier closing off the backyard as no side fence and gates are noted on plan need approved zoning pool barrier
**Response:**
**The driveway has been included as part of the permit; typical detail and dimensions have been included. Refer to revised sheets A101 and A102.**
**The existing fences and the pool barrier closing off the backyard have been included. Refer to revised sheets A100 and A101.**

2. show pool barrier closing off backyard and what existing fencing is on sides of property and if any fence is not located on property, then recorded covenant for Pool Enclosure must be completed and recorded and submitted to this permit
**Response: The existing fences and the pool barrier closing off the backyard have been included. Refer to revised sheets A100 and A101. The recorded covenant for Pool enclosure will be provided by the owner.**

3. Trees in right of way must be 14 ft 3-inch diameter pick from pigeon plum or native Geiger's
**Response: Trees in the right of way have been modified. Refer to revised sheet A102.**

4. Separate permit and plans must be submitted for any tree/palm removal and relocation and master permit may not have a complete review until the tree removal permit is approved
**Response: a separate permit will be provided by the owner.**

5. Remove office from all sheets no office permitted in residential area re-name den
**Response: Office Room has been renamed to "Den". Refer to revised sheet A201**

6. Will washer and dryer in existing garage be removed
**Response: yes, the existing washer and dryer will be relocated. Refer to revised sheets A100 and A201**

7. On all elevations, please put what elevation 0-0" is and then the ngvd height at roof ridge
**Response: Refer to revised elevation sheet A301.**



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8. Please provide further breakdown of perimeter line drawing for lot coverage the covered terrace and front entry and then the remaining part of the house and for impervious and pervious area please separate driveway from pool deck and provide area of each walkway and amend legend

**Response: Additional and more detailed breakdown of covered areas has been provided. Refer to revised sheet A101.**

## Discipline: PUBLIC WORKS

1. Japanese blueberries are not an acceptable street tree.

**Response: The proposed street trees have been modified. Refer to revised sheet A102.**

2. Provide profiles for the two driveway approaches .... include up to the centerline and at least 25' into the property from the PL

**Response: Profiles have been added. Refer to revised sheet A103, details 2-D and 2-E**

3. Include the following in the plan, verbatim:

**Response: Condition of permit notes have been revised accordingly.**

4. Replace the Village swale detail with the latest version

**Response: Detail 3/A103 has been revised according to the document received from the Village of Pinecrest.**

## Discipline: STORM DRAINAGE

1. The Grading and Drainage Plan submitted does not Demonstrate how the runoff generated from new impervious areas will not discharge directly to adjacent properties or the ROW. There is an additional impervious area (addition, garage, concrete driveways and 2 drainfield areas).

**Response: the sheet A103 (drainage plan) has been revised to demonstrate that the runoff generated from new impervious areas will not discharge directly to adjacent properties or the ROW; new slopes, grade elevations and berms have been included. Refer to revised sheet A103.**

2. On the MEP Site Plan shows two Drainfield Areas will be installed as part of the permit then the following considerations must be taken:

(a) All aspects of Florida Administrative Code 64E-6.005 must be followed

(b) The final finished grade above the proposed septic drainfield must be included in the paving and drainage plan

(c) The outline of the drainfield and the unobstructed area of the drainfield must be included in the paving and drainage plan

(d) The area of the drainfield and the unobstructed area of the drainfield cannot be included as part of the retention area calculations

(e) Cross sections of the proposed drainfield (one longitudinally and one laterally) will be included in the paving and grading plan. The cross sections

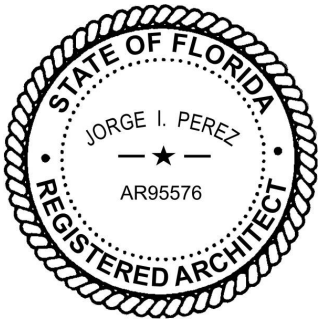


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will include the adjacent Stormwater management retention/detention swales.
**Response: sheet A103 has been revised to comply with the comments accordingly. Cross sections have been revised and new cross sections have been added. Refer to revised sheet A103.**

3. Profiles of the driveway are to be provided in the paving and grading plan, extending from the CL of the adjacent road. The purpose of the profiles is to show there is no direct discharge from the D/W to the ROW.
**Response: Profiles have been added. Refer to revised sheet A103, details 2-D and 2-E**

4. All basins will be represented by sections, if not to scale then proportionally, showing elevations and distances between.
**Response: Cross sections have been revised and new cross sections have been added. Refer to revised sheet A103.**




Jorge I Perez

Digitally signed by Jorge I Perez
DN: CN=Jorge I Perez, dnQualifier=A01410D0000018AEE271D4900006A42, O=Studio JPA Inc, C=US
Date: 2024.11.03 14:22:35-05'00'



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# *FEMA – ACTUAL CASH VALUE APPRAISAL OF*

## A SINGLE-FAMILY HOME EXCLUDING THE LAND

(The Depreciated Value of the Building Improvements)



### *Located At*

12805 SW 69 Court
Pinecrest, Florida 33156

### *Prepared For*

Victor & Kelly Lau
12805 SW 69 Court
Pinecrest, Florida 33156

### *Date of Appraisal*

November 14, 2023

***Prepared By***

www.dadeappraisals.com www.FEMAappraisals.com

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10115 SW 72 Street, Miami, Florida 33173
305.595-1312 – Office www.dadeappraisals.com

November 15, 2023

Victor & Kelly Lau
12805 SW 69 Court
Pinecrest, Florida 33156

**RE: A FEMA actual cash value appraisal of a single-family home (excluding the land value) located 12805 SW 69 Court, Pinecrest, Florida 33156.**

Dear Mr. & Mrs. Lau:

In response to your request, I have prepared an appraisal of the subject which is a "depreciated" cost analysis (referred to as "Actual Cash Value" in the FEMA guidance materials for the structure located at 12805 SW 69 Court, Pinecrest, Florida as of November 14, 2023. The information will be used to determine the basis for the FEMA 50% rule regarding planned improvements to the building. The intended users of this replacement valuation are the client and the local building department.

Several methods were utilized to determine the replacement costs of the improvements. In addition to developer interviews conducted we have also utilized MSB to estimate the replacement cost of the improvements: Marshall & Swift Valuation Service provides standardized cost estimates at a national level. Additionally, several cost comparables are included in the report.

According to a peer-reviewed article, "The 50% FEMA Rule" Appraisal published in the Fall 2017 The Appraisal Journal by Patricia Staebler, SRA, FEMA specifies that the valuation excludes land and site improvements. FEMA defines actual cash value (ACV) as, "the cost to replace a building on the same parcel with the new building of like-kind and quality, minus depreciation due to age, use and neglect."

FEMA recognizes that ACV is the preeminent valuation methodology for the 50% FEMA Rule appraisal, as opposed to market value, assessed value or qualified estimates because it takes into consideration only the improvements, not land and site improvements. The following are elements to include and exclude in the replacement cost new estimate.

This appraisal is intended to comply with: the Uniform Standards of Professional Appraisal Practice (USPAP), as adopted by the Appraisal Standards Board of the Appraisal Foundation, Code of Professional Ethics and Standards of the Professional Appraisal Practice of the Appraisal Institute.

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A summary of important facts and conclusions subject to the Definition of Value, Assumptions, Limiting Conditions and Certification contained herein, as of the Retrospective Date of Valuation is displayed on the "Summary of Salient Facts and Conclusions" page of this report. We appreciate the opportunity to provide you with our valuation services. Should you have any questions regarding this project, please feel free to call me.



Deiky A Vergel, SRA
deiky@daderealestate.net
FEMAappraisals.com



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# SUMMARY OF FACTS AND CONCLUSIONS

| | |
|---|---|
| **The Assignment:** | To estimate the depreciated fee simple market value of the subject property (*excluding the land*) located at 12805 SW 69 Court, Pinecrest, Florida 33156. |
| **Client:** | The client of this appraisal is Victor Lau. Intended users include the building official for the Pinecrest and planners for the municipality. The Flood Plain Manager for the Village of Pinecrest (Paul Buckler) is also an intended user. There are no other intended users of this report. |
| **Location:** | The subject property is located at 12805 SW 69 Court, Pinecrest, Florida 33156. |
| **Land:** | According to the public records, the site contains 14,985 square feet or 0.34 acres. However, it should be noted that the value of **the land is not included** in this report. This appraisal is of the existing building improvements only. |
| **Improvements:** | According to the Miami-Dade County public records, the subject is improved with a one-story, single-family residence containing 2,918 square feet of total building area. This figure has been relied on in this appraisal. A copy of the sketch is provided in the report. The improvements were constructed in 1964 and have been remodeled several times since built. The overall condition of the improvements is good. |
| **Owner of Record:** | According to the Miami-Dade County Property Appraiser's records, title to the property is held in the names of Victor Y. & Kelly E. Lau. |
| **Depreciated Cash Value:** | **$560,000** (Depreciated value of building – excluding land) |
| **Parcel Identification Number:** | 20-5014-044-0010 |
| **Date of Valuation:** | November 14, 2023 |
| **Appraiser:** | Deiky A Vergel, SRA<br>State of Florida Certified<br>General Appraiser, RZ-3126 |



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**Special Assumption:** The size of the property is based upon measurements taken by the appraiser as well as information confirmed with the survey of the subject property and confirmed with the public records.

| Elements to Include | Elements to Exclude |
|---|---|
| All structural elements: Foundation, slabs, bearing walls, tie beams and trusses, floors and ceilings, attached decks and porches, interior partition walls, exterior wall finishes, windows and doors, hardware, floor finishes.<br>All interior finishing elements: Floor finishes, bathroom cabinets and fixtures, wall and ceiling finishes, kitchen cabinets and fixtures, built-in bookcases, cabinets and furniture and hardware.<br>All utility and service equipment: HVAC equipment, plumbing and electrical services, light fixtures and ceiling fans, security systems, built-in kitchen appliances, central vacuum systems, water filtration, conditioning or circulation systems.<br>Miscellaneous: Overhead and profit. | Plans and specifications, survey costs, permit fees, post storm debris removal and cleanup, landscaping, sidewalks, fences, yard lights, swimming pools, screen pool enclosures, detached structures (including garages, sheds and gazebos), landscape, irrigation and lighting systems. |



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# INTRODUCTION

**Identification of the Property**

According to the Miami-Dade County Property Appraiser's records, the property is legally described as follows:

**Lot 10, Block 3, FAIRMONT ACRES, SECTION 2, according to the Plat thereof, as recorded in Plat Book 75, at Page 97, of the Public Records of Miami-Dade County, Florida.**

**Intended Use, Purpose and Scope of the Assignment**

The purpose of the appraisal is to estimate the depreciated market value of the improvements (excluding the land) that comprise the legal description. The interest being appraised is the fee simple. It is our understanding that the appraisal will be used to establish a depreciated market value of the improvements in connection with the FEMA fifty percent rule.

The scope of the assignment encompasses the following steps performed within the framework of commonly accepted appraisal procedures:

- Inspecting the property under appraisal and the surrounding neighborhood.
- Gathering and analyzing background information and various documents concerning the property and its possible use(s).
- Interviewing the property owner regarding the property.
- Interviewing developers familiar with the construction of residential homes and single-family homes in the South Florida market.
- Reviewing the survey for the subject to confirm the actual size of the improvements.
- Interviewing William Arthur, a local architect/builder regarding construction costs in the immediate area.
- Interviewing active general contractors within the South Florida market familiar with the construction in this market.
- Gathering cost information of single-family homes from the Marshall & Swift and information obtained from the Dade Real Estate Services, Corp. Database.
- Analyzing this data in order to formulate sound valuation judgments within the framework and application of the appropriate approaches to value.



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- Reviewing the Substantial Improvement/ Substantial Damage Desk Reference FEMA P-758 / May 2010.

**Property Rights Appraised**

The property rights appraised are those inherent in the ***Fee Simple Estate***. The fee simple estate is defined in the Thirteenth Edition of *The Appraisal of Real Estate* as:

> *"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

**Definitions:**

Gross Building Area:

The total floor area of a building, measured from the exterior of the walls. The area includes conditioned space, garages and open porch areas under the main roof.

**Substantial Improvement/50% Rule:**

The FEMA 50% Rule is a National Flood Insurance Program (NFIP) regulation which states that structures whose lowest living floor does not meet or exceed the current required Base Flood Elevation (BFE) specified on the Flood Insurance Rate Map (FIRM) may not be substantially improved.

**Actual Cash Value**

NFIP regulations use the term "market value" but FEMA does not define the term. Actual Cash Value is defined by FEMA as the cost to replace an item of property, less the value of physical depreciation.

(*The Appraisal Journal, Fall 2017, The 50% FEMA Rule Appraisal, pages 261-273).*

**Substantial Improvement & Damage**

The NFIP defines SI as follows:

**Substantial improvement (SI)** means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed.

**Substantial damage (SD)** means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Work on structures that are determined to be substantially damaged is considered to be substantial improvement, regardless of the actual repair work performed.



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**Date of Value**

The date of value is November 14, 2023. The last date of inspection was November 9, 2023.

**Intended Users of the Appraisal**

The intended use of this report is to establish a depreciated market value of the improvements in connection with the FEMA Fifty percent rule. The intended user is Victor Lau, the Client. Other intended users are the Village of Pinecrest building official and planners for the Village of Pinecrest. Additionally, the Flood Plain Manager for the Municipality Paul Buckler) is also an intended user.

**Special Assumptions**

It is not known to the appraiser if the subject building contains any asbestos nor has any environmental contamination problems. Note that the appraiser is not an expert in this field. For valuation purposes, it has been assumed that there are no environmental contamination problems existing. If the client has any concern regarding the potential existence of hazardous materials in, on, or adjacent to the property, it is suggested that the services of a qualified professional be retained.

**Appraisal Process**

Generally, there are three approaches to the valuation of real estate – the cost approach, which is an estimate of the depreciated reproduction cost of a property, including the land; the income approach, which is an indication of value based on the potential net income that can be produced by a property; and the comparable sales approach, which is an estimate of value based on a comparison to recent sales of similar properties. Only one of the three approaches to value will be used in this report.

The appraisers will develop an estimate of the "actual cash value" by estimating the depreciated value of the improvements based upon the cost approach. The cost approach is considered valid in this case because the most accurate method for estimating depreciation is by comparing the cost new of the subject to the depreciated prices of other properties, a process that duplicates the sales comparison approach. Additionally, actual cost comparables were considered and are provided in the report.

The Income Approach is not utilized, as the FEMA does not recognize it as a proper valuation method for the intended use of this report. Our valuation is set forth on the following pages.



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**Property Inspection and Overview**

The subject property consists of a one-story, single-family home that was completed in 1964. The residence has been updated several times since it was originally constructed. The inspection consisted of an interior and exterior inspection of the subject property. The building is of CBS type construction with a flat tile roof. The interior of the home has stainless-steel appliances and is designed with tile flooring, stainless-steel appliances and wood cabinetry. The home was well maintained and in good condition. The reader is referenced to the photos provided for visual aid.

**History of the Property**

According to the Miami-Dade County Property Appraiser's records, title to the subject is held in the names of Victor and Kelly Lau. The last recorded transfer of the subject property is in April 14, 2018 for $100.

A search of the Multiple Listing Service revealed listings of the subject property. A copy of the subject sale history and listing history is provided below.

The subject is not reported to be under contract.

**SALES INFORMATION**

| Previous Sale | Price | OR Book-Page | Qualification Description | Previous Owner 1 |
|---|---|---|---|---|
| 04/14/2018 | $100 | 30942-3769 | Corrective, tax or QCD; min consideration | VICTOR Y LAU & |
| 06/01/2006 | $800,000 | 24608-0660 | Sales which are qualified | |
| 06/01/2000 | $300,000 | 19152-3847 | Sales which are qualified | |
| 01/01/1992 | $204,000 | 15363-1296 | Sales which are qualified | |
| 10/01/1979 | $137,500 | 10552-2414 | Sales which are qualified | |

D1089783 - Closed

12805 SW 69 COURT
Pinecrest, FL 33156

L - $825,000
C - $800,000

**MLS#:** D1089783



12805 SW 69 Court — Single Family

| Price | Chg Type | Chg Info | Eff Date | Agent ID | Office ID | DOM |
|---|---|---|---|---|---|---|
| $800,000 | CS | ($800,000) | 06/05/2006 | 3031530 | INTG01 | |
| $825,000 | PS | A -> PS | 05/10/2006 | 3031530 | INTG01 | |
| $825,000 | NEW | ACTV -> $825,000 | 01/23/2006 | 3031530 | INTG01 | |



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**Single Family**
12805 SW 69 Court
PINECREST, FL 33156

| | | | |
|---|---|---|---|
| **ML#:** | D1089783 | **List Price:** | $825,000 |
| **Rng Price:** | | **Sold Price:** | $800,000 |
| **LLP:** | | **Status:** | Closed |
| **Short Sale:** | | **REO:** | |
| **Listing Brkr:** | INTG01 /Investment Group Realty | | |
| **County:** | Miami-Dade County | | |
| **Area:** | 50 | **Auction:** | No |
| **Geo Area:** | | | |
| **Legal:** | LOT 10 BLOCK3 FAIRMOUNT ACRES SEC 2 PLAT BOOK 75-97 | | |
| **Furnished:** | Unfurnished | | |
| **Bedrooms:** | 3 | **Baths:** | 2/0 |
| **Convert Bed:** | No | | |
| **SqFt (Liv):** | 2,500 | **Tot SqFt:** | 2,500 |
| **SqFt (Adj):** | | | |
| **Bld Ar/Src:** | | | |
| **Year Built:** | 1964/Resale | | |
| **Virtual Tour:** | | | |

## Location Information

| | | | | | |
|---|---|---|---|---|---|
| **Folio#:** | 2050140440010 | **Parcel #:** | 128 | **Model Name:** | |
| **Municipal Code:** | 20 | **Town/Range:** | 50 | **Section:** | 10 |
| **Subdivision #:** | 2 | **Map Coord:** | | **Zoning:** | 0 |
| **Subdivision:** | Fairmont acress sec 2 | **Development:** | | | |
| **Elementary:** | | **Middle:** | | | |
| **High:** | | | | | |
| **Neighborhood:** | | | | | |

## General Information

| | | | | | |
|---|---|---|---|---|---|
| **Type Property:** | Single | **Front Exposure:** | West | **HOPA:** | |
| **For Lease:** | | **For Lease MLS#:** | | **SS Addend:** | |
| **Boat Services:** | | | | | |
| **Style:** | R31-Pool Only | | | | |
| **Garage:** | 2/Attached | | | **Carport:** | 0 |
| **Lot SF:** | | **Appr Lot Size:** | 15000 | | |
| **Parking Desc:** | Circular Drive | | | | |
| **Parking Restr:** | | | | | |
| **Lot Desc:** | 1/4 To Less Than 1/2 Acre Lot, East Of US 1, Flood Zone Lot | | | | |
| **Waterfront:** | Yes/Canal Front | | | | |
| **Water Access:** | Other | | | | |
| **Water Frontage:** | | **View:** | Garden View, Pool Area View | | |
| **Pool Dim:** | 15X30 | **Spa:** | | | |
| **Pool:** | Yes/Other | | | | |
| **Design/Desc:** | Attached/One Story, Ranch | | | | |
| **Construction:** | Concrete Block Construction, CBS Construction | | | | |
| **Roof Desc:** | Barrel Roof | | | | |
| **Floor:** | Other Floors | | | | |

## Remarks

**Remarks:** REDUCED - Completely updated home. New bathrooms. Kitchen with stainless steel appliances.New roof and brick paver circular driveway.Pool with beach entrance

**Driving Directions:** US1 SOUTH TO 124 STREET EAST TI 71 AVE. TURN RIGHT HEADING SOUTH AND TAKE FIRST LEFT CONTINUE ON STREET AS IT CURVES RIGHT AND TAKE FIRST LEFT AGAIN

**Broker Remarks:** REDUCED!!! The owner is a licensed real estate broker.

## Rooms

| | |
|---|---|
| **Bedroom Desc:** | Primary Bedroom Ground Level |
| **Primary Bath:** | |
| **Addition Rooms:** | Other |
| **Dining Desc:** | |
| **ADA Compliant:** | |

## Additional Information

| | | | |
|---|---|---|---|
| **Pets:** | | **Cable:** | |
| **Pet Rstr:** | | | |
| **Guest House:** | /0 | | |
| **# Ceiling Fans:** | 3 | | |
| **Interior Feat:** | First Floor Entry, Foyer Entry | | |
| **Equip/Appl:** | Disposal, Dryer, Separate Freezer Included, Intercom, Other Equipment/Appliances, Refrigerator | | |
| **Window Treat:** | Other Windows | | |
| **Exterior Feat:** | Other | | |



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# Building Description

The site is improved with a one-story, single-family home. According to the public records, the concrete block home was constructed in 1964 and has a two-car garage. The home has a built-up flat tile roof covering and a circular driveway. The interior of the home has tiled flooring and tiled kitchen countertops. The CBS exterior of the home has a stone veneer at each end of the front exterior. The residence is equipped with central HVAC unit and is adequately cooled. The overall condition is good.

The overall measurements of the residence indicate a total building area of approximately 2,918 square feet, presently configured as three-bedrooms and two-bathrooms. The appraisal is only of the residence. The reader is referred to the photographs of the exterior and of the home. Photos of the property are provided below.



**Front view of residence**



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**View of two-car garage with HVAC unit**



**View of two-car garage**



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**Interior view of living room area**



**View of kitchen with tile flooring**



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**View of kitchen with stainless-steel appliances**



**View of kitchen with tile countertops & wood cabinetry**



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**Interior view of home**



**View of tile flooring**



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**View of living room with tile flooring**



**View of dining room area**



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**Exterior view of home with wood ceiling**



**Interior view of two-car garage**



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**View of kitchen with tile flooring**



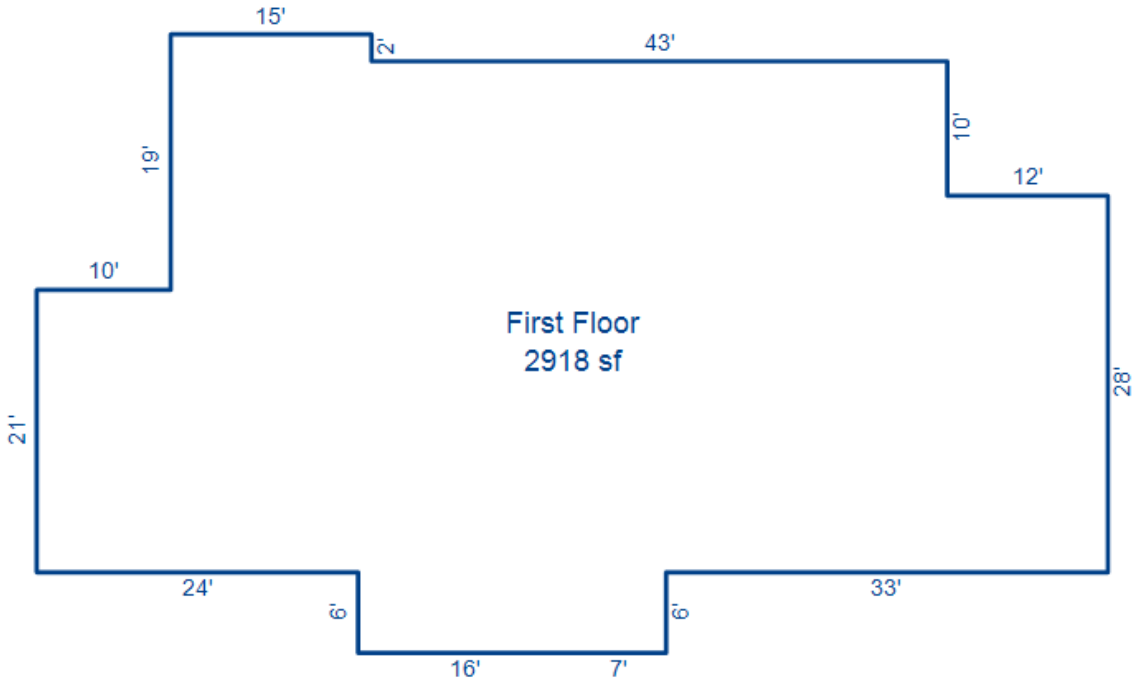
**View of kitchen with tile flooring**



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**Appraiser sketch**

The sketch below was prepared by the appraiser utilizing the county sketch.




Sketch by ApexSketch

| AREA CALCULATIONS SUMMARY | | | | | |
|---|---|---|---|---|---|
| Code | Description | Factor | Net Size | Perimeter | Net Totals |
| GLA1 | First Floor | 1 | 2918 | 252 | 2918 |
| | Net LIVABLE | cnt | 1 | (rounded) | 2,918 |

| COMMENT TABLE 1 | | |
|---|---|---|
| | COMMENT TABLE 2 | COMMENT TABLE 3 |

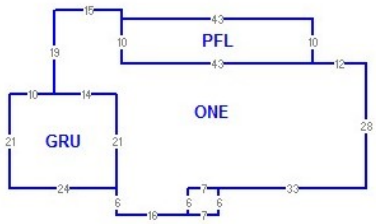


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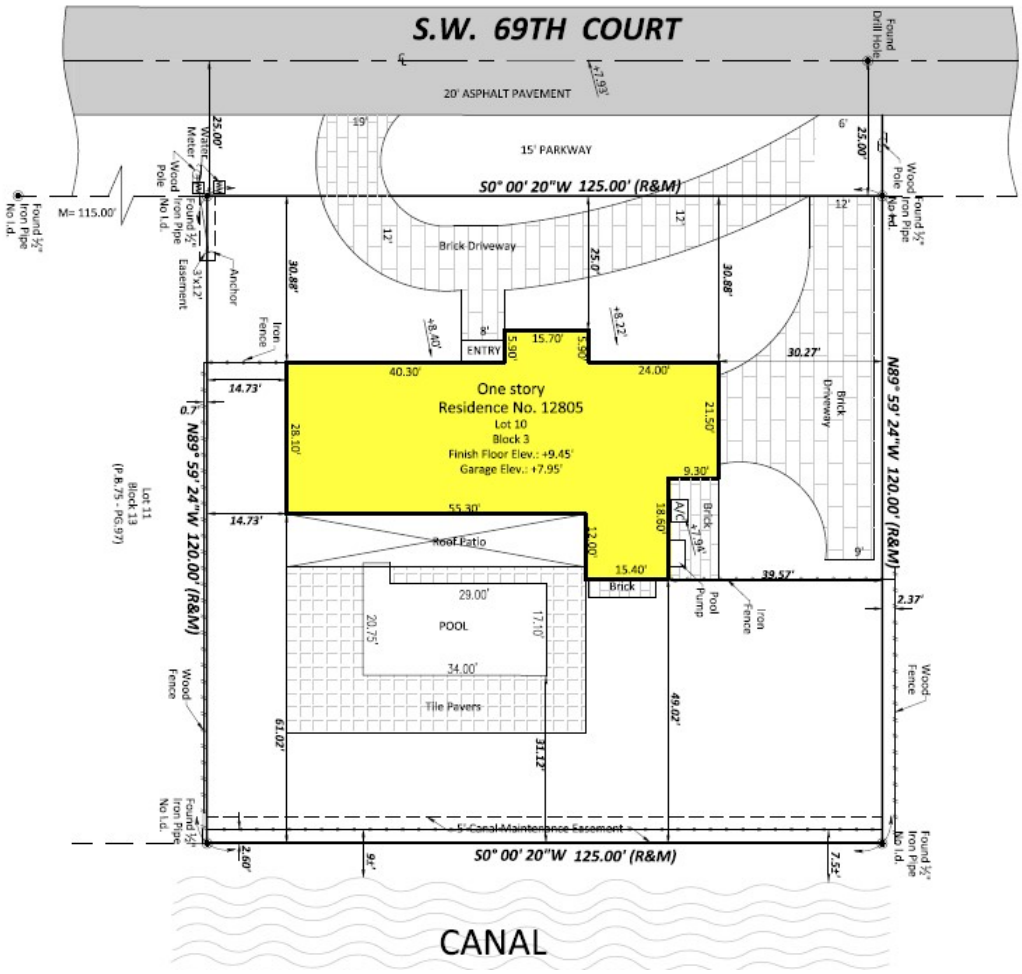
**Miami-Dade County Sketch**

The sketch presented below was taken from the Miami-Dade County Appraisers Office. The sketch indicates a total area of 2,918 square feet.

| | | | |
|---|---|---|---|
| Folio: | 20-5014-044-0010 | Actual Area: | 2,918 Sq. Ft. |
| Address: | 12805 SW 69 CT | | |
| Owner: | VICTOR Y LAU | | |
| | KELLY E LAU | | |




**Survey**

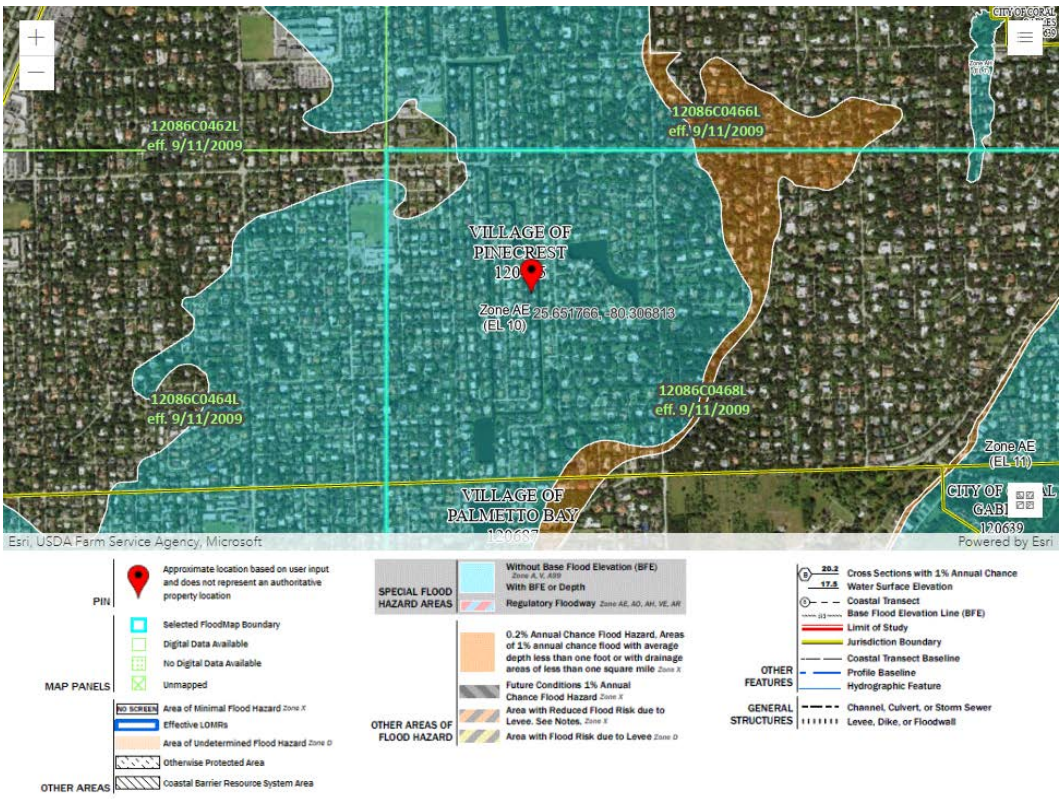




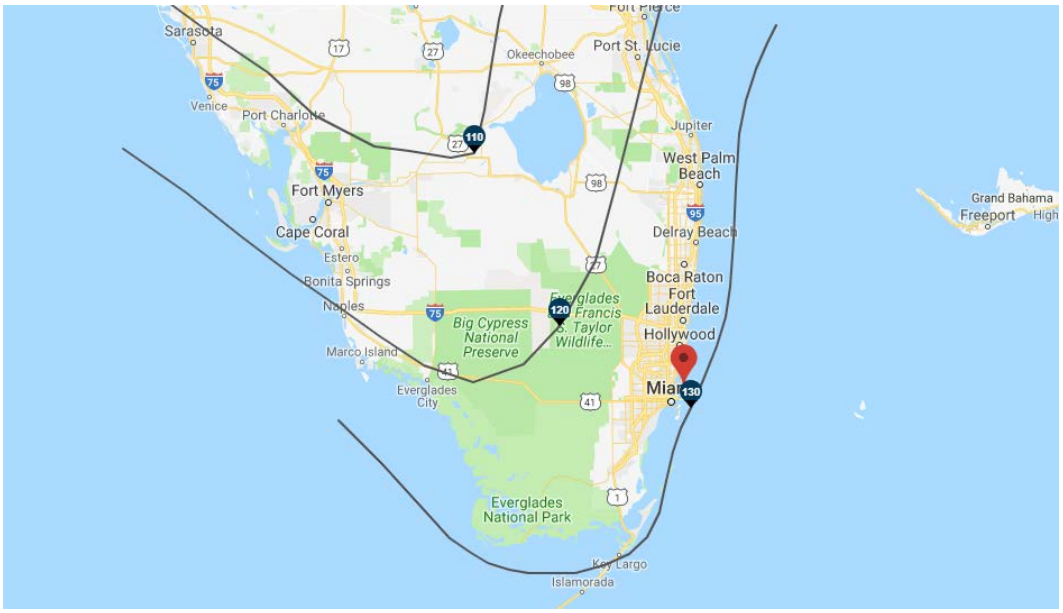

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## Flood Zone

The property is in flood zone AE. Flood insurance is typically required in the AE Flood Zone with an elevation of approximately 10 feet. The flood map for the selected area is number 12086C0468L, effective on 09/11/2009.



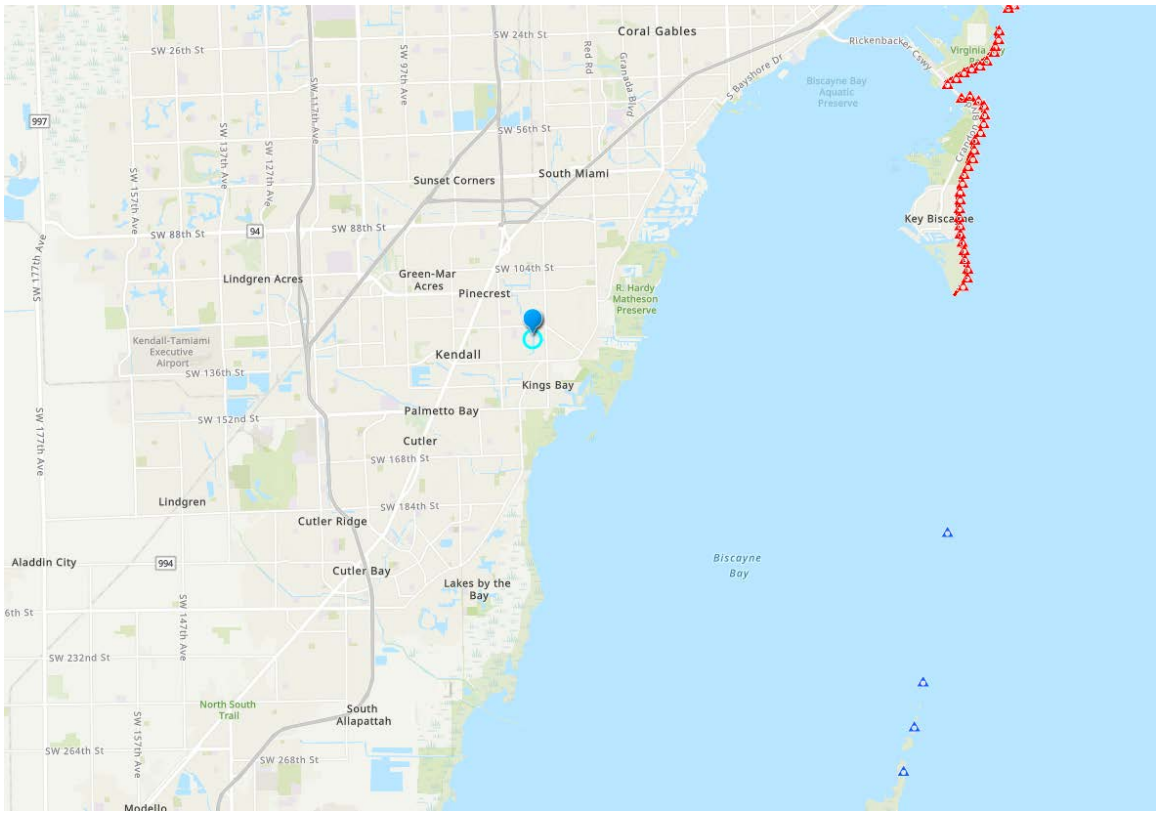

## Wind Speed Category






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**Coastal Construction Control Lines**




The subject is located west of the CCCL.

**Highest and Best Use**

Because the scope of work explicitly demands the valuation of the improvements only, without the underlying land value and without consideration of the market value, no development of the highest and best use is necessary.



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# COST APPROACH

The Cost Approach is based on the principle of substitution; that no prudent person would pay more for a property than the cost to acquire a similar site and construct a building of equal desirability and utility, assuming no undue or costly delay. The procedure involves first estimating the value of the site as if it were vacant. The anticipated costs necessary to reconstruct all improvements are then estimated, predicated upon labor and material prices prevailing on the date of appraisal.

From this construction cost estimate, deductions are made for accrued depreciation caused by physical deterioration and functional and external obsolescence. This depreciated cost figure is then added to the estimated value of the site, resulting in the indication of value by the Cost Approach.

According to the *second edition* of the Means Estimating Handbook there are several different levels of estimates used to project construction cost. Most estimators agree that there are generally four basic levels of estimates.

They are described in further detail below.

- **Order of Magnitude Estimates –** The order of Magnitude Estimate could be loosely described as an educated guess. Accuracy is -30% to + 50%.

- **Square foot and cubic foot estimates –** This type of estimate is most often used when only the proposed size and use of a planned building is known. Accuracy is -20% to + 30%.

- **Assemblies (System Estimates) –** An assembly's estimate is best used as a budgetary tool in the planning stages of a project. Accuracy is -10% to +20%.

- **Unit price estimate –** Working plans and full specifications are required to complete a unit price estimate. This method is the most accurate. This type of estimate is used primarily for bidding purposes. Accuracy is -5% to +10%.

**Cost of Building**

The subject improvements consist of a 2,918-square foot, one-story, single-family home built in 1964. In order to estimate the cost of the subject's improvements, the Marshall and Swift Cost Handbook, a national cost guide publication was referenced. In addition, several on-going projects were surveyed and construction costs obtained from the developers at these projects.

**Accrued Depreciation**

Depreciation is a loss in value of improvements from any cause; it is the difference between the current cost of reproducing or replacing the improvements, new, and the dollar amount they add to the value of the land as of the date of appraisal. There are three forms of depreciation that can affect the value of the improvements: physical deterioration, functional obsolescence and economic obsolescence.



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There are four methods to estimate accrued depreciation. They are the economic age-life method, the modified economic age-life method, the breakdown method, and the sales comparison method, which is also referred to as the market extraction method. In this instance, the age-life method is the most appropriate.

The walls, foundation roof support systems and other long-lived items appear to be in good condition. In this instance, the subject is 59 years old. The original structure has been updated several times since built. The renovation and updating included new HVAC, electrical updating and kitchen updates.

**Marshall & Swift** (1964)

The Marshall & Swift Cost Guide indicates that the subject property has a total life expectancy of 70-80 years. The subject property was in good condition at the date of value. The subject is 59 years old. The effective age was estimated at 30-35 years. A subjective estimate of 22% to 29%-35 is considered appropriate for depreciation. Given the subject's condition and age as of November 14, 2023 we have utilized 25%. This is based upon on depreciation tables provided by Marshall & Swift. The depreciation tables are presented below.

## DEPRECIATION – RESIDENTIAL PROPERTIES

*SECTION 97 PAGE 25*
*December 2020*

| EFFECTIVE AGE IN YEARS | TYPICAL LIFE EXPECTANCY IN YEARS – DEPRECIATION – PERCENTAGE | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 70 | 65 | 60 | 55 | 50 | 45 | 40 | 35 | 30 | 25 | 20 |
| 1 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 2 | 2 | 3 | 3 |
| 2 | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 4 | 4 | 6 | 7 |
| 3 | 1 | 2 | 2 | 2 | 3 | 3 | 4 | 5 | 6 | 9 | 11 |
| 4 | 2 | 2 | 3 | 3 | 4 | 4 | 5 | 7 | 9 | 12 | 15 |
| 5 | 2 | 3 | 4 | 4 | 5 | 6 | 7 | 9 | 12 | 15 | 20 |
| 6 | 3 | 4 | 4 | 5 | 6 | 7 | 9 | 11 | 14 | 18 | 24 |
| 7 | 4 | 5 | 5 | 6 | 7 | 8 | 10 | 13 | 17 | 22 | 28 |
| 8 | 4 | 5 | 6 | 7 | 8 | 10 | 12 | 15 | 19 | 25 | 33 |
| 9 | 5 | 6 | 7 | 8 | 10 | 11 | 14 | 17 | 22 | 29 | 38 |
| 10 | 5 | 7 | 8 | 9 | 11 | 13 | 16 | 20 | 25 | 32 | 43 |
| 11 | 6 | 8 | 9 | 10 | 12 | 14 | 18 | 22 | 28 | 36 | 48 |
| 12 | 7 | 9 | 10 | 11 | 13 | 15 | 20 | 24 | 31 | 40 | 53 |
| 13 | 8 | 10 | 11 | 12 | 15 | 17 | 22 | 26 | 34 | 44 | 57 |
| 14 | 8 | 10 | 12 | 13 | 16 | 19 | 24 | 29 | 37 | 48 | 61 |
| 15 | 9 | 11 | 12 | 15 | 17 | 21 | 26 | 32 | 40 | 52 | 66 |
| 16 | 10 | 12 | 13 | 16 | 19 | 23 | 28 | 34 | 43 | 55 | 70 |
| 17 | 10 | 13 | 15 | 17 | 20 | 25 | 30 | 37 | 46 | 59 | 73 |
| 18 | 11 | 14 | 16 | 19 | 22 | 27 | 32 | 40 | 50 | 63 | 76 |
| 19 | 12 | 15 | 17 | 20 | 24 | 28 | 34 | 43 | 53 | 67 | 78 |
| 20 | 13 | 16 | 18 | 21 | 25 | 30 | 37 | 45 | 56 | 71 | 79 |
| 22 | 14 | 17 | 20 | 23 | 28 | 34 | 42 | 51 | 62 | 76 | 80 |
| 24 | 16 | 20 | 23 | 26 | 31 | 38 | 47 | 57 | 68 | 79 | |
| 26 | 18 | 22 | 25 | 29 | 35 | 43 | 52 | 62 | 74 | 80 | |
| 28 | 20 | 24 | 28 | 33 | 39 | 47 | 57 | 68 | 77 | | |
| 30 | 22 | 27 | 31 | 36 | 44 | 52 | 62 | 71 | 79 | | |
| 32 | 24 | 29 | 34 | 40 | 47 | 56 | 67 | 74 | 80 | | |
| 34 | 27 | 32 | 37 | 44 | 51 | 60 | 71 | 77 | | | |
| 36 | 29 | 35 | 40 | 47 | 55 | 65 | 74 | 79 | | | |
| 38 | 32 | 38 | 43 | 51 | 59 | 69 | 77 | 80 | | | |
| 40 | 35 | 41 | 47 | 55 | 63 | 72 | 79 | | | | |
| 42 | 38 | 45 | 51 | 59 | 66 | 75 | 80 | | | | |
| 44 | 41 | 48 | 54 | 62 | 69 | 77 | | | | | |
| 46 | 44 | 51 | 57 | 65 | 72 | 79 | | | | | |
| 48 | 46 | 54 | 61 | 68 | 75 | 80 | | | | | |
| 50 | 49 | 57 | 64 | 71 | 77 | | | | | | |
| 55 | 57 | 64 | 70 | 77 | 80 | | | | | | |
| 60 | 64 | 69 | 74 | 80 | | | | | | | |
| 65 | 71 | 74 | 78 | | | | | | | | |
| 70 | 76 | 78 | 80 | | | | | | | | |
| 75 | 80 | 80 | | | | | | | | | |
| 80 | | | | | | | | | | | |
| 85 | | | | | | | | | | | |
| 90 | | | | | | | | | | | |
| 95 | | | | | | | | | | | |
| 100 | | | | | | | | | | | |

| EFFECTIVE AGE IN YEARS | TYPICAL LIFE EXPECTANCY IN YEARS – REMAINING LIFE EXPECTANCY – YEARS | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 70 | 65 | 60 | 55 | 50 | 45 | 40 | 35 | 30 | 25 | 20 |
| 1 | 69 | 64 | 59 | 54 | 49 | 44 | 39 | 34 | 29 | 24 | 19 |
| 2 | 68 | 63 | 58 | 53 | 48 | 43 | 38 | 33 | 28 | 23 | 18 |
| 3 | 67 | 62 | 57 | 52 | 47 | 42 | 37 | 32 | 27 | 22 | 17 |
| 4 | 66 | 61 | 56 | 51 | 46 | 41 | 36 | 31 | 26 | 21 | 16 |
| 5 | 65 | 60 | 55 | 50 | 45 | 40 | 35 | 30 | 25 | 20 | 15 |
| 6 | 64 | 59 | 54 | 49 | 44 | 39 | 34 | 29 | 24 | 19 | 14 |
| 7 | 63 | 58 | 53 | 48 | 43 | 38 | 33 | 28 | 23 | 18 | 13 |
| 8 | 62 | 57 | 52 | 47 | 42 | 37 | 32 | 27 | 22 | 17 | 12 |
| 9 | 61 | 56 | 51 | 46 | 41 | 36 | 31 | 26 | 21 | 16 | 11 |
| 10 | 60 | 55 | 50 | 45 | 40 | 35 | 30 | 25 | 20 | 15 | 10 |
| 11 | 59 | 54 | 49 | 44 | 39 | 34 | 29 | 24 | 19 | 14 | 9 |
| 12 | 58 | 53 | 48 | 43 | 38 | 33 | 28 | 23 | 18 | 13 | 8 |
| 13 | 57 | 52 | 47 | 42 | 37 | 32 | 27 | 22 | 17 | 12 | 7 |
| 14 | 56 | 51 | 46 | 41 | 36 | 31 | 26 | 21 | 16 | 11 | 6 |
| 15 | 55 | 50 | 45 | 40 | 35 | 30 | 25 | 20 | 15 | 10 | 5 |
| 16 | 54 | 49 | 44 | 39 | 34 | 29 | 24 | 19 | 14 | 9 | 5 |
| 17 | 53 | 48 | 43 | 38 | 33 | 28 | 23 | 18 | 13 | 9 | 4 |
| 18 | 52 | 47 | 42 | 37 | 32 | 27 | 22 | 17 | 12 | 8 | 3 |
| 19 | 51 | 46 | 41 | 36 | 31 | 26 | 21 | 16 | 11 | 7 | 3 |
| 20 | 50 | 45 | 40 | 35 | 30 | 25 | 20 | 15 | 10 | 6 | 2 |
| 22 | 48 | 43 | 38 | 33 | 28 | 23 | 18 | 13 | 9 | 5 | 2 |
| 24 | 46 | 41 | 36 | 31 | 26 | 21 | 16 | 12 | 7 | 4 | |
| 26 | 44 | 39 | 34 | 29 | 24 | 19 | 15 | 10 | 6 | 4 | |
| 28 | 42 | 37 | 32 | 27 | 22 | 17 | 13 | 9 | 5 | 3 | |
| 30 | 40 | 35 | 30 | 25 | 20 | 16 | 11 | 8 | 4 | 3 | |
| 32 | 38 | 33 | 28 | 23 | 18 | 14 | 9 | 6 | 3 | | |
| 34 | 36 | 31 | 26 | 21 | 17 | 12 | 8 | 5 | 3 | | |
| 36 | 34 | 29 | 24 | 20 | 15 | 10 | 7 | 5 | | | |
| 38 | 32 | 27 | 22 | 18 | 13 | 9 | 6 | 4 | | | |
| 40 | 30 | 25 | 21 | 16 | 11 | 8 | 5 | 3 | | | |
| 42 | 28 | 23 | 19 | 14 | 10 | 7 | 5 | | | | |
| 44 | 26 | 21 | 17 | 13 | 9 | 6 | 5 | | | | |
| 46 | 25 | 20 | 15 | 12 | 8 | 6 | 4 | | | | |
| 48 | 23 | 19 | 14 | 11 | 7 | 5 | | | | | |
| 50 | 21 | 17 | 12 | 10 | 7 | 5 | | | | | |
| 55 | 17 | 14 | 10 | 8 | 5 | 4 | | | | | |
| 60 | 14 | 11 | 8 | 7 | 4 | | | | | | |
| 65 | 11 | 9 | 7 | 6 | | | | | | | |
| 70 | 9 | 8 | 7 | | | | | | | | |
| 75 | 8 | 7 | | | | | | | | | |
| 80 | 7 | 7 | | | | | | | | | |
| 85 | 7 | | | | | | | | | | |
| 90 | | | | | | | | | | | |
| 95 | | | | | | | | | | | |
| 100 | | | | | | | | | | | |

**PROPERTIES INCLUDED**

| | |
|---|---|
| Section 11 | All except apartments, hotels and large resorts |
| Section 12 | All except motels, lodges, large multiples and resorts |
| Section 13 | None |
| Section 14 | None |
| Section 15 | Libraries |
| Section 16 | Churches, fraternal bldgs. |
| Section 17 | All farm and residential uses |
| Section 18 | All school buildings |
| Section 64 | All farm and residential uses |

For life expectancies less than 20 years, use table on Page 26.

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*12/2020*



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**Physical Life Calculator Method**

Additionally, a study estimating the useful life of buildings was reviewed. The study is prepared by Professor Craig Langston from Bond University. Professor Langston's work was published in 2011 and focus on estimating the life of structures. Professor Langston has developed a Physical Life Calculator to assist in forecasting the physical life in years of structures. A series of questions gives insight into the longevity of a building according to three primary criteria: environmental context (location), occupational profile (usage) and structural integrity (design). A copy of the analysis for the subject is provided below.

**PHYSICAL LIFE CALCULATOR**

suggested forecast (years) = **150**

12805 SW 69 Court, Pinecrest, Florida 33156

Single-Family Residence

| | | | y/n ? |
|---|---|---|---|
| environmental context | Is the building located within 1 kilometre of the coast? | | n |
| | Is the building site characterised by stable soil conditions? | # | y |
| | Does the building site have low rainfall (<500mm annual average)? | | n |
| | Is the building constructed on a 'greenfield' site? | | n |
| | Is the building exposed to potential flood or wash-away conditions? | | y |
| | Is the building exposed to severe storm activity? | | y |
| | Is the building exposed to earthquake damage? | | n |
| | Is the building located in a bushfire zone? | | n |
| | Is the building located in an area of civil unrest? | # | n |
| | Are animals or insects present that can damage the building fabric? | # | y |
| occupational profile | Is the building used mainly during normal working hours? | | n |
| | Are industrial type activities undertaken within the building? | # | n |
| | Is the building open to the general public? | | n |
| | Does the building comprise tenant occupancy? | | n |
| | Is a building manager or caretaker usually present? | # | y |
| | Is the building intended as a long-term asset? | # | y |
| | Does the building support hazardous material storage or handling? | | n |
| | Is the building occupation density greater than 1 person per 10 $m^2$? | | n |
| | Is the building protected by security surveillance? | | y |
| | Is the building fully insured? | | y |
| structural integrity | Is the building design typified by elements of massive construction? | | n |
| | Is the main structure of the building significantly over designed? | | n |
| | Is the building structure complex or unconventional? | | n |
| | Are building components intended to be highly durable? | # | y |
| | Are there other structures immediately adjacent to the building? | | y |
| | Is the building founded on solid rock? | # | n |
| | Was the workmanship standard for the project high? | | y |
| | Is the roof suspectible to leaking in bad weather conditions? | # | y |
| | Is the building protected against accidental fire events? | | y |
| | Is the building designed as a public monument or landmark? | | n |

**Notes:**
Questions indicated (#) are double weighted
Blank responses are ignored

100% completed

Version 2 (2018)

**Life Age Method**

59 Years / 150 Years = 39%



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## Depreciation Reconciliation

Two methods were used to estimate the depreciation for the subject. Given the data presented above we have utilized 30%.

## Marshal & Swift Cost Manual Approach

## Replacement Cost New Estimates – Cost Manual Approaches

In order to estimate the replacement cost of the subject improvements, the Marshall and Swift Cost Handbook and was referenced. The square foot replacement cost estimate for the subject improvements is presented below:

## Contributory Value of the Improvements

In order to determine the value of the subject building, a cost depreciation analysis is utilized to estimate the present value of the existing improvements at the subject property. The value of the improvements is calculated by adding up the total costs to reproduce the existing improvements then subtracting any depreciation the improvements have suffered. Presented below is the Marshall & Swift Cost Guide table indicating the average costs associated with single-family homes similar to the subject.

**CALCULATOR METHOD**

*SECTION 12 PAGE 27*
*August 2020*

**HIGH-VALUE RESIDENCES**

| CLASS | TYPE | EXTERIOR WALLS | INTERIOR FINISH | LIGHTING AND PLUMBING | *HEAT | COST Sq. M. | COST Cu. Ft. | COST Sq. Ft. |
|---|---|---|---|---|---|---|---|---|
| C | VI | Special site-built sash and entries, best clay, slate | Custom ceilings and cabinetry, inlaid parquet, matched stones and woods | Extensive fixtures and custom hardware throughout | Complete H.V.A.C. | 5489.59 | 63.75 | 510.00 |
| | V | Best masonry, much fine trim and fenestration | Coffered ceilings, site-built cabinetry, niches, many extras | High-quality fixtures, structured wiring, high amps, fine hardware | Complete H.V.A.C. | 4585.42 | 53.25 | 426.00 |
| | IV | Fine brick, cut stone, heavy roof, best metal, tile, some artglass | Good plaster, ornamental detail, marble, custom carpet, parquet | Good custom fixtures, more than one kitchen or food prep. area | Complete H.V.A.C. | 3853.48 | 44.75 | 358.00 |
| | III | Face brick, stone trim, slate or tile, some custom sash | Plaster, good detail, custom ceiling, wall and floor finishes | Some special custom fixtures, electrical and plumbing, integrated systems | Complete H.V.A.C. | 3229.17 | 37.50 | 300.00 |
| | II | Brick or stone, slate or metal, heavy structure, solarium | Plaster, some ornament, tile, average custom carpet, hardwoods | Custom fixtures, electrical and plumbing, home automation | Complete H.V.A.C. | 2712.50 | 31.50 | 252.00 |
| | I | Good brick, stone trim, skylights, shakes or metal on good structure | Plaster or best drywall, paneling, custom vinyls, terrazzo, hardwoods | Some special fixtures, more than one bath per bedroom | Complete H.V.A.C. | 2281.95 | 26.50 | 212.00 |
| D MASONRY VENEER | VI | Special site-built sash and entries, best clay, slate | Custom ceilings and cabinetry, inlaid parquet, matched stones and woods | Extensive fixtures and custom hardware throughout | Complete H.V.A.C. | 5489.59 | 63.75 | 510.00 |
| | V | Best masonry veneer, much fine trim and fenestration | Coffered ceilings, site-built cabinetry, niches, many extras | High-quality fixtures, structured wiring, high amps, fine hardware | Complete H.V.A.C. | 4606.95 | 53.50 | 428.00 |
| | IV | Fine masonry veneer, trims, best metal, tile, some artglass | Good plaster, ornamental detail, marble, custom carpet, parquet | Good custom fixtures, more than one kitchen or food preparation area | Complete H.V.A.C. | 3853.48 | 44.75 | 358.00 |
| | III | Face brick veneer, stone trim, slate or tile, some custom sash | Plaster, good detail, custom ceiling, wall and floor finishes | Some special custom fixtures electrical and plumbing, integrated systems | Complete H.V.A.C. | 3229.17 | 37.50 | 300.00 |
| | II | Brick or stone veneer, slate, metal, heavy structure, solarium | Plaster, some ornament, tile, average custom carpet, hardwoods | Custom fixtures, electrical and plumbing, home automation | Complete H.V.A.C. | 2701.74 | 31.38 | 251.00 |
| | I | Double walls, good veneer, skylights, good shakes or metal | Plaster or best drywall, paneling, custom vinyls, terrazzo, hardwoods | Some special fixtures, more than one bath per bedroom | Complete H.V.A.C. | 2271.18 | 26.38 | 211.00 |
| D | VI | Special site-built sash and entries, best clay, slate | Custom ceilings and cabinetry, inlaid parquet, matched stones and woods | Extensive fixtures and custom hardware throughout | Complete H.V.A.C. | 5435.77 | 63.13 | 505.00 |
| | V | Best sidings, EIFS, much fine trim and fenestration | Coffered ceilings, site-built cabinetry, niches, many extras | High-quality fixtures, structured wiring, high amps, fine hardware | Complete H.V.A.C. | 4531.60 | 52.63 | 421.00 |
| | IV | Fine siding, stucco, marble trim, best metal, tile, some artglass | Good plaster, ornamental detail, marble, custom carpet, parquet | Good custom fixtures, more than one kitchen or food preparation area | Complete H.V.A.C. | 3799.66 | 44.13 | 353.00 |
| | III | Siding, brick or stone trim, slate or tile, some custom sash | Plaster, good detail, custom ceiling, wall and floor finishes | Some special custom fixtures, electrical and plumbing, integrated systems | Complete H.V.A.C. | 3186.11 | 37.00 | 296.00 |
| | II | Half timber and stone trim, slate, metal, heavy structure, solarium | Plaster, some ornament, tile, average custom carpet, hardwoods | Custom fixtures, electrical and plumbing, home automation | Complete H.V.A.C. | 2658.68 | 30.88 | 247.00 |
| | I | Double walls, stone trim, skylights, shakes or metal on good structure | Plaster or best drywall, paneling, custom vinyls, terrazzo, hardwoods | Some special fixtures, more than one bath per bedroom | Complete H.V.A.C. | 2228.13 | 25.88 | 207.00 |

Fireplace, balconies and porches and built-in appliances are not included. See Page 35 for garage costs. The base wall height is 10 feet (3.05 meters), excluding gables. Add or deduct 3% for each foot (.305 meter) of deviation. For small residential elevators and fire sprinkler systems, see notes on Page 38 and 39. See Page 26 for basement costs.

***HIGH-VALUE HEATING, VENTILATING AND AIR CONDITIONING**

Costs for high-value mechanical items are listed separately from those for other buildings in this section because of the special requirements. Costs listed to the right are averages. The moderate climate cost is included in the base cost in the tables. If a cubic foot cost is used, use one-tenth (1/10) the difference shown, to adjust the base cubic foot cost. For cooling only, use 70% to 80% of the costs listed. For heating only, use 60% to 70%. For ground-loop heat source units, add 4.29 to 5.98 per square foot ( 46.18 to 64.37 per square meter).

| COMPLETE H.V.A.C. TYPE | SQUARE METER COSTS MILD CLIMATE | SQUARE METER COSTS MODERATE CLIMATE | SQUARE METER COSTS EXTREME CLIMATE | SQUARE FOOT COSTS MILD CLIMATE | SQUARE FOOT COSTS MODERATE CLIMATE | SQUARE FOOT COSTS EXTREME CLIMATE |
|---|---|---|---|---|---|---|
| VI | 145.31 | 194.83 | 262.64 | 13.50 | 18.10 | 24.40 |
| V | 127.55 | 174.38 | 237.34 | 11.85 | 16.20 | 22.05 |
| IV | 113.02 | 156.61 | 215.82 | 10.50 | 14.55 | 20.05 |
| III | 100.86 | 141.01 | 197.52 | 9.37 | 13.10 | 18.35 |
| II | 89.23 | 125.94 | 178.14 | 8.29 | 11.70 | 16.55 |
| I | 78.90 | 113.56 | 163.07 | 7.33 | 10.55 | 15.15 |

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## Replacement Cost of Building

The subject improvements consist of a one-story CBS building. Therefore, we have utilized the Marshall & Swift cost guide for Residential properties as this is more in line with similar homes.

## Multipliers

Marshall & Swift publishes area specific multipliers. The area multipliers considered were taken from the Marshall & Swift publication. The pages considered are provided below.

## Floor Multiplier

*SECTION 12 PAGE 28*
*August 2022*

### CALCULATOR METHOD

### HIGH-VALUE RESIDENCES

#### EXPLANATION

The high-value or luxury residence is of individual design with many varied interior appointments. As such, it would best be costed by the Segregated Method, where the pricing level of each component can be considered in detail and further refined from Unit-in-Place where necessary. Works of art and interior design fees are not included in any of these costs. The cost ranges given are very general and may not be high enough for the most luxurious of residences, where cost is no object.

The cost per square foot of residences of a high-value quality will vary primarily because of the ratios of floor area to wall area and of floor area to plumbing cost. The Floor Area/Shape Multipliers given in the table will adjust the base costs for these factors, as well as some lesser cost influences. In adjusting for shape, pay particular attention to many small jogs, bays and entrances which can add to the perimeter wall, and figure first-story shape only, disregarding attached garages.

The base costs are adjusted to the cost of a one-story dwelling. If a one-and-one-half-story, two- or three-story residence is bring appraised, enter the table with the total floor area of the entire residence and the shape of the first floor. Use this factor to adjust the cost to apply to the first floor. For a full-height second floor of the same quality and finish as the first, use 96% of the square foot cost of the first. For a third-story, use the second-story factor.

If the second or third floor has clipped ceilings which reduce the wall height, or if it is of lesser quality than the lower floors, the appraiser must apply his judgment to adjust the upper-story cost. A rule of thumb for an upper floor with clipped ceilings is to deduct an additional 3% for each foot of wall height below the 8-foot standard height.

If a fully finished basement level is of a quality similar to the upper floors, the appraiser must apply his judgment to adjust the costs. A rule of thumb is to use 85% of the comparable aboveground finish for full basements and 95% for semi-basements.

**EXAMPLE:** Type III, Two-story, Class D, Masonry Veneer, Shape 3

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Base Factor | = 268.95 | 1st Floor Cost Factor | = | 1.012 | x | 268.95 | = | 272.18 |
| 1st Floor Area | = 3,000 sq. ft. | 2nd Floor Cost Factor | = | .96 | x | 272.18 | = | 261.29 |
| 2nd Floor Area | = 3,000 sq. ft. | Total Residence Cost | = | 3,000 | x | 272.18 | = | 816,540 |
| Total Floor Area | = 6,000 sq. ft. | | | 3,000 | x | 261.29 | = | 783,870 |
| | | | | | | | | 1,600,943 |

For patios, swimming pools, tennis courts, enclosures, etc., see Sections 66 and 67. For greenhouses, see Section 64. Add for fireplaces and balconies from Page 38. Add for sprinklers, and porches and appliances from Pages 39-41.

#### SINGLE-FAMILY FLOOR AREA/SHAPE MULTIPLIERS

| SHAPES | | | Approximately Square 1 | | Rectangular or Slightly Irregular 2 | | Long Rectangle or Irregular 3 | | Very Irregular 4 | |
|---|---|---|---|---|---|---|---|---|---|---|
| TOTAL AREA Sq. M. | TOTAL AREA Sq. Ft. | BASE-MENTS | CLASS D | C & D MSY.VN. | CLASS D | C & D MSY.VN. | CLASS D | C & D MSY.VN. | CLASS D | C & D MSY.VN. |
| 223 | 2,400 | 1.025 | 1.020 | 1.023 | 1.050 | 1.058 | 1.074 | 1.086 | 1.102 | 1.118 |
| 260 | 2,800 | 1.012 | 1.012 | 1.013 | 1.040 | 1.047 | 1.063 | 1.073 | 1.090 | 1.103 |
| 297 | 3,200 | 1.000 | 1.004 | 1.005 | 1.032 | 1.037 | 1.054 | 1.062 | 1.079 | 1.091 |
| 334 | 3,600 | .990 | .998 | .998 | 1.025 | 1.028 | 1.045 | 1.053 | 1.070 | 1.080 |
| 372 | 4,000 | .981 | .993 | .991 | 1.018 | 1.021 | 1.038 | 1.044 | 1.061 | 1.070 |
| 409 | 4,400 | .973 | .988 | .985 | 1.012 | 1.014 | 1.032 | 1.037 | 1.054 | 1.062 |
| 446 | 4,800 | .966 | .983 | .980 | 1.007 | 1.008 | 1.026 | 1.030 | 1.047 | 1.054 |
| 483 | 5,200 | .959 | .979 | .975 | 1.002 | 1.002 | 1.020 | 1.024 | 1.041 | 1.047 |
| 520 | 5,600 | .953 | .975 | .971 | .998 | .997 | 1.015 | 1.018 | 1.035 | 1.040 |
| 557 | 6,000 | .947 | .971 | .967 | .994 | .992 | 1.011 | 1.012 | 1.030 | 1.034 |
| 595 | 6,400 | .942 | .968 | .963 | .990 | .988 | 1.006 | 1.007 | 1.025 | 1.029 |
| 632 | 6,800 | .937 | .965 | .959 | .986 | .983 | 1.002 | 1.003 | 1.021 | 1.023 |
| 669 | 7,200 | .933 | .962 | .956 | .983 | .979 | .998 | .998 | 1.016 | 1.018 |
| 706 | 7,600 | .928 | .959 | .953 | .980 | .976 | .995 | .994 | 1.012 | 1.014 |
| 743 | 8,000 | .924 | .956 | .950 | .977 | .972 | .991 | .990 | 1.009 | 1.009 |
| 780 | 8,400 | ----- | .954 | .947 | .974 | .969 | .988 | .987 | 1.005 | 1.005 |
| 818 | 8,800 | ----- | .952 | .944 | .971 | .966 | .985 | .983 | 1.002 | 1.001 |
| 855 | 9,200 | ----- | .950 | .941 | .968 | .963 | .982 | .980 | .998 | .997 |
| 892 | 9,600 | ----- | .948 | .939 | .966 | .960 | .979 | .977 | .995 | .994 |
| 929 | 10,000 | ----- | .946 | .937 | .964 | .957 | .977 | .974 | .992 | .990 |
| 975 | 10,500 | ----- | ----- | ----- | .961 | .954 | .974 | .970 | .989 | .986 |
| 1,022 | 11,000 | ----- | ----- | ----- | .959 | .951 | .971 | .966 | .985 | .982 |
| 1,068 | 11,500 | ----- | ----- | ----- | .956 | .948 | .968 | .963 | .982 | .979 |
| 1,115 | 12,000 | ----- | ----- | ----- | .954 | .945 | .965 | .960 | .979 | .975 |
| 1,208 | 13,000 | ----- | ----- | ----- | .949 | .940 | .960 | .954 | .973 | .968 |
| 1,301 | 14,000 | ----- | ----- | ----- | .945 | .935 | .955 | .949 | .968 | .962 |
| 1,394 | 15,000 | ----- | ----- | ----- | .941 | .930 | .951 | .944 | .963 | .957 |
| 1,486 | 16,000 | ----- | ----- | ----- | .937 | .926 | .947 | .939 | .959 | .951 |
| 1,579 | 17,000 | ----- | ----- | ----- | ----- | ----- | .943 | .935 | .954 | .947 |
| 1,672 | 18,000 | ----- | ----- | ----- | ----- | ----- | .939 | .931 | .950 | .942 |
| 1,765 | 19,000 | ----- | ----- | ----- | ----- | ----- | .936 | .927 | .946 | .938 |
| 1,858 | 20,000 | ----- | ----- | ----- | ----- | ----- | .933 | .923 | .943 | .934 |

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## Current Multiplier

*MONTHLY GREEN SUPPLEMENT*

### CURRENT COST MULTIPLIERS

*SECTION 99 PAGE 3*
*August 2023*

These multipliers bring costs from preceding pages up to date. Also apply Local Multipliers, Section 99, Pages 5 through 10.

*This page supersedes the July 2023 Green Supplement.*

#### CALCULATOR COST SECTIONS

| (Effective Date of Cost Pages) | | 11 (11/22) | 12 (8/22) | 13 (5/22) | 14 (2/22) | 15 (11/21) | 16 (8/23) | 17 (5/23) | 18 (2/23) |
|---|---|---|---|---|---|---|---|---|---|
| EASTERN | A | 1.04 | 1.05 | 1.10 | 1.13 | 1.22 | 1.02 | 1.04 | 1.06 |
| | B | 1.04 | 1.05 | 1.08 | 1.14 | 1.12 | 1.00 | 1.02 | 1.04 |
| | C | 0.99 | 0.99 | 1.08 | 1.09 | 1.09 | 1.02 | 1.03 | 0.99 |
| | D | 0.96 | 0.97 | 1.06 | 1.07 | 1.04 | 1.00 | 0.98 | 0.97 |
| | S | 1.02 | 1.02 | 1.08 | 1.11 | 1.13 | 1.00 | 0.99 | 1.03 |
| CENTRAL | A | 0.99 | 1.00 | 1.04 | 1.11 | 1.17 | 0.98 | 0.98 | 0.98 |
| | B | 0.98 | 1.00 | 1.05 | 1.09 | 1.13 | 0.97 | 0.96 | 0.97 |
| | C | 0.96 | 0.97 | 1.05 | 1.06 | 1.05 | 0.96 | 0.96 | 0.96 |
| | D | 0.93 | 0.95 | 1.04 | 1.06 | 1.06 | 1.00 | 0.95 | 0.96 |
| | S | 0.91 | 0.96 | 1.00 | 1.07 | 1.08 | 0.95 | 0.98 | 0.95 |
| WESTERN | A | 0.99 | 1.05 | 1.11 | 1.18 | 1.23 | 1.01 | 1.01 | 0.98 |
| | B | 0.99 | 1.02 | 1.13 | 1.14 | 1.17 | 1.04 | 1.03 | 1.00 |
| | C | 0.98 | 1.02 | 1.07 | 1.13 | 1.09 | 1.03 | 1.01 | 1.02 |
| | D | 1.00 | 0.99 | 1.08 | 1.12 | 1.06 | 1.00 | 1.04 | 1.00 |
| | S | 0.96 | 0.98 | 1.10 | 1.12 | 1.12 | 1.06 | 1.03 | 0.97 |

#### SEGREGATED COST SECTIONS

| (Effective Date of Cost Pages) | | 41 (12/22) | 42 (9/22) | 43 (6/22) | 44 (3/22) | 45 (12/21) | 46 (9/21) | 47 (6/23) | 48 (3/23) |
|---|---|---|---|---|---|---|---|---|---|
| EASTERN | A | 1.04 | 1.05 | 1.10 | 1.13 | 1.22 | 1.30 | 1.04 | 1.06 |
| | B | 1.04 | 1.05 | 1.08 | 1.14 | 1.12 | 1.20 | 1.02 | 1.04 |
| | C | 0.99 | 0.99 | 1.08 | 1.09 | 1.09 | 1.18 | 1.03 | 0.99 |
| | D | 0.96 | 0.97 | 1.06 | 1.07 | 1.04 | 1.15 | 0.98 | 0.97 |
| | S | 1.02 | 1.02 | 1.08 | 1.11 | 1.13 | 1.20 | 0.99 | 1.03 |
| CENTRAL | A | 0.99 | 1.00 | 1.04 | 1.11 | 1.17 | 1.27 | 0.98 | 0.98 |
| | B | 0.98 | 1.00 | 1.05 | 1.09 | 1.13 | 1.17 | 0.96 | 0.97 |
| | C | 0.96 | 0.97 | 1.05 | 1.06 | 1.05 | 1.12 | 0.96 | 0.96 |
| | D | 0.93 | 0.95 | 1.04 | 1.06 | 1.06 | 1.15 | 0.95 | 0.96 |
| | S | 0.91 | 0.96 | 1.00 | 1.07 | 1.08 | 1.16 | 0.98 | 0.95 |
| WESTERN | A | 0.99 | 1.05 | 1.11 | 1.18 | 1.23 | 1.30 | 1.01 | 0.98 |
| | B | 0.99 | 1.02 | 1.13 | 1.14 | 1.17 | 1.24 | 1.03 | 1.00 |
| | C | 0.98 | 1.02 | 1.07 | 1.13 | 1.09 | 1.19 | 1.01 | 1.02 |
| | D | 1.00 | 0.99 | 1.08 | 1.12 | 1.06 | 1.15 | 1.04 | 1.00 |
| | S | 0.96 | 0.98 | 1.10 | 1.12 | 1.12 | 1.26 | 1.03 | 0.97 |

#### UNIT-IN-PLACE COST SECTIONS (51 – 70)

| Sec. | Page | Date | | Eastern | Central | Western |
|---|---|---|---|---|---|---|
| 51 - | 2-3 | (3/23) | Concrete Foundations | 1.01 | 0.98 | 1.03 |
| 51 - | 4 | (3/23) | Pilings | 1.01 | 0.96 | 1.02 |
| 51 - | 7-8 | (3/23) | Steel and Concrete Frame | 1.01 | 0.97 | 1.03 |
| 51 - | 3,7 | (3/23) | Wood Foundations, Frame | 0.96 | 0.96 | 1.03 |
| 52 - | 1-4, 6 | (3/23) | Interior Construction | 0.99 | 0.99 | 1.01 |
| 52 - | 5 | (3/23) | Bank Vaults and Equipment | 1.00 | 0.97 | 1.00 |
| 53 - | 1-8 | (6/23) | Heating, Cooling & Ventilating | 1.00 | 0.98 | 1.04 |
| 53 - | 9-12 | (6/23) | Plumbing, Fire Protection, etc. | 1.00 | 0.96 | 1.04 |
| 54 - | 1-6 | (6/23) | Electrical, Security | 1.00 | 1.05 | 1.01 |
| 55 - | 3-7 | (8/23) | Wall Costs | 0.99 | 0.97 | 1.04 |
| 56 - | 1-2 | (8/23) | Stained Glass | 0.99 | 0.98 | 1.03 |
| 56 - | 3-6 | (8/23) | Storefronts | 0.99 | 0.98 | 1.03 |
| 56 - | 7 | (8/23) | Stonework | 0.97 | 0.99 | 1.05 |
| 56 - | 8 | (8/23) | Columns, Stone & Concrete | 0.97 | 0.99 | 1.05 |
| 56 - | 8 | (8/23) | Columns, Wood & Aluminum | 0.98 | 0.98 | 1.04 |
| 57 - | 1-6 | (9/21) | Roofs | 1.14 | 1.15 | 1.18 |
| 58 - | 1 | (9/21) | Cold Storage | 1.14 | 1.13 | 1.20 |
| 58 - | 2-8 | (9/21) | Elevators, Conveying Systems | 1.26 | 1.23 | 1.28 |
| 61 - | 1-8 | (12/22) | Tanks | 0.97 | 0.96 | 1.01 |
| 62 - | 1 | (6/22) | Industrial Pumps & Boilers | 1.05 | 0.97 | 1.12 |
| 62 - | 2-3, 6 | (6/22) | Piping | 1.05 | 0.97 | 1.12 |
| 62 - | 4 | (6/22) | Electrical Motors | 1.05 | 0.97 | 1.12 |
| 62 - | 5 | (6/22) | Steel Stacks, Chutes | 1.05 | 0.97 | 1.12 |
| 62 - | 5 | (6/22) | Masonry & Concrete Chimneys | 1.06 | 1.03 | 1.13 |
| 62 - | 6 | (6/22) | Compactors, Incinerators | 1.05 | 0.97 | 1.12 |
| 63 - | 1-4 | (9/22) | Trailer and Mfg. Housing Parks | 0.97 | 0.97 | 1.04 |
| 63 - | 5-10 | (9/22) | Manufactured Housing | 0.94 | 0.96 | 1.00 |
| 64 - | 1-6 | (3/22) | Service Stations, Car Washes | 1.11 | 1.07 | 1.10 |
| 64 - | 7-9 | (3/22) | Prefabricated Metal Structures | 1.09 | 1.05 | 1.14 |
| 64 - | 7-8 | (3/22) | Prefab. Wood & Air Structures | 1.08 | 1.07 | 1.11 |
| 65 - | 1-12 | (3/22) | Equipment Costs | 1.10 | 1.10 | 1.11 |
| 66 - | 1 | (12/21) | Subdivision Costs | 1.10 | 1.08 | 1.15 |
| 66 - | 2-9 | (12/21) | Yard Improvements | 1.07 | 1.05 | 1.14 |
| 66 - | 10-11 | (12/21) | Demolition & Remediation | 1.09 | 1.09 | 1.15 |
| 67 - | 1-2 | (12/21) | Golf Courses | 1.09 | 1.11 | 1.14 |
| 67 - | 3-7 | (12/21) | Recreational Facilities | 1.09 | 1.09 | 1.15 |
| 70 - | 1-32 | (1/23) | Green Section | 0.96 | 0.97 | 1.04 |

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*8/2023*

## Local Multiplier

### LOCAL MULTIPLIERS

*SECTION 99 PAGE 7*
*July 2023*

Apply to costs brought up-to-date from preceding pages. Do not apply to Section 98 or any other indexes.

#### UNITED STATES

| CLASS | A | B | C | D | S |
|---|---|---|---|---|---|
| COLORADO | 0.99 | 1.03 | 1.03 | 1.01 | 1.02 |
| Aspen | 1.08 | 1.14 | 1.12 | 1.11 | 1.11 |
| Boulder | 0.96 | 0.99 | 0.98 | 0.97 | 0.98 |
| Colorado Springs | 0.96 | 1.00 | 0.97 | 0.99 | 0.99 |
| Costilla County | 0.86 | 0.88 | 0.88 | 0.87 | 0.89 |
| Denver | 0.99 | 1.00 | 1.00 | 1.00 | 1.01 |
| Durango | 0.91 | 0.92 | 0.93 | 0.90 | 0.93 |
| Eagle Co. (x/resort areas) | 0.93 | 0.95 | 0.95 | 0.95 | 0.95 |
| Fort Collins | 0.96 | 1.01 | 1.02 | 1.00 | 1.00 |
| Grand Junction | 1.00 | 1.00 | 1.00 | 1.00 | 1.02 |
| Greeley | 0.97 | 1.00 | 1.02 | 1.00 | 0.99 |
| Gunnison County | 0.93 | 0.99 | 0.98 | 0.97 | 0.97 |
| Kit Carson County | 0.87 | 0.90 | 0.91 | 0.90 | 0.90 |
| Logan County | 0.89 | 0.92 | 0.92 | 0.90 | 0.91 |
| Longmont | 0.95 | 0.98 | 1.00 | 0.98 | 0.99 |
| Loveland | 0.94 | 0.99 | 1.02 | 1.00 | 0.98 |
| Moffat County | 0.91 | 0.94 | 0.92 | 0.92 | 0.93 |
| Montrose County | 0.91 | 0.92 | 0.93 | 0.90 | 0.92 |
| Prowers County | 0.91 | 0.92 | 0.92 | 0.92 | 0.92 |
| Pueblo | 0.94 | 0.96 | 0.95 | 0.95 | 0.94 |
| Steamboat Springs | 1.14 | 1.17 | 1.17 | 1.15 | 1.14 |
| Vail | 1.12 | 1.17 | 1.15 | 1.14 | 1.13 |
| CONNECTICUT | 1.11 | 1.12 | 1.11 | 1.11 | 1.11 |
| Bridgeport | 1.12 | 1.13 | 1.13 | 1.13 | 1.13 |
| Bristol | 1.10 | 1.11 | 1.11 | 1.08 | 1.09 |
| Danbury | 1.10 | 1.12 | 1.13 | 1.14 | 1.12 |
| Fairfield | 1.09 | 1.10 | 1.12 | 1.12 | 1.10 |
| Greenwich | 1.23 | 1.21 | 1.19 | 1.20 | 1.25 |
| Hartford | 1.14 | 1.15 | 1.15 | 1.14 | 1.13 |
| Meriden | 1.09 | 1.10 | 1.10 | 1.09 | 1.08 |
| Middletown | 1.09 | 1.10 | 1.12 | 1.10 | 1.07 |
| Milford | 1.05 | 1.05 | 1.04 | 1.04 | 1.05 |
| New Britain | 1.12 | 1.12 | 1.11 | 1.10 | 1.08 |
| New Haven | 1.11 | 1.10 | 1.10 | 1.07 | 1.09 |
| New London | 1.07 | 1.08 | 1.07 | 1.11 | 1.05 |
| Norwich | 1.07 | 1.07 | 1.07 | 1.09 | 1.05 |
| Stamford | 1.21 | 1.21 | 1.18 | 1.20 | 1.24 |
| Waterbury | 1.10 | 1.09 | 1.06 | 1.05 | 1.08 |
| Windsor Locks | 1.12 | 1.13 | 1.11 | 1.10 | 1.11 |
| DELAWARE | 1.08 | 1.06 | 1.06 | 1.07 | 1.06 |
| Dover | 1.06 | 1.05 | 1.05 | 1.05 | 1.04 |
| Wilmington | 1.09 | 1.07 | 1.07 | 1.09 | 1.08 |
| DIST. OF COLUMBIA | 1.04 | 1.07 | 1.04 | 1.02 | 1.02 |
| FLORIDA | 0.96 | 0.96 | 0.95 | 0.95 | 0.96 |
| Bradenton | 0.98 | 0.98 | 0.95 | 0.96 | 0.98 |
| Brevard County | 0.97 | 0.95 | 0.92 | 0.92 | 0.94 |
| Broward County | 0.95 | 0.96 | 0.96 | 0.96 | 0.98 |
| Dade County | 0.94 | 0.95 | 0.95 | 0.96 | 0.97 |
| Daytona Beach | 0.94 | 0.93 | 0.93 | 0.91 | 0.94 |
| Fort Myers | 0.94 | 0.93 | 0.93 | 0.93 | 0.95 |
| Fort Pierce | 0.96 | 0.93 | 0.92 | 0.92 | 0.96 |
| Gainesville | 0.94 | 0.94 | 0.95 | 0.92 | 0.94 |
| Jacksonville | 0.95 | 0.96 | 0.96 | 0.95 | 0.96 |
| Key West | 1.12 | 1.12 | 1.13 | 1.11 | 1.11 |
| Lakeland | 0.96 | 0.96 | 0.97 | 0.95 | 0.96 |
| Marathon | 1.07 | 1.07 | 1.08 | 1.04 | 1.08 |

| CLASS | A | B | C | D | S |
|---|---|---|---|---|---|
| FLORIDA (Continued) | | | | | |
| Miami | 0.94 | 0.95 | 0.95 | 0.96 | 0.97 |
| Naples | 0.94 | 0.95 | 0.93 | 0.93 | 0.95 |
| Ocala | 0.95 | 0.93 | 0.95 | 0.92 | 0.95 |
| Orlando | 0.99 | 0.97 | 0.97 | 0.96 | 0.96 |
| Palm Beach | 0.99 | 0.97 | 0.96 | 0.97 | 1.00 |
| Panama City | 0.82 | 0.84 | 0.81 | 0.83 | 0.82 |
| Pensacola | 0.87 | 0.86 | 0.85 | 0.87 | 0.87 |
| Pinellas County | 1.00 | 1.00 | 0.98 | 0.98 | 0.99 |
| Sarasota | 0.98 | 0.99 | 0.95 | 0.98 | 0.98 |
| Tallahassee | 0.95 | 0.95 | 0.94 | 0.93 | 0.95 |
| Tampa | 1.00 | 1.00 | 0.98 | 0.98 | 0.99 |
| Vero Beach | 0.97 | 0.95 | 0.92 | 0.90 | 0.95 |
| GEORGIA | 0.91 | 0.92 | 0.87 | 0.86 | 0.88 |
| Albany | 0.89 | 0.91 | 0.84 | 0.83 | 0.86 |
| Athens | 0.95 | 0.95 | 0.89 | 0.86 | 0.91 |
| Atlanta | 0.97 | 0.97 | 0.94 | 0.93 | 0.94 |
| Augusta | 0.92 | 0.92 | 0.85 | 0.83 | 0.87 |
| Columbus | 0.91 | 0.91 | 0.86 | 0.84 | 0.86 |
| Macon | 0.92 | 0.92 | 0.89 | 0.87 | 0.89 |
| Rome | 0.92 | 0.94 | 0.89 | 0.87 | 0.89 |
| Savannah | 0.90 | 0.91 | 0.89 | 0.89 | 0.90 |
| Valdosta | 0.84 | 0.85 | 0.82 | 0.83 | 0.83 |
| HAWAII | 1.47 | 1.57 | 1.55 | 1.56 | 1.54 |
| Hilo | 1.51 | 1.61 | 1.59 | 1.61 | 1.59 |
| Kauai | 1.62 | 1.72 | 1.70 | 1.72 | 1.69 |
| Maui | 1.40 | 1.49 | 1.48 | 1.48 | 1.45 |
| Oahu | 1.36 | 1.46 | 1.43 | 1.43 | 1.42 |
| IDAHO | 1.04 | 1.04 | 1.03 | 1.02 | 1.05 |
| Boise | 1.07 | 1.04 | 1.06 | 1.06 | 1.06 |
| Caldwell | 1.05 | 1.02 | 1.05 | 1.05 | 1.03 |
| Coeur d' Alene | 1.04 | 1.08 | 1.06 | 1.03 | 1.08 |
| Idaho Falls | 1.05 | 1.04 | 1.05 | 1.04 | 1.06 |
| Lewiston | 1.02 | 1.05 | 1.00 | 0.98 | 1.04 |
| Moscow | 1.03 | 1.06 | 1.00 | 0.99 | 1.05 |
| Pocatello | 1.01 | 1.02 | 1.00 | 0.99 | 1.03 |
| Twin Falls | 1.02 | 1.04 | 1.04 | 1.04 | 1.04 |
| ILLINOIS | 1.10 | 1.11 | 1.12 | 1.11 | 1.10 |
| Alton | 0.99 | 1.01 | 1.04 | 1.03 | 1.00 |
| Aurora | 1.20 | 1.20 | 1.22 | 1.20 | 1.19 |
| Belleville | 1.04 | 1.07 | 1.09 | 1.06 | 1.02 |
| Bloomington | 1.04 | 1.10 | 1.08 | 1.09 | 1.09 |
| Carbondale | 1.05 | 1.08 | 1.06 | 1.05 | 1.05 |
| Centralia | 1.01 | 1.05 | 1.06 | 1.05 | 1.03 |
| Champaign | 1.06 | 1.07 | 1.07 | 1.08 | 1.08 |
| Chicago | 1.23 | 1.21 | 1.23 | 1.22 | 1.21 |
| Danville | 1.08 | 1.08 | 1.07 | 1.08 | 1.09 |
| De Kalb | 1.19 | 1.19 | 1.20 | 1.18 | 1.18 |
| Decatur | 1.04 | 1.05 | 1.05 | 1.07 | 1.05 |
| East St. Louis | 1.04 | 1.04 | 1.07 | 1.07 | 1.05 |
| Elgin | 1.20 | 1.20 | 1.20 | 1.20 | 1.19 |
| Evanston | 1.21 | 1.20 | 1.22 | 1.19 | 1.19 |
| Galesburg | 1.07 | 1.08 | 1.06 | 1.07 | 1.07 |
| Joliet | 1.20 | 1.20 | 1.20 | 1.20 | 1.18 |
| Kankakee | 1.20 | 1.21 | 1.21 | 1.24 | 1.22 |
| Marion | 1.05 | 1.08 | 1.06 | 1.05 | 1.05 |
| Moline | 1.05 | 1.05 | 1.04 | 1.04 | 1.04 |

| CLASS | A | B | C | D | S |
|---|---|---|---|---|---|
| ILLINOIS (Continued) | | | | | |
| Normal | 1.05 | 1.10 | 1.09 | 1.10 | 1.10 |
| Peoria | 1.04 | 1.07 | 1.06 | 1.07 | 1.06 |
| Quincy | 1.05 | 1.11 | 1.11 | 1.10 | 1.08 |
| Rock Island | 1.06 | 1.06 | 1.06 | 1.08 | 1.06 |
| Rockford | 1.13 | 1.16 | 1.14 | 1.14 | 1.12 |
| Skokie | 1.23 | 1.21 | 1.23 | 1.23 | 1.21 |
| Springfield | 1.01 | 1.04 | 1.05 | 1.04 | 1.03 |
| Urbana | 1.06 | 1.07 | 1.07 | 1.08 | 1.08 |
| Waukegan | 1.22 | 1.21 | 1.22 | 1.19 | 1.21 |
| INDIANA | 1.01 | 1.01 | 1.00 | 1.00 | 1.02 |
| Anderson | 0.97 | 0.93 | 0.94 | 0.94 | 0.96 |
| Bloomington | 0.97 | 0.97 | 0.97 | 0.98 | 1.01 |
| Columbus | 0.97 | 0.98 | 0.96 | 0.96 | 0.96 |
| Elkhart | 1.03 | 1.03 | 1.01 | 1.01 | 1.03 |
| Evansville | 0.95 | 0.99 | 0.97 | 0.97 | 0.99 |
| Fort Wayne | 0.98 | 1.00 | 0.99 | 0.98 | 0.99 |
| Gary | 1.20 | 1.19 | 1.20 | 1.20 | 1.19 |
| Hammond | 1.20 | 1.19 | 1.20 | 1.20 | 1.19 |
| Indianapolis | 1.00 | 0.98 | 0.98 | 0.98 | 1.00 |
| Kokomo | 0.98 | 0.97 | 0.95 | 0.97 | 0.97 |
| Lafayette | 0.96 | 0.98 | 0.96 | 0.97 | 0.99 |
| Logansport | 0.94 | 0.93 | 0.90 | 0.91 | 0.95 |
| Marion | 0.95 | 0.94 | 0.92 | 0.91 | 0.95 |
| Michigan City | 1.20 | 1.18 | 1.19 | 1.19 | 1.18 |
| Muncie | 0.95 | 0.93 | 0.95 | 0.95 | 0.95 |
| Richmond | 0.95 | 0.94 | 0.93 | 0.93 | 0.95 |
| South Bend | 1.01 | 1.01 | 1.01 | 1.00 | 1.01 |
| Terre Haute | 1.01 | 0.99 | 0.98 | 0.99 | 1.00 |
| IOWA | 0.98 | 0.99 | 0.98 | 0.99 | 0.99 |
| Burlington | 0.98 | 0.98 | 0.96 | 0.96 | 0.98 |
| Cedar Rapids | 0.99 | 0.99 | 0.98 | 0.98 | 0.99 |
| Council Bluffs | 0.92 | 0.97 | 0.94 | 0.92 | 0.94 |
| Davenport | 1.06 | 1.06 | 1.06 | 1.07 | 1.06 |
| Des Moines | 0.96 | 0.94 | 0.96 | 0.95 | 0.96 |
| Dubuque | 1.03 | 1.03 | 1.01 | 1.04 | 1.02 |
| Fort Dodge | 0.95 | 0.98 | 0.97 | 0.97 | 0.98 |
| Iowa City | 1.00 | 1.00 | 0.99 | 1.00 | 1.00 |
| Mason City | 0.98 | 1.02 | 1.02 | 1.04 | 1.02 |
| Sioux City | 0.91 | 0.95 | 0.94 | 0.93 | 0.94 |
| Waterloo | 0.98 | 0.99 | 0.99 | 0.99 | 1.00 |
| KANSAS | 0.95 | 0.97 | 0.96 | 0.96 | 0.96 |
| Dodge City | 0.94 | 0.94 | 0.96 | 0.94 | 0.94 |
| Fort Scott | 0.91 | 0.94 | 0.92 | 0.94 | 0.92 |
| Garden City | 0.89 | 0.89 | 0.89 | 0.89 | 0.88 |
| Goodland | 0.90 | 0.89 | 0.90 | 0.90 | 0.89 |
| Hays | 0.88 | 0.88 | 0.87 | 0.85 | 0.88 |
| Kansas City | 1.06 | 1.07 | 1.07 | 1.07 | 1.06 |
| Lawrence | 1.02 | 1.05 | 1.06 | 1.06 | 1.04 |
| Liberal | 0.87 | 0.88 | 0.88 | 0.86 | 0.88 |
| Manhattan | 0.92 | 0.97 | 0.97 | 0.98 | 0.95 |
| Olathe | 1.06 | 1.07 | 1.07 | 1.07 | 1.06 |
| Overland Park | 1.05 | 1.07 | 1.07 | 1.07 | 1.06 |
| Pittsburg | 0.89 | 0.91 | 0.89 | 0.89 | 0.89 |
| Salina | 0.92 | 0.94 | 0.93 | 0.93 | 0.94 |
| Topeka | 1.00 | 1.05 | 1.01 | 0.98 | 1.05 |
| Wichita | 0.94 | 0.95 | 0.95 | 0.93 | 0.97 |

*MARSHALL VALUATION SERVICE*
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*The data included on this page becomes obsolete after update delivery, scheduled for October 2023.*

*7/2023*



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# Commercial Express by CoreLogic

In addition to the previous estimates, an estimate was prepared utilizing Commercial Express. Commercial Express is an online system providing an industry standard cost estimate. Presented below is an estimate for the subject property.



