



11040 SW 69th AVENUE PINECREST, FL 33156
Folio# 20-5011-005-0680

Lot 9, in Block 6, of "REPLAT OF HELMS COUNTRY ESTATES A SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 50, Page 48, of the Public Records of Miami-Dade County, Florida

3- The Legal Description is provided by the Client from most recent County Records available.

2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. **ABSTRACT NOT REVIEWED.**

There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.

4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.

5- 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.

6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.

7- The surveyor does not determine fence and/or wall ownership.

8- **Accuracy:**
The Horizontal positional accuracy of well-defined improvement on this survey is $\pm 0.2'$.
The Vertical accuracy of elevations of well-defined improvement on this survey is $\pm 0.1'$.

9- All measurements shown hereon are made in accordance with the United States Standard Feet.

10- Type of survey **SKETCH OF SURVEY.**

11- North arrow direction is based on an assumed meridian as shown on the aforementioned Plat.

12- Elevations shown hereon are relative to **North Geodetic Vertical Datum (1929 Mean Sea Level)**

13- **Benchmark Used:** Miami-Dade County Benchmark **#CD-22**, Elevation = **+9.51'**.

14- **Flood Zone Data:** Community/ Panel **#120425J046GL** Dated: **9/11/09** Flood Zone: **"X"** Base Flood Elevation = **N/A**.

15- This **SURVEY** has been prepared for the **exclusive** use of the entities named hereon. The Certificate does not extend to any unnamed party.

- **WILLIAM GOMEZ & DANIELA VILAR**

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

A circular professional seal for Jacob Gomis, a Professional Surveyor & Mapper in the State of Florida. The seal features the text "JACOB GOMIS" at the top, "LICENSE" below it, "No. 6231" in the center, and "STATE OF FLORIDA" at the bottom. The words "PROFESSIONAL SURVEYOR & MAPPER" are written around the perimeter. A blue ink signature is written across the seal.

Digitally signed by Jacob Gomis
Date: 2024.08.21 14:45:09+04'0

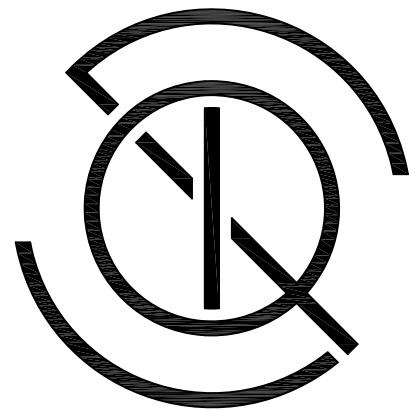
This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

SKETCH OF SURVEY

WILLIAM GOMEZ, DANIELA VILAR

1

OF 1 SHEET



Q DESIGN STUDIO
ARCHITECTURE & PLANNING

License No AR99532

Q Design Studio, LLC
8000 SW 88th Court
Miami, FL 33173
T. 305.401.4950
E: John.Quintana10@gmail.com

CONSULTANTS

PROJECT NAME:

GOMEZ DRIVEWAY &
BACKYARD REMODEL

OWNER:

WILLIAM GOMEZ & DANIELLA VILAR

11040 SW 69th AVENUE
PINECREST, FL 33156

JOB NUMBER: 2024.01
DATE: 02/17/24

REVISION

△ BUILDING DEPT. COMMENTS - AUG. 2024

△ BUILDING DEPT. COMMENTS - SEPT. 2024

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△

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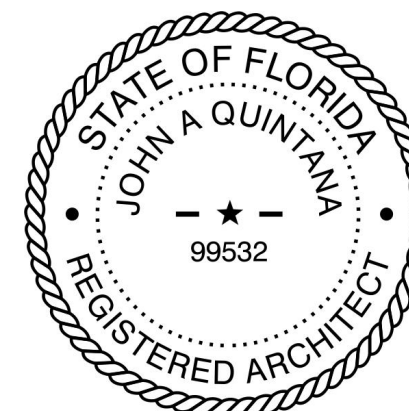
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△

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SEAL:



John Alexander Quintana

AR99532

DRAWING TITLE:

OVERALL SITE
PLAN

Digitally signed by John A Quintana

Reason: I am the author of this

document

Date: 2024.10.29 21:39:37-04'00'

DRAWING NO:

A1.00

GENERAL GRADING & DRAINAGE NOTE

FOR ANY SCOPE OR DETAILS RELATED TO STORM DRAINAGE, GRADING AND DRAINAGE PLEASE REFER TO THE CIVIL SET OF PLANS SUBMITTED FOR INFORMATION.

P.W. CONDITIONS OF PERMIT:

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 Village arborist. Arborist contact information is: Rick Carr - carr@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.
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.
12. ALL work conducted in the ROW will implement the applicable FDOT Standard Index 600 Series for MOT.

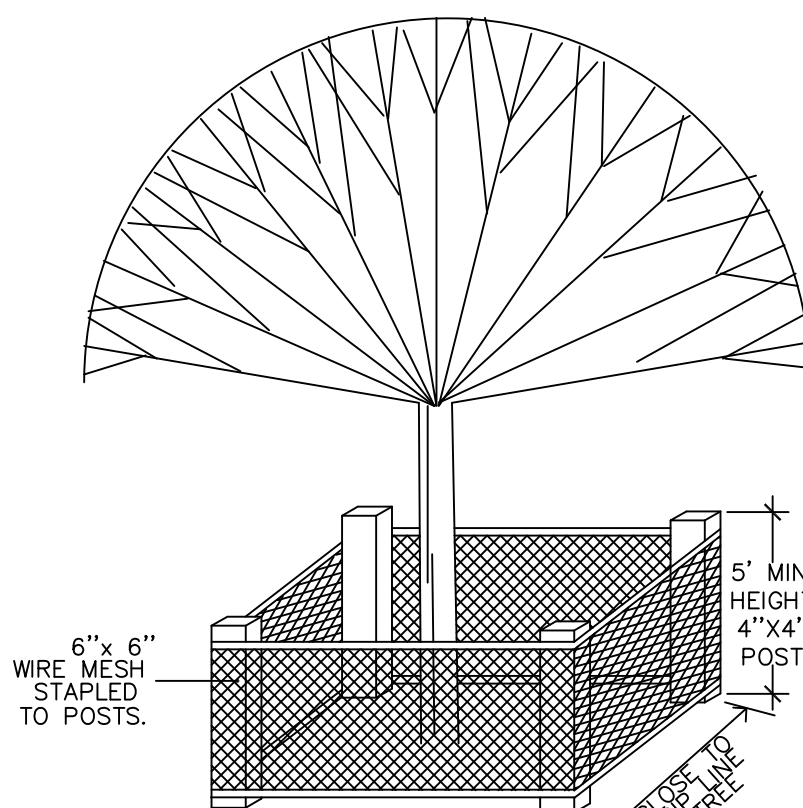
SOIL STATEMENT :

SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 PSF. AFTER EXCAVATION SIGNED AND SEALED LETTER WILL BE SUBMITTED BY THE ARCHITECT OR THE ENGINEER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.

TERMITE NOTE :

AS PER F.B.C. 2023, A WEATHER-RESISTANT JOB-SITE POSTING BOARD SHALL BE PROVIDED TO RECIEVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

AS PER F.B.C. 2023, A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDOR AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.



PROTECTION FOR EXISTING TREES TO REMAIN
N.T.S.

THE TRIANGLE OF VISIBILT, SHALL NOT CONTAIN OBSTRUCTION TO CROSS VISIBILITY AT A HEIGHT BETWEEN 30" AND 8' ABOVE PAVEMENT.

NOTE:

CALL 811 (AT LEAST 72 HOURS BEFORE WORK STARTS) TO IDENTIFY AND CLEARLY MARK THE LOCATION OF ALL BURIED UTILITIES IN THE PROPERTY IF APPLICABLE.