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CoreLogic

# Valuation Detailed Report

Dade Real Estate Services Corporation
www.dadeappraisals.com

11/15/2023

## VALUATION

| | | | |
|---|---|---|---|
| Valuation Number: | ESTIMATE-0000899 | Effective Date: | 11/15/2023 |
| Value Basis: | New Construction | Expiration Date: | 11/14/2024 |
| | | Estimate Expiration Date: | 02/13/2024 |
| | | Cost as of: | 10/2023 |

## BUSINESS

12805 SW 69TH CT
PINECREST, FL 33156-6264 USA

## LOCATION 1 - 1

1
12805 SW 69TH CT
PINECREST, FL 33156-6264 USA

### Location Adjustments

| | |
|---|---|
| Climatic Region: | 3 - Warm |
| High Wind Region: | 3 - Major Damage |
| Seismic Zone: | 1 - No Damage |

## BUILDING 12805 - 12805

### Section 1

**SUPERSTRUCTURE**

| | | | |
|---|---|---|---|
| Occupancy: | 100% House, Single Family | Story Height: | 8 ft. |
| Construction Type: | 100% Masonry (ISO 2) | Number of Stories: | 1 |
| Gross Floor Area: | 2,918 sq.ft. | Irregular Adjustment: | Irregular |
| Construction Quality: | 3.0 - Superior | | |
| Year Built: | 1964 | | |

**Adjustments**

| | | | |
|---|---|---|---|
| Depreciation: | 30% | | |
| User Adjustment Factor: | 1.15 - Coastal & Multipliers | | |
| Hillside Construction: | Degree of Slope: Level | Site Accessibility: | Poor |
| | Site Position: Unknown | Soil Condition: | Poor |

**Fees**

| | |
|---|---|
| Architect Fees: | 7% is included |

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.
The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.
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CoreLogic

# Valuation Detailed Report

Dade Real Estate Services Corporation

www.dadeappraisals.com

Policy Number: ESTIMATE-0000899 11/15/2023

Overhead and Profit: 20% is included

| SUMMARY OF COSTS | User Provided | System Provided | Replacement | Exclusion |
|---|---|---|---|---|
| **SUPERSTRUCTURE** | | | | |
| Site Preparation | | | $2,066 | |
| Foundations | | | $96,349 | |
| Foundation Wall | | | | |
| Interior Foundations | | | | |
| Slab On Ground | | | | |
| Exterior | | | $124,683 | |
| Framing | | | | |
| Exterior Wall | | 20% Wall Openings | | |
| Exterior Wall | 100% Stucco on Masonry | | | |
| Structural Floor | | | | |
| Roof | | | $166,192 | |
| Material | 100% Tile, Concrete | | | |
| Pitch | 100% Medium (8:12 to 12:12 pitch) | | | |
| Interior | | | $194,313 | |
| Floor Finish | 100% Tile, Ceramic | | | |
| Ceiling Finish | | 100% Drywall | | |
| | | 100% Paint | | |
| Partitions | | | | |
| Length | | 194 ft. | | |
| Structure | | 100% Studs, Girts, etc. | | |
| Finish | | 100% Drywall | | |
| | | 100% Paint | | |
| Mechanicals | | | $174,099 | |
| Heating | 100% Heat Pump | | | |
| Cooling | 100% Heat Pump | | | |
| Fire Protection | | 0% Sprinkler System | | |
| | | 0% Manual Fire Alarm System | | |
| | | 0% Automatic Fire Alarm System | | |

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

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CoreLogic

# Valuation Detailed Report

Dade Real Estate Services Corporation

www.dadeappraisals.com

Policy Number: ESTIMATE-0000899 11/15/2023

| SUMMARY OF COSTS | User Provided | System Provided | Replacement | Exclusion |
|---|---|---|---|---|
| Plumbing | 16 Total Fixtures | | | |
| Electrical | | 100% Average Quality | | |
| Elevators | | 0 Passenger | | |
| | | 0 Freight | | |
| Built-ins | | | $43,107 | |
| **TOTAL RC Section 1** | | | **$800,811** | |
| **TOTAL ACV** | Depreciated Cost (70%) | | **$560,568** | |

| | | | | |
|---|---|---|---|---|
| **TOTAL RC BUILDING 12805 12805** | | | **$800,811** | |
| **TOTAL ACV** | | | **$560,568** | |

| | Replacement | Sq.Ft. | $/Sq.Ft. | Depreciated |
|---|---|---|---|---|
| **LOCATION TOTAL, Location 1** | **$800,811** | **2,918** | **$274** | **$560,568** |
| | **Replacement** | **Sq.Ft.** | **$/Sq.Ft.** | **Depreciated** |
| **VALUATION GRAND TOTAL** | **$800,811** | **2,918** | **$274** | **$560,568** |

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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# Valuation Detailed Report

Dade Real Estate Services Corporation

www.dadeappraisals.com

SUMMARY REPORT

Policy Number: ESTIMATE-0000899 11/15/2023

**VALUATION**

| | | | |
|---|---|---|---|
| Valuation Number: | ESTIMATE-0000899 | Effective Date: | 11/15/2023 |
| Value Basis: | New Construction | Expiration Date: | 11/14/2024 |
| | | Estimate Expiration Date: | 02/13/2024 |
| | | Cost as of: | 10/2023 |

**BUSINESS**

12805 SW 69TH CT

PINECREST, FL 33156-6264 USA

**LOCATION 1 - 1**

1

12805 SW 69TH CT

PINECREST, FL 33156-6264 USA

| BUILDING 12805: SUPERSTRUCTURE | | | Replacement | Sq.Ft. | $/Sq.Ft. | Depreciated |
|---|---|---|---|---|---|---|
| Section 1 | 100% | House, Single Family | $800,811 | 2,918 | $274 | $560,568 |
| **Section Totals** | | | **Replacement** | **Sq.Ft.** | **$/Sq.Ft.** | **Depreciated** |
| Section 1 | 100% | House, Single Family | $800,811 | 2,918 | $274 | $560,568 |
| **BUILDING TOTAL, Building 12805** | | | **$800,811** | **2,918** | **$274** | **$560,568** |
| **BUILDING INSURANCE SUMMARY** | | | | | | |
| Total Insured Amount | | | $0 | | | |
| Percent of Insurance to Value | | | 0% | | | |
| 100% Co-insurance Requirement | | | $800,811 | | | $560,568 |
| -100% Variance | | | ($800,811) | | | |
| | | | **Replacement** | **Sq.Ft.** | **$/Sq.Ft.** | **Depreciated** |
| **LOCATION TOTAL, Location 1** | | | **$800,811** | **2,918** | **$274** | **$560,568** |
| | | | **Replacement** | **Sq.Ft.** | **$/Sq.Ft.** | **Depreciated** |
| **VALUATION GRAND TOTAL** | | | **$800,811** | **2,918** | **$274** | **$560,568** |

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CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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# Cost Approach Conclusion of Value

The depreciated value of the improvements and final conclusion of value via the cost approach is estimated as follows:

| Approach | Replacement Estimate |
|---|---|
| Commercial Express CoreLogic | $ 560,000 (Rounded) |

The estimates shown above are the basis for estimating the replacement cost of the subject property. Commercial Express by Marshall & Swift generally provides a benchmark indication of the replacement cost new. The Marshall & Swift Valuation is a company that provides construction cost estimates on a national basis. However, it is important to note that the Marshall & Swift/CoreLogic is based upon a compilation of cost data collected nationwide.

Based upon this information presented above, the subject property is estimated to have a depreciated market value of $ 560,000.

Please feel free to contact me should you have any questions regarding this report.
Sincerely,



Deiky Vergel, SRA
State Certified General Appraiser RZ3126

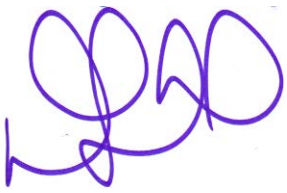


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# Certification of Report

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have not performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Deiky A Vergel, SRA has completed the continuing education program for Designated Members of the Appraisal Institute.



Deiky A Vergel, SRA
State Certified General Appraiser RZ3126



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# General Assumptions and Limiting Conditions

This appraisal report is subject to the following general assumptions and limiting conditions:

1. No investigation has been made of, and no responsibility is assumed for the legal description of the property being valued or legal matters, including title or encumbrances. Title to the property is assumed to be good and marketable unless otherwise stated. The property is assumed to be free and clear of any liens, easements or encumbrances unless otherwise stated.

2. Information furnished by others, upon which all or portions of this appraisal is based, is believed to be reliable, but has not been verified except as set forth in this report.

3. This report has been made for the purpose stated and shall not be used for any other purpose.

4. This appraisal has been made in conformance with the Uniform Standards of Professional Appraisal Practice of The Appraisal Foundation.

5. The date of value to which the opinion(s) expressed in this report applies is set forth in the letter of transmittal. Our value opinion is based on the purchasing power of the U.S. dollar as of that date.

6. Full compliance with all applicable federal, state and local zoning, licensing, use, environmental and similar laws and regulations is assumed unless otherwise stated.

7. Responsible ownership and competent property management are assumed.

8. Areas and dimensions of the property were obtained from the actual property measurements. Maps or sketches, if included in this report, are only to assist the reader in visualizing the property and no responsibility is assumed for their accuracy. No independent surveys were conducted.

9. The property is appraised free and clear of all liens and encumbrances unless otherwise stated.

10. All engineering is assumed to be correct. The plot plans, plats, maps and illustrative material in this report are included only to assist the reader in visualizing the property.

11. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.



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12. It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority for any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

13. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

14. The existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials within or near the property. The presence of substances such as asbestos, urea formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated upon the assumption that there is no such material within or near the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

The appraisal has been made with the following general limiting conditions:

1. The analyses, opinions or conclusions were developed and this report has been prepared in conformity with the requirements of the State of Florida for state-certified appraisers. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Subcommittee of the Florida Real Estate Commission.

2. The distribution, if any, of the total valuation in this report, between land and improvements, applies only under the stated program of utilizations. The separate allocations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

3. Possession of this report, or any copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written permission of the appraiser, and in any event, only with the properly written qualifications, and only in its entirety.

4. The appraiser herein, by reason of this appraisal, is not required to testify, or be in attendance in any court of law, with reference to the property in question, unless adequate compensatory arrangements have been made in advance.

5. Neither all nor any of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through any means without the prior written consent and approval of the appraiser.



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1. This is an appraisal report presented in an Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. It is understood between the parties that the scope of the assignment is limited and we relied on information obtained from the public records of Miami-Dade County, published data sources and discussions with market professionals such as investors and brokers relative to County, published data sources and discussions with market professionals such as investors and brokers relative to the subject's income performance and physical composition. Dade Real Estate Services, Inc is not responsible for unauthorized use of this report.

2. Unless otherwise specifically noted in the body of the report, it is assumed that title to the property or properties which are identified as the subject of the report, are clear and marketable and there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. Dade Real Estate Services, Corp. has not examined title and makes no representations relative to the condition thereof.

3. Unless otherwise specifically noted in the body of the report, the legal description furnished is assumed to be correct. Any abbreviations or discrepancies relative to the legal would be identified.

4. It is assumed that surveys and/or plats furnished to, or acquired by, the appraiser and used in the making of this report are correct. Dade Real Estate Services, Corp. has not made a land survey or caused one to be made unless identified in the report and therefore, assumes no responsibility for accuracy of same.

5. It is assumed any improvements have been, or will be, constructed according to approved architectural plans and specifications in conformance with recommendations contained in or based on any soil report(s). Unless otherwise noted, Dade Real Estate Services, Corp. has not retained independent engineer(s) or architect(s) in connection with the report and therefore, makes no representations relative to conformance with approved architectural plans, specifications, or recommendations contained in or based on any soil(s) report.

6. It is assumed that all factual data furnished by the client, property owner, owner's representative, or persons designated by the client or owner are accurate and correct unless otherwise specifically noted in the report. I do not guarantee the correctness of such data, although as far as is reasonably possible, the data has been checked and is believed to be correct. Information and data referred to in this paragraph may include but is not limited to information relative to the subject of the report regarding numerical street addresses, lot and block numbers, assessor's parcel numbers, land dimensions, square footage area of land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, budgets, historic operating expenses, and related data. Information obtained regarding demographics, comparable verification, and data of a general sense is assumed factual as confirmed and the source(s) reliable. Any material error in the gathered data could have substantial impact on the conclusions reported; as a result, Dade Real Estate Services, Corp. reserves a right to amend conclusions reported if made aware of such an error.



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7. Unless otherwise noted in the body of the report, it is assumed that there are no mineral or sub-surface rights of value involved in the report and there are no other development rights of value that may be transferred. Subsurface rights, minerals and oils, were not considered in making this report unless otherwise stated.

8. Any riparian and/or littoral rights identified by survey or plat are assumed to go with the property unless easements and/or deeds of record were found by the appraiser to the contrary.

9. It is assumed that there is full compliance with all federal, state, and local environmental regulations and laws, unless non-compliance is stated, defined, and considered in the report.

10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless the non-conformity has been stated, defined, and considered in the report. Unless otherwise noted, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape, are being considered.

11. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization has been, or can be, obtained or renewed for any use on which the value opinion contained in the report is based.

12. Unless otherwise stated in the report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such material on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated ground water, or other potentially hazardous materials may affect the value of the property. The value opinion is predicated upon the assumption that there is no such material on or in the property that would cause loss in value or affect its marketability. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.

13. The soil of the area which is the subject of the report appears to be firm and solid. Unless otherwise stated, subsidence in the area is unknown or uncommon, but Dade Real Estate Services, Corp. does not warrant against this condition and/or occurrence.

14. It is assumed that the utilization of the land and improvements is within the boundaries or property lines as described in the report, and there is no encroachment or trespass, unless noted.

15. The date of value of which the opinions in the report apply is set forth in the body of the report. Dade Real Estate Services, Corp. assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions stated in the report.



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16. Unless specifically noted in the body of this report, it is assumed that the property or properties described are structurally sound, seismically safe, and that all building systems (mechanical, electrical, HVAC, elevator, plumbing, etc.) are, or will be upon completion, in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion from the elements; that the property or properties have been engineered in such a manner that it/they will withstand any known elements such as wind storm, flooding, or similar natural occurrences; and that the improvements as currently constituted conform to all applicable local, state, and federal building codes and ordinances. Dade Real Estate Services, Corp.'s professionals are not engineers and are not competent to judge matters of an engineering nature, nor has Dade Real Estate Services, Corp. retained independent structural, mechanical, electrical, or civil engineers in connection with the report. As such, Dade Real Estate Services, Corp. makes no representations relative to the condition of the improvements. Unless otherwise noted in the report, no problems were brought to the attention of Dade Real Estate Services, Corp.'s professionals by ownership or management. Unless otherwise noted, Dade Real Estate Services, Corp.'s professionals inspected less than 100% of the entire interior and exterior portions of the improvements. If questions regarding engineering studies are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. If engineers and consultants retained should report negative factors of a material nature or if such are later discussed relative to the condition of the improvements, such information could have a substantial negative impact on the conclusions reported. Accordingly, if negative findings are reported by engineering consultants, Dade Real Estate Services, Corp. reserves the right to amend the report conclusions.

17. Unless otherwise specifically noted, this report is not being prepared for use in conjunction with litigation. Accordingly, no rights to expert testimony, pretrial or other conferences, disposition, or related services are included in this appraisal. If as a result of this undertaking, Dade Real Estate Services, Corp. or any its officers, professionals, and/or consultants are requested or required to provide any of the foregoing services, such shall be subject to the availability of Dade Real Estate Services, Corp.'s professionals or consultants at the time and shall further be subject to the party or parties requesting or requiring such services paying the then applicable professional fees and expenses.

18. Neither all nor any of the contents of the report shall be conveyed to the public through advertising, public relations, news, sales or other media without written consent and approval of Dade Real Estate Services, Corp., particularly as to the valuation conclusions, the identity of the professionals or firm, or any reference to the Appraisal Institute, the SRA designation, or certification by the State of Florida. Exempt from restrictions relative to the transmittal of this report to third parties is duplication for internal use of the client-addressee and/or transmission to attorneys, accountants, or advisors of the client-addressee. Also exempt from this restriction is transmission of the report to any court, governmental authority, or regulatory agency having jurisdiction over the party/parties for whom the report was prepared, providing that the report and/or its contents shall not be published, in whole or in part in any public document without the express written consent of Dade Real Estate Services, Corp. or its principals, which consent Dade Real Estate Services, Corp.



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reserves the right to deny. The report should not be advertised to the public or otherwise used to induce a third party to purchase the property. Any third party not covered by the exemptions herein who may possess this report is advised that he should rely on his own independently secured advice for any decision in conjunction with the property. Dade Real Estate Services, Corp., its professionals and/or principals, shall have no accountability or responsibility to any such third party.

19. Unless specifically set forth in the body of the report, nothing contained therein shall be construed to represent any direct or indirect recommendation to buy, sell, or hold the property (ies) at the value(s), or development scenario as stated. Such decisions involve substantial investment strategy and must be specifically addressed in consultation form.

20. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other report and are invalid if so used.

21. The forecasts, projections, and/or operating estimates contained herein are based on current market conditions, anticipated (though recognizably short term) supply and demand factors, and a continued stable economy, unless otherwise stated. Any forecasts are therefore subject to changes in future conditions.

22. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. Dade Real Estate Services, Corp. has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since Dade Real Estate Services, Corp. has no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

23. **Insurable value is not provided in this report. Taking the difference between our reported Market Value and estimated land value is not an appropriate method for estimating replacement cost of improvements for insurance coverage purposes. We recommend a proper insurance representative to estimate an appropriate coverage for the subject property.** Insurable value has two definitions per Marshall and Swift LP. 1. The value of an asset or asset group that is covered by an insurance policy. It can be estimated by deducting costs of non-insurable items (e.g., land value) from Market Value. 2. Value used by insurance companies as the basis for insurance. Often considered to be replacement or reproduction cost plus allowances for debris removal or demolition less deterioration and non-insurable items. Sometimes cash value or Market Value, but often entirely a cost concept.

**Extraordinary Assumptions**

1. None



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**Hypothetical Conditions**

**1.** None

**Definitions**

**Appraisal**

(Noun) The act or process of developing an opinion of value; an opinion of value. (Adjective) of or pertaining to appraising and related functions such as appraisal practice or appraisal services.

Comment: an appraisal must be numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g., not more than, not less than) to a previous value opinion or numerical benchmark (e.g., assessed value, collateral value).

**Assignment**

A valuation service that is provided by an appraiser as a consequence of an agreement with the client.

**Assignment Conditions**

Assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work.

Comment: Laws include constitutions, legislative and court-made law, administrative rules, and ordinances. Regulations include rules or orders, having legal force, issued by an administrative agency.

**Client**

The party or parties who engage, by employment or contract, an appraiser and a specific assignment.

Comment: client may be an individual, group or entity, and may engage and communicate with the appraiser directly or through an agent.

**Exposure Time**

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.



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2025005591 - 7/29/2025 2:52:49 PM
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**Extraordinary Assumption**

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

**Hypothetical Condition**

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

**Intended Use**

The use(s) of an appraiser's reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment.

**Intended User**

The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment.

**Jurisdictional Exception**

An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP.

**Marketing Time**

The reasonable marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal.

[1]USPAP 2018-2019

**Competency Provision**

The appraisal assignment is being performed to estimate the market value of the fee simple interest of the subject property. The appraiser has complied with the



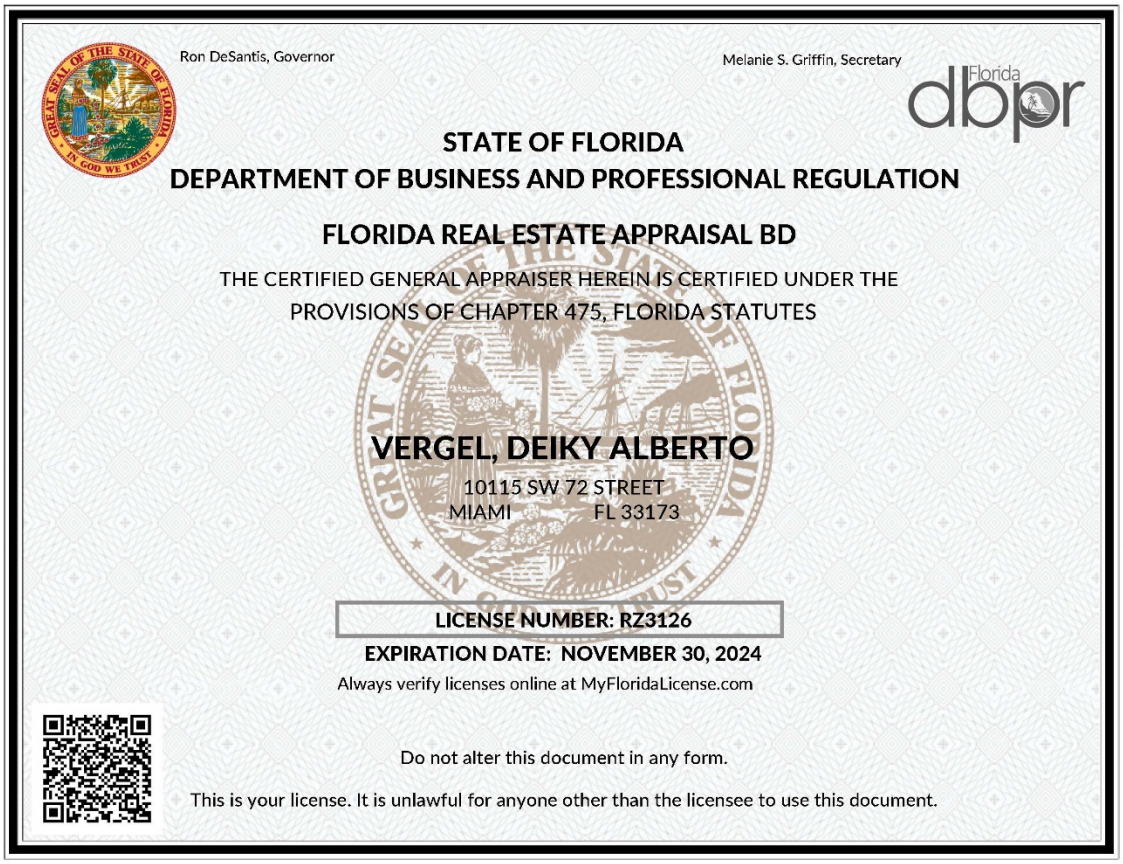
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Competency Provision of USPAP and has the knowledge and expertise necessary to complete the assignment competently. Mr. Vergel, SRA has appraised numerous similar properties within the past several years.






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**Deiky A Vergel, SRA**
**Dade Real Estate Services, Corp.**
**10115 SW 72 Street**
**Miami, Florida 33173**
**305.595.1312**

**deiky@dadeappraisals.com**
**www.dadeappraisals.com**
**www.FEMAappraisals.com**

**Education** Miami-Dade County Public Schools
Miami-Dade Community College

**Professional** Certified General Appraiser, State of Florida (No. RZ3126)
Member of the Appraisal Institute since 2003 (SRA No. 451856)
Member of the Miami Association of Realtors
Received SRA Designation from the Appraisal Institute in 2011
Miami-Dade County Registered Tax agent (No. 170)
Florida Floodplain Managers Association Member
Appraisal Institute "Candidate Advisor "
Licensed 1998, US Coast Guard Operator of Uninspected Passenger Vessel

**Affiliations** Member of CIASF, Commercial Industrial Association of South Florida
Unified Member of the Special Olympics
Member of the CLS, Central Listing Service, Ocean Reef, Florida

**Work Experience**

2008 - Present **Dade Real Estate Services Corporation** Miami, Florida

**President** – Formed a corporation to provide real estate services including appraisals, replacement cost estimates, litigation support, and consulting. Clients include lenders, developers, accounting firms, municipalities, law firms, and private individuals.

2005 – 2010 **Hemisphere Real Estate Services, Inc.** Miami, Florida

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**Associate Appraiser** – Tasks included appraisals, market studies, investment analysis, litigation support, and consulting. Clients include lenders, developers, accounting firms, law firms, and private individuals.

2003-2005 **RAV Bahamas/Bimini Bay Resort & Casino** Bimini, Bahamas

**Finance Director** – Duties included sales, site visits, and assisting clients with financing needs through the Royal Bank of Canada.

2001 – 2003 **Ace Appraisal Corporation** - Miami Lakes, Florida

**Appraisal Specialist** - Employed as an independent contractor providing site/property inspections and appraisal services.

1998 – 2001 **Self-Employed**, Miami, Florida

**Professional History**

Mr. Vergel has worked in the appraisal industry since 2001 (RI). In 2004, he received a residential appraiser's certification (RD) from the State of Florida and continued his education obtaining a commercial certification (RZ) in 2005-2006. Mr. Vergel has worked as a commercial appraiser since 2005 and has performed numerous appraisal assignments involving condemnation matters, divorce cases, bankruptcy cases, deficiency matters, land appraisals, development sites, office buildings, and submerged lands. He has also been involved in various condominium conversion projects and rent studies. Since 2005, an estimated 90% of his work has been on commercial properties.

**Notable Projects**

Pahokee Housing Authority, Pahokee Florida, FEMA 50% Rule (Work Force Housing Development
El Paseo Hotel, Espanola Way, Miami Beach, Florida, FEMA Substantial Improvement Rule
Fresh Market, Coconut Grove, Florida. FEMA Substantial Improvement Rule
Hard Rock Restaurant, Bayside, Florida. FEMA Substantial Improvement Rule
Babcock Ranch, 17,000 acre planned community, Southwest Florida
Valencia Golf Course, 18-hole golf course, Napes, Florida
La Gorce Golf Course, 18-hole golf course, Miami Beach, Florida
Orange Tree Utility, Utility Facility, Collier County, Florida
Gables by the Sea, Submerged lots, Coral Gables, Florida
Alpha & Omega, Church Facility, Miami, Florida
Brownsville Metrorail Station, Miami, Florida
South Miami Metrorail Station, South Miami, Florida
Town of Cutler Bay Town Building, Cutler Bay, Florida

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C-4, Canal Project, Condemnation appraisal work, C-4 canals
SR 826 Project, Appraisal of various homes taken along the west side of SR 826
Bayside Inn, Hotel Property, Key Largo, Florida
Silver Shores RV Park, Key Largo, Florida
Point of View RV Park, Redevelopment Site, Key Largo, Florida
King of Diamonds, Miami, Florida
Cheetah Lounge, Sarasota, Florida
Taylor Square, (Winn Dixie Anchored Center) Perry, Florida
Churchill Square, (Publix Anchored Center) Ocala, Florida
Renzi Building, Miami, Florida
Vagabond Hotel, Miami, Florida
Marlin Bay Resort, Marathon, Florida
Trump Doral, FEMA 50%Rule (Appraisal of the Clubhouse and maintenance buildings.

**Appraiser Courses**

- Florida Appraisal Law 2018 (11/1/2019)
- 20018-20019 USPAP Update Course (11/13/2018)
- Technology Tips for Real Estate Appraisers (9/21/2018)
- Insurance Appraisals – Report Contents and Valuation (6/15/2018)
- Hot Topics and Myths in Appraiser Liability (1/26/2018)
- The 50% FEMA Rule Appraisal (11/17/2017)
- Residential Applications Part 1: Measure and Support Assignment Results (4/7/2017)
- Business Practices and Ethics (12/2/2016)
- Reviewing Residential Appraisals and Using Fannie Mae Form 2000 (11/10/2016)
- Appraisal Review of Residential Properties (11/1/2016)
- 2016-2017 Equivalent USPAP Update Course (10/31/2018)
- Online Cool Tools: New Technology for Real Estate Appraisers (10/27/2016)
- Florida Appraisal Law 2016 (8/25/2016)
- Tightening the Appraisal (9/11/2015)
- Miami-Dade County Property Appraiser Presentation (7/16/2015)
- 2014-2015 Equivalent USPAP Update Course (11/26/2014)
- Florida Real Estate Appraisal Laws and Rules (11/11/2014)
- Appraisal Review of Residential Properties (11/11/2014)
- Methodology and Applications of Sales Comparison (11/9/2018)
- 2012-2013 Equivalent USPAP Update Course (11/29/2012)
- Florida Real Estate Appraisal Laws and Rules (11/29/2012)
- Trial Components: Recipe for Success or Disaster (11/4/2011)
- Real Estate Market 2011 (2/18/2011)
- Manufactured Housing (11/30/2010)
- Neighborhood Analysis (11/29/2010)
- 2010-2011 Equivalent USPAP Update Course (11/29/2010)

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- New FNMA Forms (11/29/2010)
- Sales Comparison Approach (11/22/2010)
- Florida Real Estate Appraisal License Law & Appraisal Board Regulations (11/22/2010)
- Supervisor Trainee Roles & Rules (10/8/2010)
- Supervisor/Trainee Roles (11/24/2008)
- South Florida Water Management District Seminar (8/12/2008)
- 2008-2009 USPAP Update Course (7/17/2008)
- Associates Guidance Leadership Program (2/19/2008)
- Residential Report Writing & Case Studies (2/16/2008)
- Florida States Law for Real Estate Appraisers (11/9/2007)
- Advanced Residential Report Writing – Part 2 (11/1/2007)
- Advanced Residential Applications & Case Studies – Part 1 (10/27/2007)
- Florida Real Estate Appraisal Board Meeting (10/9/2007)
- South Florida Water Management District Seminar (5/23/2007)
- Online Business Practices and Ethics (11/29/2006)
- 2006-2007 Equivalent USPAP Update Course (6/8/2006)
- Florida State Law for Appraisers (6/8/2006)
- The Appraiser's Role in New Urbanism (4/22/2006)
- The Valuation of Wetlands (7/22/2005)
- Professional's Guide to the Uniform Residential Applications Report (7/13/2005)
- Appraisal Independence: What Appraisers and Bankers Need to Know (11/5/2004)
- Inverse Condemnation – An Appraiser's Dilemma (7/16/2004)

**Qualified as an Expert Witness in the Following Court:**

United States Bankruptcy Court, Florida Southern District

**Deiky Vergel, SRA has prepared Appraisal Reports for the following:**

**Governmental Agencies:**

City of Miami
Town of Cutler Bay

**Law Firms:**

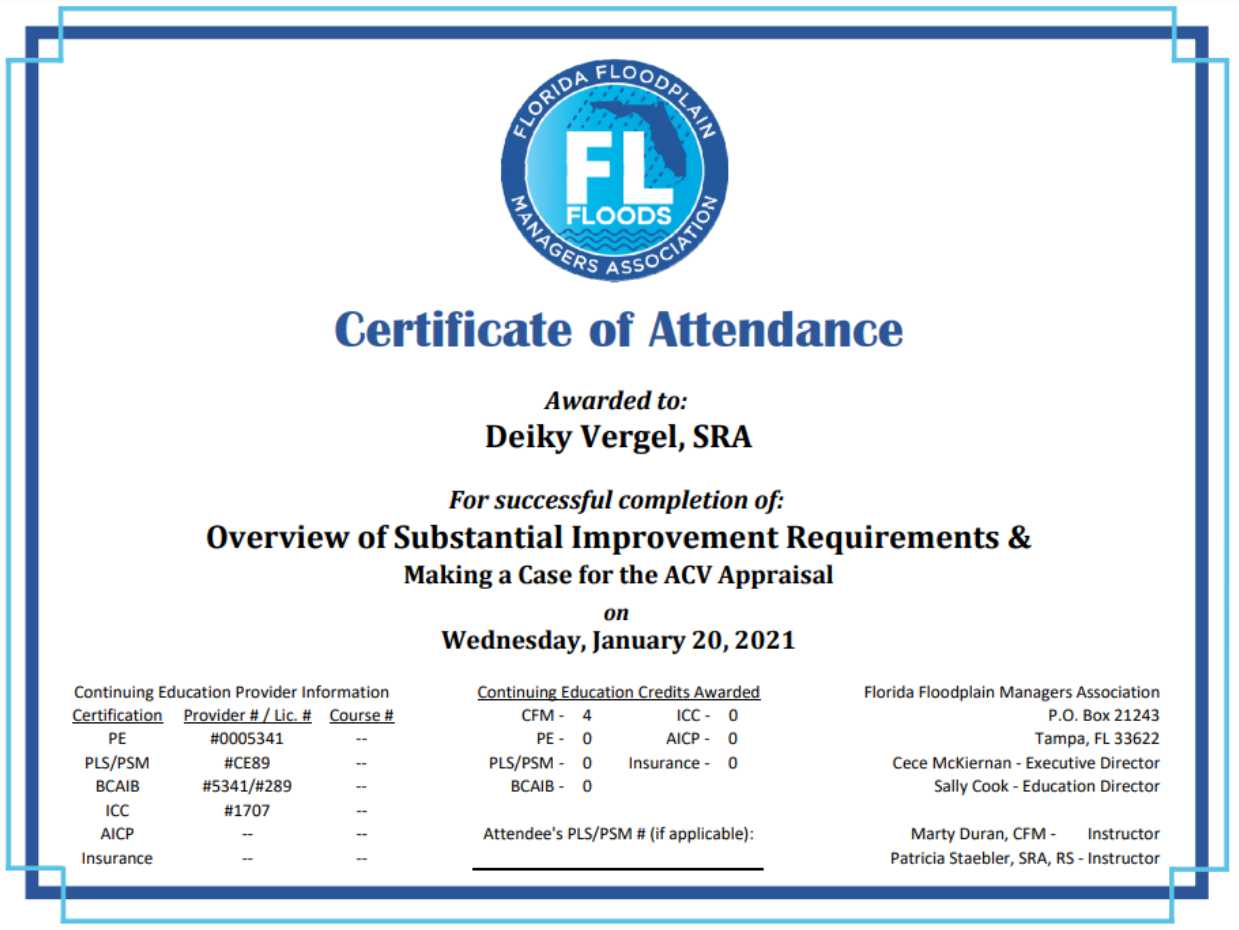
Foster·Morales Sockel·Stone, LLC
Brigham Moore
Peterson & Baldor
Annette Lopez, PA
Pines Group, PA

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Gunster Florida Law
David Fernandez Law

**Types of Properties Appraised:**

| | |
|---|---|
| Single-Family Homes | Apartment Buildings |
| Vacant Land | Office Buildings |
| Hotels | Warehouses |
| Retail Property | Development Sites |
| RV/Mobile Home Park | Shopping Centers |
| Condominium & Apartment Buildings | Schools & Churches |
| Automobile Dealerships | Golf Courses |
| Marinas | Wetlands |
| FEMA 50% Rule Appraisal | Submerged Lands |



FLORIDA FLOODPLAIN MANAGERS ASSOCIATION
FL FLOODS

# Certificate of Attendance

*Awarded to:*
**Deiky Vergel, SRA**

*For successful completion of:*
**Overview of Substantial Improvement Requirements &**
**Making a Case for the ACV Appraisal**

*on*
**Wednesday, January 20, 2021**

Continuing Education Provider Information

| Certification | Provider # / Lic. # | Course # |
|---|---|---|
| PE | #0005341 | -- |
| PLS/PSM | #CE89 | -- |
| BCAIB | #5341/#289 | -- |
| ICC | #1707 | -- |
| AICP | -- | -- |
| Insurance | -- | -- |

Continuing Education Credits Awarded

| | | | |
|---|---|---|---|
| CFM - | 4 | ICC - | 0 |
| PE - | 0 | AICP - | 0 |
| PLS/PSM - | 0 | Insurance - | 0 |
| BCAIB - | 0 | | |

Attendee's PLS/PSM # (if applicable): _____

Florida Floodplain Managers Association
P.O. Box 21243
Tampa, FL 33622
Cece McKiernan - Executive Director
Sally Cook - Education Director

Marty Duran, CFM - Instructor
Patricia Staebler, SRA, RS - Instructor

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# Certificate of Attendance

*Awarded to:*

**Deiky Vergel**

*For successful completion of:*

**Estimating FEMA's "Market Value"**

*on*

**Wednesday, February 12, 2020**

Continuing Education Provider Information

| Certification | Provider # / Lic. # | Course # |
|---|---|---|
| CFM | -- | -- |
| PE | #5341/#178 | -- |
| PLS/PSM | #CE89/#CE89 | -- |
| BCAIB | #5341/#178 | -- |
| ICC | #1707 | -- |
| Insurance | -- | -- |

Continuing Education Credits Awarded

| | | | |
|---|---|---|---|
| CFM - | 6 | BCAIB - | 0 |
| PE - | 0 | ICC - | 0 |
| PLS/PSM - | 0 | Insurance - | 0 |

Attendee's PLS/PSM # (if applicable): _____

Florida Floodplain Managers Association
P.O. Box 21243
Tampa, FL 33622
Cece McKiernan - Executive Director
Sally Cook - Education Director

Raymond Carroll, MAI, SRA - Instructor

# Marshall & Swift
# Product License Verification

Certification # 2842122

CoreLogic

This Certificate Verifies That

Deiky Vergel

Valued Customer Since: 2009

Is Hereby Licensed to Use These Marshall & Swift Products Until the Expiration Date Listed.

| Marshall & Swift Product License(s) | Valid Thru |
|---|---|
| Marshall Valuation Service Book | Jan 01, 2021 |

| Marshall & Swift Certification(s) | Valid Thru | Credit Hours |
|---|---|---|

Steve Brewer, Senior Vice-President

Alberto J Negron, CDEI

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Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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# FFMA Annual Conference 2019

## Certificate of Attendance

The Florida Floodplain Managers Association certifies that

# Dade Vergel

Attended the March 26 - 29, 2019 FFMA Annual Conference in

Daytona Beach, Florida and completed

**Continuing Education (CE) Credits Awarded (if applicable):**

**CFM—3.5, ICC—0**

**PE—0 Provider #5341/#178**

Cece McKiernan — May 6, 2019

Executive Director — Date

Attendance Hours: 3.0

**The Florida Real Estate Appraisal Board has approved this program for 3.0 classroom hours.**

Attendance was 100%.

Verified by Lauren Dowling on 08/28/2019

Lauren Dowling
Region X Executive Director

Appraisal Institute®
*Professionals Providing Real Estate Solutions*

The student named in this report has completed the referenced course in accordance with the requirements of the Florida Real Estate Appraisal Board.

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# OFFICIAL ACADEMIC RECORD for APPRAISERS – FLORIDA

FLORIDA Provider Number: 0002486

*This document certifies that*

## Deiky A. Vergel, SRA

**FL Appraiser License Number: RZ 3126**

Dade Real Estate Services, Inc.
10109 SW 72 Street
Miami, FL 33173

*has attended this Appraisal Institute program*

**The 50% FEMA Rule Appraisal**

*FREAB ACE No. 0009545*

*(Approved for Florida Continuing Education)*

*at Courtyard by Marriott in Ft. Lauderdale, FL*

*Start Date: 11/17/2017 End Date: 11/17/2017*

Attendance Hours: 2.0

**The Florida Real Estate Appraisal Board has approved this program for 2.0 classroom hours.**

Attendance was 100%.

Verified by on 11/18/2017

**Lauren Dowling**
Region X Executive Director

Appraisal Institute®
*Professionals Providing Real Estate Solutions*

The student named in this report has completed the referenced course in accordance with the requirements of the Florida Real Estate Appraisal Board.

**Miami Dade County Department of Regulatory and Economic Resources - Job Copy**
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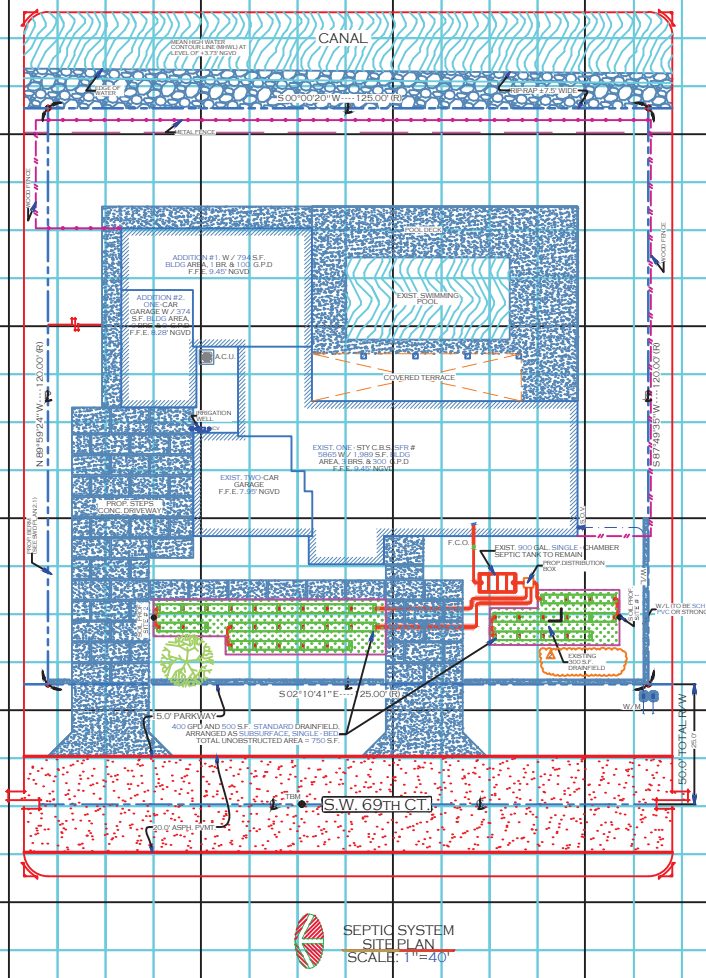
GHE's case No.: 3108

# STATE OF FLORIDA
# DEPARTMENT ENVIRONMENTAL PROTECTION
## APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number AP - _____

PART II - SITE PLAN Pg. 1 of 1

Scale: Each block represents **10.0** feet and 1 inch = **40** feet.




SEPTIC SYSTEM SITE PLAN
SCALE: 1"=40'

2

ON-SITE TREATMENT AND DISPOSAL SYSTEMS (O.S.T.D.S.) NOTE:

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND/OR ACROSS THE STREET THAT MAY BE AFFECTED BY THE NEW SEPTIC SYSTEM INSTALLATION.

NOTES:

1.- NO TREES, PALMS, OR HEAVY VEGETATION SHALL BE ALLOWED ON THE SEPTIC TANK, THE DRAINFIELD AND ON THE REST OF THE UNOBSTRUCTED AREA, ONLY GRASS AND/OR SMALL PLANTS LIKE SHRUBS, HEDGES OR COVERTURES SHALL BE PERMITTED.

2.- THE PROPOSED O.S.T.D.S., WHICH IS DEPICTED IN THIS DRAWING SHALL BE PLACED AT NO LESS THAN 100 FEET AWAY FROM WHICHEVER PROPOSED OR EXISTING POTABLE WELLS ON THE SUBJECT PROPERTY OR VICINITIES.

3.- SHALL NOT BE RUN HEAVY TRAFFIC LOADS ON THE DRAINAGE AREA AND OR ANY TYPE OF SEPTIC TANK (PUMP, GREASE INTERCEPTOR, ETC) WITH THE EXCEPTION OF THOSE TANKS THAT COMPLY WITH TYPE TRAFFIC LOAD FOR WHICH THEY WERE DESIGNED AND BUILT.

2

**REQUIRED SOIL PROFILES ELEVATIONS IN ACCORDANCE WITH THE SITE EVALUATION REPORT**

| Item | No. | Elev. (NGVD) | Remarks |
|---|---|---|---|
| TEMPORARY BENCHMARK (TBM): | 1 | 7.93 | See Approx. Location on Site Plan |
| INSTRUMENT HEIGHT STATION: | 1 | 12.86 | |
| SOIL PROFILE SITE: | 1 | 7.84 | |
| SOIL PROFILE SITE: | 2 | 7.80 | |
| SOIL PROFILE SITE: | | n/a | |
| SOIL PROFILE SITE: | | n/a | |
| BY: | Rolando Arrieta | | |
| LIC.: | CEHP 21 - 0964 | | |
| DATE: | 07 / 01 / 2025 | | |
| SIGNATURE AND/OR INITIALS: | RAM | | |

LEGEND

- TILE
- CONCRETE
- ARTISTIC CONCRETE
- CONCRETE PAVERS
- BRICK PAVERS
- ASPHALTED PAVEMENT
- 750 SF UNOBSTRUCTED AREA
- TO BE PERMANENTLY REMOVED

Exist.: SFR w/ 1989 sf. living area & 3 bedrooms (br.), standing for 300 gpd.
Blackwater OSTDS w/ 900 gal. dual-chambered septic tank & 300 sf standard subsurface drainfield.

Scope: a-Interior remod. detached [1] br. & 100 gpd attached add. 794 sf. of living area & [1] bd add. T: 2783 sf.
b-Modif. exist. blackwater sys. by means of install new d/f in full comp. w. current rule 500 sf equivalent,
alternative Arc-24 chambered d/f. arranged as a subsurface multi-trench configuration and gravity fed
The exist. septic tank was found working properly & will remain as it is.

Site Plan submitted by: Rolando Arrieta CEHP 21 - 0964

Plan Approved _____ Not Approved _____ Date _____

By _____ County Health Department

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL

**ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT**

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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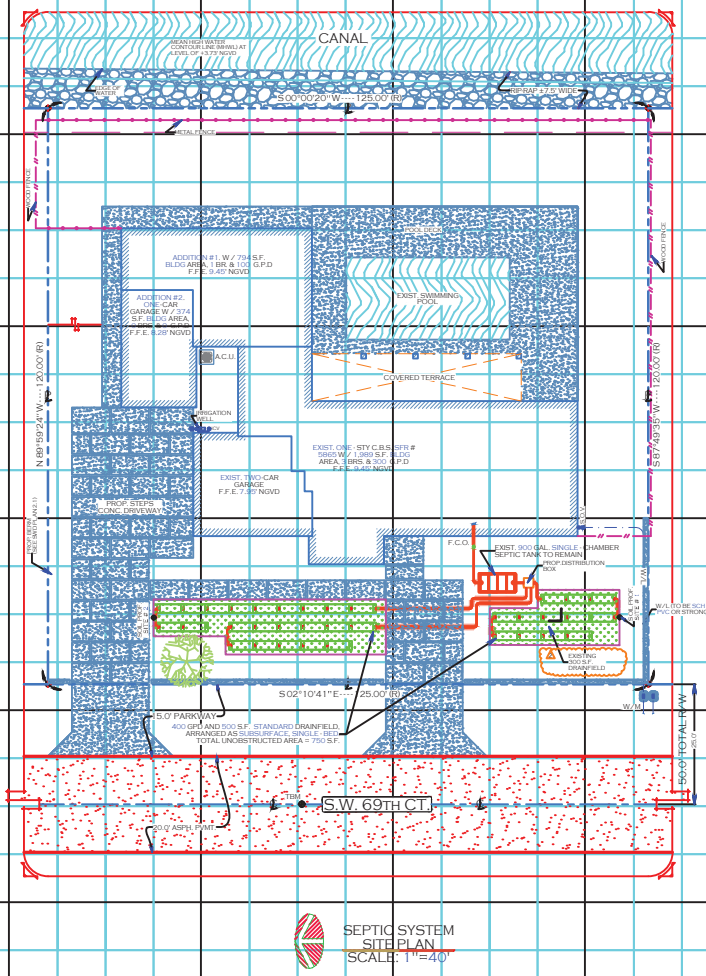
GJE's case No.: 3108

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## APPLICATION FOR CONSTRUCTION PERMIT

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LEGEND

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- ARTISTIC CONCRETE
- CONCRETE PAVERS
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alternative Arc-24 chambered d/f. arranged as a subsurface multi-trench configuration and gravity fed
The exist. septic tank was found working properly & will remain as it is.

Site Plan submitted by: Rolando Arrieta 07/15/25 CEHP 21-0964

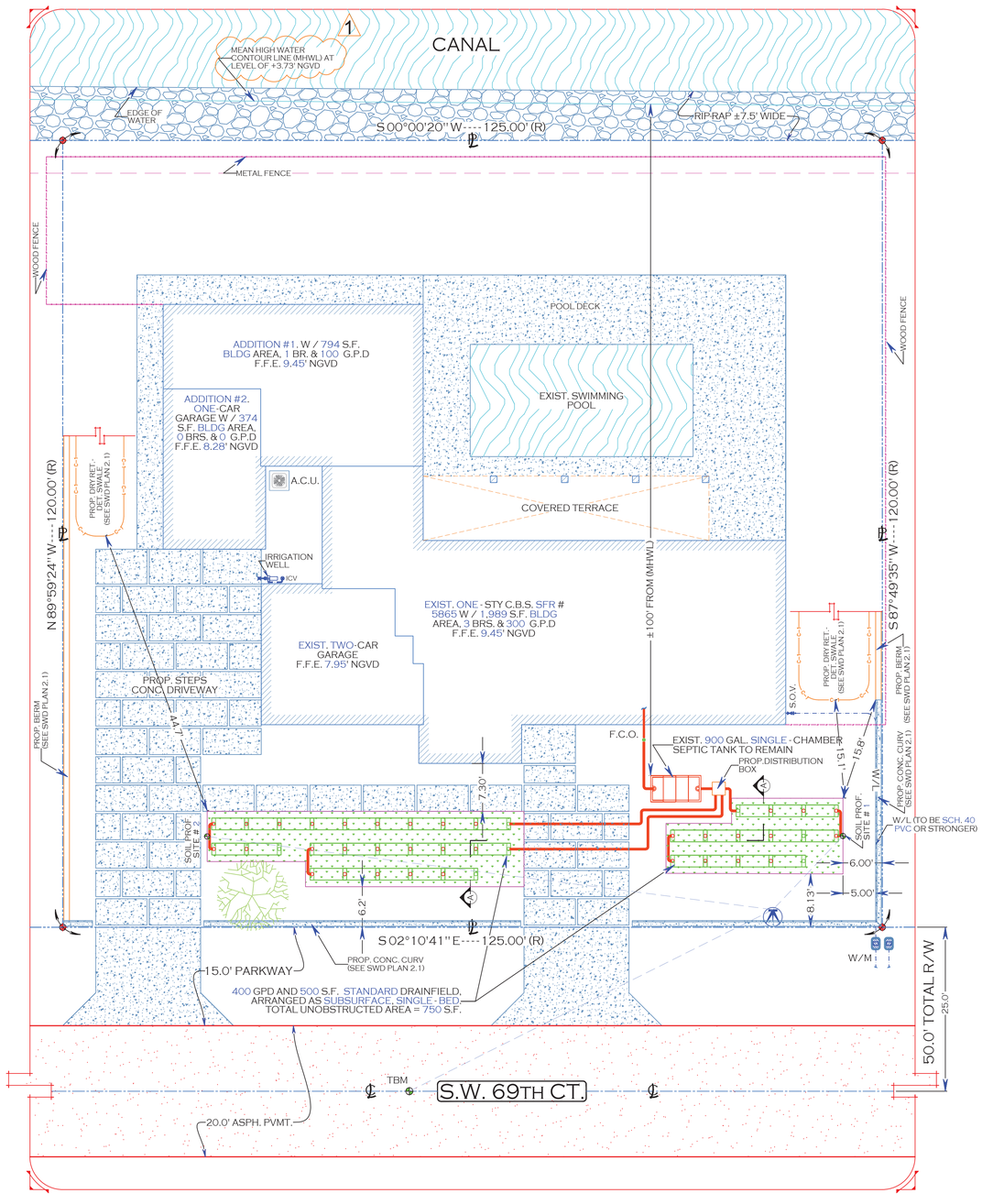
Plan Approved Not Approved Date

County Health Department

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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Examiner Date Time Stamp Trade Stamp Name
OMISCA ERLANDE 7/29/2025 2:09:22 PM HRS Void

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)




SEPTIC SYSTEM SITE PLAN
SCALE: 1"=10'

## ON-SITE TREATMENT AND DISPOSAL SYSTEMS (O.S.T.D.S.) NOTE:

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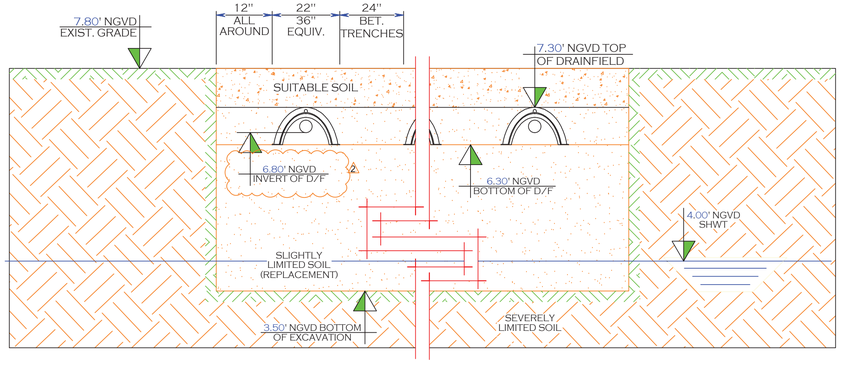
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1

| BREAKDOWN FOR INTERESTED AREAS | | | | |
|---|---|---|---|---|
| NET LOT: | 15003 | s-f | 0.344 | ac. |
| PARKWAY: | 1875 | s-f | 0.043 | ac. |
| | | s-f | | ac. |
| | | s-f | | ac. |
| TOTAL: | 16878 | s-f | 0.387 | ac. |
| LOT ALLOWANCE: | 967 | | gpd | |

2

| REQUIRED SOIL PROFILES ELEVATIONS IN ACCORDANCE WITH THE SITE EVALUATION REPORT | | | |
|---|---|---|---|
| Item | No. | Elev. (NGVD) | Remarks |
| TEMPORARY BENCHMARK (TBM): | 1 | 7.93 | See Approx. Location on Site Plan |
| INSTRUMENT HEIGHT STATION: | 1 | 12.86 | |
| SOIL PROFILE SITE: | 1 | 7.84 | |
| SOIL PROFILE SITE: | 2 | 7.80 | |
| SOIL PROFILE SITE: | | n/a | |
| SOIL PROFILE SITE: | | n/a | |
| BY: | Rolando Arrieta | | |
| LIC.: | CEHP 21 - 0964 | | |
| DATE: | 07 / 01 / 2025 | | |
| SIGNATURE AND/OR INITIALS: | | | |




CROSS SECTION A-A
(ADS ARC 24)
SCALE: N.T.S.

## GENERAL LEGEND & SYMBOLOGY

| | | | | | |
|---|---|---|---|---|---|
| ELEV. | = ELEVATION | P.T. | = POINT OF TANGENCY | | = ELEVATION POINT |
| DRWY. | = DRIVEWAY | E.N.C. | = ENCROACHMENT | | = WOOD FENCE |
| U.P. | = UTILITY POLE | F.H. | = FIRE HYDRANT | | = CHAIN LINK FENCE |
| B.O.B. | = BASIS OF BEARINGS | F.I.P. | = FOUND IRON PIPE | | = METAL FENCE |
| A/C | = AIR CONDITIONING PAD | F.I.R. | = FOUND REBAR | | = EXISTING SEWER LINE |
| | = ARC DISTANCE | F.F.E. | = FINISH FLOOR ELEVATION | | = NEW SEWER LINE |
| BLDG. | = BUILDING | A.G.S. | = ADJACENT GARAGE SLAB ELEV | | = C.B.S. WALL FENCE |
| C.B. | = CATCH BASIN | H.A.G. | = HIGH ADJACENT GRADE ELEV | | = TILE |
| C.B.S. | = CONC. BLOCK STRUCTURE | L.A.G. | = LOW ADJACENT GRADE ELEV | | = WATER |
| CH. | = CHORD DISTANCE | H.W.L. | = HIGH WATER LEVEL ELEV | | = GRASS |
| (C) | = CALCULATED | W.L. | = WATER LEVEL ELEV | | = CONCRETE |
| CLR. | = CLEAR | L.E.M. | = LOWEST ELEV OF MACHINERY | | = BRICK PAVERS |
| | = CENTER LINE | C.O.R. | = CROWN OF ROAD | | = ARTISTIC CONCRETE |
| CONC. | = CONCRETE | L.F.E. | = LOWEST FLOOR ELEVATION | | = ASPHALT PAVEMENT |
| P.R.C | = POINT OF REVERSE CURVE | L.P. | = LIGHT POLE | | = PAVEMENT RESTORATION |
| P.C. | = POINT OF CURVATURE | O.L. | = ON LINE | | = WALLS AND/OR STRUCTURES |
| F.N.D. | = FOUND NAIL & DISK | (M) | = MEASURED | | = MAIL BOX |
| P.C.C. | = POINT OF COMPOUND CURVE | (R) | = RECORD | | = WOOD POLE (POWER AND/OR UTIL.) |
| | = MONUMENT LINE | O.H.W. | = OVER HEAD WIRE (POW. AND/OR UTIL.) | | |
| N.G.V.D. | = NAT. GEODETIC VERT. DATUM | P.I. | = POINT OF INTERSECTION | | |
| O.E. | = OVERHEAD ELECTRIC LINE | B/C | = BLOCK CORNER | | |
| P.B. | = PLAT BOOK | R | = RADIUS | | |
| P.C.P. | = PERMANENT CONTROL POINT | RAD. | = RADIAL | | |
| P.G. | = PAGE | RES. | = RESIDENCE | | |
| P.O.B. | = POINT OF BEGINNING | R/W | = RIGHT OF WAY | | |
| | = PROPERTY LINE | SEC. | = SECTION | | |
| N.T.S. | = NOT TO SCALE | S.I.P. | = SET IRON PIPE | | |
| △ | = CENTRAL ANGLE | STY | = STORY | | |
| S.I.R. | = SET IRON ROD | SWK | = SIDEWALK | | |
| P.O.C. | = POINT OF COMMENCEMENT | U.E. | = UTILITY EASEMENT | | |
| F.N. | = FOUND NAIL | 25-25-30 | = TRUNK DIAM.(")-CANOPY(')-HEIGHT(') | | |

## SPECIFIC SCOPE LEGEND & SYMBOLOGY

| | | | |
|---|---|---|---|
| A.C.U. | = AIR CONDENSER UNIT | T.B.M. | = TEMPORARY BENCHMARK |
| F.C.O. | = FLOOR CLEAN OUT | | = UNOBSTRUCTED AREA |
| S.O.V. | = SHUT-OFF VALVE | | |

Sunshine State One Call of Florida, Inc. 811

SEAL — ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL

SIGNATURE / DATE

QUALIFIER: ROLANDO ARRIETA
TITLE: CERT ENVIRONM HEALTH PROFESSIONAL (C.E.H.P.)
LIC. No.: 1964-21 EXP 09-30-2025
ADDRESS: 19341 STERLING DRIVE TOWN OF CUTLER BAY FLORIDA, 33157-7721
PHONE: (786) 232-5284

2

SHEET SCOPE: ONSITE SEWER TREATMENT AND DISPOSAL SYSTEM (OSTDS) SITE PLAN, DETAILS AND NOTES

| REVISIONS | | |
|---|---|---|
| NO. | DATE: | DESCRIPTION |
| 1. | 07/04/25 | DOH REMARKS |
| 2. | 07/26/25 | DOH REMARKS |

PROJECT NAME: "LAU'S RESIDENCE"
ADDRESS: 12805 S.W. 69TH CT. VILLAGE OF PINECREST, FL. 33156-6264
PROPERTY ID: 20 - 5014 - 044 - 0010
CONTACT: ROLANDO ARRIETA, CHIEF ENGINEER (MAIN CONTACT).
REFERENCE: CHALMERS ENGINEERING, AT: 19341 STERLING DR. CUTLER BAY, FL. 33157-7721
OFFICE: (305) 251 - 7682, CELL: (786) 232-5284
e-MAIL: CONSULTING@GLASSHAMMERENG.COM

DRAWING BY: ACA
CHECKED BY: RAM
DRAWING No.: 3108.01
DATE: 01-28-25
SCALE: AS NOTED
SHEET NAME: C-1
SHEET NUMBER: 1
NO. OF SHEETS: 1

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## GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY GOVERNMENTAL AGENCIES NECESSARY IN ORDER TO ESTABLISH ANY UTILITY EASEMENTS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO PERFORMING ANY WORK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE "FLORIDA BUILDING CODE", CURRENT EDITION. NOTE: ALL LOCAL CODES SHALL PREVAIL.
3. ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE FLORIDA BUILDING CODE AND NOT SPECIFIED IN THE "GENERAL NOTES AND OR SPECIFICATIONS" ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
4. CONTRACTOR SHALL SUBMIT TO ARCHITECT/ENGINEER & BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS FOR REVIEW AND APPROVAL AS REQUIRED.
5. OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ARCHITECT/INTERIOR DESIGNER.
6. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.
7. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST", INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
8. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
9. VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
10. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER/ARCHITECT/ENGINEER.
11. THE ARCHITECT/INTERIOR DESIGNER/OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
12. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
13. CONTRACTOR SHALL KEEP WORK AREAS CLEAN AND REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE. CONTRACTOR SHALL EMPLOY REASONABLE MEASURES TO PROTECT THE EXISITNG PREMISES FROM DAMAGE AND SHALL BE LIABLE FOR ANY NEEDED REPAIRS.
14. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FORM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
15. ARCHITECT/INTERIOR DESIGN ENGINEER'S VISITS AT THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION SHALL BE COORDINATED WITHIN 48 HOURS IN ADVANCE PRIOR TO INSPECTION.
16. CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK, AS A CONDITION OF ACCEPTANCE.
17. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
18. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE CONSTRUCTION.
19. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
20. THE ARCHITECT/ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE MISINTERPRETATION OF THESE PLANS BY OTHERS, THE REVIEW AND APPROVAL OF SHOP DRAWINGS PRODUCT CONTROL APPROVAL BY OTHERS.
21. CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
22. EXISTING BUILDING INFORMATION SHOWN ARE OBTAINED FROM EXISTING BUILDING CONDITIONS, FIELD MEASUREMENTS AND SITE OBSERVATION CONDUCTED BY THIS ARCHITECT, COPY OF SURVEY PROVIDED BY OWNER.
23. CONTRACTOR TO VERIFY ALL OPENINGS IN THE FIELD PRIOR TO DOOR AND WINDOW PLACEMENT. SUBMIT SHOP DRAWINGS AS REQUIRED
24. ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.
25. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS., TO LOCATED OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
26. ALL PRODUCTS TO MEET THE MIAMI-DADE COUNTY APPROVAL CRITERIA AS REQUIRED
27. ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES AND BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
28. DRAFT STOPS SHALL BE SEALED AROUND PIPES AND CONDUITS AT THE TOPS OF ALL INTERIOR PARTITION WALLS SO THAT AIR CANNOT PENETRATE DOWN INTO THE WALLS.
29. SEAL ALL CEILING SPACES BETWEEN THE CONDITIONED FLOORS FROM OUTSIDE AIR.
30. USE ONLY HIGH HAT LIGHTS WITH SEALED CANS OR SEAL THEM FROM THE ATTIC DRYWALL SO THAT COLD AIR DOES NOT GET INTO THE ATTIC.
31. ALL DIFFUSERS AND GRILLS SHALL HAVE GASKETS AND THE FIBERGLASS BOOT CONNECTIONS SHALL BE TIGHT IN ORDER TO PREVENT COLD AIR TO LEAK OUT THROUGH THE DRYWALL OPENINGS ALLOWING CONDENSATION TO FORM.
32. EXTERIOR AND ADJACENT WALLS SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER FLORIDA BUILDING CODE, LATEST EDITION.
    - A. BETWEEN WINDOWS AND DOORS AND THEIR FRAMES,
    - B. BETWEEN WINDOWS AND DOOR FRAMES AND THE SURROUNDING WALL,
    - C. BETWEEN THE FOUNDATION AND WALL ASSEMBLY SILL-PLATES,
    - D. JOINTS BETWEEN EXTERIOR WALL PANELS AT CHANGES IN PLANE, SUCH AS WITH EXTERIOR SHEATHING AT CORNERS AND
    - E. OPENINGS AND CRACKS AROUND ALL PENETRATIONS THROUGH THE WALL ENVELOPE SUCH AS UTILITY SERVICES AND PLUMBING,
    - F. BETWEEN THE WALL PANELS AND TOP AND BOTTOM PLATES IN EXTERIOR AND ADJACENT WALLS. IN FRAME CONSTRUCTION, THE CRACK BETWEEN EXTERIOR AND ADJACENT WALL BOTTOM PLATES AND FLOORS SHALL BE SEALED WITH CAULKING OR GASKET MATERIAL. GYPSUM BOARD OR OTHER WALL PANELING ON THE INTERIOR SURFACE OF EXTERIOR AND ADJACENT WALL SHALL BE SEALED TO THE FLOOR, AND (WHEN APPLICABLE)
    - G. BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE WALL.

## DRAWINGS INDEX


ARCHITECTURAL

A000 COVER SHEET
A001 ABBREVIATIONS AND SYMBOLS
A100 EXISTING / DEMOLITION SITE PLAN
A101 NEW SITE PLAN
A102 NEW LANDSCAPING PLAN
A103 GRADING PLAN, SITE DETAILS
A201 GROUND FLOOR PLAN
A202 ROOF PLAN
A301 BUILDING ELEVATIONS
A501 ARCHITECTURAL DETAILS
A601 ARCHITECTURAL SCHEDULES AND NOTES

STRUCTURAL
S-0.0 STRUCTURAL NOTES, SYMBOLS, AND ABBREVIATIONS
S-1.0 STRUCTURAL TYPICAL DETAILS
S-2.0 FOUNDATION PLAN
S-3.0 ROOF PLAN, ROOFING UPLIFT PLAN
S-4.0 SECTIONS
S-5.0 WIND PRESURES AND DETAILS

MECHANICAL
MEP-SP MEP SITE PLAN
M-1 HVAC GENERAL NOTES AND SCHEDULES
M-2 HVAC FLOOR PLAN
M-3 HVAC DETAILS

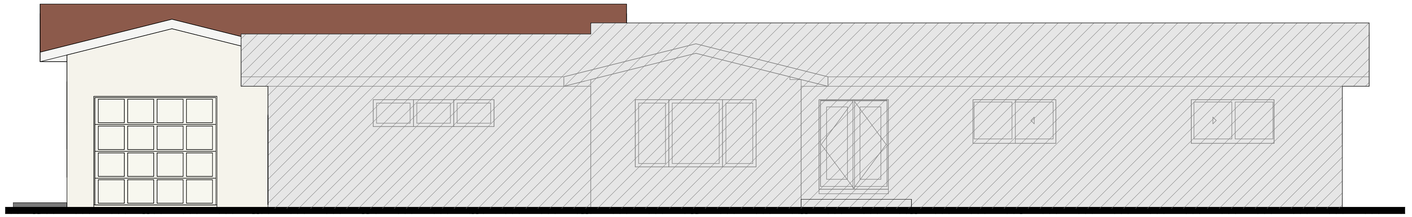
ELECTRICAL
E-1 GENERAL NOTES AND PANEL SCHEDULES
E-2 ELECTRICAL FLOOR PLAN

PLUMBING
P-1 PLUMBING FLOOR PLAN


# Victor Lau

# Residence Addition

## Studio JPA, Inc.



## DESIGN STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE PLANS COMPLY WITH ALL APPLICABLE CODES AND STANDARDS SUCH AS 2023 F.B.C. 8th EDITION, N.E.C., LIFE SAFETY CODE NFPA 101, ACI.

## SCOPE OF WORK

REMOVAL OF ONE EXISTING WINDOWS AND WALL BELOW THE WINDOW TO CONNECT THE PROPOSED ADDITION TO THE EXISTING HOUSE, SEE SHEET A201.

REMOVAL OF THE DRIVEWAY

REMOVAL OF THE FPL METER AND OVERHEAD POWER LINES

REMOVAL OF PALM TREES TO ACCOMMODATE THE PROPOSED ADDITION

EXISTING RESIDENCE STRUCTURE TO REMAIN

NEW 1,166 SF ADDITION TO THE NORTH-EAST SIDE OF THE PROPERTY TO INCLUDE A NEW MASTER BEDROOM SUITE, LAUNDRY, AND 1-CAR GARAGE

NEW IMPACT RESISTANT WINDOWS FOR THE ADDITIONS ONLY. EXISTING WINDOWS TO REMAIN.

NEW ELECTRICAL PANEL, CONDUITS, WIRING, RECEPTACLES AND LIGHTING FIXTURES AS INDICATED IN PLANS (APPLICABLE TO THE ADDITIONS ONLY). EXISTING ELECTRICAL PANEL TO REMAIN.

NEW A/C SYSTEM AS INDICATED IN PLANS (APPLICABLE TO THE ADDITION ONLY). EXISTING A/C SYSTEM TO REMAIN.

NEW PLUMBING FIXTURES AS INDICATED IN PLANS. THE NEW FIXTURES' SEWER LINES TO BE CONNECTED TO THE EXISTING SEPTIC TANK SYSTEM (TO REMAIN). SEE PLUMBING DRAWINGS.

## ALTERATION LEVEL

2023 FBC, EXISTING BUILDING, 8th EDITION
ALTERATION LEVEL-2 (SECTION 603)

LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT

THE WORK AREA DOES NOT EXCEED 50 PERCENT OF THE BUILDING AREA




LOCATION MAP

studio jpa

Client:
Victor Lau

Address:
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Miami, FL 33156

Project Name:
Residence Addition

Architect:
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STATE OF FLORIDA · JORGE I. PEREZ · AR95576 · REGISTERED ARCHITECT

Jorge I Perez

Digitally signed by Jorge I Perez
Date: 2024.05.28 21:56:28 -04'00'

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| Issue Date: | 4/25/2024 | Drawn by: | JP |

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# ARCHITECTURE / INTERIORS ABBREVIATIONS

| | |
|---|---|
| AB | ANCHOR BOLT |
| AC, A/C | AIR CONDITIONING |
| ACOUS | ACOUSTICAL |
| ACP | ACOUSTICAL CEILING PANEL |
| AD | AREA DRAIN |
| ADDL | ADDITIONAL |
| ADDM | ADDENDUM |
| ADJ | ADJUSTABLE |
| A/E | ARCHITECT/ENGINEER |
| AFF | ABOVE FINISH FLOOR |
| AGGR | AGGREGATE |
| AHU | AIR HANDLING UNIT |
| AL, ALUM | ALUMINUM |
| ALT | ALTERNATE |
| ANOD | ANODIZED |
| AP | ACCESS PANEL |
| APPROX | APPROXIMATE |
| APT | APARTMENT |
| ARCH | ARCHITECT(URAL) |
| ASPH | ASPHALT |
| AUTO | AUTOMATIC |
| AV | AUDIO/VISUAL |
| AVG | AVERAGE |
| | |
| B | BASE |
| BB | BULLETIN BOARD |
| BD | BOARD |
| BETW | BETWEEN |
| BITUM | BITUMINOUS |
| BLDG | BUILDING |
| BM | BEAM |
| BOS | BOTTOM OF STRUCTURE |
| BOT | BOTTOM |
| BR | BEDROOM |
| BSMT | BASEMENT |
| BU | BUILT-UP |
| BUR | BUILT-UP ROOF |
| | |
| C, CTR | CENTER |
| C/C | CENTER TO CENTER |
| CAB | CABINET |
| CAR | CARPET |
| CAT | CATEGORY |
| CB | CATCH BASIN |
| CD | CONSTRUCTION DOCUMENT |
| CEM | CEMENT |
| CEM PLAS | CEMENT PLASTER |
| CER | CERAMIC |
| CER TILE | CERAMIC TILE |
| CH BD | CHALKBOARD |
| CIP | CAST-IN-PLACE |
| CJ | CONTROL JOINT |
| CL | CENTER LINE |
| CLF | CHAIN LINK FENCE |
| CLG | CEILING |
| CLL | CONTRACT LIMIT LINE |
| CLO | CLOSET |
| CLR | CLEAR, CLEARANCE |
| CMU | CONCRETE MASONRY UNIT |
| COL | COLUMN |
| CONC | CONCRETE |
| CONF | CONFERENCE |
| CONST | CONSTRUCTION |
| CONT | CONTINUOUS |
| CORR | CORRIDOR |
| CSK | COUNTERSUNK |
| CU | CONDENSER UNIT |
| | |
| DBL | DOUBLE |
| DD | DESIGN DEVELOPMENT |
| DEMO | DEMOLISH, DEMOLITION |
| DET | DETAIL, DETECTOR |
| DEPT | DEPARTMENT |
| DF | DRINKING FOUNTAIN |
| DIA | DIAMETER |
| DIAG | DIAGONAL |
| DIM | DIMENSION |
| DN | DOWN |
| DO | DITTO |
| DR | DINING ROOM, DOOR |
| DS | DOWNSPOUT |
| DW | DISHWASHER |
| DWG | DRAWING |
| | |
| E | EAST |
| EA | EACH |
| EHPA | ENHANCED HURRICANE PROTECTION AREA |
| EIFS | EXTERIOR INSULATED FINISH SYSTEM |
| EL | ELEVATION |
| ELEC | ELECTRIC(AL) |
| ELEV | ELEVATOR |
| EMER | EMERGENCY |
| ENGR | ENGINEER |
| EOS | EMERGENCY OVERFLOW SCUPPER |
| EPDM | ETHYLENE PROPYLENE DIENE MONOMER |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| ESCAL | ESCALATOR |
| ESMT | EASEMENT |
| EW | EACH WAY |
| EWC | ELECTRIC WATER COOLER |
| EXH | EXHAUST |
| EXP | EXPANSION |
| EXP BT | EXPANSION BOLT |
| EXP JT | EXPANSION JOINT |
| EXST | EXISTING |
| EXT | EXTERIOR |
| | |
| FACBC | FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION |
| FACP | FIRE ALARM CONTROL PANEL |
| FD | FLOOR DRAIN |
| FDN | FOUNDATION |
| FDV | FIRE DEPARTMENT VALVE |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FGL | FIBERGLASS |
| FHC | FIRE HOSE CABINET |
| FIN | FINISH |
| FIN FL | FINISH FLOOR |
| FIN GR | FINISH GRADE |
| FLR | FLOOR(ING) |
| FLUOR | FLUORESCENT |
| FO | FINISH OPENING |
| FOC | FACE OF CONCRETE |
| FOM | FACE OF MASONRY |
| FOS | FACE OF STUDS |
| FS | FLOOR SINK |
| FT | FOOT, FEET |
| FTG | FOOTING |
| FURN | FURNITURE |
| FURR | FURRING |
| FUT | FUTURE |

| | |
|---|---|
| GA | GAGE, GAUGE |
| GALV | GALVANIZED |
| GB | GRAB BAR |
| GC | GENERAL CONTRACTOR |
| GEN | GENERATOR |
| GL | GLASS |
| GL BLK | GLASS BLOCK |
| GR | GRADE |
| GT | GROUT |
| GVL | GRAVEL |
| GYP | GYPSUM |
| GYP BD | GYPSUM BOARD |
| GYP PLAS | GYPSUM PLASTER |
| | |
| H | HIGH |
| HB | HOSE BIBB |
| HC | HANDICAPPED, HOLLOW CORE |
| HDWE | HARDWARE |
| HM | HOLLOW METAL |
| HNDRL | HANDRAIL |
| HORIZ | HORIZONTAL |
| HPT | HIGH POINT |
| HVAC | HEATING, VENTILATION & AIR CONDITIONING |
| HWH | HOT WATER HEATER |
| | |
| ID | INSIDE DIAMETER |
| IN | INCH(ES) |
| INSUL | INSULATE(D), INSULATION |
| INT | INTERIOR |
| | |
| JAN | JANITOR |
| JC | JANITOR'S CLOSET |
| JT | JOINT |
| | |
| KIT | KITCHEN |
| | |
| LAB | LABORATORY |
| LAM | LAMINATE(D) |
| LAV | LAVATORY |
| LB | POUND |
| LBL | LABEL |
| LF | LINEAR FEET |
| LKR | LOCKER |
| LKR RM | LOCKER ROOM |
| LONG | LONGITUDINAL |
| LPT | LOW POINT |
| LR | LIVING ROOM |
| LT WT | LIGHT WEIGHT |
| LVR | LOUVER |
| | |
| M | METER |
| MACH | MACHINE |
| MACH RM | MACHINE ROOM |
| MAINT | MAINTENANCE |
| MARB | MARBLE |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MC | MEDICINE CABINET |
| MECH | MECHANICAL |
| MECH RM | MECHANICAL ROOM |
| MET | METAL |
| MEZZ | MEZZANINE |
| MFR | MANUFACTURER |
| MIN | MINIMUM, MINUTE |
| MISC | MISCELLANEOUS |
| MO | MASONRY OPENING |
| MOD | MODULAR, MODULE |
| MR | MOISTURE RESISTANT |
| MTD | MOUNTED |
| MTL | METAL |
| MULL | MULLION |
| | |
| N | NORTH |
| NA, N/A | NOT APPLICABLE |
| NFPA | NATIONAL FIRE PROTECTION ASSOCIATION |
| NGVD | NATIONAL GEODETIC VERTICAL DATUM |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| | |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OFCI | OWNER FURNISHED - CONTRACTOR INSTALLED |
| OFF | OFFICE |
| OFOI | OWNER FURNISHED - OWNER INSTALLED |
| OPNG | OPENING |
| OPP | OPPOSITE |
| ORD | OVERFLOW ROOF DRAIN |
| OVHD | OVERHEAD |
| OZ | OUNCE |
| | |
| PB | PANIC BAR |
| PC | POINT OF CURVE |
| PCC | PRECAST CONCRETE, POINT OF COMPOUND CURVE |
| PER | PERPENDICULAR |
| PI | POINT OF INTERSECTION |
| PL | PLATE, PROPERTY LINE |
| PLAM | PLASTIC LAMINATE |
| PLAS | PLASTER |
| PLYWD | PLYWOOD |
| PNL | PANEL |
| PNT | PAINT |
| PRC | POINT OF REVERSE CURVE |
| PREFAB | PREFABRICATED |
| PRKG | PARKING |
| PT | POINT, PRESSURE TREATED, POINT OF TANGENCY |
| PTN | PARTITION |
| PVC | POLYVINYL CHLORIDE |
| | |
| QT | QUARRY TILE |
| QTY | QUANTITY |
| | |
| R | RADIUS, RISER, THERMAL RESISTANCE |
| RAD | RADIUS |
| RCP | REFLECTED CEILING PLAN |
| RD | ROAD, ROOF DRAIN |
| REF | REFERENCE |
| RFR | REFRIGERATOR |
| REINF | REINFORCED, REINFORCEMENT |
| REQD | REQUIRED |
| RESIL | RESILIENT |
| REV | REVERSED, REVISED, REVISION |
| RM | ROOM |
| RO | ROUGH OPENING |
| ROW | RIGHT OF WAY |
| RWL | RAIN WATER LEADER |

| | |
|---|---|
| S | SOUTH |
| SAN | SANITARY |
| SB | SPLASH BLOCK |
| SBC | STANDARD BUILDING CODE |
| SCHED | SCHEDULE(D) |
| SD | SOAP DISPENSER |
| SDWK | SIDEWALK |
| SECT | SECTION |
| SF | SQUARE FEET |
| SFTY | SAFETY |
| SH | SHELF |
| SHT | SHEET |
| SHTHG | SHEATHING |
| SIM | SIMILAR |
| SPECS | SPECIFICATIONS |
| SPKR | SPEAKER |
| SQ | SQUARE |
| SS, SST | STAINLESS STEEL |
| ST | STREET |
| STA | STATION |
| STD | STANDARD |
| STL | STEEL |
| STOR | STORAGE |
| STRUCT | STRUCTURAL |
| SUSP | SUSPENDED |
| SUSP CLG | SUSPENDED CEILING |
| SYM | SYMBOL, SYMMETRICAL |
| | |
| T | TREAD |
| T&B | TOP AND BOTTOM |
| T&G | TONGUE AND GROOVE |
| TB | TIE BEAM |
| TC | TIE COLUMN |
| TEL | TELEPHONE |
| TEMP | TEMPORARY |
| THK | THICK(NESS) |
| TMPD | TEMPERED |
| TMPD GL | TEMPERED GLASS |
| TOB | TOP OF BEAM |
| TOC | TOP OF CONCRETE |
| TOF | TOP OF FOOTING |
| TOIL | TOILET |
| TOP | TOP OF PARAPET |
| TOS | TOP OF SLAB |
| TOW | TOP OF WALL |
| TV | TELEVISION |
| TWS | TACKABLE WALL SURFACE |
| TYP | TYPICAL |
| TZ | TERRAZZO |
| | |
| UC | UNDERCOUNTER, UNDERCUT |
| UL | UNDERWRITERS LABORATORIES |
| UNF | UNFINISHED |
| UON | UNLESS OTHERWISE NOTED |
| | |
| VCT | VINYL COMPOSITION TILE |
| VERT | VERTICAL |
| VEST | VESTIBULE |
| VIF | VERIFY IN FIELD |
| VIN | VINYL |
| VOL | VOLUME |
| VWC | VINYL WALL COVERING |
| VWP | VINYL WALL PANELING |
| | |
| W | WEST, WIDE, WIDTH |
| W/ | WITH |
| WC | WATER CLOSET |
| WD | WOOD |
| W.H. | WATER HEATER |
| W/O | WITHOUT |
| WP | WORKING POINT |
| WT | WEIGHT |
| WWF | WELDED WIRE FABRIC |
| WTRPF | WATERPROOFING |
| | |
| XFMR | TRANSFORMER |
| | |
| YD | YARD |
| | |
| @ | AT |
| ∠ | ANGLE |
| ℄ | BASE LINE |
| ℄ | CENTER LINE |
| ∅ | DIAMETER, ROUND |
| # | POUND, NUMBER |
| ℙ | PROPERTY LINE |

# SYMBOLS

101 — DOOR TAG

1i — EXTERIOR OPENING TAG

1i — WALL TAG

2 — KEY NOTE

Room Name
101 — ROOM TAG

+(8.75') — GRADE ELEVATION - EXISTING

+8.75' — GRADE ELEVATION - NEW

SPOT ELEVATION

1 Ref / 1 Ref / A101 — INTERIOR ELEVATION

Ref / 1 / A101 — EXTERIOR ELEVATION

studio jpa

Client:

## Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33156

Project Name:

## Residence Addition

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STATE OF FLORIDA · JORGE I. PEREZ · AR95576 · REGISTERED ARCHITECT

Jorge I Perez

Digitally signed by Jorge I Perez
Date: 2024.05.28 21:57:26 -04'00'

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| Issue Date: | 4/25/2024 | Drawn by: | JP |

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## ABBREVIATIONS AND SYMBOLS

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## TREES DISPOSITION TABLE

| SYMBOL | PLANT NAME | | NATIVE SPECIE | DIA. | HEIGHT | DISPOSITION |
|---|---|---|---|---|---|---|
| | SCIENTIFIC | COMMON | | | | |
| 1 | ADONIDIA MERRILLII | ADONIDIA PALM | NO | 12 | 25 | REMOVE |
| 2 | ADONIDIA MERRILLII | ADONIDIA PALM | NO | 12 | 25 | REMAIN |
| 3 | WASHINGTONIA ROBUSTA | WASHINGTONIA PALM | YES | 6 | 20 | REMAIN |
| 4 | ADONIDIA MERRILLII | ADONIDIA PALM | NO | 12 | 25 | REMOVE |
| 5 | PHOENIX ROEBELINII | PIGMY PALM | NO | 3 | 15 | REMOVE |
| 6 | PHOENIX ROEBELINII | PIGMY PALM | NO | 3 | 15 | REMOVE |
| 7 | PHOENIX ROEBELINII | PIGMY PALM | NO | 3 | 15 | REMOVE |
| 8 | WASHINGTONIA ROBUSTA | WASHINGTONIA PALM | YES | 5 | 20 | REMAIN |
| 9 | WASHINGTONIA ROBUSTA | WASHINGTONIA PALM | YES | 5 | 20 | REMAIN |
| 10 | ADONIDIA MERRILLII | ADONIDIA PALM | NO | 10 | 25 | REMAIN |
| 11 | ADONIDIA MERRILLII | ADONIDIA PALM | NO | 10 | 25 | REMAIN |
| 12 | ADONIDIA MERRILLII | ADONIDIA PALM | NO | 10 | 25 | REMAIN |
| 13 | ADONIDIA MERRILLII | ADONIDIA PALM | NO | 10 | 25 | REMAIN |
| 14 | WASHINGTONIA ROBUSTA | WASHINGTONIA PALM | YES | 6 | 30 | REMOVE |
| 15 | WASHINGTONIA ROBUSTA | WASHINGTONIA PALM | YES | 6 | 30 | REMOVE |
| 16 | DYPSIS LUTESCENS | EUREKA PALM CLUSTER | YES | 4 | 25 | REMOVE |
| 17 | DYPSIS LUTESCENS | EUREKA PALM CLUSTER | YES | 4 | 25 | REMOVE |
| 18 | DYPSIS LUTESCENS | EUREKA PALM CLUSTER | YES | 4 | 25 | REMOVE |
| 19 | DYPSIS LUTESCENS | EUREKA PALM CLUSTER | YES | 4 | 25 | REMOVE |
| 20 | DYPSIS LUTESCENS | EUREKA PALM CLUSTER | YES | 4 | 25 | REMOVE |

NOTES

## DEMOLITION NOTES

A. ALL WORK TO BE DONE IN ACCORDANCE TO THE LATEST EDITION OF THE FBC, NEC AND ANY APPLICABLE LOCAL CODES.

B. CONTRACTOR SHALL PROVIDE DURING DEMOLITION OPERATIONS ALL SAFETY MEASURES AND FEATURES AS REQUIRED BY THE APPLICABLE CODES, RULES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT.

C. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.

D. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS FOR IDENTIFYING POSSIBLE CRITICAL ITEMS, NOT ADDRESSED OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL/RELOCATION.

E. FAILURE OF BIDDERS TO MAKE REQUIRED VISITATIONS AND/OR INVESTIGATIONS TO INFORM THEMSELVES FULLY OF EXISTING CONDITIONS, AND TO INCLUDE IN THEIR PROPOSALS A SUM SUFFICIENT TO COVER ALL POSSIBLE FIELD CONDITIONS, WILL NOT IN ANY WAY ENTITLE THEM TO ANY EXTRA CHARGES OVER AND ABOVE THEIR ORIGINAL PROPOSALS.

F. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.

G. EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.

H. WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.

I. KEEP PREMISES CLEAN AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE INJURY.

J. DEMOLISH & REMOVE EXISTING CONDITIONS AS SHOWN BY DASHED LINES/ OR AS NOTED, UNLESS OTHERWISE NOTED.

K. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILING SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALLS AND FLOOR/CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.

L. EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.

M. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR TO RECEIVE NEW SCHEDULED FINISHES.

N. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS THAT ARE SCHEDULED TO BE RELOCATED AND/OR REUSED. PROTECT AND STORE THESE ITEMS ON SITE.

O. ALL EXISTING HOLES/CRACKS IN SLAB AND THOSE RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE FILLED/PREPARED AND SURFACE PATCHED SMOOTH AND LEVEL WITH ADJACENT FLOOR SURFACES, APPROPRIATE FIRE RATED MATERIALS THAT MEET CODE ARE TO BE USED

P. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS ONLY AND VERIFY IN FIELD.

Q. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK.

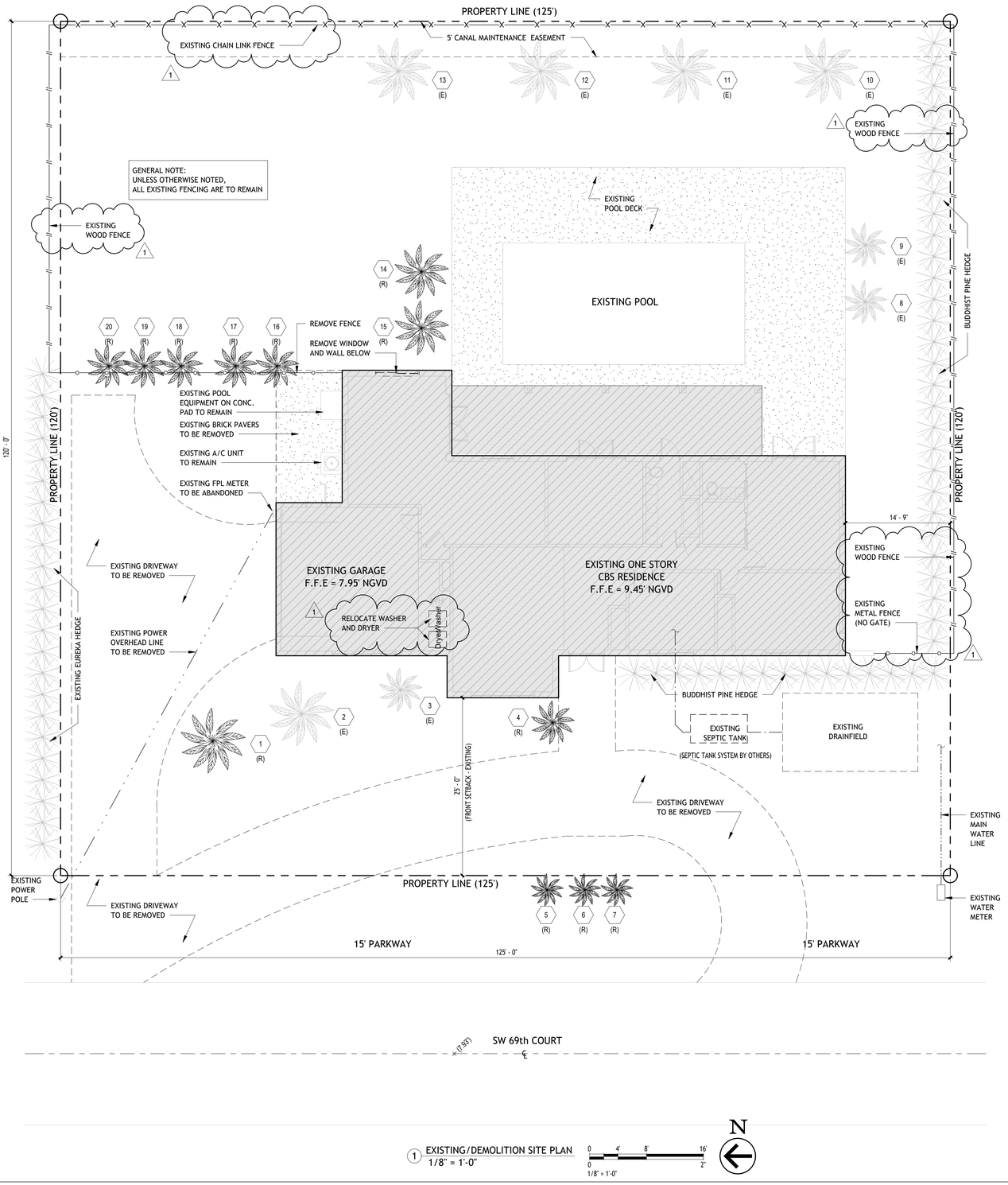
R. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING FINISHES AND CONSTRUCTION NOT SCHEDULED FOR DEMOLITION.

S. ANY UTILITY LINES THAT ARE BROKEN OR DAMAGED DURING DEMOLITION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL CHARGE TO THE CONTRACT PRICE OR SHALL BE REPAIRED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.

T. CONTRACT DOCUMENTS FOR THE DEMOLITION WORK ARE BASED ON AS-BUILT DRAWINGS PROVIDED BY OWNER. ANY DISCREPANCIES BETWEEN THE WORK DEPICTED IN THE DOCUMENTS AND THE ACTUAL CONDITIONS ENCOUNTERED SHALL BE BROUGHT PROMPTLY TO THE ARCHITECT FOR REVIEW AND CLARIFICATION.

U. CONTRACTOR TO INCLUDE PRICING FOR ASBESTOS SURVEY AS MAY BE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

V. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB AND IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.




1 EXISTING/DEMOLITION SITE PLAN
1/8" = 1'-0"

0 4' 8' 16'
0 1/8" = 1'-0" 2"

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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studio jpa

Client:
Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33156

Project Name:
Residence Addition

Architect:
Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
10051 SW 120 St, Miami, Fl 33176
786.543.9093 / jorge@studiojpa.com

Consultants:
Structural Engineer
Jorge a. Gomez Agostini P.E. / Lic. No. 91272
8187 Nw 8th St Apt 305 Miami, Fl 33126
P:305.202.3200
E:jorge89cu@gmail.com

M.E.P. Engineer
Diniester Marcelo, P.E. / Lic. No. 73149
6734 SW 136 CT Miami, Fl 33183
P:786.683.8229
E:305engineering services@gmail.com

Seal / Digital Signature:

STATE OF FLORIDA · JORGE I. PEREZ · AR95576 · REGISTERED ARCHITECT

Jorge I Perez

This item has been digitally signed and sealed by Jorge I. Perez, R.A. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

| Submittal: | Permit Set | Project No: | 2303 |
|---|---|---|---|
| Issue Date: | 4/25/2024 | Drawn by: | JP |

| No. | Description | Date |
|---|---|---|
| 1 | PERMIT COMMENTS | 10/30/2024 |

Sheet Name
EXISTING/DEMOLITION SITE PLAN

Sheet No.
A100

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## TREES DISPOSITION TABLE

| SYMBOL | PLANT NAME | | NATIVE SPECIE | DIA. | HEIGHT | DISPOSITION |
|---|---|---|---|---|---|---|
| | SCIENTIFIC | COMMON | | | | |
| 1 | ADONIDIA MERRILLII | ADONIDIA PALM | NO | 12 | 25 | REMOVE |
| 2 | ADONIDIA MERRILLII | ADONIDIA PALM | NO | 12 | 25 | REMAIN |
| 3 | WASHINGTONIA ROBUSTA | WASHINGTONIA PALM | YES | 6 | 20 | REMAIN |
| 4 | ADONIDIA MERRILLII | ADONIDIA PALM | NO | 12 | 25 | REMOVE |
| 5 | PHOENIX ROEBELINII | PIGMY PALM | NO | 3 | 15 | REMOVE |
| 6 | PHOENIX ROEBELINII | PIGMY PALM | NO | 3 | 15 | REMOVE |
| 7 | PHOENIX ROEBELINII | PIGMY PALM | NO | 3 | 15 | REMOVE |
| 8 | WASHINGTONIA ROBUSTA | WASHINGTONIA PALM | YES | 5 | 20 | REMAIN |
| 9 | WASHINGTONIA ROBUSTA | WASHINGTONIA PALM | YES | 5 | 20 | REMAIN |
| 10 | ADONIDIA MERRILLII | ADONIDIA PALM | NO | 10 | 25 | REMAIN |
| 11 | ADONIDIA MERRILLII | ADONIDIA PALM | NO | 10 | 25 | REMAIN |
| 12 | ADONIDIA MERRILLII | ADONIDIA PALM | NO | 10 | 25 | REMAIN |
| 13 | ADONIDIA MERRILLII | ADONIDIA PALM | NO | 10 | 25 | REMAIN |
| 14 | WASHINGTONIA ROBUSTA | WASHINGTONIA PALM | YES | 6 | 30 | REMOVE |
| 15 | WASHINGTONIA ROBUSTA | WASHINGTONIA PALM | YES | 6 | 30 | REMOVE |
| 16 | DYPSIS LUTESCENS | EUREKA PALM CLUSTER | YES | 4 | 25 | REMOVE |
| 17 | DYPSIS LUTESCENS | EUREKA PALM CLUSTER | YES | 4 | 25 | REMOVE |
| 18 | DYPSIS LUTESCENS | EUREKA PALM CLUSTER | YES | 4 | 25 | REMOVE |
| 19 | DYPSIS LUTESCENS | EUREKA PALM CLUSTER | YES | 4 | 25 | REMOVE |
| 20 | DYPSIS LUTESCENS | EUREKA PALM CLUSTER | YES | 4 | 25 | REMOVE |

NOTES

## DEMOLITION NOTES

A. ALL WORK TO BE DONE IN ACCORDANCE TO THE LATEST EDITION OF THE FBC, NEC AND ANY APPLICABLE LOCAL CODES.

B. CONTRACTOR SHALL PROVIDE DURING DEMOLITION OPERATIONS ALL SAFETY MEASURES AND FEATURES AS REQUIRED BY THE APPLICABLE CODES, RULES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT.

C. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.

D. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS FOR IDENTIFYING POSSIBLE CRITICAL ITEMS, NOT ADDRESSED OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL/RELOCATION.

E. FAILURE OF BIDDERS TO MAKE REQUIRED VISITATIONS AND/OR INVESTIGATIONS TO INFORM THEMSELVES FULLY OF EXISTING CONDITIONS, AND TO INCLUDE IN THEIR PROPOSALS A SUM SUFFICIENT TO COVER ALL POSSIBLE FIELD CONDITIONS, WILL NOT IN ANY WAY ENTITLE THEM TO ANY EXTRA CHARGES OVER AND ABOVE THEIR ORIGINAL PROPOSALS.

F. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.

G. EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.

H. WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.

I. KEEP PREMISES CLEAN AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE INJURY.

J. DEMOLISH & REMOVE EXISTING CONDITIONS AS SHOWN BY DASHED LINES/ OR AS NOTED, UNLESS OTHERWISE NOTED.

K. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILING SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALLS AND FLOOR/CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.

L. EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.

M. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR TO RECEIVE NEW SCHEDULED FINISHES.

N. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS THAT ARE SCHEDULED TO BE RELOCATED AND/OR REUSED. PROTECT AND STORE THESE ITEMS ON SITE.

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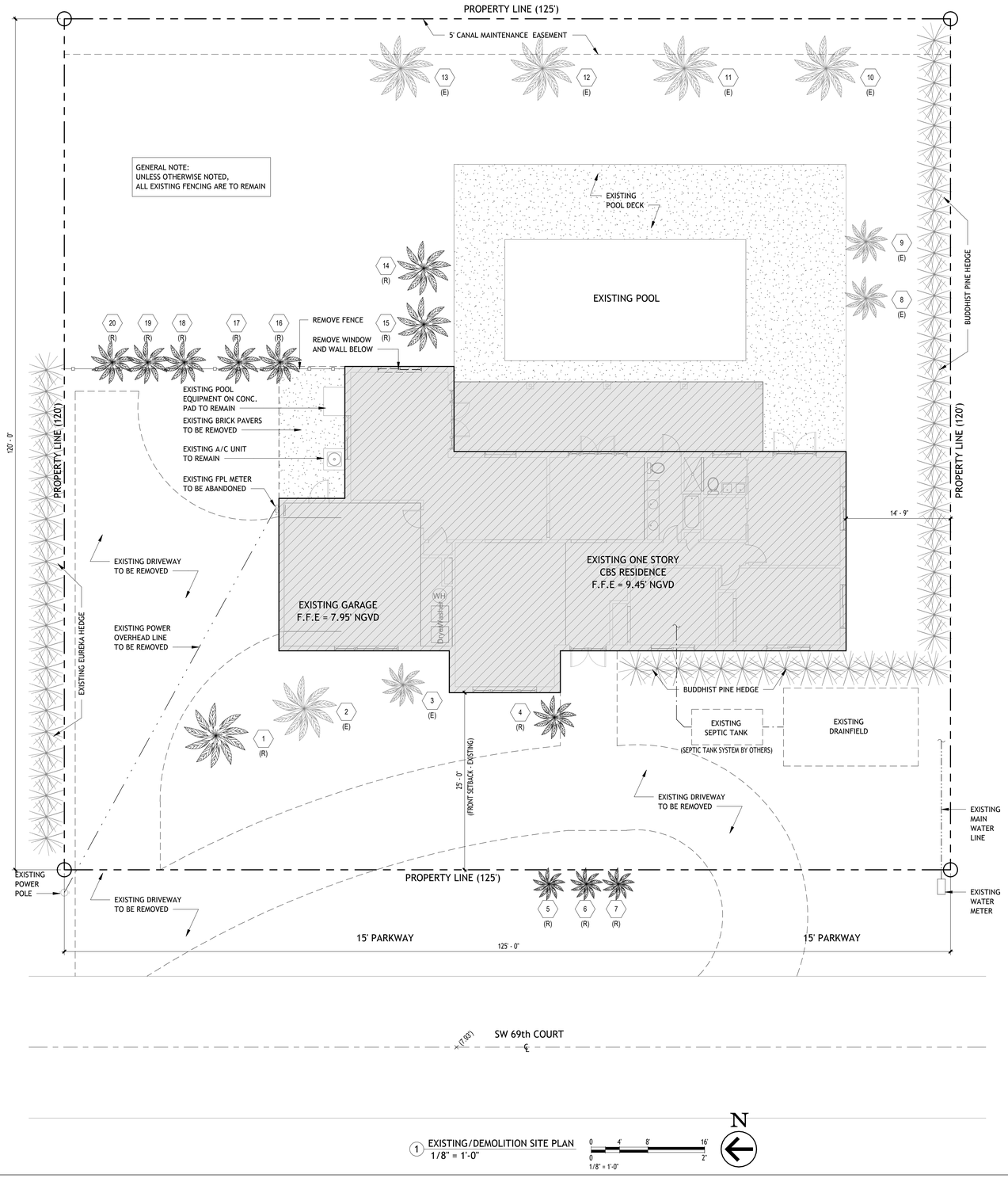
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1 EXISTING/DEMOLITION SITE PLAN
1/8" = 1'-0"

0 4' 8' 16'
0 2"
1/8" = 1'-0"

N

studio jpa

Client:

Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33156

Project Name:

Residence Addition

Architect:


Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
10051 SW 120 St, Miami, Fl 33176
786.543.9093 / jorge@studiojpa.com


Consultants:


Structural Engineer
Jorge a. Gomez Agostini P.E. / Lic. No. 91272
8187 Nw 8th St Apt 305 Miami, Fl 33126
P:305.202.3200
E:jorge89cu@gmail.com

M.E.P. Engineer
Diniester Marcelo, P.E. / Lic. No. 73149
6734 SW 136 CT Miami, Fl 33183
P:786.683.8229
E:305engineering services@gmail.com


Seal / Digital Signature:

STATE OF FLORIDA · JORGE I. PEREZ · AR95576 · REGISTERED ARCHITECT

Jorge I Perez

Digitally signed by Jorge I Perez
Date: 2024.05.28 21:58:02 -04'00'

This item has been digitally signed and sealed by Jorge I. Perez, R.A. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

| Submittal: | Permit Set | Project No: | 2303 |
|---|---|---|---|
| Issue Date: | 4/25/2024 | Drawn by: | JP |

| No. | Description | Date |
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Sheet Name

EXISTING/DEMOLITION SITE PLAN

Sheet No.

A100


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## GENERAL INFORMATION:

PROPERTY ADDRESS: 12805 W 69th COURT
MIAMI, FLORIDA 33156

FOLIO No.: 20-5014-044-0010

LEGAL DESCRIPTION: FAIRMONT ACRES SEC 2 PB 75-97
LOT 10 BLK 3
F/A/U 30-5014-044-00

## ZONING INFORMATION:

CODE OF ORDINANCES VILLAGE OF PINECREST, VOL. II, CHAPTER 30

PRIMARY ZONE: 2100 ESTATES - 15,000 SF LOT

PRIMARY LAND USE: 0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT

ZONING DISTRICT: EU-M (RESIDENTIAL MODIFIED ESTATE)

NET LOT AREA: 14,985 SF (0.34 ACRE)

LOT COVERAGE: 4,097 SF (27.34%)

### LOT COVERAGE:

| | ALLOWED | PROVIDED |
|---|---|---|
| MAX. BUILDING COVERAGE - 30% | 14,985x0.30 = 4,495 SF | 4,097 SF (*) |
| MAX. IMPERVIOUS SURFACE RATIO - 65% | 14,985x0.65 = 9,740 SF | 8,208 SF (**) |
| MIN. GREEN SPACE - 35% | 14,985x0.35 = 5,245 SF | 6,792 SF |

(*) INCLUDES THE FOLLOWING:
EXISTING RESIDENCE: 2,464 SF
EXISTING TERRACE: 428 SF
EXISTING FRONT ENTRY: 39 SF
NEW ADDITION: 1,166 SF
TOTAL: 4,097 SF

(**) INCLUDES THE FOLLOWING:
POOL: 581 SF
POOL DECK: 1,229 SF
PAVED AREAS: 2,301 SF
LOT COVERAGE: 4,097 SF
TOTAL: 8,208 SF

### BUILDING HEIGHT LIMIT:

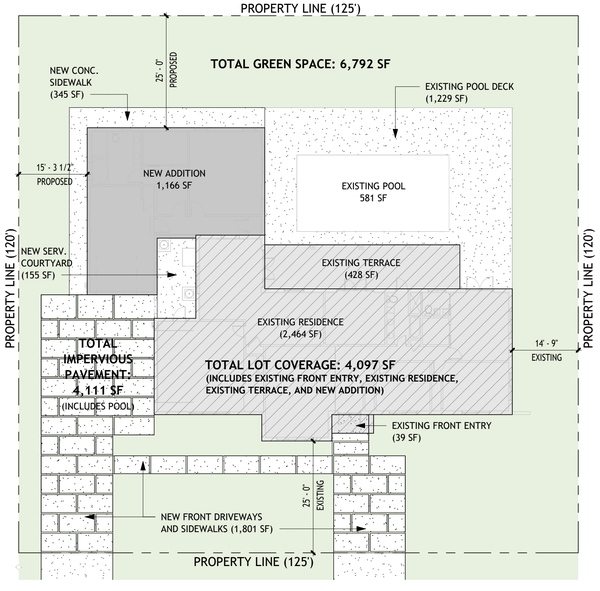
| | ALLOWED | PROVIDED |
|---|---|---|
| PRINCIPAL USE | ONE STORY STRUCTURE: 24' | ONE STORY STRUCTURE: 13'-7" |

### SETBACKS:

| MAIN HOUSE SETBACKS | REQUIRED | PROVIDED |
|---|---|---|
| FRONT: (TO NEW ADDITION) | 25'-0" | 57'-8" |
| REAR: (TO NEW ADDITION) | 25'-0" | 25'-0" |
| BETWEEN BUILDING | 10'-0" | N/A |
| SIDE: NORTH (TO NEW ADDITION) | 15'-0" | 15'-4" |
| SIDE: WEST | 15'-0" | 14'-9" (EXIST.) |

## CONDITION OF PERMIT - PW-SFR-D/W

1. No fill of ANY KIND can be brought on site or to the ROW outside of the building footprint.
2. No runoff generated from the driveway is permitted to discharge directly to the ROW or adjacent properties.
3. The ROW swale is to be graded using the Village PW Standard.
4. No trees are to be planted in the ROW before a conditional approval of the rough grading of the swale has been approved by Public Works.
5. No shrubs are to be planted in the ROW and any existing shrubs are to be removed.
6. No IRRIGATION, LIGHTING, or ELECTRICAL COMPONENTS of any kind may be installed in the ROW.
7. All proposed trees in the ROW will be planted a minimum of 7' from the edge of pavement to the face of the tree and will be of a type, kind, and spacing as approved by the Public Works Department. Public Works contact information is: publicworks@pinecrest-fl.gov
8. Any decorative d/w in the ROW shall have an 8"W x 12"D, 3,000-psi, fiber mesh concrete header curb located between the asphalt and the proposed d/w. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE CENTERLINE OR TO THE EDGE OF THE EXISTING ASPHALT EDGE, WHICHEVER IS GREATER.
9. No materials of ANY kind will be stored for any length of time on the public swale.
10. Existing sidewalks will be maintained at all times, free of any loose material, and open to pedestrian traffic at all times. No vehicles can park on the sidewalk at any time.
11. Any sidewalk crossed by a d/w approach must be replaced with 6" thick sidewalk and extend to the next adjacent whole flag on either side of the new approach. Longitudinal slope cannot exceed 5% and maximum cross slope is 2%. All sidewalk construction that intersects with a crosswalk must be parallel with that cross walk and will have detectable warning surface placed permanently in concrete – NO screw-down detectable warning surface is permitted. ALL sidewalk in the ROW will be a MINIMUM of 10' from the nearest edge of pavement and marked as such in the signed and sealed plans.
12. ALL work conducted in the ROW will implement the applicable FDOT Standard Index 600 Series for MOT.
13. All sidewalk replacement will be open to traffic within 48 hours of the sidewalk being closed for demo. This includes demolition of existing sidewalk, placing forms, placing and finishing concrete and stripping forms.
14. No portion of the public ROW and can be enclosed by the contractor's fence at any time.
15. ALL sod in the ROW will be SAND GROWN ,'EMPIRE ZOYSIA'
16. All driveway approaches will meet all ADA requirements for obstructions, both vertical and horizontal and for slope, both cross slope and longitudinal.




1 LOT COVERAGE AND GREEN SPACE DIAGRAM
1/16" = 1'-0"

## SITE PLAN LEGEND

- EXISTING RESIDENCE TO REMAIN
- PROPOSED ADDITION
- GREEN SPACE
- IMPERVIOUS PAVEMENT

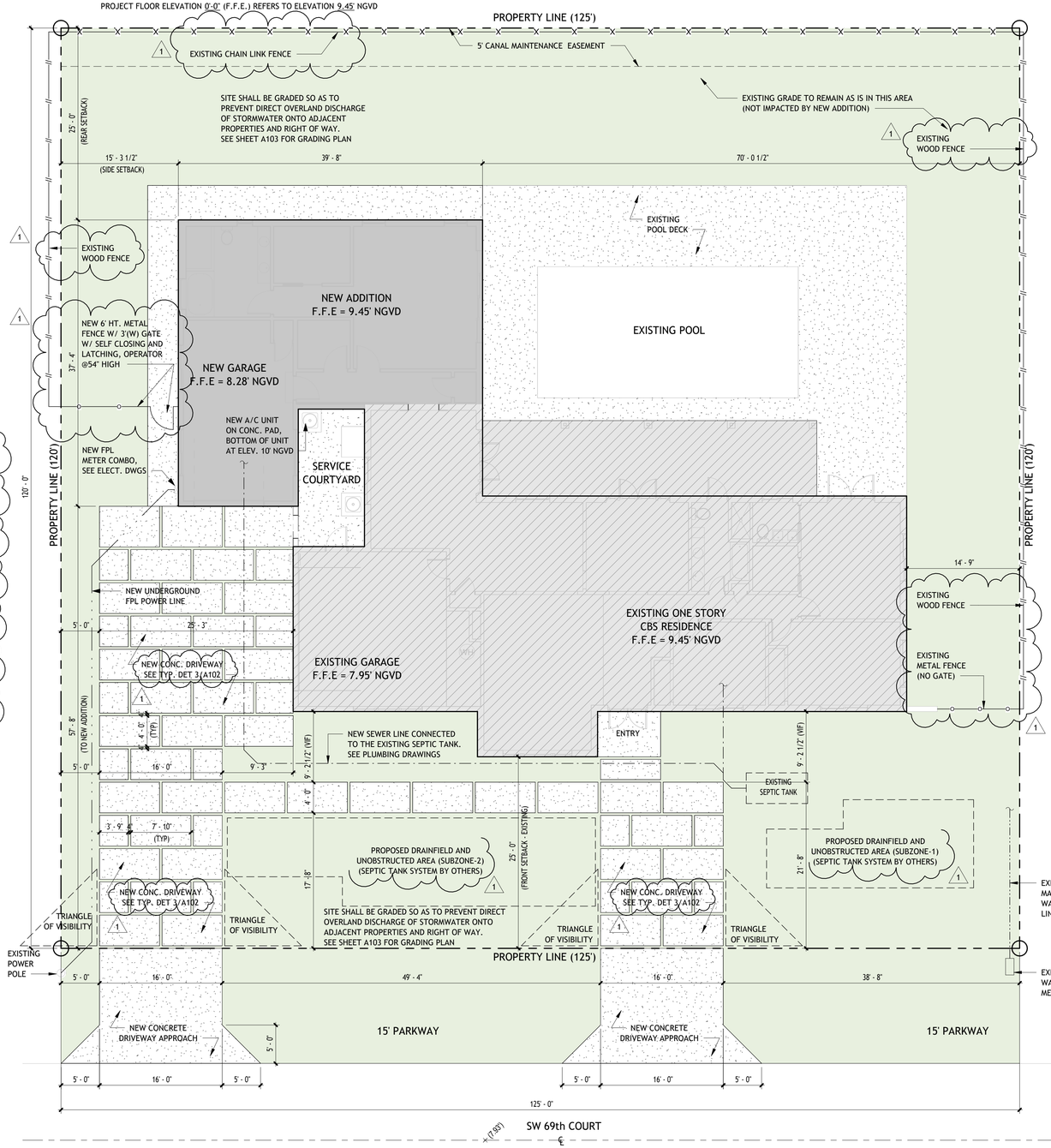
## FLOOD ZONE INFORMATION:

| | |
|---|---|
| FLOOD ZONE: | 'AE' |
| HIGHEST CROWN ROAD: | 7.93' NGVD |
| FEMA BASE FLOOD ELEVATION: | 10.0' NGVD |
| FINISH FLOOR ELEVATION AT MAIN RESIDENCE (AT EXISTING): | 9.45' NGVD |
| FINISH FLOOR ELEVATION AT MAIN RESIDENCE (AT ADDITION): | 9.50' NGVD |
| FINISH GRADE ELEVATION AT GARAGE LOWEST POINT(AT EXISTING) | 7.95' NGVD |
| FINISH GRADE ELEVATION AT GARAGE LOWEST POINT(AT ADDITION) | 8.00' NGVD |
| FINISH GRADE ELEVATION AT LOWEST ADJACENT GRADE (AT ADDITION) | 8.50' NGVD |

PROJECT FLOOR ELEVATION 0'-0" (F.F.E.) REFERS TO ELEVATION 9.45' NGVD

## AREA CALCULATION:

| | |
|---|---|
| EXISTING RESIDENCE A/C AREA | 1,942 SF |
| EXISTING GARAGE | 439 SF |
| EXISTING COVERED TERRACE | 537 SF |
| NEW RESIDENCE ADDITION A/C AREA | 838 SF |
| NEW GARAGE | 328 SF |
| TOTAL | 4,084 SF |




2 NEW SITE PLAN
1/8" = 1'-0"

0 4' 8' 16'
0 2'
1/8" = 1'-0"

N

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A101-REV1.pdf
Examiner Date Time Stamp Trade Stamp Name
DEBASA, JOSE 12/23/2024 10:42:38 AM DERM Approved

studio jpa

Client:
Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33156

Project Name:
Residence Addition

Architect:
Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
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E:305engineering services@gmail.com

Seal / Digital Signature:
STATE OF FLORIDA · JORGE I. PEREZ · AR95576 · REGISTERED ARCHITECT

Jorge I Perez
Digitally signed by Jorge I Perez
DN: c=US, o=Studio JPA, cn=Jorge I Perez, email=jperez@studiojpa.com
Reason: I am the author of this document
Date: 2024.10.08 14:13:51-05'00'

This item has been digitally signed and sealed by Jorge I. Perez, R.A. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

| | | | |
|---|---|---|---|
| Submittal: | Permit Set | Project No: | 2303 |
| Issue Date: | 4/25/2024 | Drawn by: | JP |

| No. | Description | Date |
|---|---|---|
| 1 | PERMIT COMMENTS | 10/30/2024 |

Sheet Name
NEW SITE PLAN

Sheet No.
A101

10/24/2024 7:48:39 PM

## GENERAL INFORMATION:

| | |
|---|---|
| PROPERTY ADDRESS: | 12805 W 69th COURT<br>MIAMI, FLORIDA 33156 |
| FOLIO No.: | 20-5014-044-0010 |
| LEGAL DESCRIPTION: | FAIRMONT ACRES SEC 2 PB 75-97<br>LOT 10 BLK 3<br>F/A/U 30-5014-044-00 |

## ZONING INFORMATION:

CODE OF ORDINANCES VILLAGE OF PINECREST, VOL. II, CHAPTER 30

| | |
|---|---|
| PRIMARY ZONE: | 2100 ESTATES - 15,000 SF LOT |
| PRIMARY LAND USE: | 0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT |
| ZONING DISTRICT: | EU-M (RESIDENTIAL MODIFIED ESTATE) |
| NET LOT AREA: | 14,985 SF (0.34 ACRE) |
| LOT COVERAGE: | 4,084 SF (27.25%) |

### LOT COVERAGE:

| | ALLOWED | PROVIDED |
|---|---|---|
| MAX. BUILDING COVERAGE - 30% | 14,985x0.30 = 4,495 SF | 4,084 SF (*) |
| MAX. IMPERVIOUS SURFACE RATIO - 65% | 14,985x0.65 = 9,740 SF | 8,229 SF (**) |
| MIN. GREEN SPACE - 35% | 14,985x0.35 = 5,245 SF | 6,796 SF |

(*) INCLUDES 2,918 SF OF EXISTING PLUS 1,166 SF OF NEW ADDITION = 4,084 SF

(**) INCLUDES BLDG COVERAGE (4,084 SF), PAVED AREAS (3,564 SF), AND POOL (581 SF): 8,017 SF

### BUILDING HEIGHT LIMIT:

| | ALLOWED | PROVIDED |
|---|---|---|
| PRINCIPAL USE | ONE STORY<br>STRUCTURE: 24' | ONE STORY<br>STRUCTURE: 13'-7" |

### SETBACKS:

| MAIN HOUSE SETBACKS | REQUIRED | PROVIDED |
|---|---|---|
| FRONT: (TO NEW ADDITION) | 25'-0" | 57'-8" |
| REAR: (TO NEW ADDITION) | 25'-0" | 25'-0" |
| BETWEEN BUILDING | 10'-0" | N/A |
| SIDE: NORTH (TO NEW ADDITION) | 15'-0" | 15'-4" |
| SIDE: WEST | 15'-0" | 14'-9" (EXIST.) |

## CONDITION OF PERMIT - PW-SFR-D/W

1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
2. DEMONSTRATE HOW RUNOFF GENERATED FROM THE D/W WILL NOT DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
3. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
4. NO TREES ARE TO BE PLANTED IN THE ROW BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.
5. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
6. NO IRRIGATION IN THE ROW.
7. NO LIGHTING OR ELECTRICAL COMPONENTS OF ANY KIND IN THE ROW.
8. ALL PROPOSED TREES IN THE ROW WILL BE PLANTED A MINIMUM OF 7' FROM THE EDGE OF PAVEMENT TO THE FACE OF THE TREE AND WILL BE OF A TYPE, KIND, AND SPACING AS APPROVED BY THE VILLAGE ARBORIST. ARBORIST CONTACT INFORMATION IS: RICKY CARR - CCARR@PINECREST-FL.GOV
9. ANY DECORATIVE D/W IN THE ROW SHALL HAVE AN 8"W X 12"D, 3,000-PSI CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W.
10. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
11. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL, AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.
12. ANY D/W APPROACH THAT CROSSES A SIDEWALK MUST BE REPLACED WITH 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE APPROACH.

## SITE PLAN LEGEND

- EXISTING RESIDENCE TO REMAIN
- PROPOSED ADDITION
- GREEN SPACE
- IMPERVIOUS PAVEMENT

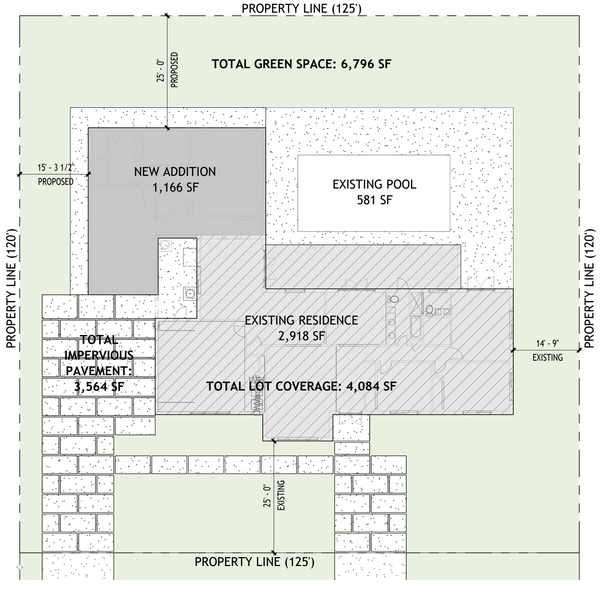
## FLOOD ZONE INFORMATION:

| | |
|---|---|
| FLOOD ZONE: | 'AE' |
| HIGHEST CROWN ROAD: | 7.93' NGVD |
| FEMA BASE FLOOD ELEVATION: | 10.0' NGVD |
| FINISH FLOOR ELEVATION AT MAIN RESIDENCE (AT EXISTING): | 9.45' NGVD |
| FINISH FLOOR ELEVATION AT MAIN RESIDENCE (AT ADDITION): | 9.50' NGVD |
| FINISH GRADE ELEVATION AT GARAGE LOWEST POINT(AT EXISTING) | 7.95' NGVD |
| FINISH GRADE ELEVATION AT GARAGE LOWEST POINT(AT ADDITION) | 8.00' NGVD |
| FINISH GRADE ELEVATION AT LOWEST ADJACENT GRADE (AT ADDITION) | 8.50' NGVD |

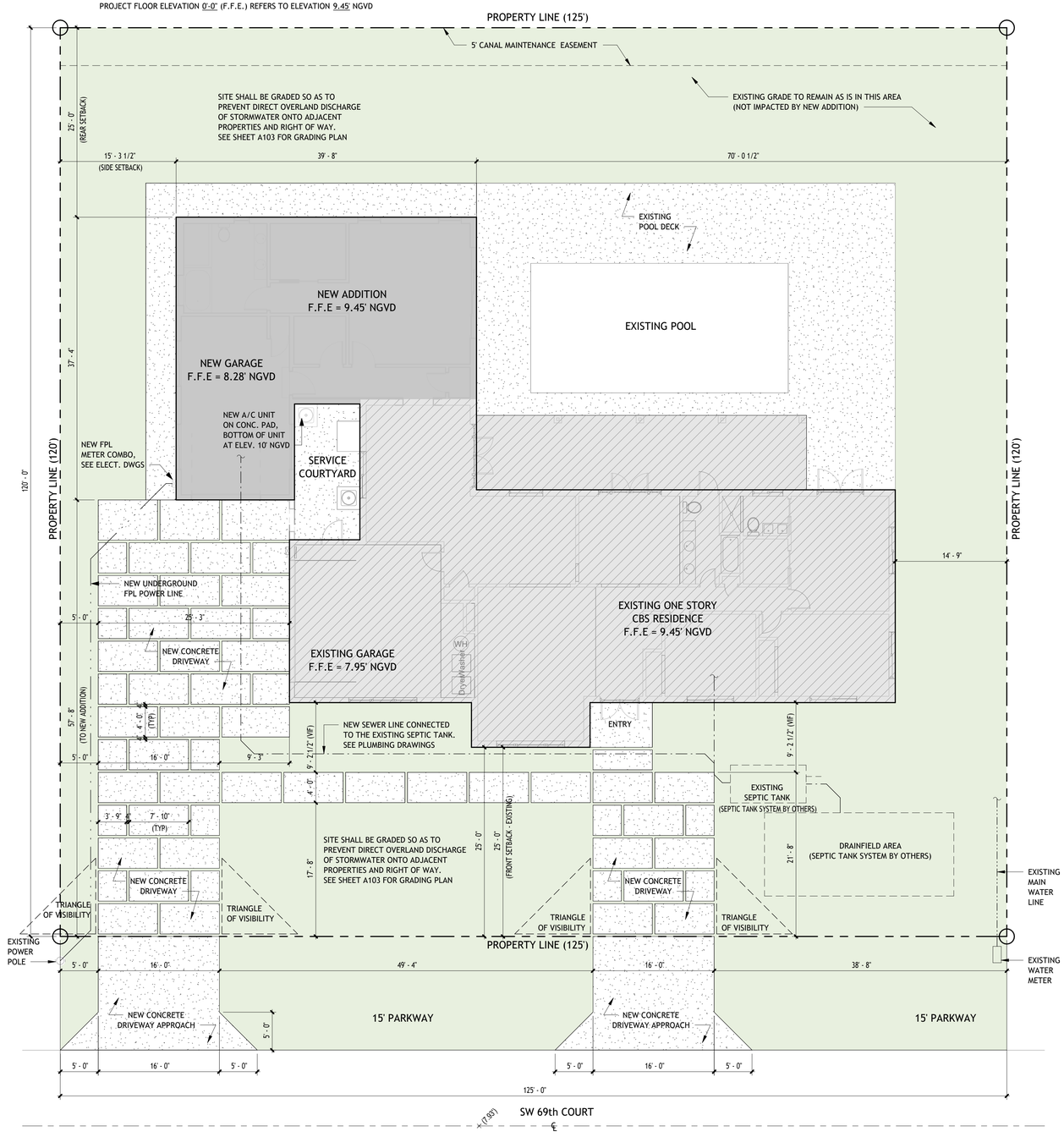
PROJECT FLOOR ELEVATION 0'-0" (F.F.E.) REFERS TO ELEVATION 9.45' NGVD

## AREA CALCULATION:

| | |
|---|---|
| EXISTING RESIDENCE A/C AREA | 1,942 SF |
| EXISTING GARAGE | 439 SF |
| EXISTING COVERED TERRACE | 537 SF |
| NEW RESIDENCE ADDITION A/C AREA | 838 SF |
| NEW GARAGE | 328 SF |
| TOTAL | 4,084 SF |




1 LOT COVERAGE AND GREEN SPACE DIAGRAM
1/16" = 1'-0"




2 NEW SITE PLAN
1/8" = 1'-0"

0 4' 8' 16'
0 2"
1/8" = 1'-0"

N

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A101.pdf

studio jpa

Client:
Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33156

Project Name:

# Residence Addition

Architect:

Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
10051 SW 120 St, Miami, Fl 33176
786.543.9093 / jorge@studiojpa.com

Consultants:

Structural Engineer
Jorge a. Gomez Agostini P.E. / Lic. No. 91272
8187 Nw 8th St Apt 305 Miami, Fl 33126
P:305.202.3200
E:jorge89cu@gmail.com

M.E.P. Engineer
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Seal / Digital Signature:

STATE OF FLORIDA · JORGE I. PEREZ · AR95576 · REGISTERED ARCHITECT

Jorge I Perez

Digitally signed by Jorge I Perez
Date: 2024.05.28 22:05:54 -04'00'

This item has been digitally signed and sealed by Jorge I. Perez, R.A. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

| | | | |
|---|---|---|---|
| Submittal: | Permit Set | Project No: | 2303 |
| Issue Date: | 4/25/2024 | Drawn by: | JP |

| No. | Description | Date |
|---|---|---|
| | | |

Sheet Name

NEW SITE PLAN

Sheet No.

A101

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## GENERAL LANDSCAPING NOTES

1- THE GENERAL CONTRACTOR TO COMPLY WITH ALL APPLICABLE REQUIREMENT LISTED ON THE VILLAGE OF PINECREST LANDSCAPE AND TREE PROTECTION ORDINANCES

2- ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE, GRADES AND STANDARDS FOR NURSERY PLANTS, PART I OF II (CURRENT EDITIONS).

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4- ALL SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT.

5- TREES AND PALMS SHALL BE PLANTED SO THAT HEADS WILL BE CLEAR OF ALL STRUCTURES AT MATURE SPREAD.

6- PLANTING SOIL SHALL BE AT LEAST 50% MUCK OR COMPOST AND 50% SAND-DELIVERED TO THE SITE IN A CLEAN, LOOSE AND PRIABLE CONDITION- AND HAVING GOOD DRAINAGE CHARACTERISTICS.

7- ALL PLANT MATERIAL SHALL BE WATERED IN THOROUGHLY AT THE TIME OF PLANTING.

8- FERTILIZER FOR TREES AND SHRUBS SHALL BE A GENERAL PURPOSE 50% ORGANIC FERTILIZER (6-6-6) CONTAINING TRACE ELEMENTS. FERTILIZER FOR PALMS SHALL BE A SPECIAL PALM TYPE WHICH INCLUDES MANGANESE AND MAGNESIUM SULFATE.

9- ALL TREES AND PALMS TO BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.

10- ALL PLANTING BEDS AND TREE SAUCERS SHALL BE MULCHED WITH A STANDARD SIZE SHREDDED TYPE MULCH, GRADE B OR BETTER, TO A MINIMUM DEPTH OF 2" AND WATERED DOWN TO PREVENT WIND DISPLACEMENT. THE USE OF EUCALYPTUS OR OTHER TYPE MULCH IS RECOMMENDED OVER CYPRESS MULCH.

11- SOD SHALL BE ST. AUGUSTINE 'FLORATAM', UNLESS OTHERWISE SPEDIFIED, AND SHALL BE FREE OF WEEDS AND IN A HEALTHY GROWING CONDITION. SOD SHALL BE LAID ON A SMOOTH, FINISHED GRADE WITH CLOSELY FITTED, STAGGERED JOINTS.

12- ANY EXCESS SOIL, STONES OR DEBRIS RESULTING FROM LANDSCAPE OPERATIONS SHALL BE REMOVED PROMPTLY, KEEPING THE SITE CLEAN AS WORK PROGRESSES.

13- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGES.

### TREE IDENTIFICATION TAG

NUMBER (LETTER)
- DESIGNATES TREE SPECIE, SEE TREE SCHEDULE
- DESIGNATES: (N) NEW TREE, (E) EXISTING TREE TO REMAIN, (#) NUMBER OF SHRUBS

### TREES SCHEDULE

| SYMBOL | PLANT NAME | | NATIVE SPECIE | DIA. (in) | HEIGHT (ft) |
|---|---|---|---|---|---|
| | SCIENTIFIC | COMMON | | | |
| 2 | ADONIDIA MERRILLII | CHRISTMAS PALM | NO | 12 | 25 |
| 3 | WASHINGTONIA ROBUSTA | WASHINGTONIA PALM | NO | 6 | 20 |
| 8 | WASHINGTONIA ROBUSTA | WASHINGTONIA PALM | NO | 5 | 20 |
| 9 | WASHINGTONIA ROBUSTA | WASHINGTONIA PALM | NO | 5 | 20 |
| 10 | ADONIDIA MERRILLII | CHRISTMAS PALM (*) | NO | 10 | 25 |
| 11 | ADONIDIA MERRILLII | CHRISTMAS PALM (*) | NO | 10 | 25 |
| 12 | ADONIDIA MERRILLII | CHRISTMAS PALM | NO | 10 | 25 |
| 13 | ADONIDIA MERRILLII | CHRISTMAS PALM | NO | 10 | 25 |
| 21 | COCCOLOBA DIVERSIFOLIA | PIGEON PLUM | YES | 3 | 14 |
| 22 | COCCOLOBA DIVERSIFOLIA | PIGEON PLUM | YES | 3 | 14 |
| 23 | COCCOLOBA DIVERSIFOLIA | PIGEON PLUM | YES | 3 | 14 |
| 24 | LAGERSTROMEIA INDICA | CRAPE MIRTLE | YES | 3 | 12 |
| 25 | CORDIA SEBESTENA | GEIGER | YES | 3 | 12 |
| 26 | CORDIA SEBESTENA | GEIGER | YES | 3 | 12 |
| 27 | QUERCUS VIRGINIANA | LIVE OAK | YES | 3 | 12 |

NOTES

(*) TREE No. 10 AND 11COUNT AS REQUIRED TREE ON THE BASIS OF TWO PALMS PER TREE

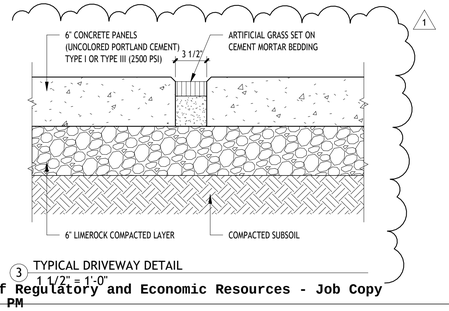
### DIVISION 6.1 - LANDSCAPE REGULATIONS

ZONING DISTRICT: EU-M (RESIDENTIAL MODIFIED ESTATE)

NET LOT AREA: 14,985 SF (0.34 ACRE)

| | REQUIRED | PROVIDED |
|---|---|---|
| GREEN AREA: MIN. 35% OF LOT SIZE | 14,985x0.35=5,245 SF | 6,796 SF |
| STREET TREES: 1 FOR EVERY 25 FT | 58' (*) | 3 (*) |
| MINIMUM No. OF TREES: (12/ACRE) | 12x0.34 = 4.08 | 5 (4 NEW+ 2 PALMS) |
| MINIMUM SHRUBS: 10 x REQUIRED TREE | 10x50= 50 | EXISTING EXCEEDS MIN. |

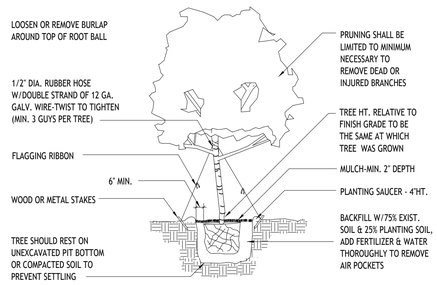
(*) AVAILABLE SPACE: 49'-4"+38-8"-30'(TOTAL DISTANCE OF 10' FROM INTERSECTING DRIVEWAYS), SEE STREET TREES SPACING ON THIS SHEET



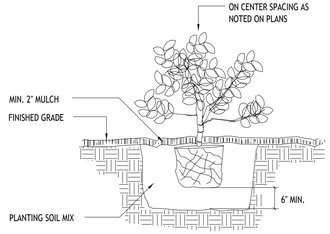

3 TYPICAL DRIVEWAY DETAIL
1 1/2" = 1'-0"

## SITE PLAN LEGEND

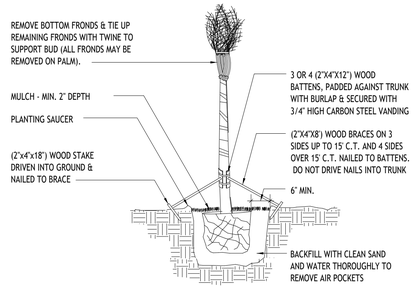
- EXISTING RESIDENCE TO REMAIN
- PROPOSED ADDITION
- GREEN SPACE
- IMPERVIOUS PAVEMENT




TREE PLANTING DETAIL

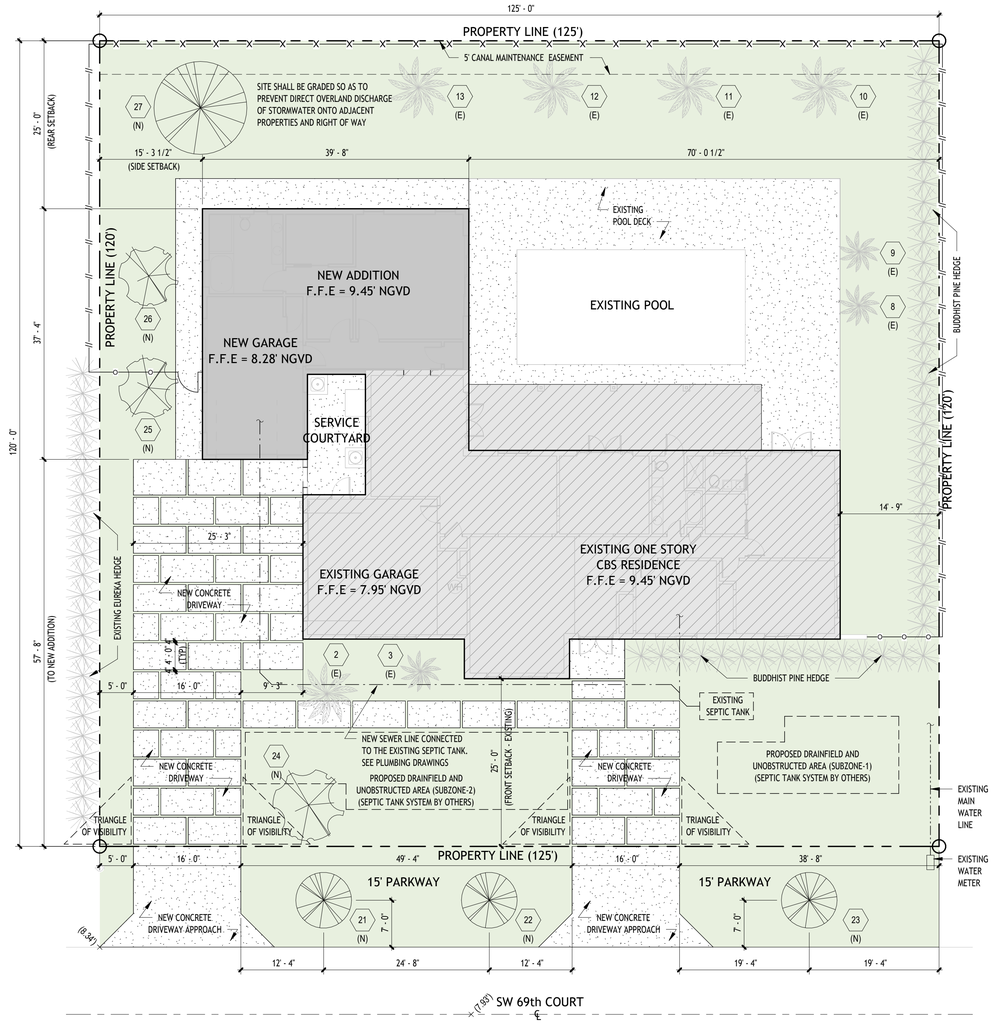



SHRUB PLANTING DETAIL




PALM PLANTING DETAIL

2 PLANTING DETAILS
1/8" = 1'-0"




1 NEW LANDSCAPING PLAN
3/32" = 1'-0"

0 4' 8' 16'
0 2"
1/8" = 1'-0"

N

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studio jpa

Client:
Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33156

Project Name:
Residence Addition

Architect:
Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
10051 SW 120 St, Miami, Fl 33176
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Consultants:
Structural Engineer
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P:305.202.3200
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M.E.P. Engineer
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P:786.683.8229
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Seal / Digital Signature:

STATE OF FLORIDA · JORGE I. PEREZ · AR95576 · REGISTERED ARCHITECT

Jorge I Perez
Digitally signed by Jorge I Perez
DN: C=US, E=jorge@studiojpa.com, O=Studio JPA, CN=Jorge I Perez
Reason: I am the author of this document
Date: 2025.10.24 14:34:39-05'00'

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| Submittal: | Permit Set | Project No: | 2303 |
|---|---|---|---|
| Issue Date: | 4/25/2024 | Drawn by: | JP |

| No. | Description | Date |
|---|---|---|
| 1 | PERMIT COMMENTS | 10/30/2024 |

Sheet Name
NEW LANDSCAPING PLAN

Sheet No.
A102

10/24/2024 7:48:41 PM

## GENERAL LANDSCAPING NOTES

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## TREES SCHEDULE

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| 12 | ADONIDIA MERRILLII | CHRISTMAS PALM | NO | 10 | 25 |
| 13 | ADONIDIA MERRILLII | CHRISTMAS PALM | NO | 10 | 25 |
| 21 | ELAEOCARPUS DENTATUS | JAPANESE BLUEBERRY | NO | 2 | 8 |
| 22 | ELAEOCARPUS DENTATUS | JAPANESE BLUEBERRY | NO | 2 | 8 |
| 23 | ELAEOCARPUS DENTATUS | JAPANESE BLUEBERRY | NO | 2 | 8 |
| 24 | LAGERSTROMEIA INDICA | CRAPE MIRTLE | YES | 3 | 12 |
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NOTES

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## DIVISION 6.1 - LANDSCAPE REGULATIONS

ZONING DISTRICT: EU-M (RESIDENTIAL MODIFIED ESTATE)

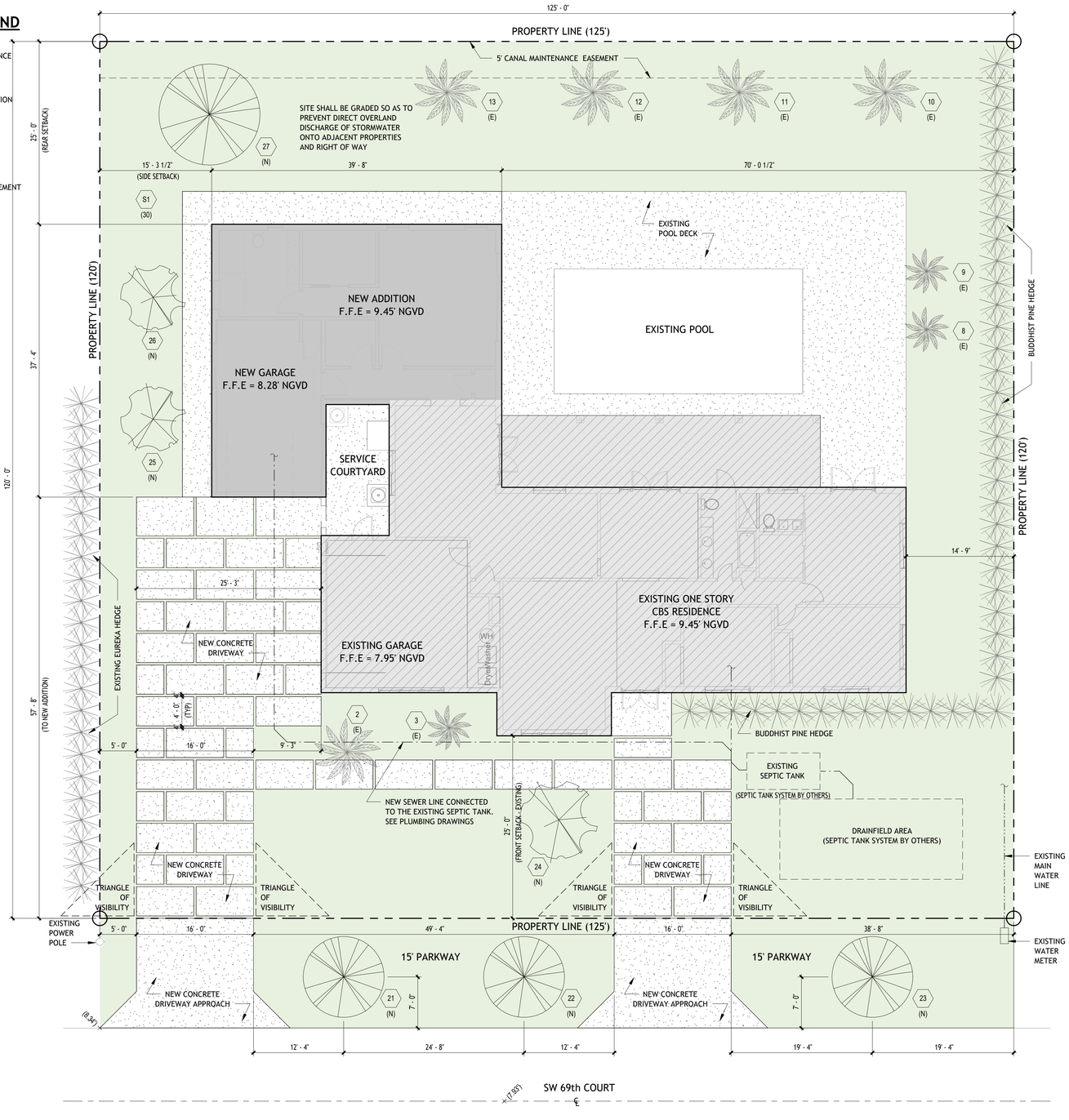
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## SITE PLAN LEGEND

- EXISTING RESIDENCE TO REMAIN
- PROPOSED ADDITION
- GREEN SPACE
- IMPERVIOUS PAVEMENT




1 NEW LANDSCAPING PLAN
1/8" = 1'-0"

0 4' 8' 16'
0 2'
1/8" = 1'-0"

N


studio jpa

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Seal / Digital Signature:

STATE OF FLORIDA · JORGE I. PEREZ · AR95576 · REGISTERED ARCHITECT

Jorge I Perez

Digitally signed by Jorge I Perez
Date: 2024.05.28 21:59:19 -04'00'

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| Issue Date: | 4/25/2024 | Drawn by: | JP |

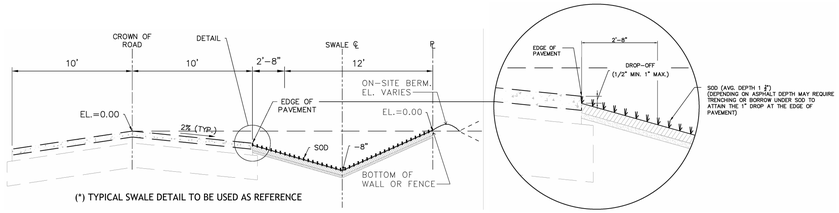
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Sheet Name
NEW LANDSCAPING PLAN

Sheet No.
A102

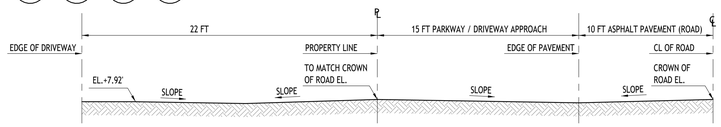

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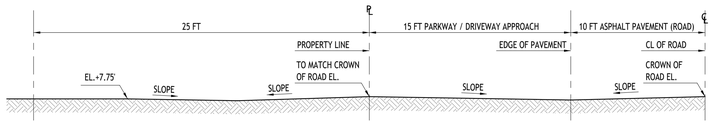



(*) TYPICAL SWALE DETAIL TO BE USED AS REFERENCE

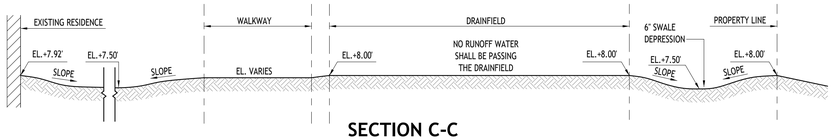
3 TYPICAL ROW SWALE DETAIL
NTS



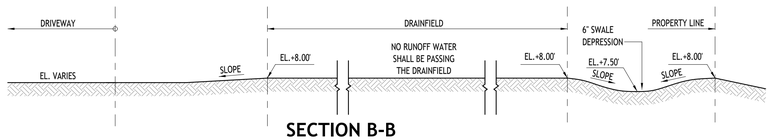

SECTION E-E



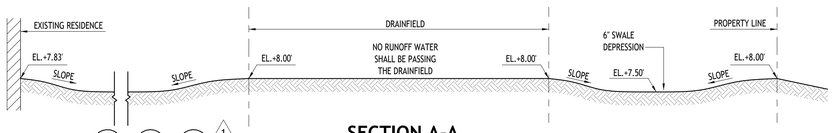

SECTION D-D




SECTION C-C

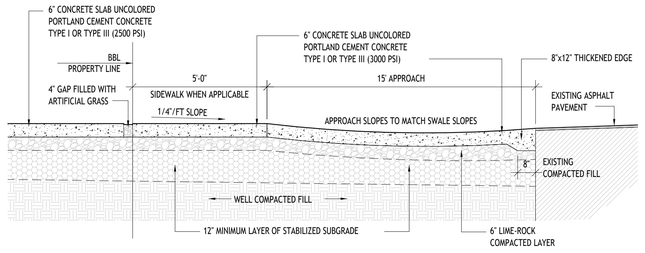



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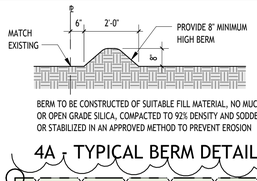



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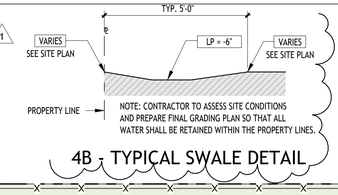
2 SITE SECTIONS
NTS




1 DETAIL FOR DRIVEWAY AND APPROACH
3/8" = 1'-0"



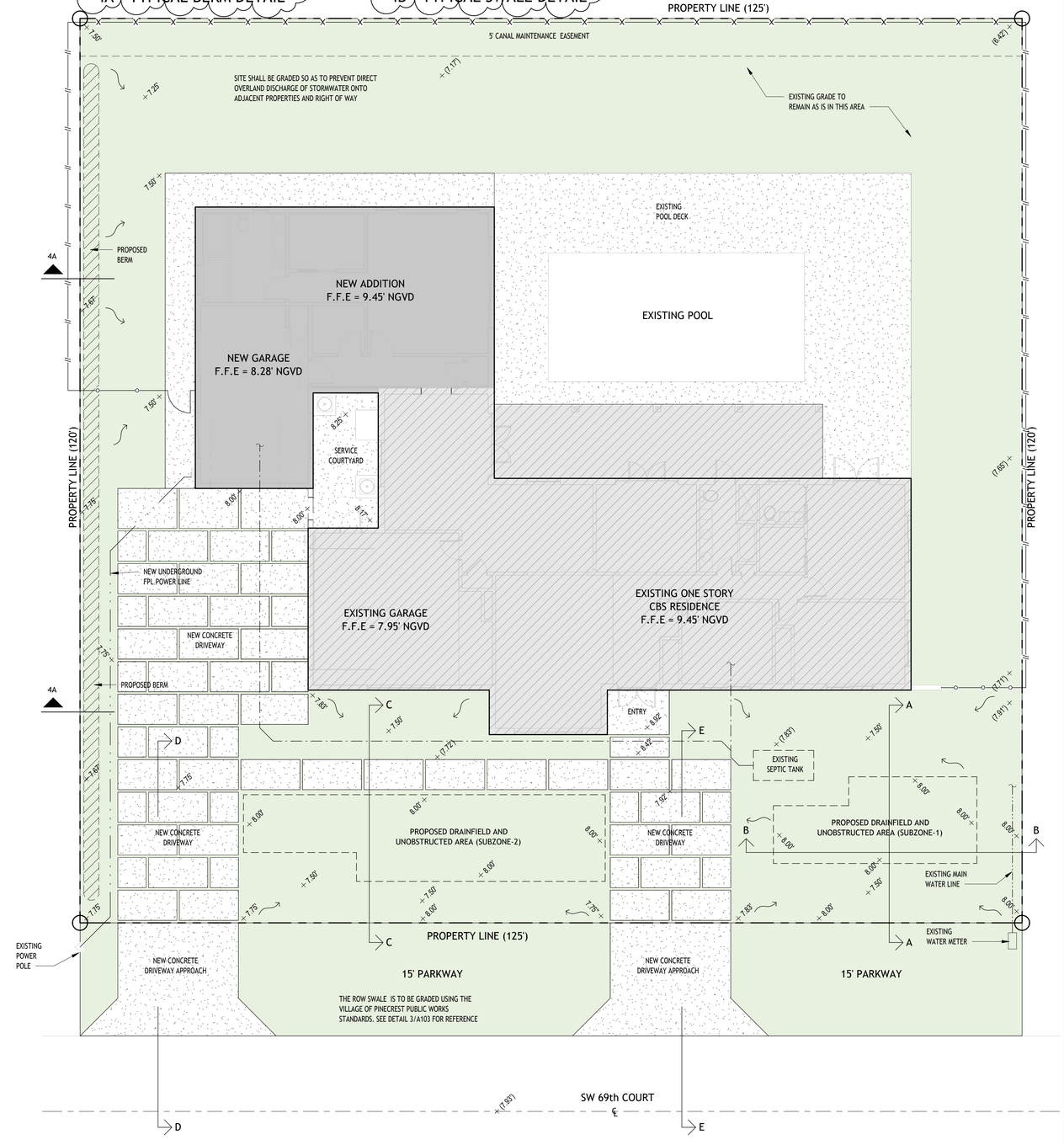

4A - TYPICAL BERM DETAIL




4B - TYPICAL SWALE DETAIL

## SITE GRADING NOTES

1. ALL RAINWATER SHALL BE RETAINED ON SITE (PROPERTY) THROUGH SWALES, RETENTION AREAS, BERMS, AND DRAINS
2. ALL EQUIPMENT MUST BE MOUNTED ABOVE BASE FLOOD ELEVATION
3. DISCHARGE OF RAINWATER AND CONDENSATE WATER MUST BE AT LEAST 12" AWAY FROM THE FOUNDATION
4. SITE SHALL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTIES AND RIGHT OF WAY
5. REFER TO LEGAL SURVEY FOR SITE GEOMETRY, BOUNDARIES, ELEVATIONS, LOCATION OF EXISTING UTILITIES, AND STRUCTURES




4 PARTIAL GRADING PLAN
1/8" = 1'-0"

**studio jpa**

Client:

Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33156

Project Name:

# Residence Addition

Architect:

Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
10051 SW 120 St, Miami, Fl 33176
786.543.9093 / jorge@studiojpa.com

Consultants:

Structural Engineer
Jorge a. Gomez Agostini P.E. / Lic. No. 91272
8187 Nw 8th St Apt 305 Miami, Fl 33126
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E:jorge89cu@gmail.com

M.E.P. Engineer
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STATE OF FLORIDA · JORGE I. PEREZ · AR95576 · REGISTERED ARCHITECT

Jorge I Perez

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OU=Qualified Subordinate, CN=Jorge I Perez
Date: 2024.10.24 14:44:49 EDT

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| Submittal: | Permit Set | Project No: | 2303 |
|---|---|---|---|
| Issue Date: | 4/25/2024 | Drawn by: | JP |

| No. | Description | Date |
|---|---|---|
| 1 | PERMIT COMMENTS | 10/30/2024 |

Sheet Name

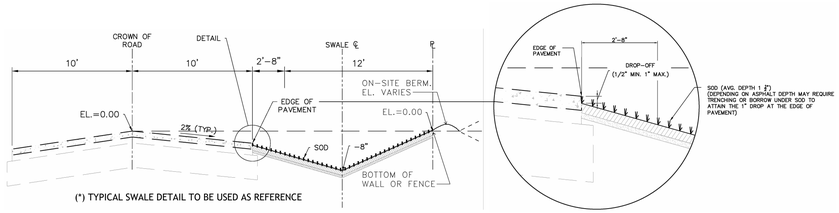
# GRADING PLAN, SITE DETAILS

Sheet No.

# A103

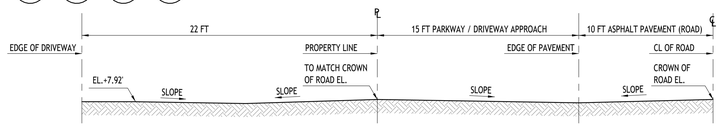
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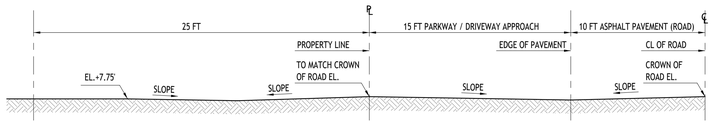



(*) TYPICAL SWALE DETAIL TO BE USED AS REFERENCE

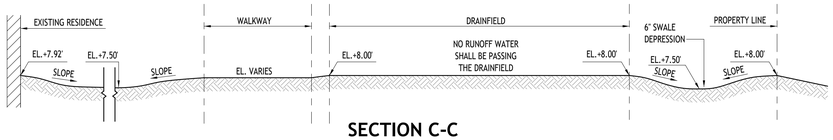
3 TYPICAL ROW SWALE DETAIL
NTS



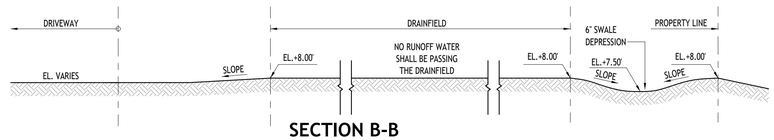

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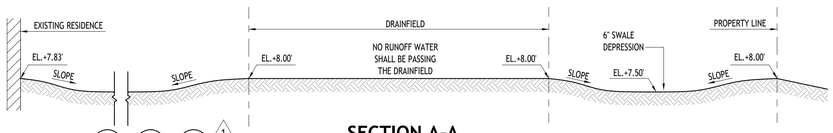

SECTION D-D




SECTION C-C

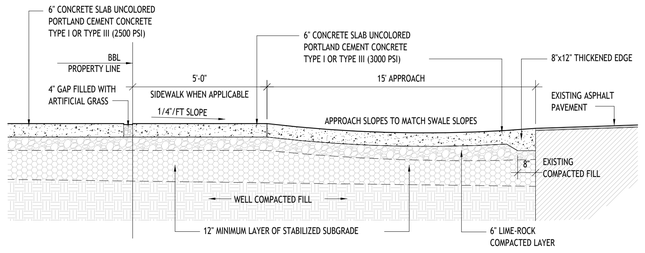



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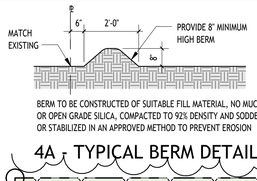



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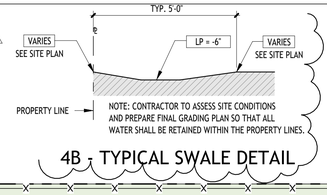
2 SITE SECTIONS
NTS




1 DETAIL FOR DRIVEWAY AND APPROACH
3/8" = 1'-0"



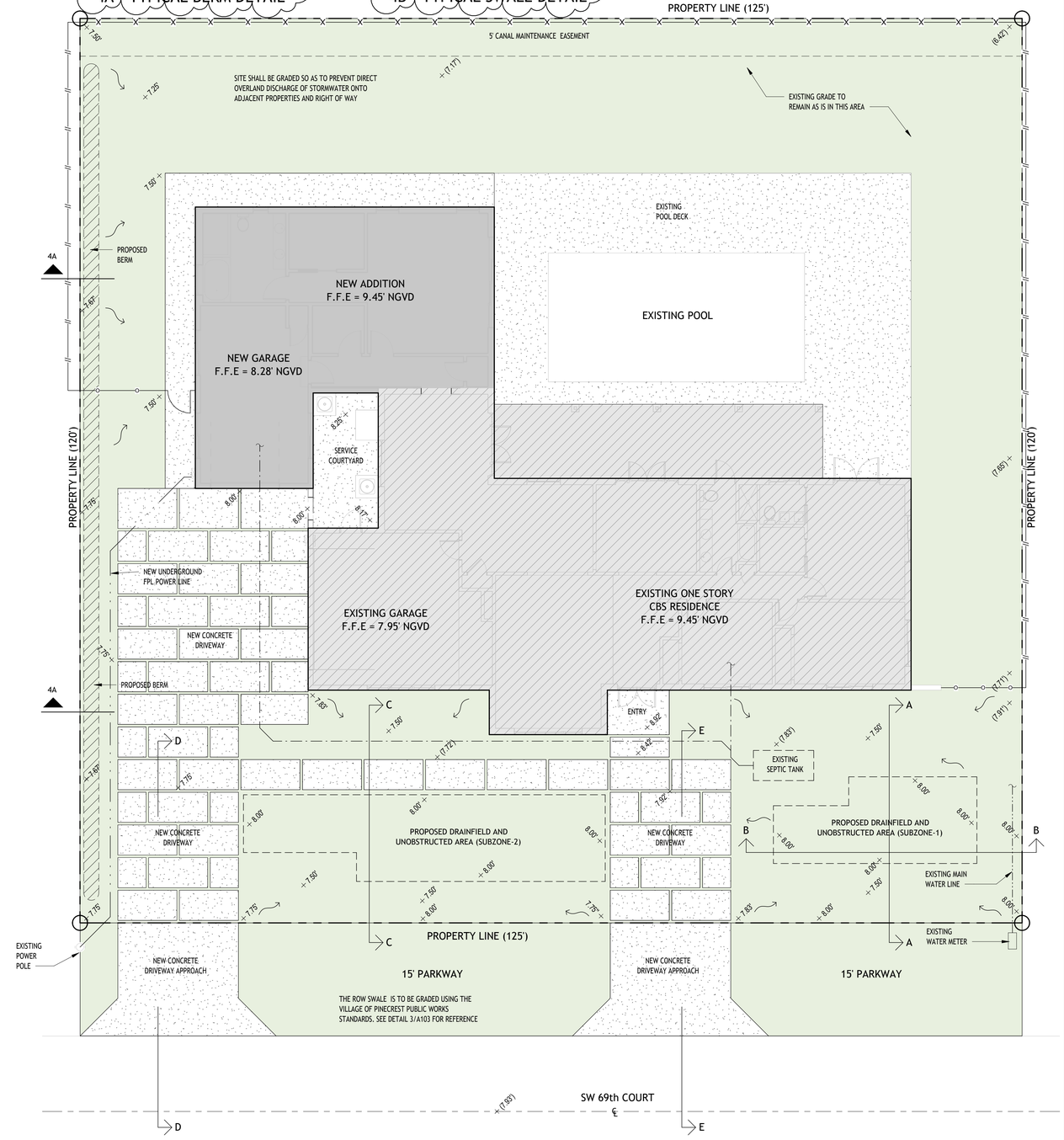

4A - TYPICAL BERM DETAIL




4B - TYPICAL SWALE DETAIL

## SITE GRADING NOTES

1. ALL RAINWATER SHALL BE RETAINED ON SITE (PROPERTY) THROUGH SWALES, RETENTION AREAS, BERMS, AND DRAINS
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4 PARTIAL GRADING PLAN
1/8" = 1'-0"


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Date: 2024.10.24 10:14:44 -05'00'

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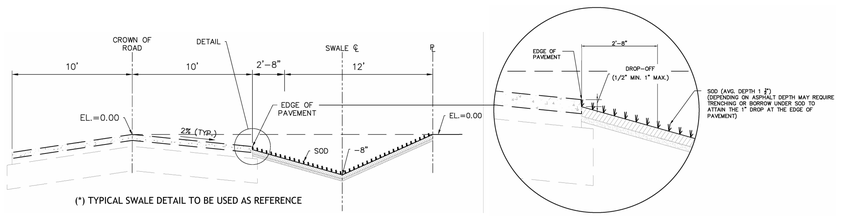
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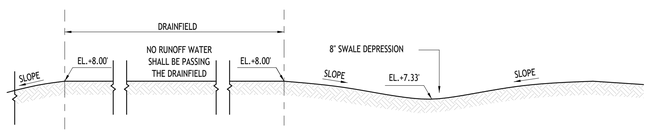
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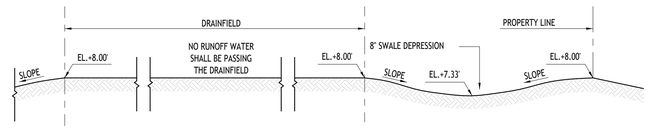

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3 TYPICAL ROW SWALE DETAIL
NTS

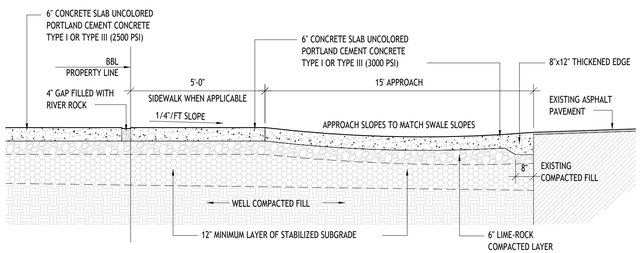



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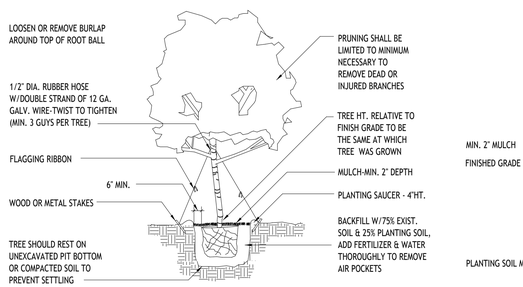



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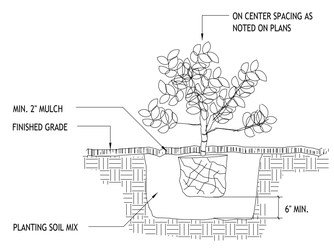
2 SITE SECTIONS
NTS



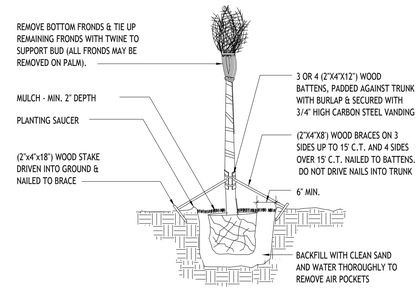

1 DETAIL FOR DRIVEWAY AND APPROACH
3/8" = 1'-0"




**TREE PLANTING DETAIL**

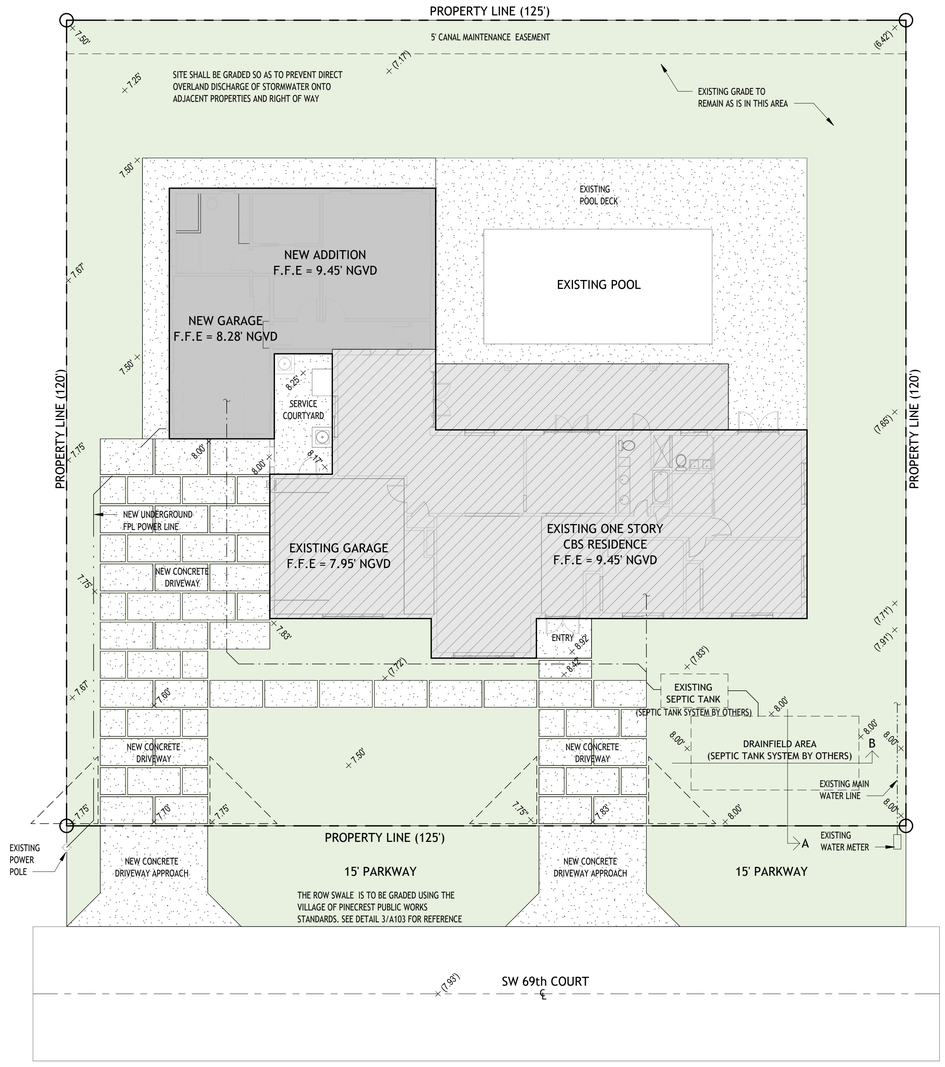



**SHRUB PLANTING DETAIL**




**PALM PLANTING DETAIL**

5 PLANTING DETAILS
NTS




4 PARTIAL GRADING PLAN
3/32" = 1'-0"

## SITE GRADING NOTES

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studio jpa

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Victor Lau

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Project Name:

# Residence Addition

Architect:

Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
10051 SW 120 St, Miami, Fl 33176
786.543.9093 / jorge@studiojpa.com

Consultants:

Structural Engineer
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Seal / Digital Signature:

STATE OF FLORIDA · JORGE I. PEREZ · AR95576 · REGISTERED ARCHITECT

Jorge I Perez

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Date: 2024.05.28 22:00:02 -04'00'

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Sheet Name

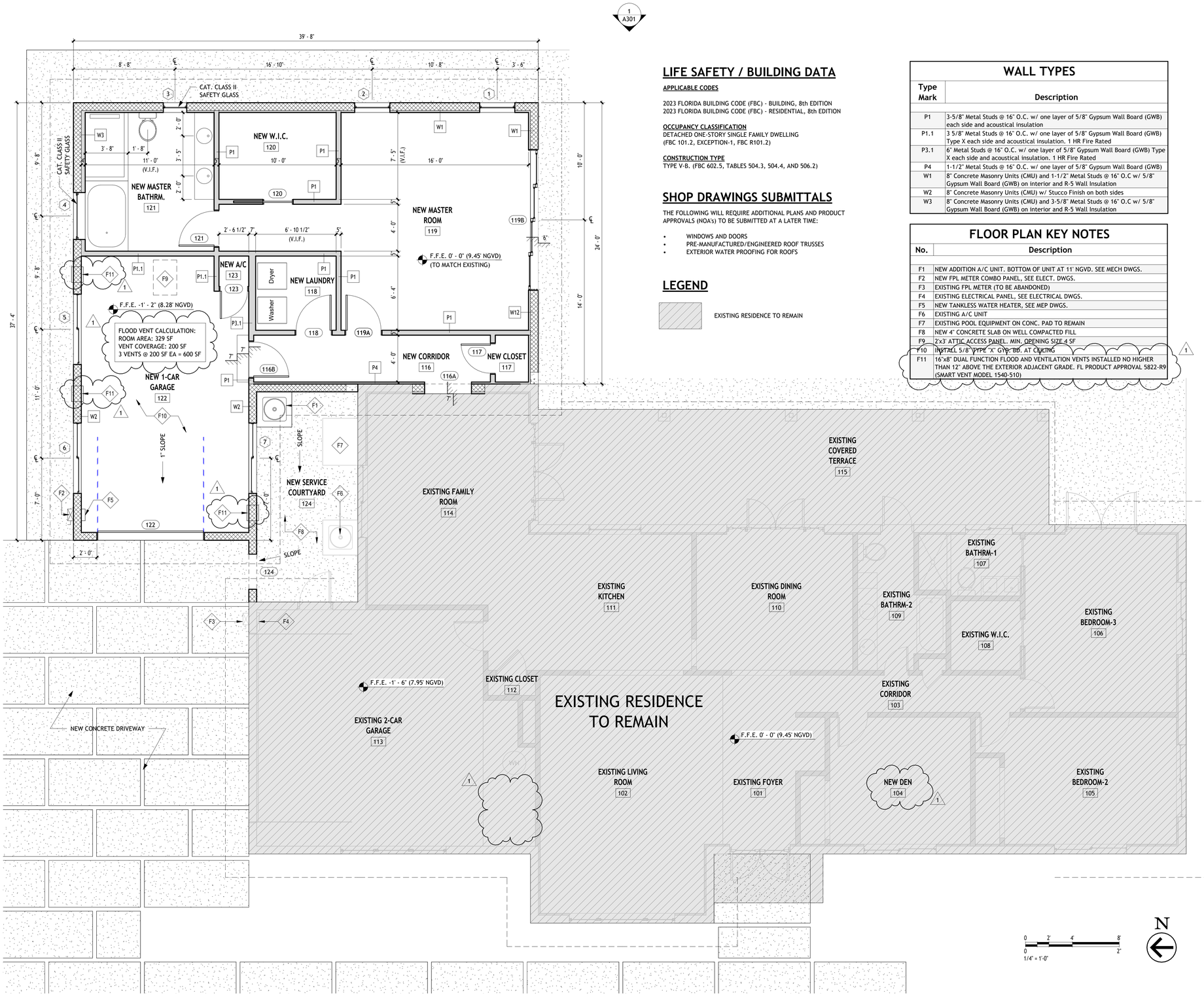
GRADING PLAN, SITE DETAILS

Sheet No.

A103

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A103.pdf

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1 GROUND FLOOR PLAN
1/4" = 1'-0"

0 2" 4" 8"
0 2"
1/4" = 1'-0"

## LIFE SAFETY / BUILDING DATA

**APPLICABLE CODES**

2023 FLORIDA BUILDING CODE (FBC) - BUILDING, 8th EDITION
2023 FLORIDA BUILDING CODE (FBC) - RESIDENTIAL, 8th EDITION

**OCCUPANCY CLASSIFICATION**
DETACHED ONE-STORY SINGLE FAMILY DWELLING
(FBC 101.2, EXCEPTION-1, FBC R101.2)

**CONSTRUCTION TYPE**
TYPE V-B. (FBC 602.5, TABLES 504.3, 504.4, AND 506.2)

## SHOP DRAWINGS SUBMITTALS

THE FOLLOWING WILL REQUIRE ADDITIONAL PLANS AND PRODUCT APPROVALS (NOA's) TO BE SUBMITTED AT A LATER TIME:

- WINDOWS AND DOORS
- PRE-MANUFACTURED/ENGINEERED ROOF TRUSSES
- EXTERIOR WATER PROOFING FOR ROOFS

## LEGEND

EXISTING RESIDENCE TO REMAIN

## WALL TYPES

| Type Mark | Description |
|---|---|
| P1 | 3-5/8" Metal Studs @ 16" O.C. w/ one layer of 5/8" Gypsum Wall Board (GWB) each side and acoustical insulation |
| P1.1 | 3 5/8" Metal Studs @ 16" O.C. w/ one layer of 5/8" Gypsum Wall Board (GWB) Type X each side and acoustical insulation. 1 HR Fire Rated |
| P3.1 | 6" Metal Studs @ 16" O.C. w/ one layer of 5/8" Gypsum Wall Board (GWB) Type X each side and acoustical insulation. 1 HR Fire Rated |
| P4 | 1-1/2" Metal Studs @ 16" O.C. w/ one layer of 5/8" Gypsum Wall Board (GWB) |
| W1 | 8" Concrete Masonry Units (CMU) and 1-1/2" Metal Studs @ 16" O.C w/ 5/8" Gypsum Wall Board (GWB) on interior and R-5 Wall Insulation |
| W2 | 8" Concrete Masonry Units (CMU) w/ Stucco Finish on both sides |
| W3 | 8" Concrete Masonry Units (CMU) and 3-5/8" Metal Studs @ 16" O.C w/ 5/8" Gypsum Wall Board (GWB) on interior and R-5 Wall Insulation |

## FLOOR PLAN KEY NOTES

| No. | Description |
|---|---|
| F1 | NEW ADDITION A/C UNIT. BOTTOM OF UNIT AT 11' NGVD. SEE MECH DWGS. |
| F2 | NEW FPL METER COMBO PANEL. SEE ELECT. DWGS. |
| F3 | EXISTING FPL METER (TO BE ABANDONED) |
| F4 | EXISTING ELECTRICAL PANEL, SEE ELECTRICAL DWGS. |
| F5 | NEW TANKLESS WATER HEATER. SEE MEP DWGS. |
| F6 | EXISTING A/C UNIT |
| F7 | EXISTING POOL EQUIPMENT ON CONC. PAD TO REMAIN |
| F8 | NEW 4" CONCRETE SLAB ON WELL COMPACTED FILL |
| F9 | 2'x3' ATTIC ACCESS PANEL. MIN. OPENING SIZE 4 SF |
| F10 | INSTALL 5/8" TYPE 'X' GYP. BD. AT CEILING |
| F11 | 16"x8" DUAL FUNCTION FLOOD AND VENTILATION VENTS INSTALLED NO HIGHER THAN 12" ABOVE THE EXTERIOR ADJACENT GRADE. FL PRODUCT APPROVAL 5822-R9 (SMART VENT MODEL 1540-510) |


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Date: 2024.10.09 14:15:49-05'00'

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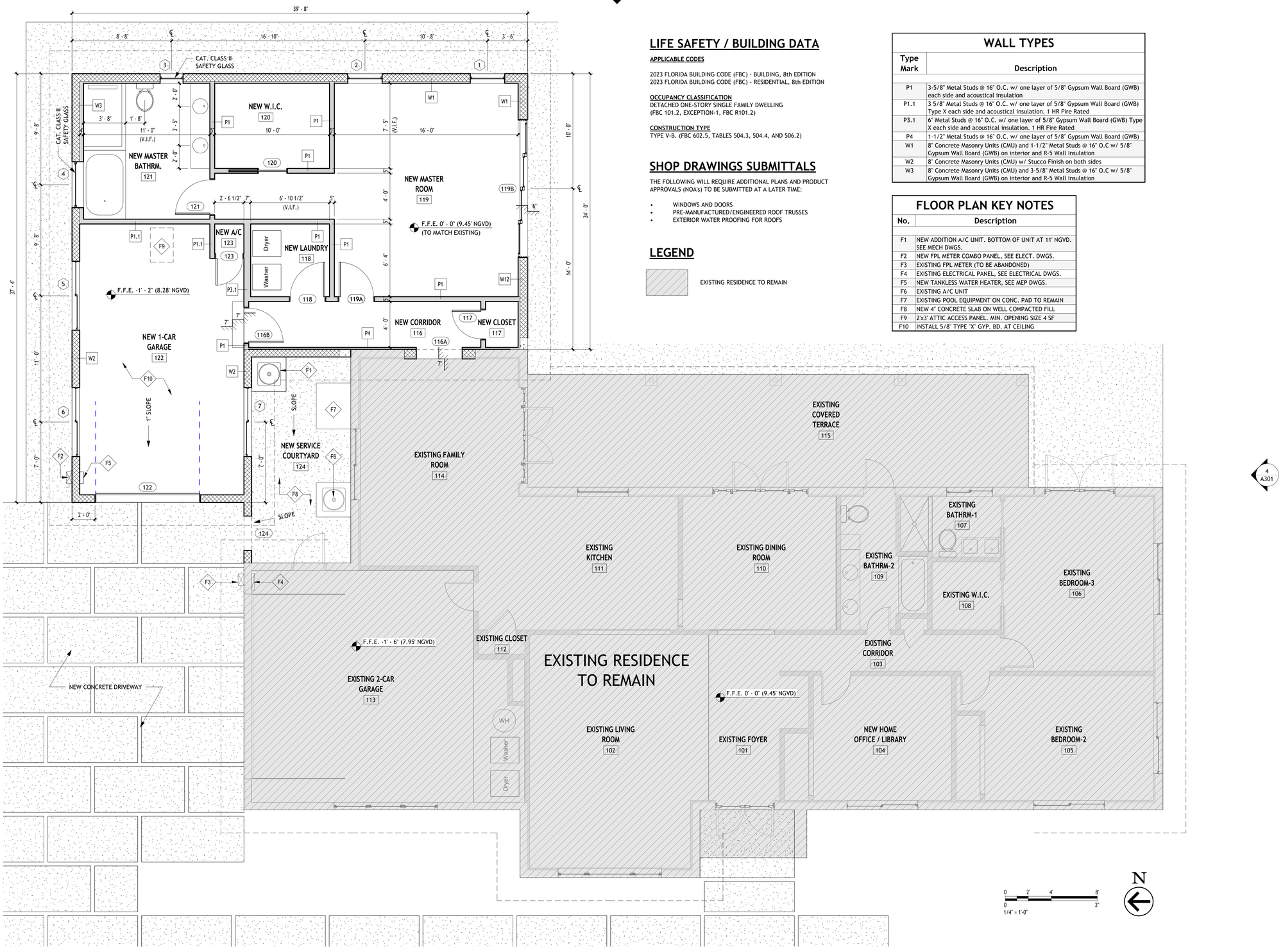
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| 1 | PERMIT COMMENTS | 10/30/2024 |

Sheet Name
GROUND FLOOR PLAN

Sheet No.
A201

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1 GROUND FLOOR PLAN
1/4" = 1'-0"

0 2" 4" 8"
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N

## LIFE SAFETY / BUILDING DATA

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Date: 2024.05.28 22:07:06 -04'00'

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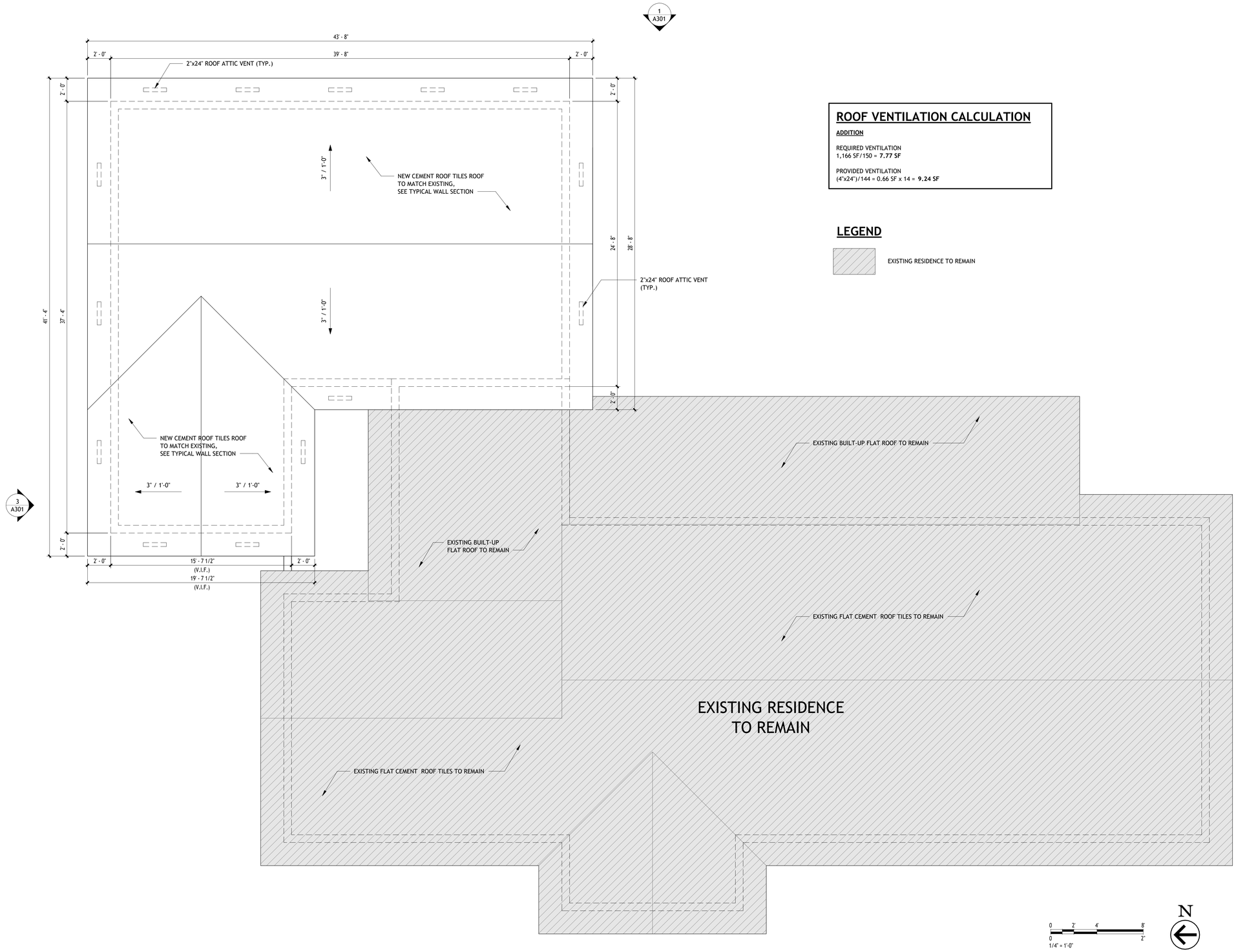
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| Submittal: | Permit Set | Project No: | 2303 |
| Issue Date: | 4/25/2024 | Drawn by: | JP |

| No. | Description | Date |
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Sheet Name
GROUND FLOOR PLAN

Sheet No.
A201


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## ROOF VENTILATION CALCULATION

**ADDITION**

REQUIRED VENTILATION
1,166 SF/150 = **7.77 SF**

PROVIDED VENTILATION
(4"x24")/144 = 0.66 SF x 14 = **9.24 SF**

## LEGEND

EXISTING RESIDENCE TO REMAIN

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

**Miami Dade County Department of Regulatory and Economic Resources - Job Copy**
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**A202.pdf**

**studio jpa**

Client:

Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33156

Project Name:

Residence Addition

Architect:

Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
10051 SW 120 St, Miami, Fl 33176
786.543.9093 / jorge@studiojpa.com

Consultants:

Structural Engineer
Jorge a. Gomez Agostini P.E. / Lic. No. 91272
8187 Nw 8th St Apt 305 Miami, Fl 33126
P:305.202.3200
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M.E.P. Engineer
Diniester Marcelo, P.E. / Lic. No. 73149
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STATE OF FLORIDA · JORGE I. PEREZ · AR95576 · REGISTERED ARCHITECT

Jorge I Perez

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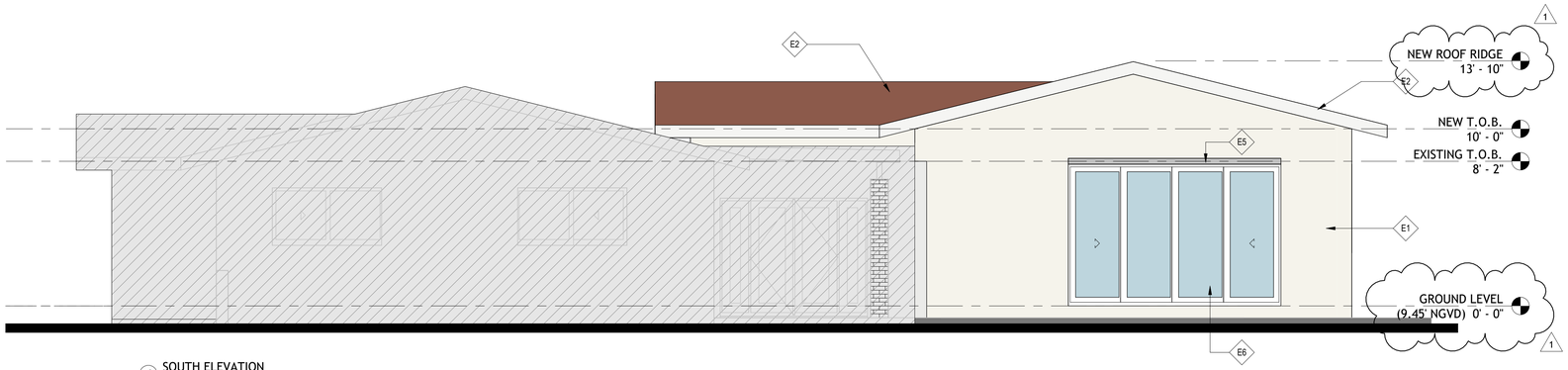
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ROOF PLAN

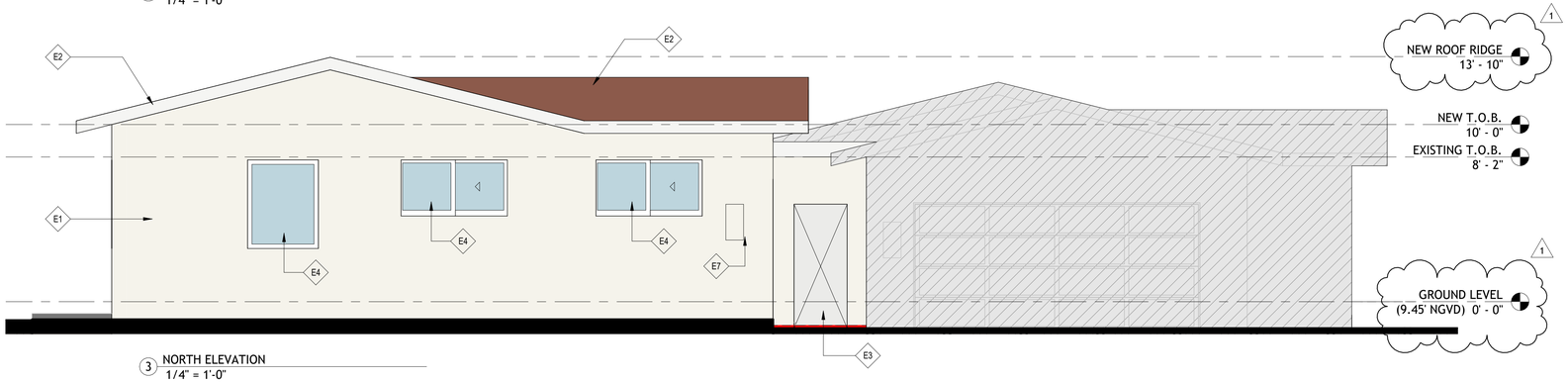
Sheet No.