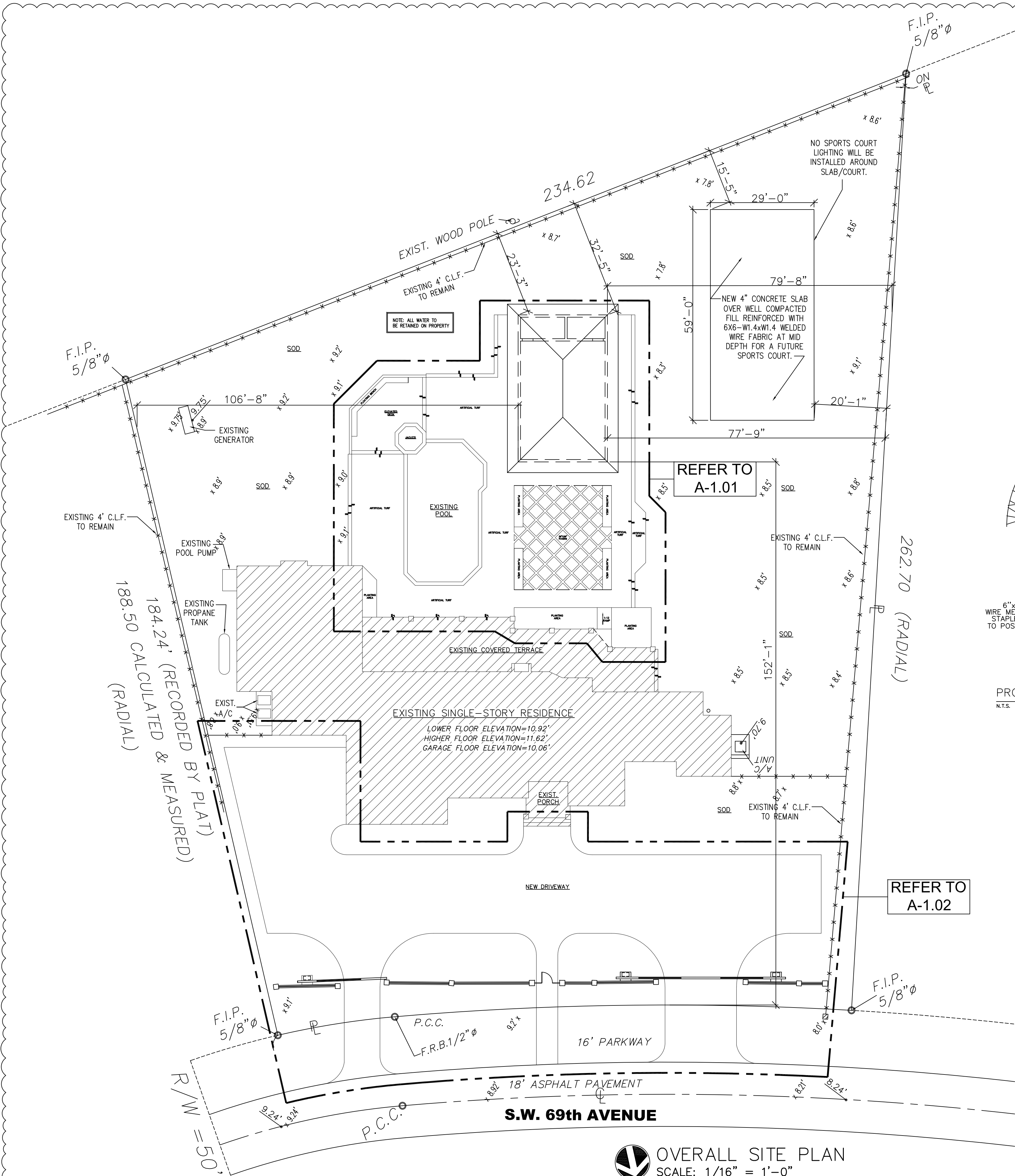
GRADING NOTES:

1. NO GRADING SHALL OCCUR WITHIN THE DRIP-LINE OF ANY EXISTING TREE.
2. NO GRADING SHALL OCCUR BEYOND THE PROPERTY LINE.
3. ALL SHADOW RETENTION AREA (SRA) SHALL BE GRADED GRADUALLY TO THE LOW POINT SPECIFIED ON THE PLAN. THESE AREAS WILL CATCH ONSITE WATER FOR PLAN MATERIAL AS WELL AS CREATE THE FIRST BARRIER IN FILTRATION BEFORE ENTERING THE STORM WATER SYSTEM.
4. ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
5. ALL SHRUB AND GROUNDCOVER AREAS ARE TO BE 3"-4" BELOW FINISHED LEVEL OF ALL ADJACENT HARDSCAPE (TYPICAL).
6. ALL TURF AREAS TO HAVE SMOOTH TRANSITION FROM FINISHED LEVEL OF ALL ADJACENT HARDSCAPE.
7. ALL STEP TREADS TO SLOPE AWAY FROM STEP FACE AT MINIMUM OF 1% PLEASE REFER TO DETAILS FOR INFORMATION
8. ALL RAINWATER TO BE RETAINED ON PROPERTY.

NOTE:

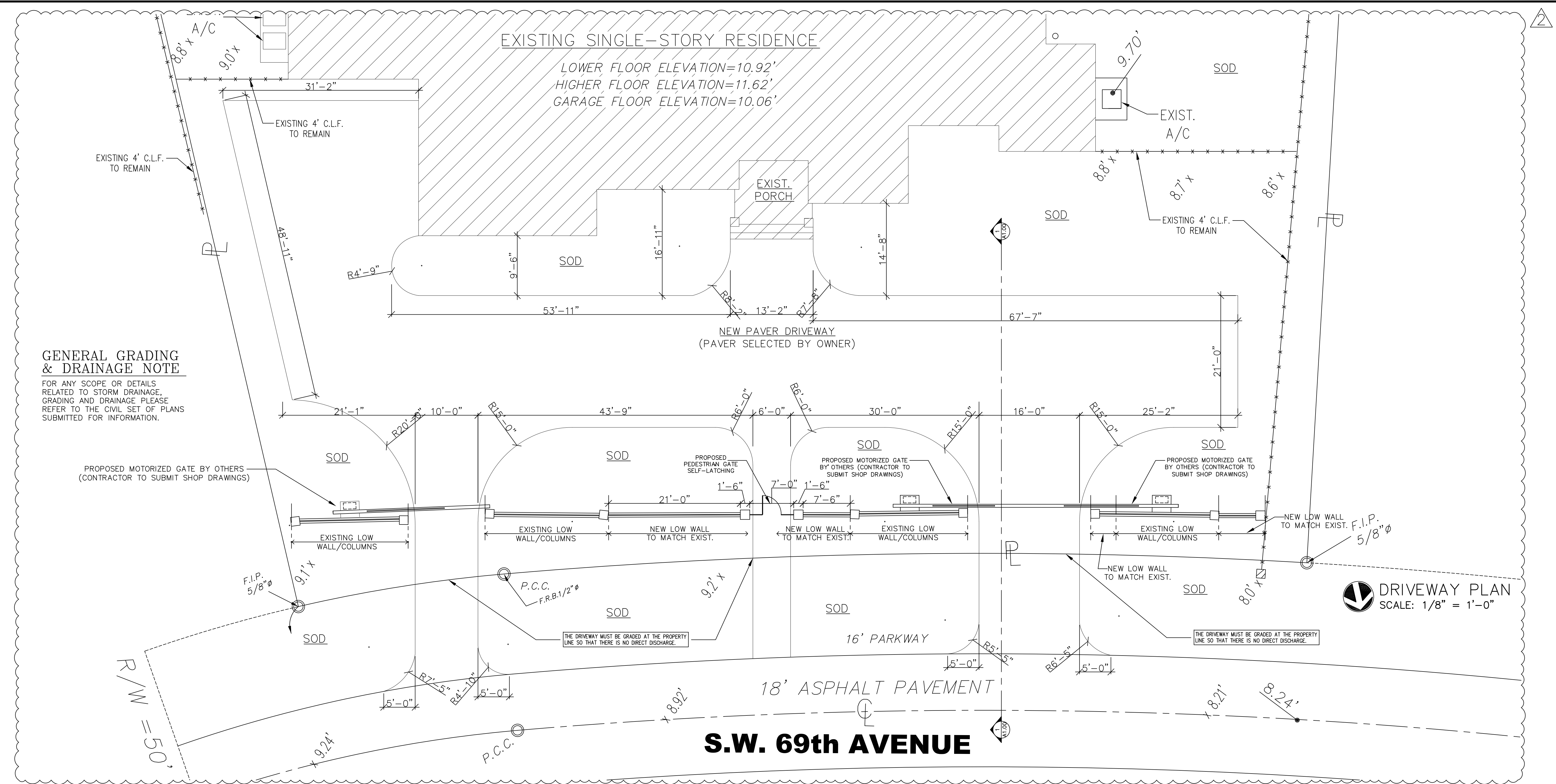
- ALL PROPOSED WORK IN R.O.W. MUST BE REVIEWED AND APPROVED BY PUBLIC WORKS DEPARTMENT.

ALL EXISTING TREES ARE TO REMAIN.
NO TREES ARE TO BE RELOCATED OR REMOVED.
NO TREE MITIGATION IS REQUIRED.



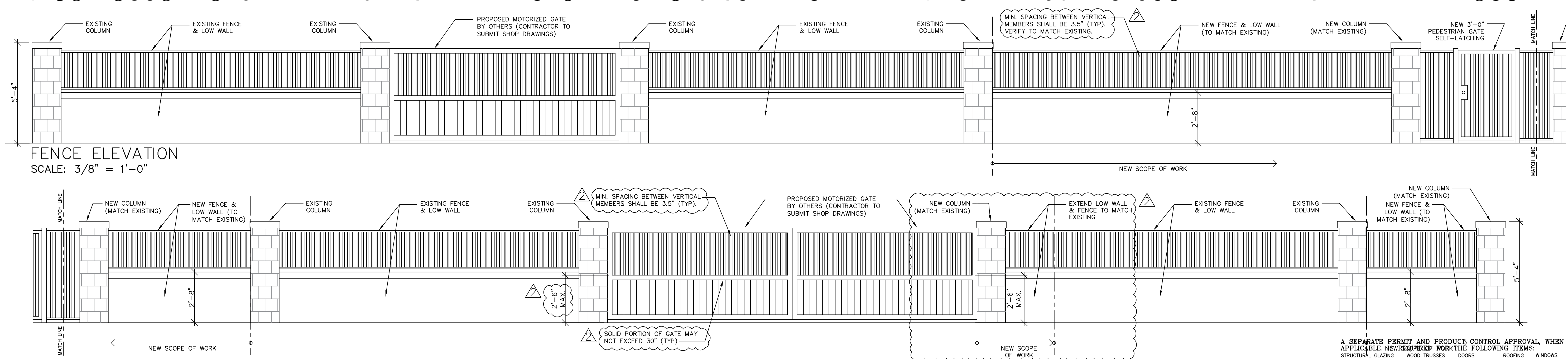
OVERALL SITE PLAN
SCALE: 1/16" = 1'-0"

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:
STRUCTURAL GLAZING
RIDGE VENTILATION
PRECAST SYSTEMS
STORM SHUTTERS
WOOD TRUSSES
CURTAIN WALLS
HANDRAILS
STEEL JOISTS
DOORS
MULLIONS
RAILS
STORE FRONT
ROOFING
SIGNS
FENCES
AWNINGS
WINDOWS
GLASS WALL



**GENERAL GRADING
& DRAINAGE NOTE**

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RELATED TO STORM DRAINAGE,
GRADING AND DRAINAGE PLEASE
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SUBMITTED FOR INFORMATION.



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E: John.Quintana10@gmail.com

CONSULTANTS

PROJECT NAME:
**GOMEZ DRIVEWAY &
BACKYARD REMODEL**

OWNER:
WILLIAM GOMEZ & DANIELLA VILAR
11040 SW 69th AVENUE
PINECREST, FL 33156

JOB NUMBER: 2024.01
DATE: 02/17/24

REVISION
1. BUILDING DEPT. COMMENTS - AUG. 2024
2. BUILDING DEPT. COMMENTS - SEPT. 2024

SEAL:

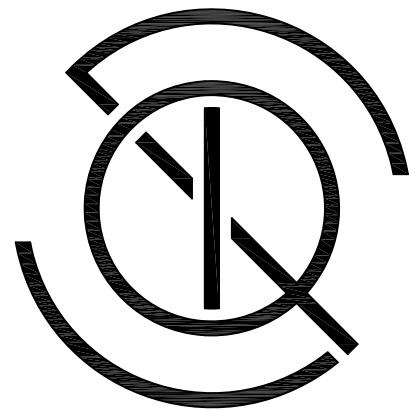
STATE OF FLORIDA
JOHN A. QUINTANA
REGISTERED ARCHITECT
99532

John Alexander Quintana AR99532

DRAWING TITLE:
DRIVEWAY PLAN
Digitally signed by John A Quintana
Reason: I am the author of this document
Date: 2024.10.29 21:35:26-04'00'

DRAWING NO:

A1.02



Q DESIGN STUDIO
ARCHITECTURE & PLANNING

License No AR99532

Q Design Studio, LLC
8000 SW 88th Court
Miami, FL 33173
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CONSULTANTS

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OWNER:

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PINECREST, FL 33156

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02/17/24

REVISION

1 BUILDING DEPT. COMMENTS - AUG. 2024

2 BUILDING DEPT. COMMENTS - SEPT. 2024

3

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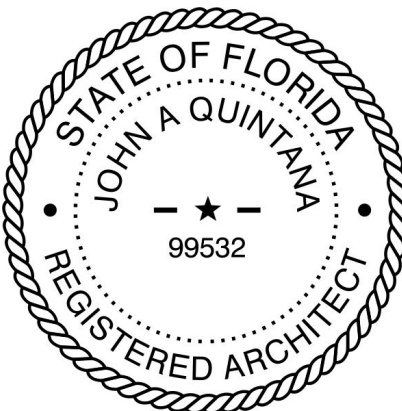
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SEAL:



John Alexander Quintana

AR99532

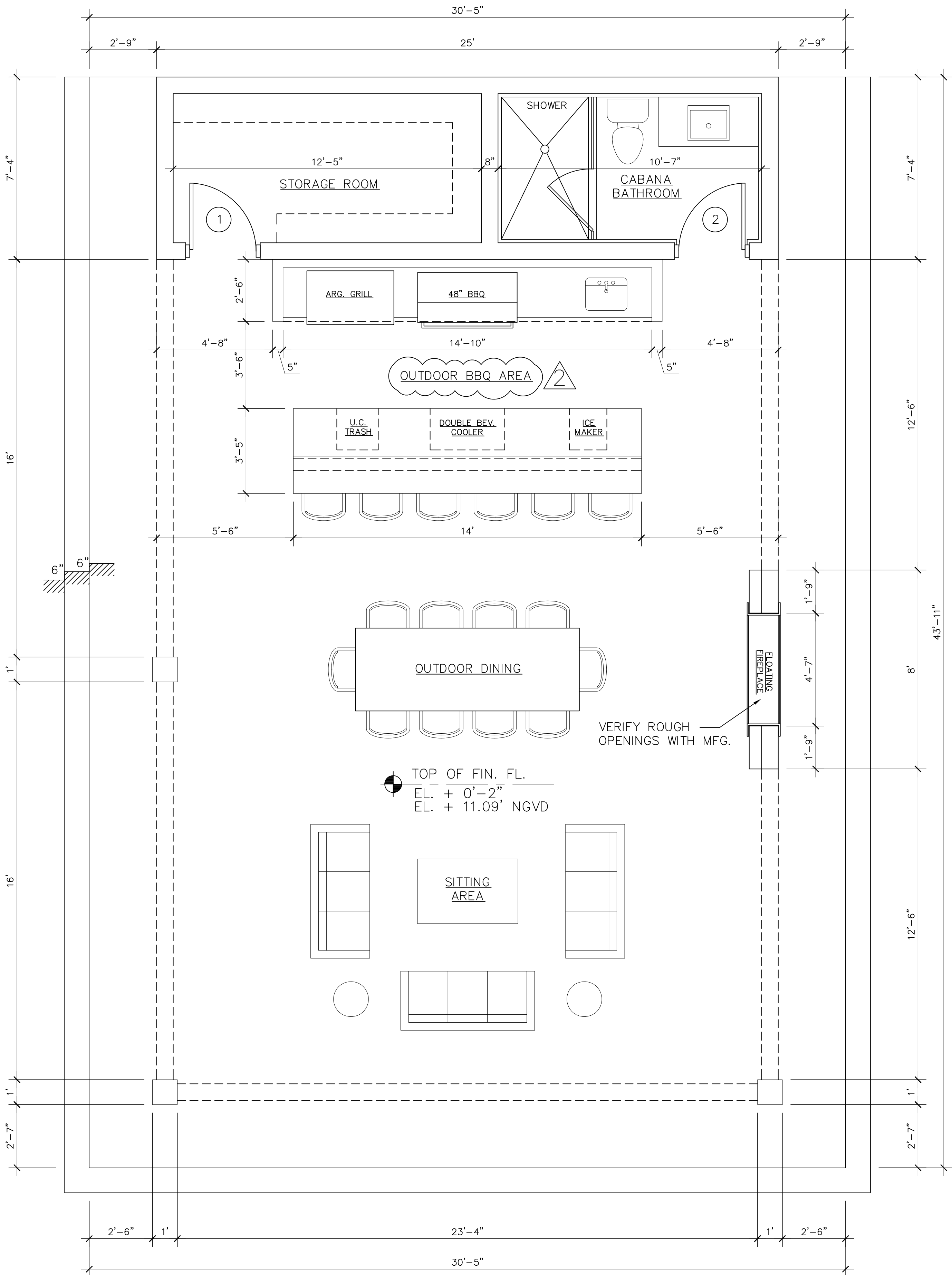
DRAWING TITLE:

GAZEBO FLOOR
PLANS

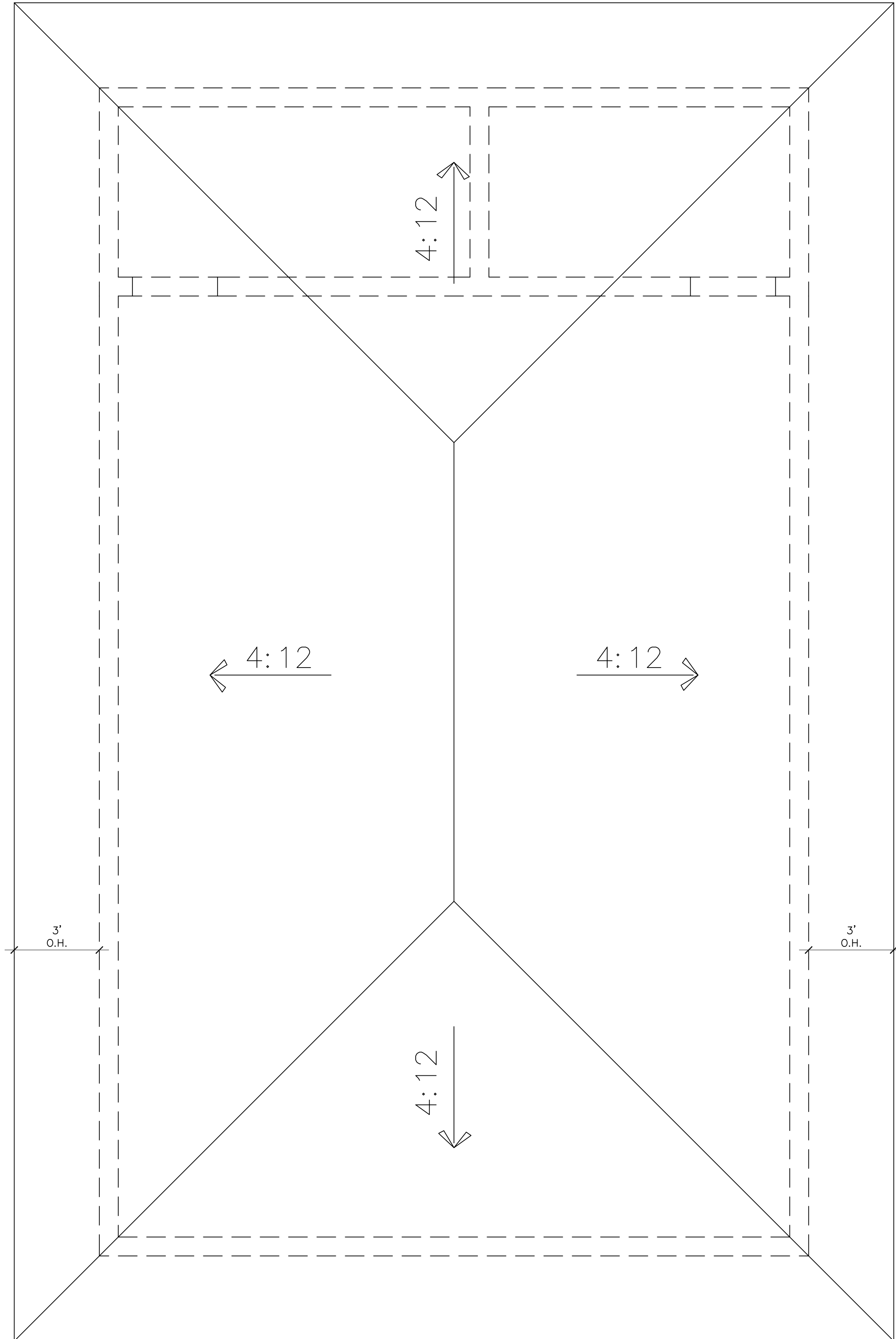
Digitally signed by John A Quintana
Reason: I am the author of this document
Date: 2024.10.29 21:34:21-04'00'