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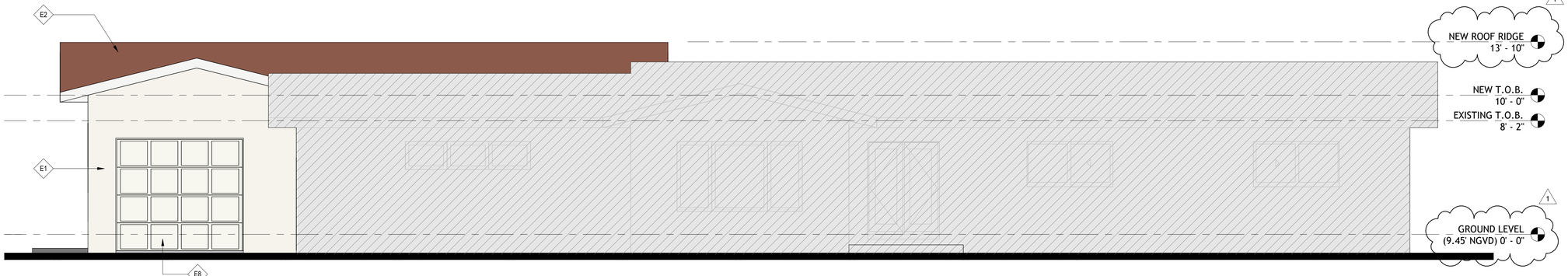
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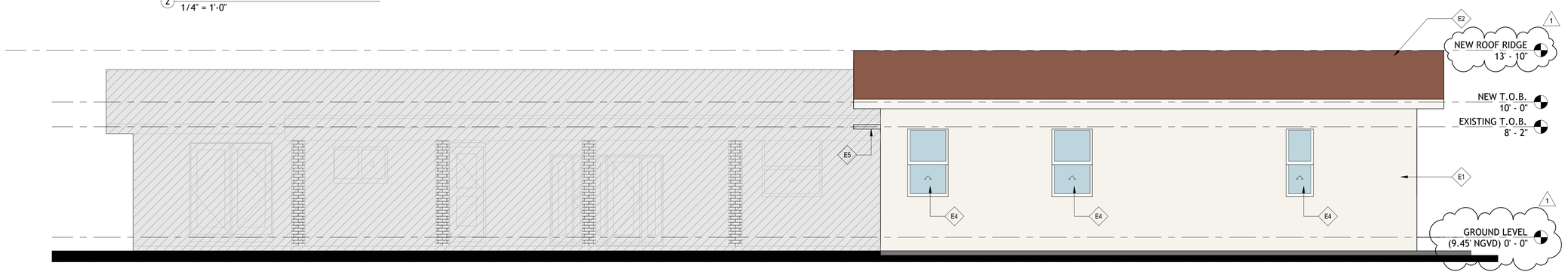

4 SOUTH ELEVATION
1/4" = 1'-0"




3 NORTH ELEVATION
1/4" = 1'-0"




2 WEST ELEVATION
1/4" = 1'-0"




1 EAST ELEVATION
1/4" = 1'-0"

## ELEVATIONS KEY NOTES

| No. | Description |
|---|---|
| E1 | NEW 8" CMU WALL. WITH SMOOTH STUCCO FINISH TO MATCH EXISTING |
| E2 | NEW CEMENT TILE ROOF (TO MATCH EXISTING) |
| E3 | NEW WALL OPENING |
| E4 | NEW IMPACT RESISTANT ALUMINUM AND GLASS WINDOW. |
| E5 | NEW CONCRETE EYEBROW. SEE STRUCT. DWGS. |
| E6 | NEW IMPACT RESISTANT ALUMINUM AND GLASS SLIDING DOOR |
| E7 | NEW FPL METER COMBO PANEL, SEE ELECT. DWGS. |
| E8 | NEW IMPACT RESISTANT GARAGE DOOR |

## LEGEND

EXISTING RESIDENCE TO REMAIN

**studio jpa**

Client:

Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33156

Project Name:

Residence Addition

Architect:

Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
10051 SW 120 St, Miami, Fl 33176
786.543.9093 / jorge@studiojpa.com

Consultants:

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Seal / Digital Signature:

STATE OF FLORIDA · JORGE I. PEREZ · AR95576 · REGISTERED ARCHITECT

Jorge I Perez

Digitally signed by Jorge I Perez
DN: C=US, E=jorge@studiojpa.com, O=Studio JPA, CN=Jorge I Perez
Reason: I am the author of this document
Location: 10051 SW 120 St, Miami, Fl 33176
Date: 2024.10.24 14:22:33-05'00'

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| Issue Date: | 4/25/2024 | Drawn by: | JP |

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| 1 | PERMIT COMMENTS | 10/30/2024 |

Sheet Name

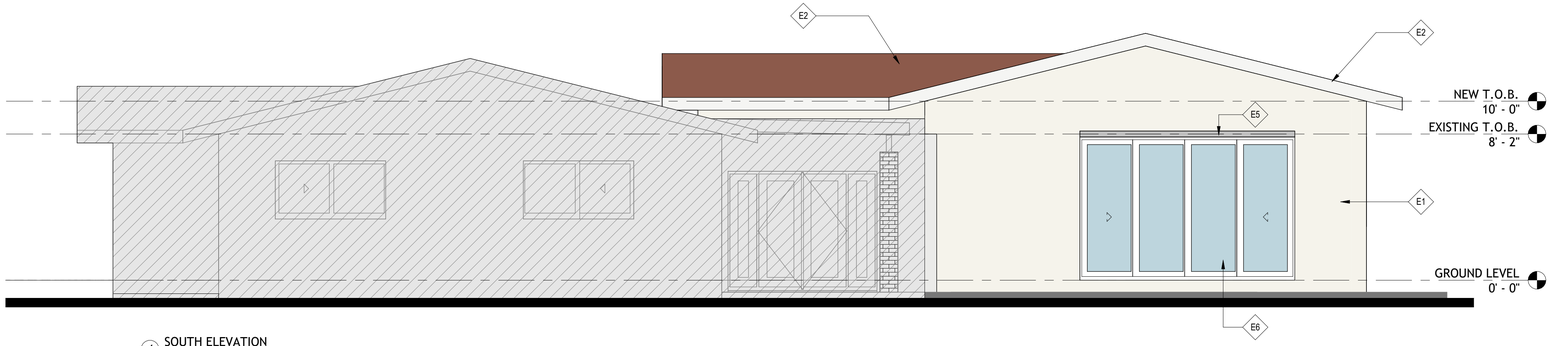
BUILDING ELEVATIONS

Sheet No.

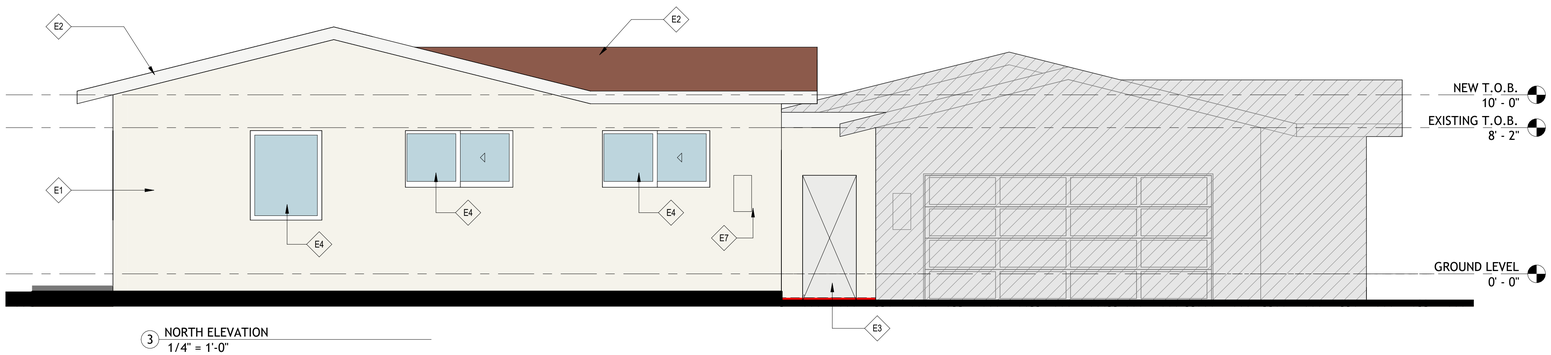
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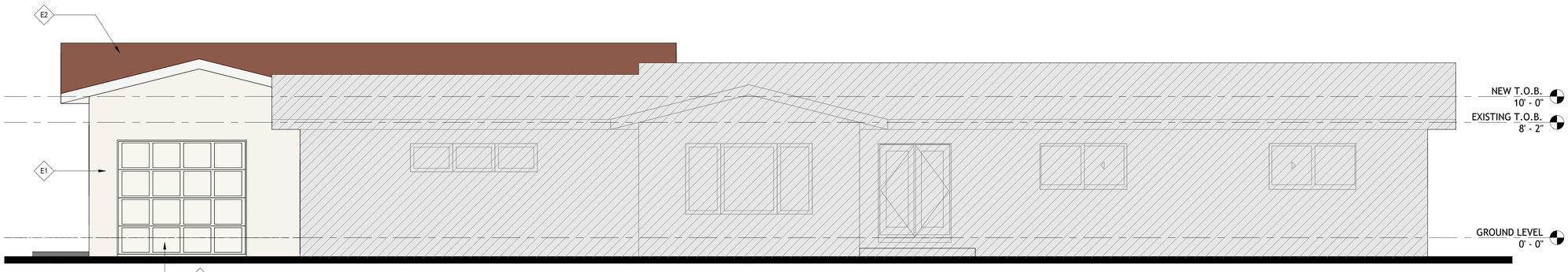
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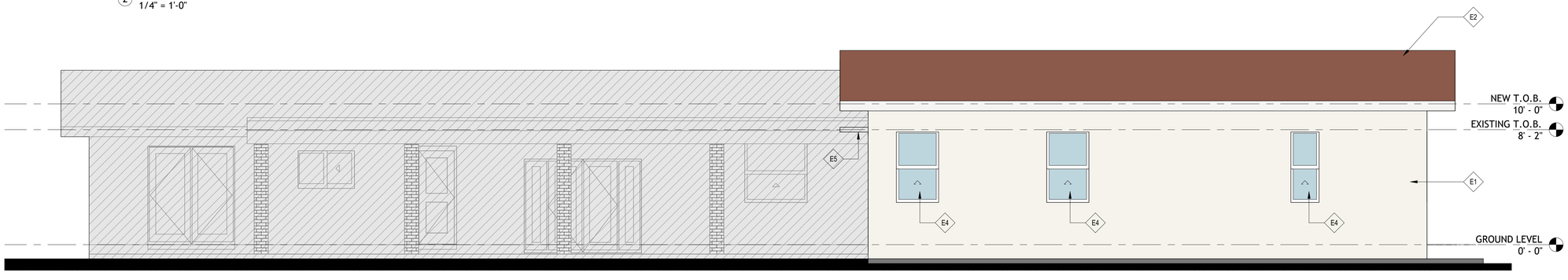

4 SOUTH ELEVATION
1/4" = 1'-0"




3 NORTH ELEVATION
1/4" = 1'-0"




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1/4" = 1'-0"




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## ELEVATIONS KEY NOTES

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|---|---|
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Jorge I Perez

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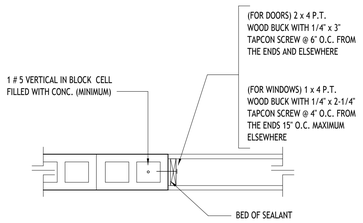
BUILDING ELEVATIONS

Sheet No.

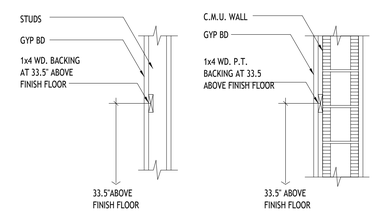
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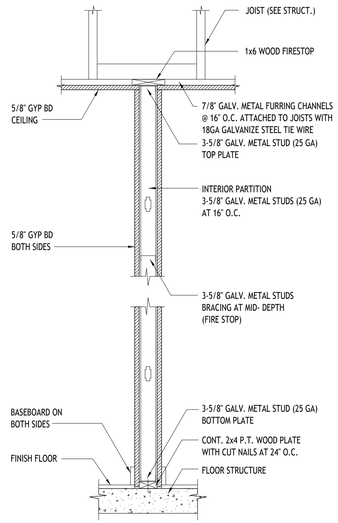



10 DETAIL - DOOR AND BUCK
1/4" = 1'-0"




NOTE: PROVIDE 1 x 4 WD. P.T. BACKING AT
33.5" ABOVE FINISH FLOOR ALL AROUND BATHROOM

11 DETAIL - BATHROOM BACKING
3/4" = 1'-0"

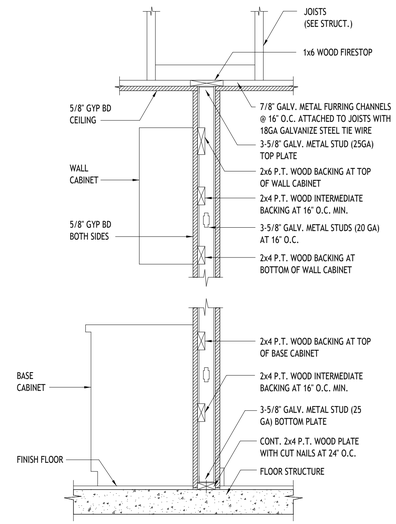



NOTES:

1. STUDS TO BE 25 GA UP TO 10'-0" HIGH AND 22 GA HIGHER THAN 10'-0" HIGH (TYPICAL)

2. PROVIDE 5/8" CEMENT BACKER BOARD ON ALL SURFACES SCHEDULED TO RECEIVE CERAMIC/PORCELAIN OR STONE TILES

7 DETAIL - TYPICAL INTERIOR PARTITION
1/4" = 1'-0"

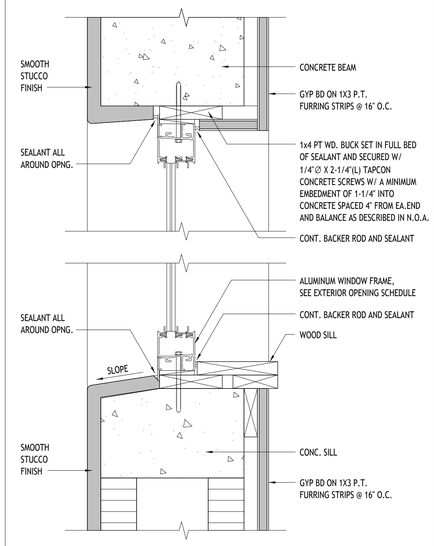



NOTES:

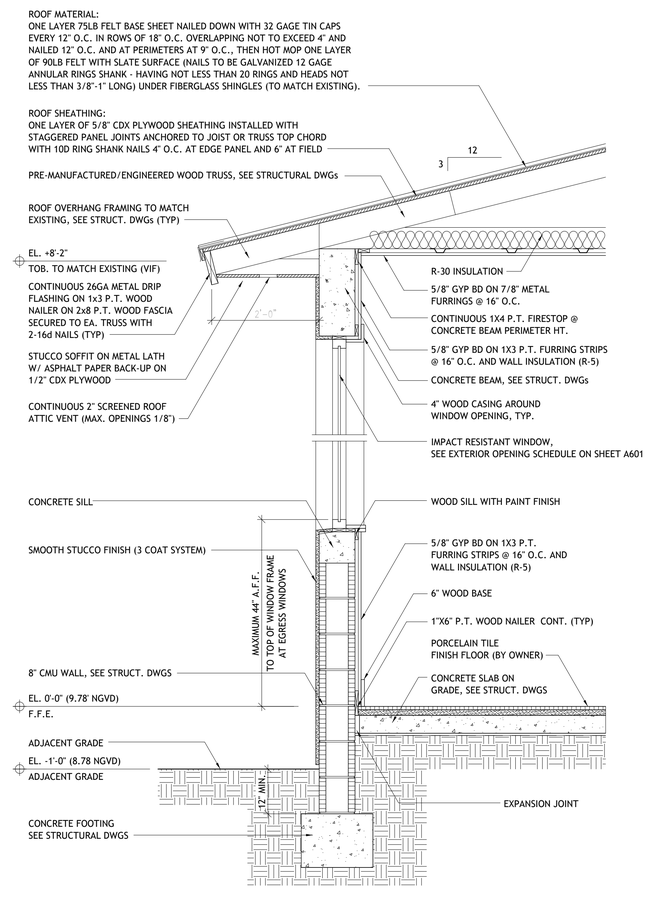
1. A MINIMUM 2x4 HORIZONTAL WOOD MEMBER SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET

2. PROVIDE 1x4 P.T. WOOD BACKING AT CMU WALLS WITH FURRING STRIPS

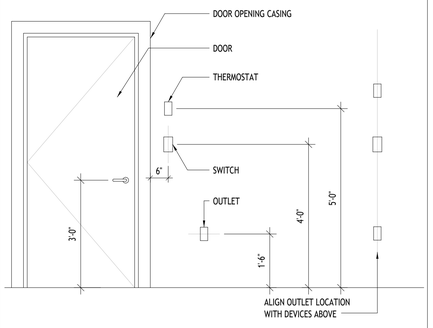
8 DETAIL - TYPICAL INTERIOR PARTITION AT CABINETS/VANITIES
1/4" = 1'-0"



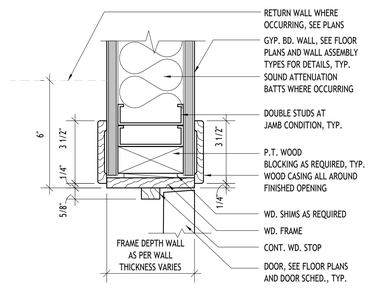

9 DETAIL - TYPICAL WINDOW SILL / HEAD
3" = 1'-0"



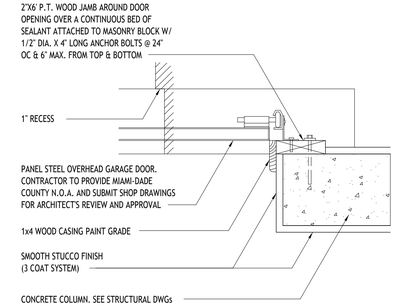

1 TYPICAL WALL SECTION
1/4" = 1'-0"



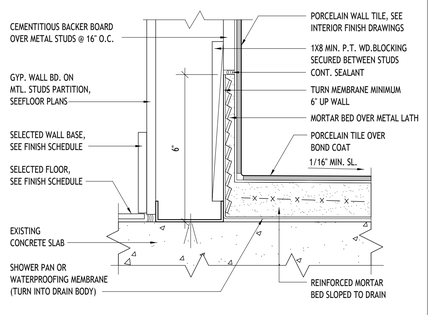

4 DETAIL - MOUNTING HEIGHTS
1/2" = 1'-0"



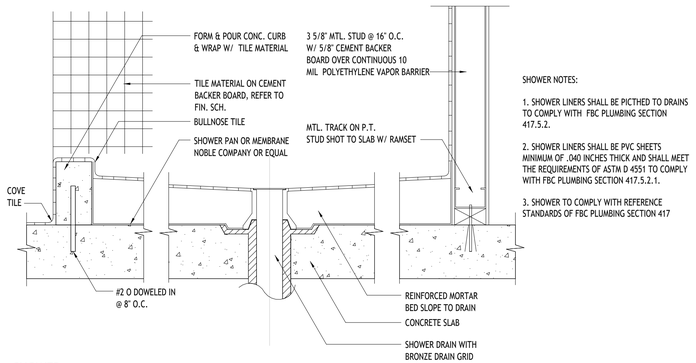

5 DETAIL - TYPICAL DOOR JAMB / HEAD
3" = 1'-0"




6 DETAIL - TYPICAL GARAGE DOOR
1 1/2" = 1'-0"




2 DETAIL - SHOWER BASE
3" = 1'-0"




SHOWER NOTES:

1. SHOWER LINERS SHALL BE PICTHED TO DRAINS TO COMPLY WITH FBC PLUMBING SECTION 417.5.2.

2. SHOWER LINERS SHALL BE PVC SHEETS MINIMUM OF .040 INCHES THICK AND SHALL MEET THE REQUIREMENTS OF ASTM D 4551 TO COMPLY WITH FBC PLUMBING SECTION 417.5.2.1.

3. SHOWER TO COMPLY WITH REFERENCE STANDARDS OF FBC PLUMBING SECTION 417

3 DETAIL - SHOWER
1 1/2" = 1'-0"

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**studio jpa**

Client:
Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33156

Project Name:

# Residence Addition

Architect:

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Jorge I. Perez, AIA
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AR95576
REGISTERED ARCHITECT

Jorge I Perez

Digitally signed by Jorge I Perez
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Sheet Name

# TYP. WALL SECTION AND ARCHITECTURAL DETAILS

Sheet No.

# A501

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## ROOM FINISH SCHEDULE

| No. | Name | Floor | Base | Wall | Ceiling | Clng. Ht. | Comments |
|---|---|---|---|---|---|---|---|
| 104 | NEW HOME OFFICE / LIBRARY | | | | | | |
| 116 | NEW CORRIDOR | PORCELAIN TILE | WOOD/PAINT | GYP BD/PAINT | GYP BD/PAINT | 10' - 0" | |
| 117 | NEW CLOSET | PORCELAIN TILE | WOOD/PAINT | GYP BD/PAINT | GYP BD/PAINT | 10' - 0" | |
| 118 | NEW LAUNDRY | PORCELAIN TILE | WOOD/PAINT | GYP BD/PAINT | GYP BD/PAINT | 10' - 0" | |
| 119 | NEW MASTER ROOM | PORCELAIN TILE | WOOD/PAINT | GYP BD/PAINT | GYP BD/PAINT | 10' - 0" | |
| 120 | NEW W.I.C. | PORCELAIN TILE | WOOD/PAINT | GYP BD/PAINT | GYP BD/PAINT | 10' - 0" | |
| 121 | NEW MASTER BATHRM. | PORCELAIN TILE | PORCELAIN TILE | PORCELAIN TILE | GYP BD/PAINT | 10' - 0" | |
| 122 | NEW 1-CAR GARAGE | CONCRETE | WOOD/PAINT | CMU/GYP-PAINT | GYP BD/PAINT | 11' - 2" | |
| 123 | NEW A/C | CONCRETE | WOOD/PAINT | GYP BD/PAINT | GYP BD/PAINT | 11' - 2" | |
| 124 | NEW SERVICE COURTYARD | PORCELAIN TILE | | | | | |

## FINISHES NOTES

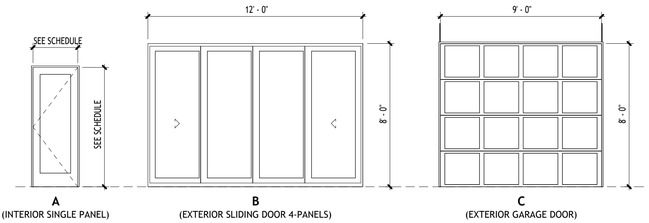
A. ALL GYPSUM BOARD (GYP BD) SURFACES TO HAVE GYPSUM BOARD FINISH LEVEL-5 AND TO BE PAINTED WITH TWO INDIVIDUAL COATS OF INTERIOR LATEX AND ONE COAT OF PRIMER
B. PROVIDE CEMENTITIOUS BACKER BOARD AT ALL WALL SURFACES SCHEDULED TO RECEIVE STONE AND/OR CERAMIC TILE
C. ALL FINISHES MATERIALS TO BE SELECTED BY OWNER
D. ALL SHOWERS AND BATHTUBS SHALL HAVE NON-ABSORBENT FLOOR AND WALL FINISH UP TO 72" IN HEIGHT
E. ALL FLOOR AND WALL FINISHES ARE TO BE FROM NEW MATERIALS

## FINISHES / INSULATION NOTES

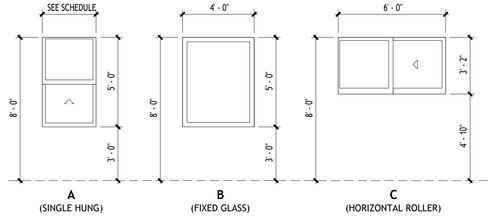
FBC 2023 R302.9.1 (FLAME SPREAD INDEX) wall and ceiling finishes shall have a flame spread index of not greater than 200

FBC 2023 R302.9.2 (SMOKE-DEVELOPED INDEX) wall and ceiling finishes shall have a smoke-developed index of not greater than 450

FBC 2023 R302.10.1 (INSULATION) Insulating materials installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl spaces and attics shall comply with the requirements of this section. They shall exhibit a flame spread index not to exceed 25 and a smoke-developed index not to exceed 450 where tested in accordance with ASTM E84 or UL 723. Insulating materials, where tested in accordance with the requirements of this section, shall include facings, where used, such as vapor retarders, vapor-permeable membranes and similar coverings.




## DOOR TYPES




## EXTERIOR OPENING ELEVATIONS

## DOOR SCHEDULE

| Mark | Type | Door Size Width | Door Size Height | Door Thk. | Door Mat. | Door Finish | Frame Mat. | Frame Finish | Comments |
|---|---|---|---|---|---|---|---|---|---|
| 116A | | 4' - 0" | 6' - 8" | | | | | | DOOR OPENING |
| 116B | A | 3' - 0" | 7' - 0" | 1 3/8" | WOOD | PAINT | WOOD | PAINT | 1 HR FIRED RATED |
| 117 | A | 2' - 6" | 7' - 0" | 1 3/8" | WOOD | PAINT | WOOD | PAINT | |
| 118 | A | 3' - 0" | 7' - 0" | 1 3/8" | WOOD | PAINT | WOOD | PAINT | |
| 119A | A | 3' - 0" | 7' - 0" | 1 3/8" | WOOD | PAINT | WOOD | PAINT | |
| 119B | B | 12' - 0" | 8' - 0" | 9 5/32" | ALUM | PAINT | ALUM | PAINT | |
| 120 | A | 2' - 6" | 7' - 0" | 1 3/8" | WOOD | PAINT | WOOD | PAINT | POCKET DOOR |
| 121 | A | 3' - 0" | 7' - 0" | 1 3/8" | WOOD | PAINT | WOOD | PAINT | |
| 122 | C | 9' - 0" | 8' - 0" | 1 1/2" | ALUM | PAINT | ALUM | PAINT | |
| 123 | A | 2' - 4" | 6' - 8" | 1 3/8" | WOOD | PAINT | WOOD | PAINT | |
| 124 | | 3' - 0" | 7' - 0" | | | | | | DOOR OPENING |

## DOOR NOTES

A. ALL DOOR HARDWARE SHALL BE LEVER-OPERATED TYPE.
B. ALL WOOD DOORS TO BE SOLID CORE
C. PROVIDE SAFETY GLAZING CATEGORY II ON ALL GLASS DOORS AND DOORS WITH VISION PANELS
D. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
E. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY
F. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DESIGNATED SHALL BE PROHIBITED

## EXTERIOR OPENING SCHEDULE

| Mark | Elev. | Size Width | Size Height | Type | Mat. | Finish | Glass Type | Comments |
|---|---|---|---|---|---|---|---|---|
| 1 | A | 3' - 0" | 5' - 0" | SINGLE HUNG | ALUM | PAINT | CLEAR | |
| 2 | A | 3' - 0" | 5' - 0" | SINGLE HUNG | ALUM | PAINT | CLEAR | |
| 3 | A | 2' - 0" | 5' - 0" | SINGLE HUNG | ALUM | PAINT | CLEAR | |
| 4 | B | 4' - 0" | 5' - 0" | FIXED GLASS | ALUM | PAINT | CLEAR | |
| 5 | C | 6' - 0" | 3' - 2" | HORIZONTAL ROLLER | ALUM | PAINT | CLEAR | |
| 6 | C | 6' - 0" | 3' - 2" | HORIZONTAL ROLLER | ALUM | PAINT | CLEAR | |
| 7 | C | 6' - 0" | 3' - 2" | HORIZONTAL ROLLER | ALUM | PAINT | CLEAR | |

## EXTERIOR OPENINGS NOTES

A. ALL EXTERIOR DOORS AND WINDOWS TO BE IMPACT RESISTANT
B. ALL GLASS TO BE CATEGORY CLASS II SAFETY GLASS
C. ALL DOORS AND WINDOWS TO BE ALUMINUM AND GLASS, U.O.N.
D. CONTRACTOR TO COORDINATE MASONRY ROUGH OPENINGS SIZES WITH WINDOW AND DOOR MANUFACTURER.
E. SEE SHEET A501 FOR TYPICAL JAMB, HEAD, AND SILL DETAILS

(*) U-FACTOR AND SHGC VALUES:
- ALL EXTERIOR GLAZING TO HAVE U-FACTOR=1.05 AND SHGC=0.30

## EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTIONS:

1. STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2).

2. THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PERMITTED TO OPEN INTO A SCREEN ENCLOSURE, OPEN TO THE ATMOSPHERE, WHERE A SCREEN DOOR IS PROVIDED LEADING AWAY FROM THE RESIDENCE.

R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1 MINIMUM OPENING AREA.
EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).

R310.2.2 WINDOW SILL HEIGHT.
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3

R310.2.5 REPLACEMENT WINDOWS.
REPLACEMENT WINDOWS INSTALLED IN BUILDINGS MEETING THE SCOPE OF THIS CODE SHALL BE EXEMPT FROM THE MAXIMUM SILL HEIGHT REQUIREMENTS OF SECTIONS R310.1 AND SECTIONS R310.2.1 AND R310.2.2, PROVIDED THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS:

1. THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW.

2. THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY

R310.3 EMERGENCY ESCAPE AND RESCUE DOORS.
WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE PERMITTED TO BE A SIDE-HINGED DOOR OR A SLIDER. WHERE THE OPENING IS BELOW THE ADJACENT GRADE, IT SHALL BE PROVIDED WITH AN AREA WELL.

R310.3.1 MINIMUM DOOR OPENING SIZE.
THE MINIMUM NET CLEAR HEIGHT OPENING FOR ANY DOOR THAT SERVES AS AN EMERGENCY AND ESCAPE RESCUE OPENING SHALL BE IN ACCORDANCE WITH SECTION R310.2.1.


studio jpa

Client:
Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33156

Project Name:
Residence Addition

Architect:
Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
10051 SW 120 St, Miami, Fl 33176
786.543.9093 / jorge@studiojpa.com

Consultants:
Structural Engineer
Jorge a. Gomez Agostini P.E. / Lic. No. 91272
8187 Nw 8th St Apt 305 Miami, Fl 33126
P:305.202.3200
E:jorge89cu@gmail.com

M.E.P. Engineer
Diniester Marcelo, P.E. / Lic. No. 73149
6734 SW 136 CT Miami, Fl 33183
P:786.683.8229
E:305engineering services@gmail.com


Seal / Digital Signature:

STATE OF FLORIDA · JORGE I. PEREZ · AR95576 · REGISTERED ARCHITECT

Jorge I Perez

Digitally signed by Jorge I Perez
Date: 2024.05.28 22:03:28 -04'00'

This item has been digitally signed and sealed by Jorge I. Perez, R.A. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

| | | | |
|---|---|---|---|
| Submittal: | Permit Set | Project No: | 2303 |
| Issue Date: | 4/25/2024 | Drawn by: | JP |

| No. | Description | Date |
|---|---|---|
| | | |

Sheet Name
ARCHITECTURAL SCHEDULES AND NOTES

Sheet No.
A601


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A601.pdf

5/28/2024 9:52:46 PM

Miami-Dade Department of Regulatory and Economic Resources

# CONTACT INFORMATION FOR PERMIT APPLICATION

| FIRST NAME *(print clearly)* | LAST NAME *(print clearly)* |
|---|---|
| Victor | Lau |
| **MOBILE PHONE** | **OFFICE/HOME PHONE** |
| 305-389-8831 | |

**EMAIL** *(required so you can be notified on the status of your plans)*
VLAU1005@OUTLOOK.COM

**COMMENTS** *(If you are submitting a municipal plan, please provide the municipal process number(s) and ensure the municipal application is in the office set of plans.)*
Uploaded updated A103-REV1 file for Drainage

## PLANS *(check all that apply)*

***Please indicate if plans qualify for the following expedited plan reviews:***

☐ GOV'T PROJECT/DEPT_____ ☐ GREEN BLDG* *(new construction only)* ☐ PACE PROJECT*
☐ AFFORDABLE/WORKFORCE HOUSING* ☐ ECONOMIC SIGNIFICANCE* ☐ CONCIERGE

***(*Pursuant to Ordinance 99-140; Ordinance 05-115; and Ordinance 08-51. Project may have additional requirements.)***

Further, under the penalty of perjury, I, being first duly sworn, depose and say that I have read the foregoing application and that the facts stated herein are accurate and true, including any boxes checked. I further acknowledge that this application and affidavit is subject to penalties of perjury, and acknowledge that Miami-Dade County reserves the right to revoke, cancel, void, or suspend, any permit issued pursuant to any application that contains any materially false or fraudulent statements, and acknowledge that continued operation of the uses after the permit is revoked, canceled, voided, or suspended, may subject me to enforcement penalties allowed by law. I further acknowledge that any application that contains any materially false or fraudulent statements may subject me to additional permitting fees including fees for expedited plan review services.

### REQUESTED PLAN REVIEWS *(check all that apply for rework only)*

| | | | | | |
|---|---|---|---|---|---|
| ☐ ALL | ☐ BLDG/HCAP | ☐ ELEC | ☐ ENRG | ☐ FIRE | ☐ ROOF |
| ☐ LANDSCAPING | ☐ MECH | ☐ PLUM | ☐ PWKS | ☐ PWCC | ☐ SIGN |
| ☐ STRU | ☐ ZNPR | ☐ WASD | ☐ PWIF | ☐ LPGX | ☐ SHOP DRAWING |
| ☐ DERM CORE | ☐ DERM AIR | ☐ DERM AIRPORT | ☐ DERM ASBESTOS | ☐ DERM COASTAL | ☐ DERM FLOOD |
| ☐ DERM GREASE | ☐ DERM INDUSTRIAL | ☒ DERM PAVING & DRAINAGE | ☐ DERM POLLUTION | ☐ DERM PRE-TREATMENT | ☐ DERM SOLID WASTE |
| ☐ DERM TANKS | ☐ DERM TREES | ☐ DERM WATER TREATMENT | ☐ DERM WETLANDS | ☐ PERMIT BY AFFIDAVIT CHECK | ☐ SHORT TERM EVENT AFFIDAVIT CHECK |
| ☐ DOH/HRS | ☐ DERM OSTD | | | | |

### OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

### OPR DERM **INITIAL** REVIEWS *(check all that apply)*

☐ DERM CORE ☐ DERM SPECIALTY *(You will be notified after core review is complete for additional fees)*

### OPR DERM **REWORK** *(OPR for specialty only available at PIC)*

| | | | | | |
|---|---|---|---|---|---|
| ☐ TREE | ☐ GREASE | ☐ ASBESTOS | ☐ COASTAL | ☐ AIR | ☐ PAVING & DRAINAGE |
| ☐ TANKS | ☐ INDUSTRIAL | ☐ WETLAND | ☐ PRE-TREATMENT | ☐ CORE | ☐ FLOOD |

## FOR OFFICE USE ONLY *(to be completed by Permitting Staff)*

| APPLICATION DATE | CLERK NAME | ARRIVAL TIME |
|---|---|---|
| PROCESS NUMBER | PROCESS NUMBER | PROCESS NUMBER |

☐ RE-ISSUE ☐ PLAN REVISION ☐ REWORK ☐ SHOP DRAWING



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Contact Sheet 04-16-2025.pdf

Miami-Dade Department of Regulatory and Economic Resources

# CONTACT INFORMATION FOR PERMIT APPLICATION

| FIRST NAME *(print clearly)* | LAST NAME *(print clearly)* |
|---|---|
| Victor | Lau |
| **MOBILE PHONE** | **OFFICE/HOME PHONE** |
| 305-389-8831 | |

**EMAIL** *(required so you can be notified on the status of your plans)*
VLAU1005@OUTLOOK.COM

**COMMENTS** *(If you are submitting a municipal plan, please provide the municipal process number(s) and ensure the municipal application is in the office set of plans.)*

Uploaded OSTDS permit package.
Package emailed to hrsdoh@flhealth.gov DOH/HRS on 1/15/2025

## PLANS *(check all that apply)*

***Please indicate if plans qualify for the following expedited plan reviews:***

☐ GOV'T PROJECT/DEPT_____ ☐ GREEN BLDG* *(new construction only)* ☐ PACE PROJECT*

☐ AFFORDABLE/WORKFORCE HOUSING* ☐ ECONOMIC SIGNIFICANCE* ☐ CONCIERGE

***(*Pursuant to Ordinance 99-140; Ordinance 05-115; and Ordinance 08-51. Project may have additional requirements.)***

Further, under the penalty of perjury, I, being first duly sworn, depose and say that I have read the foregoing application and that the facts stated herein are accurate and true, including any boxes checked. I further acknowledge that this application and affidavit is subject to penalties of perjury, and acknowledge that Miami-Dade County reserves the right to revoke, cancel, void, or suspend, any permit issued pursuant to any application that contains any materially false or fraudulent statements, and acknowledge that continued operation of the uses after the permit is revoked, canceled, voided, or suspended, may subject me to enforcement penalties allowed by law. I further acknowledge that any application that contains any materially false or fraudulent statements may subject me to additional permitting fees including fees for expedited plan review services.

### REQUESTED PLAN REVIEWS *(check all that apply for rework only)*

| | | | | | |
|---|---|---|---|---|---|
| ☐ ALL | ☐ BLDG/HCAP | ☐ ELEC | ☐ ENRG | ☐ FIRE | ☐ ROOF |
| ☐ LANDSCAPING | ☐ MECH | ☐ PLUM | ☐ PWKS | ☐ PWCC | ☐ SIGN |
| ☐ STRU | ☐ ZNPR | ☐ WASD | ☐ PWIF | ☐ LPGX | ☐ SHOP DRAWING |
| ☐ DERM CORE | ☐ DERM AIR | ☐ DERM AIRPORT | ☐ DERM ASBESTOS | ☐ DERM COASTAL | ☐ DERM FLOOD |
| ☐ DERM GREASE | ☐ DERM INDUSTRIAL | ☐ DERM PAVING & DRAINAGE | ☐ DERM POLLUTION | ☐ DERM PRE-TREATMENT | ☐ DERM SOLID WASTE |
| ☐ DERM TANKS | ☐ DERM TREES | ☐ DERM WATER TREATMENT | ☐ DERM WETLANDS | ☐ PERMIT BY AFFIDAVIT CHECK | ☐ SHORT TERM EVENT AFFIDAVIT CHECK |
| ☒ DOH/HRS | ☐ DERM OSTD | | | | |

### OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

### OPR DERM **INITIAL** REVIEWS *(check all that apply)*

☐ DERM CORE ☐ DERM SPECIALTY *(You will be notified after core review is complete for additional fees)*

### OPR DERM **REWORK** *(OPR for specialty only available at PIC)*

| | | | | | |
|---|---|---|---|---|---|
| ☐ TREE | ☐ GREASE | ☐ ASBESTOS | ☐ COASTAL | ☐ AIR | ☐ PAVING & DRAINAGE |
| ☐ TANKS | ☐ INDUSTRIAL | ☐ WETLAND | ☐ PRE-TREATMENT | ☐ CORE | ☐ FLOOD |

## FOR OFFICE USE ONLY *(to be completed by Permitting Staff)*

| APPLICATION DATE | CLERK NAME | ARRIVAL TIME |
|---|---|---|
| **PROCESS NUMBER** | **PROCESS NUMBER** | **PROCESS NUMBER** |

☐ RE-ISSUE ☐ PLAN REVISION ☐ REWORK ☐ SHOP DRAWING



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# MIAMI-DADE COUNTY

## DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

**4/17/2025 8:36:37 AM**

Contact Name:

Contact Email: YAMILE.MEDINA@MIAMIDADE.GOV

Tracking Number: 2025005591

Reviews to rework: DPAD

Comments:

# MIAMI-DADE COUNTY

## DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

**4/21/2025 9:12:51 AM**

| | |
|---|---|
| Contact Name: | Victor Lau |
| Contact Email: | VLAU1005@OUTLOOK.COM |
| Tracking Number: | 2025005591 |
| Reviews to rework: | OTDS |
| Comments: | |

# MIAMI-DADE COUNTY

## DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

**4/23/2025 1:16:01 PM**

| | |
|---|---|
| Contact Name: | Victor Lau |
| Contact Email: | VLAU1005@OUTLOOK.COM |
| Tracking Number: | 2025005591 |
| Reviews to rework: | HRS |
| Comments: | |

# MIAMI-DADE COUNTY

## DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

**5/2/2025 10:47:46 AM**

Contact Name:

Contact Email: ISAAC.LEONIZQUIERDO@MIAMIDADE.GOV

Tracking Number: 2025005591

Reviews to rework: HRS

Comments:

# MIAMI-DADE COUNTY

## DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

**5/22/2025 1:19:25 PM**

Contact Name:

Contact Email: CRISTO.GUADAMUZ@MIAMIDADE.GOV

Tracking Number: 2025005591

Reviews to rework: HRS

Comments:

# MIAMI-DADE COUNTY

## DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

**7/14/2025 3:58:20 PM**

Contact Name:

Contact Email: ERNESTO.DEAGUILA@MIAMIDADE.GOV

Tracking Number: 2025005591

Reviews to rework: HRS

Comments:

# MIAMI-DADE COUNTY

## DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

**7/16/2025 9:50:36 AM**

Contact Name:

Contact Email: JADEN.ANTUNEZ@MIAMIDADE.GOV

Tracking Number: 2025005591

Reviews to rework: HRS

Comments:

# MIAMI-DADE COUNTY

## DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

**7/16/2025 11:36:42 AM**

| | |
|---|---|
| Contact Name: | Victor Lau |
| Contact Email: | VLAU1005@OUTLOOK.COM |
| Tracking Number: | 2025005591 |
| Reviews to rework: | HRS |
| Comments: | |

# MIAMI-DADE COUNTY

## DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

**7/28/2025 9:53:55 AM**

| | |
|---|---|
| Contact Name: | Victor Lau |
| Contact Email: | VLAU1005@OUTLOOK.COM |
| Tracking Number: | 2025005591 |
| Reviews to rework: | HRS |
| Comments: | |

# MIAMI-DADE COUNTY

## DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

**7/28/2025 2:28:08 PM**

| | |
|---|---|
| Contact Name: | Victor Lau |
| Contact Email: | VLAU1005@OUTLOOK.COM |
| Tracking Number: | 2025005591 |
| Reviews to rework: | HRS |
| Comments: | |

SINGLE FAMILY RESIDENCE
SINGLE PHASE, 3 WIRE 110/220 V
MOUNTING: RECESSED
LOCATION:EXIST GARAGE

## PANEL "A"
EXIST

MAIN BUS: 200 A
NEUTRAL: 200 A FLUSH
MAIN: M.L.O.
AIC: 22000

| AMPS | POLES | TOTAL V.A. | COND. SIZE | WIRE SIZE | REMARKS | CKT NO | | CKT NO | REMARKS | WIRE SIZE | COND. SIZE | TOTAL V.A. | POLES | AMPS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 50 | 2 | 10000 | R | 8 | AHU-1 | 1 | 2 | | | | | | | |
| | | | | | | 3 | 4 | CU-1 | | 10 | R | 5,000 | 2 | 30 |
| 20 | 2 | 2,400 | R | 12 | POOL PUMP | 5 | 6 | | | | | | | |
| | | | | | | 7 | 8 | CU-2 | | 12 | R | 3,040 | 2 | 20 |
| 30 | 2 | 4,500 | R | 10 | WATER HTR | 9 | 10 | | | | | | | |
| | | | | | | 11 | 12 | DRYER | | 10 | R | 5,000 | 2 | 30 |
| 50 | 2 | 7,500 | | 6 | EV CHARGER | 13 | 14 | FOYER OUTLETS | | 12 | | * | 1 | 20 |
| | | | | | | 15 | 16 | BEDROOM 2 LIGHTS | | 14 | | * | 1 | 15 |
| 20 | 1 | 1,500 | | 12 | LAUNDRY | 17 | 18 | BEDROOM 2 OUTLET | | 20 | | * | 1 | 20 |
| 20 | 1 | 1,500 | | 12 | SMALL APPLIANCES | 19 | 20 | FAMILY ROOM LIGHTS | | 14 | | * | 1 | 15 |
| 20 | 1 | 1,500 | | 12 | SMALL APPLIANCES | 21 | 22 | FAMILY ROOM OUTLET | | 12 | | * | 1 | 20 |
| 20 | 1 | * | | 12 | FOYER LIGHTS | 23 | 24 | MASTER ROOM LIGHT | | 14 | | * | 1 | 15 |
| 20 | 1 | 800 | | 12 | EXT OUTLETS (GFI) | 25 | 26 | MASTER ROOM OUTLET | | 12 | | * | 1 | 20 |
| 20 | 1 | 800 | | 12 | TERRACE OUTLET (GFI) | 27 | 28 | BATH OUTLETS (GFI) | | 12 | | 600 | 1 | 20 |
| 20 | 1 | * | | 12 | KITCHEN LIGHTS | 29 | 30 | BEDROOM 3 LIGHTS | | 14 | | * | 1 | 15 |
| 15 | 1 | * | | 14 | BEDROOM 4 LIGHTS | 31 | 32 | BEDROOM 3 OUTLET | | 12 | | * | 1 | 20 |
| 20 | 1 | * | | 12 | BEDROOM 4 OUTLET | 33 | 34 | KITCHEN OUTLETS | | 12 | | * | 1 | 20 |
| 20 | 1 | 600 | | 12 | DISHWASHER | 35 | 36 | LIVING OUTLETS | | 12 | | * | 1 | 20 |
| 20 | 1 | 600 | | 12 | REFRIGERATOR | 37 | 38 | LIVING LIGHTS | | 14 | | * | 1 | 15 |
| 50 | 2 | 12,000 | | 8 | RANGE | 39 | 40 | | | | | | | |
| | | | | | | 41 | 42 | | | | | | | |

PANEL LOAD

1,816 SQF AT 3VA/SQF = 5,448 VA
OTHER LOADS = 40,000 VA
SUBTOTAL = 45,448 VA
A/C LOAD AT 100% = 13,040 VA

FEEDER: SEE RISER
FED FROM: SEE RISER

SINGLE FAMILY RESIDENCE
SINGLE PHASE, 3 WIRE 110/220 V
MOUNTING: SURFACE MOUNTED
LOCATION:GARAGE

## PANEL "B"
NEW

MAIN BUS: 125A
NEUTRAL: 125 A FLUSH
MAIN: M.L.O
AIC: 10000

| AMPS | POLES | TOTAL V.A. | COND. SIZE | WIRE SIZE | REMARKS | CKT NO | | CKT NO | REMARKS | WIRE SIZE | COND. SIZE | TOTAL V.A. | POLES | AMPS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 20 | 2 | 1,500 | R | 12 | AHU-3 | 1 | 2 | | | | | | | |
| | | | | | | 3 | 4 | CU-3 | | 10 | R | 4,500 | 2 | 30 |
| 30 | 2 | 5,000 | R | 10 | DRYER | 5 | 6 | | | | | | | |
| | | | | | | 7 | 8 | WH-2 | | 8 | R | 7,920 | 2 | 40 |
| 20 | 1 | 400 | | 12 | BATH GFI (6) | 9 | 10 | MBED LIGHTS △ | | 12 | | * | 1 | 20 |
| 20 | 1 | 1,500 | | 12 | LAUNDRY (6) | 11 | 12 | MBED OUTLETS △ | | 12 | | * | 1 | 20 |
| 20 | 1 | 400 | | 12 | EXT GFI'S (6) | 13 | 14 | BATH GFI'S (6) | | 12 | | 400 | 1 | 20 |
| 20 | 1 | 300 | | 12 | EXT LIGHTS △ | 15 | 16 | GARAGE GFI'S (6) | | 12 | | 400 | 1 | 20 |
| 20 | 1 | 400 | | 12 | GAR DOOR OPENER (6) | 17 | 18 | BATH LIGHTS △ | | 12 | | * | 1 | 20 |
| 20 | 1 | * | | 12 | GARAGE LIGHTS △ | 19 | 20 | CORRIDOR OUTLETS △ | | 12 | | * | 1 | 20 |
| 20 | 1 | 400 | | 12 | EXT GFI'S (6) | 21 | 22 | | | | | | | |
| 20 | 1 | 400 | | 12 | EXT GFI'S (6) | 23 | 24 | | | | | | | |
| | | | | | | 25 | 26 | SPACE | | -- | | -- | -- | -- |
| -- | -- | -- | | -- | SPACE | 27 | 28 | SPACE | | -- | | -- | -- | -- |
| -- | -- | -- | | -- | SPACE | 29 | 30 | SPACE | | -- | | -- | -- | -- |

PANEL LOAD

1,069 SQF AT 3VA/SQF = 3,207 VA
OTHER LOADS = 13,020 VA
SUBTOTAL = 16,227 VA
A/C LOAD AT 100% = 4,500 VA

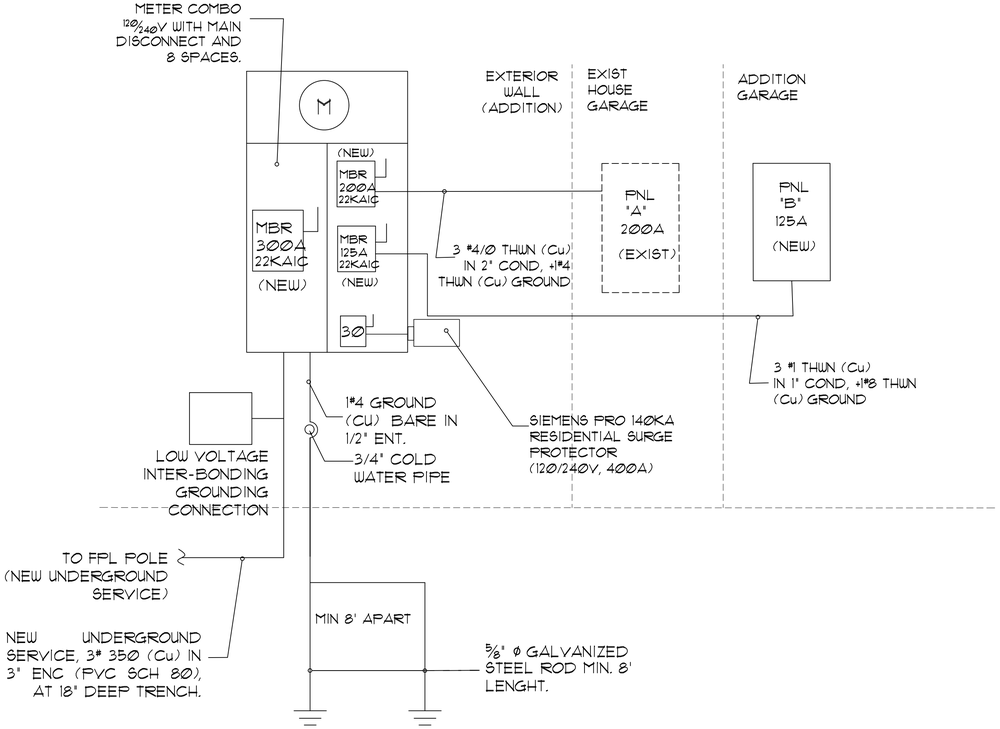
△ AFCI BREAKER
(6) AFCI/GFCI COMBINATION BREAKER

FEEDER: SEE RISER
FED FROM: SEE RISER

| LOAD CALCULATION | PNL"A", EXIST | PNL"B", NEW |
|---|---|---|
| SQUARE FEET OF CONDITION SPACE | 1,816 | 1,069 |
| GENERAL LIGHTING AT 3 W.S.F | 5,448 | 3,207 |
| SMALL APPLIANCES CIRCUITS | 2 | |
| SMALL APPLIANCES LOAD | 3,000 | 0 |
| RANGE | 12,000 | |
| WATER HEATER | 5,000 | 8,000 |
| WASHING MACHINE | | 1,500 |
| DRYER | | 5,000 |
| KITCHEN HOOD | 600 | |
| POOL EQUIPMENT | 2,400 | |
| REFRIGERATOR | 800 | |
| DISHWASHER | 800 | |
| DISPOSAL | 400 | |
| EV CHARGER | 7,500 | |
| OTHER LOADS | 1,000 | 2,800 |
| LOAD PER PANEL (WITHOUT A/C LOAD) | 38,948 | 20,507 |
| | | |
| | | |
| | | |
| TOTAL LOAD CONNECTED (NO A/C) | 59,455 | 20,507 |
| FIRST 10000 AT 100% | 10,000 | |
| REST AT 40% | 19,782 | |
| TOTAL A/C LOAD | 13,040 | 4,512 |
| TOTAL (VA) | 47,334 | |
| TOTAL AMPS ( AT 240 V) | 197 | |

PROPOSED SERVICE SIZE: 300 AMPS

## LOAD CALCULATION



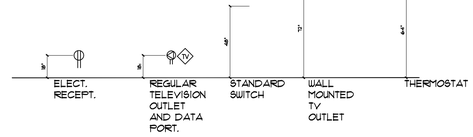

## NEW POWER RISER
NTS.

1 PANEL SCHEDULE AND RISER
N.T.S

## GENERAL NOTES

1) ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC 2020), FLORIDA BUILDING CODE 8th EDITION (2023) AND ANY LOCAL CODES, LAWS AND ORDINANCES WHICH MAY APPLY. WHERE DIFFERENCES EXIST BETWEEN THE CODES, THE STRICTER CODE SHALL APPLY.
2) ALL CONDUITS, RIGID OR FLEXIBLE, SHALL CONTAIN A GROUNDING CONDUCTOR, REGARDLESS OF LENGTH AND USE.
3) THE CONTRACTOR, FOR THE WORK UNDER THIS SECTION, SHALL PROCURE AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND LICENSES REQUIRED FOR THE EXECUTION OF THIS WORK. SATISFACTORY EVIDENCE OF COMPLIANCE WITH THE REQUIREMENT AND ALL CERTIFICATES OF INSPECTION SHALL BE DELIVERED TO THE OWNER PROMPTLY UPON REQUEST.
4) PROVIDE CONTROL POWER SOURCE FOR ALL STARTERS AND CONTROL PANELS NOT SUPPLIED WITH CONTROL POWER TRANSFORMERS. INSTALL AND CONNECT ALL CONTROL DEVICES IN ACCORANCE WITH MANUFACTURERS' RECOMMENDATIONS.
5) UNLESS NOTED OTHERWISE FOR 120 VOLT, 20 AMP CKTS; WHERE THE CONDUCTOR LENGTH FROM THE PANEL TO THE FIRST OUTLET EXCEEDS 50 FEET, THE BRANCH CIRCUIT CONDUCTORS FROM THE PANEL TO THE FIRST OUTLET SHALL NOT BE SMALLER THAN #10 AWG.
6) MOUNT RECEPTACLES 18" AFF UNLESS OTHERWISE NOTED.
7) ALL LIGHT SWITCHES AND RECEPTACLES SHALL BE BY THE SAME MFR. COVER PLATES SHALL BE SMOOTH THERMOPLASTIC AND SHALL MATCH THE COLOR OF THE DEVICE. DEVICE COLOR TO BE SELECTED BY ARCHITECT, UNO.
8) ELECTRICAL METALLIC TUBING AND RIGID GALVANIZED STEEL CONDUIT SHALL BE THE TYPES OF CONDUIT INSTALLED WITHIN THE BUILDING UNLESS OWNER SPECIFIES OTHER WISE. PVC IS PERMITTED UNDERGROUND. CONDUITS RUN EXPOSED TO WEATHER OR PHYSICAL DAMAGE SHALL BE GRC OR IMC.
9) ALL FIRE RATED WALLS, FLOORS, ETC WHICH HAVE A CONDUIT OR OTHER ELECTRICAL PENETRATION SHALL BE SEALED TO EQUAL THE RATING OF THE WALL, FLOOR, ETC. THAT IS PENETRATED. CONTRACTOR SHALL USE A UL. RATED AND LISTED ASSEMBLY FOR THE SEALING MATERIAL AND METHOD.
10) METALLIC WATER PIPING SHALL BE BONDED TO THE GROUNDING ELECTRODE SYSTEM. (SEE NEC ARTICLE #250)
11) REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, LOCATIONS, CABINETS, ETC.
12) CONCEAL ALL CONDUIT AND FITTINGS EXCEPT WHERE THE ARCHITECT GRANTS SPECIFIC PERMISSION.
13) ALL WORK AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE.
14) PROVIDE ONE COMPLETE SET OF ELECTRICAL DRAWINGS MARKED UP FOR RECORD DRAWINGS. SHOW ALL LOCATIONS OF EQUIPMENT AND FIXTURES.
15) INSTALL ALL EQUIPMENT AND FIXTURES PER MANUFACTURER'S INSTRUCTIONS.
16) IDENTIFY MAJOR EQUIPMENT INSTALLED WITH LAMICOR LABELS.
17) VISIT SITE TO DETERMINE EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
18) ALL RACEWAYS, FIXTURES, WIRING, DEVICES, AND EQUIPMENT RENDERED USELESS BY THIS WORK SHALL BE REMOVED AND DELIVERED TO THE OWNER'S STORAGE FACILITY AS DIRECTED. ANY MATERIAL NOT WANTED BY THE OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR.
19) ELECTRICAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING AS REQUIRED TO INSTALL HIS WORK. FINISH PATCHING AND PAINTING WILL BE DONE BY THE GENERAL CONTRACTOR.
20) PRIOR TO DIGGING ANY TRENCHES, NOTIFY ALL UTILITIES AND OBTAIN LOCATIONS OF UNDERGROUND UTILITIES. ANY DAMAGES DONE TO UNDERGROUND UTILITIES OR PIPING BY THIS CONTRACTOR WILL BE REPAIRED BY THE OWNER OF THE LINE IN A SATISFACTORY MANNER. THIS CONTRACTOR WILL BEAR ALL COSTS FOR REPAIRS.
21) CONDUITS TO BE RUN UNDER WALKWAYS AND PAVINGS SHALL BE INSTALLED BY JACKING OR BORING, UNLESS NOTED. DO NOT CUT WALKWAYS OR PAVEMENTS, UNLESS ACCEPTABLE TO THE ARCHITECT. ALLOWED CUTS IN PAVEMENT OR CONCRETE SHALL BE MADE USING A PAVEMENT SAW, AND SHALL BE PATCHED TO MATCH THE EXISTING SURFACE.
22) COORDINATE WITH THE G.C. TO DETERMINE LOCATION OF TELEPHONE, INTERNET AND CABLE TV SERVICES. ELECTRICAL CONTRACTOR SHALL INSTALL SERVICE CONDUITS, AS SHOWN ON PLANS, BETWEEN SERVICE POINTS AND UNIT COMMUNICATIONS BOARDS.

2 ELECTRICAL NOTES
N.T.S




3 ELECTRICAL FIXTURES PLACING DETAIL
N.T.S


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SEAL:
DINIESTER MARCELO LICENSE No. 73149 STATE OF FLORIDA PROFESSIONAL ENGINEER

Diniester Marcelo
Digitally signed by Diniester Marcelo
Date: 2024.05.27 23:00:46 -04'00'

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PROJECT NAME AND LOCATION:

**VICTOR LAU**
**RESIDENCE ADDITION**

12805 SW 69nd Court
Miami, FL 33156

KEY PLAN:

SUBMITTALS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | |

REVISIONS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | |

DRAWING TITLE:

GENERAL NOTES AND PANEL SCHEDULE

| | |
|---|---|
| PROJECT PHASE: | PERMIT SET |
| ISSUE DATE: | 04/25/2024 |
| DRAWN BY: | APPROVED BY: |

SHEET NUMBER

E-1


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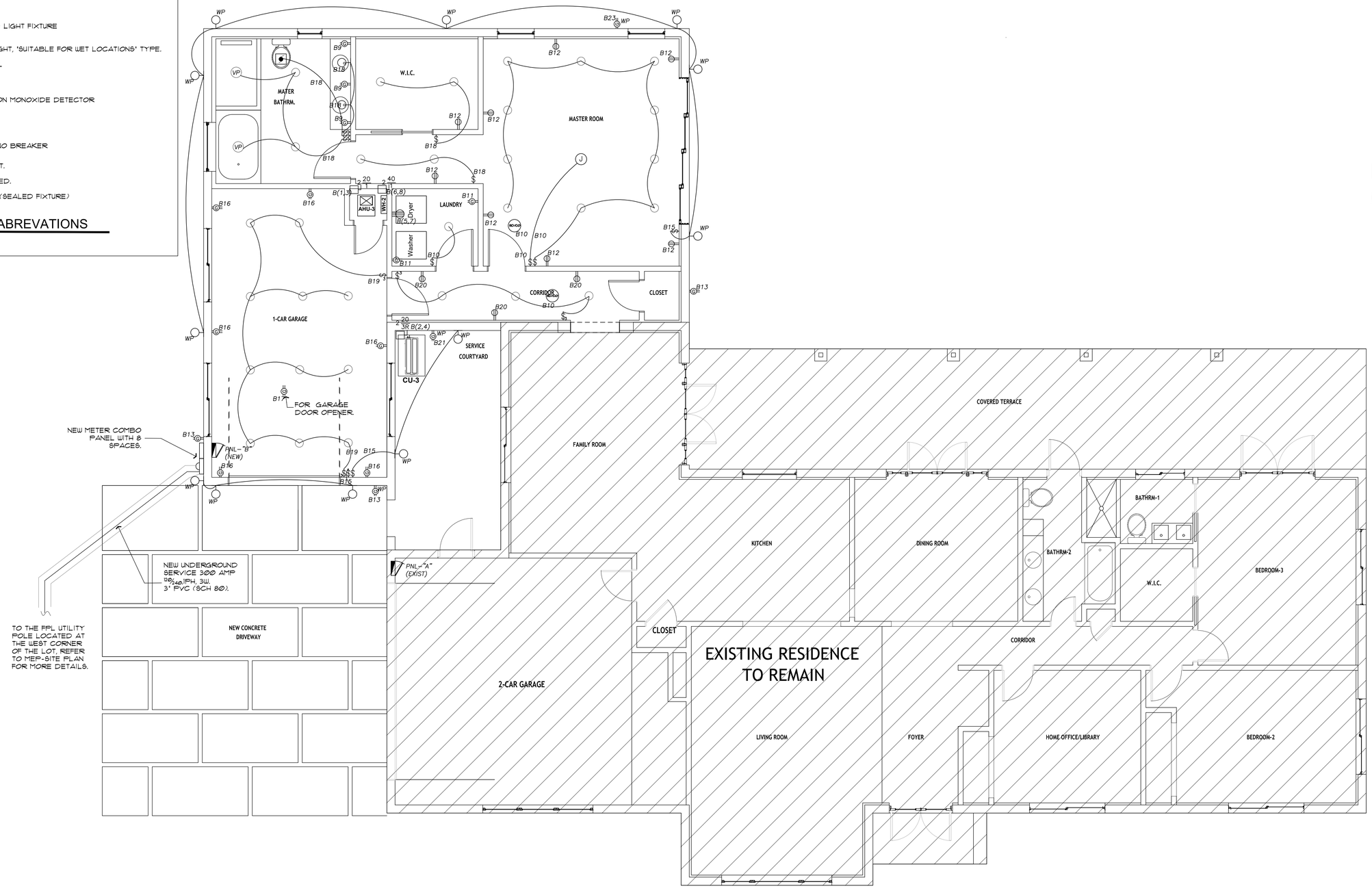


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- $ SINGLE POLE TOGGLE SWITCH 20A, 120V.
- $3 THREE WAY SWITCH 20A, 120V.
- DUPLEX RECEPTACLE 20A, 120V.
- NEMA 14-50R FLUSH MOUNTING RECEPTACLE 220V, 4 WIRES.
- G.F.I OUTLET
- CEILING RECESSED LIGHT FIXTURE
- WP EXTERIOR WALL LIGHT, 'SUITABLE FOR WET LOCATIONS' TYPE.
- ELECTRICAL PANEL
- J JUNCTION BOX
- SD/CO SMOKE AND CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- DISCONNECT BOX/NO BREAKER
- WR WEATHER RESISTANT.
- WP WEATHER PROTECTED.
- V VAPOR RESISTANT (SEALED FIXTURE)

## 2 LEGEND AND ABREVATIONS

N.T.S




## 1 ELECTRICAL FLOOR PLAN

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

### NEW ELECTRIC WATER HEATER SCHEDULE (TANK-LESS)

| MARK | RECIR PUMP INTEGRATED | INPUT (KW) | MANUFACTURER MODEL No. | TYPE | MAX CAPACITY | TEMP SET @ | ENERGY FACTOR | PIPE FITTINGS | AREA SERVED |
|---|---|---|---|---|---|---|---|---|---|
| WH-1 | NO | 8.0 | RHEEM MODEL#RTEX-08 | TANK-LESS | -- | 110°F | 0.93 | 1/2" NPT | FLOOR PLAN |

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SEAL:

DINIESTER MARCELO LICENSE No. 73149 STATE OF FLORIDA PROFESSIONAL ENGINEER

Diniester Marcelo
Digitally signed by Diniester Marcelo
Date: 2024.05.27 23:01:06 -04'00'

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PROJECT NAME AND LOCATION:

**VICTOR LAU**
**RESIDENCE ADDITION**

12805 SW 69nd Court
Miami, FL 33156

KEY PLAN:

SUBMITTALS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | |
| | | |
| | | |
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REVISIONS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
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DRAWING TITLE:

ELECTRICAL FLOOR PLAN

| | |
|---|---|
| PROJECT PHASE: | PERMIT SET |
| ISSUE DATE: | 04/25/2024 |
| DRAWN BY: | APPROVED BY: |

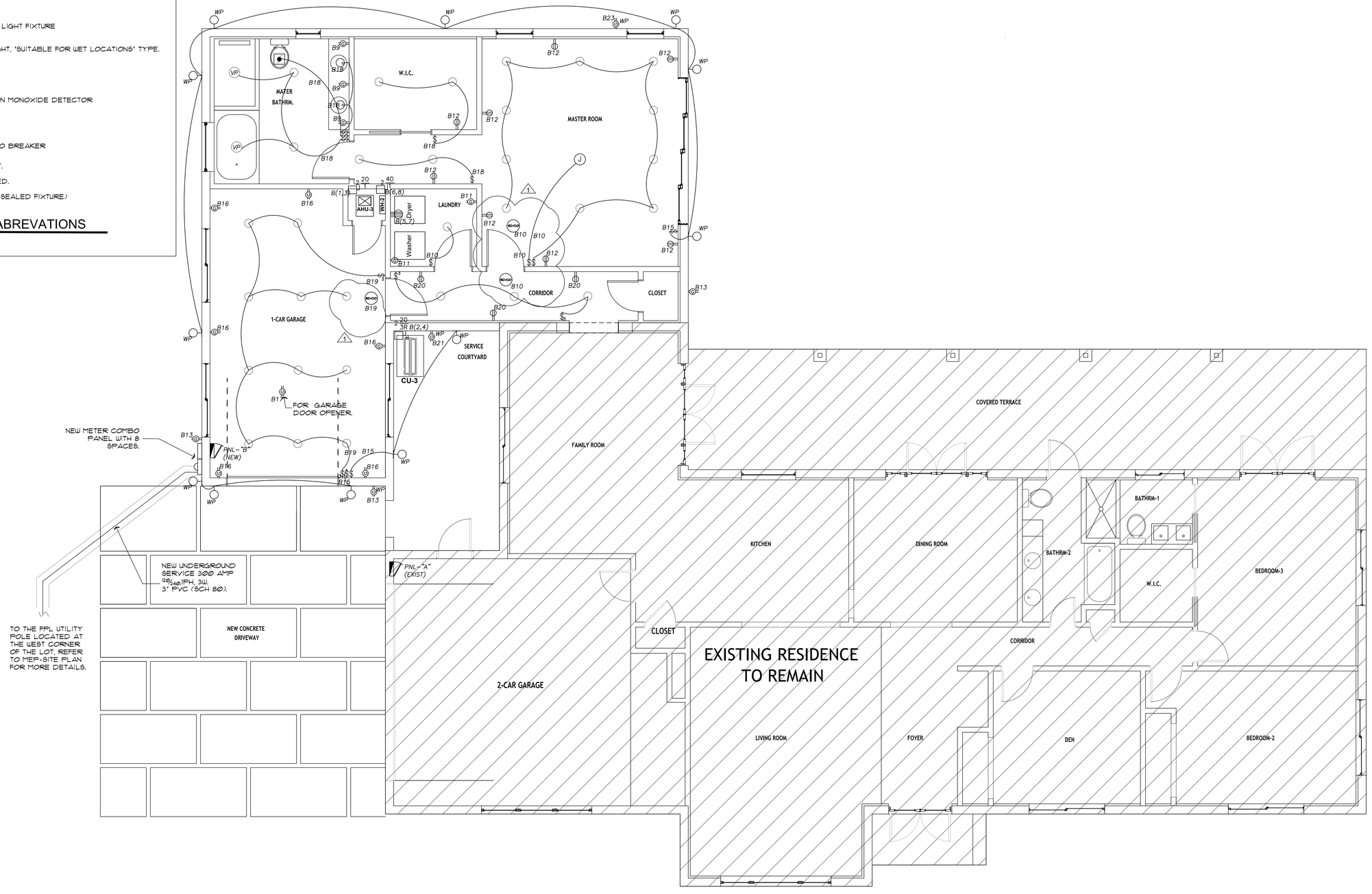
SHEET NUMBER

E-2

| | |
|---|---|
| $ | SINGLE POLE TOGGLE SWITCH 20A, 120V. |
| $3 | THREE WAY SWITCH 20A, 120V. |
| | DUPLEX RECEPTACLE 20A, 120V. |
| | NEMA 14-50R FLUSH MOUNTING RECEPTACLE 220V, 4 WIRES. |
| | G.F.I OUTLET |
| | CEILING RECESSED LIGHT FIXTURE |
| WP | EXTERIOR WALL LIGHT, 'SUITABLE FOR WET LOCATIONS' TYPE. |
| | ELECTRICAL PANEL |
| J | JUNCTION BOX |
| SD/CO | SMOKE AND CARBON MONOXIDE DETECTOR |
| | EXHAUST FAN |
| | DISCONNECT BOX/NO BREAKER |
| WR | WEATHER RESISTANT. |
| WP | WEATHER PROTECTED. |
| V | VAPOR RESISTANT (SEALED FIXTURE) |

## 2 LEGEND AND ABREVATIONS

N.T.S




## 1 ELECTRICAL FLOOR PLAN

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

### NEW ELECTRIC WATER HEATER SCHEDULE (TANK-LESS)

| MARK | RECIR PUMP INTEGRATED | INPUT (KW) | MANUFACTURER MODEL No. | TYPE | MAX CAPACITY | TEMP SET @ | ENERGY FACTOR | PIPE FITTINGS | AREA SERVED |
|---|---|---|---|---|---|---|---|---|---|
| WH-1 | NO | 8.0 | RHEEM MODEL#RTEX-08 | TANK-LESS | -- | 110°F | 0.93 | 1/2" NPT | FLOOR PLAN |

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**PROFESSIONAL ENGINEER**

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(786) 683 - 8229

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SEAL:

DINIESTER MARCELO LICENSE No. 73149 STATE OF FLORIDA PROFESSIONAL ENGINEER

Diniester Marcelo

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Date: 2024.11.05 09:41:05 -05'00'

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PROJECT NAME AND LOCATION:

**VICTOR LAU**
**RESIDENCE ADDITION**

12805 SW 69nd Court
Miami, FL 33156

KEY PLAN:

SUBMITTALS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

REVISIONS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| 01 | 10/29/2024 | BUILDING DPT COMMENTS |

DRAWING TITLE:

ELECTRICAL FLOOR PLAN

| | |
|---|---|
| PROJECT PHASE: | PERMIT SET |
| ISSUE DATE: | 04/25/2024 |
| DRAWN BY: | APPROVED BY: |

SHEET NUMBER

E-2

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

| SECTION A – PROPERTY INFORMATION | | FOR INSURANCE COMPANY USE |
|---|---|---|
| A1. Building Owner's Name<br>VICTOR LAU & KELLY E. YATCZAK | | Policy Number: |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>12805 SW 69 COURT | | Company NAIC Number: |
| City<br>PINECREST | State<br>Florida | ZIP Code<br>33156 |

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 10, BLOCK 3, FAIRMONT ACRES SECTION 2, PB 75-PG 97. FOLIO.: 20-5014-044-0010

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 25.6518°N Long. -80.3068°W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage 400.00 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

## SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

| B1. NFIP Community Name & Community Number | B2. County Name | B3. State |
|---|---|---|
| VILLAGE OF PINECREST 120425 | MIAMI-DADE | Florida |

| B4. Map/Panel Number | B5. Suffix | B6. FIRM Index Date | B7. FIRM Panel Effective/ Revised Date | B8. Flood Zone(s) | B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) |
|---|---|---|---|---|---|
| 12086C0468 | L | 09-11-2009 | 09-11-2009 | AE | 10.0' |

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

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# ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
|---|---|---|---|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>12805 SW 69 COURT | | | Policy Number: |
| City<br>PINECREST | State<br>Florida | ZIP Code<br>33156 | Company NAIC Number |

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: T-617 Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

| | | Check the measurement used. | |
|---|---|---|---|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 9.6 | ☒ feet | ☐ meters |
| b) Top of the next higher floor | N/A | ☒ feet | ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A | ☒ feet | ☐ meters |
| d) Attached garage (top of slab) | 7.9 | ☒ feet | ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | 7.9 | ☒ feet | ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 8.2 | ☒ feet | ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 8.4 | ☒ feet | ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A | ☒ feet | ☐ meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

| Certifier's Name<br>WALDO F. PAEZ | License Number<br>LS3284 | | Place Seal Here |
|---|---|---|---|
| Title<br>LAND SURVEYOR | | | |
| Company Name<br>DELTA MAPPING AND SURVEYING, INC. | | | |
| Address<br>13301 SW 132 AVE, SUITE 117 | | | |
| City<br>MIAMI | State<br>Florida | ZIP Code<br>33186 | |
| Signature | Date<br>04-21-2021 | Telephone<br>(786) 429-1024 | Ext. |

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
Highest Crown of the Road Elevation = +7.93' NGVD 1929
C2(e) denotes Elevation of Air Conditioner Slab, located on North side of building.
A5. Latitude/Longitude information obtained from Google Earth.



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# ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
|---|---|---|---|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>12805 SW 69 COURT | | | Policy Number: |
| City<br>PINECREST | State<br>Florida | ZIP Code<br>33156 | Company NAIC Number |

## SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

## SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

| Property Owner or Owner's Authorized Representative's Name | | | |
|---|---|---|---|
| Address | City | State | ZIP Code |
| Signature | Date | Telephone | |

Comments

☐ Check here if attachments.



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# ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
|---|---|---|---|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>12805 SW 69 COURT | | | Policy Number: |
| City<br>PINECREST | State<br>Florida | ZIP Code<br>33156 | Company NAIC Number |

## SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

| G4. Permit Number | G5. Date Permit Issued | G6. Date Certificate of Compliance/Occupancy Issued |
|---|---|---|
| | | |

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

| Local Official's Name | Title |
|---|---|
| | |
| Community Name | Telephone |
| | |
| Signature | Date |
| | |

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.



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# ELEVATION CERTIFICATE

## BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
|---|---|---|---|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>12805 SW 69 COURT | | | Policy Number: |
| City<br>PINECREST | State<br>Florida | ZIP Code<br>33156 | Company NAIC Number |

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

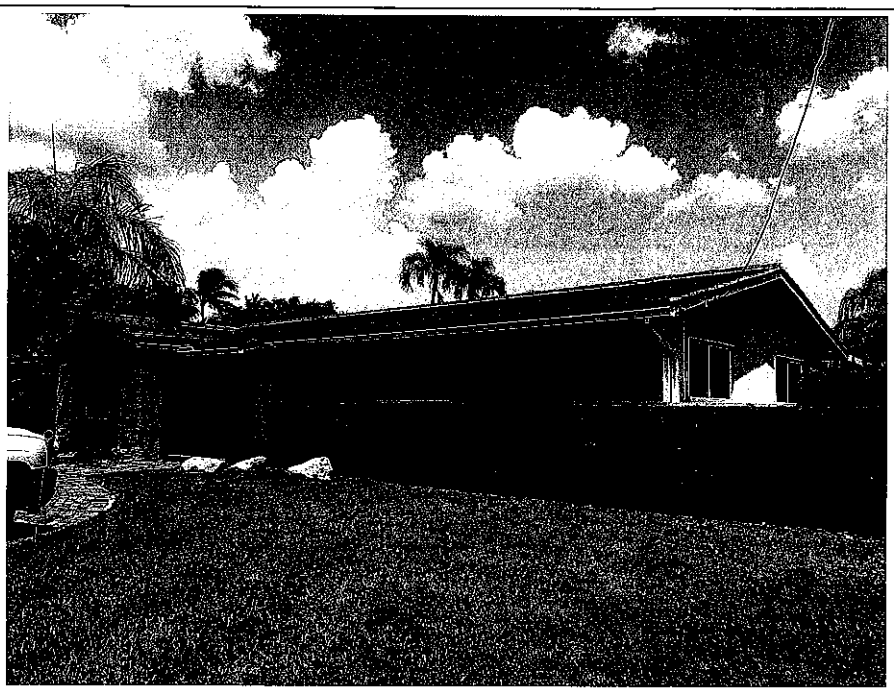


Photo One

Photo One Caption FRONT VIEW

Clear Photo One

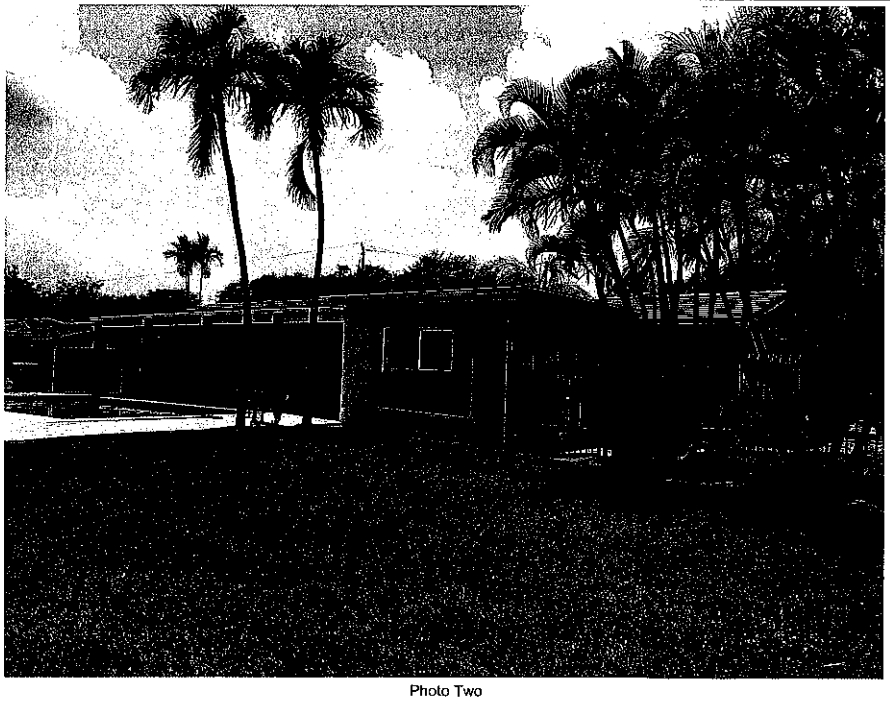


Photo Two

Photo Two Caption REAR VIEW

Clear Photo Two



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# ELEVATION CERTIFICATE

## BUILDING PHOTOGRAPHS
Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
|---|---|---|---|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>12805 SW 69 COURT | | | Policy Number: |
| City<br>PINECREST | State<br>Florida | ZIP Code<br>33156 | Company NAIC Number |

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

**Photo Three**

Photo Three

Photo Three Caption

Clear Photo Three

**Photo Four**

Photo Four

Photo Four Caption

Clear Photo Four



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# *RESIDENTIAL ENERGY CONSERVATION CODE DOCUMENTATION CHECKLIST*

## *Florida Department of Business and Professional Regulation*
## *Simulated Performance Alternative (Performance) Method*

***Applications for compliance with the 2023 Florida Building Code, Energy Conservation via the Residential Simulated Performance Alternative shall include:***

- ☑ *This checklist*
- ☑ *Form R405-2023 report*
- ☑ *Input summary checklist that can be used for field verification (usually four pages/may be greater)*
- ☑ *Energy Performance Level (EPL) Display Card (one page)*
- ☑ *HVAC system sizing and selection based on ACCA Manual S or per exceptions provided in Section R403.7*
- ☑ *Mandatory Requirements (five pages)*

***Required prior to CO:***

- ☑ *Air Barrier and Insulation Inspection Component Criteria checklist (Table R402.4.1.1 - one page)*
- ☑ *A completed 2023 Envelope Leakage Test Report (usually one page); exception in R402.4 allows dwelling units of R-2 Occupancies and multiple attached single family dwellings to comply with Section C402.5*
- ☑ *If Form R405 duct leakage type indicates anything other than "default leakage", then a completed 2023 Duct Leakage Test Report - Performance Method (usually one page)*

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FORM R405-2023

# FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

| | | | |
|---|---|---|---|
| Project Name: | Residential Addition | Builder Name: | |
| Street: | 12805 SW 69th CT | Permit Office: | |
| City, State, Zip: | Miami, FL, 33156 | Permit Number: | |
| Owner: | Victor Lau | Jurisdiction: | |
| Design Location: | FL, KENDALL_TAMIA_MIAMI | County: | Miami-Dade(Florida Climate Zone 1) |

| | | |
|---|---|---|
| 1. New construction or existing | | New (From Plans) |
| 2. Single family or multiple family | | Attached |
| 3. Number of units, if multiple family | | 1 |
| 4. Number of Bedrooms | | 1 |
| 5. Is this a worst case? | | No |
| 6. Conditioned floor area above grade (ft²) | | 767 |
| Conditioned floor area below grade (ft²) | | 0 |

| 7. Windows(156.0 sqft.) | Description | Area |
|---|---|---|
| a. U-Factor: | Dbl, U=1.05 | 156.00 ft² |
| SHGC: | SHGC=0.30 | |
| b. U-Factor: | N/A | ft² |
| SHGC: | | |
| c. U-Factor: | N/A | ft² |
| SHGC: | | |
| Area Weighted Average Overhang Depth: | | 2.500 ft |
| Area Weighted Average SHGC: | | 0.300 |

| 8. Skylights | Description | Area |
|---|---|---|
| U-Factor:(AVG) | N/A | N/A ft² |
| SHGC(AVG): | N/A | |

| 9. Floor Types | Insulation | Area |
|---|---|---|
| a. Slab-On-Grade Edge Insulation | R= 0.0 | 767.00 ft² |
| b. N/A | R= | ft² |
| c. N/A | R= | ft² |

| 10. Wall Types(792.0 sqft.) | Insulation | Area |
|---|---|---|
| a. Face Brick - Block, Exterior | R=4.0 | 792.00 ft² |
| b. N/A | | |
| c. N/A | | |
| d. N/A | | |

| 11. Ceiling Types(767.0 sqft.) | Insulation | Area |
|---|---|---|
| a. Flat ceiling under att (Vented) | R=30.0 | 767.00 ft² |
| b. N/A | | |
| c. N/A | | |

| | | |
|---|---|---|
| 12. Roof(Barrel tile, Vented) | Deck R=0.0 | 858 ft² |

| 13. Ducts, location & insulation level | R | ft² |
|---|---|---|
| a. Sup: Attic, Ret: Ac03, AH: Ac03 | 6 | 306 |
| b. | | |
| c. | | |

| 14. Cooling Systems | kBtu/hr | Efficiency |
|---|---|---|
| a. Central Unit | 22.2 | SEER2:17.30 |

| 15. Heating Systems | kBtu/hr | Efficiency |
|---|---|---|
| a. Electric Heat Pump | 23.2 | HSPF2:8.50 |

| 16. Hot Water Systems | |
|---|---|
| a. ElectricTankless | Cap: 1 gallons |
| | EF: 0.980 |
| b. Conservation features | None |
| 17. Credits | CF, Pstat |

Glass/Floor Area: 0.203

Total Proposed Modified Loads: 31.05

Total Baseline Loads: 33.58

**PASS**

NOTE: Proposed residence must have annual total normalized Modified Loads that are less than or equal to 95 percent of the annual total loads of the standard reference design in order to comply.

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

PREPARED BY: Diniester Marcelo

DATE: Digitally signed by Diniester Marcelo No. 73149 Date: 2024.10.29 23:07:08 -04'00'

DINIESTER MARCELO LICENSE No. 73149 STATE OF FLORIDA PROFESSIONAL ENGINEER

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

OWNER/AGENT: Victor Lau

DATE: 10-28-24

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.

GREAT SEAL OF THE STATE OF FLORIDA IN GOD WE TRUST

BUILDING OFFICIAL: _____

DATE: _____

**- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.**

**- 1 of the 1 duct systems requires a Duct Leakage Test Report. Systems with Default duct leakage do not require this report.**

**- Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires a PERFORMANCE envelope leakage test report with envelope leakage no greater than 7.00 ACH50 (R402.4.1.2).**



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FORM R405-2023

# INPUT SUMMARY CHECKLIST REPORT

## PROJECT

| | | | | | |
|---|---|---|---|---|---|
| Title: | Residential Addition | | | Address type: | Street Address |
| Building Type: | User | Bedrooms: | 1 | Lot #: | --- |
| Owner: | Victor Lau | Conditioned Area: | 767 | Block/SubDivision: | --- |
| Builder Home ID: | | Total Stories: | 1 | PlatBook: | --- |
| Builder Name: | | Worst Case: | No | Street: | 12805 SW 69th CT |
| Permit Office: | | Rotate Angle: | 0 | County: | Miami-Dade |
| Jurisdiction: | | Cross Ventilation: | No | City, State, Zip: | Miami, |
| Family Type: | Attached | Whole House Fan: | No | | FL, 33156 |
| New/Existing: | New (From Plans) | Terrain: | Suburban | | |
| Year Construct: | 2024 | Shielding: | Suburban | | |
| Comment: | | | | | |

## CLIMATE

| √ | Design Location | Tmy Site | Design Temp 97.5% | Design Temp 2.5% | Int Design Temp Winter | Int Design Temp Summer | Heating Degree Days | Design Moisture | Daily temp Range |
|---|---|---|---|---|---|---|---|---|---|
| ___ | FL, KENDALL_TAMIA_MIAM | FL_MIAMI_KENDALL_TAMIA | 48 | 90 | 70 | 75 | 238.5 | 59 | Low |

## BLOCKS

| √ | Number | Name | Area | Volume |
|---|---|---|---|---|
| ___ | 1 | Block1 | 767 | 8437 cu ft |

## SPACES

| √ | Number | Name | Area | Volume | Kitchen | Occupants | Bedrooms | Finished | Cooled | Heated |
|---|---|---|---|---|---|---|---|---|---|---|
| ___ | 1 | Ac03 | 767 | 8437 | Yes | 1 | 1 | Yes | Yes | Yes |

## FLOORS (Total Exposed Area = 767 sq.ft.)

| √ | # | Floor Type | Space | Exposed Perim(ft) | Area | R-Value Perim. | R-Value Joist | U-Factor | Slab Insul. Vert/Horiz | Tile | Wood | Carpet |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ | 1 | Slab-On-Grade Edge Ins | Ac03 | 100 | 767 sqft | 0 | --- | 0.304 | 2 (ft)/0 (ft) | 0.00 | 0.00 | 1.00 |

## ROOF

| √ | # | Type | Materials | Roof Area | Gable Area | Roof Color | Rad Barr | Solar Absor. | SA Tested | Emitt | Emitt Tested | Deck Insul. | Pitch (deg) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ | 1 | Gable or shed | Barrel tile | 858 ft² | 192 ft² | Medium | N | 0.96 | No | 0.9 | No | 0 | 26.57 |

## ATTIC

| √ | # | Type | Ventilation | Vent Ratio (1 in) | Area | RBS | IRCC |
|---|---|---|---|---|---|---|---|
| ___ | 1 | Full attic | Vented | 300 | 767 ft² | N | N |

## CEILING (Total Exposed Area = 767 sq.ft.)

| √ | # | Ceiling Type | Space | R-Value | Ins. Type | Area | U-Factor | Framing Frac. | Truss Type |
|---|---|---|---|---|---|---|---|---|---|
| ___ | 1 | Flat ceiling under attic(Vented) | Ac03 | 30.0 | Batt | 767.0ft² | 0.044 | 0.11 | Wood |



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FORM R405-2023

# INPUT SUMMARY CHECKLIST REPORT

## WALLS (Total Exposed Area = 792 sq.ft.)

| √ # | Ornt | Adjacent To | Wall Type | Space | Cavity R-Value | Width Ft | Width In | Height Ft | Height In | Area sq.ft. | U-Factor | Sheath R-Value | Frm. Frac. | Solar Absor. | Below Grade |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ 1 | E | Exterior | Face Brick - Block | Ac03 | 4.0 | 26.0 | 0 | 11.0 | 0 | 286.0 | 0.139 | 0 | 0 | 0.80 | 0 % |
| ___ 2 | S | Exterior | Face Brick - Block | Ac03 | 4.0 | 19.0 | 0 | 11.0 | 0 | 209.0 | 0.139 | 0 | 0 | 0.80 | 0 % |
| ___ 3 | E | Exterior | Face Brick - Block | Ac03 | 4.0 | 11.0 | 0 | 11.0 | 0 | 121.0 | 0.139 | 0 | 0 | 0.80 | 0 % |
| ___ 4 | N | Exterior | Face Brick - Block | Ac03 | 4.0 | 12.0 | 0 | 11.0 | 0 | 132.0 | 0.139 | 0 | 0 | 0.80 | 0 % |
| ___ 5 | S | Exterior | Face Brick - Block | Ac03 | 4.0 | 4.0 | 0 | 11.0 | 0 | 44.0 | 0.139 | 0 | 0 | 0.80 | 0 % |

## DOORS (Total Exposed Area = 0 sq.ft.)

| √ # | Ornt | Adjacent To | Door Type | Space | Storms | U-Value | Width Ft | Width In | Height Ft | Height In | Area |
|---|---|---|---|---|---|---|---|---|---|---|---|

## WINDOWS (Total Exposed Area = 156 sq.ft.)

| √ # | Ornt | Wall ID | Frame | Panes | NFRC | U-Factor | SHGC | Imp | Storm | Total Area (ft²) | Same Units | Width (ft) | Height (ft) | --Overhang-- Depth (ft) | Sep. (ft) | Interior Shade | Screen |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ 1 | S | 2 | Metal | Double (Tinted) | Y | 1.05 | 0.30 | Y | N | 96.0 | 1 | 12.00 | 8.00 | 2.5 | 2.0 | None | None |
| ___ 2 | E | 1 | Metal | Double (Tinted) | Y | 1.05 | 0.30 | Y | N | 30.0 | 2 | 3.00 | 5.00 | 2.5 | 2.0 | None | None |
| ___ 3 | N | 4 | Metal | Double (Tinted) | Y | 1.05 | 0.30 | Y | N | 20.0 | 1 | 4.00 | 5.00 | 2.5 | 2.0 | None | None |
| ___ 4 | E | 3 | Metal | Double (Tinted) | Y | 1.05 | 0.30 | Y | N | 10.0 | 1 | 2.00 | 5.00 | 2.5 | 2.0 | None | None |

## INFILTRATION

| √ # | Scope | Method | SLA | CFM50 | ELA | EqLA | ACH | ACH50 | Space(s) | Infiltration Test Volume |
|---|---|---|---|---|---|---|---|---|---|---|
| ___ 1 | Wholehouse | Proposed ACH(50) | 0.00049 | 984 | 54.00 | 101.38 | 0.1517 | 7.0 | All | 8437 cu ft |

## GARAGE

| √ # | Floor Area | Roof Area | Exposed Wall Perimeter | Avg. Wall Height | Exposed Wall Insulation |
|---|---|---|---|---|---|
| ___ 1 | 336 ft² | 336 ft² | 64 ft | 8 ft | 11 |

## MASS

| √ # | Mass Type | Area | Thickness | Furniture Fraction | Space |
|---|---|---|---|---|---|
| ___ 1 | Default(8 lbs/sq.ft.) | 0 ft² | 0 ft | 0.30 | Ac03 |

## HEATING SYSTEM

| √ # | System Type | Subtype/Speed | AHRI # | Efficiency | Capacity kBtu/hr | ----Geothermal HeatPump---- Entry | Power | Volt | Current | Ducts | Block |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ 1 | Electric Heat Pump | None/Single | | HSPF2: 8.50 | 23.2 | | 0.00 | 0.00 | 0.00 | sys#1 | 1 |

## COOLING SYSTEM

| √ # | System Type | Subtype/Speed | AHRI # | Efficiency | Capacity kBtu/hr | Air Flow cfm | SHR | Duct | Block |
|---|---|---|---|---|---|---|---|---|---|



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FORM R405-2023

# INPUT SUMMARY CHECKLIST REPORT

## COOLING SYSTEM(Continued)

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| ___ 1 | Central Unit | None/Single | SEER2:17.3 | 22.2 | 666 | 0.75 | sys#1 | 1 | |

## HOT WATER SYSTEM

| √ | # | System Type | Subtype | Location | EF(UEF) | Cap | Use | SetPnt | Fixture Flow | Pipe Ins. | Pipe length |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ | 1 | Electric | Tankless | Garage | 0.98 (0.98) | 1.00 gal | 60 gal | 120 deg | Standard | =>R-3 | 99 |

| | Recirculation System | Recirc Control Type | Loop length | Branch length | Pump power | DWHR | Facilities Connected | Equal Flow | DWHR Eff | Other Credits |
|---|---|---|---|---|---|---|---|---|---|---|
| ___ 1 | No | | NA | NA | NA | No | NA | NA | NA | None |

## DUCTS

| √ | Duct # | Supply Location | Supply R-Value | Supply Area | Return Location | Return R-Value | Return Area | Leakage Type | Air Handler | CFM 25 TOT | CFM 25 OUT | QN OUT | RLF | HVAC # Heat | HVAC # Cool |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ | 1 | Attic | 6.0 | 306 ft² | Ac03 | 6.0 | 100 ft² | Default Leakage | Ac03 | (Default) | (Default) | | | 1 | 1 |

## TEMPERATURES

Programable Thermostat: Y  Ceiling Fans: N

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Cooling | [X] Jan | [X] Feb | [X] Mar | [X] Apr | [X] May | [X] Jun | [X] Jul | [X] Aug | [X] Sep | [X] Oct | [X] Nov | [X] Dec |
| Heating | [X] Jan | [X] Feb | [X] Mar | [X] Apr | [X] May | [X] Jun | [X] Jul | [X] Aug | [X] Sep | [X] Oct | [X] Nov | [X] Dec |
| Venting | [X] Jan | [X] Feb | [X] Mar | [X] Apr | [X] May | [X] Jun | [X] Jul | [X] Aug | [X] Sep | [X] Oct | [X] Nov | [X] Dec |

√ Thermostat Schedule: FloridaCode 2014

| Schedule Type | | Hours 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ___ Cooling (WD) | AM | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 |
| | PM | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 |
| ___ Cooling (WEH) | AM | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 |
| | PM | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 |
| ___ Heating (WD) | AM | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 |
| | PM | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 |
| ___ Heating (WEH) | AM | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 |
| | PM | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 |



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FORM R405-2023

# ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

## ESTIMATED ENERGY PERFORMANCE INDEX* = 92

The lower the EnergyPerformance Index, the more efficient the home.