DRAWING NO:

A2.00



GAZEBO FLOOR PLAN
SCALE: 3/8" = 1'-0"



GAZEBO ROOF PLAN
SCALE: 3/8" = 1'-0"

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:
STRUCTURAL GLAZING WOOD TRUSSES DOORS ROOFING WINDOWS
RIDGE VENTILATION CURTAIN WALLS MULLIONS SIGNS GLASS WALL
PRECAST SYSTEMS HANDRAILS RAILS FENCES
STORM SHUTTERS STEEL JOISTS STORE FRONT AWNINGS

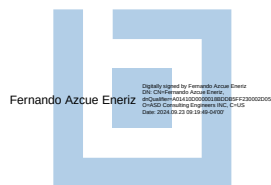


Fernando Azcue P.E.
License No 65521
STRUCTURAL

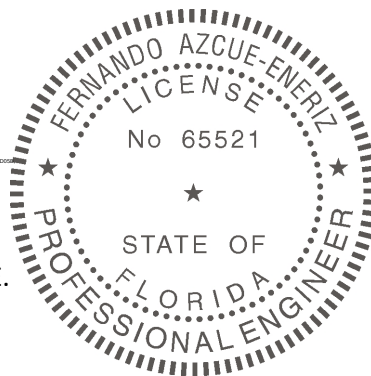
STRUCTURAL CALCULATIONS

PROJECT NAME:
GOMEZ DRIVEWAY AND BACKYARD REMODEL
11040 SW 69 AVE
PINECREST, FL 33156

TOTAL OF PAGES: 16



Fernando Azcue, P.E.
STRUCTURAL
LIC. No:65521
2/05/24



WIND CALCULATIONS

OPEN BLDG

$$P = q_h K_d G C_u$$

$$q_h = 0.00256 k_z k_{zt} k_e V^2$$

$$k_z = 0.85 \quad k_{zt} = 1.0 \quad k_e = 1.0 \quad V = 175 \text{ MPH}$$

$$q_h = 0.00256 \times 0.85 \times 1.0 \times 1.0 \times (175)^2 = 66.6 \text{ PSF}$$

$$K_d = 0.85$$

$$G = 0.85 \text{ (GUST FACTOR)}$$

	<u>C_u</u>	
LOAD CASE	C _{NW}	C _{NL}
A	-1.2	-1.0
B	-0.6	-1.6

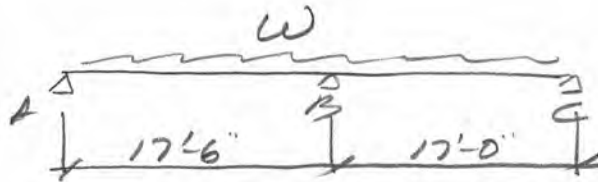


WIND PRESSURE (ULTIMATE) PSF

LOAD CASE	C _{NW}	C _{NL}
A	-58	-48
B	-29	-77



Beam RB-1



Roof Loads

$$Dead = 25 \text{ PSF}$$

$$Live = 20 \text{ PSF}$$

$$W_D: \text{Roof} = 25 \text{ PSF} \times 15.67 = 392$$

$$Bt = 150 \times 0.67 \times 1.5 = \frac{151}{543 \text{ PLF}}$$

$$W_L: 20 \text{ PSF} \times 15.67 = 313 \text{ PLF}$$

$$W = W_D + W_L = 856 \text{ PLF}$$

$$W_u = 1.2 W_D + 1.6 W_L = 1152 \text{ PLF}$$

Reactions (service)

$$R_A = 7.4 \text{ k}$$

$$R_B = 15.0 \text{ k}$$

$$R_C = 7.2 \text{ k}$$

$$M_u = 0.125 W_u l^2 = 0.125 \times 1.152 \times (17.5)^2 = 44.1 \text{ k-ft}$$

$$V_u \text{ at } d = 8.6 \text{ k}$$

BONDING

$$\text{Section: } 8 \times 18$$

$$M_u = 44.1 \text{ k-ft} \quad f_c = 3000 \text{ psi}$$

$$b = 8"$$

$$d = 15.5$$



$$\frac{M_u}{f_c' b d^2} = 0.092 \longrightarrow w = 0.109$$

$$\rho = \frac{w f_c'}{f_y} = 0.00545$$

$$A = \rho b d = 0.68 \text{ in}^2$$

∴ Provide 2#6 TOP

$$A_{\text{prov.}} = 0.88 \text{ in}^2 > 0.68 \text{ in}^2, \text{ L OK}$$

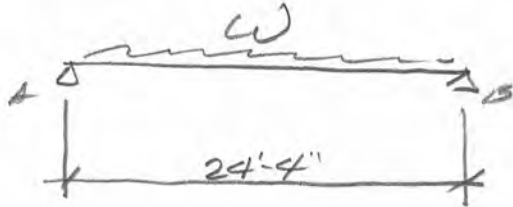
Shear

$$V_u = 8.6 \text{ k}$$

Provide #3 @ 8" O.C.



Beam RB-2



$$W_D: \text{Roof} = 25 \text{ PSF} \times 6.5 = 162$$

$$B_1 = 10 \times 0.67 \times 1.5 = \frac{151}{313 \text{ PLF}}$$

$$W_L: 20 \times 6.5 = 130 \text{ PLF}$$

$$W = W_D + W_L = 443 \text{ PLF}$$

$$W_u = 1.2 W_D + 1.6 W_L = 584 \text{ PLF}$$

Reactions (services)

$$R_A = R_B = 5.4 \text{ k}$$

$$M_u = \frac{1}{8} W_u l^2 = \frac{1}{8} \times 0.584 \times (24.34)^2 = 43.2 \text{ k-ft}$$

$$V_u \text{ at } d = 7.5 \text{ k}$$

BONDING

Section: 8'-18" $M_u = 43.2 \text{ k-ft}$ $f'_c = 3000 \text{ psi}$

$$b = 8"$$

$$d = 15.5"$$

$$\frac{M_u}{f'_c b d^2} = 0.090 \rightarrow W = 0.107$$



$$\rho = \frac{W f_c'}{f_y} = 0.0053$$

$$A = \rho b d = 0.66 \text{ in}^2$$

Provides 2#6 BOF.

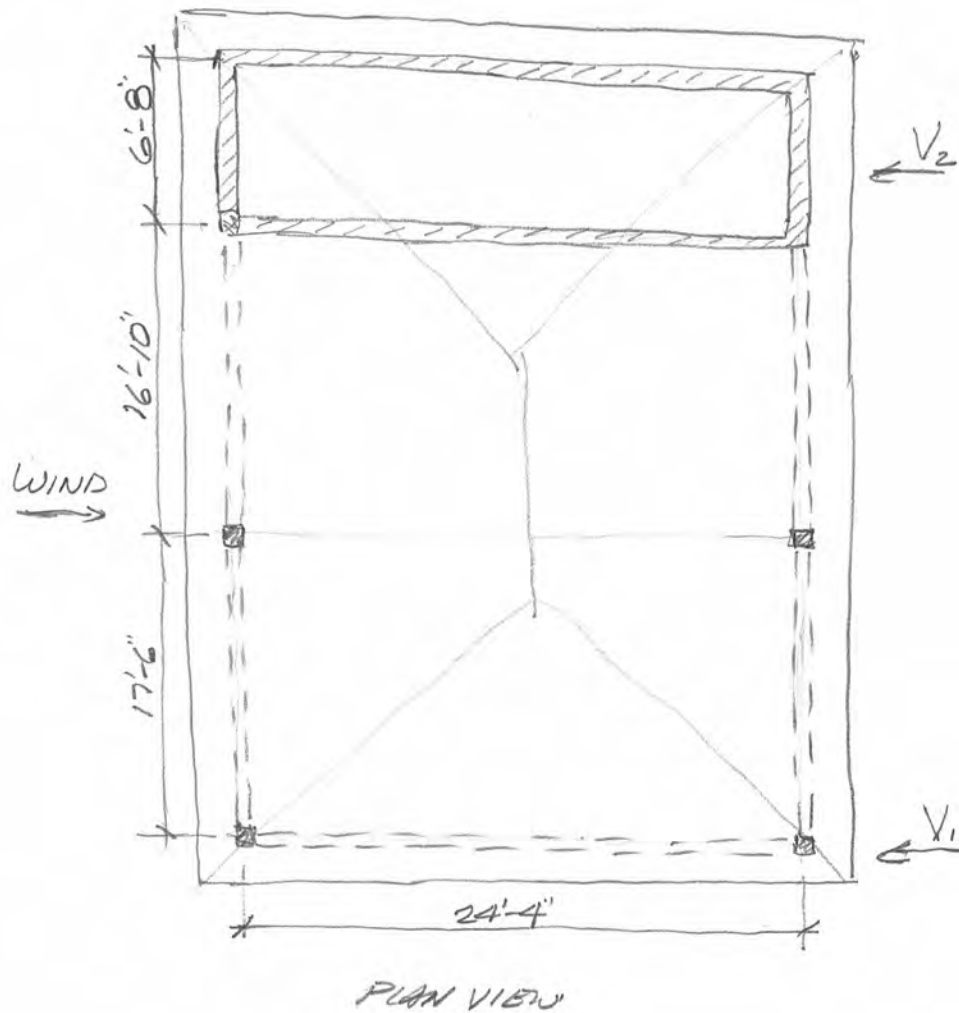
$$A_{prov.} = 0.88 \text{ in}^2 > 0.66 \text{ in}^2 \quad \checkmark \text{ OK}$$