12805 SW 69th CT,Miami,FL,33156

| | | |
|---|---|---|
| 1. New construction or existing | | New (From Plans) |
| 2. Single family or multiple family | | Attached |
| 3. Number of units, if multiple family | | 1 |
| 4. Number of Bedrooms | | 1 |
| 5. Is this a worst case? | | No |
| 6. Conditioned floor area above grade (ft²) | | 767 |
| Conditioned floor area below grade (ft²) | | 0 |

| 7. Windows** | Description | Area |
|---|---|---|
| a. U-Factor: | Dbl, U=1.05 | 156.00 ft² |
| SHGC: | SHGC=0.30 | |
| b. U-Factor: | N/A | ft² |
| SHGC: | | |
| c. U-Factor: | N/A | ft² |
| SHGC: | | |
| Area Weighted Average Overhang Depth: | | 2.500 ft |
| Area Weighted Average SHGC: | | 0.300 |

| 8. Skylights | Description | Area |
|---|---|---|
| U-Factor:(AVG) | N/A | N/A ft² |
| SHGC(AVG): | N/A | |

| 9. Floor Types | Insulation | Area |
|---|---|---|
| a. Slab-On-Grade Edge Insulation | R= 0.0 | 767.00 ft² |
| b. N/A | R= | ft² |
| c. N/A | R= | ft² |

| 10. Wall Types(792.0 sqft.) | Insulation | Area |
|---|---|---|
| a. Face Brick - Block, Exterior | R=4.0 | 792.00 ft² |
| b. N/A | | |
| c. N/A | | |
| d. N/A | | |

| 11. Ceiling Types(767.0 sqft.) | Insulation | Area |
|---|---|---|
| a. Flat ceiling under att (Vented) | R=30.0 | 767.00 ft² |
| b. N/A | | |
| c. N/A | | |

| | | |
|---|---|---|
| 12. Roof(Barrel tile, Vented) | Deck R=0.0 | 858 ft² |

| 13. Ducts, location & insulation level | R | ft² |
|---|---|---|
| a. Sup: Attic, Ret: Ac03, AH: Ac03 | 6 | 306 |
| b. | | |
| c. | | |

| 14. Cooling Systems | kBtu/hr | Efficiency |
|---|---|---|
| a. Central Unit | 22.2 | SEER2:17.30 |

| 15. Heating Systems | kBtu/hr | Efficiency |
|---|---|---|
| a. Electric Heat Pump | 23.2 | HSPF2:8.50 |

| | |
|---|---|
| 16. Hot Water Systems | |
| a. ElectricTankless | Cap: 1 gallons |
| | EF: 0.980 |
| b. Conservation features | |
| | None |
| 17. Credits | CF, Pstat |

I certify that this home has complied with the Florida Energy Efficiency Code for Building Construction through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: 12805 SW 69th CT City/FL Zip: Miami,FL,33156

*Note: This is not a Building Energy Rating. If your Index is below 70, your home may qualify for energy efficient mortgage (EEM) incentives if you obtain a Florida Energy Rating. For information about the Florida Building Code, Energy Conservation, contact the Florida Building Commission's support staff.

**Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.



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# Florida Building Code, Energy Conservation, 8th Edition (2023)
# Mandatory Requirements for Residential Performance, Prescriptive and ERI Methods

| | | |
|---|---|---|
| ADDRESS: | 12805 SW 69th CT<br>Miami, FL 33156 | Permit Number: |

## MANDATORY REQUIREMENTS - See individual code sections for full details.

## SECTION R401 GENERAL

☑ **R401.3 Energy Performance Level (EPL) display card - (Mandatory).** The building official shall require that an energy performance level (EPL) display card be completed and certified by the builder to be accurate and correct before final approval of the building for occupancy. Florida law (Section 553.9085, Florida Statutes) requires the EPL display card to be included as an addendum to each sales contract for both presold and nonpresold residential buildings. The EPL display card contains information indicating the energy performance level and efficiencies of components installed in a dwelling unit. The building official shall verify that the EPL display card completed and signed by the builder accurately reflects the plans and specifications submitted to demonstrate code compliance for the building. A copy of the EPL display card can be found in Appendix RD.

## SECTION R402 BUILDING THERMAL ENVELOPE

☑ **R402.2.10.1 Slab-on-grade floor insulation installation (Mandatory).** Where installed, the insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table R402.1.2, or the distance of the proposed design as applicable, by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by not less than 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-degree (0.79 rad) angle away from the exterior wall.

☐ **R402.2.11.1 Crawl space walls insulation installation (Mandatory).** Where crawl space wall insulation is installed, it shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches (610 mm). Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with the Florida Building Code, Building, or Florida Building Code, Residential, as applicable. All joints of the vapor retarder shall overlap by 6 inches (153 mm) and be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches (153 mm) up the stem wall and shall be attached to the stem wall.

☑ **R402.4 Air leakage (Mandatory).** The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5.

> **Exception:** Dwelling units of R-2 Occupancies and multiple attached single family dwellings shall be permitted to comply with Section C402.5.

☑ **R402.4.1 Building thermal envelope.** The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

☑ **R402.4.1.1 Installation.** The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

☑ **R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding seven air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Dwelling units with an air leakage rate less than three air changes per hour shall be provided with whole-house mechanical ventilation in accordance with Section R403.6.1 of this code and Section M1507.3 of the Florida Building Code, Residential. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

> **Exception:** Testing is not required for additions, alterations, renovations, or repairs, of the building thermal envelope of existing buildings in which the new construction is less than 85 percent of the building thermal envelope.

During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.
7. If an attic is both air sealed and insulated at the roof deck, interior access doors and hatches between the conditioned space volume and the attic shall be opened during the test and the volume of the attic shall be added to the conditioned space volume for purposes of reporting an infiltration volume and calculating the air leakage of the home.


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## Florida Building Code, Energy Conservation, Mandatory Requirements (2023 Continued)

☐ **R402.4.2 Fireplaces.** New wood-burning fireplaces shall have tight-fitting flue dampers or doors, and outdoor combustion air. Where using tight-fitting doors on factory-built fireplaces listed and labeled in accordance with UL 127, the doors shall be tested and listed for the fireplace. Where using tight-fitting doors on masonry fireplaces, the doors shall be listed and labeled in accordance with UL 907.

☑ **R402.4.3 Fenestration air leakage.** Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFRC 400 or AAMA/ WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

**Exception:** Site-built windows, skylights and doors.

☐ **R402.4.4 Rooms containing fuel - burning appliances.** In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table R402.1.2, where the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

**Exceptions:**
1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the Florida Building Code, Residential.

☑ **R402.4.5 Recessed lighting.** Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

☑ **R402.4.6 Air-sealed electrical and communication boxes.** Air-sealed electrical and communication boxes that penetrate the air barrier of the building thermal envelope shall be caulked, taped, gasketed, or otherwise sealed to the air barrier element being penetrated. Air-sealed boxes shall be buried in or surrounded by insulation. Air-sealed boxes shall be marked in accordance with NEMA OS 4. Air-sealed boxes shall be installed in accordance with the manufacturer's instructions.

## SECTION R403 SYSTEMS

**R403.1 Controls**

☑ **R403.1.1 Thermostat provision (Mandatory).** At least one thermostat shall be provided for each separate heating and cooling system

☐ **R403.1.3 Heat pump supplementary heat (Mandatory).** Heat pumps with supplementary electric-resistance heaters shall have controls that limit supplemental heat operation to only those times when one of the following applies:
1. The vapor compression cycle cannot provide the necessary heating energy to satisfy the thermostat setting.
2. The heat pump is operating in defrost mode.
3. The vapor compression cycle malfunctions.
4. The thermostat malfunctions

☑ **R403.3.2 Sealing (Mandatory).** All ducts, air handlers, filter boxes and building cavities that form the primary air containment passageways for air distribution systems shall be considered ducts or plenum chambers, shall be constructed and sealed in accordance with Section C403.2.9.2 of the Commercial Provisions of this code and shall be shown to meet duct tightness criteria below.

Duct tightness shall be verified by testing in accordance with ANSI/RESNET/ICC 380 by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i), Florida Statutes, to be “substantially leak free” in accordance with Section R403.3.3.

☑ **R403.3.2.1 Sealed air handler.** Air handlers shall have a manufacturer’s designation for an air leakage of no more than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193.

☑ **R403.3.3 Duct testing (Mandatory).** Ducts shall be pressure tested to determine air leakage by one of the following methods:
1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer’s air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
2 Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer’s air handler enclosure. Registers shall be taped or otherwise sealed during the test.

**Exceptions;**
1. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
2. Duct testing is not mandatory for buildings complying by Section 405 of this code. Duct leakage testing is required for Section R405 compliance where credit is taken for leakage, and a duct air leakage Qn to the outside of less than 0.080 (where Qn = duct leakage to the outside in cfm per 100 square feet of conditioned floor area tested at 25 Pascals) is indicated in the compliance report for the proposed design.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official


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☐ **R403.3.5 Building cavities (Mandatory).** Building framing cavities shall not be used as ducts or plenums

☑ **R403.4 Mechanical system piping insulation (Mandatory).** Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

☐ **R403.4.1 Protection of piping insulation.** Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.

☐ **R403.5.1 Heated water circulation and temperature maintenance systems (Mandatory).** If heated water circulation systems are installed, they shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

☐ **R403.5.1.1 Circulation systems.** Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.

☐ **R403.5.1.2 Heat trace systems.** Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.

☐ **R403.5.2 Demand recirculation water systems (Mandatory).** Where installed, demand recirculation water systems shall have controls that comply with both of the following:

1. The control shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.
2. The control shall limit the temperature of the water entering the cold water piping to 104ºF (40ºC).

☐ **R403.5.5 Heat traps (Mandatory).** Storage water heaters not equipped with integral heat traps and having vertical pipe risers shall have heat traps installed on both the inlets and outlets. External heat traps shall consist of either a commercially available heat trap or a downward and upward bend of at least 3 ½ inches (89 mm) in the hot water distribution line and cold water line located as close as possible to the storage tank.

**R403.5.6 Water heater efficiencies (Mandatory).**

☑ **R403.5.6.1.1 Automatic controls.** Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use. The minimum temperature setting range shall be from 100°F to 140°F (38°C to 60°C).

☐ **R403.5.6.1.2 Shut down.** A separate switch or a clearly marked circuit breaker shall be provided to permit the power supplied to electric service systems to be turned off. A separate valve shall be provided to permit the energy supplied to the main burner(s) of combustion types of service water-heating systems to be turned off.

☐ **R403.5.6.2 Water-heating equipment.** Water-heating equipment installed in residential units shall meet the minimum efficiencies of Table C404.2 in Chapter 4 of the Florida Building Code, Energy Conservation, Commercial Provisions, for the type of equipment installed. Equipment used to provide heating functions as part of a combination system shall satisfy all stated requirements for the appropriate water-heating category. Solar water heaters shall meet the criteria of Section R403.5.6.2.1.

☐ **R403.5.6.2.1 Solar water-heating systems.** Solar systems for domestic hot water production are rated by the annual solar energy factor of the system. The solar energy factor of a system shall be determined from the Florida Solar Energy Center Directory of Certified Solar Systems. Solar collectors shall be tested in accordance with ISO Standard 9806, Test Methods for Solar Collectors, and SRCC Standard TM-1, Solar Domestic Hot Water System and Component Test Protocol. Collectors in installed solar water-heating systems should meet the following criteria:

1. Be installed with a tilt angle between 10 degrees and 40 degrees of the horizontal; and
2. Be installed at an orientation within 45 degrees of true south.

☑ **R403.6 Mechanical ventilation (Mandatory).** The building shall be provided with ventilation that meets the requirements of the Florida Building Code, Residential, or Florida Building Code, Mechanical, as applicable, or with other approved means of ventilation including: Natural, Infiltration or Mechanical means. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.



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☐ **R403.6.1 Whole-house mechanical ventilation system fan efficacy.** When installed to function as a whole-house mechanical ventilation system, fans shall meet the efficacy requirements of Table R403.6.1.

**Exception:** Where an air handler that is integral to tested and listed HVAC equipment is used to provide whole-house mechanical ventilation, the air handler shall be powered by an electronically commutated motor.

**TABLE R403.6.1**
**WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY**

| FAN LOCATION | AIRFLOW RATE MINIMUM (CFM) | MINIMUM EFFICACY[a] (CFM/WATT) | AIRFLOW RATE MAXIMUM (CFM) |
|---|---|---|---|
| HRV or ERV | Any | 1.2 cfm/watt | Any |
| Range hoods | Any | 2.8 cfm/watt | Any |
| In-line fan | Any | 3.8 cfm/watt | Any |
| Bathroom, utility room | 10 | 2.8 cfm/watt | <90 |
| Bathroom, utility room | 90 | 3.5 cfm/watt | Any |

For SI: 1 cfm = 28.3 L/min.

a. When tested in accordance with HVI Standard 916

☐ **R403.6.2 Ventilation Air.** Residential buildings designed to be operated at a positive indoor pressure or for mechanical ventilation shall meet the following criteria:

1. The design air change per hour minimums for residential buildings in ASHRAE 62.2, Ventilation for Acceptable Indoor Air Quality, shall be the maximum rates allowed for residential applications.

2. No ventilation or air-conditioning system make-up air shall be provided to conditioned space from attics, crawlspaces, attached enclosed garages or outdoor spaces adjacent to swimming pools or spas.

3. If ventilation air is drawn from enclosed space(s), then the walls of the space(s) from which air is drawn shall be insulated to a minimum of R-11 and the ceiling shall be insulated to a minimum of R-19, space permitting, or R-10 otherwise.

**R403.7 Heating and cooling equipment.**

☑ **R403.7.1 Equipment sizing (Mandatory).** Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on the equipment loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies, based on building loads for the directional orientation of the building. The manufacturer and model number of the outdoor and indoor units (if split system) shall be submitted along with the sensible and total cooling capacities at the design conditions described in Section R302.1. This Code does not allow designer safety factors, provisions for future expansion or other factors that affect equipment sizing. System sizing calculations shall not include loads created by local intermittent mechanical ventilation such as standard kitchen and bathroom exhaust systems. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.



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☑ **R403.7.1.1 Cooling equipment capacity.** Cooling only equipment shall be selected so that its total capacity is not less than the calculated total load but not more than 1.15 times greater than the total load calculated according to the procedure selected in Section R403.7, or the closest available size provided by the manufacturer's product lines. The corresponding latent capacity of the equipment shall not be less than the calculated latent load.
The published value for AHRI total capacity is a nominal, rating-test value and shall not be used for equipment sizing. Manufacturer's expanded performance data shall be used to select cooling-only equipment. This selection shall be based on the outdoor design dry-bulb temperature for the load calculation (or entering water temperature for water-source equipment), the blower CFM provided by the expanded performance data, the design value for entering wet-bulb temperature and the design value for entering dry-bulb temperature.

Design values for entering wet-bulb and dry-bulb temperatures shall be for the indoor dry bulb and relative humidity used for the load calculation and shall be adjusted for return side gains if the return duct(s) is installed in an unconditioned space.

**Exceptions:**
1. Attached single- and multiple-family residential equipment sizing may be selected so that its cooling capacity is less than the calculated total sensible load but not less than 80 percent of that load.
2. When signed and sealed by a Florida-registered engineer, in attached single- and multiple-family units, the capacity of equipment may be sized in accordance with good design practice.

**R403.7.1.2 Heating equipment capacity.**

☑ **R403.7.1.2.1 Heat pumps.** Heat pump sizing shall be based on the cooling requirements as calculated according to Section R403.7.1.1, and the heat pump total cooling capacity shall not be more than 1.15 times greater than the design cooling load even if the design heating load is 1.15 times greater than the design cooling load.

☐ **R403.7.1.2.2 Electric resistance furnaces.** Electric resistance furnaces shall be sized within 4 kW of the design requirements calculated according to the procedure selected in Section R403.7.1.

☐ **R403.7.1.2.3 Fossil fuel heating equipment.** The capacity of fossil fuel heating equipment with natural draft atmospheric burners shall not be less than the design load calculated in accordance with Section R403.7.1.

☐ **R403.7.1.3 Extra capacity required for special occasions.** Residences requiring excess cooling or heating equipment capacity on an intermittent basis, such as anticipated additional loads caused by major entertainment events, shall have equipment sized or controlled to prevent continuous space cooling or heating within that space by one or more of the following options:
1. A separate cooling or heating system is utilized to provide cooling or heating to the major entertainment areas.
2. A variable capacity system sized for optimum performance during base load periods is utilized.

☐ **R403.8 Systems serving multiple dwelling units (Mandatory).** Systems serving multiple dwelling units shall comply with Sections C403 and C404 of the Florida Building Code, Energy Conservation—Commercial Provisions in lieu of Section R403.

☐ **R403.9 Snow melt and ice system controls (Mandatory).** Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F (10°C), and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40°F (4.8°C).

☐ **403.10 Pools and permanent spa energy consumption (Mandatory).** The energy consumption of pools and permanent spas shall be in accordance with Sections R403.10.1 through R403.10.5.

☐ **R403.10.1 Heaters.** The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater, or external to and within 3 feet (914 mm) of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater.
Gas-fired heaters shall not be equipped with continuously burning ignition pilots.

☐ **R403.10.2 Time switches.** Time switches or other control methods that can automatically turn off and on according to a preset schedule shall be installed for heaters and pump motors. Heaters and pump motors that have built-in time switches shall be in compliance with this section.

**Exceptions:**
1. Where public health standards require 24-hour pump operation.
2. Pumps that operate solar- and waste-heat-recovery pool heating systems
3. Where pumps are powered exclusively from on-site renewable generation.



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☐ **R403.10.3 Covers.** Outdoor heated swimming pools and outdoor permanent spas shall be equipped with a vapor-retardant cover on or at the water surface or a liquid cover or other means proven to reduce heat loss.

**Exception:**Where more than 70 percent of the energy for heating, computed over an operation season, is from site-recovered energy, such as from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required

☐ **R403.10.4 Gas- and oil-fired pool and spa heaters.** All gas- and oil-fired pool and spa heaters shall have a minimum thermal efficiency of 82 percent for heaters manufactured on or after April 16, 2013, when tested in accordance with ANSI Z 21.56. Pool heaters fired by natural or LP gas shall not have continuously burning pilot lights.

☐ **R403.10.5 Heat pump pool heaters.** Heat pump pool heaters shall have a minimum COP of 4.0 when tested in accordance with AHRI 1160, Table 2, Standard Rating Conditions-Low Air Temperature. A test report from an independent laboratory is required to verify procedure compliance. Geothermal swimming pool heat pumps are not required to meet this standard.

☐ **R403.11 Portable spas (Mandatory).** The energy consumption of electric-powered portable spas shall be controlled by the requirements of APSP-14

☐ **R403.13 Dehumidifiers (Mandatory).** If installed, a dehumidifier shall conform to the following requirements:

1. The minimum rated efficiency of the dehumidifier shall be greater than 1.7 liters/ kWh if the total dehumidifier capacity for the house is less than 75 pints/day and greater than 2.38 liters/kWh if the total dehumidifier capacity for the house is greater than or equal to 75 pints/day.
2. The dehumidifier shall be controlled by a sensor that is installed in a location where it is exposed to mixed house air.
3. Any dehumidifier unit located in unconditioned space that treats air from conditioned space shall be insulated to a minimum of R-2.
4. Condensate disposal shall be in accordance with Section M1411.3.1 of the Florida Building Code, Residential.

☐ **R403.13.1 Ducted dehumidifiers.** Ducted dehumidifiers shall, in addition to conforming to the requirements of Section R403.13, conform to the following requirements:

1. If a ducted dehumidifier is configured with return and supply ducts both connected into the supply side of the cooling system, a backdraft damper shall be installed in the supply air duct between the dehumidifier inlet and outlet duct.
2. If a ducted dehumidifier is configured with only its supply duct connected into the supply side of the central heating and cooling system, a backdraft damper shall be installed in the dehumidifier supply duct between the dehumidifier and central supply duct.
3. A ducted dehumidifier shall not be ducted to or from a central ducted cooling system on the return duct side upstream from the central cooling evaporator coil.
4. Ductwork associated with a dehumidifier located in unconditioned space shall be insulated to a minimum of R-6.

## SECTION R404
## ELECTRICAL POWER AND LIGHTING SYSTEMS

☑ **R404.1 Lighting equipment (Mandatory).** All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.

**R404.1.1 Lighting equipment (Mandatory).** Fuel gas lighting systems shall not have continuously burning pilot lights.



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## SECTION R405
## SIMULATED PERFORMANCE ALTERNATIVE
## (PERFORMANCE)

☑ **R405.2 Mandatory requirements.** Compliance with this section requires that the mandatory provisions identified in Section R401.2 be met. All supply and return ducts not completely inside the building thermal envelope shall be insulated to a minimum of R-6, except site-wrapped supply ducts not completely inside the building thermal envelope shall be insulated to a minimum of R-8.

☑ **R405.2.1 Ceiling insulation.** Ceilings shall have an insulation level of at least R-19, space permitting. For the purposes of this code, types of ceiling construction that are considered to have inadequate space to install R-19 include single assembly ceilings of the exposed deck and beam type and concrete deck roofs. Such ceiling assemblies shall be insulated to at least a level of R-10.

☑ **R405.2.2 Building air leakage testing.** Building or dwelling air leakage testing shall be in accordance with Sections R402.4 through R402.4.1.2. If an air leakage rate below seven air changes per hour at a pressure of 0.2 inch w.g. (50 pascals) is specified for the proposed design, testing shall verify the air leakage rate does not exceed the air leakage rate of the proposed design instead of seven air changes per hour.

☑ **R405.2.3 Duct air leakage testing.** In cases where duct air leakage lower than the default Qn to outside of 0.080 (where Qn = duct leakage to the outside in cfm per 100 square feet of conditioned floor area tested at 25 Pascals) is specified for the proposed design, testing in accordance with Section R403.3.2 shall verify a duct air leakage rate not exceeding the leakage rate of the proposed design. Otherwise, in accordance with Section R403.3.3, duct testing is not mandatory for buildings complying by Section R405.

## SECTION R406
## ENERGY RATING INDEX
## COMPLIANCE ALTERNATIVE

☐ **R406.2 Mandatory requirements.** Compliance with this section requires that the provisions identified in Sections R401 through R404 labeled as “mandatory” and Section R403.5.3 of the 2015 International Energy Conservation Code be met. For buildings that do not utilize on-site renewable power production for compliance with this section, the building thermal envelope shall be greater than or equal to levels of efficiency and Solar Heat Gain Coefficient in Table 402.1.1 or 402.1.3 of the 2009 International Energy Conservation Code. For buildings that utilize on-site renewable power production for compliance with this section, the building thermal envelope shall be greater than or equal to levels of efficiency and Solar Heat Gain Coefficient in Table R402.1.2 or Table R402.1.4 of the 2015 International Energy Conservation Code.

**Exception:** Supply and return ducts not completely inside the building thermal envelope shall be insulated to a minimum of R-6.

☐ **R406.2.1 Site-wrapped supply ducts.** Site-wrapped supply ducts not completely inside the building thermal envelope shall be insulated to a minimum of R-8.



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# 2023 - AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA-TABLE 402.4.1.1[a]

| | | | |
|---|---|---|---|
| Project Name: | Residential Addition | Builder Name: | |
| Street: | 12805 SW 69th CT | Permit Office: | |
| City, State, Zip: | Miami, FL, 33156 | Permit Number: | |
| Owner: | Victor Lau | Jurisdiction: | |
| Design Location: | FL, KENDALL_TAMIA_MIAMI | County: | Miami-Dade(Florida Climate Zone 1) |

| COMPONENT | AIR BARRIER CRITERIA | INSULATION INSTALLATION CRITERIA | CHECK |
|---|---|---|---|
| General requirements | A continuous air barrier shall be installed in the building envelope.<br>The exterior thermal envelope contains a continuous air barrier.<br>Breaks or joints in the air barrier shall be sealed. | Air-permeable insulation shall not be used as a sealing material. | ✓ |
| Ceiling/attic | The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed.<br>Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed. | The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. | ✓ |
| Walls | The junction of the foundation and sill plate shall be sealed.<br>The junction of the top plate and the top of exterior walls shall be sealed.<br>Knee walls shall be sealed. | Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum<br>Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. | ✓ |
| Windows, skylights and doors | The space between window/door jambs and framing, and skylights and framing shall be sealed. | | ✓ |
| Rim joists | Rim joists shall include the air barrier. | Rim joists shall be insulated. | |
| Floors (including above-garage and cantilevered floors) | The air barrier shall be installed at any exposed edge of insulation. | Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members. | ✓ |
| Crawl space walls | Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped. | Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls. | |
| Shafts, penetrations | Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed. | | |
| Narrow cavities | | Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity spaces. | |
| Garage separation | Air sealing shall be provided between the garage and conditioned spaces. | | ✓ |
| Recessed lighting | Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface. | Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated. | ✓ |
| Plumbing and wiring | | Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring. | ✓ |
| Shower/tub on exterior wall | The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs. | Exterior walls adjacent to showers and tubs shall be insulated. | |
| Electrical, communication, and other equipment boxes, housings, and enclosures | Boxes, housings, and enclosures that penetrate the air barrier shall be caulked, taped, gasketed, or otherwise sealed to the air barrier element being penetrated.<br>All concealed openings into the box, housing, or enclosure shall be sealed.<br>The continuity of the air barrier shall be maintained around boxes, housings, and enclosures that penetrate the air barrier.<br>Alternatively, air-sealed boxes shall be installed in accordance with R402.4.6 | Boxes, housings, and enclosures shall be buried in or surrounded by tightly fitted insulation. | ✓ |
| HVAC register boots | HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the sub-floor, wall covering or ceiling penetrated by the boot. | | ✓ |
| Concealed sprinklers | When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer.<br>Caulking or other adhesive sealants shall not be used to fill voids voids between fire sprinkler cover plates and walls or ceilings. | | |

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



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Energy Compliance Form R405-2023_Rev1.pdf

# Envelope Leakage Test Report (Blower Door Test)
## Residential Prescriptive, Performance or ERI Method Compliance
## 2023 Florida Building Code, Energy Conservation, 8th Edition

| Jurisdiction: | Permit #: |
|---|---|

**Job Information**

Builder: Community: Lot: NA

Address: 12805 SW 69th CT

City: Miami State: FL Zip: 33156

**Air Leakage Test Results** *Passing results must meet either the Performance, Prescriptive, or ERI Method*

○ **PRESCRIPTIVE METHOD-**The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 7 air changes per hour at a pressure of 0.2 inch w.g. (50 Pascals) in Climate Zones 1 and 2.

● **PERFORMANCE or ERI METHOD-**The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding the selected ACH(50) value, as shown on Form R405-2023 (Performance) or R406-2023 (ERI), section labeled as infiltration, sub-section ACH50.

*ACH(50) specified on Form R405-2023-Energy Calc (Performance) or R406-2023 (ERI):* 7.000

_____ x 60 ÷ 8437 = _____
CFM(50) Building Volume ACH(50)

☐ **PASS**

☐ When ACH(50) is less than 3, Mechanical Ventilation installation must be verified by building department.

Method for calculating building volume:

○ Retrieved from architectural plans

● Code software calculated

○ Field measured and calculated

**R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding seven air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Dwelling units with an air leakage rate less than three air changes per hour shall be provided with whole-house mechanical ventilation in accordance with Section R403.6.1 of this code and Section M1507.3 if the *Florida Building Code, Residential.* Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), *Florida Statues,*or individuals licensed as set forth in Section 489.105(3)(f), (g), or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the *code official.* Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope.*

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, back draft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.
7. If an attic is both sealed and insulated at the roof deck, interior access doors and hatches between the conditioned space volume and the attic shall be opened during the test and the volume of the attic shall be added to the conditioned space volume for purposes of reporting the infiltration volume and calculating the air leakage of the home.

**Testing Company**

Company Name: _____ Phone: _____

I hereby verify that the above Air Leakage results are in accordance with the 2023 8th Edition Florida Building Code Energy Conservation requirements according to the compliance method selected above.

Signature of Tester: _____ Date of Test: _____

Printed Name of Tester: _____

License/Certification #: _____ Issuing Authority: _____

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**Energy Compliance Form R405-2023_Rev1.pdf**

# Department of Regulatory and Economic Resources
## Impact Fee Assessment

**Process Number:** M2025005591-0 **Batch:** **Collection Number:**

**Folio:** 2050140440010 **Site Address:** 12805 SW 69 CT

**CP*:** N **Assessment Date:** 12/18/2024

**Fee Payer:**

***Online Payment available at:***

***https://wwwx.miamidade.gov/apps/rer/ImpactFeesPayments/default.aspx***

***Payment can be made by Credit Card, Cash, Check or Cashiers's Check Payable to Miami Dade County***

**CP*: Exempt from Public Records 119.071 Florida Statues**
**Y: Exempt**
**N: No Exempt**
**Blank: No info**

| Fee Type | Dist Id | Category Code | Cat Sufix | Category Description | Units | Fee | Extended Amount |
|---|---|---|---|---|---|---|---|
| AREA | | | | | | | |
| | 1 | 5002 | 00 | UNIT SIZE (SQ FT) | 1,434 | $0.9180 | $1,316.41 |

**Assessment Total Amount:** $1,316.41

**Deferral Amount:** $0.00

**Current Balance Due:** $1,316.41



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**IFS_M2025005591.pdf**

# MIAMI-DADE COUNTY

## DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

**7/29/2025 2:52:49 PM**

| Tracking # | Process # | Permit # |
|---|---|---|
| 2025005591 | M2025005591 | 2025061589 |

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

| Process # | Review | Disposition | Reviewer | Date |
|---|---|---|---|---|
| M2025005591 | DEPT OF HEALTH | A | OMISCA, ERLANDE | 7/29/2025 |
| M2025005591 | DERM CORE | A | DEBASA, JOSE | 12/23/2024 |
| M2025005591 | DERM ONSITE SEWAGE TREATMENT & DISPOSAL SYSTEMS | N | HERNANDEZ ACOSTA, JESUS | 4/23/2025 |
| M2025005591 | DERM PAVING & DRAINAGE | A | MATA, ROGELIO | 4/18/2025 |
| M2025005591 | IMPACT FEES | A | INTERNET IMPACT FEES (IFS) | 7/29/2025 |
| M2025005591 | UPFRONT FEES | A | WEB APPLICATION ID | 12/18/2024 |
| M2025005591 | WASA | A | CHICA, HAROLD | 4/18/2025 |

**Disclaimer.**

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

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

| Stamp Name | Trade | Disposition | Stamp Description |
|---|---|---|---|
| Approved | DERM | A | Approved |
| Approved | HRS | A | Approved |
| Void | HRS | V | Void |

## H.V.A.C. GENERAL NOTES:

1. THE WORK THAT IS TO BE DONE UNDER THIS HEADING INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, PERMITS, FEES, INSPECTIONS, TEST, INSURANCE, ETC. REQUIRED FOR THE COMPLETION OF THE AIR CONDITIONING SYSTEM SHOWN ON THE DRAWINGS AND/OR LISTED BELOW.
2. OBTAIN FULL INFORMATION REGARDING PECULIARITIES AND LIMITATIONS OF SPACE AVAILABLE FOR INSTALLATION OF THE EQUIPMENT AND MATERIALS UNDER CONTRACT AND PROVIDE READY ACCESSIBILITY TO DAMPERS, VALVES AND OTHER APPURTENANCES INCLUDING ANY PART OF THE SYSTEM REQUIRED TO BE REACHED FOR BALANCING, TESTING , MAINTENANCE AND OPERATION.
3. PLANS ARE GENERALLY DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, PLUMBING, ELECTRICAL AND STRUCTURAL PLANS AND ALL PLANS RELATED TO PROJECT SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS WILL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION AND IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS. WORK SHALL ALSO BE COORDINATED WITH STRUCTURE AND AVAILABLE SPACE TO ENSURE FIT AND PROPER CLEARANCES ARE BEING PROVIDED. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT - ENGINEER IMMEDIATELY.
5. CUT ALL OPENINGS AND CHASES REQUIRED TO ACCOMMODATE THE WORK UNDER THIS DIVISION, AND REPAIR ALL FLOORS, WALLS, ETC. DAMAGED BY WORK. ALL WORK PERFORMED UNDER THIS HEADING SHALL CONFORM IN EVERY RESPECT TO THE FINISH AND QUALITY OF MATERIALS AND WORKMANSHIP SPECIFIED UNDER APPROPRIATE SECTIONS FOR THE BUILDING.
6. FLEXIBLE DUCT SHALL BE STEEL HELIX WIRE ON 7/8 INCH CENTERS, ENCAPSULATED IN A CONTINUOUS SOFT VINYL FILM, JOINED BY MOLECULAR WELDING TO FORM AN AIR TIGHT INNER CORE. THE CORE IS TO BE INSULATED WITH FIBERGLASS INSULATION (R-6.), AND SHEATHED IN A REINFORCED, ALUMINUM METALLIZED POLYESTER VAPOR BARRIER JACKET. PROVIDE SPIN COLLAR WITH DAMPER AND EXTRACTOR WHERE FLEXIBLE DUCT CONNECTS TO RIGID DUCTWORK. PROVIDE STANDOFF QUADRANT TO EXTEND DAMPER ACTUATOR HANDLE OUTSIDE INSULATION.
7. AIR CONDITIONING SYSTEM CONTROLS SHALL BE AS INDICATED ON THESE DRAWINGS.
8. ALL EQUIPMENT SHALL BE PROVIDED WITH VIBRATION ISOLATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO REDUCE/ELIMINATE NOISE AND VIBRATION FROM TRANSFERRING TO THE OCCUPIED SPACE.
9. IN COMPLIANCE WITH THE FLORIDA BUILDING CODE MECHANICAL 307.2.3, PROVIDE, INSTALL AND CONNECT AN APPROVED WATER LEVEL DETECTOR OR FLOAT SWITCH TO CONTROL OVERFLOW BY AUTOMATICALLY SHUTTING DOWN EQUIPMENT UPON ACTIVATION OF
10. PROVIDE NEW FILTERS FOR ALL AIR CONDITIONING EQUIPMENT PRIOR TO STARTUP, AND REPLACE PRIOR TO FINAL ACCEPTANCE BY OWNER.
11. THERMOSTAT LOCATION SHALL BE CONFIRMED AND APPROVED BY OWNER AND ARCHITECT/ENGINEER BEFORE INSTALLATION. DEVICES SHALL BE MOUNTED AT 48 INCHES ABOVE FINISHED FLOOR IN ACCORDANCE WITH A.D.A. REQUIREMENTS.

### LEGEND

- RIGID DUCTWORK, R=6.0
- FLEXIBLE DUCT, CLASS 1 R= 6.0
- CEILING SUPPLY GRILLE
- BATHROOM EXHAUST FAN
- RETURN AIR GRILLE WITH 1" FILTER
- (T) PROGRAMMABLE THERMOSTAT

### ABBREVIATIONS

| | | | |
|---|---|---|---|
| AC | AIR CONDITIONING | LWT | LEAVING WATER TEMPERATURE |
| AD | ACCESS DOOR | MAX | MAXIMUM |
| AFF | ABOVE FINISHED FLOOR | MBH | THOUSAND BTUH |
| AHU | AIR HANDLING UNIT | MD | MOTORIZED DAMPER |
| AI | ANALOG INPUT | NC | NORMALLY CLOSED |
| AO | ANALOG OUTPUT | NIC | NOT IN CONTRACT |
| BHP | BRAKE HORSE POWER | NO | NORMALLY OPENED |
| BTUH | BRITISH THERMAL UNIT HOUR | OA | OUTSIDE AIR |
| CFM | CUBIC FEET PER MINUTE | OBD | OPPOSED BLADE DAMPER |
| DB | DRY BULB | PD | PRESSURE DROP |
| DDC | DIRECT DIGITAL CONTROL | RA | RETURN AIR |
| EF | EXHAUST FAN | RD | ROOF DRAIN |
| EL | ELEVATION | RLA | RUNNING LOAD AMPS |
| EXIST | EXISTING | RAG | RETURN AIR GRILLE |
| FSD | FIRE AND SMOKE DAMPER | RAG.T | RETURN AIR GRILLE TRANSFER |
| FLD | FAKE LINEAL DIFFUSER | SD | SMOKE DAMPER |
| HP | HORSE POWER | SA | SUPPLY AIR |
| HVAC | HEATING VENTILATION AND AIR CONDITIONING | SEER | SEASONAL ENERGY EFFICENCY RATIO |
| HW | HOT WATER | SP | STATIC PRESSURE |
| HWR | HOT WATER RETURN | | TEMPERATURE |
| HWS | HOT WATER SUPPLY | TYP | TYPICAL |
| HX | HEAT EXCHANGER | VD | VOLUME DAMPER |
| KW | KILOWATT | VTR | VENT THRU ROOF |
| LAT | LEAVING AIR TEMPERATURE | W | WASTE |
| LD | LINEAL DIFUSSER | WB | WET BULB |

## HVAC SCHEDULE (NEW)

| | | | | |
|---|---|---|---|---|
| SELECTION DATA | | AREA SERVED | | ADDITION |
| | | SEER2 / HSPF (HEATING) | | 17.2/8.50 |
| | | REFRIGERANT TYPE/ LBS. | | R-410A |
| | | UNIT TAG | | AC-3 |
| | | UNIT TYPE | | SPLIT SYST |
| | | MANUFACTURER | | DAIKIN |
| | | MODEL | | FIT SERIES. |
| AIR HANDLING UNIT | EVAP. COIL DATA | UNIT TAG | | AHU-3 |
| | | SUPPLY AIR FLOW | (CFM) | 800 |
| | | OUTSIDE AIR FLOW | (CFM) | --- |
| | | TOTAL COOLING CAPACITY | (MBH) | 22.20 |
| | | SENSIBLE COOLING CAPACITY | (MBH) | 16.7 |
| | | ENT. AIR TEMP. (DB/WB) | (°F) | 80/67 |
| | | LEAV. AIR TEMP. (DB/WB) | (°F) | 55/56 |
| | | EXTERNAL STATIC PRESSURE(E.S.P.) | (IN) | .015 |
| | HEATER | HEATER TYPE | | HEAT PUMP |
| | | HEATER CAPACITY | (KW) | --- |
| | | HEATING CAPACITY | (KBTU/hr) | 23.20 |
| | | STAGE | | -- |
| | ELECT DATA | FAN MOTOR HP / FLA | | 1/2 / 3.9 |
| | | MIN. CIR. AMPACITY | | 5.0 |
| | | MAX. FUSE SIZE | | 20 |
| | | ELECTRICAL SERVICE (VOLT/PH/HZ) | | 240/1/60 |
| | | AHU MODEL NUMBER | | DFVE24BP1400A* |
| CONDENSING UNIT | GEN. DATA | SHIPPING WEIGHT | (LBS) | 90 |
| | | DIMENSION (LxWxH) | (IN) | 33X33X31 |
| | | | | |
| | COND. COIL DATA | UNIT TAG | | CU-3 |
| | | SEER2 | | 17.2 |
| | | UNIT TYPE | | HEAT PUMP |
| | | MODEL | | DZ16VSA2414DA* |
| | | MANUFACTURER | | DAIKIN |
| | | NOMINAL TONNAGE | (TONS) | 2.0 |
| | | ENT. AIR TEMP. | (°F) | 95 |
| | ELECTRICAL DATA | COMPRESSOR QTY /TYPE | | 1/SCROLL |
| | | COMPRESSOR LRA / RLA | (AMPS) | --/13.4 |
| | | CONDENSER FAN FLA / LRA | (AMPS) | 1.15 / -- |
| | | MIN. CIR. AMPACITY | | 18.8 |
| | | MAX. FUSE SIZE | | 20 |
| | | ELECTRICAL SERVICE (VOLT/PH/HZ) | | 240/1/60 |
| | GEN. DATA | SHIPPING WEIGHT | (LBS) | 137 |
| | | DIMENSION (LxWxH) | (IN) | 33X33X27 |
| | | REFRIGERANT LINES /LS/LL | (IN) | 3/4 / 3/8 |
| | | | | |

## AIR DISTRIBUTION SCHEDULE

(16) SIZE / CFM

| TAG | MANUF. & MODEL | FACE SIZE | NECK SIZE | MATERIAL | FRAME | DAMPER | NC | CFM RANGE | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| A | TITUS 300 FS CEILING GRILLE | Ø8X8, 6X6 | SEE PLAN | ALUM | SURFACE | O.B.D. | MAX 20 | SEE PLAN | (*)(**) |

(*) EQUIVALENT MANUFACTURER: METALAIRE, CARNES, T & B, NAILOR

GENERAL NOTES:
1. REFER TO ARCHITECT PLANS FOR CEILING TYPE.
2. FINAL COLOR SELECTION SUBJECT TO INTERIOR DESIGNER APPROVAL.
3. FLEX DUCT SIZE TO BE SAME AS DIFFUSER NECK SIZE.
4. PROVIDE SPIN-IN COLLAR AT TRUNK TO FLEX DUCT CONNECTION (SEE DETAIL).
5. PROVIDE TYPICAL 4-WAY DIFFUSER, 2-WAY OR 3-WAY ONLY WHERE INDICATED ON PLANS.

| HVAC DESIGN REQ. | YES | NO |
|---|---|---|
| DUCT SMOKE DETECTOR | | X |
| FIRE DAMPER(S) | | X |
| FIRE SMOKE DAMPER(S) | | X |
| FIRE RATED ENCLOSURE | | X |
| FIRE RATED ROOF/FLOOR CEILING ASSEMBLY | | X |
| FIRE STOPPING | | X |
| SMOKE CONTROL | | X |

**Balanced return air (Duct Calculation), FBCM 601.6.**

| Supply Duct Diameter (in) | Area (in) | Required Transfer Area (1.5 times) |
|---|---|---|
| 4.00 | 12.56 | 18.84 |
| 6.00 | 28.26 | 42.39 |
| 8.00 | 50.24 | 75.36 |
| 10.00 | 78.50 | 117.75 |
| 12.00 | 113.04 | 169.56 |
| 14.00 | 153.86 | 230.79 |
| 16.00 | 200.96 | 301.44 |
| 18.00 | 254.34 | 381.51 |
| 20.00 | 314.00 | 471.00 |

## EXHAUST FAN SCHEDULE

| | |
|---|---|
| FAN DESIGNATION | EF-3 |
| AREA SERVED | BATHROOM |
| LOCATION | CEILING |
| FAN TYPE | CENTRIFUGAL |
| TOTAL AIR C.F.M. | 50 |
| DRIVE TYPE | DIRECT |
| FAN WHEEL TYPE | BACKWARD INCLINED |
| FAN SPEED R.P.M | 800 |
| TOTAL STATIC PRESS IN OF H2O | 0.25 |
| FAN MOTOR H.P. (NON OVERLOAD) | 1/6 |
| SONES | 8 |
| ELECTRICAL SERVICE AVAILABLE | 120/1/60 |
| DESIGN MANUFACTURER | BROAN |
| MANUFACTURER'S MODEL NO. | 760 |

PROJECT APPLICABLE CODES:

ALL WORK SHALL CONFORM WITH THE FLORIDA BUILDING CODE 8th Edition-2023, THE MIAMI-DADE CODE OF OF ORDINANCES AND EVERY OTHER LOCAL, STATE OR FEDERAL ORDINANCE GOVERNING THE INSTALLATION OF THE HVAC SYSTEM.

RESIDENTIAL KITCHEN EXHAUST SYSTEM NOTE: (AS PER FBC MECH CHAPTER 5)

505.2 MAKEUP AIR REQUIRED.

EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM (0.19 M3/S) SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.

EXCEPTION: IN A SINGLE-FAMILY DWELLING, MAKEUP AIR IS NOT REQUIRED FOR RANGE HOOD EXHAUST SYSTEMS CAPABLE OF EXHAUSTING:

(A) FOUR HUNDRED CUBIC FEET PER MINUTE OR LESS± OR

(B) MORE THAN 400 CUBIC FEET PER MINUTE BUT NO MORE THAN 600 CUBIC FEET PER MINUTE IF THERE ARE NO GRAVITY VENT APPLIANCES WITHIN THE CONDITIONED LIVING SPACE OF THE STRUCTURE.

FLOOD NOTE:

ALL ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS± HEATING, VENTILATION, AIR CONDITIONING± PLUMBING APPLIANCES AND PLUMBING FIXTURES± DUCT SYSTEMS± AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION". (ASCE 24-14 CH. 7.0).

CODE NOTE:

WHERE THE AIR INFILTRATION RATE IN A DWELLING UNIT IS LESS THAN 3 AIR CHANGES PER HOUR WHEN TESTED WITH A BLOWER DOOR AT A PRESSURE OF Ø.2-INCH WATER COLUMN (50 PA) IN ACCORDANCE WITH SECTION 402.4.1.2 OF THE FLORIDA BUILDING CODE, ENERGY CONSERVATION, THE DWELLING UNIT SHALL BE VENTILATED BY MECHANICAL MEANS IN ACCORDANCE WITH SECTION 403, FBC R-303.4.

NOTE:

AS PER FBC TABLE M1601.1.1 "DUCT CONSTRUCTION MINIMUM SHEET METAL THICKNESS":
BATHROOM EXHAUST DUCT MADE OF GALVANIZED STEEL (GA) AND WITH DUCT DIAMETER UP TO 12 in SHALL HAVE Ø.013 in THICKNESS.

NOTE:

AS PER FBC R-M1502.4.1 DRYER EXHAUST DUCTS/MATERIALS AND SIZE:

EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL HAVING A MINIMUM THICKNESS OF Ø.0157 INCH (28 GAUGE). THE DUCT SHALL BE 4 INCHES (102 MM) NOMINAL IN DIAMETER.

1 HVAC NOTES AND SCHEDULES
N.T.S

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DINIESTER MARCELO
PROFESSIONAL ENGINEER
6734 SW 136th CT
Miami-Dade, Florida, 33183
(786) 683 - 8229
305ENGINEERINGSERVICES@GMAIL.COM

SEAL:

DINIESTER MARCELO LICENSE No. 73149 STATE OF FLORIDA PROFESSIONAL ENGINEER

Diniester Marcelo — Digitally signed by Diniester Marcelo Date: 2024.05.27 23:00:22 -04'00'

THIS ITEM HAVE BEEN ELECTRONICALLY SIGNED AND SEALED BY DINIESTER MARCELO ON THE ADJACENT DATE USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NAME AND LOCATION:

**VICTOR LAU**
**RESIDENCE ADDITION**

12805 SW 69nd Court
Miami, FL 33156

KEY PLAN:

SUBMITTALS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

REVISIONS:

| NO. | DATE | DESCRIPTION: |
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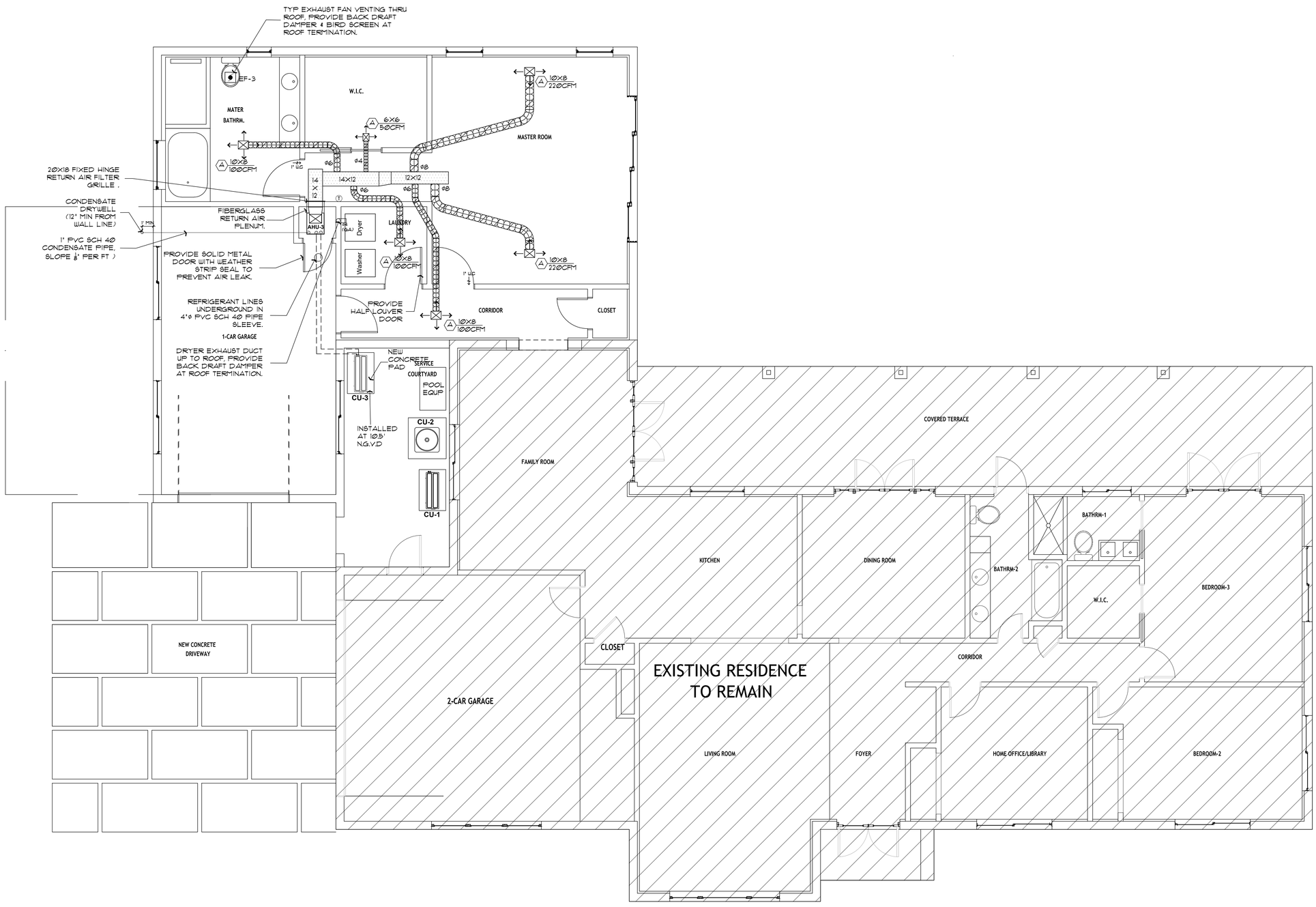
DRAWING TITLE:

HVAC GENERAL NOTES AND SCHEDULES

| | |
|---|---|
| PROJECT PHASE: | PERMIT SET |
| ISSUE DATE: | 04/25/2024 |
| DRAWN BY: | APPROVED BY: |

SHEET NUMBER

M-1




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

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**DINIESTER MARCELO**
**PROFESSIONAL ENGINEER**

6734 SW 136th CT
Miami-Dade, Florida, 33183
(786) 683 - 8229
305ENGINEERINGSERVICES@GMAIL.COM

SEAL:

DINIESTER MARCELO LICENSE No. 73149 STATE OF FLORIDA PROFESSIONAL ENGINEER

Diniester Marcelo
Digitally signed by Diniester Marcelo
Date: 2024.05.27 22:59:21 -04'00'

THIS ITEM HAVE BEEN ELECTRONICALLY SIGNED AND SEALED BY DINIESTER MARCELO ON THE ADJACENT DATE USING A DIGITAL SIGNATURE.

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

PROJECT NAME AND LOCATION:

**VICTOR LAU**
**RESIDENCE ADDITION**

12805 SW 69nd Court
Miami, FL 33156

KEY PLAN:

SUBMITTALS:

| NO. | DATE | DESCRIPTION: |
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REVISIONS:

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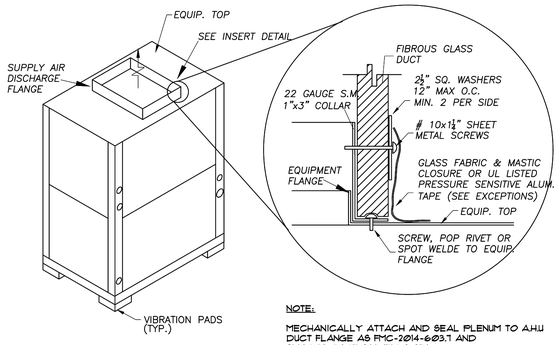
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HVAC FLOOR PLAN

| | |
|---|---|
| PROJECT PHASE: | PERMIT SET |
| ISSUE DATE: | 04/25/2024 |
| DRAWN BY: | APPROVED BY: |

SHEET NUMBER

M-2

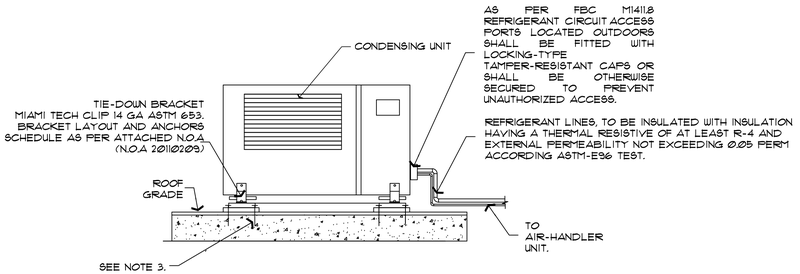



NOTE:

MECHANICALLY ATTACH AND SEAL PLENUM TO A.H.U DUCT FLANGE AS PMC-2014-6.03.1 AND SMACNA PAGE 2.14 (FIG 2-25)

## PLENUM ATTACHMENT TO AHU

N.T.S.




NOTES:

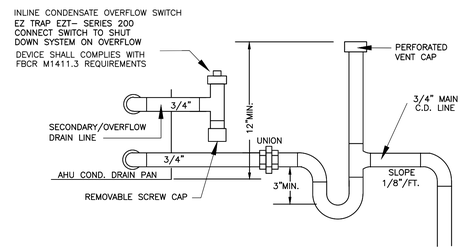
1- INSTALLATION OF CONDENSING UNITS SHALL BE ACCORDING MANUFACTURER RECOMMENDATIONS.

2- MAINTAIN A MINIMUM OF 18" FROM FINISHED ROOF TO ANY MEMBER OF THE METAL STAND.

3- THE CONDENSING UNIT STAND SHALL BE ATTACHED TO THE NEW CONCRETE PAD AS PER MIAMI-DADE COUNTY N.O.A 20-0730.09 SPECIFICATIONS.

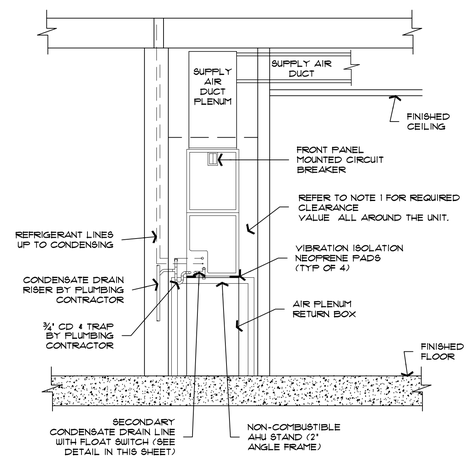
## CONDENSING UNIT ANCHORING

N.T.S.




## AHU COND. DRAIN LINE W/ AUX. OVERFLOW SWITCH

N.T.S

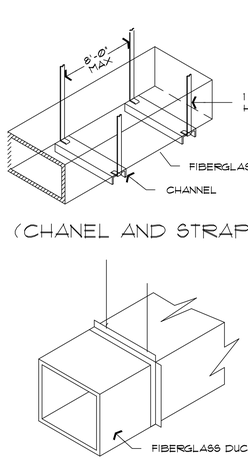



NOTES:

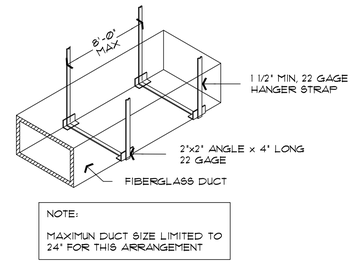
1- AS PER 2020 FBC-M, SECTION 306.1.1 AIR HANDLER UNIT WITHIN CLOSETS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES (76 MM) ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING NOT LESS THAN 12 INCHES (305 MM) WIDER THAN THE FURNACE

## AHU CLOSET DETAIL.

N.T.S




(CHANEL AND STRAP)




NOTE:

MAXIMUM DUCT SIZE LIMITED TO 24" FOR THIS ARRANGEMENT

(HANGING STRAP AND SADDLE)

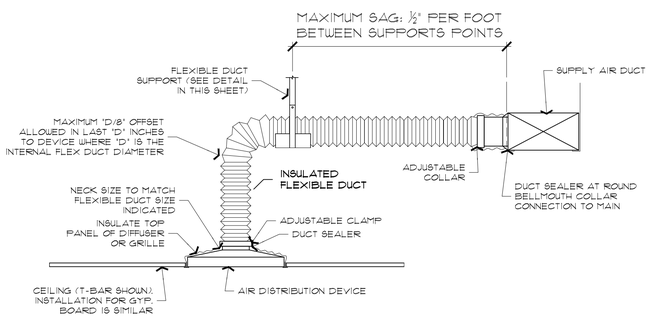



(Z BAR AND WIRE)

NOTES:

1- ALL HANGING SYSTEMS MUST BE CAPABLE OF WITHSTANDING A LOAD THREE TIMES THE ANTICIPATED LOAD.

2- HANG DUCTS ACCORDING TO SMACNA STANDARDS




NOTES:

1- FLEXIBLE DUCTS SHALL BE ONE PIECE AND SHALL NOT BE SPLICE TOGETHER.

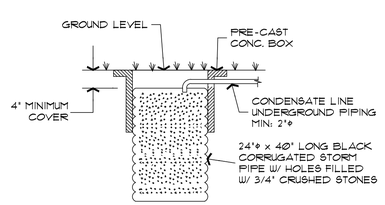
2- EXTEND FLEXIBLE DUCT INSULATION TO DUCT / DIFFUSER PANEL INSULATION AND SEAL WITH MASTIC.

## FLEXIBLE DUCT TAKE OFF DETAIL

N.T.S.

## FIBERGLASS DUCT HANGING DETAIL

N.T.S.




## BATH/DRYER EXHAUST ROOF CAP DETAIL

N.T.S




## CONDENSATE DRY WELL TYP DETAIL

N.T.S

1 HVAC DETAILS
N.T.S

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DINIESTER MARCELO
PROFESSIONAL ENGINEER

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(786) 683 - 8229

305ENGINEERINGSERVICES@GMAIL.COM

SEAL:

DINIESTER MARCELO LICENSE No. 73149 STATE OF FLORIDA PROFESSIONAL ENGINEER

Diniester Marcelo
Digitally signed by Diniester Marcelo
Date: 2024.05.27 22:59:54 -04'00'

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PROJECT NAME AND LOCATION:

**VICTOR LAU**
**RESIDENCE ADDITION**

12805 SW 69nd Court
Miami, FL 33156

KEY PLAN:

SUBMITTALS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | |

REVISIONS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | |

DRAWING TITLE:

HVAC DETAILS

| | |
|---|---|
| PROJECT PHASE: | PERMIT SET |
| ISSUE DATE: | 04/25/2024 |
| DRAWN BY: | APPROVED BY: |

SHEET NUMBER

M-3

Miami-Dade Department of Regulatory and Economic Resources

# CONTACT INFORMATION FOR PERMIT APPLICATION

| FIRST NAME *(print clearly)* | LAST NAME *(print clearly)* |
|---|---|
| ALBERT | DE LA VEGA |
| **MOBILE PHONE** | **OFFICE/HOME PHONE** |
| 305-632-6991 | 305-888-5221 |

**EMAIL** *(required so you can be notified on the status of your plans)*

ALBERT@BDCMIAMI.COM

**COMMENTS** (***If you are submitting a municipal plan, please provide the municipal process number(s) and ensure the municipal application is in the office set of plans.)***

VILLAGE OF PINECREST PERMIT #BL2024-1025 SUBMIT FOR DERM AND WATER AND SEWER PLAN REVIEW

## PLANS *(check all that apply)*

***Please indicate if plans qualify for the following expedited plan reviews:***

☐ GOV'T PROJECT/DEPT_____ ☐ GREEN BLDG* *(new construction only)* ☐ PACE PROJECT*

☐ AFFORDABLE/WORKFORCE HOUSING* ☐ ECONOMIC SIGNIFICANCE* ☐ CONCIERGE

***(*Pursuant to Ordinance 99-140; Ordinance 05-115; and Ordinance 08-51. Project may have additional requirements.)***

Further, under the penalty of perjury, I, being first duly sworn, depose and say that I have read the foregoing application and that the facts stated herein are accurate and true, including any boxes checked. I further acknowledge that this application and affidavit is subject to penalties of perjury, and acknowledge that Miami-Dade County reserves the right to revoke, cancel, void, or suspend, any permit issued pursuant to any application that contains any materially false or fraudulent statements, and acknowledge that continued operation of the uses after the permit is revoked, canceled, voided, or suspended, may subject me to enforcement penalties allowed by law. I further acknowledge that any application that contains any materially false or fraudulent statements may subject me to additional permitting fees including fees for expedited plan review services.

### REQUESTED PLAN REVIEWS *(check all that apply for rework only)*

| | | | | | |
|---|---|---|---|---|---|
| ☐ ALL | ☐ BLDG/HCAP | ☐ ELEC | ☐ ENRG | ☐ FIRE | ☐ ROOF |
| ☐ LANDSCAPING | ☐ MECH | ☐ PLUM | ☐ PWKS | ☐ PWCC | ☐ SIGN |
| ☐ STRU | ☐ ZNPR | ☑ WASD | ☐ PWIF | ☐ LPGX | ☐ SHOP DRAWING |
| ☑ DERM CORE | ☐ DERM AIR | ☐ DERM AIRPORT | ☐ DERM ASBESTOS | ☐ DERM COASTAL | ☐ DERM FLOOD |
| ☐ DERM GREASE | ☐ DERM INDUSTRIAL | ☐ DERM PAVING & DRAINAGE | ☐ DERM POLLUTION | ☐ DERM PRE-TREATMENT | ☐ DERM SOLID WASTE |
| ☐ DERM TANKS | ☐ DERM TREES | ☐ DERM WATER TREATMENT | ☐ DERM WETLANDS | ☐ PERMIT BY AFFIDAVIT CHECK | ☐ SHORT TERM EVENT AFFIDAVIT CHECK |
| ☐ DOH/HRS | ☐ DERM OSTD | | | | |

### OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

### OPR DERM **INITIAL** REVIEWS *(check all that apply)*

☑ DERM CORE ☐ DERM SPECIALTY *(You will be notified after core review is complete for additional fees)*

### OPR DERM **REWORK** *(OPR for specialty only available at PIC)*

| | | | | | |
|---|---|---|---|---|---|
| ☐ TREE | ☐ GREASE | ☐ ASBESTOS | ☐ COASTAL | ☐ AIR | ☐ PAVING & DRAINAGE |
| ☐ TANKS | ☐ INDUSTRIAL | ☐ WETLAND | ☐ PRE-TREATMENT | ☐ CORE | ☐ FLOOD |

## FOR OFFICE USE ONLY *(to be completed by Permitting Staff)*

| APPLICATION DATE | CLERK NAME | ARRIVAL TIME |
|---|---|---|
| | | |
| **PROCESS NUMBER** | **PROCESS NUMBER** | **PROCESS NUMBER** |
| | | |

☐ RE-ISSUE ☐ PLAN REVISION ☐ REWORK ☐ SHOP DRAWING



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SEPTIC TANK CALCULATION NOTE:

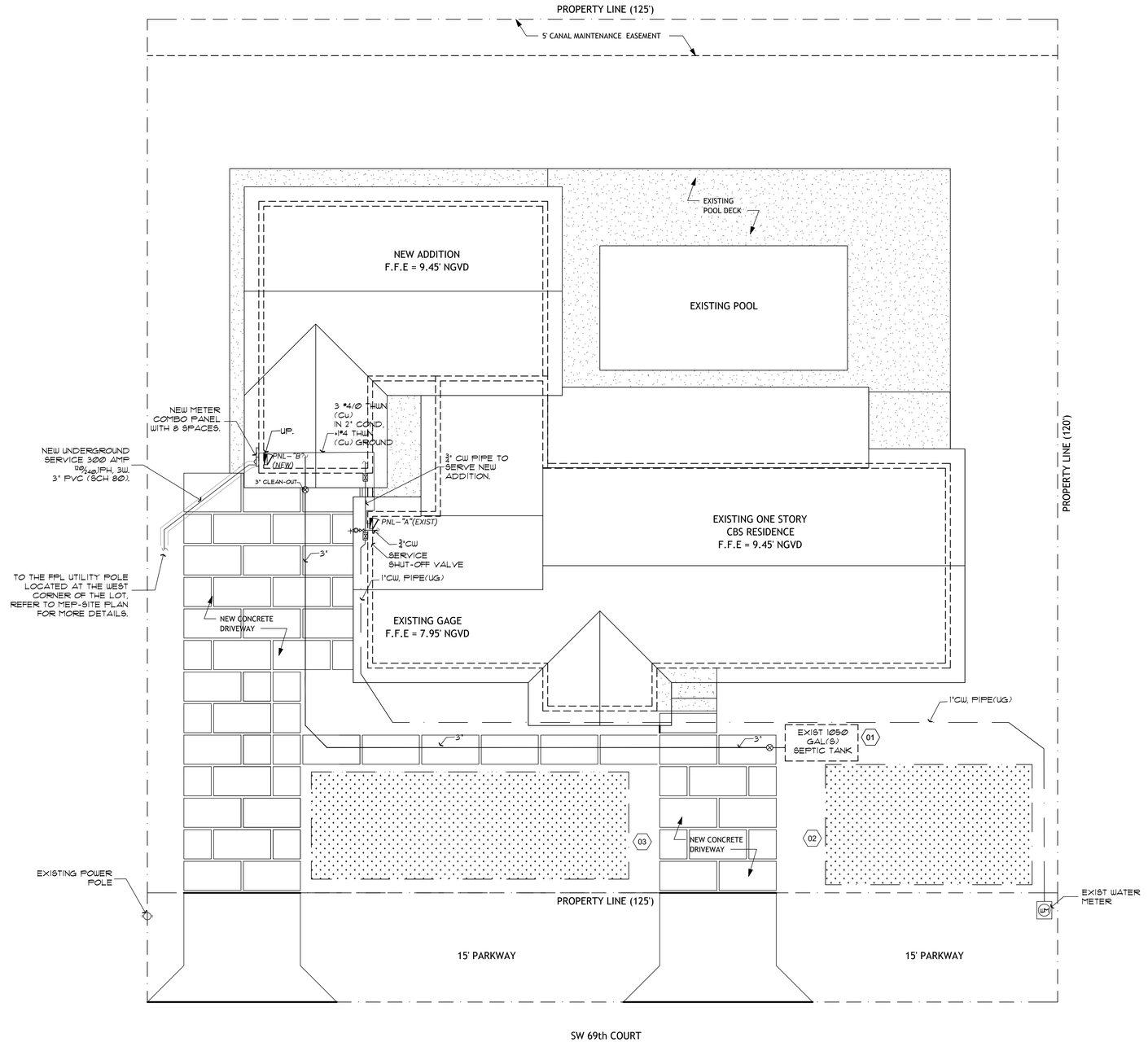
ALL THE SEPTIC TANK AND DRAIN FIELD CALCULATIONS, SELECTION AND NECESSARY CERTIFICATIONS ARE NOT PART OF THE MEP ENGINEER OF RECORD. A DELEGATED ENGINEER WILL PROVIDE ALL THE NECESSARY INFORMATION UNDER A SEPARATE PERMIT/PROCESS.

KEY NOTES:

01 EXISTING SEPTIC TANK TO BE CERTIFIED BY A SEPTIC TANK CONTRACTOR PRIOR TO START ANY CONSTRUCTION WORK.

02 PROPOSED DRAINFIELD AND UNOBSTRUCTED AREA (ZONE 1).

03 PROPOSED DRAINFIELD AND UNOBSTRUCTED AREA (ZONE 2)




1 MEP SITE PLAN
SCALE: 1/8" = 1'-0"

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PROJECT NAME AND LOCATION:

**VICTOR LAU**
**RESIDENCE ADDITION**

12805 SW 69nd Court
Miami, FL 33156

KEY PLAN:

SUBMITTALS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | |

REVISIONS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | |

DRAWING TITLE:

MEP SITE PLAN

| | |
|---|---|
| PROJECT PHASE: | PERMIT SET |
| ISSUE DATE: | 04/25/2024 |
| DRAWN BY: | APPROVED BY: |

SHEET NUMBER

MEP-SP

SEPTIC TANK CALCULATION NOTE:

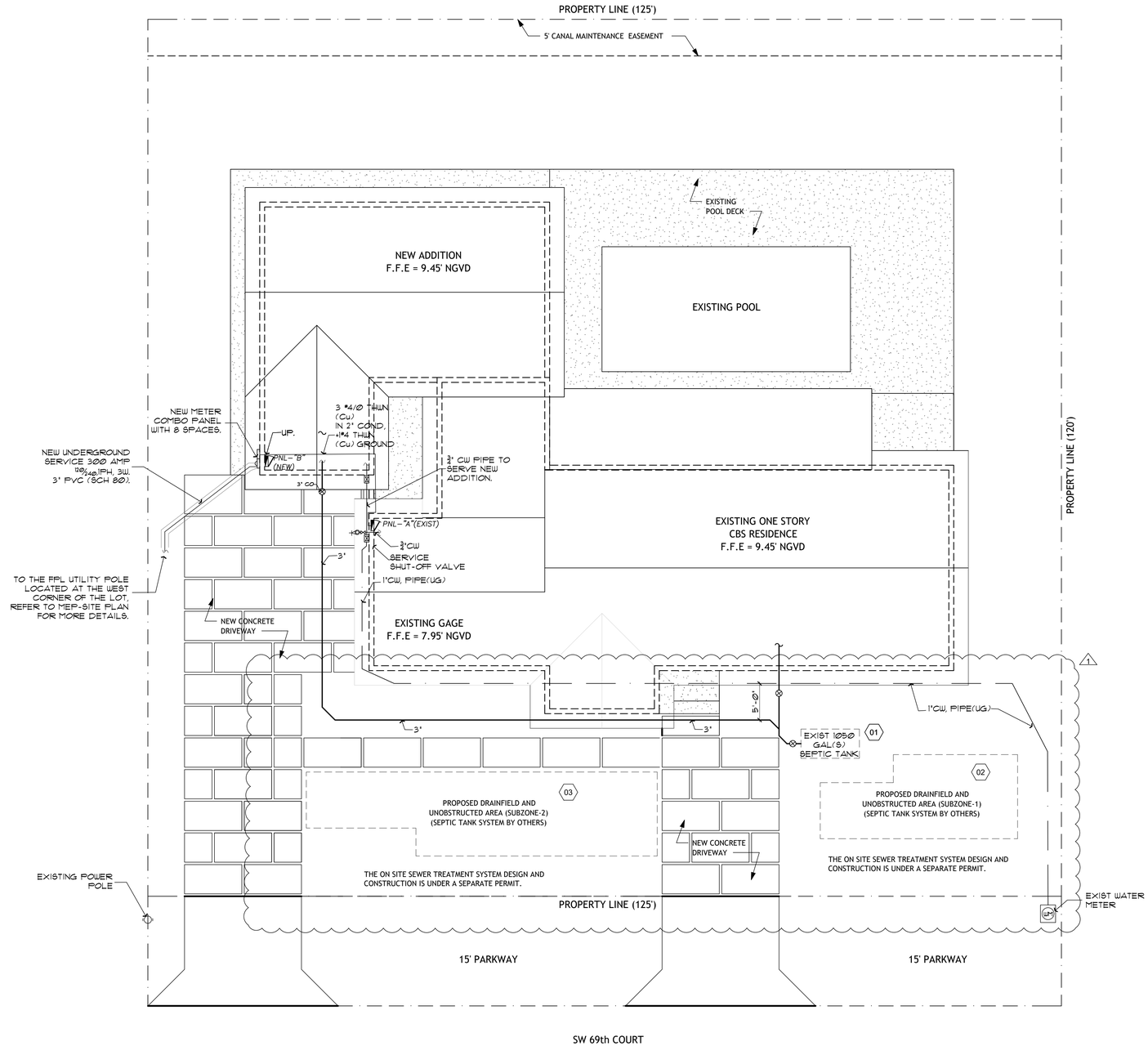
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PROJECT NAME AND LOCATION:

**VICTOR LAU**
**RESIDENCE ADDITION**

12805 SW 69nd Court
Miami, FL 33156

KEY PLAN:

SUBMITTALS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|

REVISIONS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| 01 | 10-28-2024 | BUILDING DPT COMMENTS |

DRAWING TITLE:

MEP SITE PLAN

| | |
|---|---|
| PROJECT PHASE: | PERMIT SET |
| ISSUE DATE: | 04/25/2024 |
| DRAWN BY: | APPROVED BY: |

SHEET NUMBER

MEP-SP

# NOTE: ALL SHEETS MUST BE REVIEWED

**MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES**
**Herbert S. Saffir Permitting and Inspection Center**
11805 SW 26th Street (Coral Way) • Miami, Florida 33175-2474 • (786) 315-2000

## APPLICATION FOR MUNICIPAL PERMIT APPLICANTS THAT REQUIRE PLAN REVIEW FROM MIAMI-DADE FIRE RESCUE AND/OR ENVIRONMENTAL SERVICES

PROVIDE MUNICIPAL PROCESS NUMBER HERE: Village of Pinecrest Permit # BL2024-1025

**LOCATION OF IMPROVEMENTS**

Job Address: 12805 SW 69 CT
Folio: 20-5014-044-0010
Lot: 10 Block: 3
Subdivision: Fairmont Acres Sec 2 PBpg: 75-97
Metes and bounds:

**CONTRACTOR INFORMATION**

Contractor No.: CGC 062024
Last four (4) digits of Qualifier No.: 2199
Contractor Name: BDC Construction Corp
Qualifier Name: Albert De La Vega
Address: PO Box 660476
City: Miami Springs State: FL Zip: 33266

**TYPE OF IMPROVEMENTS**

- [ ] New Construction on Vacant Land
- [ ] Alteration Interior
- [ ] Alteration Exterior
- [ ] Relocation of Structure
- [ ] Enclosure
- [ ] Repair
- [ ] Repair Due to Fire
- [ ] Demolish
- [ ] Shell Only
- [x] Addition Attached
- [ ] Addition Detached
- [ ] Re-Roof
- [ ] Foundation Only
- [ ] Tent

Current use of property: Residential
Description of Work: Addition
Sq. Ft.: Units: Floors:
Value of Work: $258,792.00 Complete addition

**PERMIT TYPE**

- [x] MBLD* Category 02
- [ ] MELE
- [ ] MPLU
- [ ] MLPG
- [ ] MMEC
- [ ] FIRE

**REVIEW STATUS**

- [ ] Chg. Contractor
- [ ] Re-Issue
- [ ] Re-Stamp
- [ ] Revision
- [x] Not Applicable for Fire

**OWNER'S NAME**

Owner: Victor Lau
Address: 12805 SW 69 CT
City: Pinecrest State: FL Zip: 33156
Phone: 305-389-8831
Last four (4) digits of Owner's Social Security No.:

**PERSON TO PICK UP PLANS**

Name: Albert De La Vega
Address: P.O. Box 60476
City: Miami Springs State: FL Zip: 33166
Phone:

**ARCHITECT / ENGINEER**

Owner:
Address:
City: State: Zip:
Phone:

**FIRE SPECIAL REQUEST PLAN REVIEW (SRI)**

*I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible. There is a minimum charge of one-hour. Please contact the Fire Department for current rate.*

1st Request: Date:
2nd Request: Date:
3rd Request: Date:

**PERA OPTIONAL PLAN REVIEW (OPR)**

*I am requesting Optional Plan Review (OPR) to be scheduled as soon as possible at the rate of $75 for each discipline. Additional review fees may apply.*

1st Request: Date:
2nd Request: Date:
3rd Request: Date:


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# BUILDING PERMIT CATEGORIES

| CATEGORY | DESCRIPTION | PERMIT TYPE |
|---|---|---|
| **BUILDING** | | |
| 01 | GENERAL BUILDING—COMMERCIAL | MBLD |
| 02 | SUB—GENERAL BUILDING—RESIDENTIAL | MBLD |
| 08 | CANVAS AWNING | MBLD |
| 10 | COMMUNICATION TOWER | MBLD |
| 15 | DEMOLITION | MBLD |
| 29 | METAL AWNING & STORM SHUTTER | MBLD |
| 48 | SCREEN ENCLOSURES | MBLD |
| 51 | MURAL SIGNS (NON-ELECTRICAL) | MBLD |
| 55 | SWIMMING POOL | MBLD |
| 56 | TENNIS COURTS (SURFACE PAVING) | MBLD |
| 86 | TRAILER TIE DOWN | MBLD |
| 88 | WALK-IN COOLER | MBLD |
| 91 | MARINAS | MBLD |
| 92 | LOW SLOPE APPLICATIONS (GRAVEL, SMOOTH MODIFIED, SINGLE PLY) | MBLD |
| 95 | SHINGLES (ASPHALT, FIBERGLASS) | MBLD |
| 96 | SHINGLES (METAL ROOFS/WOOD SHINGLES & SHAKE) | MBLD |
| 97 | STAGE 2 VAPOR RECOVERY SYSTEM | MBLD |
| 99 | SOIL IMPROVEMENT | MBLD |
| 0100 | BULK STORAGE PROPANE TANK | MBLD |
| 0101 | REMOVABLE STORM PANELS | MBLD |
| 0107 | TILE ROOF | MBLD |
| 0110 | WATER MAIN | MBLD |
| 0111 | SITE PLAN | MBLD |
| 0112 | INDOOR EVENT/EXHIBIT | MBLD |
| **ELECTRICAL** | | |
| 04 | FIRE ALARM SPECIALTY | MELE |
| 16 | SPECIALTY WIRING | MELE |
| 38 | GENERATORS | MELE |
| **PLUMBING** | | |
| 0020 | SEWER CONNECTION TO PUBLIC SYSTEM (THIS CATEGORY IS USED WHEN NO BUILDING PERMIT EXIST) | MPLU |
| 0024 | INTERCEPTOR/GREASE TRAPS (REPLACEMENT OR INSTALLATION THAT IS NOT PART OF A BUILDING PERMIT) | MPLU |
| **LPGX** | | |
| 01 | LIQUEFIED PETROLEUM GAS | MLPG |
| 02 | MISCELLANEOUS | MLPG |
| 04 | LIQUEFIED PETROL. GAS/STATE | MLPG |
| **MECHANICAL** | | |
| 09 | ABOVE/BELOW GROUND TANKS/PUMPS & POLLUTANT STORAGE SYSTEM | MMEC |
| 38 | COMMERCIAL HOODS | MMEC |
| 43 | FIRE CHEMICAL | MMEC |
| 46 | SPRAY BOOTHS | MMEC |
| 48 | SMOKE CONTROL | MMEC |
| 52 | RESIDENTIAL ELEVATOR | MMEC |
| **FIRE** | | |
| 32 | FIRE SPRINKLER | FIRE |

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Process No.: M202500559 1

PERMIT AP -
DATE PAID:
FEE PAID:
RECEIPT #:

**STATE OF FLORIDA**
**DEPARTMENT OF ENVIRONMENTAL PROT**
**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)**

## APPLICATION FOR CONSTRUCTION PERMIT

**APPLICATION FOR:**

[ ] New System [X] Existing System [ ] Holding Tank [ ] Innovative
[ ] Repair [ ] Abandonment [ ] Temporary [X] Modificate

**APPLICANT:** Victor Y. Lau & w. Kwlly E. as Property owner **EMAIL:**

**AGENT:** Glasshammer Engineering & Rolando Arrieta **TELEPHONE:** (305) 251-7682

**MAILING ADDRESS:** 19341 Sterling Dr. Cutler Bay, Fl. 33157

==========

**TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT .SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.**

==========

**PROPERTY INFORMATION** **STDS REMEDIATION PLAN? [ Y / N ]**

**LOT:** 10 **BLOCK:** 3 **SUBDIVISION:** "FAIRMONT ACRES SEC. 2" in PB 75, Pg. 97 **PLATTED:** 08/22/63

**PROPERTY ID #:** 20-5014-044-0010 **ZONING:** Estates: 15000 sf Lot 2100 **I/M OR EQUIVALENT:** [ Y / N ]

PLU: 0101 Residential-Single Family: 1 Unit

**PROPERTY SIZE:** 0.344 **ACRES** **WATER SUPPLY:** [ ] **PRIVATE PUBLIC** [X] **<=2000GPD** [ ] **>2000GPD**

**IS SEWER AVAILABLE AS PER 381.0065, FS?** [ Y / N ] **DISTANCE TO SEWER:** >500 **FT**

**PROPERTY ADDRESS:** 12805 S.W. 69th Ct. Village of Pincrest Fl. 33156

**DIRECTIONS TO PROPERTY:** Take The Florida Tnpk. to the South, exit to the E. on S.W. 88th St., turn right to the S. on S.W. 72nd Ave., turn left to E. on S.W. 124th St., turn right to the S. on S.W. 71st Ave., turn left to the E. on S.W. 126th St., turn right to the S. on S.W. 70th Ave., turn left to the E. on S.W. 128th St., turn right to the S. on S.W. 69th Ct. The subject job site is at the 1st property lot to the left.

**BUILDING INFORMATION** [X] **RESIDENTIAL** [ ] **COMMERCIAL**

| Unit No | Type of Establishment | No. of Bedrooms | Building Area Sqft | Residential System Design Table 1, Chapter 64E-6, FAC |
|---|---|---|---|---|
| | Single-Family Residence (SFR) | | | |
| 1 | Existing (est. flow 300 gpd) | 3 | 1,972 | original house |
| 2 | Int. remod. (est. flow gpd) | -1 | 0 | |
| 3 | Addition (est. flow 100 gpd) | 1 | 803 | proposed new attached addition |
| 4 | | | | |
| | Total (est. flow 400 gpd) | 3 | 2,775 | final figure |

[ ] **Floor/Equipment Drains** [X] **Other (Specify)** Scope: Modif. Existing OSTDS to comply w. new prop. add. & int. remod. to the original res.

**SIGNATURE:** Rolando Arrieta CEHP 21-0964 **DATE:** 01/15/25

ROLANDO ARRIETA LICENSE/CERTIFICATE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL

*GHE's case No.: 3108.02*

# AUTHORIZATION LETTER

Department of Health
O.S.T.D.S. & Well Program
Miami-Dade County Building and Inspection Center
11805 S.W. 26th Street (Coral Way)
Miami-Dade, Fl. 33175-2474

**01 / 15 / 25**
Date

**Re.:** Permit No.: **AP -**

Address: **12805** (Number) | **S.W.** (Direction) | **69th** (Street Name) | **Ct.** (Street Type)

**Village of Pinecrest** (City) | **Fl.** (State) | **33156** (Zip Code) - **6264** (+ 4)

Property ID: **20 - 5014 - 044 - 0010** (Folio Number)

AND / OR

Legal Description: **Lot 10, Block 3, "FAIRMONT ACRES SEC. 3", according to the Plat thereof, as recorded in Plat Book 75 at Page 97, of the Public Records of Miami-Dade County, Florida.**

I, **Victor Y. Lau**
1.- (Property owner full name or legal representative of the property entity)

in representation of: **myself**
2.- ("myself" or property entity full name)

as: **Property owner**
3.- ("owner" or position into entity)

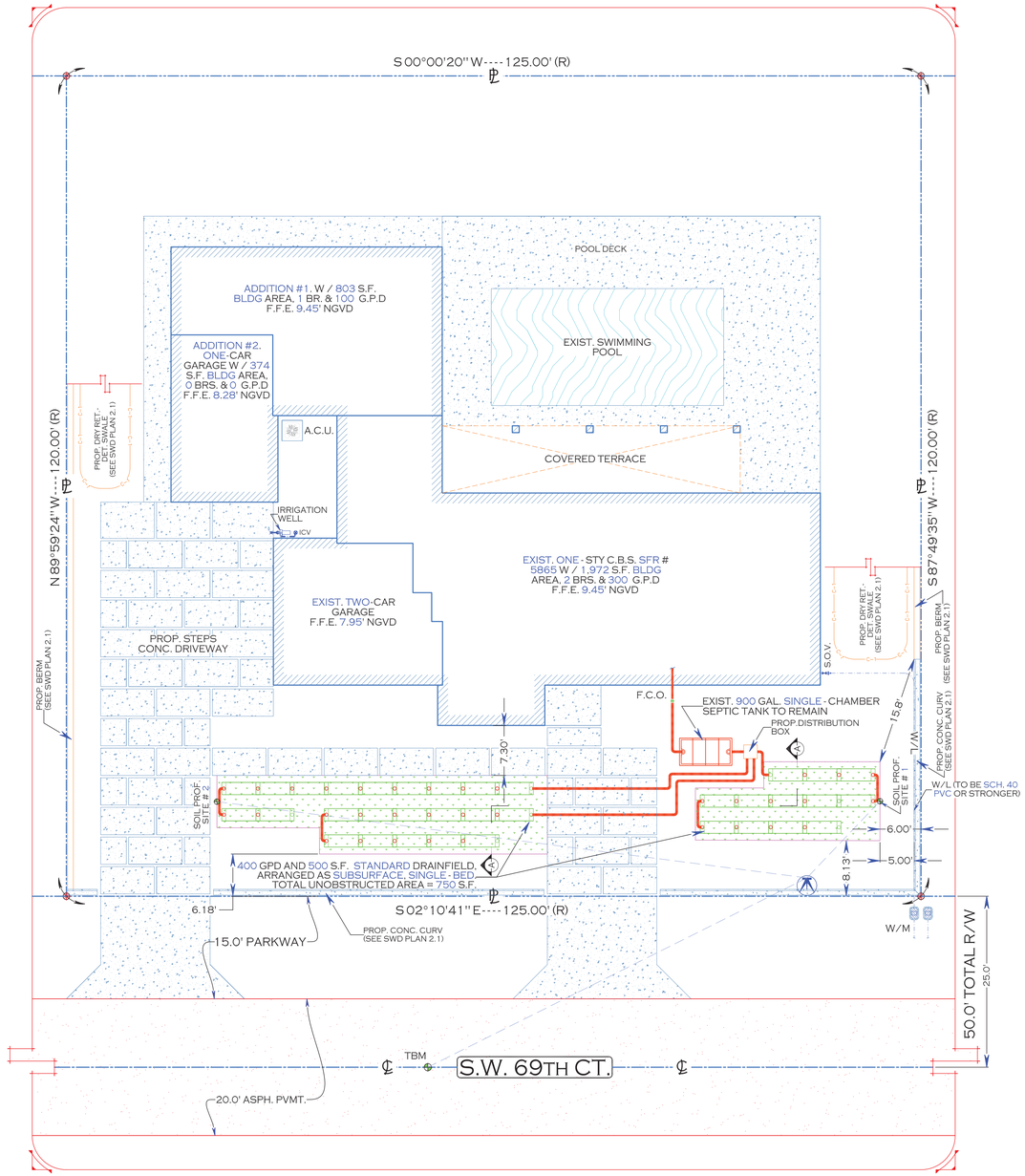
hereby authorize: **Glasshammer Engineering & Rolando Arrieta**
4.- (Property owner's legally authorized agent(s) and / or company full name)

to process and obtain the **New Septic System Permit** for this property located at the above referenced site.

Signature

**Victor Y. Lau**
Foot of Signature
(same as in 1.-)

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## SEPTIC SYSTEM SITE PLAN
SCALE: 1"=10'

### ON-SITE TREATMENT AND DISPOSAL SYSTEMS (O.S.T.D.S.) NOTE:

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND/OR ACROSS THE STREET THAT MAY BE AFFECTED BY THE NEW SEPTIC SYSTEM INSTALLATION.

NOTES:

1.- NO TREES, PALMS, OR HEAVY VEGETATION SHALL BE ALLOWED ON THE SEPTIC TANK, THE DRAINFIELD AND ON THE REST OF THE UNOBSTRUCTED AREA, ONLY GRASS AND/OR SMALL PLANTS LIKE, SHRUBS, HEDGES OR COVERTURES SHALL BE PERMITTED.

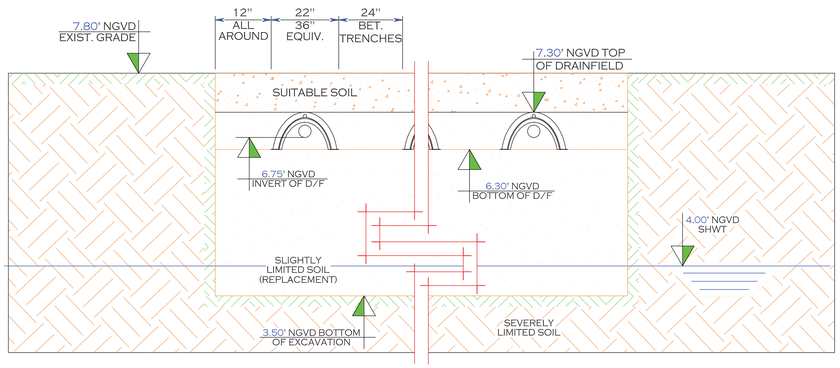
2.- THE PROPOSED O.S.T.D.S., WHICH IS DEPICTED IN THIS DRAWING SHALL BE PLACED AT NO LESS THAN 100 FEET AWAY FROM WHICHEVER PROPOSED OR EXISTING POTABLE WELLS ON THE SUBJECT PROPERTY OR VICINITIES.

3.- SHALL NOT BE RUN HEAVY TRAFFIC LOADS ON THE DRAINAGE AREA AND OR ANY TYPE OF SEPTIC TANK (PUMP, GREASE INTERCEPTOR, ETC.) WITH THE EXCEPTION OF THOSE TANKS THAT COMPLY WITH TYPE TRAFFIC LOAD FOR WHICH THEY WERE DESIGNED AND BUILT.

| BREAKDOWN FOR INTERESTED AREAS | | | | |
|---|---|---|---|---|
| NET LOT: | **12648** | s-f | **0.290** | ac. |
| PARKWAY: | **1704** | s-f | **0.039** | ac. |
| | | s-f | | ac. |
| | | s-f | | ac. |
| TOTAL: | **14352** | s-f | **0.329** | ac. |
| LOT ALLOWANCE: | **822** | | gpd | |

Sunshine State 811 of Florida, Inc.

| REQUIRED SOIL PROFILES ELEVATIONS IN ACCORDANCE WITH THE SITE EVALUATION REPORT | | | |
|---|---|---|---|
| Item | No. | Elev. (NGVD) | Remarks |
| TEMPORARY BENCHMARK (TBM): | 1 | 11.20 | See Approx. Location on Site Plan |
| INSTRUMENT HEIGHT STATION: | 1 | 16.87 | |
| SOIL PROFILE SITE: | 1 | 11.75 | |
| SOIL PROFILE SITE: | 2 | 11.90 | |
| SOIL PROFILE SITE: | | n/a | |
| SOIL PROFILE SITE: | | n/a | |
| BY: | Rolando Arrieta | | |
| LIC.: | CEHP 21 - 0964 | | |
| DATE: | 07 / 08 / 2022 | | |
| SIGNATURE AND/OR INITIALS: | | | |




## CROSS SECTION A-A
(ADS ARC 24)
SCALE: N.T.S.

### GENERAL LEGEND & SYMBOLOGY

ELEV. = ELEVATION
DRWY. = DRIVEWAY
U.P. = UTILITY POLE
B.O.B. = BASIS OF BEARINGS
A/C = AIR CONDITIONING PAD
( ) = ARC DISTANCE
BLDG. = BUILDING
C.B. = CATCH BASIN
C.B.S. = CONC. BLOCK STRUCTURE
CH. = CHORD DISTANCE
(C) = CALCULATED
CLR. = CLEAR
℄ = CENTER LINE
CONC. = CONCRETE
P.R.C = POINT OF REVERSE CURVE
P.C. = POINT OF CURVATURE
F.N.D. = FOUND NAIL & DISK
P.C.C. = POINT OF COMPOUND CURVE
M = MONUMENT LINE
N.G.V.D. = NAT. GEODETIC VERT. DATUM
O.E. = OVERHEAD ELECTRIC LINE
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
P.G. = PAGE
P.O.B. = POINT OF BEGINNING
℗ = PROPERTY LINE
N.T.S. = NOT TO SCALE
△ = CENTRAL ANGLE
S.I.R. = SET IRON ROD
P.O.C. = POINT OF COMMENCEMENT
F.N. = FOUND NAIL
P.T. = POINT OF TANGENCY
E.N.C. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND REBAR
F.F.E. = FINISH FLOOR ELEVATION
A.G.S. = ADJACENT GARAGE SLAB ELEV
H.A.G. = HIGH ADJACENT GRADE ELEV
L.A.G. = LOW ADJACENT GRADE ELEV
H.W.L. = HIGH WATER LEVEL ELEV
W.L. = WATER LEVEL ELEV
L.E.M. = LOWEST ELEV OF MACHINERY
C.O.R. = CROWN OF ROAD
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
O.L. = ON LINE
(M) = MEASURED
(R) = RECORD
O.H.W. = OVER HEAD WIRE (POW. AND/OR UTIL.)
P.I. = POINT OF INTERSECTION
B/C = BLOCK CORNER
R = RADIUS
RAD. = RADIAL
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.I.P. = SET IRON PIPE
STY = STORY
SWK = SIDEWALK
U.E. = UTILITY EASEMENT
25-25-30 = TRUNK DIAM.(*-CANOPY(*)-HEIGHT(*)

= ELEVATION POINT
= WOOD FENCE
= CHAIN LINK FENCE
= METAL FENCE
= EXISTING SEWER LINE
= NEW SEWER LINE
= C.B.S. WALL FENCE
= TILE
= WATER
= GRASS
= CONCRETE
= BRICK PAVERS
= ARTISTIC CONCRETE
= ASPHALT PAVEMENT
= PAVEMENT RESTORATION
= WALLS AND/OR STRUCTURES
= MAIL BOX
= WOOD POLE (POWER AND/OR UTIL.)

### SPECIFIC SCOPE LEGEND & SYMBOLOGY

A.C.U. = AIR CONDENSER UNIT
F.C.O. = FLOOR CLEAN OUT
S.O.V. = SHUT-OFF VALVE
T.B.M. = TEMPORARY BENCHMARK
= UNOBSTRUCTED AREA


QUALIFIER: ROLANDO ARRIETA
TITLE: CERT ENVIRONM HEALTH PROFESSIONAL (C.E.H.P.)
LIC. NO.: 19641-21 EXP 09-30-2023
ADDRESS: 19341 STERLING DRIVE
TOWN OF CUTLER BAY
FLORIDA, 33157-7721
PHONE: (786) 232-5284


ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL
SIGNATURE AND DATE: 01 / 28 / 25

SHEET SCOPE: ONSITE SEWER TREATMENT AND DISPOSAL SYSTEM (OSTDS) SITE PLAN, DETAILS AND NOTES

| REVISIONS | | |
|---|---|---|
| NO. | DATE: | DESCRIPTION |
| | | |

PROJECT NAME: "LAU'S RESIDENCE"
ADDRESS: 12805 S.W. 69TH CT.
VILLAGE OF PINECREST.
FL. 33156-5264
PROPERTY ID: 20-5014-044-0010
CONTACT REFERENCE: ROLANDO ARRIETA, CHIEF ENGINEER (MAIN CONTACT).
GLASSHAMMER ENGINEERING, AT: 19341 STERLING DR.
CUTLER BAY, FL. 33157.
OFFICE: (305) 251-7682. CELL: (786) 232-5284
e-MAIL: CONSULTING@GLASSHAMMERENG.COM

DRAWING BY: ACA
CHECKED BY: RAM
DRAWING No.: 3108.01
DATE: 01-28-25
SCALE: AS NOTED
SHEET NAME: C-1
SHEET NUMBER: 1
NO. OF SHEETS: 1


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Mission:
To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.