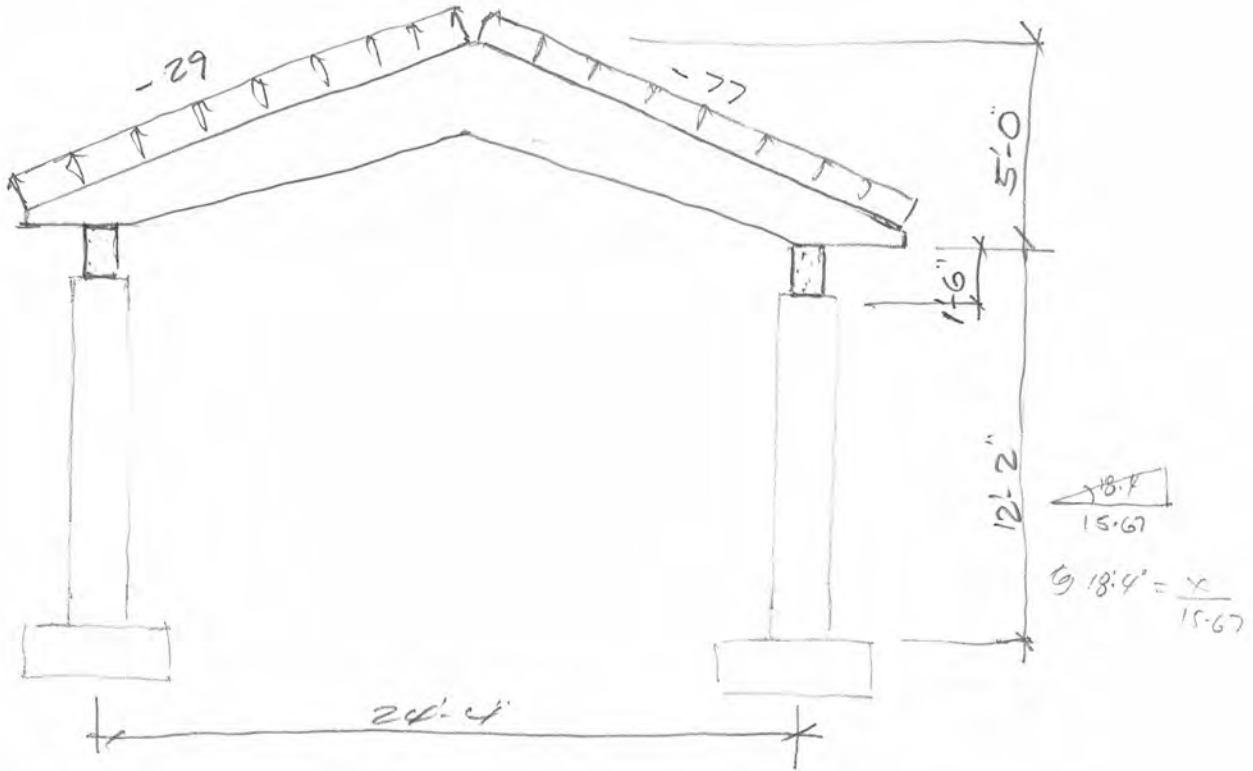
Stirrups

$$V_u = 7.5 \text{ k}$$

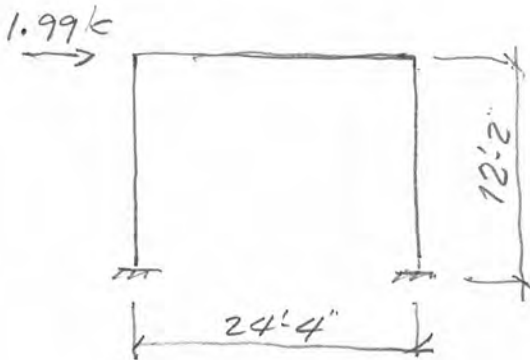
Provides #3 @ 8" o.c

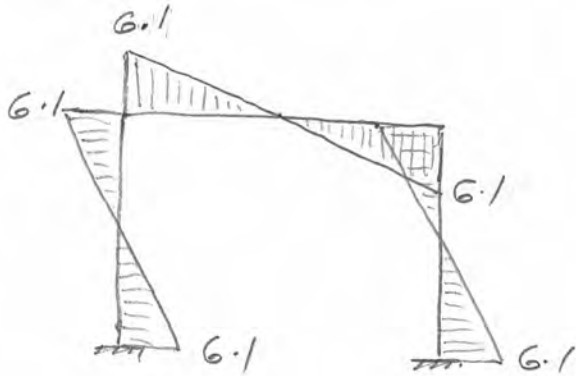
LATERAL ANALYSIS





$$V_1 = ((77-29) \sin 18.4^\circ) \times 6.5 \times 20.17 = 1986 \#$$





COLUMN CHECK

SIZE: 12" x 12"

$b = 12"$

$d = 9.5"$

$M_u = 6.1 \text{ k-ft}$ $f'_c = 3000 \text{ psi}$

$A_{s, req} = 0.14 \text{ in}^2$

$A_{s, prov} = 0.88 \text{ in}^2$ $\checkmark \text{ Ok}$
2#6 BF



FTG F4.5
 COMB: D+0.6W



$$P = 9.5 \text{ k}$$

$$M = 6.1 \text{ k-ft} \times 0.6 = 3.7 \text{ k-ft}$$

Title Block Line 1
You can change this area
using the "Settings" menu item
and then using the "Printing &
Title Block" selection.
Title Block Line 6

Title :
Dsgnr:
Project Desc.:
Project Notes :

Job #

10

Printed: 30 MAY 2024, 9:22AM

General Footing

ENERCALC, INC. 1983-2011, Build:6.11.6.23, Ver:6.11.6.23

Lic. # :

Licensee :

Description : F4.5

General Information

Calculations per, ASCE 7-05

Material Properties

f'_c : Concrete 28 day strength	=	3.0 ksi
f_y : Rebar Yield	=	60.0 ksi
E_c : Concrete Elastic Modulus	=	3,122.0 ksi
Concrete Density	=	145.0 pcf
ϕ Values Flexure	=	0.90
Shear	=	0.750

Analysis Settings

Min Steel % Bending Reinf.	=	0.00140
Min Allow % Temp Reinf.	=	0.00180
Min. Overturning Safety Factor	=	1.0 : 1
Min. Sliding Safety Factor	=	1.0 : 1
Add Ftg Wt for Soil Pressure	:	Yes
Use ftg wt for stability, moments & shears :	:	Yes
Include Pedestal Weight as DL	:	No

Soil Design Values

Allowable Soil Bearing	=	2.0 ksf
Increase Bearing By Footing Weight	=	No
Soil Passive Resistance (for Sliding)	=	250.0 pcf
Soil/Concrete Friction Coeff.	=	0.30

Increases based on footing Depth

Footing base depth below soil surface	=	0.0 ft
Allowable pressure increase per foot of dept=	=	0.0 ksf
when footing base is below	=	0.0 ft

Increases based on footing plan dimension

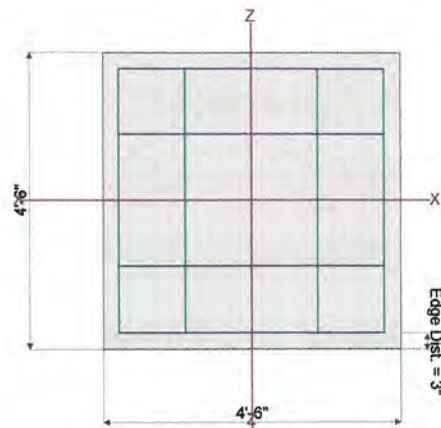
Allowable pressure increase per foot of dept =	=	0.0 ksf
when maximum length or width is greater+	=	0.0 ft

Dimensions

Width parallel to X-X Axis	=	4.50 ft
Length parallel to Z-Z Axis	=	4.50 ft
Footing Thicknes	=	12.0 in

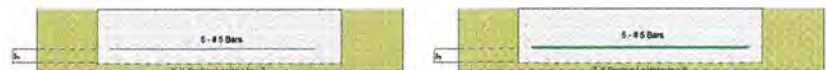
Pedestal dimensions...