Florida HEALTH

Vision : To be the **Healthiest State** in the Nation

Ron DeSantis
Governor

Joseph A. Lapado, MD
State Surgeon General

# WELL FORM

DOH **Permit Number:** AP -

Chapter 64E-6.004(3)(a), F.A.C.:

A plan or plat of the lot or total site ownership drawn to scale, showing boundaries with dimensions, locations of any existing or proposed residences or buildings, swimming pools, recorded easements, the on-site sewage treatment and disposal systems components and their location on the property, the slope of the property and any existing or proposed wells, potable and non-potable water lines, including valves, drainage features, filled areas, unobstructed areas, and surface waters bodies. The site plan shall indicate the location of wells, on-site sewage treatment and disposal systems, surface waters and other pertinent facilities or features on contiguous or adjacent properties. If the features are within 75 feet of the applicant lot, estimated to the feature most also be shown but need not be drawn to scale. The location of any public drinking water well, as defined in Chapter 62-6.002(44)(b), within 200 feet of the applicant's lot shall also be shown, with the distance indicated from the system to the well, and the location of limited use public water system or other public wells, as define in Chapter 62- 6.002(44)(b), within 100 feet of the applicant lot must also be shown, or as defined in Chapter 62-6.002(44)(a), F.A.C., within 75 feet from a private potable water well (well used only by one or two residences).

Chapter 24-12(18), Miami-Dade County Code:

The minimum separation between a well or wells and possible sources of contamination shall be a function of the drawdown and radius of influence of the well or wells. In no case shall the well be located less than one hundred (100) horizontal feet from any source of contamination.

I have read the above and to the best of my knowledge I have provided the Department with full information regarding pertinent facilities and features on all adjacent properties. Furthermore, I understand that any on-site sewage treatment and disposal system permit issued on the basis of said facilities and features as provided by me and found to be incorrect will be subject to revocation in accordance with the provisions of Chapter 120, Florida Statutes.

Property Address: 12805 S.W. 69th Ct. Village of Pincrest Fl. 33156

Date: 01 / 15 / 25 Signature: Rolando Arrieta CEHP 19- 0964 José G. Dominguez, P.E. Lic. 49994

STATE OF FLORIDA PROFESSIONAL ENGINEER JOSE G. DOMINGUEZ LICENSE NO. 49994

Florida Department of Health
Division of Environmental Health and Engineering
Miami-Dade County
1725 NW 167th Street, Miami Gardens, FL 33056
PHONE: 305/623-3500 • FAX: 305/623-3502
FloridaHealth.gov

PHAB Accredited Health Department
Public Health Accreditation Board

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**STATE OF FLORIDA**
**DEPARTMENT OF ENVIRONMENTAL PROTECTION**
**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM**
**SITE EVALUATION AND SYSTEM SPECIFICATIONS**

**PERMIT #.** AP -

**APPLICANT:** Victor Y. Lau & w. Kwlly E. as Property owner **AGENT:** Glasshammer Engineering & Rolando Arrieta

**LOT:** 10 **BLOCK:** 3 **SUBDIVISION:** "FAIRMONT ACRES SEC. 2" in PB 75, Pg. 97

**PROPERTY ID #:** 20 - 5014 - 044 - 0010 **[Section/Township/Parcel No. or Tax ID Number]**
**ADDRESS:** 12805 S.W. 69th Ct. Village of Pincrest Fl. 33156

**TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEERS MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.**

(1) parkway and/or other areas considered for additional lot allowance.

**PROPERTY SIZE CONFORMS TO SITE PLAN: [X] YES [ ] NO NET USABLE AREA AVAILABLE:** 0.387 (1) **ACRES**
**TOTAL ESTIMATED SEWAGE FLOW:** 400 **GALLONS PER DAY [RESIDENCES-TABLE 1/ OTHER-TABLE 1]**
**AUTHORIZED SEWAGE FLOW:** 967 **GALLONS PER DAY [ 1500 GPD/ACRE OR 2500 GPD/ACRE ]**
**UNOBSTRUCTED AREA AVAILABLE:** 750 **SQFT UNOBSTRUCTED AREA REQUIRED:** 750 **SQFT**
~~PBTS, ATU or Laundry~~ Reduction Factor 1.00
**BENCHMARK/ REFERENCE POINT LOCATION:** T.B.M. Projected +/- 52' to the South of North property line 7.93' NGVD
**ELEVATION OF PROPOSED SYSTEM SITE IS** 1.56 **[INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT**

**THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES**
**SURFACE WATER:** none **FT DITCHES/SWALES:** none **FT NORMALLY WET? [ ] YES [X] NO**
**WELLS: PUBLIC:** none **FT LIMITED USE:** none **FT PRIVATE:** none **FT NON-POTABLE:** none **FT**
**BUILDING FOUNDATIONS:** 7.3 **FT PROPERTY LINES:** 6.0 **FT POTABLE WATER LINES:** 5 **FT**
Water lines to be Schedule 40 PVC or strong

**SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [X] NO 10 YEAR FLOODING? [ ] YES [X] NO**
**10 YEAR FLOOD ELEVATION FOR SITE:** n/a **FT MSL/NGVD SITE ELEVATION:** 7.80 **FT MSL/NGVD**
Seasonal High Water Table (Contour Map) 4.00 **FT MSL/NGVD**
Seasonal High Water Table (Soil Book) n/a

**SOIL PROFILE INFORMATION SITE 1**
Location: +/- 13' W From E P/L & 6' N From S P/L

| MUNSELL #/COLOR | TEXTURE | DEPTH |
|---|---|---|
| 10YR 3/2 VDGB | Sandy loam | 0" TO 7" |
| 10YR 8/2 VPB | Oolitic limestone | 7" TO 7" |
| | Refusal | 7" TO 72" |
| | | TO |
| | | TO |
| | | TO |

**USDA SOIL SERIES:** Udorthents (10)

**SOIL PROFILE INFORMATION SITE 2**
Location: +/- 13' W From E P/L & 100' N From S P/L

| MUNSELL #/COLOR | TEXTURE | DEPTH |
|---|---|---|
| 10YR 3/2 VDGB | Sandy loam | 0" TO 5" |
| 10YR 8/2 VPB | Oolitic limestone | 5" TO 5" |
| | Refusal | 5" TO 72" |
| | | TO |
| | | TO |
| | | TO |

**USDA SOIL SERIES:** Udorthents (10)

**OBSERVED WATER TABLE:** N/R **INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE: [PERCHED / APPARENT ]**
**ESTIMATED WET SEASON WATER TABLE ELEVATION:** 45.60 **INCHES [ABOVE / BELOW] EXISTING GRADE**
**HIGH WATER TABLE VEGETATION: [ ] YES [X] NO WSWT Indicator: [ ] YES [X] NO DEPTH:** n/a **INCHES**
Fill: 0.0 (4) Inches
**SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING:** 0.8 **DEPTH OF EXCAVATION:** 60.0 (4) **INCHES**
**DRAINFIELD CONFIGURATION: [X] TRENCH [ ] BED [ ] OTHER (SPECIFY)** Subsurface System
**REMARKS/ADDITIONAL CRITERIA:** (4) 42.0" sand bed + 12.0" Arc-24 + 6.0" back cover = 60.0"

Existing: SFR w/ 1972 sf. living area & 3 bedrooms (br.), standing for 300 gpd.
Blackwater OSTDS w/ 900 gal. dual-chambered septic tank & 300 sf standard subsurface drainfield.

Scope of work: a.- Interior remodeling detached [1] br. & 100 gpd attached addition 803 sf. of living area & [1] bedroom add.
b.- Modif. exist. blackwater sys. by means of install new drainfield in full compliance w. current rule 500 sf equivalent, alternative Arc-24 chambered drainfield arranged as a subsurface multi-trench configuration and gravity fed. The exist. septic tank was found working properly & will remain as it is.

**SITE EVALUATED BY:** Rolando Arrieta, CESHP 12004 **DATE:** 01 / 15 / 25

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL

STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
EXISTING SYSTEM AND SYSTEM REPAIR EVALUATION

PERMIT # AP -

APPLICANT: Victor Y. Lau & w. Kwlly E. as Property owner

CONTRACTOR / AGENT : Glasshammer Engineering & Rolando Arrieta

LOT: 10 BLOCK: 3 SUBDIV: "FAIRMONT ACRES SEC. 2" in PB 75, Pg. 97 ID#: 20 - 5014 - 044 - 0010

==========

TO BE COMPLETED BY FLORIDA REGISTERED ENGINEER, DEPARTMENT EMPLOYEE, SEPTIC TANK CONTRACTOR OR OTHER CERTIFIED PERSON. SIGN AND SEAL ALL SUBMITTED DOCUMENTS. COMPLETE ALL APPLICABLE ITEMS. COMPLETE TANK CERTIFICATION BELOW OR NOTE IN REMARKS WHY THE TANKS CANNOT BE CERTIFIED.

==========

EXISTING TANK INFORMATION — Interior Dimensions (L x W x H): ### in. x 42 in. x 48 in.

[ 900 ] GALLONS [SEPTIC TANK] / GPD ATU LEGEND: n/a MATERIAL: concrete BAFFLED: [Y / N]
[ ] GALLONS SEPTIC TANK / GPD ATU LEGEND: MATERIAL: BAFFLED: [ Y / N ]
[ ] GALLONS GREASE INTERCEPTOR LEGEND: MATERIAL:
[ ] GALLONS DOSING TANK LEGEND: MATERIAL: # PUMPS: [ ]

==========

I CERTIFY THAT THE LISTED TANKS WERE PUMPED ON 04 / 22 / 24 BY Sarima Batista SMO181814, HAVE THE VOLUMES SPECIFIED AS DETERMINED BY [ DIMENSIONS / FILLING / LEGEND ] ARE FREE OF OBSERVABLE DEFECTS OR LEAKS, AND HAVE A [ SOLIDS DEFLECTION DEVICE / OUTLET FILTER DEVICE ] INSTALLED.

Rolando Arrieta, CEHP 21 - 0964 | SB Engineering, Inc. | SA0181987 | 04 / 22 / 24
SIGNATURE OF LICENSED CONTRACTOR | BUSINESS NAME | DATE

==========

EXISTING DRAINFIELD INFORMATION

[ 300 ] SQUARE FEET PRIMARY DRAINFIELD SYSTEM NO. OF TRENCHES [ ] DIMENSIONS: 10.0' X 30.0'
[ ] SQUARE FEET SYSTEM NO. OF TRENCHES [ ] DIMENSIONS: X
TYPE OF SYSTEM: [X] STANDARD [ ] FILLED [ ] MOUND [ ]
CONFIGURATION: [ ] TRENCH [X] BED [ ]
DESIGN: [X] HEADER [ ] D-BOX [X] GRAVITY SYSTEM [ ] DOSED SYSTEM
ELEVATION OF BOTTOM OF DRAINFIELD IN RELATION TO EXISTING GRADE 30.0 INCHES [ ABOVE / BELOW ]

SYSTEM FAILURE AND REPAIR INFORMATION

[ 1964 ] SYSTEM INSTALLATION DATE TYPE OF WASTE [X] DOMESTIC [ ] COMMERCIAL
[ 400 ] GPD ESTIMATED SEWAGE FLOW BASED ON [ ] METERED WATER [X] TABLE I, 62-6, FAC

SITE CONDITIONS: [ ] DRAINAGE STRUCTURES [ ] POOL [X] PATIO / DECK [X] PARKING Prkg. Dwy
[ ] SLOPING PROPERTY [ ]

NATURE OF FAILURE: [ ] HYDRAULIC OVERLOAD [ ] SOILS [ ] MAINTENANCE [ ] SYSTEM DAMAGE
[ ] DRAINAGE / RUN OFF [ ] ROOTS [ ] WATER TABLE [ ]

FAILURE SYMPTOM: [ ] SEWAGE ON GROUND [ ] TANK [ ] D BOX / HEADER [ ] DRAINFIELD
[ ] PLUMBING BACKUP [ ] No damage found on the existing septic system at the moment of the assessment.

REMARKS/ADDITIONAL CRITERIA

Exist.: SFR w/ 1972 sf. living area & 3 bedrooms (br.), standing for 300 gpd.
Blackwater OSTDS w/ 900 gal. dual-chambered septic tank & 300 sf standard subsurface drainfield.

Scope of Work: Interior remodeling detached [1] br. & 100 gpd attached addition 803 sf. of living area & [1] bedroom add.
Modif. exist. blackwater sys. by means of install new drainfield in full compliance w. current rule 500 sf equivalent,
alternative Arc-24 chambered drainfield arranged as a subsurface multi-trench configuration and gravity fed.
The exist. septic tank was found working properly & will remain as it is.

SUBMITTED BY: Rolando Arrieta TITLE/LICENSE CEHP 21 - 0964 DATE: 01 / 15 / 25

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)
Incorporated 62-6.004, FAC



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# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/16/2025

## PROPERTY INFORMATION

| | |
|---|---|
| **Folio** | 20-5014-044-0010 |
| **Property Address** | 12805 SW 69 CT<br>PINECREST, FL 33156-6264 |
| **Owner** | VICTOR Y LAU , KELLY E LAU |
| **Mailing Address** | 12805 SW 69 CT<br>PINECREST, FL 33156 |
| **Primary Zone** | 2100 ESTATES - 15000 SQFT LOT |
| **Primary Land Use** | 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT |
| **Beds / Baths /Half** | 3 / 2 / 0 |
| **Floors** | 1 |
| **Living Units** | 1 |
| **Actual Area** | 2,918 Sq.Ft |
| **Living Area** | 1,942 Sq.Ft |
| **Adjusted Area** | 2,351 Sq.Ft |
| **Lot Size** | 14,985 Sq.Ft |
| **Year Built** | 1964 |




## ASSESSMENT INFORMATION

| Year | 2024 | 2023 | 2022 |
|---|---|---|---|
| **Land Value** | $839,160 | $719,280 | $554,445 |
| **Building Value** | $253,438 | $257,058 | $260,679 |
| **Extra Feature Value** | $26,640 | $27,019 | $27,398 |
| **Market Value** | $1,119,238 | $1,003,357 | $842,522 |
| **Assessed Value** | $502,297 | $487,667 | $473,464 |

## BENEFITS INFORMATION

| Benefit | Type | 2024 | 2023 | 2022 |
|---|---|---|---|---|
| **Save Our Homes Cap** | Assessment Reduction | $616,941 | $515,690 | $369,058 |
| **Homestead** | Exemption | $25,000 | $25,000 | $25,000 |
| **Second Homestead** | Exemption | $25,000 | $25,000 | $25,000 |

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

## SHORT LEGAL DESCRIPTION

14 55 40
FAIRMONT ACRES SEC 2 PB 75-97
LOT 10 BLK 3
F/A/U 30-5014-044-0010
OR 19152-3847 062000 1

## TAXABLE VALUE INFORMATION

| Year | 2024 | 2023 | 2022 |
|---|---|---|---|
| **COUNTY** | | | |
| **Exemption Value** | $50,000 | $50,000 | $50,000 |
| **Taxable Value** | $452,297 | $437,667 | $423,464 |
| **SCHOOL BOARD** | | | |
| **Exemption Value** | $25,000 | $25,000 | $25,000 |
| **Taxable Value** | $477,297 | $462,667 | $448,464 |
| **CITY** | | | |
| **Exemption Value** | $50,000 | $50,000 | $50,000 |
| **Taxable Value** | $452,297 | $437,667 | $423,464 |
| **REGIONAL** | | | |
| **Exemption Value** | $50,000 | $50,000 | $50,000 |
| **Taxable Value** | $452,297 | $437,667 | $423,464 |

## SALES INFORMATION

| Previous Sale | Price | OR Book-Page | Qualification Description |
|---|---|---|---|
| 04/14/2018 | $100 | 30942-3769 | Corrective, tax or QCD; min consideration |
| 06/01/2006 | $800,000 | 24608-0660 | Sales which are qualified |
| 06/01/2000 | $300,000 | 19152-3847 | Sales which are qualified |
| 01/01/1992 | $204,000 | 15363-1296 | Sales which are qualified |

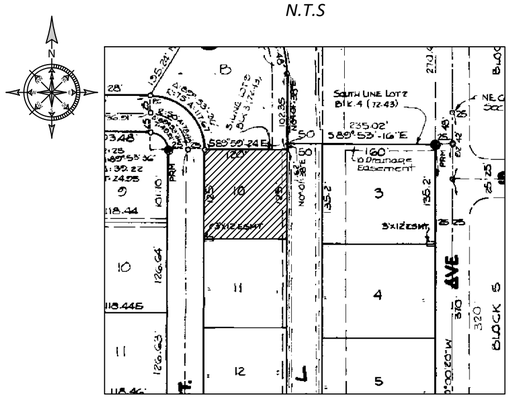
The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

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# BOUNDARY SURVEY

## LOCATION MAP

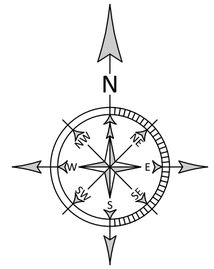
N.T.S




GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.




| # | TREE NAME | SCIENTIFIC NAME | DIAMETER(") | HEIGHT(') | SPREAD(') |
|---|---|---|---|---|---|
| 1 | CHRISTMAS PALM | ADONIDIA MERRILLII | 12 | 25 | 10 |
| 2 | CHRISTMAS PALM | ADONIDIA MERRILLII | 12 | 25 | 10 |
| 3 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 6 | 20 | 7 |
| 4 | CHRISTMAS PALM | ADONIDIA MERRILLII | 12 | 25 | 10 |
| 5 | PYGMY PALM | PHOENIX ROEBELENII | 3 | 15 | 7 |
| 6 | PYGMY PALM | PHOENIX ROEBELENII | 3 | 15 | 7 |
| 7 | PYGMY PALM | PHOENIX ROEBELENII | 3 | 15 | 7 |
| 8 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 5 | 20 | 7 |
| 9 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 5 | 20 | 7 |
| 10 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 11 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 12 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 13 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 14 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 6 | 30 | 7 |
| 15 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 6 | 30 | 7 |
| 16 | 2 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |
| 17 | 9 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |
| 18 | 6 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |
| 19 | 10 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |
| 20 | 3 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |

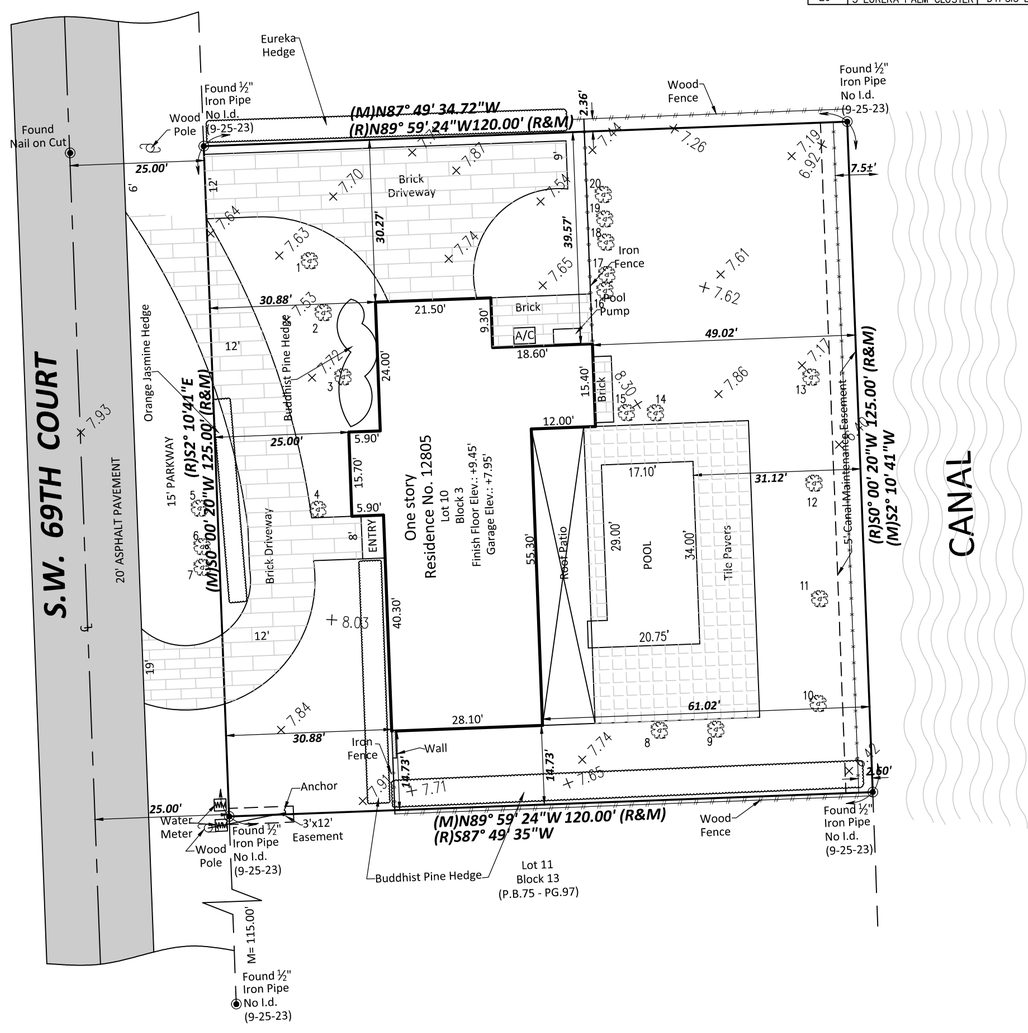
***LEGAL DESCRIPTION:***
Lot 10, Block 3, FAIRMONT ACRES SECTION 3, according to the Plat thereof, as recorded in Plat Book 75, Page 97of the Public Records of Miami-Dade County, Florida.

***SURVEY FOR:***

VICTOR LAU & KELLY E. YATCZAK

***SURVEYOR'S NOTES:***

1. There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
2. Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
3. This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
4. Location and identification of utilities, if any, are shown in accordance with recorded plat.
5. Ownership is subject to opinion of title.
6. Type of Survey: BOUNDARY SURVEY
7. The herein captioned property was surveyed and described based on the shown legal description: provided by client.
8. Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
9. This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
10. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
11. The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
12. Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
13. In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
14. No attempt has been made to locate any foundation beneath the surface of the ground.
15. Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
16. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
17. Bearings shown are assumed and are based on the West Right-of-Way line of S.W 69th Court, being ***S0°00'20".***




***ELEVATION NOTE:*** *(IF REQUESTED AND SHOWN)*
1. +0.00' Indicates existing Elevations
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

***BENCHMARK INFORMATION:*** NAME: T-617. DESCRIPTION: PK NAIL & BRASS WASHER IN CONCRETE SIDEWALK. LOCATION: SW 128 ST--- 37' SOUTH OF C/L & SW 72 AVE --- 41' WEST OF C/L. ELEVATION: +7.78'

| REVISIONS: | JOB NO.: | DATE: | REVISIONS: | JOB NO.: | DATE: |
|---|---|---|---|---|---|
| SURVEY | 21-0136 | 04-20-21 | | | |
| | | | | | |
| | | | | | |

WALDO F. PAEZ CERTIFICATE No. 3284 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, LS3284 ON SEPTEMBER 26, 2023 USING A DIGITAL SIGNATURE CERTIFIED BY IDENTRUST.

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON SEPTEMBER 26, 2023.

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____ DATE: _____
*FOR THE FIRM*
*WALDO F. PAEZ*, **P.S.M. No. 3284**
***STATE OF FLORIDA***

**DELTA MAPPING & SURVEYING, Inc**
**LAND SURVEYORS · LAND PLANNERS**
13301 S.W 132 Avenue, Suite 117
Miami, Florida 33186
**LB. No. 7950**
PHONE: (786) 429-1024 FAX: (786) 592-1152

Delta Mapping & Surveying, Inc

| SCALE: | DRAWN BY: | CHECKED BY: |
|---|---|---|
| 1" - 20' | M.P.R | Waldo F Paez |

***ADDRESS: 12805 SW 69th COURT, MIAMI, FL 33165***
***FOLIO NO.: 20-5014-044-0010***

***FLOOD ZONE INFORMATION:***

| COMMUNITY NAME & NUMBER | FLOOD ZONE(S) | BASE FLOOD ELEVATION |
|---|---|---|
| VILLAGE OF PINECREST 120425 | AE | 10.0 |
| MAP/PANEL NUMBER | FIRM PANEL EFFECTIVE/REVISED DATE | |
| 12086C0468 L | 09-11-2009 | |

SHEET: **1** OF 1 SHEET(S)

SURVEY DATE: 09-26-2023

JOB NO.: 23-0243

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025005591 - 7/29/2025 2:52:49 PM
OSTDS Civil Pack for DOH.pdf

NGINEERING

"ALWAYS DELIVER MORE THAN EXPECTED"

430 Flagami Blvd Miami, Fl 33144

Ph: 305-281-3771 Email: sbenginc@gmail.com

04/22/2024

Glasshammer Engineering

**Invoice**

Project Address: 12805 SW 69th Street
Pinecrest, FL 33156

- Septic tank pump out……$ 300.00

***Amount Due……$ 300.00***

Sarima Batista /SB Engineering Owner/Contractor

We accept Visa & Mastercard

Zelle Payments: sbenginc@gmail.com

Licensed & Insured

If you have any questions, please feel free to contact us.

Sincerely,

Sarima Batista (SM0181814 / E1800486)

**Miami Dade County Department of Regulatory and Economic Resources - Job Copy**
**2025005591 - 7/29/2025 2:52:49 PM**
**OSTDS Civil Pack for DOH.pdf**

Process No.: M2025005591

PERMIT AP -
DATE PAID:
FEE PAID:
RECEIPT #:

**STATE OF FLORIDA**
**DEPARTMENT OF ENVIRONMENTAL PROT**
**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)**

## APPLICATION FOR CONSTRUCTION PERMIT

**APPLICATION FOR:**

[ ] New System [X] Existing System [ ] Holding Tank [ ] Innovative
[ ] Repair [ ] Abandonment [ ] Temporary [X] Modificate

**APPLICANT:** Victor Y. Lau & w. Kwlly E. as Property owner **EMAIL:**

**AGENT:** Glasshammer Engineering & Rolando Arrieta **TELEPHONE:** (305) 251-7682

**MAILING ADDRESS:** 19341 Sterling Dr. Cutler Bay, Fl. 33157

==========

**TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT .SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.**

==========

**PROPERTY INFORMATION** **STDS REMEDIATION PLAN? [ Y / N ]**

**LOT:** 10 **BLOCK:** 3 **SUBDIVISION:** "FAIRMONT ACRES SEC. 2" in PB 75, Pg. 97 **PLATTED:** 08/22/63

**PROPERTY ID #:** 20-5014-044-0010 **ZONING:** Estates: 15000 sf Lot 2100 **I/M OR EQUIVALENT:** [ Y / N ]

PLU: 0101 Residential-Single Family: 1 Unit

**PROPERTY SIZE:** 0.344 **ACRES** **WATER SUPPLY:** [ ] **PRIVATE PUBLIC** [X] **<=2000GPD** [ ] **>2000GPD**

**IS SEWER AVAILABLE AS PER 381.0065, FS?** [ Y / N ] **DISTANCE TO SEWER:** >500 **FT**

**PROPERTY ADDRESS:** 12805 S.W. 69th Ct. Village of Pincrest Fl. 33156

**DIRECTIONS TO PROPERTY:** Take The Florida Tnpk. to the South, exit to the E. on S.W. 88th St., turn right to the S. on S.W. 72nd Ave., turn left to E. on S.W. 124th St., turn right to the S. on S.W. 71st Ave., turn left to the E. on S.W. 126th St., turn right to the S. on S.W. 70th Ave., turn left to the E. on S.W. 128th St., turn right to the S. on S.W. 69th Ct. The subject job site is at the 1st property lot to the left.

**BUILDING INFORMATION** [X] **RESIDENTIAL** [ ] **COMMERCIAL**

| Unit No | Type of Establishment | No. of Bedrooms | Building Area Sqft | Residential System Design Table 1, Chapter 64E-6, FAC |
|---|---|---|---|---|
| | Single-Family Residence (SFR) | | | |
| 1 | Existing (est. flow 300 gpd) | 3 | 1,972 | original house |
| 2 | Int. remod. (est. flow gpd) | -1 | 0 | |
| 3 | Addition (est. flow 100 gpd) | 1 | 803 | proposed new attached addition |
| 4 | | | | |
| | Total (est. flow 400 gpd) | 3 | 2,775 | final figure |

[ ] **Floor/Equipment Drains** [X] **Other (Specify)** Scope: Modif. Existing OSTDS to comply w. new prop. add. & int. remod. to the original res.

**SIGNATURE:** Rolando Arrieta CEHP 21-0964 **DATE:** 01/15/25

ROLANDO ARRIETA LICENSE/CERTIFICATE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

GHE's case No.: 3108.02

Process No.: M20250055911

PERMIT AP -
DATE PAID:
FEE PAID:
RECEIPT #:

# STATE OF FLORIDA
# DEPARTMENT OF ENVIRONMENTAL PROT
# ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)

## APPLICATION FOR CONSTRUCTION PERMIT

**APPLICATION FOR:**

[ ] New System [X] Existing System [ ] Holding Tank [ ] Innovative
[ ] Repair [ ] Abandonment [ ] Temporary [X] Modificate

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**AGENT:** Glasshammer Engineering & Rolando Arrieta **TELEPHONE:** (305) 251-7682

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==========

**PROPERTY INFORMATION** **STDS REMEDIATION PLAN? [ Y / N ]**

**LOT:** 10 **BLOCK:** 3 **SUBDIVISION:** "FAIRMONT ACRES SEC. 2" in PB 75, Pg. 97 **PLATTED:** 08/22/63

2100

**PROPERTY ID #:** 20-5014-044-0010 **ZONING:** Estates: 15000 sf Lot **I/M OR EQUIVALENT: [ Y / N ]**

PLU: 0101 Residential-Single Family: 1 Unit

**PROPERTY SIZE:** 0.344 **ACRES** **WATER SUPPLY:** [ ] **PRIVATE PUBLIC** [X] **<=2000GPD** [ ] **>2000GPD**

**IS SEWER AVAILABLE AS PER 381.0065, FS? [ Y / N ]** **DISTANCE TO SEWER:** >500 **FT**

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**BUILDING INFORMATION** [X] **RESIDENTIAL** [ ] **COMMERCIAL**

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|---|---|---|---|---|
| | Single-Family Residence (SFR) | | | |
| 1 | Existing (est. flow 300 gpd) | 3 | 1,989 | original house |
| 2 | Int. remod. (est. flow gpd) | -1 | 0 | |
| 3 | Addition (est. flow 100 gpd) | 1 | 794 | proposed new attached addition |
| 4 | | | | |
| | Total (est. flow 400 gpd) | 3 | 2,783 | final figure |

[ ] **Floor/Equipment Drains** [X] **Other (Specify)** Scope: Modif. Existing OSTDS to comply w. new prop. add. & int. remod. to the original res.

**SIGNATURE:** **DATE:** 07 / 10 / 25

Rolando Arrieta CEHP 21-0964

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL

**DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)**
**Incorporated 62-6.004, FAC**



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OSTDS Civil Pack. 01 for DOH DEP-4015 Pg.1 of 4_V2.pdf

GHE's case No.: 3108.02

Process No.: M20250055911

PERMIT AP -
DATE PAID:
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RECEIPT #:

# STATE OF FLORIDA
# DEPARTMENT OF ENVIRONMENTAL PROT
# ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)

## APPLICATION FOR CONSTRUCTION PERMIT

**APPLICATION FOR:**

[ ] New System [X] Existing System [ ] Holding Tank [ ] Innovative
[ ] Repair [ ] Abandonment [ ] Temporary [X] Modificate

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**MAILING ADDRESS:** 19341 Sterling Dr. Cutler Bay, Fl. 33157

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| | Total (est. flow 400 gpd) | 3 | 2,783 | final figure |

[ ] **Floor/Equipment Drains** [X] **Other (Specify)** Scope: Modif. Existing OSTDS to comply w. new prop. add. & int. remod. to the original res.

**SIGNATURE:** **DATE:** 07 / 10 / 25

Rolando Arrieta CEHP 21-0964

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL

**DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)**
**Incorporated 62-6.004, FAC**



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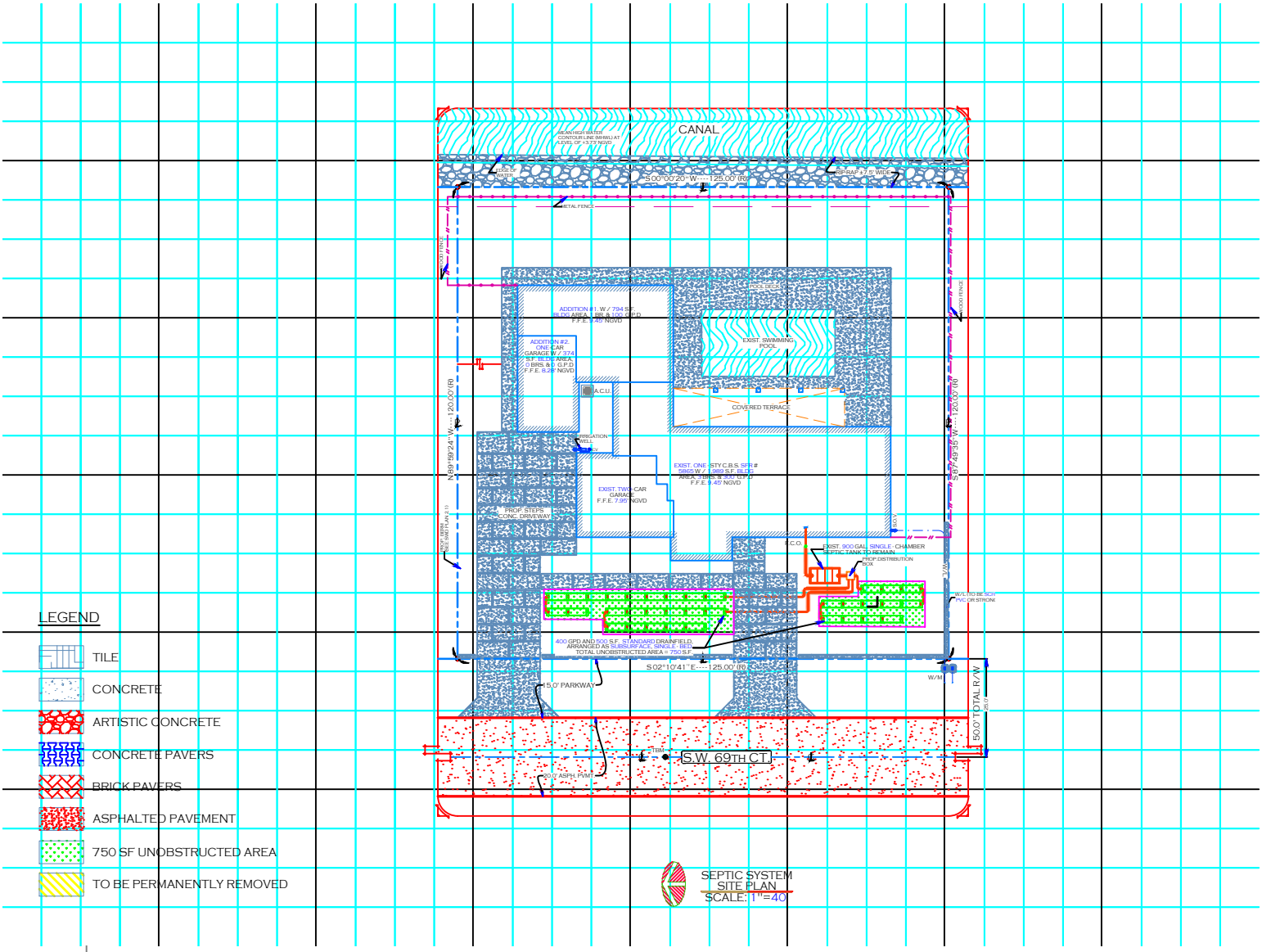
GHE's case No.: 3108

# STATE OF FLORIDA
# DEPARTMENT ENVIRONMENTAL PROTECTION
## APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number AP -

---------- PART II - SITE PLAN Pg. 1 of 1 ----------

Scale: Each block represents **10.0** feet and 1 inch = **40** feet.




LEGEND

- TILE
- CONCRETE
- ARTISTIC CONCRETE
- CONCRETE PAVERS
- BRICK PAVERS
- ASPHALTED PAVEMENT
- 750 SF UNOBSTRUCTED AREA
- TO BE PERMANENTLY REMOVED

SEPTIC SYSTEM SITE PLAN SCALE: 1"=40'

Exist.: SFR w/ 1989 sf. living area & 3 bedrooms (br.), standing for 300 gpd.
Blackwater OSTDS w/ 900 gal. dual-chambered septic tank & 300 sf standard subsurface drainfield.

Scope: a-Interior remod. detached [1] br. &100 gpd attached add. 794 sf. of living area & [1] bd add. T: 2783 sf.
b-Modif. exist. blackwater sys. by means of install new d/f in full comp. w. current rule 500 sf equivalent,
alternative Arc-24 chambered d/f. arranged as a subsurface multi-trench configuration and gravity fed
The exist. septic tank was found working properly & will remain as it is.

Site Plan submitted by: 07 / 09 / 25 CEHP 21 - 0964

Rolando Arrieta

Plan Approved Not Approved Date

County Health Department

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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Examiner Date Time Stamp Trade Stamp Name
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**ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT**

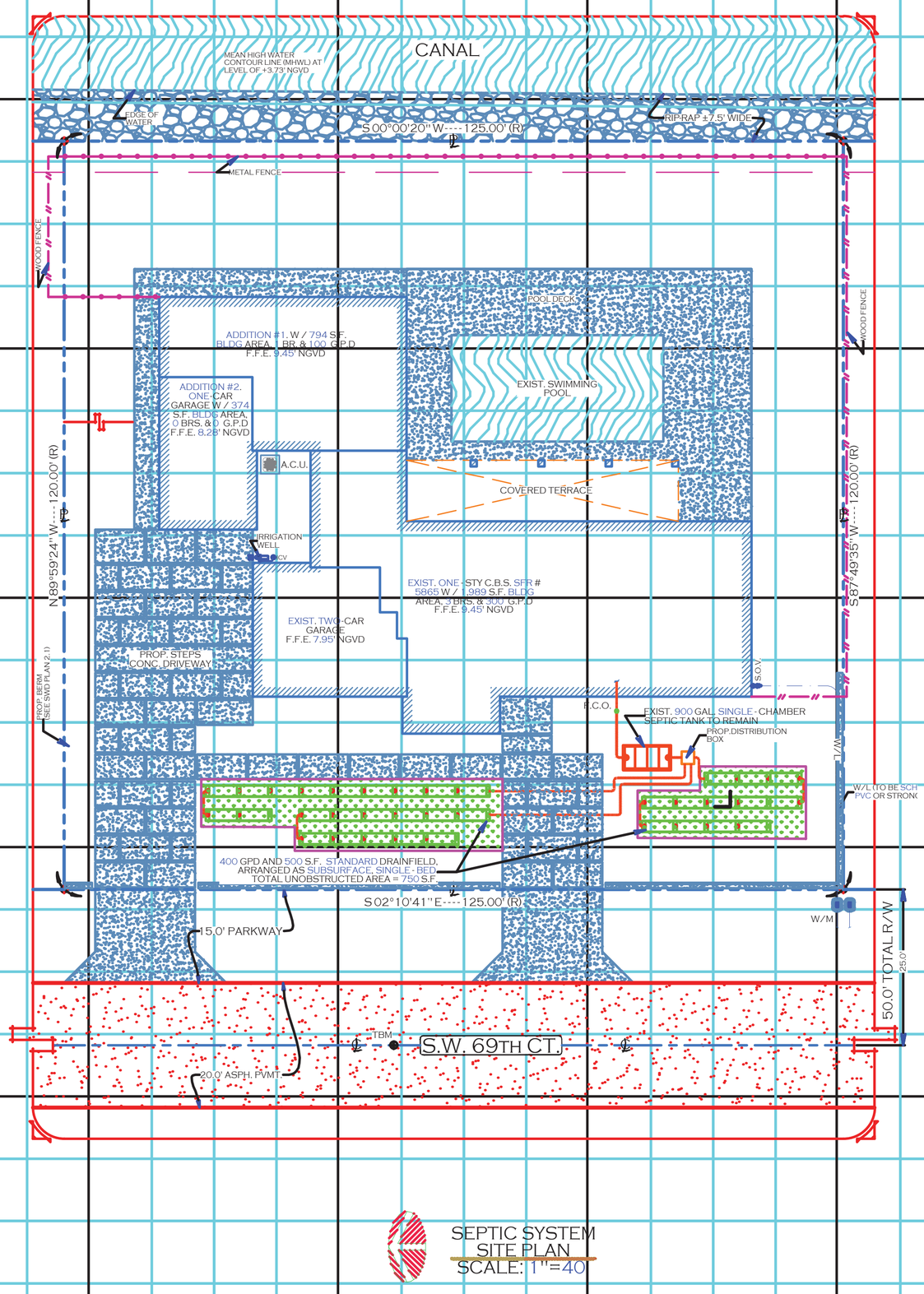
GHE's case No.: 3108

# STATE OF FLORIDA
# DEPARTMENT ENVIRONMENTAL PROTECTION
## APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number AP -

- - - - - - - - - - - - - - - - - - - - - - PART II - SITE PLAN Pg. 1 of 1 - - - - - - - - - - - - - - - - - - - -

Scale: Each block represents **10.0** feet and 1 inch = **40** feet.




SEPTIC SYSTEM SITE PLAN
SCALE: 1"=40'

LEGEND

- TILE
- CONCRETE
- ARTISTIC CONCRETE
- CONCRETE PAVERS
- BRICK PAVERS
- ASPHALTED PAVEMENT
- 750 SF UNOBSTRUCTED AREA
- TO BE PERMANENTLY REMOVED

| | |
|---|---|
| Exist.: | SFR w/ 1989 sf. living area & 3 bedrooms (br.), standing for 300 gpd. |
| | Blackwater OSTDS w/ 900 gal. SINGLE -chambered septic tank & 300 sf standard subsurface drainfield. |
| Scope: | a-Interior remod. detached [1] br. & 100 gpd attached add. 794 sf. of living area & [1] bd add. T: 2783 sf. |
| | b-Modif. exist. blackwater sys. by means of install new d/f in full comp. w. current rule 500 sf equivalent, |
| | alternative Arc-24 chambered d/f. arranged as a subsurface multi-trench configuration and gravity fed |
| | The exist. septic tank was found working properly & will remain as it is. |

Site Plan submitted by: Rolando Arrieta 07 / 09 / 25 CEHP 21 - 0964

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL

Plan Approved_____ Not Approved_____ Date _____

By _____ County Health Department

**ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT**

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

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**STATE OF FLORIDA**
**DEPARTMENT OF ENVIRONMENTAL PROTECTION**
**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM**
**SITE EVALUATION AND SYSTEM SPECIFICATIONS**

**PERMIT #.** AP -

**APPLICANT:** Victor Y. Lau & w. Kwlly E. as Property owner **AGENT:** Glasshammer Engineering & Rolando Arrieta

**LOT:** 10 **BLOCK:** 3 **SUBDIVISION:** "FAIRMONT ACRES SEC. 2" in PB 75, Pg. 97

**PROPERTY ID #:** 20 - 5014 - 044 - 0010 [Section/Township/Parcel No. or Tax ID Number]
**ADDRESS:** 12805 S.W. 69th Ct. Village of Pincrest Fl. 33156

**TO BE COMPLETED BY ENGINEER , HEALTH DEPARTMENT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEERS MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.**

(1) parkway and/or other areas considered for additional lot allowance.

**PROPERTY SIZE CONFORMS TO SITE PLAN:** [X] YES [ ] NO **NET USABLE AREA AVAILABLE:** 0.387 (1) **ACRES**
**TOTAL ESTIMATED SEWAGE FLOW:** 400 **GALLONS PER DAY** [RESIDENCES-TABLE 1/ OTHER-TABLE 1]
**AUTHORIZED SEWAGE FLOW:** 967 **GALLONS PER DAY** [ 1500 GPD/ACRE OR 2500 GPD/ACRE ]
**UNOBSTRUCTED AREA AVAILABLE:** 750 **SQFT** **UNOBSTRUCTED AREA REQUIRED:** 750 **SQFT**
~~PBTS, ATU or Laundry~~ Reduction Factor 1.00
**BENCHMARK / REFERENCE POINT LOCATION:** T.B.M. Projected +/- 52' to the South of North property line 7.93' NGVD
**ELEVATION OF PROPOSED SYSTEM SITE IS** 1.56 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

**THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES**
**SURFACE WATER:** none FT **DITCHES / SWALES:** none FT **NORMALLY WET?** [ ] YES [X] NO
**WELLS: PUBLIC:** none FT **LIMITED USE:** none FT **PRIVATE:** none FT **NON-POTABLE:** none FT
**BUILDING FOUNDATIONS:** 7.3 FT **PROPERTY LINES:** 6.0 FT **POTABLE WATER LINES:** 5 FT
Water lines to be Schedule 40 PVC or strong

**SITE SUBJECT TO FREQUENT FLOODING:** [ ] YES [X] NO **10 YEAR FLOODING?** [ ] YES [X] NO
**10 YEAR FLOOD ELEVATION FOR SITE:** n/a FT MSL/NGVD **SITE ELEVATION:** 7.80 FT MSL/NGVD
Seasonal High Water Table (Contour Map) 4.00 FT MSL / NGVD
Seasonal High Water Table (Soil Book) n/a

**SOIL PROFILE INFORMATION SITE 1**
Location: +/- 13' W From E P/L & 6' N From S P/L

| MUNSELL #/COLOR | TEXTURE | DEPTH |
|---|---|---|
| 10YR 3/2 VDGB | Sandy loam | 0" TO 7" |
| 10YR 8/2 VPB | Oolitic limestone | 7" TO 7" |
| | Refusal | 7" TO 72" |
| | | TO |
| | | TO |
| | | TO |

**USDA SOIL SERIES:** Udorthents (10)

**SOIL PROFILE INFORMATION SITE 2**
Location: +/- 13' W From E P/L & 100' N From S P/L

| MUNSELL #/COLOR | TEXTURE | DEPTH |
|---|---|---|
| 10YR 3/2 VDGB | Sandy loam | 0" TO 5" |
| 10YR 8/2 VPB | Oolitic limestone | 5" TO 5" |
| | Refusal | 5" TO 72" |
| | | TO |
| | | TO |
| | | TO |

**USDA SOIL SERIES:** Udorthents (10)

**OBSERVED WATER TABLE:** N/R **INCHES** [ABOVE / BELOW] **EXISTING GRADE. TYPE:** [PERCHED / APPARENT ]
**ESTIMATED WET SEASON WATER TABLE ELEVATION:** 45.60 **INCHES** [ABOVE / BELOW] **EXISTING GRADE**
**HIGH WATER TABLE VEGETATION:** [ ] YES [X] NO **WSWT Indicator:** [ ] YES [X] NO **DEPTH:** n/a **INCHES**
Fill: 0.0 (4) Inches
**SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING:** 0.8 **DEPTH OF EXCAVATION:** 60.0 (4) **INCHES**
**DRAINFIELD CONFIGURATION:** [X] TRENCH [ ] BED [ ] OTHER (SPECIFY) Subsurface System
**REMARKS/ADDITIONAL CRITERIA:** (4) 42.0" sand bed + 12.0" Arc-24 + 6.0" back cover = 60.0"

Existing: SFR w/ 1972 sf. living area & 3 bedrooms (br.), standing for 300 gpd.
Blackwater OSTDS w/ 900 gal. dual-chambered septic tank & 300 sf standard subsurface drainfield.

Scope of work: a.- Interior remodeling detached [1] br. & 100 gpd attached addition 803 sf. of living area & [1] bedroom add.
b.- Modif. exist. blackwater sys. by means of install new drainfield in full compliance w. current rule 500 sf equivalent, alternative Arc-24 chambered drainfield arranged as a subsurface multi-trench configuration and gravity fed.
The exist. septic tank was found working properly & will remain as it is.

**SITE EVALUATED BY:** Rolando Arrieta, CEHP 21-0964 **DATE:** 01 / 15 / 25
ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL

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OSTDS Civil Pack. 03 for DOH DEP-4015 Pg 3 of 4.pdf
Examined 4015, 06-21-2022 (Obsoletes previous editions which may not be used)
OMISCA, ERLANDE 7/29/2025 2:06:56 PM HRS
Incorporated: 62-6.004, FAC

Triade Stamp Name
Void

# STATE OF FLORIDA
# DEPARTMENT OF ENVIRONMENTAL PROTECTION
# ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
# SITE EVALUATION AND SYSTEM SPECIFICATIONS

**PERMIT #.** AP -

**APPLICANT:** Victor Y. Lau & w. Kwlly E. as Property owner **AGENT:** Glasshammer Engineering & Rolando Arrieta

**LOT:** 10 **BLOCK:** 3 **SUBDIVISION:** "FAIRMONT ACRES SEC. 2" in PB 75, Pg. 97

**PROPERTY ID #:** 20 - 5014 - 044 - 0010 **[Section/Township/Parcel No. or Tax ID Number]**

**ADDRESS:** 12805 S.W. 69th Ct. Village of Pincrest Fl. 33156

**TO BE COMPLETED BY ENGINEER , HEALTH DEPARTMENT EMPLOYEE, OR OTHER QUALIFIED PERSON. ENGINEERS MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.**

(1) parkway and/or other areas considered for additional lot allowance.

**PROPERTY SIZE CONFORMS TO SITE PLAN:** [X] YES [ ] NO **NET USABLE AREA AVAILABLE:** 0.387 (1) **ACRES**
**TOTAL ESTIMATED SEWAGE FLOW:** 400 **GALLONS PER DAY** [RESIDENCES-TABLE 1 / OTHER-TABLE 1]
**AUTHORIZED SEWAGE FLOW:** 967 **GALLONS PER DAY** [ 1500 GPD/ACRE OR 2500 GPD/ACRE ]
**UNOBSTRUCTED AREA AVAILABLE:** 750 **SQFT** **UNOBSTRUCTED AREA REQUIRED:** 750 **SQFT**
~~PBTS, ATU or Laundry~~ Reduction Factor 1.00
**BENCHMARK / REFERENCE POINT LOCATION:** T.B.M. Proj. on S.W. 69th Ct. +/- 52' to the S. of N. prop. line 7.93' NGVD
**ELEVATION OF PROPOSED SYSTEM SITE IS** 1.56 [INCHES / FT ] [ABOVE / BELOW] BENCHMARK / REFERENCE POINT

**THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES**
**SURFACE WATER:** 100 **FT** **DITCHES / SWALES:** 15 **FT** **NORMALLY WET?** [ ] YES [X] NO
**WELLS: PUBLIC:** none **FT** **LIMITED USE:** none **FT** **PRIVATE:** none **FT** **NON-POTABLE:** none **FT**
**BUILDING FOUNDATIONS:** 7.3 **FT** **PROPERTY LINES:** 6.0 **FT** **POTABLE WATER LINES:** 5 **FT**
Water lines to be Schedule 40 PVC or strong

**SITE SUBJECT TO FREQUENT FLOODING:** [ ] YES [X] NO **10 YEAR FLOODING?** [ ] YES [X] NO
**10 YEAR FLOOD ELEVATION FOR SITE:** n/a **FT MSL / NGVD** **SITE ELEVATION:** 7.80 **FT MSL / NGVD**
Seasonal High Water Table (Contour Map) 4.00 **FT MSL / NGVD**
Seasonal High Water Table (Soil Book) n/a

## SOIL PROFILE INFORMATION SITE 1

Location: +/- 13' W From E P/L & 6' N From S P/L

| MUNSELL #/COLOR | TEXTURE | DEPTH |
|---|---|---|
| 10YR 3/2 VDGB | Sandy loam | 0" TO 7" |
| 10YR 8/2 VPB | Oolitic limestone | 7" TO 7" |
| | Refusal | 7" TO 72" |
| | | TO |
| | | TO |
| | | TO |

**USDA SOIL SERIES:** Udorthents (10)

## SOIL PROFILE INFORMATION SITE 2

Location: +/- 13' W From E P/L & 100' N From S P/L

| MUNSELL #/COLOR | TEXTURE | DEPTH |
|---|---|---|
| 10YR 3/2 VDGB | Sandy loam | 0" TO 5" |
| 10YR 8/2 VPB | Oolitic limestone | 5" TO 5" |
| | Refusal | 5" TO 72" |
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**USDA SOIL SERIES:** Udorthents (10)

**OBSERVED WATER TABLE:** N/R **INCHES** [ABOVE / BELOW] **EXISTING GRADE. TYPE:** [PERCHED / APPARENT ]
**ESTIMATED WET SEASON WATER TABLE ELEVATION:** 45.60 **INCHES** [ABOVE / BELOW] **EXISTING GRADE**
**HIGH WATER TABLE VEGETATION:** [ ] YES [X] NO **WSWT Indicator:** [ ] YES [X] NO **DEPTH:** n/a **INCHES**
Fill: 0.0 (4) Inches
**SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING:** 0.8 **DEPTH OF EXCAVATION:** 60.0 (4) **INCHES**
**DRAINFIELD CONFIGURATION:** [X] TRENCH [ ] BED [ ] OTHER (SPECIFY) Subsurface System
**REMARKS/ADDITIONAL CRITERIA:** (4) 42.0" sand bed + 12.0" Arc-24 + 6.0" back cover = 60.0"

| | |
|---|---|
| Existing: | SFR w/ 1989 sf. living area & 3 bedrooms (br.), standing for 300 gpd. |
| | Blackwater OSTDS w/ 900 gal. dual-chambered septic tank & 300 sf standard subsurface drainfield. |
| Scope of work: | a.- Interior remod. detached [1] br. &100 gpd attached add. 794 sf. of living area & [1] bedroom add. Total 2783 sf. |
| | b.- Modif. exist. blackwater sys. by means of install new drainfield in full compliance w. current rule 500 sf equivalent, |
| | alternative Arc-24 chambered drainfield arranged as a subsurface multi-trench configuration and gravity fed. |
| | The exist. septic tank was found working properly & will remain as it is. |

**SITE EVALUATED BY:** Rolando Arrieta CEHP 21-0964 **DATE:** 07 / 10 / 25

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL



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*GHE's case No.: 3108.02*

# STATE OF FLORIDA
# DEPARTMENT OF ENVIRONMENTAL PROTECTION
# ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
# SITE EVALUATION AND SYSTEM SPECIFICATIONS

**PERMIT #.** AP -

**APPLICANT:** Victor Y. Lau & w. Kwlly E. as Property owner **AGENT:** Glasshammer Engineering & Rolando Arrieta

**LOT:** 10 **BLOCK:** 3 **SUBDIVISION:** "FAIRMONT ACRES SEC. 2" in PB 75, Pg. 97

**PROPERTY ID #:** 20 - 5014 - 044 - 0010 **[Section/Township/Parcel No. or Tax ID Number]**

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(1) parkway and/or other areas considered for additional lot allowance.

**PROPERTY SIZE CONFORMS TO SITE PLAN:** [X] YES [ ] NO **NET USABLE AREA AVAILABLE:** 0.387 (1) **ACRES**
**TOTAL ESTIMATED SEWAGE FLOW:** 400 **GALLONS PER DAY** [RESIDENCES-TABLE 1 / OTHER-TABLE 1]
**AUTHORIZED SEWAGE FLOW:** 967 **GALLONS PER DAY** [ 1500 GPD/ACRE OR 2500 GPD/ACRE ]
**UNOBSTRUCTED AREA AVAILABLE:** 750 **SQFT** **UNOBSTRUCTED AREA REQUIRED:** 750 **SQFT**
~~PBTS, ATU or Laundry~~ Reduction Factor 1.00
**BENCHMARK / REFERENCE POINT LOCATION:** T.B.M. Proj. on S.W. 69th Ct. +/- 52' to the S. of N. prop. line 7.93' NGVD
**ELEVATION OF PROPOSED SYSTEM SITE IS** 1.56 [INCHES / FT ] [ABOVE / BELOW] **BENCHMARK / REFERENCE POINT**

**THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES**
**SURFACE WATER:** 100 **FT** **DITCHES / SWALES:** 15 **FT** **NORMALLY WET?** [ ] YES [X] NO
**WELLS: PUBLIC:** none **FT** **LIMITED USE:** none **FT** **PRIVATE:** none **FT** **NON-POTABLE:** none **FT**
**BUILDING FOUNDATIONS:** 7.3 **FT** **PROPERTY LINES:** 6.0 **FT** **POTABLE WATER LINES:** 5 **FT**
Water lines to be Schedule 40 PVC or strong

**SITE SUBJECT TO FREQUENT FLOODING:** [ ] YES [X] NO **10 YEAR FLOODING?** [ ] YES [X] NO
**10 YEAR FLOOD ELEVATION FOR SITE:** n/a **FT MSL / NGVD** **SITE ELEVATION:** 7.80 **FT MSL / NGVD**
Seasonal High Water Table (Contour Map) 4.00 **FT MSL / NGVD**
Seasonal High Water Table (Soil Book) n/a

## SOIL PROFILE INFORMATION SITE 1

Location: +/- 13' W From E P/L & 6' N From S P/L

| MUNSELL #/COLOR | TEXTURE | DEPTH |
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| 10YR 3/2 VDGB | Sandy loam | 0" TO 7" |
| 10YR 8/2 VPB | Oolitic limestone | 7" TO 7" |
| | Refusal | 7" TO 72" |
| | | TO |
| | | TO |
| | | TO |

**USDA SOIL SERIES:** Udorthents (10)

## SOIL PROFILE INFORMATION SITE 2

Location: +/- 13' W From E P/L & 100' N From S P/L

| MUNSELL #/COLOR | TEXTURE | DEPTH |
|---|---|---|
| 10YR 3/2 VDGB | Sandy loam | 0" TO 5" |
| 10YR 8/2 VPB | Oolitic limestone | 5" TO 5" |
| | Refusal | 5" TO 72" |
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| | | TO |
| | | TO |

**USDA SOIL SERIES:** Udorthents (10)

**OBSERVED WATER TABLE:** N/R **INCHES** [ABOVE / BELOW] **EXISTING GRADE. TYPE:** [PERCHED / APPARENT ]
**ESTIMATED WET SEASON WATER TABLE ELEVATION:** 45.60 **INCHES** [ABOVE / BELOW] **EXISTING GRADE**
**HIGH WATER TABLE VEGETATION:** [ ] YES [X] NO **WSWT Indicator:** [ ] YES [X] NO **DEPTH:** n/a **INCHES**
Fill: 0.0 (4) Inches
**SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING:** 0.8 **DEPTH OF EXCAVATION:** 60.0 (4) **INCHES**
**DRAINFIELD CONFIGURATION:** [X] TRENCH [ ] BED [ ] OTHER (SPECIFY) Subsurface System
**REMARKS/ADDITIONAL CRITERIA:** (4) 42.0" sand bed + 12.0" Arc-24 + 6.0" back cover = 60.0"

Existing: SFR w/ 1989 sf. living area & 3 bedrooms (br.), standing for 300 gpd.
Blackwater OSTDS w/ 900 gal. single-chambered septic tank & 300 sf standard subsurface drainfield.

Scope of work: a.- Interior remod. detached [1] br. &100 gpd attached add. 794 sf. of living area & [1] bedroom add. Total 2783 sf.
b.- Modif. exist. blackwater sys. by means of install new drainfield in full compliance w. current rule 500 sf equivalent, alternative Arc-24 chambered drainfield arranged as a subsurface multi-trench configuration and gravity fed. The exist. septic tank was found working properly & will remain as it is.

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL

**SITE EVALUATED BY:** Rolando Arrieta CEHP 21-0964 **DATE:** 07 / 10 / 25



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*GHE's case No.: 3108.02*

# STATE OF FLORIDA
# DEPARTMENT OF ENVIRONMENTAL PROTECTION
# ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
# SITE EVALUATION AND SYSTEM SPECIFICATIONS

**PERMIT #.** AP -

**APPLICANT:** Victor Y. Lau & w. Kelly E. as Property owner **AGENT:** Glasshammer Engineering & Rolando Arrieta

**LOT:** 10 **BLOCK:** 3 **SUBDIVISION:** "FAIRMONT ACRES SEC. 2" in PB 75, Pg. 97

**PROPERTY ID #:** 20 - 5014 - 044 - 0010 **[Section/Township/Parcel No. or Tax ID Number]**

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(1) parkway and/or other areas considered for additional lot allowance.

**PROPERTY SIZE CONFORMS TO SITE PLAN:** [X] YES [ ] NO **NET USABLE AREA AVAILABLE:** 0.387 (1) **ACRES**

**TOTAL ESTIMATED SEWAGE FLOW:** 400 **GALLONS PER DAY** [RESIDENCES-TABLE 1 / OTHER-TABLE 1]

**AUTHORIZED SEWAGE FLOW:** 967 **GALLONS PER DAY** [ 1500 GPD/ACRE OR 2500 GPD/ACRE ]

**UNOBSTRUCTED AREA AVAILABLE:** 750 **SQFT** **UNOBSTRUCTED AREA REQUIRED:** 750 **SQFT**

~~PBTS, ATU or Laundry~~ Reduction Factor 1.00

**BENCHMARK / REFERENCE POINT LOCATION:** T.B.M. Proj. on S.W. 69th Ct. +/- 52' to the S. of N. prop. line 7.93' NGVD

**ELEVATION OF PROPOSED SYSTEM SITE IS** 1.56 [INCHES / FT ] [ABOVE / BELOW] BENCHMARK / REFERENCE POINT

**THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES**

**SURFACE WATER:** 100 **FT** **DITCHES / SWALES:** 15 **FT** **NORMALLY WET?** [ ] YES [X] NO

**WELLS: PUBLIC:** none **FT** **LIMITED USE:** none **FT** **PRIVATE:** none **FT** **NON-POTABLE:** none **FT**

**BUILDING FOUNDATIONS:** 7.3 **FT** **PROPERTY LINES:** 6.0 **FT** **POTABLE WATER LINES:** 5 **FT**

Water lines to be Schedule 40 PVC or strong

**SITE SUBJECT TO FREQUENT FLOODING:** [ ] YES [X] NO **10 YEAR FLOODING?** [ ] YES [X] NO

**10 YEAR FLOOD ELEVATION FOR SITE:** n/a **FT MSL / NGVD** **SITE ELEVATION:** 7.80 **FT MSL / NGVD**

Seasonal High Water Table (Contour Map) 4.00 **FT MSL / NGVD**

Seasonal High Water Table (Soil Book) n/a

## SOIL PROFILE INFORMATION SITE 1

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| MUNSELL #/COLOR | TEXTURE | DEPTH |
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| | Refusal | 7" TO 72" |
| | | TO |
| | | TO |
| | | TO |

**USDA SOIL SERIES:** Udorthents (10)

## SOIL PROFILE INFORMATION SITE 2

Location: +/- 13' W From E P/L & 100' N From S P/L

| MUNSELL #/COLOR | TEXTURE | DEPTH |
|---|---|---|
| 10YR 3/2 VDGB | Sandy loam | 0" TO 5" |
| 10YR 8/2 VPB | Oolitic limestone | 5" TO 5" |
| | Refusal | 5" TO 72" |
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**USDA SOIL SERIES:** Udorthents (10)

**OBSERVED WATER TABLE:** N/R **INCHES** [ABOVE / BELOW] **EXISTING GRADE. TYPE:** [PERCHED / APPARENT ]

**ESTIMATED WET SEASON WATER TABLE ELEVATION:** 45.60 **INCHES** [ABOVE / BELOW] **EXISTING GRADE**

**HIGH WATER TABLE VEGETATION:** [ ] YES [X] NO **WSWT Indicator:** [ ] YES [X] NO **DEPTH:** n/a **INCHES**

Fill: 0.0 (4) Inches

**SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING:** 0.8 **DEPTH OF EXCAVATION:** 60.0 (4) **INCHES**

**DRAINFIELD CONFIGURATION:** [X] TRENCH [ ] BED [ ] OTHER (SPECIFY) Subsurface System

**REMARKS/ADDITIONAL CRITERIA:** (4) 42.0" sand bed + 12.0" Arc-24 + 6.0" back cover = 60.0"

Existing: SFR w/ 1989 sf. living area & 3 bedrooms (br.), standing for 300 gpd.
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**SITE EVALUATED BY:** Rolando Arrieta CEHP 21-0964 **DATE:** 07 / 10 / 25

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL



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**STATE OF FLORIDA**
**DEPARTMENT OF HEALTH**
**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM**
**EXISTING SYSTEM AND SYSTEM REPAIR EVALUATION**

**PERMIT #** AP -

**APPLICANT:** Victor Y. Lau & w. Kwlly E. as Property owner

**CONTRACTOR / AGENT :** Glasshammer Engineering & Rolando Arrieta

**LOT:** 10 **BLOCK:** 3 **SUBDIV:** "FAIRMONT ACRES SEC. 2" in PB 75, Pg. 97 **ID#:** 20 - 5014 - 044 - 0010

==========

**TO BE COMPLETED BY FLORIDA REGISTERED ENGINEER, DEPARTMENT EMPLOYEE, SEPTIC TANK CONTRACTOR OR OTHER CERTIFIED PERSON. SIGN AND SEAL ALL SUBMITTED DOCUMENTS. COMPLETE ALL APPLICABLE ITEMS. COMPLETE TANK CERTIFICATION BELOW OR NOTE IN REMARKS WHY THE TANKS CANNOT BE CERTIFIED.**

==========

**EXISTING TANK INFORMATION** Interior Dimensions (L x W x H): ### in. x 42 in. x 48 in.

[ 900 ] GALLONS SEPTIC TANK / GPD ATU LEGEND: n/a MATERIAL: concrete BAFFLED: [ Y / N ]
[ ] GALLONS SEPTIC TANK / GPD ATU LEGEND: MATERIAL: BAFFLED: [ Y / N ]
[ ] GALLONS GREASE INTERCEPTOR LEGEND: MATERIAL:
[ ] GALLONS DOSING TANK LEGEND: MATERIAL: # PUMPS: [ ]

==========

**I CERTIFY THAT THE LISTED TANKS WERE PUMPED ON** 04 / 22 / 24 **BY** Sarima Batista SMO181814 **, HAVE THE VOLUMES SPECIFIED AS DETERMINED BY [ DIMENSIONS / FILLING / LEGEND ] ARE FREE OF OBSERVABLE DEFECTS OR LEAKS, AND HAVE A [ SOLIDS DEFLECTION DEVICE / OUTLET FILTER DEVICE ] INSTALLED.**

Rolando Arrieta, CEHP 21 - 0964 | SB Engineering, Inc. | SA0181987 | 04 / 22 / 24

**SIGNATURE OF LICENSED CONTRACTOR** | **BUSINESS NAME** | **DATE**

==========

**EXISTING DRAINFIELD INFORMATION**

[ 300 ] SQUARE FEET PRIMARY DRAINFIELD SYSTEM NO. OF TRENCHES [ ] DIMENSIONS: 10.0' X 30.0'
[ ] SQUARE FEET SYSTEM NO. OF TRENCHES [ ] DIMENSIONS: X
TYPE OF SYSTEM: [X] STANDARD [ ] FILLED [ ] MOUND [ ]
CONFIGURATION: [ ] TRENCH [X] BED [ ]
DESIGN: [X] HEADER [ ] D-BOX [X] GRAVITY SYSTEM [ ] DOSED SYSTEM
ELEVATION OF BOTTOM OF DRAINFIELD IN RELATION TO EXISTING GRADE 30.0 INCHES [ ABOVE / BELOW ]

**SYSTEM FAILURE AND REPAIR INFORMATION**

[ 1964 ] SYSTEM INSTALLATION DATE TYPE OF WASTE [X] DOMESTIC [ ] COMMERCIAL
[ 400 ] GPD ESTIMATED SEWAGE FLOW BASED ON [ ] METERED WATER [X] TABLE I, 62-6, FAC

SITE CONDITIONS: [ ] DRAINAGE STRUCTURES [ ] POOL [X] PATIO / DECK [X] PARKING Prkg. Dwy
[ ] SLOPING PROPERTY [ ]

NATURE OF FAILURE: [ ] HYDRAULIC OVERLOAD [ ] SOILS [ ] MAINTENANCE [ ] SYSTEM DAMAGE
[ ] DRAINAGE / RUN OFF [ ] ROOTS [ ] WATER TABLE [ ]

FAILURE SYMPTOM: [ ] SEWAGE ON GROUND [ ] TANK [ ] D BOX / HEADER [ ] DRAINFIELD
[ ] PLUMBING BACKUP [ ] No damage found on the existing septic system at the moment of the assessment.

**REMARKS/ADDITIONAL CRITERIA**

Exist.: SFR w/ 1972 sf. living area & 3 bedrooms (br.), standing for 300 gpd.
Blackwater OSTDS w/ 900 gal. dual-chambered septic tank & 300 sf standard subsurface drainfield.

Scope of Work: Interior remodeling detached [1] br. & 100 gpd attached addition 803 sf. of living area & [1] bedroom add.
Modif. exist. blackwater sys. by means of install new drainfield in full compliance w. current rule 500 sf equivalent,
alternative Arc-24 chambered drainfield arranged as a subsurface multi-trench configuration and gravity fed.
The exist. septic tank was found working properly & will remain as it is.

**SUBMITTED BY:** Rolando Arrieta **TITLE/LICENSE** CEHP 21 - 0964 **DATE:** 01 / 15 / 25

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA HEALTH PROFESSIONAL ENGINEER

**(Supersedes previous edition which may not be used)**



Examiner | Date Time Stamp | Trade Stamp Name
OMISCA, ERLANDE | 7/29/2025 2:05:22 PM HRS | Void

*GHE's case No.: 3108.02*

**STATE OF FLORIDA**
**DEPARTMENT OF HEALTH**
**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM**
**EXISTING SYSTEM AND SYSTEM REPAIR EVALUATION**

**PERMIT #** AP -

**APPLICANT:** Victor Y. Lau & w. Kwlly E. as Property owner

**CONTRACTOR / AGENT :** Glasshammer Engineering & Rolando Arrieta

**LOT:** 10 **BLOCK:** 3 **SUBDIV:** "FAIRMONT ACRES SEC. 2" in PB 75, Pg. 97 **ID#:** 20 - 5014 - 044 - 0010

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**EXISTING TANK INFORMATION** Interior Dimensions (L x W x H): ### in. x 42 in. x 48 in.

[ 900 ] GALLONS **SEPTIC TANK** / GPD ATU **LEGEND:** n/a **MATERIAL:** concrete **BAFFLED:** [ **Y** / N ]
[ ] GALLONS SEPTIC TANK / GPD ATU **LEGEND:** **MATERIAL:** **BAFFLED:** [ Y / N ]
[ ] GALLONS GREASE INTERCEPTOR **LEGEND:** **MATERIAL:**
[ ] GALLONS DOSING TANK **LEGEND:** **MATERIAL:** # PUMPS: [ ]

==========

I CERTIFY THAT THE LISTED TANKS WERE PUMPED ON 04 / 22 / 24 BY Sarima Batista SM0181814 , HAVE THE VOLUMES SPECIFIED AS DETERMINED BY [ **DIMENSIONS** / FILLING / LEGEND ] **ARE FREE OF OBSERVABLE DEFECTS OR LEAKS,** AND HAVE A [ **SOLIDS DEFLECTION DEVICE** / OUTLET FILTER DEVICE ] INSTALLED.

Rolando Arrieta, CEHP 21-0964 — SIGNATURE OF LICENSED CONTRACTOR
SB Engineering, Inc. SA0181987 — BUSINESS NAME
04 / 22 / 24 — DATE

==========

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[ ] SQUARE FEET SYSTEM NO. OF TRENCHES [ ] DIMENSIONS: X

TYPE OF SYSTEM: [X] STANDARD [ ] FILLED [ ] MOUND [ ]
CONFIGURATION: [ ] TRENCH [X] BED [ ]
DESIGN: [X] HEADER [ ] D-BOX [X] GRAVITY SYSTEM [ ] DOSED SYSTEM
ELEVATION OF BOTTOM OF DRAINFIELD IN RELATION TO EXISTING GRADE 30.0 INCHES [ ABOVE / **BELOW** ]

**SYSTEM FAILURE AND REPAIR INFORMATION**

[ 1964 ] SYSTEM INSTALLATION DATE TYPE OF WASTE [X] DOMESTIC [ ] COMMERCIAL
[ 400 ] GPD ESTIMATED SEWAGE FLOW BASED ON [ ] METERED WATER [X] TABLE I, 62-6, FAC

SITE CONDITIONS: [ ] DRAINAGE STRUCTURES [X] POOL [X] PATIO / DECK [X] PARKING Prkg. Dwy
[ ] SLOPING PROPERTY [ ]

NATURE OF FAILURE: [ ] HYDRAULIC OVERLOAD [ ] SOILS [ ] MAINTENANCE [ ] SYSTEM DAMAGE
[ ] DRAINAGE / RUN OFF [ ] ROOTS [ ] WATER TABLE [ ]

FAILURE SYMPTOM: [ ] SEWAGE ON GROUND [ ] TANK [ ] D BOX / HEADER [ ] DRAINFIELD
[ ] PLUMBING BACKUP [ ] No damage found on the existing septic system at the moment of the assessment.

**REMARKS/ADDITIONAL CRITERIA**

| | |
|---|---|
| Exist. | SFR w/ 1989 sf. living area & 3 bedrooms (br.), standing for 300 gpd. Blackwater OSTDS w/ 900 gal. dual-chambered septic tank & 300 sf standard subsurface drainfield. |
| Scope of Work | Interior remod. detached [1] br. &100 gpd attached add. 794 sf. of living area & [1] bedroom add. Total 2783 sf. Modif. exist. blackwater sys. by means of install new drainfield in full compliance w. current rule 500 sf equivalent, alternative Arc-24 chambered drainfield arranged as a subsurface multi-trench configuration and gravity fed. The exist. septic tank was found working properly & will remain as it is. |

**SUBMITTED BY:** Rolando Arrieta **TITLE/LICENSE** CEHP 21-0964 **DATE:** 07 / 10 / 25

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL



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**Examiner Date Time Stamp Trade Stamp Name**
**OMISCA, ERLANDE 7/29/2025 2:05:10 PM HRS Void**

**STATE OF FLORIDA**
**DEPARTMENT OF HEALTH**
**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM**
**EXISTING SYSTEM AND SYSTEM REPAIR EVALUATION**

**PERMIT #** AP -

**APPLICANT:** Victor Y. Lau & w. Kelly E. as Property owner

**CONTRACTOR / AGENT :** Glasshammer Engineering & Rolando Arrieta

**LOT:** 10 **BLOCK:** 3 **SUBDIV:** "FAIRMONT ACRES SEC. 2" in PB 75, Pg. 97 **ID#:** 20 - 5014 - 044 - 0010

==========

**TO BE COMPLETED BY FLORIDA REGISTERED ENGINEER, DEPARTMENT EMPLOYEE, SEPTIC TANK CONTRACTOR OR OTHER CERTIFIED PERSON. SIGN AND SEAL ALL SUBMITTED DOCUMENTS. COMPLETE ALL APPLICABLE ITEMS. COMPLETE TANK CERTIFICATION BELOW OR NOTE IN REMARKS WHY THE TANKS CANNOT BE CERTIFIED.**

==========

**EXISTING TANK INFORMATION** Interior Dimensions (L x W x H): 102 in. x 42 in. x 48 in.

[ 900 ] GALLONS [SEPTIC TANK] / GPD ATU LEGEND: n/a MATERIAL: concrete BAFFLED: [Y / N]
[ ] GALLONS SEPTIC TANK / GPD ATU LEGEND: MATERIAL: BAFFLED: [ Y / N ]
[ ] GALLONS GREASE INTERCEPTOR LEGEND: MATERIAL:
[ ] GALLONS DOSING TANK LEGEND: MATERIAL: # PUMPS: [ ]

==========

**I CERTIFY THAT THE LISTED TANKS WERE PUMPED ON** 04 / 22 / 24 **BY** Sarima Batista SM0181814 **, HAVE THE VOLUMES SPECIFIED AS DETERMINED BY [ DIMENSIONS / FILLING / LEGEND ] ARE FREE OF OBSERVABLE DEFECTS OR LEAKS, AND HAVE A [ SOLIDS DEFLECTION DEVICE / OUTLET FILTER DEVICE ] INSTALLED.**

Rolando Arrieta, CEHP 21-0964 | SB Engineering, Inc. | SA0181987 | 04 / 22 / 24

**SIGNATURE OF LICENSED CONTRACTOR** | **BUSINESS NAME** | **DATE**

==========

**EXISTING DRAINFIELD INFORMATION**

[ 300 ] SQUARE FEET PRIMARY DRAINFIELD SYSTEM NO. OF TRENCHES [ ] DIMENSIONS: 10.0' X 30.0'
[ ] SQUARE FEET SYSTEM NO. OF TRENCHES [ ] DIMENSIONS: X
TYPE OF SYSTEM: [X] STANDARD [ ] FILLED [ ] MOUND [ ]
CONFIGURATION: [ ] TRENCH [X] BED [ ]
DESIGN: [X] HEADER [ ] D-BOX [X] GRAVITY SYSTEM [ ] DOSED SYSTEM
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| | alternative Arc-24 chambered drainfield arranged as a subsurface multi-trench configuration and gravity fed. |
| | The exist. septic tank was found working properly & will remain as it is. |

**SUBMITTED BY:** Rolando Arrieta **TITLE/LICENSE** CEHP 21-0964 **DATE:** 07 / 10 / 25

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL

**DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)**
**Incorporated 62-6.004, FAC**



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*GHE's case No.: 3108.02*

# AUTHORIZATION LETTER

Department of Health
O.S.T.D.S. & Well Program
Miami-Dade County Building and Inspection Center
11805 S.W. 26th Street (Coral Way)
Miami-Dade, Fl. 33175-2474

**01 / 15 / 25**
Date

**Re.:** Permit No.: **AP -**

Address: **12805** (Number) | **S.W.** (Direction) | **69th** (Street Name) | **Ct.** (Street Type)

**Village of Pinecrest** (City) | **Fl.** (State) | **33156** (Zip Code) - **6264** (+ 4)

Property ID: **20 - 5014 - 044 - 0010** (Folio Number)

AND / OR

Legal Description: **Lot 10, Block 3, "FAIRMONT ACRES SEC. 3", according to the Plat thereof, as recorded in Plat Book 75 at Page 97, of the Public Records of Miami-Dade County, Florida.**

I, **Victor Y. Lau**
1.- (Property owner full name or legal representative of the property entity)

in representation of: **myself**
2.- ("myself" or property entity full name)

as: **Property owner**
3.- ("owner" or position into entity)

hereby authorize: **Glasshammer Engineering & Rolando Arrieta**
4.- (Property owner's legally authorized agent(s) and / or company full name)

to process and obtain the **New Septic System Permit** for this property located at the above referenced site.

Signature

**Victor Y. Lau**
Foot of Signature
(same as in 1.-)

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# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/16/2025

## PROPERTY INFORMATION

| | |
|---|---|
| **Folio** | 20-5014-044-0010 |
| **Property Address** | 12805 SW 69 CT<br>PINECREST, FL 33156-6264 |
| **Owner** | VICTOR Y LAU , KELLY E LAU |
| **Mailing Address** | 12805 SW 69 CT<br>PINECREST, FL 33156 |
| **Primary Zone** | 2100 ESTATES - 15000 SQFT LOT |
| **Primary Land Use** | 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT |
| **Beds / Baths /Half** | 3 / 2 / 0 |
| **Floors** | 1 |
| **Living Units** | 1 |
| **Actual Area** | 2,918 Sq.Ft |
| **Living Area** | 1,942 Sq.Ft |
| **Adjusted Area** | 2,351 Sq.Ft |
| **Lot Size** | 14,985 Sq.Ft |
| **Year Built** | 1964 |




## ASSESSMENT INFORMATION

| Year | 2024 | 2023 | 2022 |
|---|---|---|---|
| **Land Value** | $839,160 | $719,280 | $554,445 |
| **Building Value** | $253,438 | $257,058 | $260,679 |
| **Extra Feature Value** | $26,640 | $27,019 | $27,398 |
| **Market Value** | $1,119,238 | $1,003,357 | $842,522 |
| **Assessed Value** | $502,297 | $487,667 | $473,464 |

## BENEFITS INFORMATION

| Benefit | Type | 2024 | 2023 | 2022 |
|---|---|---|---|---|
| **Save Our Homes Cap** | Assessment Reduction | $616,941 | $515,690 | $369,058 |
| **Homestead** | Exemption | $25,000 | $25,000 | $25,000 |
| **Second Homestead** | Exemption | $25,000 | $25,000 | $25,000 |

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

## SHORT LEGAL DESCRIPTION

14 55 40
FAIRMONT ACRES SEC 2 PB 75-97
LOT 10 BLK 3
F/A/U 30-5014-044-0010
OR 19152-3847 062000 1

## TAXABLE VALUE INFORMATION

| Year | 2024 | 2023 | 2022 |
|---|---|---|---|
| **COUNTY** | | | |
| **Exemption Value** | $50,000 | $50,000 | $50,000 |
| **Taxable Value** | $452,297 | $437,667 | $423,464 |
| **SCHOOL BOARD** | | | |
| **Exemption Value** | $25,000 | $25,000 | $25,000 |
| **Taxable Value** | $477,297 | $462,667 | $448,464 |
| **CITY** | | | |
| **Exemption Value** | $50,000 | $50,000 | $50,000 |
| **Taxable Value** | $452,297 | $437,667 | $423,464 |
| **REGIONAL** | | | |
| **Exemption Value** | $50,000 | $50,000 | $50,000 |
| **Taxable Value** | $452,297 | $437,667 | $423,464 |

## SALES INFORMATION

| Previous Sale | Price | OR Book-Page | Qualification Description |
|---|---|---|---|
| 04/14/2018 | $100 | 30942-3769 | Corrective, tax or QCD; min consideration |
| 06/01/2006 | $800,000 | 24608-0660 | Sales which are qualified |
| 06/01/2000 | $300,000 | 19152-3847 | Sales which are qualified |
| 01/01/1992 | $204,000 | 15363-1296 | Sales which are qualified |

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

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Miami-Dade Department of Regulatory and Economic Resources

# CONTACT INFORMATION FOR PERMIT APPLICATION

| FIRST NAME *(print clearly)* | LAST NAME *(print clearly)* |
|---|---|
| ROLANDO | ARRIETA |
| **MOBILE PHONE** | **OFFICE/HOME PHONE** |
| (786) 232 - 5284 | (305) 251 - 7682 |

**EMAIL** *(required so you can be notified on the status of your plans)*
CONSULTING@GLASSHAMMERENG.COM

**COMMENTS** *(If you are submitting a municipal plan, please provide the municipal process number(s) and ensure the municipal application is in the office set of plans.)*

REFUSAL COMMENTS LETTER SET BY MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL DOH (HRS).

## PLANS *(check all that apply)*

***Please indicate if plans qualify for the following expedited plan reviews:***

☐ GOV'T PROJECT/DEPT_____ ☐ GREEN BLDG* *(new construction only)* ☐ PACE PROJECT*
☐ AFFORDABLE/WORKFORCE HOUSING* ☐ ECONOMIC SIGNIFICANCE* ☐ CONCIERGE

***(*Pursuant to Ordinance 99-140; Ordinance 05-115; and Ordinance 08-51. Project may have additional requirements.)***

### REQUESTED PLAN REVIEWS *(check all that apply for rework only)*

| | | | | | |
|---|---|---|---|---|---|
| ☐ ALL | ☐ BLDG/HCAP | ☐ ELEC | ☐ ENRG | ☐ FIRE | ☐ ROOF |
| ☐ LANDSCAPING | ☐ MECH | ☐ PLUM | ☐ PWKS | ☐ PWCC | ☐ SIGN |
| ☐ STRU | ☐ ZNPR | ☐ WASD | ☐ PWIF | ☐ LPGX | ☐ SHOP DRAWING |
| ☐ DERM CORE | ☐ DERM AIR | ☐ DERM AIRPORT | ☐ DERM ASBESTOS | ☐ DERM COASTAL | ☐ DERM FLOOD |
| ☐ DERM GREASE | ☐ DERM INDUSTRIAL | ☐ DERM PAVING & DRAINAGE | ☐ DERM POLLUTION | ☐ DERM PRE-TREATMENT | ☐ DERM SOLID WASTE |
| ☐ DERM TANKS | ☐ DERM TREES | ☐ DERM WATER TREATMENT | ☐ DERM WETLANDS | ☐ PERMIT BY AFFIDAVIT CHECK | ☐ SHORT TERM EVENT AFFIDAVIT CHECK |
| ☑ DOH (HRS) | ☐ DERM OSTDS | | | | |

### OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

### OPR DERM **INITIAL** REVIEWS *(check all that apply)*

☐ DERM CORE ☐ DERM SPECIALTY *(You will be notified after core review is complete for additional fees)*

### OPR DERM **REWORK** *(OPR for specialty only available at PIC)*

| | | | | | |
|---|---|---|---|---|---|
| ☐ TREE | ☐ GREASE | ☐ ASBESTOS | ☐ COASTAL | ☐ AIR | ☐ PAVING & DRAINAGE |
| ☐ TANKS | ☐ INDUSTRIAL | ☐ WETLAND | ☐ PRE-TREATMENT | ☐ CORE | ☐ FLOOD |

## FOR OFFICE USE ONLY

*To be completed by Permit and Occupancy Representative or Plans Processing Specialist*

| APPLICATION DATE | CLERK NAME | ARRIVAL TIME |
|---|---|---|
| | | |
| **PROCESS NUMBER** | **PROCESS NUMBER** | **PROCESS NUMBER** |
| | M2025005591 | |

☐ RE-ISSUE ☐ PLAN REVISION ☑ REWORK ☐ SHOP DRAWING

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Miami-Dade Department of Regulatory and Economic Resources

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| ☑ DOH (HRS) | ☐ DERM OSTDS | | | | |

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| ☑ DOH (HRS) | ☐ DERM OSTDS | | | | |

### OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

### OPR DERM **INITIAL** REVIEWS *(check all that apply)*

☐ DERM CORE ☐ DERM SPECIALTY *(You will be notified after core review is complete for additional fees)*

### OPR DERM **REWORK** *(OPR for specialty only available at PIC)*

| | | | | | |
|---|---|---|---|---|---|
| ☐ TREE | ☐ GREASE | ☐ ASBESTOS | ☐ COASTAL | ☐ AIR | ☐ PAVING & DRAINAGE |
| ☐ TANKS | ☐ INDUSTRIAL | ☐ WETLAND | ☐ PRE-TREATMENT | ☐ CORE | ☐ FLOOD |

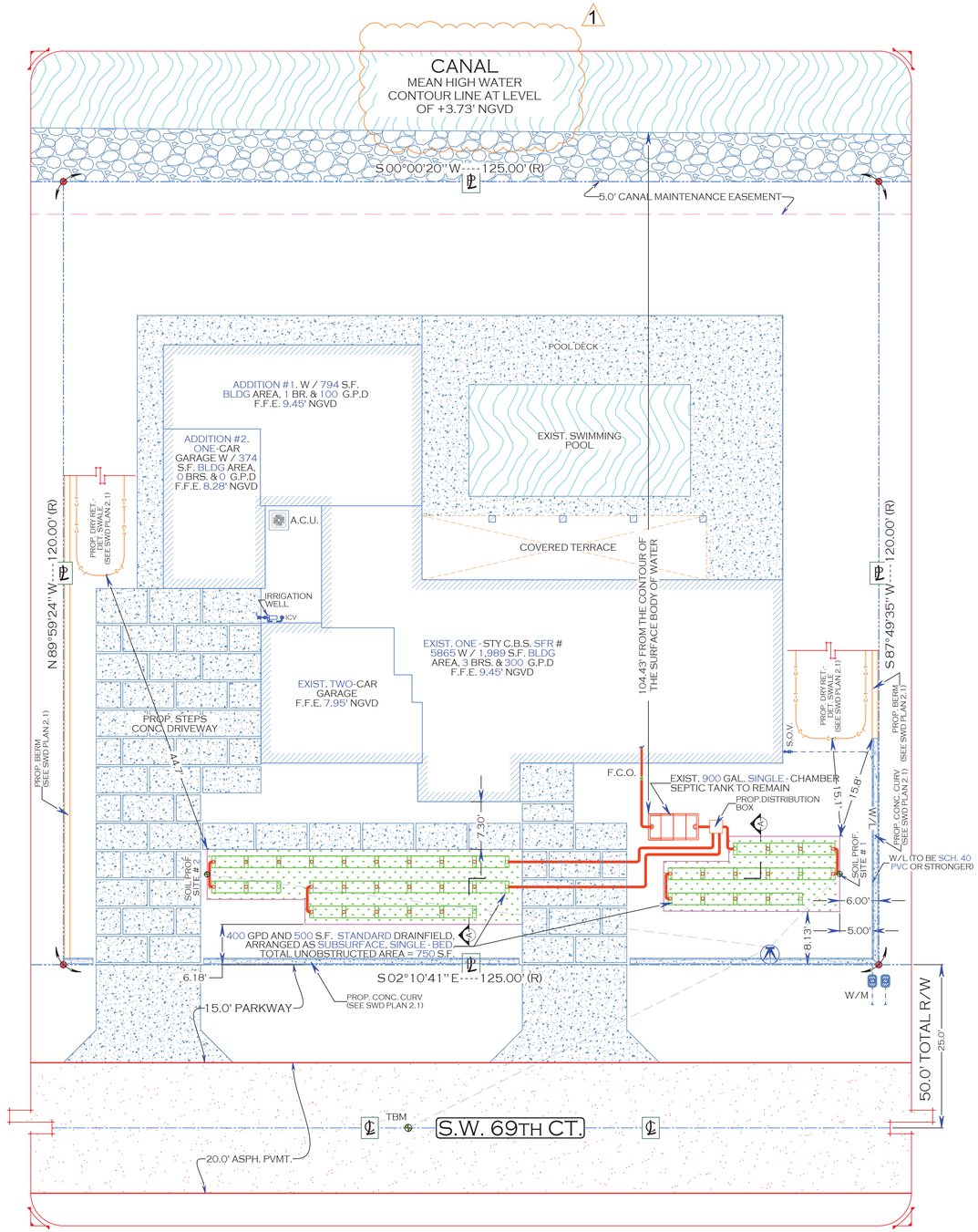
## FOR OFFICE USE ONLY

*To be completed by Permit and Occupancy Representative or Plans Processing Specialist*

| APPLICATION DATE | CLERK NAME | ARRIVAL TIME |
|---|---|---|
| | | |
| **PROCESS NUMBER** | **PROCESS NUMBER** | **PROCESS NUMBER** |
| | M2025005591 | |

☐ RE-ISSUE ☐ PLAN REVISION ☑ REWORK ☐ SHOP DRAWING

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OSTDS Civil Pack.00 for DOH Re-work Sheet_V4.pdf




SEPTIC SYSTEM
SITE PLAN
SCALE: 1"=10'

## ON-SITE TREATMENT AND DISPOSAL SYSTEMS (O.S.T.D.S.) NOTE:

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND/OR ACROSS THE STREET THAT MAY BE AFFECTED BY THE NEW SEPTIC SYSTEM INSTALLATION.

NOTES:

1.- NO TREES, PALMS, OR HEAVY VEGETATION SHALL BE ALLOWED ON THE SEPTIC TANK, THE DRAINFIELD AND ON THE REST OF THE UNOBSTRUCTED AREA, ONLY GRASS AND/OR SMALL PLANTS LIKE, SHRUBS, HEDGES OR COVERTURES SHALL BE PERMITTED.

2.- THE PROPOSED O.S.T.D.S., WHICH IS DEPICTED IN THIS DRAWING SHALL BE PLACED AT NO LESS THAN 100 FEET AWAY FROM WHICHEVER PROPOSED OR EXISTING POTABLE WELLS ON THE SUBJECT PROPERTY OR VICINITIES.

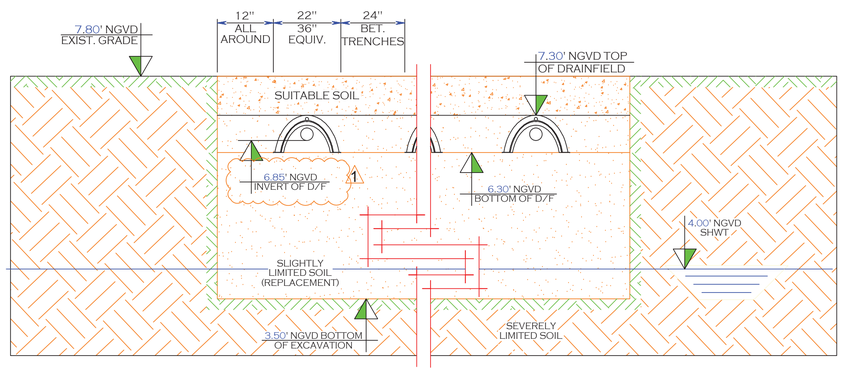
3.- SHALL NOT BE RUN HEAVY TRAFFIC LOADS ON THE DRAINAGE AREA AND OR ANY TYPE OF SEPTIC TANK (PUMP, GREASE INTERCEPTOR, ETC.) WITH THE EXCEPTION OF THOSE TANKS THAT COMPLY WITH TYPE TRAFFIC LOAD FOR WHICH THEY WERE DESIGNED AND BUILT.