px : parallel to X-X Axis	=	0.0 in
pz : parallel to Z-Z Axis	=	0.0 in
Height	=	0.0 in
Rebar Centerline to Edge of Concrete..	=	3.0 in
at Bottom of footing	=	



Reinforcing

Bars parallel to X-X Axis	=	
Number of Bars	=	5.0
Reinforcing Bar Size	=	# 5
Bars parallel to Z-Z Axis	=	
Number of Bars	=	5.0
Reinforcing Bar Size	=	# 5



Bandwidth Distribution Check (ACI 15.4.4.2)

Direction Requiring Closer Separation	n/a
# Bars required within zone	n/a
# Bars required on each side of zone	n/a

Applied Loads

	D	Lr	L	S	W	E	H
P : Column Load	=	9.50	0.0	0.0	0.0	0.0	0.0 k
OB : Overburden	=	0.0	0.0	0.0	0.0	0.0	0.0 ksf
M-xx	=	0.0	0.0	0.0	0.0	0.0	0.0 k-ft
M-zz	=	0.0	0.0	0.0	0.0	6.10	0.0 k-ft
V-x	=	0.0	0.0	0.0	0.0	0.0	0.0 k
V-z	=	0.0	0.0	0.0	0.0	0.0	0.0 k

Title Block Line 1
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Title Block Line 6

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Dsgnr:
Project Desc.:

Project Notes :

Job #

11

Printed: 30 MAY 2024, 9:22AM

General Footing

ENERCALC, INC. 1983-2011, Build:6.11.6.23, Ver:6.11.6.23

Lic. # : Licensee :

Description : F4.5

DESIGN SUMMARY

Design OK

	Min. Ratio	Item	Applied	Capacity	Governing Load Combination
PASS	0.5050	Soil Bearing	1.010 ksf	2.0 ksf	+D+W+H
PASS	n/a	Overturing - X-X	0.0 k-ft	0.0 k-ft	No Overturing
PASS	2.752	Overturing - Z-Z	6.10 k-ft	16.789 k-ft	0.6D+W
PASS	n/a	Sliding - X-X	0.0 k	0.0 k	No Sliding
PASS	n/a	Sliding - Z-Z	0.0 k	0.0 k	No Sliding
PASS	n/a	Uplift	0.0 k	0.0 k	No Uplift
PASS	0.1869	Z Flexure (+X)	2.509 k-ft	13.427 k-ft	+1.20D+0.50L+0.50S+1.60W
PASS	0.1238	Z Flexure (-X)	1.662 k-ft	13.427 k-ft	+1.40D
PASS	0.1238	X Flexure (+Z)	1.662 k-ft	13.427 k-ft	+1.40D
PASS	0.1238	X Flexure (-Z)	1.662 k-ft	13.427 k-ft	+1.40D
PASS	0.1110	1-way Shear (+X)	9.122 psi	82.158 psi	+1.40D
PASS	0.1110	1-way Shear (-X)	9.122 psi	82.158 psi	+1.40D
PASS	0.1110	1-way Shear (+Z)	9.122 psi	82.158 psi	+1.40D
PASS	0.1110	1-way Shear (-Z)	9.122 psi	82.158 psi	+1.40D
PASS	0.2423	2-way Punching	39.816 psi	164.32 psi	+1.40D

Detailed Results

Soil Bearing

Rotation Axis & Load Combination...	Gross Allowable	Xecc	Zecc	+Z	Actual Soil Bearing Stress +Z	-X	-X	Actual / Allowable Ratio
X-X, +D	2.0	n/a	0.0	0.6141	0.6141	n/a	n/a	0.307
X-X, +D+W+H	2.0	n/a	0.0	0.6141	0.6141	n/a	n/a	0.307
X-X, +D+0.750Lr+0.750L+0.750W+H	2.0	n/a	0.0	0.6141	0.6141	n/a	n/a	0.307
X-X, +D+0.750L+0.750S+0.750W+H	2.0	n/a	0.0	0.6141	0.6141	n/a	n/a	0.307
X-X, +0.60D+W+H	2.0	n/a	0.0	0.3685	0.3685	n/a	n/a	0.184
Z-Z, +D	2.0	0.0	n/a	n/a	n/a	0.6141	0.6141	0.307
Z-Z, +D+W+H	2.0	5.886	n/a	n/a	n/a	0.2178	1.010	0.505
Z-Z, +D+0.750Lr+0.750L+0.750W+H	2.0	4.415	n/a	n/a	n/a	0.3169	0.9114	0.456
Z-Z, +D+0.750L+0.750S+0.750W+H	2.0	4.415	n/a	n/a	n/a	0.3169	0.9114	0.456
Z-Z, +0.60D+W+H	2.0	9.810	n/a	n/a	n/a	0.0	0.7663	0.383

Overturing Stability

Rotation Axis & Load Combination...	Overturing Moment	Resisting Moment	Stability Ratio	Status
X-X, D	None	0.0 k-ft	Infinity	OK
X-X, 0.6D+W	None	0.0 k-ft	Infinity	OK
Z-Z, D	None	0.0 k-ft	Infinity	OK
Z-Z, 0.6D+W	6.10 k-ft	16.789 k-ft	2.752	OK

All units k

Force Application Axis

Load Combination...	Sliding Force	Resisting Force	Sliding SafetyRatio	Status
Footing Has NO Sliding				
Footing Flexure				

Flexure Axis & Load Combination	Mu k-ft	Which Side ?	Tension @ Bot. or Top ?	As Req'd in^2	Gvrn. As in^2	Actual As in^2	Phi*Mn k-ft	Status
X-X, +1.40D	1.662	+Z	Bottom	0.26	Bending	0.34	13.427	OK
X-X, +1.40D	1.662	-Z	Bottom	0.26	Bending	0.34	13.427	OK
X-X, +1.20D+1.60Lr+0.80W	1.425	+Z	Bottom	0.26	Bending	0.34	13.427	OK
X-X, +1.20D+1.60Lr+0.80W	1.425	-Z	Bottom	0.26	Bending	0.34	13.427	OK
X-X, +1.20D+1.60S+0.80W	1.425	+Z	Bottom	0.26	Bending	0.34	13.427	OK
X-X, +1.20D+1.60S+0.80W	1.425	-Z	Bottom	0.26	Bending	0.34	13.427	OK
X-X, +1.20D+0.50Lr+0.50L+1.60W	1.425	+Z	Bottom	0.26	Bending	0.34	13.427	OK
X-X, +1.20D+0.50Lr+0.50L+1.60W	1.425	-Z	Bottom	0.26	Bending	0.34	13.427	OK
X-X, +1.20D+0.50L+0.50S+1.60W	1.425	+Z	Bottom	0.26	Bending	0.34	13.427	OK
X-X, +1.20D+0.50L+0.50S+1.60W	1.425	-Z	Bottom	0.26	Bending	0.34	13.427	OK
X-X, +0.90D+1.60W+1.60H	1.069	+Z	Bottom	0.26	Bending	0.34	13.427	OK
X-X, +0.90D+1.60W+1.60H	1.069	-Z	Bottom	0.26	Bending	0.34	13.427	OK
Z-Z, +1.40D	1.662	-X	Bottom	0.26	Bending	0.34	13.427	OK

Title Block Line 1
You can change this area
using the "Settings" menu item
and then using the "Printing &
Title Block" selection.
Title Block Line 6

Title :
Dsgnr:
Project Desc.:

Project Notes :

Job #

12

Printed: 30 MAY 2024, 9:22AM

General Footing

ENERCALC, INC. 1983-2011, Build:6.11.6.23, Ver:6.11.6.23

Lic. # : Licensee :

Description : F4.5

Z-Z, +1.40D	1.662	+X	Bottom	0.26	Bendina	0.34	13.427	OK
-------------	-------	----	--------	------	---------	------	--------	----

Title Block Line 1
 You can change this area
 using the "Settings" menu item
 and then using the "Printing &
 Title Block" selection.
 Title Block Line 6

Title :
 Dsgnr:
 Project Desc.:
 Project Notes :

Job #

13

Printed: 30 MAY 2024, 9:22AM

General Footing

ENERCALC, INC. 1983-2011, Build:6.11.6.23, Ver:6.11.6.23

Lic. #: Licensee :

Description : F4.5

Footing Flexure

Flexure Axis & Load Combination	Mu k-ft	Which Side ?	Tension @ Bot. or Top ?	As Req'd in^2	Gvrn. As in^2	Actual As in^2	Phi*Mn k-ft	Status
Z-Z, +1.20D+1.60Lr+0.80W	0.8826	-X	Bottom	0.26	Bendina	0.34	13.427	OK
Z-Z, +1.20D+1.60Lr+0.80W	1.967	+X	Bottom	0.26	Bendina	0.34	13.427	OK
Z-Z, +1.20D+1.60S+0.80W	0.8826	-X	Bottom	0.26	Bendina	0.34	13.427	OK
Z-Z, +1.20D+1.60S+0.80W	1.967	+X	Bottom	0.26	Bendina	0.34	13.427	OK
Z-Z, +1.20D+0.50Lr+0.50L+1.60W	0.3405	-X	Bottom	0.26	Bendina	0.34	13.427	OK
Z-Z, +1.20D+0.50Lr+0.50L+1.60W	2.509	+X	Bottom	0.26	Bendina	0.34	13.427	OK
Z-Z, +1.20D+0.50L+0.50S+1.60W	0.3405	-X	Bottom	0.26	Bendina	0.34	13.427	OK
Z-Z, +1.20D+0.50L+0.50S+1.60W	2.509	+X	Bottom	0.26	Bendina	0.34	13.427	OK
Z-Z, +0.90D+1.60W+1.60H	0.00595	-X	Top	0.26	Bendina	0.34	13.427	OK
Z-Z, +0.90D+1.60W+1.60H	2.163	+X	Bottom	0.26	Bendina	0.34	13.427	OK

One Way Shear

Load Combination...	Vu @ -X	Vu @ +X	Vu @ -Z	Vu @ +Z	Vu:Max	Phi Vn	Vu / Phi*Vn	Status
+1.40D	9.122 psi	9.122 psi	9.122 psi	9.122 psi	9.122 psi	82.158 psi	0.111	OK
+1.20D+1.60Lr+0.80W	7.819 psi	7.819 psi	7.819 psi	7.819 psi	7.819 psi	82.158 psi	0.09517	OK
+1.20D+1.60S+0.80W	7.819 psi	7.819 psi	7.819 psi	7.819 psi	7.819 psi	82.158 psi	0.09517	OK
+1.20D+0.50Lr+0.50L+1.60W	7.819 psi	7.819 psi	7.819 psi	7.819 psi	7.819 psi	82.158 psi	0.09517	OK
+1.20D+0.50L+0.50S+1.60W	7.819 psi	7.819 psi	7.819 psi	7.819 psi	7.819 psi	82.158 psi	0.09517	OK
+0.90D+1.60W+1.60H	5.864 psi	5.864 psi	5.864 psi	5.864 psi	5.864 psi	82.158 psi	0.07138	OK

All units k

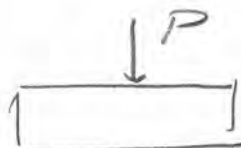
Load Combination...	Vu	Phi*Vn	Vu / Phi*Vn	Status
+1.40D	39.816 psi	164.32 psi	0.2423	OK
+1.20D+1.60Lr+0.80W	34.128 psi	164.32 psi	0.2077	OK
+1.20D+1.60S+0.80W	34.128 psi	164.32 psi	0.2077	OK
+1.20D+0.50Lr+0.50L+1.60W	34.128 psi	164.32 psi	0.2077	OK
+1.20D+0.50L+0.50S+1.60W	34.128 psi	164.32 psi	0.2077	OK
+0.90D+1.60W+1.60H	25.604 psi	164.32 psi	0.1558	OK



FOUNDATION

FTG F4.5

Gravity.



$$P = 15.0 + 1.8 = 16.8 \text{ k}$$

$\nwarrow$ REACTION FROM AB-1 $\nearrow$ COL. WEIGHT

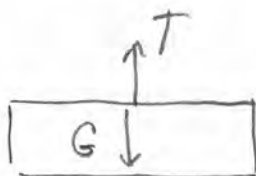
BENDING

SOIL BEARING CAPACITY = 2000 PSF

$$f = \frac{16.8 \times 1.1}{4.5 \times 4.5} = 1.16 \text{ KSF} < 2.0 \text{ KSF} \quad \checkmark \text{ OK}$$

USE FTG F4.5
4'-6" - 4'-6" x 12"

UPLIFT



$$\begin{aligned} \text{WIND PRESSURE} &= 58 \times 0.6 \\ &= 35 \text{ PSF} \end{aligned}$$

$$T = (35 - 10) \times 15.67 \times 17 = 6660 \text{ \#}$$



$$\begin{aligned}
 G: \text{Beam} &= 150 \times 0.67 \times 1.5 \times 17 = 2562 \\
 \text{COL} &= 150 \times 1 \times 1 \times 12 = 1800 \\
 \text{SLG} &= 150 \times 0.38 \times 4.5 \times 4.5 = 1032 \\
 \text{SOIC} &= 110 \times 1 \times 4.5 \times 4.5 = 2228 \\
 \text{FRG} &= 150 \times 1.0 \times 4.5 \times 4.5 = 4070 \\
 &\quad \underline{11,692} \times 0.6 = 7015 \#
 \end{aligned}$$

$$\begin{array}{ccc}
 \text{GRAVITY LOAD (G)} & > & \text{UPRIST LOAD (T)} \\
 0.6D & & 0.6W
 \end{array}$$

$$7015 \# > 6660 \# \quad \text{OK}$$

✓ USE FRG F4.5

4'-6" x 4'-6" x 12"

Miami-Dade Department of Regulatory and Economic Resources

CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME (print clearly) CARLOS	LAST NAME (print clearly) SANCHEZ
MOBILE PHONE 305-4397717	OFFICE/HOME PHONE
EMAIL (required so you can be notified on the status of your plans) needpermit@bellsouth.net	
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.)	

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)

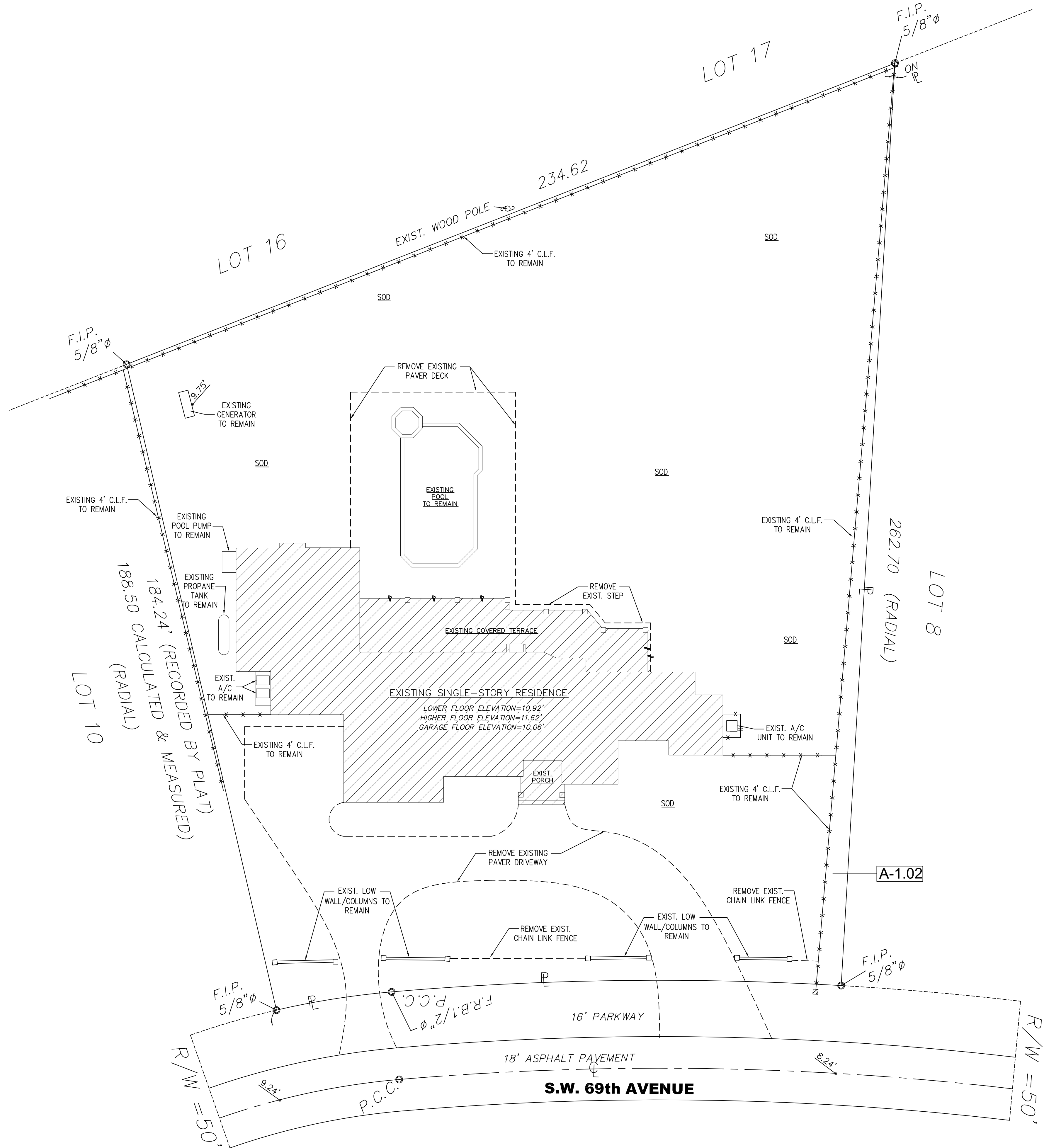
- | | |
|------------------------------------|--|
| ☐ DERM CORE | ☐ DERM SPECIALTY (You will be notified after core review is complete for additional fees) |
|------------------------------------|--|

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		

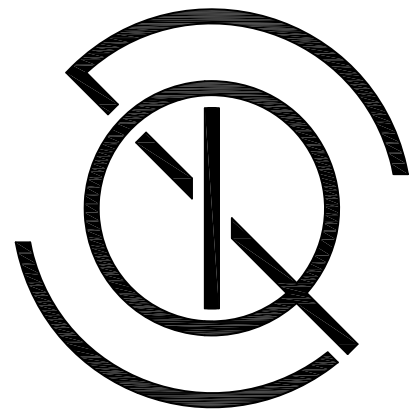


LEGEND :

- EXISTING 8" CONC. BLK WALL
- TO BE DEMOLISHED

TYP. DEMOLITION NOTES :