1

| BREAKDOWN FOR INTERESTED AREAS | | | | |
|---|---|---|---|---|
| NET LOT: | 15003 | s-f | 0.344 | ac. |
| PARKWAY: | 1875 | s-f | 0.043 | ac. |
| | | s-f | | ac. |
| | | s-f | | ac. |
| TOTAL: | 16878 | s-f | 0.387 | ac. |
| LOT ALLOWANCE: | 967 | | gpd | |

1

| REQUIRED SOIL PROFILES ELEVATIONS IN ACCORDANCE WITH THE SITE EVALUATION REPORT | | | |
|---|---|---|---|
| Item | No. | Elev. (NGVD) | Remarks |
| TEMPORARY BENCHMARK (TBM): | 1 | 7.93 | See Approx. Location on Site Plan |
| INSTRUMENT HEIGHT STATION: | 1 | 12.23 | |
| SOIL PROFILE SITE: | 1 | 7.90 | |
| SOIL PROFILE SITE: | 2 | 7.80 | |
| SOIL PROFILE SITE: | | n/a | |
| SOIL PROFILE SITE: | | n/a | |
| BY: | Rolando Arrieta | | |
| LIC.: | CEHP 21 - 0964 | | |
| DATE: | 07 / 01 / 2025 | | |
| SIGNATURE AND/OR INITIALS: | | | |




CROSS SECTION A-A
(ADS ARC 24)
SCALE: N.T.S.

## GENERAL LEGEND & SYMBOLOGY

- ELEV. = ELEVATION
- DRWY. = DRIVEWAY
- U.P. = UTILITY POLE
- B.O.B. = BASIS OF BEARINGS
- A/C = AIR CONDITIONING PAD
- ARC = ARC DISTANCE
- BLDG. = BUILDING
- C.B. = CATCH BASIN
- C.B.S. = CONC. BLOCK STRUCTURE
- CH. = CHORD DISTANCE
- (C) = CALCULATED
- CLR. = CLEAR
- ℄ = CENTER LINE
- CONC. = CONCRETE
- P.R.C. = POINT OF REVERSE CURVE
- P.C. = POINT OF CURVATURE
- F.N.D. = FOUND NAIL & DISK
- P.C.C. = POINT OF COMPOUND CURVE
- ⌖ = MONUMENT LINE
- N.G.V.D. = NAT. GEODETIC VERT. DATUM
- O.E. = OVERHEAD ELECTRIC LINE
- P.B. = PLAT BOOK
- P.C.P. = PERMANENT CONTROL POINT
- P.G. = PAGE
- P.O.B. = POINT OF BEGINNING
- ℄ = PROPERTY LINE
- N.T.S. = NOT TO SCALE
- △ = CENTRAL ANGLE
- S.I.R. = SET IRON ROD
- P.O.C. = POINT OF COMMENCEMENT
- F.N. = FOUND NAIL
- P.T. = POINT OF TANGENCY
- E.N.C. = ENCROACHMENT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND REBAR
- F.F.E. = FINISH FLOOR ELEVATION
- A.G.S. = ADJACENT GARAGE SLAB ELEV
- H.A.G. = HIGH ADJACENT GRADE ELEV
- L.A.G. = LOW ADJACENT GRADE ELEV
- H.W.L. = HIGH WATER LEVEL ELEV
- W.L. = WATER LEVEL ELEV
- L.E.M. = LOWEST ELEV OF MACHINERY
- C.O.R. = CROWN OF ROAD
- L.F.E. = LOWEST FLOOR ELEVATION
- L.P. = LIGHT POLE
- O.L. = ON LINE
- (M) = MEASURED
- (R) = RECORD
- O.H.W. = OVER HEAD WIRE (POW. AND/OR UTIL.)
- P.I. = POINT OF INTERSECTION
- B/C = BLOCK CORNER
- R = RADIUS
- RAD. = RADIAL
- RES. = RESIDENCE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.I.P. = SET IRON PIPE
- STY. = STORY
- SWK = SIDEWALK
- U.E. = UTILITY EASEMENT
- 25-25-30 = TRUNK DIAM.(")-CANOPY(')-HEIGHT(')
- = ELEVATION POINT
- = WOOD FENCE
- = CHAIN LINK FENCE
- = METAL FENCE
- = EXISTING SEWER LINE
- = NEW SEWER LINE
- = C.B.S. WALL FENCE
- = TILE
- = WATER
- = GRASS
- = CONCRETE
- = BRICK PAVERS
- = ARTISTIC CONCRETE
- = ASPHALT PAVEMENT
- = PAVEMENT RESTORATION
- = WALLS AND/OR STRUCTURES
- = MAIL BOX
- = WOOD POLE (POWER AND/OR UTIL.)

## SPECIFIC SCOPE LEGEND & SYMBOLOGY

- A.C.U. = AIR CONDENSER UNIT
- F.C.O. = FLOOR CLEAN OUT
- S.O.V. = SHUT OFF VALVE
- T.B.M. = TEMPORARY BENCHMARK
- = UNOBSTRUCTED AREA

Sunshine State 811 One Call of Florida, Inc.

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL
SIGNATURE AND DATE: 07 / 01 / 2025

QUALIFIER: ROLANDO ARRIETA
TITLE: CERT ENVIRONM HEALTH PROFESSIONAL (C.E.H.P)
LIC. NO.: 1964-21 EXP 09-30-2023
ADDRESS: 19341 STERLING DRIVE
TOWN OF CUTLER BAY
FLORIDA, 33157-7721
PHONE: (786) 232-5284

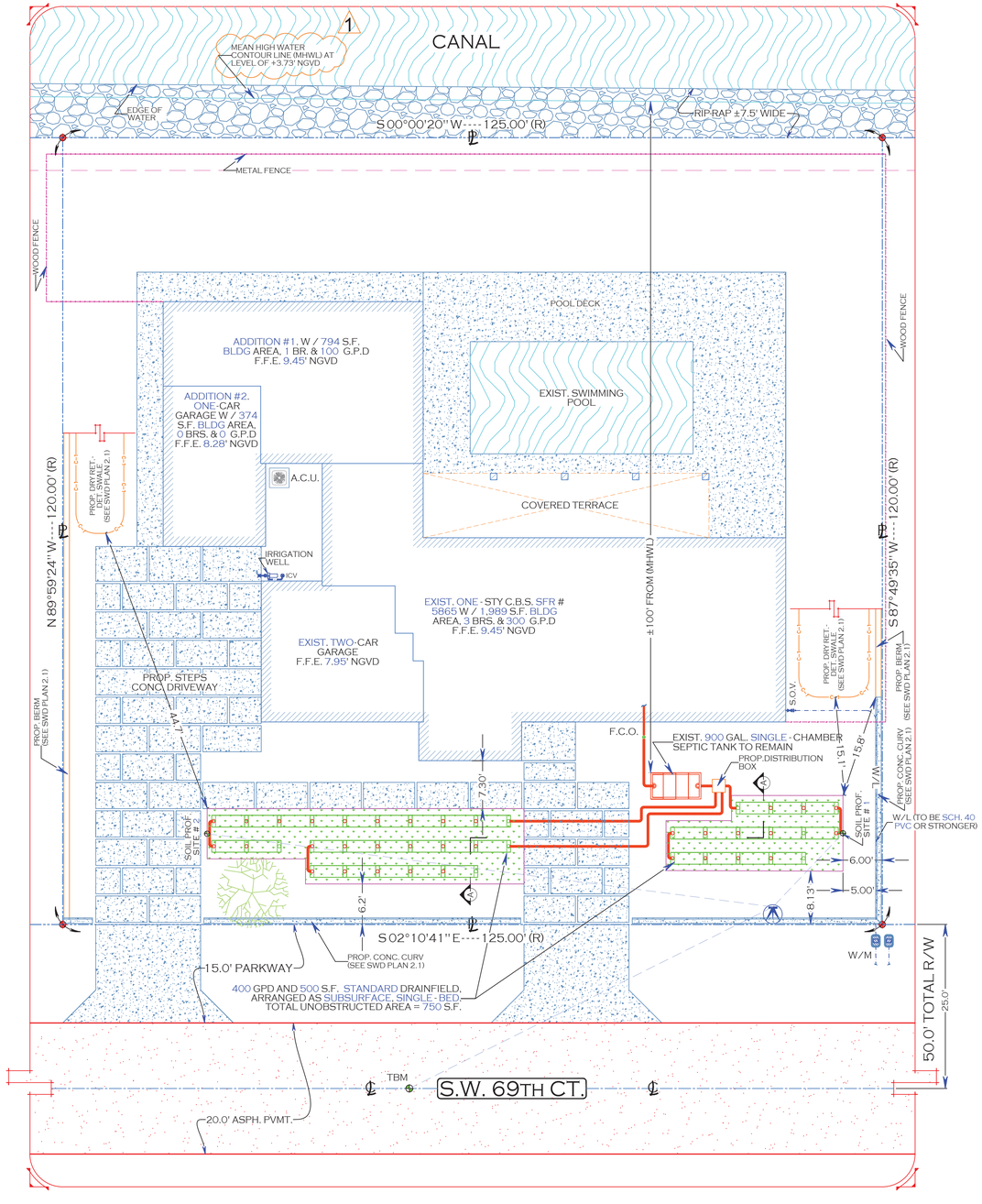
SHEET SCOPE:
ONSITE SEWER TREATMENT AND DISPOSAL SYSTEM (OSTDS) SITE PLAN, DETAILS AND NOTES

| REVISIONS | | |
|---|---|---|
| NO. | DATE: | DESCRIPTION |
| 1 | 07/04/25 | DOH REMARKS |

PROJECT NAME: "LAU'S RESIDENCE"
ADDRESS: 12805 S.W. 69TH C.T.
VILLAGE OF PINECREST,
FL. 33156-2624
PROPERTY ID: 20-5014-044-0010
CONTACT REFERENCE: ROLANDO ARRIETA, CHIEF ENGINEER (MAIN CONTACT).
GLASSHAMMER ENGINEERING, AT: 19341 STERLING DR.
CUTLER BAY, FL. 33157
OFFICE: (305) 251-1782, CELL.: (786) 232-5284
e'MAIL: CONSULTING@GLASSHAMMERENG.COM

DRAWING BY: ACA
CHECKED BY: RAM
DRAWING No.: 3108.01
DATE: 01-28-25
SCALE: AS NOTED
SHEET NAME:
C-1
SHEET NUMBER: 1
NO. OF SHEETS: 1

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20250055591 - 7/29/2025 2:52:49 PM
OSTDS Civil Pack.05 for DOH SS-SP.pdf
Examiner Date Time Stamp Trade Stamp Name
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SEPTIC SYSTEM SITE PLAN
SCALE: 1"=10'

## ON-SITE TREATMENT AND DISPOSAL SYSTEMS (O.S.T.D.S.) NOTE:

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND/OR ACROSS THE STREET THAT MAY BE AFFECTED BY THE NEW SEPTIC SYSTEM INSTALLATION.

NOTES:

1.- NO TREES, PALMS, OR HEAVY VEGETATION SHALL BE ALLOWED ON THE SEPTIC TANK, THE DRAINFIELD AND ON THE REST OF THE UNOBSTRUCTED AREA, ONLY GRASS AND/OR SMALL PLANTS LIKE, SHRUBS, HEDGES OR COVERTURES SHALL BE PERMITTED.

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1

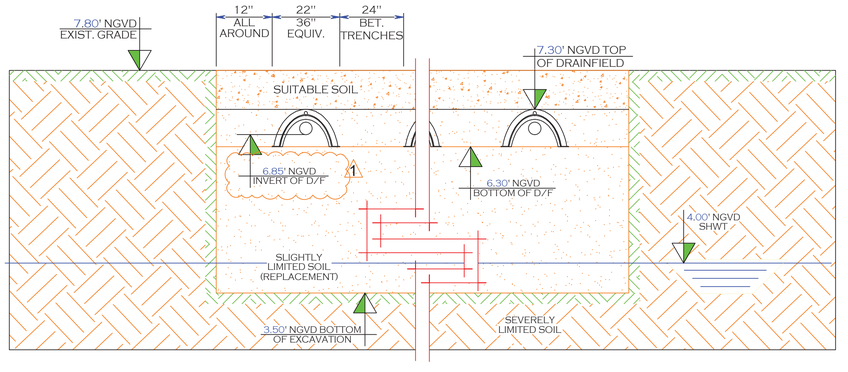
| BREAKDOWN FOR INTERESTED AREAS | | | | |
|---|---|---|---|---|
| NET LOT: | 15003 | s-f | 0.344 | ac. |
| PARKWAY: | 1875 | s-f | 0.043 | ac. |
| | | s-f | | ac. |
| | | s-f | | ac. |
| TOTAL: | 16878 | s-f | 0.387 | ac. |
| LOT ALLOWANCE: | 967 | | gpd | |

Sunshine State 811 One Call of Florida, Inc.

1

**REQUIRED SOIL PROFILES ELEVATIONS IN ACCORDANCE WITH THE SITE EVALUATION REPORT**

| Item | No. | Elev. (NGVD) | Remarks |
|---|---|---|---|
| TEMPORARY BENCHMARK (TBM): | 1 | 7.93 | See Approx. Location on Site Plan |
| INSTRUMENT HEIGHT STATION: | 1 | 12.86 | |
| SOIL PROFILE SITE: | 1 | 7.84 | |
| SOIL PROFILE SITE: | 2 | 7.63 | |
| SOIL PROFILE SITE: | | n/a | |
| SOIL PROFILE SITE: | | n/a | |
| BY: | Rolando Arrieta | | |
| LIC.: | CEHP 21 - 0964 | | |
| DATE: | 07 / 01 / 2025 | | |
| SIGNATURE AND/OR INITIALS: | | | |




CROSS SECTION A-A
(ADS ARC 24)
SCALE: N.T.S.

### GENERAL LEGEND & SYMBOLOGY

| | | | | | |
|---|---|---|---|---|---|
| 00.00' | = ELEVATION | P.T. | = POINT OF TANGENCY | | = ELEVATION POINT |
| DRWY. | = DRIVEWAY | E.N.C. | = ENCROACHMENT | | = WOOD FENCE |
| U.P. | = UTILITY POLE | F.H. | = FIRE HYDRANT | | = CHAIN LINK FENCE |
| B.O.B. | = BASIS OF BEARINGS | F.I.P. | = FOUND IRON PIPE | | = METAL FENCE |
| A/C | = AIR CONDITIONING PAD | F.I.R. | = FOUND REBAR | | = EXISTING SEWER LINE |
| | = ARC DISTANCE | F.F.E. | = FINISH FLOOR ELEVATION | | = NEW SEWER LINE |
| BLDG. | = BUILDING | A.G.S. | = ADJACENT GARAGE SLAB ELEV | | = C.B.S. WALL FENCE |
| C.B. | = CATCH BASIN | H.A.G. | = HIGH ADJACENT GRADE ELEV | | = TILE |
| C.B.S. | = CONC. BLOCK STRUCTURE | L.A.G. | = LOW ADJACENT GRADE ELEV | | = WATER |
| CH. | = CHORD DISTANCE | H.W.L. | = HIGH WATER LEVEL ELEV | | = GRASS |
| (C) | = CALCULATED | W.L. | = WATER LEVEL ELEV | | = CONCRETE |
| CLR. | = CLEAR | L.E.M. | = LOWEST ELEV OF MACHINERY | | = BRICK PAVERS |
| | = CENTER LINE | C.O.R. | = CROWN OF ROAD | | = ARTISTIC CONCRETE |
| CONC. | = CONCRETE | L.F.E. | = LOWEST FLOOR ELEVATION | | = ASPHALT PAVEMENT |
| P.R.C | = POINT OF REVERSE CURVE | L.P. | = LIGHT POLE | | = PAVEMENT RESTORATION |
| P.C. | = POINT OF CURVATURE | O.L. | = ON LINE | | = WALLS AND/OR STRUCTURES |
| F.N.D. | = FOUND NAIL & DISK | (M) | = MEASURED | | = MAIL BOX |
| P.C.C. | = POINT OF COMPOUND CURVE | (R) | = RECORD | | = WOOD POLE (POWER AND/OR UTIL.) |
| | = MONUMENT LINE | O.H.W. | = OVER HEAD WIRE (POW. AND/OR UTIL.) | | |
| N.G.V.D. | = NAT. GEODETIC VERT. DATUM | P.I. | = POINT OF INTERSECTION | | |
| O.E. | = OVERHEAD ELECTRIC LINE | B/C | = BLOCK CORNER | | |
| P.B. | = PLAT BOOK | R | = RADIUS | | |
| P.C.P. | = PERMANENT CONTROL POINT | RAD. | = RADIAL | | |
| P.G. | = PAGE | RES. | = RESIDENCE | | |
| P.O.B. | = POINT OF BEGINNING | R/W | = RIGHT OF WAY | | |
| | = PROPERTY LINE | SEC. | = SECTION | | |
| N.T.S. | = NOT TO SCALE | S.I.P. | = SET IRON PIPE | | |
| △ | = CENTRAL ANGLE | STY | = STORY | | |
| S.I.R. | = SET IRON ROD | SWK | = SIDEWALK | | |
| P.O.C. | = POINT OF COMMENCEMENT | U.E. | = UTILITY EASEMENT | | |
| F.N. | = FOUND NAIL | 25-25-30 | = TRUNK DIAM.(")-CANOPY(')-HEIGHT(') | | |

### SPECIFIC SCOPE LEGEND & SYMBOLOGY

| | | | |
|---|---|---|---|
| A.C.U. | = AIR CONDENSER UNIT | T.B.M. | = TEMPORARY BENCHMARK |
| F.C.O. | = FLOOR CLEAN OUT | | = UNOBSTRUCTED AREA |
| S.O.V. | = SHUT-OFF VALVE | | |

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Examiner Date Time Stamp Trade Stamp Name
OMISCA, ERLANDE 7/29/2025 2:12:27 PM HRS Void

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL
SIGNATURE / DATE 07/1/25

QUALIFIER: ROLANDO ARRIETA
TITLE: CERT ENVIRONM HEALTH PROFESSIONAL (C.E.H.P.)
LIC. No.: 1964-21 EXP 09-30-2023
ADDRESS: 19341 STERLING DRIVE TOWN OF CUTLER BAY FLORIDA, 33157-7721
PHONE: (786) 232-5284

SHEET SCOPE:
ONSITE SEWER TREATMENT AND DISPOSAL SYSTEM (OSTDS) SITE PLAN, DETAILS AND NOTES

| REVISIONS | | | |
|---|---|---|---|
| NO. | DATE: | DESCRIPTION | |
| 1 | 07/04/25 | DOH REMARKS | |

PROJECT NAME: "I...AU'S RESIDENCE"
ADDRESS: 12805 S.W. 69TH CT. VILLAGE OF PINECREST, FL. 33156-6264
PROPERTY ID: 20 - 5014 - 044 - 0010
CONTACT REFERENCE: ROLANDO ARRIETA, CHIEF ENGINEER (MAIN CONTACT). CHALMERS ENGINEERING, AT: 19341 STERLING DR. CUTLER BAY, FL. 33157-7721. OFFICE: (305) 251 - 7682, CELL.: (786) 232-5284 e-MAIL: CONSULTING@GLASSHAMMERS.COM

| | |
|---|---|
| DRAWING BY: | ACA |
| CHECKED BY: | RAM |
| DRAWING No.: | 3108.01 |
| DATE: | 01-28-25 |
| SCALE: | AS NOTED |
| SHEET NAME: | C-1 |
| SHEET NUMBER: | 1 |
| NO. OF SHEETS: | 1 |

Mission:
To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.

Florida HEALTH

Vision : To be the **Healthiest State** in the Nation

Ron DeSantis
Governor

Joseph A. Lapado, MD
State Surgeon General

# WELL FORM

DOH **Permit Number:** AP -

Chapter 64E-6.004(3)(a), F.A.C.:

A plan or plat of the lot or total site ownership drawn to scale, showing boundaries with dimensions, locations of any existing or proposed residences or buildings, swimming pools, recorded easements, the on-site sewage treatment and disposal systems components and their location on the property, the slope of the property and any existing or proposed wells, potable and non-potable water lines, including valves, drainage features, filled areas, unobstructed areas, and surface waters bodies. The site plan shall indicate the location of wells, on-site sewage treatment and disposal systems, surface waters and other pertinent facilities or features on contiguous or adjacent properties. If the features are within 75 feet of the applicant lot, estimated to the feature most also be shown but need not be drawn to scale. The location of any public drinking water well, as defined in Chapter 62-6.002(44)(b), within 200 feet of the applicant's lot shall also be shown, with the distance indicated from the system to the well, and the location of limited use public water system or other public wells, as define in Chapter 62- 6.002(44)(b), within 100 feet of the applicant lot must also be shown, or as defined in Chapter 62-6.002(44)(a), F.A.C., within 75 feet from a private potable water well (well used only by one or two residences).

Chapter 24-12(18), Miami-Dade County Code:

The minimum separation between a well or wells and possible sources of contamination shall be a function of the drawdown and radius of influence of the well or wells. In no case shall the well be located less than one hundred (100) horizontal feet from any source of contamination.

I have read the above and to the best of my knowledge I have provided the Department with full information regarding pertinent facilities and features on all adjacent properties. Furthermore, I understand that any on-site sewage treatment and disposal system permit issued on the basis of said facilities and features as provided by me and found to be incorrect will be subject to revocation in accordance with the provisions of Chapter 120, Florida Statutes.

Property Address: 12805 S.W. 69th Ct. Village of Pincrest Fl. 33156

Date: 01 / 15 / 25 Signature: Rolando Arrieta CEHP 19- 0964 José G. Dominguez, P.E. Lic. 49994

STATE OF FLORIDA PROFESSIONAL ENGINEER G. DOMINGUEZ LICENSE NO. 49994

Florida Department of Health
Division of Environmental Health and Engineering
Miami-Dade County
1725 NW 167th Street, Miami Gardens, FL 33056
PHONE: 305/623-3500 • FAX: 305/623-3502
FloridaHealth.gov

PHAB Accredited Health Department
Public Health Accreditation Board

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OSTDS Civil Pack.05 for DOH Well Form.pdf

Mission:
To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.

Florida HEALTH

Vision : To be the **Healthiest State** in the Nation

Ron DeSantis
Governor

Joseph A. Lapado, MD
State Surgeon General

# WELL FORM

DOH **Permit Number:** AP -

Chapter 62-6.004(3)(a), F.A.C.:

A plan or plat of the lot or total site ownership drawn to scale, showing boundaries with dimensions, locations of any existing or proposed residences or buildings, swimming pools, recorded easements, the on-site sewage treatment and disposal systems components and their location on the property, the slope of the property and any existing or proposed wells, potable and non-potable water lines, including valves, drainage features, filled areas, unobstructed areas, and surface waters bodies. The site plan shall indicate the location of wells, on-site sewage treatment and disposal systems, surface waters and other pertinent facilities or features on contiguous or adjacent properties. If the features are within 75 feet of the applicant lot, estimated to the feature most also be shown but need not be drawn to scale. The location of any public drinking water well, as defined in Chapter 62-6.002(44)(b), within 200 feet of the applicant's lot shall also be shown, with the distance indicated from the system to the well, and the location of limited use public water system or other public wells, as define in Chapter 62- 6.002(44)(b), within 100 feet of the applicant lot must also be shown, or as defined in Chapter 62-6.002(44)(a), F.A.C., within 75 feet from a private potable water well (well used only by one or two residences).

Chapter 24-12(18), Miami-Dade County Code:

The minimum separation between a well or wells and possible sources of contamination shall be a function of the drawdown and radius of influence of the well or wells. In no case shall the well be located less than one hundred (100) horizontal feet from any source of contamination.

I have read the above and to the best of my knowledge I have provided the Department with full information regarding pertinent facilities and features on all adjacent properties. Furthermore, I understand that any on-site sewage treatment and disposal system permit issued on the basis of said facilities and features as provided by me and found to be incorrect will be subject to revocation in accordance with the provisions of Chapter 120, Florida Statutes.

Property Address: 12805 S.W. 69th Ct. Village of Pincrest Fl. 33156

Date: 01 / 15 / 25 Signature: Rolando Arrieta CEHP 19- 0964 José G. Dominguez, P.E. Lic. 49994

STATE OF FLORIDA PROFESSIONAL ENGINEER G. DOMINGUEZ LICENSE NO. 49994

Florida Department of Health
Division of Environmental Health and Engineering
Miami-Dade County
1725 NW 167th Street, Miami Gardens, FL 33056
PHONE: 305/623-3500 • FAX: 305/623-3502
FloridaHealth.gov

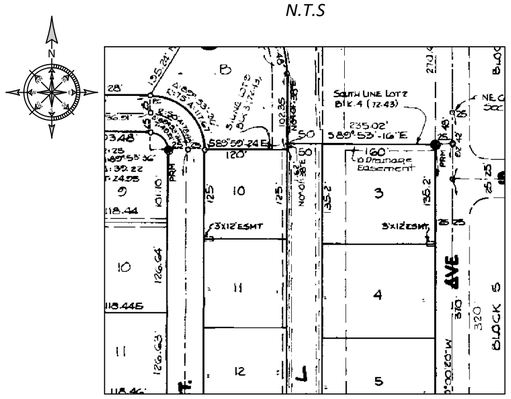
PHAB Accredited Health Department
Public Health Accreditation Board

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# BOUNDARY SURVEY

## LOCATION MAP

N.T.S




## GRAPHIC SCALE




( IN FEET )
1 inch = 20 ft.

| # | TREE NAME | SCIENTIFIC NAME | DIAMETER(") | HEIGHT(') | SPREAD(') |
|---|---|---|---|---|---|
| 1 | CHRISTMAS PALM | ADONIDIA MERRILLII | 12 | 25 | 10 |
| 2 | CHRISTMAS PALM | ADONIDIA MERRILLII | 12 | 25 | 10 |
| 3 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 6 | 20 | 7 |
| 4 | CHRISTMAS PALM | ADONIDIA MERRILLII | 12 | 25 | 10 |
| 5 | PYGMY PALM | PHOENIX ROEBELENII | 3 | 15 | 7 |
| 6 | PYGMY PALM | PHOENIX ROEBELENII | 3 | 15 | 7 |
| 7 | PYGMY PALM | PHOENIX ROEBELENII | 3 | 15 | 7 |
| 8 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 5 | 20 | 7 |
| 9 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 5 | 20 | 7 |
| 10 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 11 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 12 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 13 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 14 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 6 | 30 | 7 |
| 15 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 6 | 30 | 7 |
| 16 | 2 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |
| 17 | 9 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |
| 18 | 6 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |
| 19 | 10 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |
| 20 | 3 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |

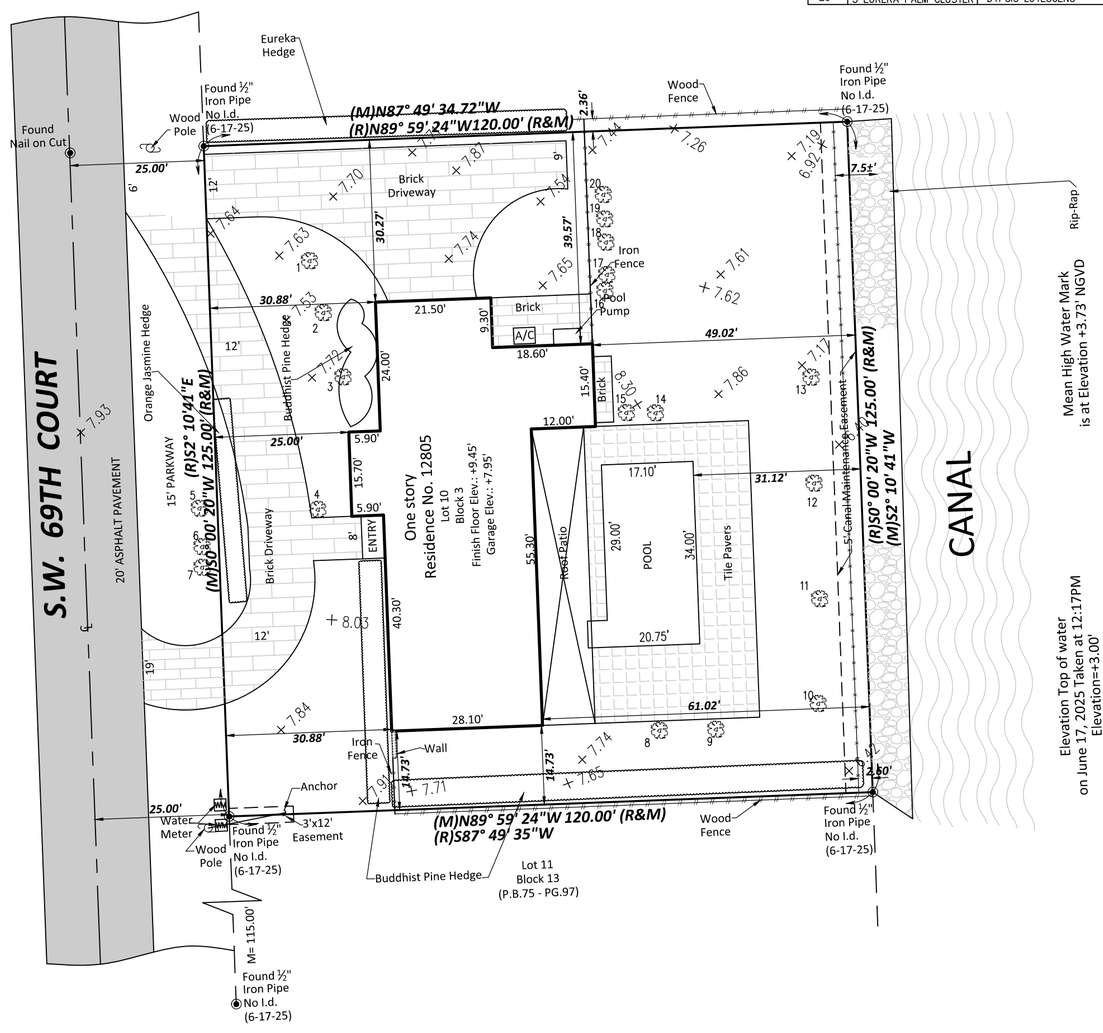
***LEGAL DESCRIPTION:***
Lot 10, Block 3, FAIRMONT ACRES SECTION 3, according to the Plat thereof, as recorded in Plat Book 75, Page 97of the Public Records of Miami-Dade County, Florida.

***SURVEY FOR:***

VICTOR LAU & KELLY E. YATCZAK

***SURVEYOR'S NOTES:***

1. There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
2. Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
3. This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
4. Location and identification of utilities, if any, are shown in accordance with recorded plat.
5. Ownership is subject to opinion of title.
6. Type of Survey: BOUNDARY SURVEY
7. The herein captioned property was surveyed and described based on the shown legal description: provided by client.
8. Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
9. This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
10. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
11. The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
12. Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
13. In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
14. No attempt has been made to locate any foundation beneath the surface of the ground.
15. Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
16. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
17. Bearings shown are assumed and are based on the West Right-of-Way line of S.W 69th Court, being ***S0°00'20".***




***ELEVATION NOTE:*** *(IF REQUESTED AND SHOWN)*
1. +0.00' Indicates existing Elevations
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

***BENCHMARK INFORMATION:*** NAME: T-617. DESCRIPTION: PK NAIL & BRASS WASHER IN CONCRETE SIDEWALK. LOCATION: SW 128 ST--- 37' SOUTH OF C/L & SW 72 AVE --- 41' WEST OF C/L. ELEVATION: +7.78'

| REVISIONS: | JOB NO.: | DATE: | REVISIONS: | JOB NO.: | DATE: |
|---|---|---|---|---|---|
| SURVEY | 21-0136 | 04-20-21 | | | |
| UP-DATE | 23-0243 | 09-26-23 | | | |
| UP-DATE | 25-0121 | 06-19-25 | | | |

WALDO F. PAEZ CERTIFICATE No. 3284 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, LS3284 ON JUNE 25, 2025 USING A DIGITAL SIGNATURE CERTIFIED BY IDENTRUST.

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON JUNE 25, 2025.

THIS IS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Waldo F Paez
Date: 2025.06.26 10:07:46 -04'00'

Waldo F Paez
BY: _____ FOR THE FIRM
WALDO F. PAEZ, P.S.M. No. 3284
STATE OF FLORIDA

DATE SIGNED: _____

**DELTA MAPPING & SURVEYING, Inc**
**LAND SURVEYORS · LAND PLANNERS**
13301 S.W 132 Avenue, Suite 117
Miami, Florida 33186
**Lb. No. 7950**
PHONE: (786) 429-1024 FAX: (786) 592-1152

Delta Mapping & Surveying, Inc

| SCALE: | DRAWN BY: | CHECKED BY: |
|---|---|---|
| 1'' - 20' | M.P.R | Waldo F Paez |

***ADDRESS: 12805 SW 69th COURT, MIAMI, FL 33165***
***FOLIO NO.: 20-5014-044-0010***

***FLOOD ZONE INFORMATION:***

| COMMUNITY NAME & NUMBER | FLOOD ZONE(S) | BASE FLOOD ELEVATION |
|---|---|---|
| VILLAGE OF PINECREST 120425 | AE | 10.0 |
| MAP/PANEL NUMBER | FIRM PANEL EFFECTIVE/REVISED DATE | |
| 12086C0468 L | 09-11-2009 | |

SHEET: 1 OF 1 SHEET(S)

SURVEY DATE: 06-19-2025

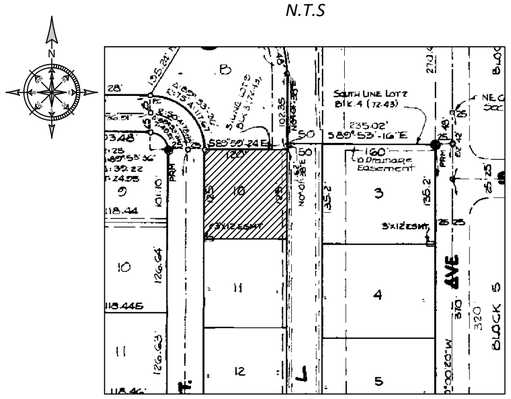
JOB NO.: 25-0121

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025005591 - 7/29/2025 2:52:49 PM
OSTDS Civil Pack.06 for DOH Survey.pdf

# BOUNDARY SURVEY

## LOCATION MAP

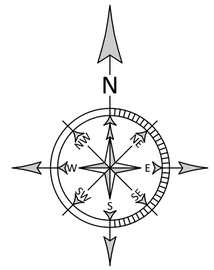
N.T.S




GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.




| # | TREE NAME | SCIENTIFIC NAME | DIAMETER(") | HEIGHT(') | SPREAD(') |
|---|---|---|---|---|---|
| 1 | CHRISTMAS PALM | ADONIDIA MERRILLII | 12 | 25 | 10 |
| 2 | CHRISTMAS PALM | ADONIDIA MERRILLII | 12 | 25 | 10 |
| 3 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 6 | 20 | 7 |
| 4 | CHRISTMAS PALM | ADONIDIA MERRILLII | 12 | 25 | 10 |
| 5 | PYGMY PALM | PHOENIX ROEBELENII | 3 | 15 | 7 |
| 6 | PYGMY PALM | PHOENIX ROEBELENII | 3 | 15 | 7 |
| 7 | PYGMY PALM | PHOENIX ROEBELENII | 3 | 15 | 7 |
| 8 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 5 | 20 | 7 |
| 9 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 5 | 20 | 7 |
| 10 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 11 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 12 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 13 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 14 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 6 | 30 | 7 |
| 15 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 6 | 30 | 7 |
| 16 | 2 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |
| 17 | 9 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |
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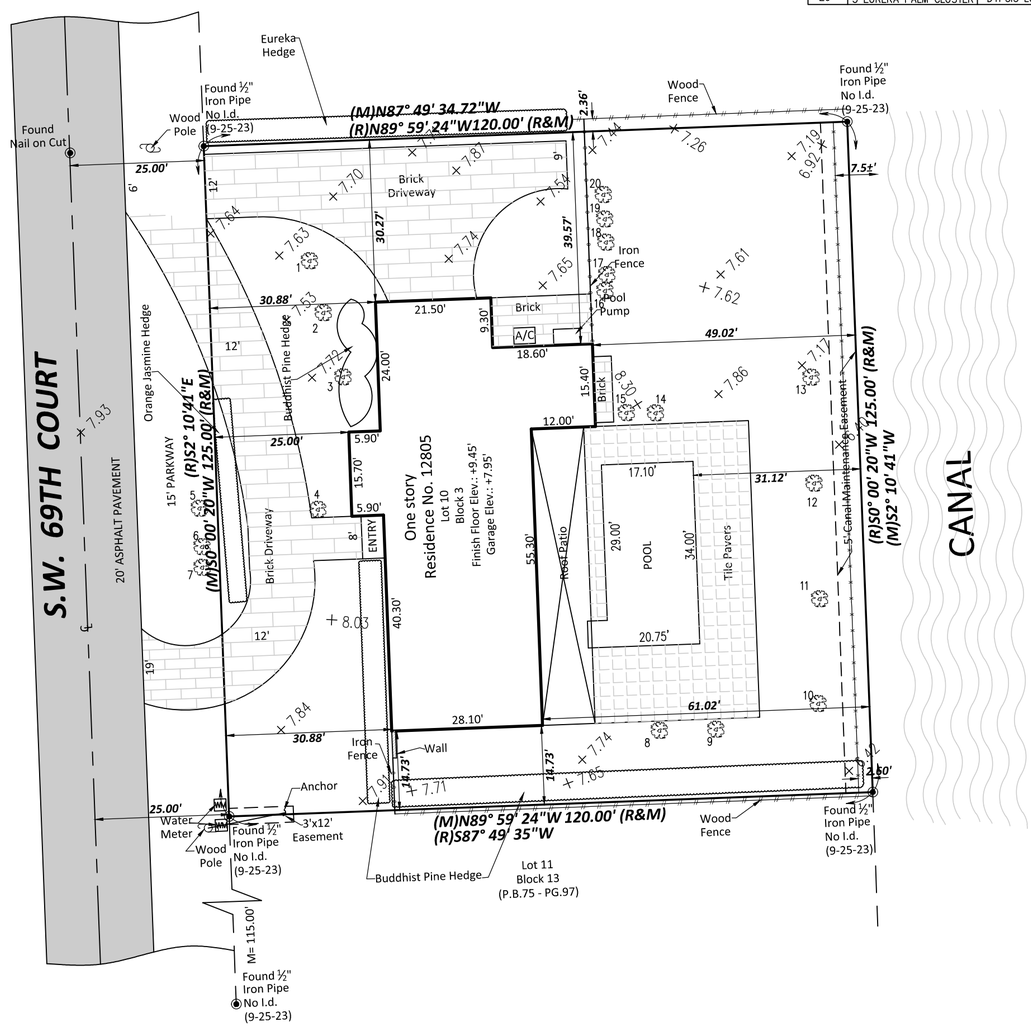
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***SURVEY FOR:***

VICTOR LAU & KELLY E. YATCZAK

***SURVEYOR'S NOTES:***

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| ELEVATION NOTE: (IF REQUESTED AND SHOWN) | BENCHMARK INFORMATION: |
|---|---|
| 1. +0.00' Indicates existing Elevations<br>2. Elevations are referred to the National Geodetic Vertical Datum of 1929 | NAME: T-617. DESCRIPTION: PK NAIL & BRASS WASHER IN CONCRETE SIDEWALK. LOCATION: SW 128 ST--- 37' SOUTH OF C/L & SW 72 AVE --- 41' WEST OF C/L. ELEVATION: +7.78' |

| REVISIONS: | JOB NO.: | DATE: | REVISIONS: | JOB NO.: | DATE: |
|---|---|---|---|---|---|
| SURVEY | 21-0136 | 04-20-21 | | | |
| | | | | | |
| | | | | | |

WALDO F. PAEZ CERTIFICATE No. 3284 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ. LS3284 ON SEPTEMBER 26, 2023 USING A DIGITAL SIGNATURE CERTIFIED BY IDENTRUST.

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON SEPTEMBER 26, 2023.

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Waldo F Paez
Date: 2023.09.26 14:41:33 -04'00'

BY: _____ DATE SIGNED: _____

Waldo F Paez

*FOR THE FIRM*

*WALDO F. PAEZ,* **P.S.M. No. 3284**
***STATE OF FLORIDA***

**DELTA MAPPING & SURVEYING, Inc**
**LAND SURVEYORS · LAND PLANNERS**
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**LB. No. 7950**
PHONE: (786) 429-1024 FAX: (786) 592-1152

Delta Mapping & Surveying, Inc

| SCALE: | DRAWN BY: | CHECKED BY: |
|---|---|---|
| 1" - 20' | M.P.R | Waldo F Paez |

***ADDRESS: 12805 SW 69th COURT, MIAMI, FL 33165***
***FOLIO NO.: 20-5014-044-0010***

***FLOOD ZONE INFORMATION:***

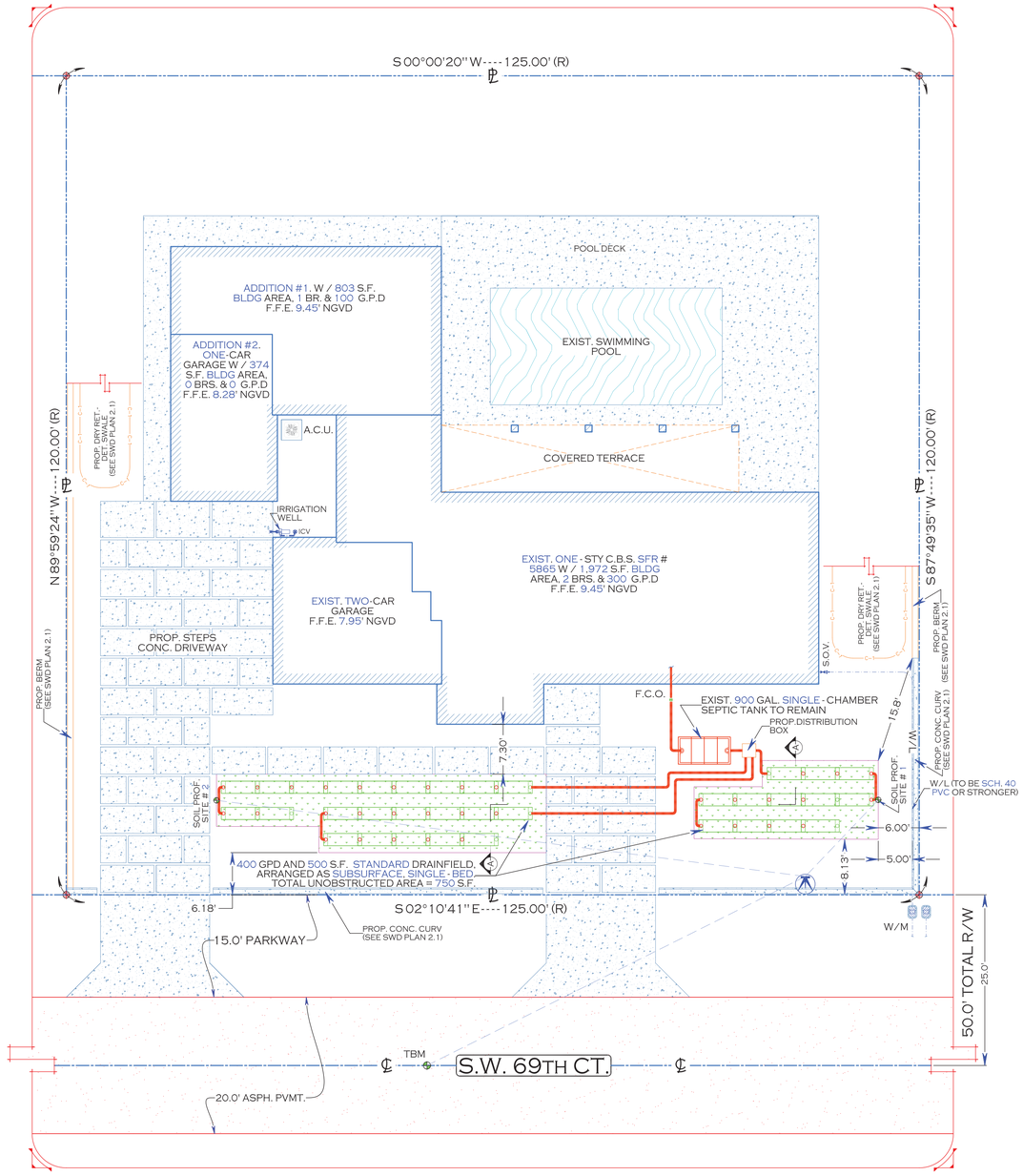
| COMMUNITY NAME & NUMBER | FLOOD ZONE(S) | BASE FLOOD ELEVATION |
|---|---|---|
| VILLAGE OF PINECREST 120425 | AE | 10.0 |
| MAP/PANEL NUMBER | FIRM PANEL EFFECTIVE/REVISED DATE | |
| 12086C0468 L | 09-11-2009 | |

SHEET: 1 OF 1 SHEET(S)

SURVEY DATE: 09-26-2023

JOB NO.: 23-0243

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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OSTDS Civil Pack.08 for DOH Survey.pdf




## SEPTIC SYSTEM SITE PLAN
SCALE: 1"=10'

### ON-SITE TREATMENT AND DISPOSAL SYSTEMS (O.S.T.D.S.) NOTE:

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND/OR ACROSS THE STREET THAT MAY BE AFFECTED BY THE NEW SEPTIC SYSTEM INSTALLATION.

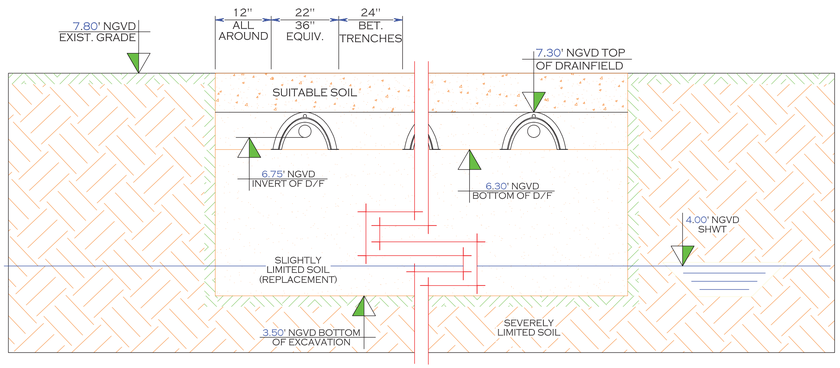
NOTES:

1.- NO TREES, PALMS, OR HEAVY VEGETATION SHALL BE ALLOWED ON THE SEPTIC TANK, THE DRAINFIELD AND ON THE REST OF THE UNOBSTRUCTED AREA, ONLY GRASS AND/OR SMALL PLANTS LIKE, SHRUBS, HEDGES OR COVERTURES SHALL BE PERMITTED.

2.- THE PROPOSED O.S.T.D.S., WHICH IS DEPICTED IN THIS DRAWING SHALL BE PLACED AT NO LESS THAN 100 FEET AWAY FROM WHICHEVER PROPOSED OR EXISTING POTABLE WELLS ON THE SUBJECT PROPERTY OR VICINITIES.

3.- SHALL NOT BE RUN HEAVY TRAFFIC LOADS ON THE DRAINAGE AREA AND OR ANY TYPE OF SEPTIC TANK (PUMP, GREASE INTERCEPTOR, ETC.) WITH THE EXCEPTION OF THOSE TANKS THAT COMPLY WITH TYPE TRAFFIC LOAD FOR WHICH THEY WERE DESIGNED AND BUILT.

| BREAKDOWN FOR INTERESTED AREAS | | | | |
|---|---|---|---|---|
| NET LOT: | **12648** | s-f | **0.290** | ac. |
| PARKWAY: | **1704** | s-f | **0.039** | ac. |
| | | s-f | | ac. |
| | | s-f | | ac. |
| TOTAL: | **14352** | s-f | **0.329** | ac. |
| LOT ALLOWANCE: | **822** | | gpd | |




## CROSS SECTION A-A
(ADS ARC 24)
SCALE: N.T.S.

### GENERAL LEGEND & SYMBOLOGY

ELEV. = ELEVATION
DRWY. = DRIVEWAY
U.P. = UTILITY POLE
B.O.B. = BASIS OF BEARINGS
A/C = AIR CONDITIONING PAD
( ) = ARC DISTANCE
BLDG. = BUILDING
C.B. = CATCH BASIN
C.B.S. = CONC. BLOCK STRUCTURE
CH. = CHORD DISTANCE
(C) = CALCULATED
CLR. = CLEAR
℄ = CENTER LINE
CONC. = CONCRETE
P.R.C = POINT OF REVERSE CURVE
P.C. = POINT OF CURVATURE
F.N.D. = FOUND NAIL & DISK
P.C.C. = POINT OF COMPOUND CURVE
M = MONUMENT LINE
N.G.V.D. = NAT. GEODETIC VERT. DATUM
O.E. = OVERHEAD ELECTRIC LINE
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
P.G. = PAGE
P.O.B. = POINT OF BEGINNING
P = PROPERTY LINE
N.T.S. = NOT TO SCALE
△ = CENTRAL ANGLE
S.I.R. = SET IRON ROD
P.O.C. = POINT OF COMMENCEMENT
F.N. = FOUND NAIL
P.T. = POINT OF TANGENCY
E.N.C. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND REBAR
F.F.E. = FINISH FLOOR ELEVATION
A.G.S. = ADJACENT GARAGE SLAB ELEV
H.A.G. = HIGH ADJACENT GRADE ELEV
L.A.G. = LOW ADJACENT GRADE ELEV
H.W.L. = HIGH WATER LEVEL ELEV
W.L. = WATER LEVEL ELEV
L.E.M. = LOWEST ELEV OF MACHINERY
C.O.R. = CROWN OF ROAD
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
O.L. = ON LINE
(M) = MEASURED
(R) = RECORD
O.H.W. = OVER HEAD WIRE (POW. AND/OR UTIL.)
P.I. = POINT OF INTERSECTION
B/C = BLOCK CORNER
R = RADIUS
RAD. = RADIAL
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.I.P. = SET IRON PIPE
STY = STORY
SWK = SIDEWALK
U.E. = UTILITY EASEMENT
25-25-30 = TRUNK DIAM.(*-CANOPY(*)-HEIGHT(*)

= ELEVATION POINT
= WOOD FENCE
= CHAIN LINK FENCE
= METAL FENCE
= EXISTING SEWER LINE
= NEW SEWER LINE
= C.B.S. WALL FENCE
= TILE
= WATER
= GRASS
= CONCRETE
= BRICK PAVERS
= ARTISTIC CONCRETE
= ASPHALT PAVEMENT
= PAVEMENT RESTORATION
= WALLS AND/OR STRUCTURES
= MAIL BOX
= WOOD POLE (POWER AND/OR UTIL.)

### SPECIFIC SCOPE LEGEND & SYMBOLOGY

A.C.U. = AIR CONDENSER UNIT
F.C.O. = FLOOR CLEAN OUT
S.O.V. = SHUT-OFF VALVE
T.B.M. = TEMPORARY BENCHMARK
= UNOBSTRUCTED AREA

Sunshine State 811 One Call of Florida, Inc.

**REQUIRED SOIL PROFILES ELEVATIONS IN ACCORDANCE WITH THE SITE EVALUATION REPORT**

| Item | No. | Elev. (NGVD) | Remarks |
|---|---|---|---|
| TEMPORARY BENCHMARK (TBM): | 1 | 11.20 | See Approx. Location on Site Plan |
| INSTRUMENT HEIGHT STATION: | 1 | 16.87 | |
| SOIL PROFILE SITE: | 1 | 11.75 | |
| SOIL PROFILE SITE: | 2 | 11.90 | |
| SOIL PROFILE SITE: | | n/a | |
| SOIL PROFILE SITE: | | n/a | |
| BY: | Rolando Arrieta | | |
| LIC.: | CEHP 21 - 0964 | | |
| DATE: | 07 / 08 / 2022 | | |
| SIGNATURE AND/OR INITIALS: | | | |

ROLANDO ARRIETA LICENSE NO. 0964 STATE OF FLORIDA ENVIRONMENTAL HEALTH PROFESSIONAL
SIGNATURE / DATE 01 / 28 / 25

QUALIFIER: ROLANDO ARRIETA
TITLE: CERT ENVIRONM HEALTH PROFESSIONAL (C.E.H.P.)
LIC. NO.: 1964-21 EXP 09-30-2023
ADDRESS: 19341 STERLING DRIVE TOWN OF CUTLER BAY FLORIDA, 33157-7721
PHONE: (786) 232-5284

SHEET SCOPE:
ONSITE SEWER TREATMENT AND DISPOSAL SYSTEM (OSTDS) SITE PLAN, DETAILS AND NOTES

| REVISIONS | | |
|---|---|---|
| NO. | DATE: | DESCRIPTION |

PROJECT NAME: "LAU'S RESIDENCE"
ADDRESS: 12805 S.W. 69TH CT. VILLAGE OF PINECREST. FL. 33156-6264
PROPERTY ID: 20-5014-044-0010
CONTACT REFERENCE: ROLANDO ARRIETA, CHIEF ENGINEER (MAIN CONTACT), GLASSHAMMER ENGINEERING, AT: 19341 STERLING DR. CUTLER BAY, FL. 33157. OFFICE: (305) 251-7682, CELL: (786) 232-5284 e-MAIL: CONSULTING@GLASSHAMMERENG.COM

DRAWING BY: ACA
CHECKED BY: RAM
DRAWING No.: 3108.01
DATE: 01-28-25
SCALE: AS NOTED
SHEET NAME: C-1
SHEET NUMBER: 1
NO. OF SHEETS: 1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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OSTDS Civil Pack.09 for DOH SS-SP.pdf
Examiner Date Time Stamp Trade Stamp Name
OMISCA, ERLANDE 7/29/2025 2:11:29 PM HRS Void

NGINEERING

"ALWAYS DELIVER MORE THAN EXPECTED"

430 Flagami Blvd Miami, Fl 33144

Ph: 305-281-3771 Email: sbenginc@gmail.com

04/22/2024

Glasshammer Engineering

**Invoice**

Project Address: 12805 SW 69th Street
Pinecrest, FL 33156

- Septic tank pump out……$ 300.00

***Amount Due……$ 300.00***

Sarima Batista /SB Engineering Owner/Contractor

We accept Visa & Mastercard

Zelle Payments: sbenginc@gmail.com

Licensed & Insured

If you have any questions, please feel free to contact us.

Sincerely,

Sarima Batista (SM0181814 / E1800486)

**Miami Dade County Department of Regulatory and Economic Resources - Job Copy**
**2025005591 - 7/29/2025 2:52:49 PM**
**OSTDS Civil Pack.10 for DOH Pump-out Receipt.pdf**

| FIXTURE CONNECTION SCHEDULE | | | |
|---|---|---|---|
| ITEM | WASTE & SOIL | WATER | |
| | | COLD | HOT |
| WATER CLOSET | 3" | 1/2" | - - |
| LAVATORY | 1-1/2" | 1/2" | 1/2" |
| KITCHEN SINK | 2" | 1/2" | 1/2" |
| HOSE BIBB | - - | 1/2" | - - |
| SHOWER | 2" | 1/2" | 1/2" |

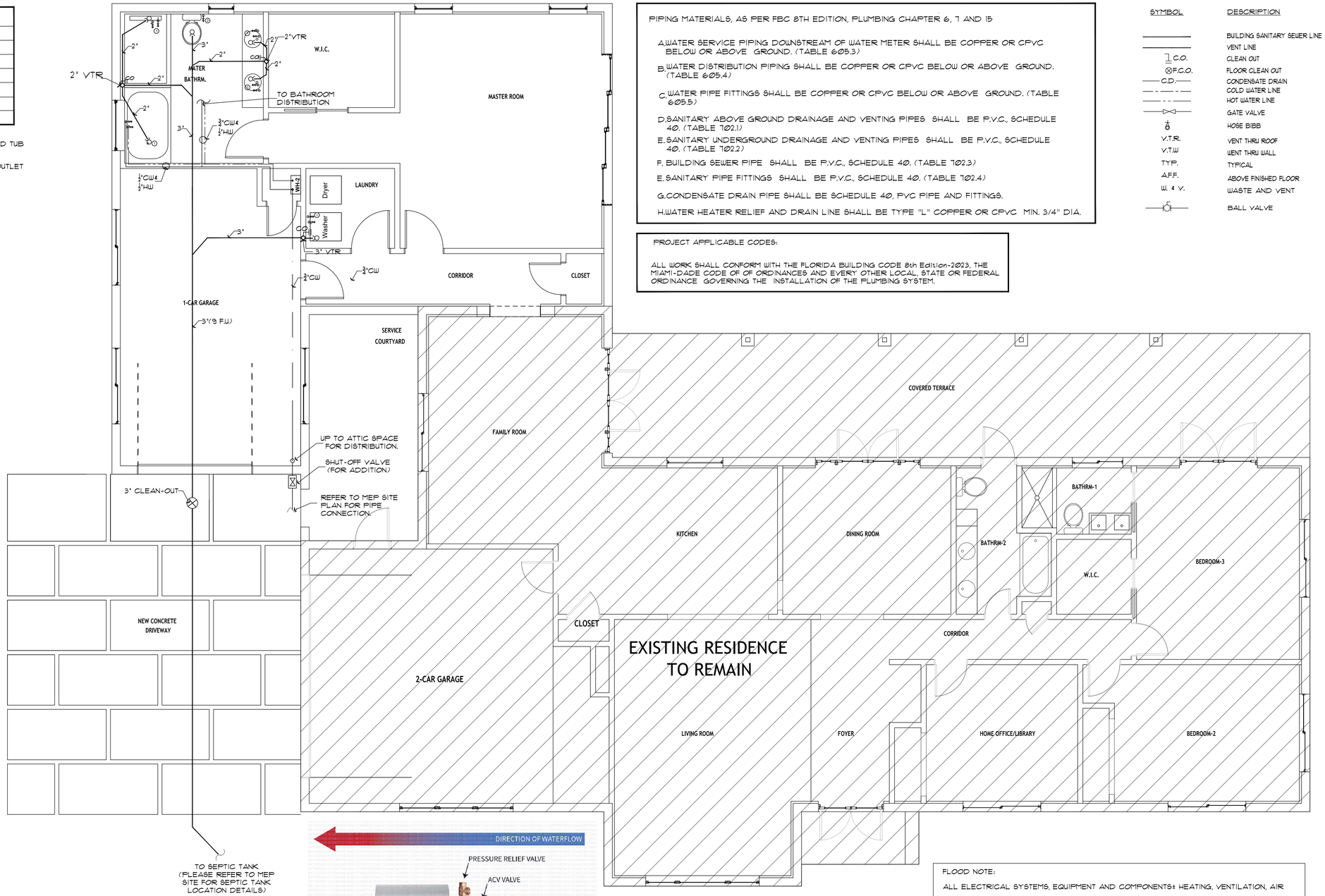
NOTE:
PROVIDE ANTI SCALD VALVE @ EACH SHOWER AND TUB

NOTE:
ALL TRAPS SHALL BE CONSISTENT WITH FIXTURE OUTLET SIZE.

| WATER PIPING SIZE |
|---|
| ① ½" CW / HW |
| ② ½" CW |

NOTE:
ALL TUB AND SHOWER SHALL BE ANTISCALDING VALVE @ 110°, (TYPICAL)

HAMMER ARRESTOR:
HAMMER ARRESTOR (H.A) SHALL BE JOSAM ABSORBOTRON TYPE No. 75001 OR APPROVED EQUAL.
A WATER H.A SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED, SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF THE QUICK-CLOSING VALVE.




PIPING MATERIALS, AS PER FBC 8TH EDITION, PLUMBING CHAPTER 6, 7 AND 15

A. WATER SERVICE PIPING DOWNSTREAM OF WATER METER SHALL BE COPPER OR CPVC BELOW OR ABOVE GROUND. (TABLE 605.3)

B. WATER DISTRIBUTION PIPING SHALL BE COPPER OR CPVC BELOW OR ABOVE GROUND. (TABLE 605.4)

C. WATER PIPE FITTINGS SHALL BE COPPER OR CPVC BELOW OR ABOVE GROUND. (TABLE 605.5)

D. SANITARY ABOVE GROUND DRAINAGE AND VENTING PIPES SHALL BE P.V.C., SCHEDULE 40. (TABLE 702.1)

E. SANITARY UNDERGROUND DRAINAGE AND VENTING PIPES SHALL BE P.V.C., SCHEDULE 40. (TABLE 702.2)

F. BUILDING SEWER PIPE SHALL BE P.V.C., SCHEDULE 40. (TABLE 702.3)

E. SANITARY PIPE FITTINGS SHALL BE P.V.C., SCHEDULE 40. (TABLE 702.4)

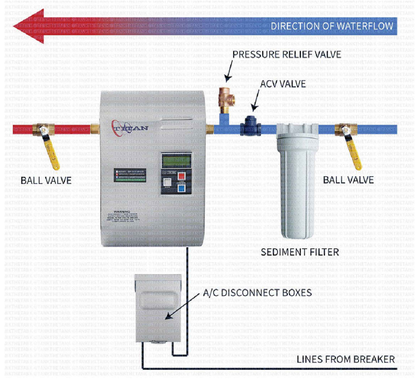
G. CONDENSATE DRAIN PIPE SHALL BE SCHEDULE 40, PVC PIPE AND FITTINGS.

H. WATER HEATER RELIEF AND DRAIN LINE SHALL BE TYPE "L" COPPER OR CPVC MIN. 3/4" DIA.

PROJECT APPLICABLE CODES:

ALL WORK SHALL CONFORM WITH THE FLORIDA BUILDING CODE 8th Edition-2023, THE MIAMI-DADE CODE OF OF ORDINANCES AND EVERY OTHER LOCAL, STATE OR FEDERAL ORDINANCE GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM.

| SYMBOL | DESCRIPTION |
|---|---|
| ——— | BUILDING SANITARY SEWER LINE |
| ——— | VENT LINE |
| ⊥ C.O. | CLEAN OUT |
| ⊗ F.C.O. | FLOOR CLEAN OUT |
| —— C.D. —— | CONDENSATE DRAIN |
| — — — — | COLD WATER LINE |
| — - — - — | HOT WATER LINE |
| ——⋈—— | GATE VALVE |
| | HOSE BIBB |
| V.T.R. | VENT THRU ROOF |
| V.T.W | WENT THRU WALL |
| TYP. | TYPICAL |
| A.F.F. | ABOVE FINISHED FLOOR |
| W. & V. | WASTE AND VENT |
| ——⋈—— | BALL VALVE |




TANK-LESS WATER HEATER INSTALLATION DETAIL.

FLOOD NOTE:

ALL ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS± HEATING, VENTILATION, AIR CONDITIONING± PLUMBING APPLIANCES AND PLUMBING FIXTURES± DUCT SYSTEMS± AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION". (ASCE 24-14 CH. 7.0).

| NEW ELECTRIC WATER HEATER SCHEDULE (TANK-LESS) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| MARK | RECIR PUMP INTEGRATED | INPUT (KW) | MANUFACTURER MODEL No. | TYPE | MAX CAPACITY | TEMP SET @ | ENERGY FACTOR | PIPE FITTINGS | AREA SERVED |
| WH-1 | NO | 8.0 | RHEEM MODEL:RTEX-08 | TANK-LESS | -- | 110°F | 0.93 | 1/2" NPT | FLOOR PLAN |

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

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Diniester Marcelo
Digitally signed by Diniester Marcelo
Date: 2024.05.27 23:01:33 -04'00'

THIS ITEM HAVE BEEN ELECTRONICALLY SIGNED AND SEALED BY DINIESTER MARCELO ON THE ADJACENT DATE USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NAME AND LOCATION:

# VICTOR LAU
## RESIDENCE ADDITION

12805 SW 69nd Court
Miami, FL 33156

KEY PLAN:

SUBMITTALS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | |

REVISIONS:

| NO. | DATE | DESCRIPTION: |
|---|---|---|
| | | |

DRAWING TITLE:

PLUMBING FLOOR PLAN

| | |
|---|---|
| PROJECT PHASE: | PERMIT SET |
| ISSUE DATE: | 04/25/2024 |
| DRAWN BY: | APPROVED BY: |

SHEET NUMBER

P-1

## Costs for Substantial Improvements and Repair of Substantial Damage

### Included Costs

Items that must be included in the costs of improvement or costs to repair are those that are directly associated with the building. The following list of costs that must be included is not intended to be exhaustive, but characterizes the types of costs that must be included:

- Materials and labor, including the estimated value of donated or discounted materials and owner or volunteered labor
- Site preparation related to the improvement or repair (foundation excavation, filling in basements)
- Demolition and construction debris disposal
- Labor and other costs associated with demolishing, moving, or altering building components to accommodate improvements, additions, and making repairs
- Costs associated with complying with any other regulation or code requirement that is triggered by the work, including costs to comply with the requirements of the Americans with Disabilities Act (ADA)
- Costs associated with elevating a structure to an elevation that is lower than the BFE
- Construction management and supervision
- Contractor's overhead and profit
- Sales taxes on materials
- Structural elements and exterior finishes, including:
  - Foundations (e.g., spread or continuous foundation footings, perimeter walls, chainwalls, pilings, columns, posts, etc.)
  - Monolithic or other types of concrete slabs
  - Bearing walls, tie beams, trusses
  - Joists, beams, subflooring, framing, ceilings
  - Interior non-bearing walls
  - Exterior finishes (e.g., brick, stucco, siding, painting, and trim)
- Structural elements and exterior finishes (cont.):
  - Windows and exterior doors
  - Roofing, gutters, and downspouts
  - Hardware
  - Attached decks and porches
- Interior finish elements, including:
  - Floor finishes (e.g., hardwood, ceramic, vinyl, linoleum, stone, and wall-to-wall carpet over subflooring)
  - Bathroom tiling and fixtures
  - Wall finishes (e.g., drywall, paint, stucco, plaster, paneling, and marble)
  - Built-in cabinets (e.g., kitchen, utility, entertainment, storage, and bathroom)
  - Interior doors
  - Interior finish carpentry
  - Built-in bookcases and furniture
  - Hardware
  - Insulation
- Utility and service equipment, including:
  - HVAC equipment
  - Plumbing fixtures and piping
  - Electrical wiring, outlets, and switches
  - Light fixtures and ceiling fans
  - Security systems
  - Built-in appliances
  - Central vacuum systems
  - Water filtration, conditioning, and recirculation systems



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Pinecrest Substantial Improvement - Costs and Worksheet.pdf

### Excluded Costs

Items that can be excluded are those that are not directly associated with the building. The following list characterizes the types of costs that may be excluded:

- Clean-up and trash removal
- Costs to temporarily stabilize a building so that it is safe to enter to evaluate required repairs
- Costs to obtain or prepare plans and specifications
- Land survey costs
- Permit fees and inspection fees
- Carpeting and recarpeting installed over finished flooring such as wood or tiling
- Outside improvements, including landscaping, irrigation, sidewalks, driveways, fences, yard lights, swimming pools, pool enclosures, and detached accessory structures (e.g., garages, sheds, and gazebos)
- Costs required for the minimum necessary work to correct existing violations of health, safety, and sanitary codes
- Plug-in appliances such as washing machines, dryers, and stoves



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# Substantial Improvement Worksheet for Floodplain Construction

(for reconstruction, rehabilitation, addition, or other improvements, and repair of damage from any cause)

Property Owner: _____

Address: _____

Permit No.: _____

Location: _____

Description of improvements: _____

**Present Market Value** of structure ONLY (market appraisal or adjusted assessed value, BEFORE improvement, or if damaged, before the damage occurred), not including land value: $ _____

**Cost of Improvement -**
Actual cost of the construction** (see items to include/exclude) $ _____

**Include volunteer labor and donated supplies.**

Ratio = $\frac{\textbf{Cost of Improvement (or Cost to Repair)}}{\textbf{Market Value}} \times 100$ _____ %

If ratio is 50 percent or greater (**Substantial Improvement**), entire structure including the existing building must be elevated to the base flood elevation (BFE) and all other aspects brought into compliance.

**Important Notes:**

1. Review cost estimates to ensure that all appropriate costs are included or excluded.
2. If a residential pre-FIRM building is determined to be substantially improved, it must be elevated to or above the BFE. If a non-residential pre-FIRM building is substantially improved, it must be elevated or dry floodproofed to the BFE.
3. Proposals to repair damage from any cause must be analyzed using the formula shown above.
4. Any proposed improvements or repairs to a post-FIRM building must be evaluated to ensure that the improvements or repairs comply with floodplain management regulations and to ensure that the improvements or repairs do not alter any aspect of the building that would make it non-compliant.
5. Alterations to and repairs of designated historic structures may be granted a variance or be exempt under the substantial improvement definition) provided the work will not preclude continued designation as a "historic structure."
6. Any costs associated with directly correcting health, sanitary, and safety code violations may be excluded from the cost of improvement. The violation must have been officially cited prior to submission of the permit application.

Determination completed by: _____

Date: _____

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## GENERAL NOTES:

GENERAL:

1. CODES:
ACI 318-14
ACI 530-13
AISC - FIFTEENTH EDITION
FLORIDA BUILDING CODE 2023
ASCE 7-22. V= 175 MPH EXP. "C"

2. NO DIMENSIONS SHALL BE SCALED FROM DRAWINGS.

3. GENERAL CONTRACTOR SHALL CHECK, REVIEW AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE ENGINEER OF RECORD SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS, OR ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO THE CODES, RULES AND REGULATIONS.

4. ALL REFERENCED STANDARDS REFER TO THE EDITION ENFORCED AT THE TIME THESE PLANS AND SPECIFICATIONS ARE ISSUED FOR BID.

5. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS ISSUED BY THE ARCHITECT.

6. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, AIR CONDITIONING, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS RECESSES, OPENINGS REGLETS, BOLT SETTINGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

7. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL BEFORE FABRICATION OR ERECTION OF ANY STRUCTURAL SYSTEM.

8. GENERAL CONTRACTOR SHALL RESTRICT AND PROPERLY ISOLATE ALL CONSTRUCTION EQUIPMENT AND LOADS FROM INDUCING OR TRANSMITTING VIBRATIONS TO THE STRUCTURE DURING CONSTRUCTION.

9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATIONS AND DEWATERING OPERATIONS IN SUCH A WAY AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.

10. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT/ENGINEER.

11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.

12. "BY OTHERS" DENOTES LABOR AND MATERIALS BY OTHERS. HOWEVER THE GENERAL CONTRACTOR SHALL PROVIDE COORDINATION AND FREE ACCESS FOR THE WORK. REFER TO SPECIALTY ENGINEERING NOTES.

13. "N.I.C." DENOTES NOT IN CONTRACT. THE OWNER SHALL BE RESPONSIBLE FOR COORDINATING A TIME SCHEDULE OF THE BASE CONTRACT WITH THE "N.I.C." TRADES.

14. TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.

15. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.

16. BACKFILL AROUND THE EXTERIOR PERIMETER OF WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEMS. DO NOT PROCEED WITH BACKFILL UNTIL (7) DAYS AS A MINIMUM AFTER THE COMPLETION OF INTERIOR FLOOR SYSTEMS UNLESS WALLS ARE ADEQUATELY BRACED. BACKFILL SHALL NOT BE PLACED UNTIL AFTER COMPLETION AND INSPECTION OF WATERPROOFING WHERE WATERPROOFING OCCURS.

17. TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.

18. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIALS SHALL BE NEW MATERIALS AND WORKMANSHIP SHALL BE OF GOOD QUALITY. ALL WORKMEN AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.

19. THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.

20. THE PREMISES SHALL BE KEPT FREE FROM ACCUMULATION OF WASTE MATERIALS, AND DEBRIS, AND AT THE END OF THE JOB THE CONTRACTOR SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS, AND TOOLS AND LEAVE THE BUILDING BROOM CLEAN.

21. JOB SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR. INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT SHALL BE UNDER A SEPARATE CONTRACT.

22. SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.

23. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH ONE SEPIA COPY AND FOUR BLUE LINE COPIES OF SHOP DRAWINGS A MINIMUM OF TWO WEEKS PRIOR TO PLACEMENT. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT NOR DOES IT INFER THAT THEY SUPERSEDE THE STRUCTURAL DRAWINGS.

## CONCRETE:

1. ALL REINFORCED CONCRETE DESIGN SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI-318).

2. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" ACI-3O1.

3. CONCRETE STRENGTH AT 28 DAYS SHALL BE 4000 PSI. MODULUS OF ELASTICITY OF CONCRETE MIX SHALL BE NOT LESS THAN 57,000 $\sqrt{F'c}$. U.N.O. (FOOTINGS----- 3000 PSI)

4. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK.

5. NO ADMIXTURE SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

6. FORMWORK SHALL COMPLY WITH "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" (ACI 347R).

7. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFE ADEQUATE SHORING, RE-SHORING, BRACING AND FORMWORK. GENERAL CONTRACTOR SHALL CONTRACT A STATE OF FLORIDA REGISTERED ENGINEER TO PREPARE SHORING AND RE-SHORING PLANS TO BE SUBMITTED TO THE ENFORCEMENT AGENCY FOR RECORD KEEPING.

8. THE OWNER SHALL CONTRACT AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER TO PERFORM CONCRETE CYLINDER TESTS AS FOLLOWS: FOUR CYLINDER TESTS FOR ANY 50 CUBIC YARDS OF CONCRETE POURED, OR THREE CYLINDER TESTS PER ANY DAY'S POUR LESS THAN 50 CUBIC YARDS.

9. TRANSPORTING, PLACING, CURING AND DEPOSITING OF CONCRETE SHALL COMPLY WITH ACI 301.

10. NO PIPES OR CONDUITS EXCEEDING 1/3 THE SLAB THICKNESS IN OUTSIDE DIAMETER SHALL BE EMBEDDED IN THE STRUCTURAL CONCRETE FLOOR OR ROOF WITHOUT WRITTEN APPROVAL FROM THE ENGINEER. WHERE PIPES OR CONDUITS ARE PERMITTED, THEY SHALL BE PLACED NO CLOSER THAN THREE DIAMETER O/C AND SHALL BE LOCATED SO AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE. JUNCTION BOXES MAY BE PLACED IN STRUCTURAL CONCRETE SLABS BUT SHALL NOT EXCEED 4 1/2" X 4 1/2" X 3 1/2" IN DEPTH, AND SHALL BE SEPARATED FROM OTHER JUNCTION BOXES BY NOT LESS THAN 8".

11. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.

12. ALL PLUMBING & ELECTRICAL SLOTS SHALL BE FILLED WITH CONCRETE TO THE TOP OF THE FLOOR SLAB AFTER PIPING OR CONDUIT IS INSTALLED.

13. ALL BEAMS, SPANDREL BEAMS & FLOOR SLABS, SHALL BE PLACED MONOLITHICALLY AND THE FLOOR SLAB FINISHED AS REQUIRED ON THE SPECIFICATIONS.

14. VERTICAL CONSTRUCTION JOINTS USING APPROVED BULKHEADS MAY BE MADE AT CENTER OF BEAM OR SLAB SPANS WHERE STOP IN CONCRETE WORK IS NECESSARY. FOR ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS SEE DETAILS. ANY OTHER CONSTRUCTION JOINT REQUESTED BY THE GENERAL CONTRACTOR SHALL BE SHOWN ON THE SHOP DRAWINGS FOR THE ENGINEER'S REVIEW.

15. REMOVE ALL DEBRIS FROM FORMS BEFORE POURING.

16. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS, COLUMNS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES OR TRUNKS OF VARYING LENGTHS SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET, AND A SUFFICIENT NUMBER SHALL BE USED TO ENSURE THE CONCRETE IS BEING KEPT LEVEL AT ALL TIMES.

## WOOD:

1. ALL WOOD TRUSSES SHALL BE DESIGNED BY THE FABRICATOR SHOP DRAWINGS BEARING THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF FLORIDA SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER FOR APPROVAL PRIOR TO FABRICATION
2. ALL LUMBER FOR JOISTS, RAFTERS BEAMS AND STUDS FOR BEARING PARTITIONS SHALL BE SOUTHERN YELLOW PINE #2 AND SHALL HAVE A MINIMUM EXTREME FIBER STRESS IN BENDING OF Fb=1200 P.S.I. (E=1760000 P.S.I.)
3. ALL PLYWOOD FOR ROOF SHEATHING SHALL BE 23/32" APA RATED EXPOSURE 1 COX

## REINFORCING STEEL:

1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE CONFORMING TO ASTM A615 (S1), FY=60 KSI, U.O.N.

2. ALL REINFORCING SHALL BE DETAILED AND FABRICATED FOLLOWING THE REQUIREMENTS OF ACI 315. PLACING OF REBARS SHALL CONFORM TO "CRSI RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS". SUBMIT SHOP DRAWINGS

3. MINIMUM CONCRETE COVER ON REINFORCING STEEL SHALL BE AS FOLLOWS, U.O.N.:

MINIMUM COVER
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH____ 3"

EXPOSED TO EARTH OR WEATHER:
NO. 5 AND SMALLER BARS _____ 1 1/2"
NO. 6 AND LARGER BARS _____ 2"

NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:

ROOF SLAB _____ 3/4"
STRUCTURAL SLABS AND WALLS_____ 3/4"
BEAMS AND COLUMNS (TIES, STIRRUPS AND SPIRALS) _____ 1 1/2"
SLABS ON GRADE _____ 1 1/2"

4. NO DEVIATION FROM THE STRUCTURAL PLANS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE STRUCTURAL ENGINEER. ALL REINFORCING DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR HIS APPROVAL.

5. ALL REINFORCING BARS SHALL BE SECURELY HELD IN PLACE DURING CONCRETE POURING. IF REQUIRED, ADDITIONAL BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR THE BARS.

6. BARS SUPPORTS SHALL BE PLASTIC TIPPED FOR EXPOSED CONCRETE. LEGS OF FOUNDATIONS CHAIRS SHALL BE GALVANIZED. PLASTIC "DONUT" SPACERS WILL BE REQUIRED FOR STEEL AGAINST FORMS IN CONCRETE BEAMS & WALLS IF FIELD CONDITIONS WARRANT.

7. WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A185 AND IT SHALL BE SUPPORTED ON SLAB BOLSTERS. USE FLAT SHEETS ONLY.

8. REINFORCING IS DENOTED ON PLANS THUS:
BOTTOM BARS ----------
TOP BARS _____
FOR SIZE AND SPAICING OF REINFORCING SEE PLANS, SCHEDULES AND DETAILS.

9. ALL REINFORCING BARS MARKED "CONTINUOUS" SHALL BE LAPPED AT SPLICES AND CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AS REQUIRED. TERMINATE CONTINUOUS BARS AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS. U.O.N.

10. ALL WALLS AND COLUMNS SHALL BE DOWELED INTO FOUNDATION, WALLS, BEAMS, OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE BARS ABOVE. USE A (36) BAR DIAMETER LAP EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE.

11. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPLICE BARS IN SPANDRELS, WALLS, BEAMS, GRADE BEAMS ETC., (UNLESS OTHERWISE NOTED) AS FOLLOWS; TOP BARS AT CENTER LINE OF SPAN, BOTTOM BARS AT THE SUPPORT.

12. FOR EXTERIOR SLABS SUCH AS OPEN TERRACES THAT ARE EXPOSED TO WEATHER, TOP REINFORCING SHALL HAVE A MINIMUM COVER 1". (CONCRETE WATER CEMENT RATIO SHALL NOT EXCEED 0.40 BY WEIGHT AND ALSO A SURFACE PENETRANT OF THE ALKYL-ALKYOXY SILANE CLASSIFICATION OR APPROVED EQUAL SHALL BE APPLIED AFTER PROPER SURFACE PREPARATION FOR THE ABOVE MENTIONED AREAS). DCI CORROSION INHIBIDOR OR APPROVED EQUAL SHALL BE ADDED TO THE CONCRETE MIX DESIGN.

## MASONRY:

## REINFORCED MASONRY

1. CONSTRUCT REINFORCED MASONRY IN ACCORDANCE WITH ACI 531, "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES" AND/OR "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY" N.C.M.A. LAY UP MASONRY UNITS IN RUNNING BOND.

2. USE CONCRETE MASONRY UNITS CONFORMING TO ASTM C90 GRADE N-1. MINIMUM COMPRESSIVE STRENGTH OF ANY UNIT SHALL BE OF 1900 PSI FOR AN f'm OF 1500 PSI. USE ONLY MASONRY UNITS THAT ARE A MIN. OF 50% SOLID.

3. TEST ONE SET OF MASONRY UNITS IN ADVANCE OF BEGINNING OPERATIONS AND ONE SET DURING CONSTRUCTION FOR EACH 5000 SQ. FT. OF WALL AREA. SAMPLE FROM ACTUAL FIELD UNITS.

4. USE TYPE "M" MORTAR IN ACCORDANCE WITH ASTM C270. USE 3/8" FULL-BEDDED JOINTS FOR ALL MASONRY UNITS. REMOVE MORTAR PROTRUDING INTO CELL CAVITIES THAT ARE TO BE REINFORCED AND GROUTED. ALLOW A MIN. OF 24 HOURS FOR MORTAR TO CURE BEFORE PLACING GROUT.

5. USE ALL GROUT CONFORMING TO ASTM C-476 WITH A MIN. COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS, TESTED IN ACCORDANCE WITH ASTM C-39, MAX. AGGREGATE SIZE OF 3/8" AND SLUMP OF 8" TO 10". TEST SAMPLES FOR COMPRESSIVE STRENGTH TEST EVERY 30 YARDS OR EACH DAYS GROUTING. 2500 PSI PUMP MIX READY MIX CONCRETE MADE WITH MAX. 3/8" AGGREGATE AND MAX. 9" SLUMP IS ANACCEPTED ALTERNATE.

6. USE STANDARD No 9 GAGE LADDER TYPE MASONRY REINFORCING IN EVERY OTHER COURSE (U.O.N.). USE PREFABRICATED CORNERS AND TEES AT WALL INTERSECTIONS. OVERLAP DISCONTINUOUS ENDS A MIN. OF 12". HORIZONTAL REINFORCING SHALL CONFORM TO ASTM A-82.

7. USE GROUTED CELLS WITH REINFORCING AS INDICATED. INTERSECTIONS, EACH SIDE OF OPENINGS IN THE WALL AND AT THE ENDS OF WALLS USE 1#6 IN FILLED CELL U.O.N.

8. USE BAR SPACERS IN EVERY 6TH COURSE WHERE CELLS ARE TO BE GROUTED.

9. PROVIDE CLEANOUT OPENINGS FOR EACH GROUTED CELL.

10. USE ASTM A-615 GRADE 60 REINFORCING STEEL.

11. IN HIGH-LIFT GROUTING USE A MAX. LIFT OF 4'-0" WITH NOT LESS THAN 30 MINUTES NOR MORE THAN ONE HOUR BETWEEN LIFTS. VIBRATE EACH LIFT AND RECONSOLIDATE PREVIOUS LIFT AFTER PLACING NEXT

12. REINFORCED MASONRY WALL CONSTRUCTION SHALL BE INSPECTED BY A STATE OF FLORIDA CERTIFIED ENGINEER OR ARCHITECT IN ACCORDANCE WITH ACI 531.

13. WHERE ANCHOR BOLTS ARE SET IN MASONRY WALL, FILL BLOCK CELLS WITH GROUT FOR BOLTED COURSE, ONE COURSE ABOVE AND TWO COURSES BELLOW ANCHOR ELEVATION.

14. USE PRESSURE-TREATED WOOD FOR ALL WOOD IN CONTACT WITH MASONRY.

15. PROVIDE LINTELS OR HEADERS OVER ALL MASONRY OPENINGS NOT FLUSH WITH STRUCTURAL FRAME. LINTELS OR HEADERS TO BEAR MIN. 8 INCHES EACH SIDE OF OPENING.

16. ALL BEAMS NOT SCHEDULED ARE TIE BEAMS AND SHALL BE 8"x12" MIN. WITH 2#5 LONGITUDINAL BARS TOP AND BOTTOM AND #3 TIES 4 @ 12" EA. END AND 48" O.C. BETWEEN AT CORNERS USE 2 #5 TOP AND BOTTOM CORNERS BARS WITH 30" LEGS

17. ALL COLUMNS NOT SCHEDULED ARE TIE COLUMNS AND SHALL BE 8" X 12" MIN. WITH 4#5 VERTICAL BARS AND # 3 TIES @8" O.C.

18. PROVIDE 48 TIMES BAR DIAMETER TO VERTICAL REINFORCING SPLICE IN CMU WALLS.

## DESIGN LOADS

1. LIVE LOADS:

SLOPED ROOFS _____ 30 PSF

2. DEAD LOADS:

SLOPED ROOFS _____ 25 PSF

3. WIND LOADS:
WIND LOAD DESIGN IN ACCORDANCE WITH ASCE 7-16
EXP. C, V=175 MPH. (ULT.)
V=136 MPH.(SERVICE)

## FOUNDATION NOTES

1. ALL FOUNDATION CONCRETE SHALL BE CAST IN THE DRY. DEWATERING OPERATION SHALL BE DONE IN SUCH A WAY THAT GROUND WATER LEVELS OUTSIDE THE SITE WILL BE MAINTAINED TO AVOID SETTLEMENT AND DAMAGE TO NEARBY BUILDINGS AND STRUCTURES.

2. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY INTERPRETATION THAT THE SUBSURFACE CONDITIONS DESCRIBED IN THE TEST BORING LOGS OCCUR CONSISTENTLY THROUGHOUT THE JOB SITE. TEST BORINGS ARE INCLUDED ONLY TO ASSIST THE CONTRACTOR DURING BIDDING AND SUBSEQUENT CONSTRUCTION AND REPRESENT SOIL CONDITIONS ONLY AT THE SPECIFIC LOCATIONS AND AT THE PARTICULAR TIMES THEY WERE TAKEN.

3. GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SHORING, SHEETHING AND BRACING OF EXCAVATIONS.

4. EXCAVATION FOR FOOTINGS AND GRADE BEAMS SHALL BE FINISHED BY HAND SHOVEL.

5. IN NO CASE SHALL TRUCKS, BULLDOZERS OR OTHER HEAVY EQUIPMENT BE PERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION WALL UNLESS APPROVED BY THE ENGINEER.

6. GENERAL CONTRACTOR SHALL INSTALL ALL PIPE SLEEVES, BOXED OPENINGS, ANCHOR BOLTS, ETC., AS REQUIRED FOR THE VARIOUS TRADES. WALL POCKETS TO RECEIVE BEAMS AND SLABS SHALL BE PROVIDED AS REQUIRED FOR THE SUPER- STRUCTURE. SHOP DRAWINGS SHOWING THE POSITION OF OPENINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.

7. CONCRETE COMPRESSIVE STRENGTH, f'c. FOR FOUNDATION WORK SHALL BE 3000 PSI AT 28 DAYS, WITH A WATER-CEMENT RATIO OF 0.45.

8. ALL REINFORCING STEEL USED IN FOUNDATION WORK SHALL COMPLY WITH ASTM A625-83 (S1), GRADE 60. SEE "REINFORCING STEEL" UNDER "GENERAL NOTES".

9. VISUAL INSPECTION INDICATES THAT THE SOIL CONDITIONS AT THIS SITE ARE ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 PSF (ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF). SHOULD OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED, THE ENGINEER (ARCHITECT) SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK. AT THE TIME OF CONSTRUCTION THE PROFESSIONAL ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED PER FBC R404.2.2.

## SHOP DRAWING AND OTHER SUBMITTALS

1. REVIEW OF SUBMITTALS BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE. ONLY THOSE SUBMITTALS REQUIRED BY THE CONTRACT DOCUMENTS TO BE SUBMITTED WILL BE REVIEWED. ALL OTHERS WILL BE RETURNED WITHOUT COMMENT.

2. BEFORE SUBMITTING THE FIRST SHOP DRAWING, SUBMIT THE SHOP DRAWING SUBMITTAL SCHEDULE, PREPARED BY THE CONTRACTOR TO THE STRUCTURAL ENGINEER CONSISTENT WITH THE FOLLOWING CRITERIA:
A) ALLOW ADEQUATE TIME FOR TRANSIT AND PROCESSING BEFORE FABRICATION. THE STRUCTURAL ENGINEER WILL REVIEW AN AVERAGE SUBMITTAL WITHIN 14 CALENDAR DAYS OF RECEIPT BY THEM.
B) SCHEDULE AND SUBMIT SHOP DRAWINGS FOR SPECIFIC COMPONENTS, SUCH AS COLUMNS, FOOTINGS, ETC., IN THEIR ENTIRETY. SHOP DRAWINGS FOR SIMILAR FLOORS SHALL BE SUBMITTED IN THE SAME PACKAGE. SUBMIT SHOP DRAWINGS IN A TIMELY MANNER, CONSISTENT WITH THE ABOVE.

3. REVIEW OF SHOP DRAWINGS IS LIMITED TO TWO (2) REVIEWS PER SUBMITTAL WITHIN THE SCOPE OF BASIC SERVICES (I.E., INITIAL SUBMITTAL REVIEW AND ONE RESUBMITTAL, IF NECESSARY). REVIEW OF ADDITIONAL RESUBMITTALS WILL BE CONSIDERED ADDITIONAL SERVICES, FOR WHICH THE GENERAL CONTRACTOR MAY BE HELD RESPONSIBLE. ADDITIONAL SERVICES COMPENSATION TO THE ENGINEER WILL BE IN ACCORDANCE WITH THE TERMS OF THE ARCHITECT-ENGINEER AGREEMENT FOR THIS PROJECT.

4. ALL SUBMITTALS SHALL BE ACCOMPANIED BY A LETTER OF TRANSMITTAL. DO NOT COMBINE DIFFERENT SUBMITTALS ON THE SAME TRANSMITTAL.

5. ALL SHOP DRAWINGS MUST BEAR EVIDENCE OF THE CONTRACTOR'S APPROVAL PRIOR TO SUBMITTING TO THE A/E.

6. SUBMIT ONE REPRODUCIBLE AND TWO BLUELINE PRINTS TO THE ARCHITECT/ENGINEER FOR REVIEW. THE ARCHITECT/ENGINEER WILL RETURN THE REPRODUCIBLE AND RETAIN BLUELINES AFTER REVIEW.

7. ALL CHANGES AND ADDITIONS MADE ON RE-SUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RE-SUBMITTALS MUST BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. ARCHITECT/ENGINEER REVIEW WILL BE LIMITED TO THOSE ITEMS CAUSING THE RE-SUBMITTAL.

8. DO NOT REPRODUCE THE STRUCTURAL CONTRACT DOCUMENTS FOR USE AS SHOP DRAWINGS.

9. SHOP DRAWINGS NOT MEETING THE ABOVE CRITERIA OR SUBMITTED AFTER FABRICATION WILL NOT BE REVIEWED.

10. FOR ADDITIONAL CRITERIA APPLICABLE TO SHOP DRAWINGS REQUIRING ENGINEERING INPUT BY A SPECIALTY ENGINEER, SEE SPECIALTY ENGINEER NOTES.

11. SUBMITTALS TO STRUCTURAL ENGINEER:
a. CONCRETE TEST REPORT FOR CAST-IN-PLACE CONCRETE AS PER 318-11.
b. REINFORCING STEEL SHOP DRAWINGS.
c. WOOD TRUSSES LAYOUT, SHOP DRAWINGS AND ALL DESIGN DATA.

## SPECIALTY DELEGATED ENGINEERING NOTES

1. SPECIALTY DELEGATED ENGINEER:

A) DEFINITION - A FLORIDA REGISTERED PROFESSIONAL ENGINEER, NOT THE STRUCTURAL ENGINEER OF RECORD, WHO SPECIALIZES IN AND WHO UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT.
B) SHALL BE:
1) AN EMPLOYEE OR OFFICER OF A FABRICATOR.
2) AN EMPLOYEE OR OFFICER OF AN ENTITY SUPPLYING COMPONENTS TO A FABRICATOR.
3) AN INDEPENDENT CONSULTANT RETAINED BY THE FABRICATOR OR HIS SUPPLIER.

2. SUBMISSIONS AND RE-SUBMISSIONS FOR CUSTOM DESIGNED, MANUFACTURED OR FABRICATED LOAD-CARRYING ITEMS AND CUSTOM FABRICATED ITEMS WHICH ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES AND STRESSES, INCLUDING THEIR CONNECTIONS, ANCHORAGES AND ATTACHMENTS REQUIRE A SPECIALTY ENGINEER.

3. THE FOLLOWING SYSTEMS AND COMPONENTS, AS A MINIMUM, REQUIRE FABRICATION AND ERECTION DRAWINGS WITH INPUT BY A SPECIALTY ENGINEER:
a. RAILINGS
b. EXTERIOR DOORS AND WINDOWS
c. SHORING AND RESHORING
d. STEEL STAIRS

4. FOR EACH CATEGORY OF SHOP DRAWINGS REQUIRING INPUT FROM A SPECIALTY ENGINEER, THE CONTRACTOR SHALL ATTACH TO THE FIRST SHOP DRAWING SUBMITTAL A SIGNED AND SEALED LETTER FROM THE RESPONSIBLE SPECIALTY ENGINEER STATING, "I CERTIFY THAT THE DESIGN AND DRAFTING OF THE SHOP DRAWINGS WHICH ARE SIGNED AND SEALED BY ME WERE PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE THE SHOP DRAWINGS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE CONTRACT DOCUMENTS."

5. SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, LIST THE DESIGN CRITERIA, AND SHOW ALL DETAILS AND PLANS NECESSARY FOR PROPER FABRICATION AND INSTALLATION. CALCULATIONS AND SHOP DRAWINGS SHALL IDENTIFY SPECIFIC PRODUCTS UTILIZED. GENERIC PRODUCTS WILL NOT BE ACCEPTED.

6. SHOP DRAWINGS AND CALCULATIONS REQUIRE THE IMPRESSED SEAL, DATE AND SIGNATURE OF THE SPECIALTY ENGINEER. COMPUTER PRINTOUTS ARE AN ACCEPTABLE SUBSTITUTE FOR MANUAL COMPUTATIONS PROVIDED THEY ARE ACCOMPANIED BY SUFFICIENT DESCRIPTIVE INFORMATION TO PERMIT THEIR PROPER EVALUATION. SUCH DESCRIPTIVE INFORMATION SHALL BEAR THE IMPRESSED SEAL AND SIGNATURE OF THE SPECIALTY ENGINEER AS AN INDICATION THAT HE HAS ACCEPTED RESPONSIBILITY FOR THE RESULTS. SEPIAS DO NOT REQUIRE SIGNATURE AND SEAL. THE STRUCTURAL ENGINEER WILL RETAIN ONE SIGNED AND SEALED BLUELINE PRINT FOR RECORD.

7. DRAWINGS PREPARED SOLELY TO SERVE AS A GUIDE FOR FABRICATION AND INSTALLATION (SUCH AS REINFORCING STEEL SHOP DRAWINGS OR STRUCTURAL STEEL ERECTION DRAWINGS) AND REQUIRING NO ENGINEERING INPUT DO NOT REQUIRE THE SEAL OF A SPECIALTY ENGINEER.

8. CATALOG INFORMATION ON STANDARD PRODUCTS DOES NOT REQUIRE THE SEAL OF A SPECIALTY ENGINEER.

9. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO VERIFYING THE FOLLOWING:
A) THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
B) THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE SPECIALTY ENGINEER.
C) THAT THE SPECIALTY ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE.)
D) THAT THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. (NO DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE.)

10. SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED.

## EARTHWORK

CONTRACTOR SHALL DEWATER SITE AS NECESSARY, SO THAT ALL CONCRETE CAN BE PLACED IN THE DRY. ALL BACKFILL SHALL BE ACCOMPLISHED USING MATERIAL CONSISTING OF CRUSHED STONE AND/OR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER. THE BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST WALLS WHICH DO NOT HAVE PERMANENT FLOORS AT THE TOP AND BOTTOM WITHOUT PROVISIONS FOR ADEQUATE TEMPORARY BRACING OF THOSE WALLS. PROVIDE ADEQUATE EXCAVATION BRACING IN ACCORD WITH GEOTECHNICAL ENGINEER RECOMMENDATIONS TO MAINTAIN EXISTING FOOTINGS, UTILITIES, AND OTHER IMPROVEMENTS IN A SAFE CONDITION.

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE; 7TH EDITION (2020).

## STRUCTURAL ABBREVIATIONS

| | | | |
|---|---|---|---|
| (A) | | (M) | |
| A

# GENERAL NOTES:

GENERAL:

1. CODES:
ACI 318-14
ACI 530-13
AISC - FIFTEENTH EDITION
FLORIDA BUILDING CODE 2023
ASCE 7-22. V= 175 MPH EXP. "C"

2. NO DIMENSIONS SHALL BE SCALED FROM DRAWINGS.

3. GENERAL CONTRACTOR SHALL CHECK, REVIEW AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE ENGINEER OF RECORD SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS, OR ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO THE CODES, RULES AND REGULATIONS.

4. ALL REFERENCED STANDARDS REFER TO THE EDITION ENFORCED AT THE TIME THESE PLANS AND SPECIFICATIONS ARE ISSUED FOR BID.

5. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS ISSUED BY THE ARCHITECT.

6. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, AIR CONDITIONING, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS RECESSES, OPENINGS REGLETS, BOLT SETTINGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

7. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL BEFORE FABRICATION OR ERECTION OF ANY STRUCTURAL SYSTEM.

8. GENERAL CONTRACTOR SHALL RESTRICT AND PROPERLY ISOLATE ALL CONSTRUCTION EQUIPMENT AND LOADS FROM INDUCING OR TRANSMITTING VIBRATIONS TO THE STRUCTURE DURING CONSTRUCTION.

9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATIONS AND DEWATERING OPERATIONS IN SUCH A WAY AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.

10. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT/ENGINEER.

11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.

12. "BY OTHERS" DENOTES LABOR AND MATERIALS BY OTHERS. HOWEVER THE GENERAL CONTRACTOR SHALL PROVIDE COORDINATION AND FREE ACCESS FOR THE WORK. REFER TO SPECIALTY ENGINEERING NOTES.

13. "N.I.C." DENOTES NOT IN CONTRACT. THE OWNER SHALL BE RESPONSIBLE FOR COORDINATING A TIME SCHEDULE OF THE BASE CONTRACT WITH THE "N.I.C." TRADES.

14. TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.

15. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.

16. BACKFILL AROUND THE EXTERIOR PERIMETER OF WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEMS. DO NOT PROCEED WITH BACKFILL UNTIL (7) DAYS AS A MINIMUM AFTER THE COMPLETION OF INTERIOR FLOOR SYSTEMS UNLESS WALLS ARE ADEQUATELY BRACED. BACKFILL SHALL NOT BE PLACED UNTIL AFTER COMPLETION AND INSPECTION OF WATERPROOFING WHERE WATERPROOFING OCCURS.

17. TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.

18. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIALS SHALL BE NEW MATERIALS AND WORKMANSHIP SHALL BE OF GOOD QUALITY. ALL WORKMEN AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.

19. THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.

20. THE PREMISES SHALL BE KEPT FREE FROM ACCUMULATION OF WASTE MATERIALS, AND DEBRIS, AND AT THE END OF THE JOB THE CONTRACTOR SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS, AND TOOLS AND LEAVE THE BUILDING BROOM CLEAN.

21. JOB SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR. INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT SHALL BE UNDER A SEPARATE CONTRACT.

22. SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.

23. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH ONE SEPIA COPY AND FOUR BLUE LINE COPIES OF SHOP DRAWINGS A MINIMUM OF TWO WEEKS PRIOR TO PLACEMENT. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT NOR DOES IT INFER THAT THEY SUPERSEDE THE STRUCTURAL DRAWINGS.

# CONCRETE:

1. ALL REINFORCED CONCRETE DESIGN SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI-318).

2. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" ACI-3O1.

3. CONCRETE STRENGTH AT 28 DAYS SHALL BE 4000 PSI. MODULUS OF ELASTICITY OF CONCRETE MIX SHALL BE NOT LESS THAN 57,000 $\sqrt{F'c}$ U.N.O. (FOOTINGS---- 3000 PSI)

4. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK.

5. NO ADMIXTURE SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

6. FORMWORK SHALL COMPLY WITH "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" (ACI 347R).

7. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFE ADEQUATE SHORING, RE-SHORING, BRACING AND FORMWORK. GENERAL CONTRACTOR SHALL CONTRACT A STATE OF FLORIDA REGISTERED ENGINEER TO PREPARE SHORING AND RE-SHORING PLANS TO BE SUBMITTED TO THE ENFORCEMENT AGENCY FOR RECORD KEEPING.

8. THE OWNER SHALL CONTRACT AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER TO PERFORM CONCRETE CYLINDER TESTS AS FOLLOWS: FOUR CYLINDER TESTS FOR ANY 50 CUBIC YARDS OF CONCRETE POURED, OR THREE CYLINDER TESTS PER ANY DAY'S POUR LESS THAN 50 CUBIC YARDS.

9. TRANSPORTING, PLACING, CURING AND DEPOSITING OF CONCRETE SHALL COMPLY WITH ACI 301.

10. NO PIPES OR CONDUITS EXCEEDING 1/3 THE SLAB THICKNESS IN OUTSIDE DIAMETER SHALL BE EMBEDDED IN THE STRUCTURAL CONCRETE FLOOR OR ROOF WITHOUT WRITTEN APPROVAL FROM THE ENGINEER. WHERE PIPES OR CONDUITS ARE PERMITTED, THEY SHALL BE PLACED NO CLOSER THAN THREE DIAMETER O/C AND SHALL BE LOCATED SO AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE. JUNCTION BOXES MAY BE PLACED IN STRUCTURAL CONCRETE SLABS BUT SHALL NOT EXCEED 4 1/2" X 4 1/2" X 3 1/2" IN DEPTH, AND SHALL BE SEPARATED FROM OTHER JUNCTION BOXES BY NOT LESS THAN 8".

11. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.

12. ALL PLUMBING & ELECTRICAL SLOTS SHALL BE FILLED WITH CONCRETE TO THE TOP OF THE FLOOR SLAB AFTER PIPING OR CONDUIT IS INSTALLED.

13. ALL BEAMS, SPANDREL BEAMS & FLOOR SLABS, SHALL BE PLACED MONOLITHICALLY AND THE FLOOR SLAB FINISHED AS REQUIRED ON THE SPECIFICATIONS.

14. VERTICAL CONSTRUCTION JOINTS USING APPROVED BULKHEADS MAY BE MADE AT CENTER OF BEAM OR SLAB SPANS WHERE STOP IN CONCRETE WORK IS NECESSARY. FOR ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS SEE DETAILS. ANY OTHER CONSTRUCTION JOINT REQUESTED BY THE GENERAL CONTRACTOR SHALL BE SHOWN ON THE SHOP DRAWINGS FOR THE ENGINEER'S REVIEW.

15. REMOVE ALL DEBRIS FROM FORMS BEFORE POURING.

16. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS, COLUMNS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES OR TRUNKS OF VARYING LENGTHS SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET, AND A SUFFICIENT NUMBER SHALL BE USED TO ENSURE THE CONCRETE IS BEING KEPT LEVEL AT ALL TIMES.

# WOOD:

1. ALL WOOD TRUSSES SHALL BE DESIGNED BY THE FABRICATOR SHOP DRAWINGS BEARING THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF FLORIDA SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER FOR APPROVAL PRIOR TO FABRICATION
2. ALL LUMBER FOR JOISTS, RAFTERS BEAMS AND STUDS FOR BEARING PARTITIONS SHALL BE SOUTHERN YELLOW PINE #2 AND SHALL HAVE A MINIMUM EXTREME FIBER STRESS IN BENDING OF Fb=1200 P.S.I. (E=1760000 P.S.I.)
3. ALL PLYWOOD FOR ROOF SHEATHING SHALL BE 23/32" APA RATED EXPOSURE 1 CDX

# REINFORCING STEEL:

1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE CONFORMING TO ASTM A615 (S1), FY=60 KSI, U.O.N.

2. ALL REINFORCING SHALL BE DETAILED AND FABRICATED FOLLOWING THE REQUIREMENTS OF ACI 315. PLACING OF REBARS SHALL CONFORM TO "CRSI RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS". SUBMIT SHOP DRAWINGS

3. MINIMUM CONCRETE COVER ON REINFORCING STEEL SHALL BE AS FOLLOWS, U.O.N.:

MINIMUM COVER
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH____ 3"

EXPOSED TO EARTH OR WEATHER:
NO. 5 AND SMALLER BARS _____ 1 1/2"
NO. 6 AND LARGER BARS _____ 2"

NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:

ROOF SLAB _____ 3/4"
STRUCTURAL SLABS AND WALLS_____ 3/4"
BEAMS AND COLUMNS (TIES, STIRRUPS AND SPIRALS) _____ 1 1/2"
SLABS ON GRADE _____ 1 1/2"

4. NO DEVIATION FROM THE STRUCTURAL PLANS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE STRUCTURAL ENGINEER. ALL REINFORCING DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR HIS APPROVAL.

5. ALL REINFORCING BARS SHALL BE SECURELY HELD IN PLACE DURING CONCRETE POURING. IF REQUIRED, ADDITIONAL BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR THE BARS.

6. BARS SUPPORTS SHALL BE PLASTIC TIPPED FOR EXPOSED CONCRETE. LEGS OF FOUNDATIONS CHAIRS SHALL BE GALVANIZED. PLASTIC "DONUT" SPACERS WILL BE REQUIRED FOR STEEL AGAINST FORMS IN CONCRETE BEAMS & WALLS IF FIELD CONDITIONS WARRANT.

7. WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A185 AND IT SHALL BE SUPPORTED ON SLAB BOLSTERS. USE FLAT SHEETS ONLY.

8. REINFORCING IS DENOTED ON PLANS THUS:
BOTTOM BARS ----------
TOP BARS _____
FOR SIZE AND SPAICING OF REINFORCING SEE PLANS, SCHEDULES AND DETAILS.

9. ALL REINFORCING BARS MARKED "CONTINUOUS" SHALL BE LAPPED AT SPLICES AND CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AS REQUIRED. TERMINATE CONTINUOUS BARS AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS. U.O.N.

10. ALL WALLS AND COLUMNS SHALL BE DOWELED INTO FOUNDATION, WALLS, BEAMS, OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE BARS ABOVE. USE A (36) BAR DIAMETER LAP EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE.

11. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPLICE BARS IN SPANDRELS, WALLS, BEAMS, GRADE BEAMS ETC., (UNLESS OTHERWISE NOTED) AS FOLLOWS; TOP BARS AT CENTER LINE OF SPAN, BOTTOM BARS AT THE SUPPORT.

12. FOR EXTERIOR SLABS SUCH AS OPEN TERRACES THAT ARE EXPOSED TO WEATHER, TOP REINFORCING SHALL HAVE A MINIMUM COVER 1". (CONCRETE WATER CEMENT RATIO SHALL NOT EXCEED 0.40 BY WEIGHT AND ALSO A SURFACE PENETRANT OF THE ALKYL-ALKYOXY SILANE CLASSIFICATION OR APPROVED EQUAL SHALL BE APPLIED AFTER PROPER SURFACE PREPARATION FOR THE ABOVE MENTIONED AREAS). DCI CORROSION INHIBIDOR OR APPROVED EQUAL SHALL BE ADDED TO THE CONCRETE MIX DESIGN.

# MASONRY:

## REINFORCED MASONRY

1. CONSTRUCT REINFORCED MASONRY IN ACCORDANCE WITH ACI 531, "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES" AND/OR "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY" N.C.M.A. LAY UP MASONRY UNITS IN RUNNING BOND.

2. USE CONCRETE MASONRY UNITS CONFORMING TO ASTM C90 GRADE N-1. MINIMUM COMPRESSIVE STRENGTH OF ANY UNIT SHALL BE OF 1900 PSI FOR AN f'm OF 1500 PSI. USE ONLY MASONRY UNITS THAT ARE A MIN. OF 50% SOLID.

3. TEST ONE SET OF MASONRY UNITS IN ADVANCE OF BEGINNING OPERATIONS AND ONE SET DURING CONSTRUCTION FOR EACH 5000 SQ. FT. OF WALL AREA. SAMPLE FROM ACTUAL FIELD UNITS.

4. USE TYPE "M" MORTAR IN ACCORDANCE WITH ASTM C270. USE 3/8" FULL-BEDDED JOINTS FOR ALL MASONRY UNITS. REMOVE MORTAR PROTRUDING INTO CELL CAVITIES THAT ARE TO BE REINFORCED AND GROUTED. ALLOW A MIN. OF 24 HOURS FOR MORTAR TO CURE BEFORE PLACING GROUT.

5. USE ALL GROUT CONFORMING TO ASTM C-476 WITH A MIN. COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS, TESTED IN ACCORDANCE WITH ASTM C-39, MAX. AGGREGATE SIZE OF 3/8" AND SLUMP OF 8" TO 10". TEST SAMPLES FOR COMPRESSIVE STRENGTH TEST EVERY 30 YARDS OR EACH DAYS GROUTING. 2500 PSI PUMP MIX READY MIX CONCRETE MADE WITH MAX. 3/8" AGGREGATE AND MAX. 9" SLUMP IS ANACCEPTED ALTERNATE.

6. USE STANDARD No 9 GAGE LADDER TYPE MASONRY REINFORCING IN EVERY OTHER COURSE (U.O.N.). USE PREFABRICATED CORNERS AND TEES AT WALL INTERSECTIONS. OVERLAP DISCONTINUOUS ENDS A MIN. OF 12". HORIZONTAL REINFORCING SHALL CONFORM TO ASTM A-82.

7. USE GROUTED CELLS WITH REINFORCING AS INDICATED. INTERSECTIONS, EACH SIDE OF OPENINGS IN THE WALL AND AT THE ENDS OF WALLS USE 1#6 IN FILLED CELL U.O.N.

8. USE BAR SPACERS IN EVERY 6TH COURSE WHERE CELLS ARE TO BE GROUTED.

9. PROVIDE CLEANOUT OPENINGS FOR EACH GROUTED CELL.

10. USE ASTM A-615 GRADE 60 REINFORCING STEEL.

11. IN HIGH-LIFT GROUTING USE A MAX. LIFT OF 4'-0" WITH NOT LESS THAN 30 MINUTES NOR MORE THAN ONE HOUR BETWEEN LIFTS. VIBRATE EACH LIFT AND RECONSOLIDATE PREVIOUS LIFT AFTER PLACING NEXT

12. REINFORCED MASONRY WALL CONSTRUCTION SHALL BE INSPECTED BY A STATE OF FLORIDA CERTIFIED ENGINEER OR ARCHITECT IN ACCORDANCE WITH ACI 531.

13. WHERE ANCHOR BOLTS ARE SET IN MASONRY WALL, FILL BLOCK CELLS WITH GROUT FOR BOLTED COURSE, ONE COURSE ABOVE AND TWO COURSES BELLOW ANCHOR ELEVATION.

14. USE PRESSURE-TREATED WOOD FOR ALL WOOD IN CONTACT WITH MASONRY.

15. PROVIDE LINTELS OR HEADERS OVER ALL MASONRY OPENINGS NOT FLUSH WITH STRUCTURAL FRAME. LINTELS OR HEADERS TO BEAR MIN. 8 INCHES EACH SIDE OF OPENING.

16. ALL BEAMS NOT SCHEDULED ARE TIE BEAMS AND SHALL BE 8"x12" MIN. WITH 2#5 LONGITUDINAL BARS TOP AND BOTTOM AND #3 TIES 4 @ 12" EA. END AND 48" O.C. BETWEEN AT CORNERS USE 2 #5 TOP AND BOTTOM CORNERS BARS WITH 30" LEGS

17. ALL COLUMNS NOT SCHEDULED ARE TIE COLUMNS AND SHALL BE 8" X 12" MIN. WITH 4#5 VERTICAL BARS AND # 3 TIES @8" O.C.

18. PROVIDE 48 TIMES BAR DIAMETER TO VERTICAL REINFORCING SPLICE IN CMU WALLS.

# DESIGN LOADS

1. LIVE LOADS:

SLOPED ROOFS _____ 30 PSF

2. DEAD LOADS:

SLOPED ROOFS _____ 25 PSF

3. WIND LOADS:
WIND LOAD DESIGN IN ACCORDANCE WITH ASCE 7-16
EXP. C, V=175 MPH. (ULT.)
V=136 MPH.(SERVICE)

# FOUNDATION NOTES

1. ALL FOUNDATION CONCRETE SHALL BE CAST IN THE DRY. DEWATERING OPERATION SHALL BE DONE IN SUCH A WAY THAT GROUND WATER LEVELS OUTSIDE THE SITE WILL BE MAINTAINED TO AVOID SETTLEMENT AND DAMAGE TO NEARBY BUILDINGS AND STRUCTURES.

2. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY INTERPRETATION THAT THE SUBSURFACE CONDITIONS DESCRIBED IN THE TEST BORING LOGS OCCUR CONSISTENTLY THROUGHOUT THE JOB SITE. TEST BORINGS ARE INCLUDED ONLY TO ASSIST THE CONTRACTOR DURING BIDDING AND SUBSEQUENT CONSTRUCTION AND REPRESENT SOIL CONDITIONS ONLY AT THE SPECIFIC LOCATIONS AND AT THE PARTICULAR TIMES THEY WERE TAKEN.

3. GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SHORING, SHEETHING AND BRACING OF EXCAVATIONS.

4. EXCAVATION FOR FOOTINGS AND GRADE BEAMS SHALL BE FINISHED BY HAND SHOVEL.

5. IN NO CASE SHALL TRUCKS, BULLDOZERS OR OTHER HEAVY EQUIPMENT BE PERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION WALL UNLESS APPROVED BY THE ENGINEER.

6. GENERAL CONTRACTOR SHALL INSTALL ALL PIPE SLEEVES, BOXED OPENINGS, ANCHOR BOLTS, ETC., AS REQUIRED FOR THE VARIOUS TRADES. WALL POCKETS TO RECEIVE BEAMS AND SLABS SHALL BE PROVIDED AS REQUIRED FOR THE SUPER- STRUCTURE. SHOP DRAWINGS SHOWING THE POSITION OF OPENINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.

7. CONCRETE COMPRESSIVE STRENGTH, f'c. FOR FOUNDATION WORK SHALL BE 3000 PSI AT 28 DAYS, WITH A WATER-CEMENT RATIO OF 0.45.

8. ALL REINFORCING STEEL USED IN FOUNDATION WORK SHALL COMPLY WITH ASTM A625-83 (S1), GRADE 60. SEE "REINFORCING STEEL" UNDER "GENERAL NOTES".

9.SOIL STATEMENT- VISUAL INSPECTION OF THE SITE SHOWS A SOIL OF LIMESTONE WITH SANDY POCKETS AND WITH A LAYER OF TOPSOIL. THIS LIMESTONE HAS A SAFE BEARING CAPACITY IN EXCESS OF 2000 psf. AT THE TIME OF CONSTRUCTION A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATIONS CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

# SHOP DRAWING AND OTHER SUBMITTALS

1. REVIEW OF SUBMITTALS BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE. ONLY THOSE SUBMITTALS REQUIRED BY THE CONTRACT DOCUMENTS TO BE SUBMITTED WILL BE REVIEWED. ALL OTHERS WILL BE RETURNED WITHOUT COMMENT.

2. BEFORE SUBMITTING THE FIRST SHOP DRAWING, SUBMIT THE SHOP DRAWING SUBMITTAL SCHEDULE, PREPARED BY THE CONTRACTOR TO THE STRUCTURAL ENGINEER CONSISTENT WITH THE FOLLOWING CRITERIA:
A) ALLOW ADEQUATE TIME FOR TRANSIT AND PROCESSING BEFORE FABRICATION. THE STRUCTURAL ENGINEER WILL REVIEW AN AVERAGE SUBMITTAL WITHIN 14 CALENDAR DAYS OF RECEIPT BY THEM.
B) SCHEDULE AND SUBMIT SHOP DRAWINGS FOR SPECIFIC COMPONENTS, SUCH AS COLUMNS, FOOTINGS, ETC., IN THEIR ENTIRETY. SHOP DRAWINGS FOR SIMILAR FLOORS SHALL BE SUBMITTED IN THE SAME PACKAGE. SUBMIT SHOP DRAWINGS IN A TIMELY MANNER, CONSISTENT WITH THE ABOVE.

3. REVIEW OF SHOP DRAWINGS IS LIMITED TO TWO (2) REVIEWS PER SUBMITTAL WITHIN THE SCOPE OF BASIC SERVICES (I.E., INITIAL SUBMITTAL REVIEW AND ONE RESUBMITTAL, IF NECESSARY). REVIEW OF ADDITIONAL RESUBMITTALS WILL BE CONSIDERED ADDITIONAL SERVICES, FOR WHICH THE GENERAL CONTRACTOR MAY BE HELD RESPONSIBLE. ADDITIONAL SERVICES COMPENSATION TO THE ENGINEER WILL BE IN ACCORDANCE WITH THE TERMS OF THE ARCHITECT-ENGINEER AGREEMENT FOR THIS PROJECT.

4. ALL SUBMITTALS SHALL BE ACCOMPANIED BY A LETTER OF TRANSMITTAL. DO NOT COMBINE DIFFERENT SUBMITTALS ON THE SAME TRANSMITTAL.

5. ALL SHOP DRAWINGS MUST BEAR EVIDENCE OF THE CONTRACTOR'S APPROVAL PRIOR TO SUBMITTING TO THE A/E.

6. SUBMIT ONE REPRODUCIBLE AND TWO BLUELINE PRINTS TO THE ARCHITECT/ENGINEER FOR REVIEW. THE ARCHITECT/ENGINEER WILL RETURN THE REPRODUCIBLE AND RETAIN BLUELINES AFTER REVIEW.

7. ALL CHANGES AND ADDITIONS MADE ON RE-SUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RE-SUBMITTALS MUST BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. ARCHITECT/ENGINEER REVIEW WILL BE LIMITED TO THOSE ITEMS CAUSING THE RE-SUBMITTAL.

8. DO NOT REPRODUCE THE STRUCTURAL CONTRACT DOCUMENTS FOR USE AS SHOP DRAWINGS.

9. SHOP DRAWINGS NOT MEETING THE ABOVE CRITERIA OR SUBMITTED AFTER FABRICATION WILL NOT BE REVIEWED.

10. FOR ADDITIONAL CRITERIA APPLICABLE TO SHOP DRAWINGS REQUIRING ENGINEERING INPUT BY A SPECIALTY ENGINEER, SEE SPECIALTY ENGINEER NOTES.

11. SUBMITTALS TO STRUCTURAL ENGINEER:
a. CONCRETE TEST REPORT FOR CAST-IN-PLACE CONCRETE AS PER 318-11.
b. REINFORCING STEEL SHOP DRAWINGS.
c. WOOD TRUSSES LAYOUT, SHOP DRAWINGS AND ALL DESIGN DATA.

# SPECIALTY DELEGATED ENGINEERING NOTES

1. SPECIALTY DELEGATED ENGINEER:

A) DEFINITION - A FLORIDA REGISTERED PROFESSIONAL ENGINEER, NOT THE STRUCTURAL ENGINEER OF RECORD, WHO SPECIALIZES IN AND WHO UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT.
B) SHALL BE:
1) AN EMPLOYEE OR OFFICER OF A FABRICATOR.
2) AN EMPLOYEE OR OFFICER OF AN ENTITY SUPPLYING COMPONENTS TO A FABRICATOR.
3) AN INDEPENDENT CONSULTANT RETAINED BY THE FABRICATOR OR HIS SUPPLIER.

2. SUBMISSIONS AND RE-SUBMISSIONS FOR CUSTOM DESIGNED, MANUFACTURED OR FABRICATED LOAD-CARRYING ITEMS AND CUSTOM FABRICATED ITEMS WHICH ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES AND STRESSES, INCLUDING THEIR CONNECTIONS, ANCHORAGES AND ATTACHMENTS REQUIRE A SPECIALTY ENGINEER.

3. THE FOLLOWING SYSTEMS AND COMPONENTS, AS A MINIMUM, REQUIRE FABRICATION AND ERECTION DRAWINGS WITH INPUT BY A SPECIALTY ENGINEER:
a. RAILINGS
b. EXTERIOR DOORS AND WINDOWS
c. SHORING AND RESHORING
d. STEEL STAIRS

4. FOR EACH CATEGORY OF SHOP DRAWINGS REQUIRING INPUT FROM A SPECIALTY ENGINEER, THE CONTRACTOR SHALL ATTACH TO THE FIRST SHOP DRAWING SUBMITTAL A SIGNED AND SEALED LETTER FROM THE RESPONSIBLE SPECIALTY ENGINEER STATING, "I CERTIFY THAT THE DESIGN AND DRAFTING OF THE SHOP DRAWINGS WHICH ARE SIGNED AND SEALED BY ME WERE PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE THE SHOP DRAWINGS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE CONTRACT DOCUMENTS."

5. SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, LIST THE DESIGN CRITERIA, AND SHOW ALL DETAILS AND PLANS NECESSARY FOR PROPER FABRICATION AND INSTALLATION. CALCULATIONS AND SHOP DRAWINGS SHALL IDENTIFY SPECIFIC PRODUCTS UTILIZED. GENERIC PRODUCTS WILL NOT BE ACCEPTED.

6. SHOP DRAWINGS AND CALCULATIONS REQUIRE THE IMPRESSED SEAL, DATE AND SIGNATURE OF THE SPECIALTY ENGINEER. COMPUTER PRINTOUTS ARE AN ACCEPTABLE SUBSTITUTE FOR MANUAL COMPUTATIONS PROVIDED THEY ARE ACCOMPANIED BY SUFFICIENT DESCRIPTIVE INFORMATION TO PERMIT THEIR PROPER EVALUATION. SUCH DESCRIPTIVE INFORMATION SHALL BEAR THE IMPRESSED SEAL AND SIGNATURE OF THE SPECIALTY ENGINEER AS AN INDICATION THAT HE HAS ACCEPTED RESPONSIBILITY FOR THE RESULTS. SEPIAS DO NOT REQUIRE SIGNATURE AND SEAL. THE STRUCTURAL ENGINEER WILL RETAIN ONE SIGNED AND SEALED BLUELINE PRINT FOR RECORD.

7. DRAWINGS PREPARED SOLELY TO SERVE AS A GUIDE FOR FABRICATION AND INSTALLATION (SUCH AS REINFORCING STEEL SHOP DRAWINGS OR STRUCTURAL STEEL ERECTION DRAWINGS) AND REQUIRING NO ENGINEERING INPUT DO NOT REQUIRE THE SEAL OF A SPECIALTY ENGINEER.

8. CATALOG INFORMATION ON STANDARD PRODUCTS DOES NOT REQUIRE THE SEAL OF A SPECIALTY ENGINEER.

9. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO VERIFYING THE FOLLOWING:
A) THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
B) THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE SPECALTY ENGINEER.
C) THAT THE SPECIALTY ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE.)
D) THAT THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. (NO DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE.)

10. SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED.

# EARTHWORK

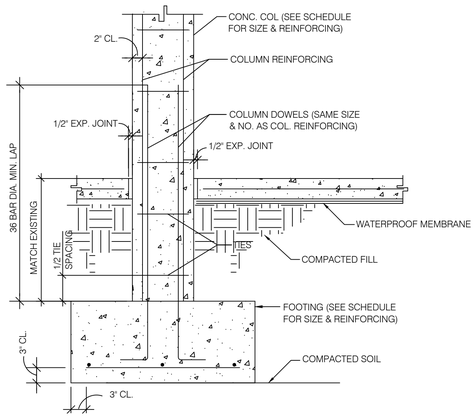
CONTRACTOR SHALL DEWATER SITE AS NECESSARY, SO THAT ALL CONCRETE CAN BE PLACED IN THE DRY. ALL BACKFILL SHALL BE ACCOMPLISHED USING MATERIAL CONSISTING OF CRUSHED STONE AND/OR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER. THE BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST WALLS WHICH DO NOT HAVE PERMANENT FLOORS AT THE TOP AND BOTTOM WITHOUT PROVISIONS FOR ADEQUATE TEMPORARY BRACING OF THOSE WALLS. PROVIDE ADEQUATE EXCAVATION BRACING IN ACCORD WITH GEOTECHNICAL ENGINEER RECOMMENDATIONS TO MAINTAIN EXISTING FOOTINGS, UTILITIES, AND OTHER IMPROVEMENTS IN A SAFE CONDITION.

IN MY PROFESSIONAL JUDGEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE; 7TH EDITION (2020).

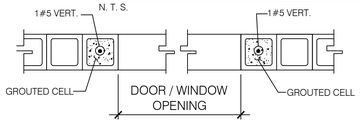
# STRUCTURAL ABBREVIATIONS

(A)
A-BOLTS ANCHOR BOLTS
ADD'L ADDITIONAL
ALL. ALLOWABE

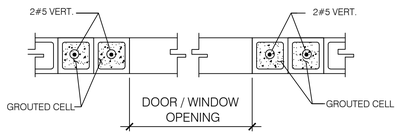
(B)
BLDG. BUILDING
BOTT. BOTTOM
BRG. BEARING
B.O.B. BOTTOM OF B



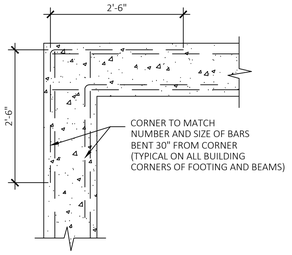

## TYPICAL CONC. COLUMN TO FTG. DETAIL




## WALL OPENING FROM 3'-0" TO 6'-0"

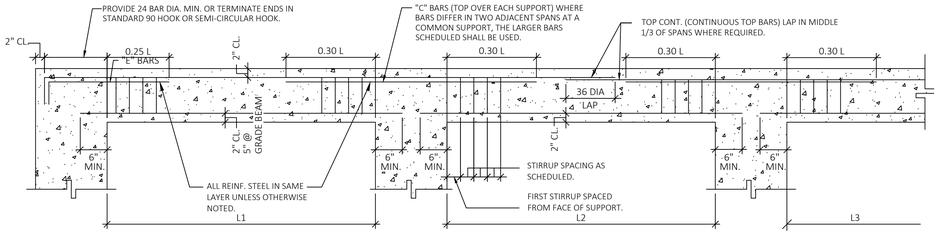



## WALL OPENING FROM 6'-0" TO 9'-0"



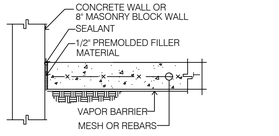

## FOOTINGS/ BEAMS CORNER BAR DETAIL

N.T.S.

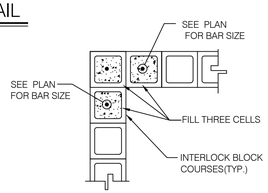



## TYPICAL BEAM REINF. PLACING DIAGRAM

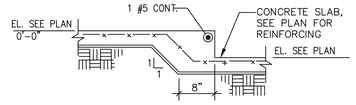
N. T. S.




ISOLATION JOINT
AT ALL SLABS ADJACENT TO MASONRY WALL. UNLESS OTHERWISE NOTED(U.N.O.)

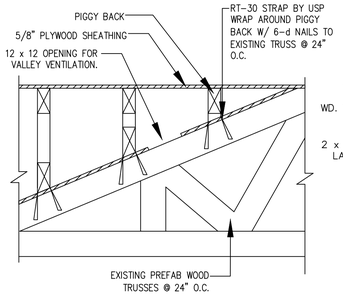



## CORNER DETAIL



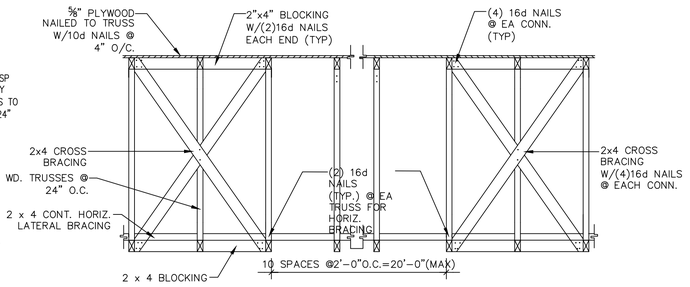

## TYPICAL SLAB DROP DETAIL

SCALE: 3/4"=1'-0"




## VALLEY TRUSS DETAIL

SCALE: 3/4"=1'-0"



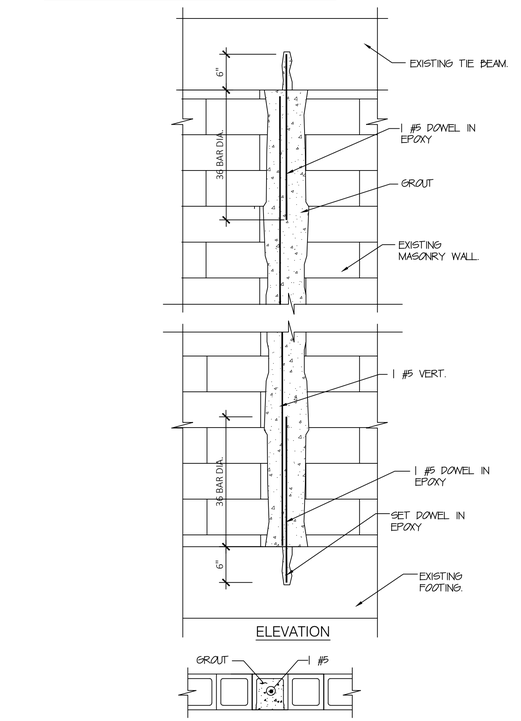

NOTES:

1: HORIZONTAL BRACING OF BOTTOM CHORD: PROVIDE ONE ROW OF HORIZ. BRACING AS SHOWN EVERY 10'-0" OF SPAN OF TRUSS BRACING MEMBERS TO BE CONTINUOS 2"x 4" WOOD MEMBER W/(2) 16d NAILS AT EACH TRUSS. AT SPLICE LOCATIONS, LAP BRACING MEMBER OVER AT LEAST TWO TRUSSES.

2: DIAGONAL BRACING:
A: PROVIDE CROSS BRACING, AS SHOWN, AT EACH END ROW OF PERMANENT HORIZONAL BRACING, AT EACH END OF THE BUILDING AND AT NOT MORE THAN 20'-0" SPACING IN DIRECTION OF HORIZONTAL BRACING
B: BRACING MEMBERS TO BE 2x4 WOOD MEMBER.

## DETAIL OF PERMANENT LATERAL BRACING OF TRUSS

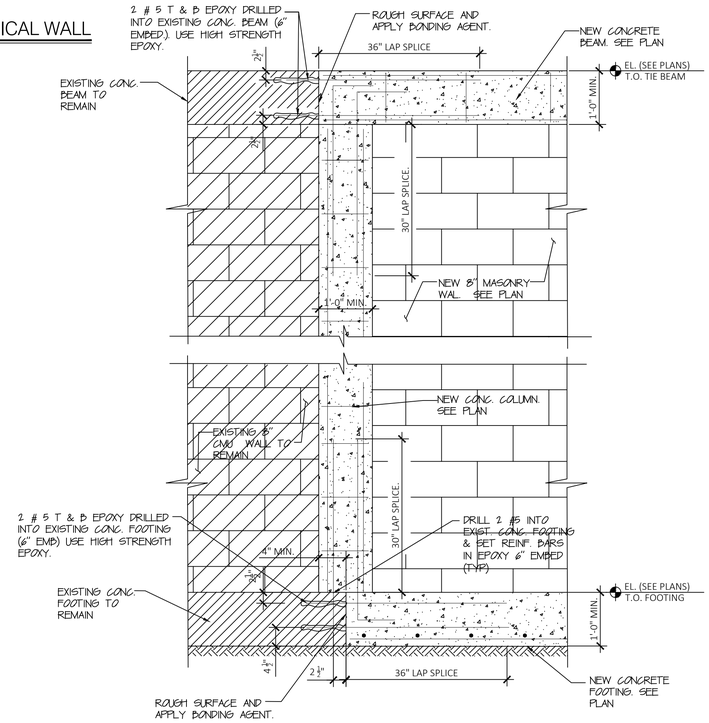
SCALE: 3/4"=1'-0"




## NEW FILLED CELL IN EXISTING WALL

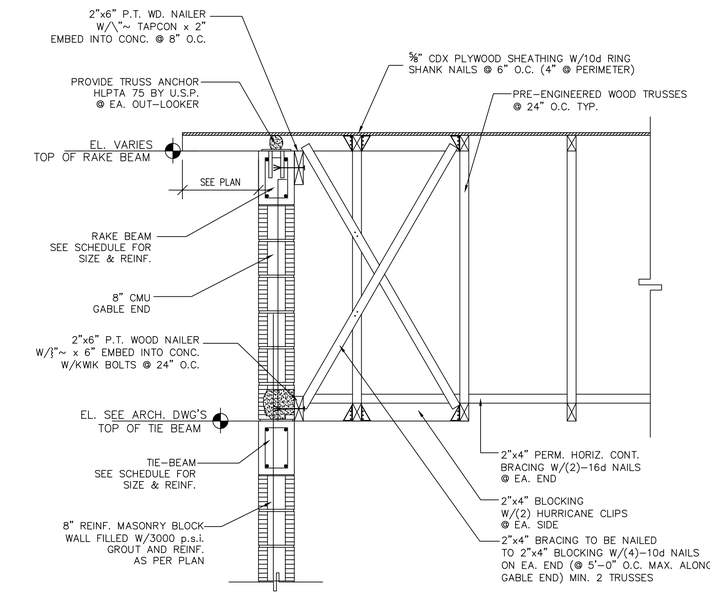
SCALE: 3/4"=1'-0"

## TYPICAL WALL




## TYPICAL START COLUMN DETAIL

SCALE 3/4"=1'-0"




## "X" BRACING FOR GABLE END

SCALE: 3/4" = 1'-0"

Digitally signed by Jorge A Gomez Agostini
Date: 2024.05.20 23:40:15 -04'00'

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JOB No. EA - OTHERS

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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studio jpa

Client:
Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33185

Project Name:
Residence Addition

Architect:
Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
10051 SW 120 St, Miami, Fl 33176
786.543.9093 / jorge@studiojpa.com

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Seal / Digital Signature:

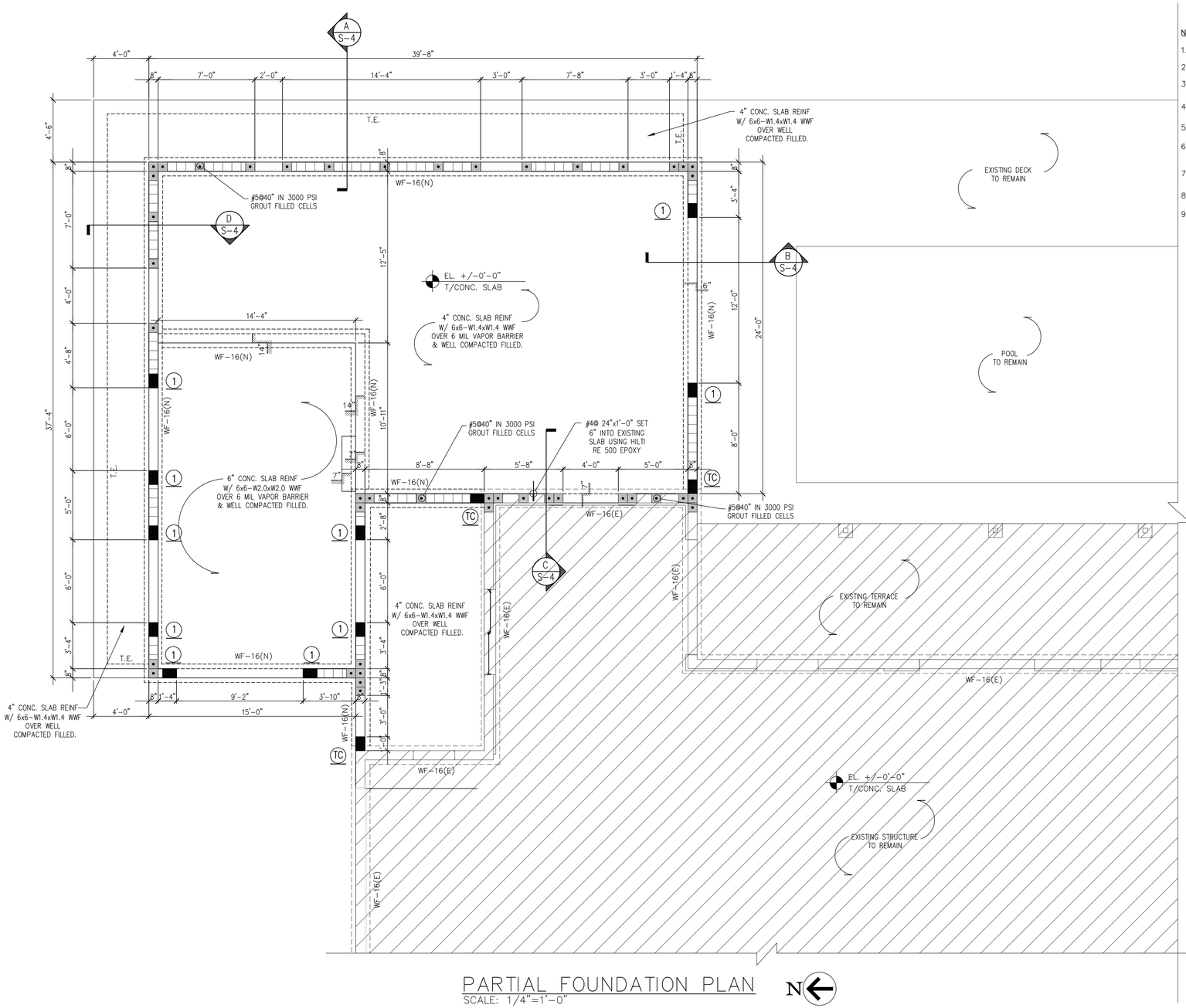
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| Submittal: | Permit Set | Project No: |
|---|---|---|
| Issue Date: | 11/03/2023 | Drawn by: |

| No. | Description | Date |
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Sheet Name
TYPICAL DETAILS

Sheet No.
S-1.0




PARTIAL FOUNDATION PLAN

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

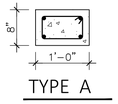
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NOTES

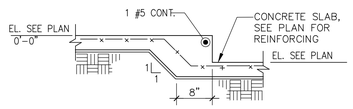
1. FOR GENERAL NOTES, REFER TO SHEET S-0.0.
2. FOR TYPICAL DETAILS, REFER TO SHEET S-1.0.
3. CENTERLINE OF COLUMNS AND/OR WALL SHALL COINCIDE WITH THE CENTER LINE OF BEAMS AND/OR FOUNDATIONS BELOW.
4. CENTERLINE OF BEARING WALL OR COLUMN BELOW IS CENTER LINE OF WALL OR COLUMN IN THIS LEVEL UNLESS OTHERWISE NOTED.
5. COORDINATE ALL FLOOR SLOPES AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
6. FOR EXACT LOCATION OF ANY OPENING AND/OR EQUIPMENT, COORDINATE WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
7. FOR NON LOAD BEARING MASONRY WALLS AND/OR PARTITIONS, REFER TO ARCHITECTURAL DRAWINGS.
8. TOP OF FOUNDATIONS SHALL BE -2' 0" BELOW FINISHED GRADE.
9. GROUND FLOOR SLAB CONSISTS OF A 4" AND 6" CONCRETE SLAB ON GRADE OVER WELL COMPACTED FILL AND 6 MIL VAPOR BARRIER AND REINFORCED W/6X6-W1.4xW1.4WWF, WWF SHOULD BE PLACED AT THE TOP 1/3 OF THE SLAB IN ORDER TO BE EFFECTIVE. ADDITIONALLY MESH SHALL BE SUPPORTED USING CHAIR BOLSTERS.

| FOOTING SCHEDULE | | | |
|---|---|---|---|
| MARK | SIZE | REINF. | REMARKS |
| WF-16 | 16"x LONG x 12" | 2 #5 BOTT. CONT. | |
| | | | |
| | | | |

| CONCRETE COLUMN SCHEDULE | | | | | |
|---|---|---|---|---|---|
| MARK | SIZE | VERT. REINF. | | TIES | REMARKS |
| | W x L | No. | SIZE | | |
| TC & 1 | 8" x 12" | 4 | #5 | #3 @ 8" | TYPE A |
| | | | | | |
| | | | | | |
| | | | | | |




TYPE A




TYPICAL SLAB DROP DETAIL

SCALE: 3/4"=1'-0"

Digitally signed by Jorge A Gomez Agostini
Date: 2024.05.20 23:40:39 -04'00'


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studio jpa

Client:
Victor Lau

Address:
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Project Name:
Residence Addition

Architect:
Studio JPA, Inc., AA26003764
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JOB No. EA - OTHERS


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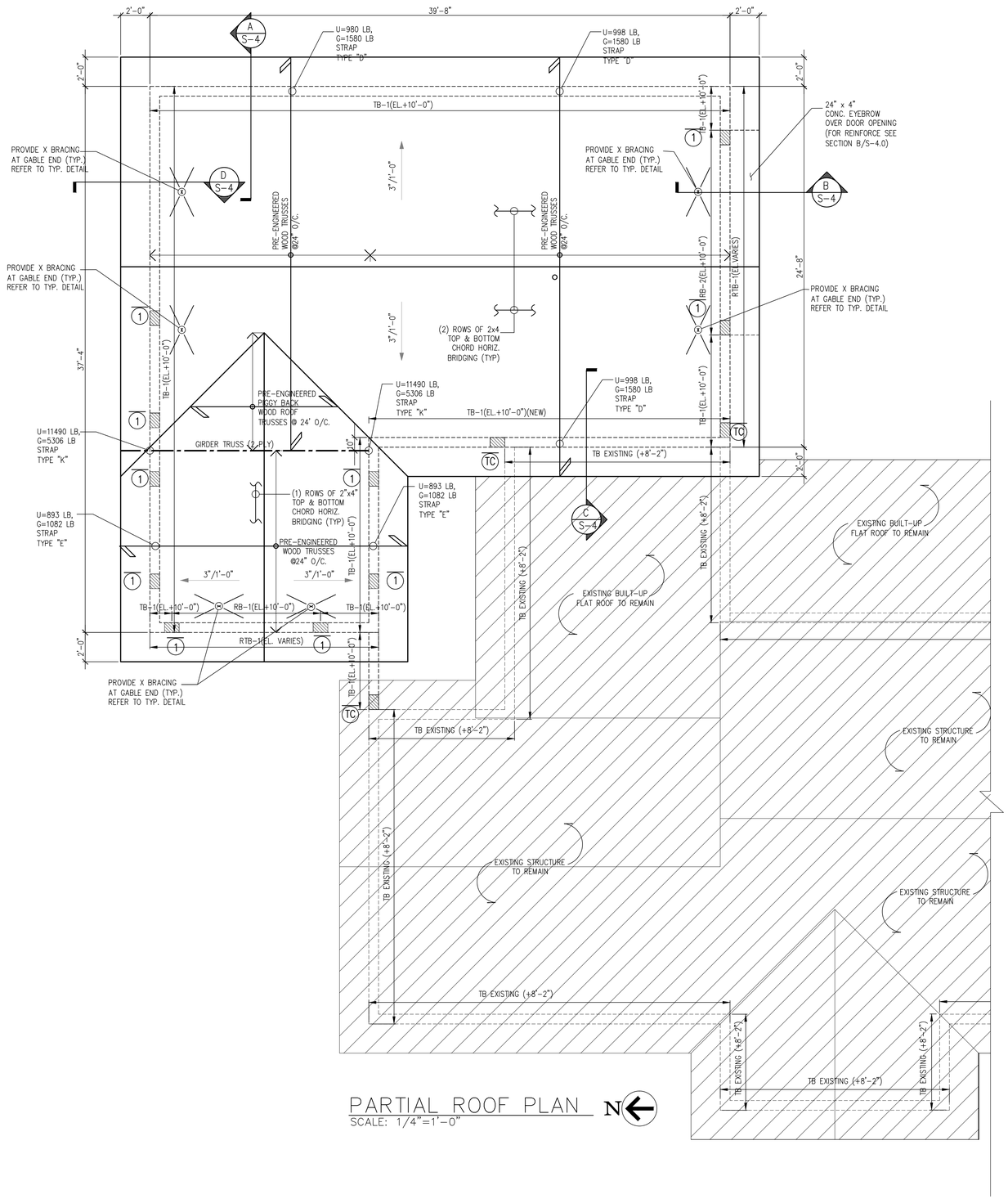
| Submittal: | Permit Set | Project No: |
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| Issue Date: | 11/03/2023 | Drawn by: |

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FOUNDATION PLAN

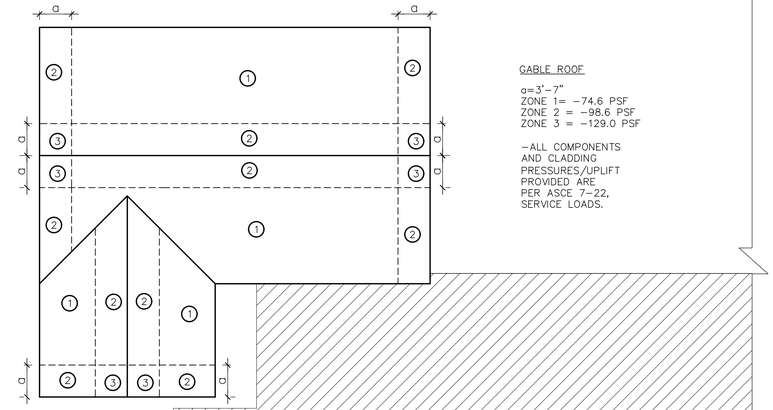
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PARTIAL ROOF PLAN

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




ROOFING UPLIFT PLAN (ADDITION)

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

## BEAM SCHEDULE

| MARK | ELEV. | SIZE B x D | BOTT. No. | BOTT. SIZE | TOP CONT. No. | TOP CONT. SIZE | "C" BARS No. | "C" BARS SIZE | "E" BARS No. | "E" BARS SIZE | STIRRUPS No. | STIRRUPS SIZE | STIRRUPS SPACING EA. END | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TB-1 | +10'-0" | 8"x 12" | 2 | #5 | 2 | #5 | | | | | | #3 | 4@ 12" Bal. @48 | |
| | | | | | | | | | | | | | | |
| RB-1 | +10'-0" | 8"x 35" | 2 | #6 | 2 | #6 | | | | | | #3 | @ 12" | |
| RB-2 | +10'-0" | 8"x 24" | 2 | #6 | 2 | #6 | | | | | | #3 | @ 10" | |
| | | | | | | | | | | | | | | |
| RTB-1 | VARIES | 8"x 12" | 2 | #5 | 2 | #5 | | | | | | #3 | 4@ 12" Bal. @48 | |

## HURRICANE STRAP SCHEDULE

| MARK | DESCRIPTION | ALL. U | NOA#/ FL# |
|---|---|---|---|
| Ⓔ | NVSTA-20 W/(9) 10d.x1½" NAILS IN TOTAL 2 STRAPS & (6) 10d.x½" NAILS IN SEAT | 1426 # | 23-0221.06 |
| Ⓓ | NVHTA-20 W/(18)10d.x1 1/2" NAILS TO STRAP & (6)10d X 1½" @ SEAT | 2649 # | 23-0221.06 |
| Ⓚ | NVU CB-2 W/ (2) ¾"ΔT CONC. BEAM & (1) ¾"ø THRUBOLT AT TRUSS | 9600 # | AS PER MFR |
| | | | |

NOTES

1. FOR GENERAL NOTES, REFER TO SHEET S-0.0.
2. FOR TYPICAL DETAILS, REFER TO SHEET S-1.0.
3. CENTERLINE OF COLUMNS AND/OR WALL SHALL COINCIDE WITH THE CENTER LINE OF BEAMS AND/OR FOUNDATIONS BELOW.
4. CENTERLINE OF BEARING WALL OR COLUMN BELOW IS CENTER LINE OF WALL OR COLUMN IN THIS LEVEL UNLESS OTHERWISE NOTED.
5. COORDINATE ALL FLOOR SLOPES AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
6. FOR EXACT LOCATION OF ANY OPENING AND/OR EQUIPMENT, COORDINATE WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
7. FOR NON LOAD BEARING MASONRY WALLS AND/OR PARTITIONS, REFER TO ARCHITECTURAL DRAWINGS.
8. ROOF SYSTEM CONSIST OF A 5/8 CDX PLYWOOD SHEATHING NAILED W/(8)d RING SHANK NAILS AT 6"O/C, (4" AT PERIMETER) OVER PRE-ENGINEERED WOOD TRUSSES.
23. SUPERIMPOSED ROOF LOADS:
LIVE LOAD: 30 PSF
DEAD LOAD: 20 PSF
24. ALL TRUSS UPLIFT PROVIDED ARE PER ASCE 7-22, SERVICE LOADS.

Digitally signed by Jorge A Gomez Agostini
Date: 2024.05.20 23:41:02 -04'00'

CLASS A ENGINEERING LLC
JORGE A. GOMEZ AGOSTINI PE: 91272
8205 NW 7TH ST. MIAMI, FL 33126
Phone: 305-202.3200
Email: info@classaeng.com
JOB No. EA - OTHERS

studio jpa

Client:
Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33185

Project Name:
Residence Addition

Architect:
Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
10051 SW 120 St, Miami, Fl 33176
786.543.9093 / jorge@studiojpa.com

Consultants:
STRUCTURAL ENGINEER:
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JOB No. EA - OTHERS

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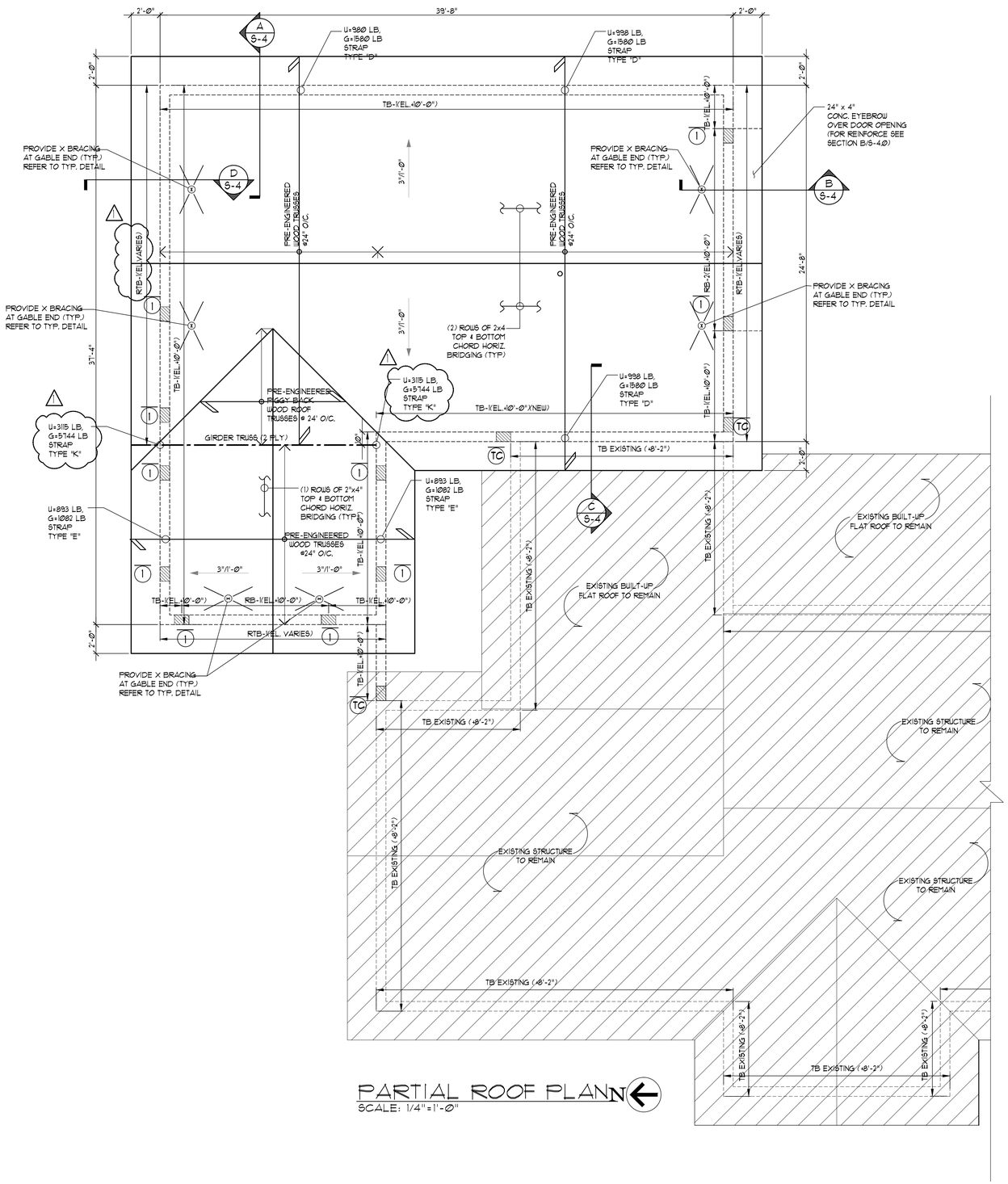
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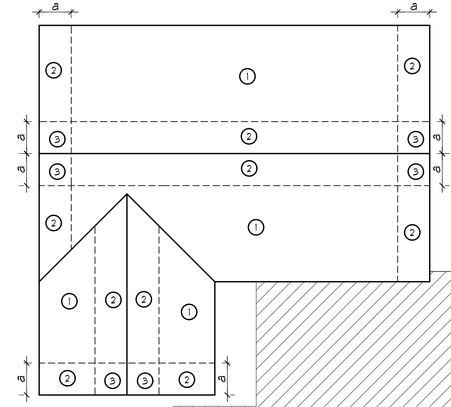
Sheet Name
ROOF PLAN, ROOFING UPLIFT PLAN

Sheet No.
S-3.0

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




GABLE ROOF

a=3'-7"
ZONE 1= -74.6 PSF
ZONE 2 = -98.6 PSF
ZONE 3 = -129.0 PSF

-ALL COMPONENTS AND CLADDING PRESSURES/UPLIFT PROVIDED ARE PER ASCE 7-22, SERVICE LOADS.

ROOFING UPLIFT PLAN (ADDITION)
SCALE: 1/8"=1'-0"

## BEAM SCHEDULE

| MARK | ELEV. | SIZE B x D | BOTT. No. | BOTT. SIZE | TOP CONT. No. | TOP CONT. SIZE | "C" BARS No. | "C" BARS SIZE | "E" BARS No. | "E" BARS SIZE | STIRRUPS No. | STIRRUPS SIZE | STIRRUPS SPACING EA. END | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TB-1 | +10'-0" | 8"x 12" | 2 | #5 | 2 | #5 | | | | | | #3 | 4@ 12" Bal. @48 | |
| | | | | | | | | | | | | | | |
| RB-1 | +10'-0" | 8"x 35" | 2 | #6 | 2 | #6 | | | | | | #3 | @ 12" | |
| RB-2 | +10'-0" | 8"x 24" | 2 | #6 | 2 | #6 | | | | | | #3 | @ 10" | |
| | | | | | | | | | | | | | | |
| RTB-1 | VARIES | 8"x 12" | 2 | #5 | 2 | #5 | | | | | | #3 | 4@ 12" Bal. @48 | |

## HURRICANE STRAP SCHEDULE

| MARK | DESCRIPTION | ALLU | NOA#/ FL# |
|---|---|---|---|
| E | NVSTA-20 W/(9) 10dx1½" NAILS IN TOTAL 2 STRAPS & (6) 10dx1½" NAILS IN SEAT | 1426 # | 23-0221.06 |
| F | NVSTA-2R W/(8)10dx1-1/2" NAILS TO STRAP & (6)10d x 1½" @ SEAT | 2649 # | 23-0221.06 |
| K | NU-VUE NV35B-20 W/(16)d X 3" NAILS AT TRUSS AND (8)10d X 3" NAILS AT SEAT. | 3367 # | 24-0213.05 |

NOTES

1. FOR GENERAL NOTES, REFER TO SHEET S-0.0.
2. FOR TYPICAL DETAILS, REFER TO SHEET S-1.0.
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LIVE LOAD: 20 PSF
DEAD LOAD: 20 PSF
24. ALL TRUSS UPLIFT PROVIDED ARE PER ASCE 7-22, SERVICE LOADS.

Digitally signed by Jorge A Gomez Agostini
Date: 2024.08.26 19:00:18 -04'00'

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Email: info@classaeng.com
JOB No. EA - OTHERS

studio jpa

Client:
Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33185

Project Name:
Residence Addition

Architect:
Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
10051 SW 120 St, Miami, Fl 33176
786.543.9093 / jorge@studiojpa.com

Consultants:
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MIAMI, FLORIDA 33126 Email: jorge86ca@gmail.com
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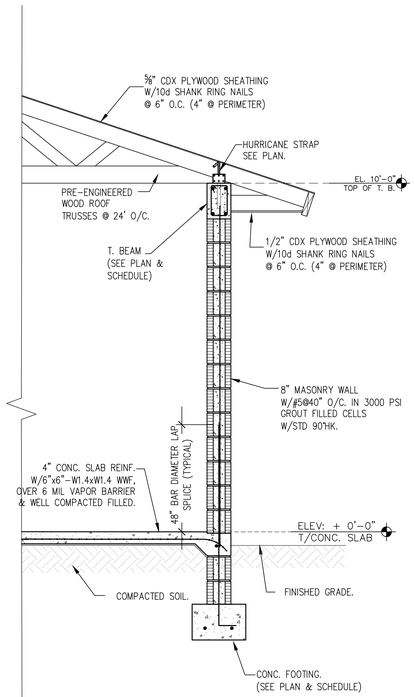
| Submittal: | Permit Set | Project No: |
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| Issue Date: | 11/03/2023 | Drawn by: |

| No. | Description | Date |
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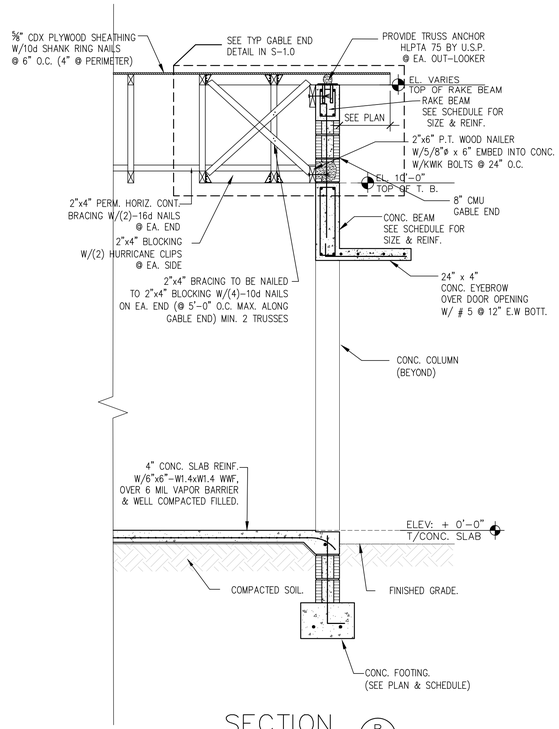
Sheet Name
ROOF PLAN, ROOFING UPLIFT PLAN

Sheet No.
S-3.0

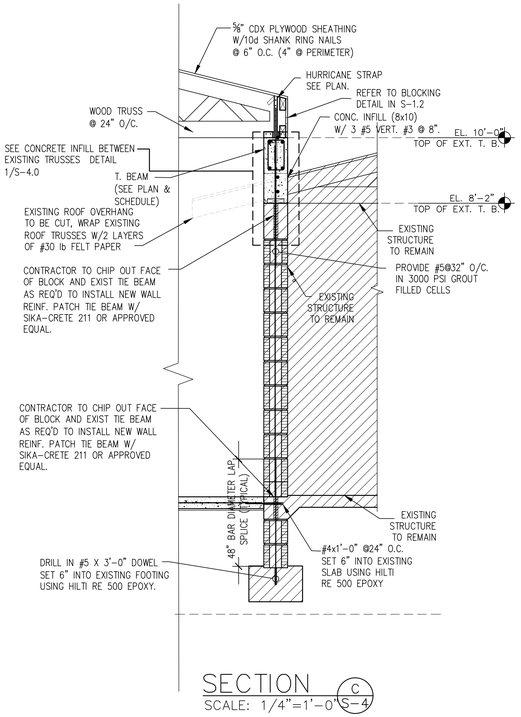
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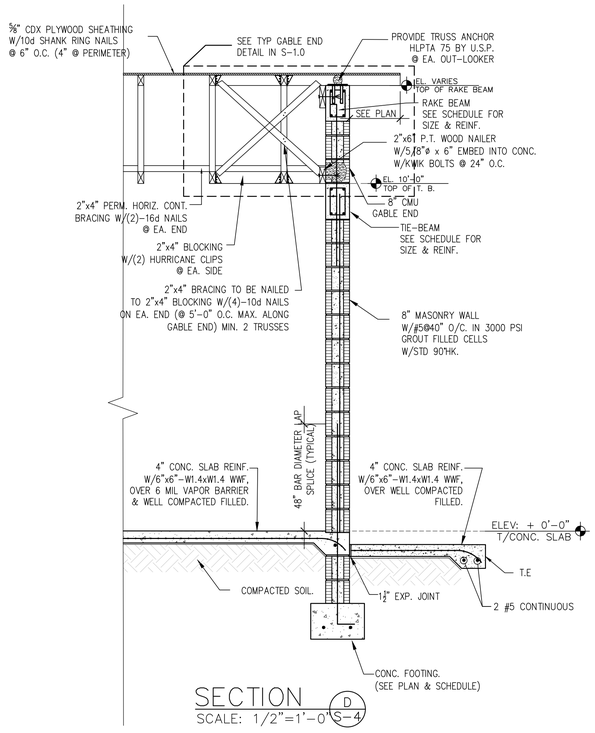

SECTION A
SCALE: 1/2"=1'-0" S-4



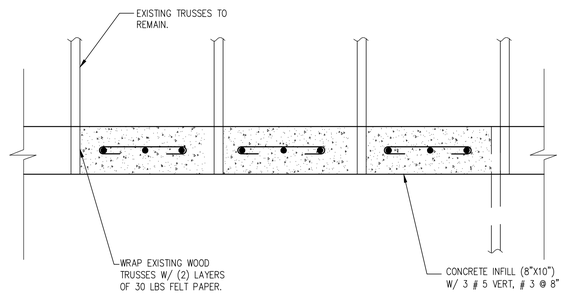

SECTION B
SCALE: 1/4"=1'-0" S-4




SECTION C
SCALE: 1/4"=1'-0" S-4




SECTION D
SCALE: 1/2"=1'-0" S-4




DETAIL 1
SCALE: 1"=1'-0" S-4

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studio jpa

Client:
Victor Lau

Address:
12805 SW 69th Court
Miami, FL 33185

Project Name:
Residence Addition

Architect:
Studio JPA, Inc., AA26003764
Jorge I. Perez, AIA
10051 SW 120 St, Miami, Fl 33176
786.543.9093 / jorge@studiojpa.com

Consultants:
STRUCTURAL ENGINEER:
JORGE A. GOMEZ AGOSTINI
PE: 91272
8187 NW 8TH ST. APT 305 Phone: 305-202.3200
MIAMI, FLORIDA 33126 Email: jorge89cu@gmail.com
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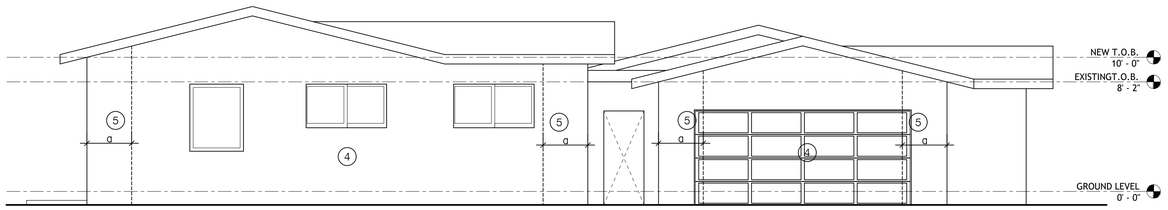
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8205 NW 7TH ST. Phone: 305-202.3200
MIAMI, FL 33126 Email: info@classaeng.com
JOB No. EA - OTHERS

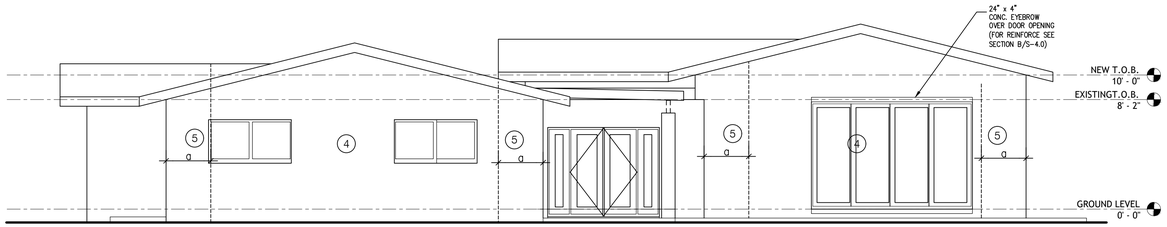
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SECTIONS

Sheet No.
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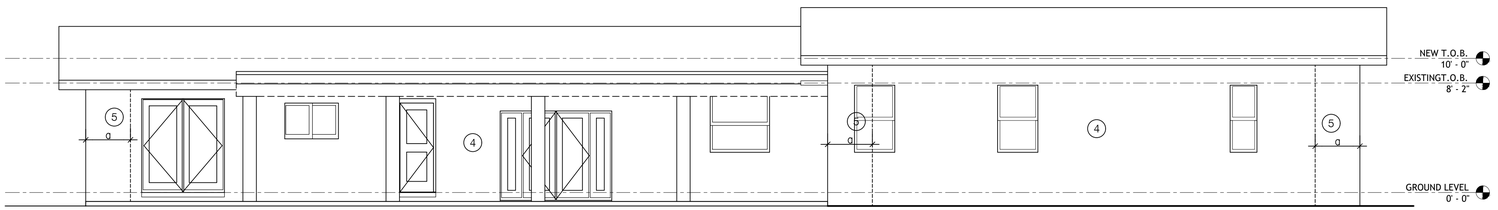

PROPOSED NORTH ELEVATION (FRONT)

SCALE: 3/16" = 1'



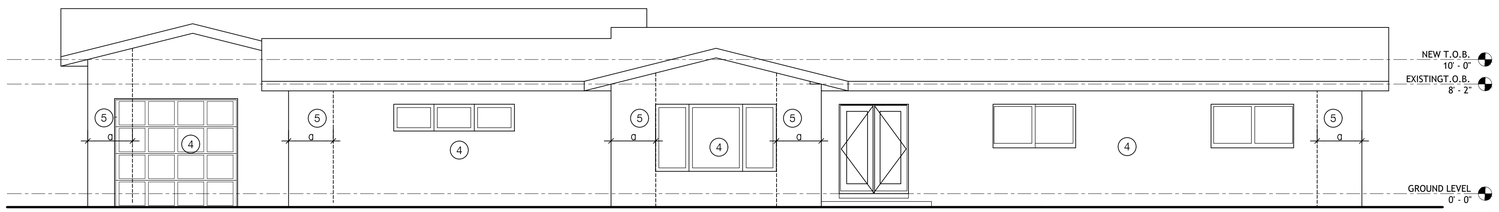

PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'



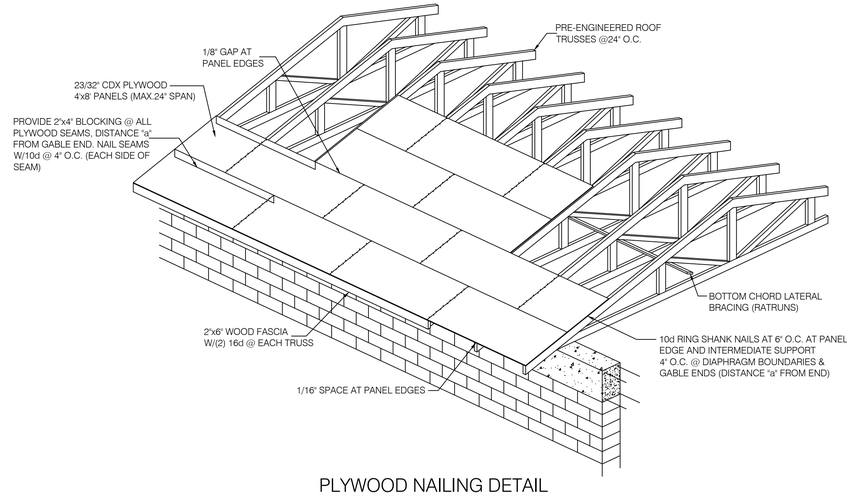

PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'




PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'



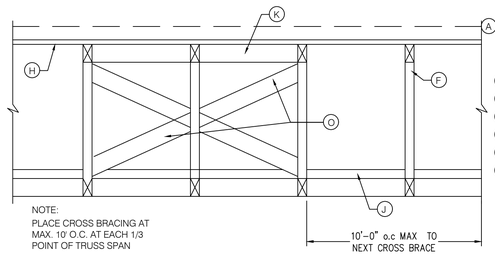

PLYWOOD NAILING DETAIL

N.T.S.

| WINDOWS AND DOORS WIND PRESSURE SCHEDULE (ASD) | | | | |
|---|---|---|---|---|
| COMPONENT AREA | ZONE 4 | | ZONE 5 | |
| | PRESSURE | SUCTION | PRESSURE | SUCTION |
| ALL WINDOWS | 40.4 PSF | -43.8 PSF | 40.4 PSF | -54.1 PSF |
| ALL DOORS | 40.4 PSF | -43.8 PSF | 40.4 PSF | -54.1 PSF |
| | | | | |
| a= 3'-7" | | | | |

NOTE:

WIND PRESSURES FOR A PANEL AREA IN BETWEEN TWO LIMITING AREA VALUES SHALL BE ROUNDED OFF TO THE GREATEST VALUE OF THE WIND PRESSURES SHOWN



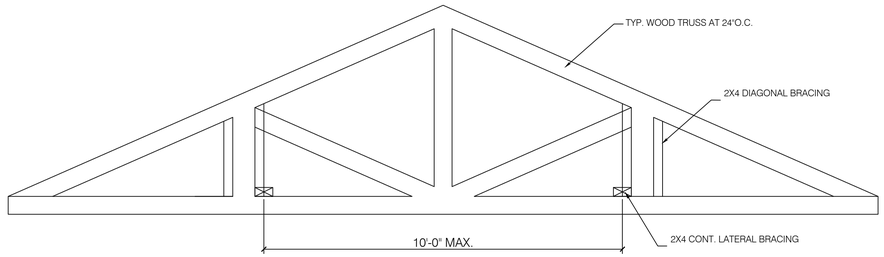

MARK - DESCRIPTION

- (A) RIDGE LINE
- (F) INTERIOR STANDARD TRUSS
- (H) ROOF SHEATHING
- (J) CONTINUOUS 2"x4" LATERAL BRACING
- (K) 2"x4" TRUSS BLOCKING
- (O) SINGLE 2"x6" CROSS BRACING

NOTE:
PLACE CROSS BRACING AT
MAX. 10' O.C. AT EACH 1/3
POINT OF TRUSS SPAN

TRUSS BRACING DETAIL

SCALE: 3/4" = 1'-0"




WOOD TRUSS PERMANENT BRACING DETAIL

SCALE: 3/4" = 1'-0"

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Date: 2024.05.20 23:42:03 -04'00'

CLASS A ENGINEERING LLC
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8205 NW 7TH ST. MIAMI, FL. 33126
Phone: 305-202.3200 Email: info@classaeng.com
JOB No. EA - OTHERS

studio jpa

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Architect:

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Consultants:

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Sheet Name

WIND PRESURES AND DETAILS

Sheet No.

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# Additional
# STRUCTURAL CALCULATIONS

## NEW ADDITION RESIDENCE FOR:

Mr. VICTOR LAU

12805 SW 69TH COURT
MIAMI, FL 33156

*PREPARED BY:*


**Class A Engineering**
*8205 NW 7TH St, Miami, FL 33126*
*Tel.305.202.3200*


August 22, 2024

**Job No. EA - Others**




Digitally signed by Jorge A Gomez Agostini
Date: 2024.08.26 18:59:35 -04'00'

Jorge A. Gomez Agostini, P.E.
FL P.E. # 91272


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CLASS A ENGINEERING
8205 NW 7th ST. MIAMI, FL 33126
EMAIL: info@classaeng.com
PHONE: 305 202 3200

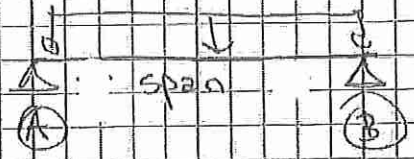
PROJECT: Lau Resd.
CALCULATED BY: EA- DATE 08-20-24

Comment # 1.

Girder 1

Span = 15'-8"

B Trib. = $\frac{24'-8"}{2}$ + 1' = 13'-4"




$q_{DL}$ = 25 PSF
$q_{LL}$ = 30 PSF
$q_T$ = 55 PSF

$q_W$ = 34.8 PSF (as Truss B) − 5 = 29.8

$\Rightarrow G_A = G_B = (55) \times 13'-4" \times \frac{15'-8"}{2} = 5744$ #

$U_A = U_B = (29.8) \times 13'-4" \times \frac{15'-8"}{2} = 3115$ #

$\Rightarrow$ Use Strap (K) UU-VUE NV358-20

$U_{Allow}$ = 3367 #

CLASS A ENGINEERING
8205 NW 7th ST. MIAMI, FL 33126
EMAIL: info@classaeng.com
PHONE: 305 202 3200

PROJECT: Lau Resd.
CALCULATED BY: EA. DATE 08-20-24.

Comment #2:

- Check WF-16

Loads:

DL: Roof: $(25) \times \left(\frac{15'-8''}{2} + 2'\right) = 246$ #/ft.

Wall: $(60) \times 10' = 600$ #/ft.

$q_{DL} = 846$ #/ft.

LL: Roof: $(30) \times \left(\frac{15'-8''}{2} + 2'\right) = 296$ #/ft.

$P_{DL} = 2611$ # } Distributed in 5'-0" (wall Below Girder)
$P_{LL} = 3133$ # }

$\Rightarrow q_{DL} = \frac{2611\#}{5'} = 522$ #/ft.

$q_{LL} = \frac{3133\#}{5'} = 627$ #/ft.

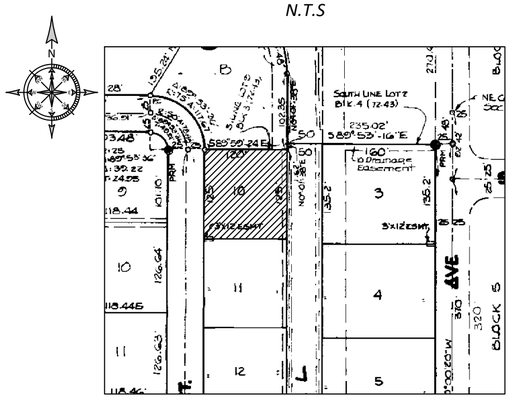
$\Rightarrow SB_{act.} = \frac{(846+296+522+627)\#}{1.33'} = 1719$ PSF $<$ 2000 PSF. ✓

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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Struct Calcs_ Addl Calcs.pdf

# BOUNDARY SURVEY

## LOCATION MAP

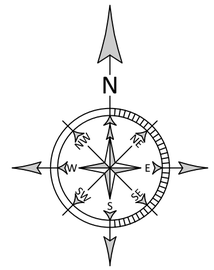
N.T.S




GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.




| # | TREE NAME | SCIENTIFIC NAME | DIAMETER(") | HEIGHT(') | SPREAD(') |
|---|---|---|---|---|---|
| 1 | CHRISTMAS PALM | ADONIDIA MERRILLII | 12 | 25 | 10 |
| 2 | CHRISTMAS PALM | ADONIDIA MERRILLII | 12 | 25 | 10 |
| 3 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 6 | 20 | 7 |
| 4 | CHRISTMAS PALM | ADONIDIA MERRILLII | 12 | 25 | 10 |
| 5 | PYGMY PALM | PHOENIX ROEBELENII | 3 | 15 | 7 |
| 6 | PYGMY PALM | PHOENIX ROEBELENII | 3 | 15 | 7 |
| 7 | PYGMY PALM | PHOENIX ROEBELENII | 3 | 15 | 7 |
| 8 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 5 | 20 | 7 |
| 9 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 5 | 20 | 7 |
| 10 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 11 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 12 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 13 | CHRISTMAS PALM | ADONIDIA MERRILLII | 10 | 25 | 10 |
| 14 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 6 | 30 | 7 |
| 15 | WASHINGTONIA PALM | WASHINGTONIA ROBUSTA | 6 | 30 | 7 |
| 16 | 2 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |
| 17 | 9 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |
| 18 | 6 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |
| 19 | 10 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |
| 20 | 3 EUREKA PALM CLUSTER | DYPSIS LUTESCENS | 4 | 25 | – |

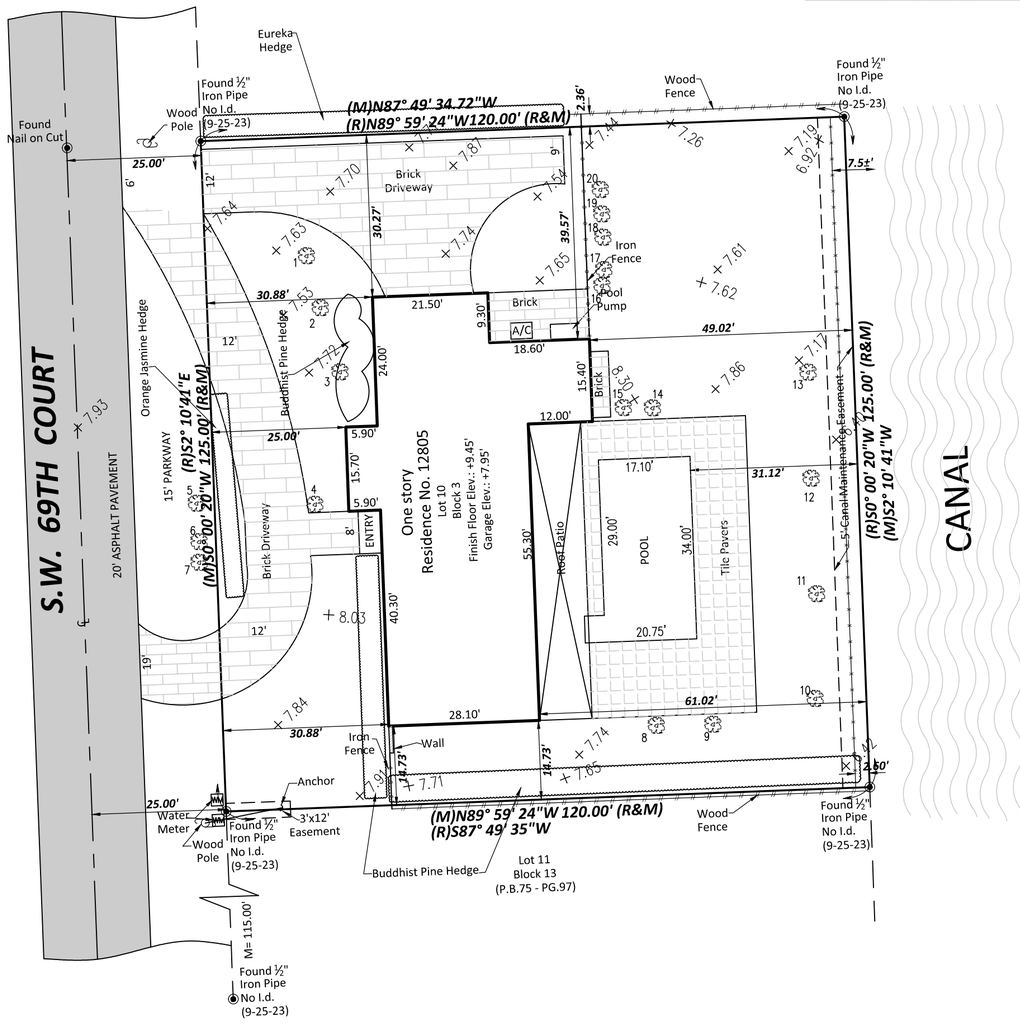
***LEGAL DESCRIPTION:***
Lot 10, Block 3, FAIRMONT ACRES SECTION 3, according to the Plat thereof, as recorded in Plat Book 75, Page 97of the Public Records of Miami-Dade County, Florida.

***SURVEY FOR:***

VICTOR LAU & KELLY E. YATCZAK

***SURVEYOR'S NOTES:***

1. There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
2. Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
3. This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
4. Location and identification of utilities, if any, are shown in accordance with recorded plat.
5. Ownership is subject to opinion of title.
6. Type of Survey: BOUNDARY SURVEY
7. The herein captioned property was surveyed and described based on the shown legal description: provided by client.
8. Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
9. This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
10. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
11. The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
12. Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
13. In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
14. No attempt has been made to locate any foundation beneath the surface of the ground.
15. Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
16. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
17. Bearings shown are assumed and are based on the West Right-of-Way line of S.W 69th Court, being ***S0°00'20".***




***ELEVATION NOTE:*** *(IF REQUESTED AND SHOWN)*
1. +0.00' Indicates existing Elevations
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

***BENCHMARK INFORMATION:*** NAME: T-617. DESCRIPTION: PK NAIL & BRASS WASHER IN CONCRETE SIDEWALK. LOCATION: SW 128 ST--- 37' SOUTH OF C/L & SW 72 AVE --- 41' WEST OF C/L. ELEVATION: +7.78'

| REVISIONS: | JOB NO.: | DATE: | REVISIONS: | JOB NO.: | DATE: |
|---|---|---|---|---|---|
| SURVEY | 21-0136 | 04-20-21 | | | |
| | | | | | |
| | | | | | |

WALDO F. PAEZ CERTIFICATE No. 3284 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ. LS3284 ON SEPTEMBER 26, 2023 USING A DIGITAL SIGNATURE CERTIFIED BY IDENTRUST.

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON SEPTEMBER 26, 2023.

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Waldo F Paez
Date: 2023.09.26 14:41:33 -04'00'

BY: _____ DATE SIGNED: _____

Waldo F Paez
*FOR THE FIRM*
*WALDO F. PAEZ,* ***P.S.M. No. 3284***
***STATE OF FLORIDA***

**DELTA MAPPING & SURVEYING, Inc**
**LAND SURVEYORS · LAND PLANNERS**
13301 S.W 132 Avenue, Suite 117
Miami, Florida 33186
**LB. No. 7950**
PHONE: (786) 429-1024 FAX: (786) 592-1152

Delta Mapping & Surveying, Inc

| SCALE: | DRAWN BY: | CHECKED BY: |
|---|---|---|
| 1" - 20' | M.P.R | Waldo F Paez |

***ADDRESS:*** ***12805 SW 69th COURT, MIAMI, FL 33165***
***FOLIO NO.:*** ***20-5014-044-0010***

***FLOOD ZONE INFORMATION:***

| COMMUNITY NAME & NUMBER | FLOOD ZONE(S) | BASE FLOOD ELEVATION |
|---|---|---|
| VILLAGE OF PINECREST 120425 | AE | 10.0 |
| MAP/PANEL NUMBER | FIRM PANEL EFFECTIVE/REVISED DATE | |
| 12086C0468 L | 09-11-2009 | |

SHEET: 1 OF 1 SHEET(S)

SURVEY DATE: 09-26-2023

JOB NO.: 23-0243

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025005591 - 7/29/2025 2:52:49 PM
Survey Revised 23-0251 12805 SW 69 COURT-18x24-SEAL.pdf

**Water and Sewer**
PO Box 330316
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

# VERIFICATION FORM

| | | | |
|---|---|---|---|
| DATE: | April 18, 2025 | BLDG PROCESS #: | M2025005591 |
| VF# | 25-2025-L-VF - 1904 | INVOICE(S)#: | N00163415<br>N00163415 |

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON THE FORM

| | |
|---|---|
| PROJECT NAME: | VICTOR LAU RESIDENCE ADDITION - 12805 SW 69 CT - M2025005591 |
| PROJECT/AGREEMENT NUMBER: | 2025 |
| PROJECT DESCRIPTION: | NNI 838 SF ADDITION TO SFR ON SEPTIC TOTALING 2,780 SF UNDER A/C PER PLANS |
| IS THIS AN AFFORDABLE HOUSING PROJECT? | **No** |

| Folio | Address | Zip Code | Lot | Block | Proposed sq. ft. | Previous sq. ft. |
|---|---|---|---|---|---|---|
| 2050140440010 | 12805 SW 69 CT | 33156 | 10 | 3 | 2,780 | 1,942 |

| Connection Type | Reason for Connection Information | Critical Habitat | Wetlands | Affordable Housing | SIR Inspection # |
|---|---|---|---|---|---|
| Water | New Construction | No | No | No | N/A |

THIS VERIFICATION LETTER CERTIFIES THAT AVAILABILITY OF A WATER AND/OR SEWER MAIN ONLY, AND IT DOES NOT GUARANTEE THE EXISTENCE OF A WATER SERVICE LINE, FIRE LINE OR OF A SEWER LATERAL WITH SUFFICIENT DEPTH TO SERVE THE PROPERTY. FOR ADDITIONAL INFORMATION EMAIL **NEWBUSINESSSUPVLIST@MIAMIDADE.GOV**. SHOULD IT BECOME NECESSARY TO INSTALL A SERVICE LINE AND/OR A SEWER LATERAL MDWASD REQUIRES THAT THE DEVELOPER RETAINS SERVICES FROM DESIGNERS AND CONTRACTORS WITH SKILL SETS FOR DESIGNING, BUILDING, AND CONNECTING TO PUBLIC WATER AND SEWER SYSTEMS. A WATER AND/OR SEWER AGREEMENT MAY BE REQUIRED. **AN INSPECTION FOR ANY EXISTING SERVICES WILL BE PROCESSED WITH THIS FORM, AND A SERVICE UPGRADE MAY BE REQUIRED WHICH MAY TAKE UP TO 12 WEEKS.**

THIS IS TO CERTIFY THAT THE MIAMI-DADE WATER AND SEWER DEPARTMENT **DOES HAVE** A(N) **6** INCH WATER MAIN AND/OR **DOES NOT HAVE** A(N) INCH GRAVITY SEWER MAIN ABUTTING THE SUBJECT PROPERTY.

| Proposed Use | Square Footage/ # Units | Water Gallons Per Day | Sewer Gallons Per Day |
|---|---|---|---|
| SFR less than 3001 sqft (210 gpd/unit) | 1 | 210 | 0 |

| Previous Use | Square Footage/ # Units | Water Gallons Per Day | Sewer Gallons Per Day |
|---|---|---|---|
| 2018 - SFR less than 3001 sqft (210 gpd/unit) | 1 | 210 | 0 |

| Water Service Area | WASD Water | Sewer Service Area | WASD Sewer |
|---|---|---|---|
| Net Water GPD | 0 | Net Sewer GPD | 0 |
| Net Water Cost ($) | $ 0.00 | Net Sewer Cost ($) | $ 0.00 |
| Water Basin Charge ($) | No | Sewer Basin Charge ($) | No |
| Total Connection Charges ($) | | | $ 0.00 |
| Total Construction Connection Charges ($) (accrues interest daily) | | | $ 0.00 |
| Construction Connection Charges Status | | | N/A |

WE ARE WILLING TO SERVE THE SUBJECT PROPERTY, SUBJECT TO PROHIBITIONS, OR RESTRICTIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER MATTERS OF THE ANTICIPATED DAILY WATER AND/OR SEWAGE FLOW FOR THIS PROJECT WHICH WILL BE THE NUMBER OF GALLONS PER DAY INCREASE STATED ABOVE. IF "**WILL HAVE**", UPON PROPER CONVEYANCE AND PLACEMENT INTO SERVICE OF WATER AND/OR SEWER FACILITIES BY THE DEVELOPER UNDER AGREEMENT IF APPLICABLE WITH THE DEPARTMENT. FURTHERMORE, APPROVAL OF ALL SEWAGE FLOWS INTO THE DEPARTMENT'S SYSTEM MUST BE OBTAINED FROM D.E.R.M. SUBJECT TO RER'S TERMS AND CONDITIONS SET FORTH IN THE CONSENT DECREE (CASE NO. 1:12-CV-24400-FAM) OR DOH ONSITE SEWER TREATMENT & DISPOSAL SYSTEM RULES & STATUES.

| Fixed Fee Item | Price ($) | Total Quantity | Total Fees ($) |
|---|---|---|---|
| Verification Form - Residential (R-A) Water | 30 | 1.00 | 30.00 |
| Total Fixed Fee | | | $ 30.00 |
| Verification Form Total ($) | | | $ 30.00 |
| Connection Charges Paid? | | | **No** |

COMMENTS: Refunds are based on the payment date and are subject to State Statute 95-11. Some fees are not refundable.

| | |
|---|---|
| CUSTOMER NAME: ALBERT DE LA VEGA | CUSTOMER PHONE: |
| Prepare by: Daniel Felipe<br>Printed Name of Reviewer | Approved by: Jose Villiers<br>Printed Name of Supervisor |