- CAP EXISTING ELECTRICAL AND PLUMBING FIXTURES BEING REMOVED.
- DURING DEMOLITION PROCESS IF ANY STRUCTURAL WALLS, COL'S AND BEAMS ARE ENCOUNTERED NOTIFY THE ARCHITECT/ENGINEER DO NOT SAW-CUT ANY STRUCTURAL SLABS WITHOUT INSTRUCTIONS FROM THE STRUCTURAL ENGINEER.
- DISCONNECT ELECTRICAL MAIN PRIOR TO DEMOLITION.
- DISCONNECT WATER MAIN PRIOR TO DEMOLITION
- DISCONNECT GAS MAIN PRIOR TO DEMOLITION.
- REMOVE ALL ELECTRICAL FIXTURES & HOUSING, ELECTRICAL CONDUITS & WIRING TO REMAIN, TEMPORARY CAP AS REQUIRED FOR FUTURE USE.
- PROVIDE TEMPORARY BARRIER FOR ALL DROPS OVER 24" HIGH.
- REMOVE EXTERIOR WINDOWS & DOORS AS SHOWN ON PLAN.
- ALL NEW EXTERIOR OPENING SHALL BE TEMPORARILY COVERED W/ PLYWOOD.
- CONTRACTOR SHALL TAKE SPECIAL CARE DURING DEMOLITION PROCESS AND PROVIDE PROPER PROTECTION FOR SECURITY & WEATHER DURING CONSTRUCTION DOWN TIME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR METHODS AND COORDINATION DURING DEMOLITION INCLUDING PROPER SHORING OF STRUCTURAL ELEMENTS. NOTIFY ARCHITECT IMMEDIATELY IN CASE OF DISCREPANCY.
- TREE PROTECTION BARRIERS MUST BE IN PLACE DURING DEMOLITION AND CONSTRUCTION.



Q DESIGN STUDIO
ARCHITECTURE & PLANNING

License No AR99532

Q Design Studio, LLC
8000 SW 88th Court
Miami, FL 33173
T. 305.401.4950
E: John.Quintana10@gmail.com

CONSULTANTS

PROJECT NAME:

GOMEZ DRIVEWAY &
BACKYARD REMODEL

OWNER:

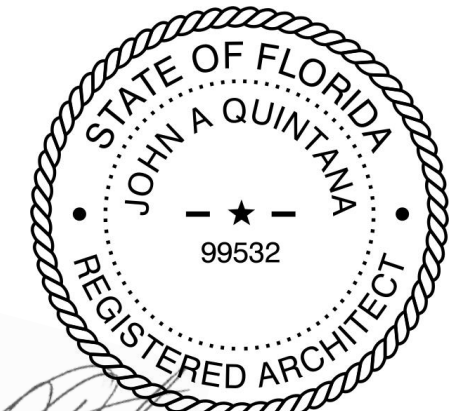
WILLIAM GOMEZ & DANIELLA VILAR
11040 SW 69th AVENUE
PINECREST, FL 33156

JOB NUMBER: 2024.01
DATE: 02/17/24

REVISION

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SEAL:



John Alexander Quintana

AR99532

DRAWING TITLE:

DEMOLITION
SITE PLAN

DRAWING NO:

D1.00

Digitally signed by John A
Quintana
Reason: I am the author of this
document
Date: 2024.07.06 09:43:20-04'00'



DEMOLITION SITE PLAN
SCALE: 1/16" = 1'-0"

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN
APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:
STRUCTURAL GLAZING WOOD TRUSSES DOORS ROOFING WINDOWS
RIDGE VENTILATION CURTAIN WALLS MULLIONS SIGNS GLASS WALL
PRECAST SYSTEMS HANDRAILS RAILS STORE FRONT AWNINGS
STORM SHUTTERS STEEL JOISTS

WILLIAM & DANIELLA GOMEZ

11040 SW 69 AVE

MIAMI, FL.

GENERAL NOTES

- CONTRACTOR SHALL CHECK ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE START OF CONSTRUCTION. THE ENGINEER OF RECORD SHALL BE NOTIFIED OF ERRORS AND/OR OMISSIONS PRIOR TO THE START OF WORK.
- DRAWING ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSION. ANY VARIATION IN DIMENSION FROM THE APPROVED CONSTRUCTION DOCUMENTS PLANS, SHALL BE CALLED TO THE ENGINEER'S ATTENTION IMMEDIATELY. ALL DISCREPANCIES SHALL BE CORRECTED BEFORE CONTRACTOR PROCEEDS WITH HIS PORTION OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS RESPECTIVE PORTION OF THE WORK AND WILL BE REQUIRED TO MAKE ALL CORRECTIONS TO COMPLY WITH ALL DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL FILE ALL NECESSARY SHOP DRAWINGS AND SPECIFICATIONS WITH THE PROPER AUTHORITIES AND PAY FOR AND OBTAIN ALL PERMITS, CERTIFICATES OF APPROVAL AND OTHER LEGAL NOTICE REQUIRED FOR THIS WORK.
- NO WORK SHALL COMMENCE UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE, CODES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVAL OF ALL INSTALLED MATERIALS. SHOULD A DISCREPANCY OCCUR BETWEEN A SPECIFIED MATERIAL AND A CODE REQUIREMENT, THE GENERAL CONTRACTOR MUST NOTIFY THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- ALL WORKMANSHIP AND MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTIVE WORK, AS WELL AS PAY ALL COST INCIDENTAL THERETO, INCLUDING DAMAGE TO OTHER WORK, FURNISHING OR EQUIPMENT.
- REMOVE ALL EXISTING WALLS, PARTITIONS, DOORS, FLOORING, CEILING, FIXTURES, ETC. AS SHOWN ON THE PLANS OR AS REQUIRED TO CONSTRUCT ACCORDING TO APPROVED DOCUMENTS.
- PATCH OR REPAIR EXISTING CONSTRUCTION WHERE DISTURBED BY NEW WORK AND/OR IS CALLED FOR ON THE DRAWINGS.
- WHERE EXISTING WORK IS DISTURBED BY NEW WORK, CONTRACTOR SHALL REPAIR WALLS, DOORS, THRESHOLDS, CEILING, TILES, AND GRID AND FLOORING TO INSURE THE PROPER INSTALLATION OF THE WORK.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF ALL MATERIAL ON SITE.
- THE GENERAL CONTRACTOR SHALL CLEAN UP AND HAUL AWAY ALL DEBRIS ON A REGULAR BASIS AND SHALL MAINTAIN THE SITE IN A CLEAR SAFE MANNER.
- UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS SHOWN ON THE DRAWINGS.
- ALL EQUIPMENT NOTED AS INSTALLED BY THE GENERAL CONTRACTOR SHALL INCLUDE ALL UTILITY CONNECTIONS, LEVELING, AND FINAL INSTALLATION, INCLUDING START-UP.
- DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE COPIED OR DUPLICATED IN ANY MANNER. THEY SHALL BE USED WITH REFERENCE TO THE WORK UNDER CONSTRUCTION ONLY. MISUSE OR THE LOAN OF THESE DOCUMENTS SHALL OBLIGATE THE VIOLATOR FOR THE FULL FEE TO THE ENGINEER. VARIATION OF THIS AGREEMENT SHALL BE PERMITTED BY WRITTEN CONSENT ONLY. SAFETY DURING CONSTRUCTION
- CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO PROTECT WORKMEN AND THE GENERAL PUBLIC FROM INJURY AND ADJOINING PROPERTY FROM DAMAGE.
- STANDARD INDUSTRY PRACTICES SHALL BE OBSERVED FOR FLASHING AND WATERPROOFING.
- GENERAL CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR ALL ROOF MOUNTED OR SUSPENDED MECHANICAL AND EQUIPMENT AND VERIFY HIS WORK SUCH THAT THE STRUCTURAL INTEGRITY IF THE BUILDING IS NOT COMPROMISED.
- GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING AND PLYWOOD BACKING FOR ALL ATTACHMENTS TO WALLS AS REQUIRED.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PERTINENT TO HIS WORK PRIOR TO SUBMITTING BIDS AND FABRICATION OF NEW BUILDING COMPONENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SECURITY WHILE JOB IS IN PROGRESS AND COMPLY WITH ALL O.S.H.A. STANDARDS.

GRADING

- GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
- ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
- UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE GRADER OPERATIONS.
- SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF A INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.
- NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

PROJECT SUMMARY:

RENOVATING AND ADDING NEW DRIVEWAY, FENCE, BACKYARD PATIO, GAZEBO, AND CONCRETE PAD.

SCOPE OF WORK

- INSTALL DRAINAGE EQUIPMENT IN ACCORDANCE WITH PLANS AND ALL APPLICABLE LOCAL CODE REQUIREMENTS
- GRADE SITE IN ACCORDANCE WITH PLANS TO RETAIN STORM WATER IN ACCORDANCE WITH PINECREST REQUIREMENTS.
- VERIFY ELEVATIONS NOTED ON PLANS ARE ACCURATE ON SITE PRIOR TO CONSTRUCTION.
- CONDUCT GROUND STUDY AND VERIFY NO ELECTRICAL/PLUMBING OR OTHER UTILITIES ARE IN LOCATED WHERE PIPING OR OTHER EQUIPMENT IS TO BE INSTALLED.
- REFER TO PLANS FOR LIMITS OF CONSTRUCTION
- REFER TO COMPLETE SET OF PLANS FOR CONSTRUCTION DETAILS AND INFORMATION

BUILDING INFO

REFER TO ARCHITECTURAL PLANS

EXCAVATION, TRENCHING, & FILL

- THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
- ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.
- POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTRACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL. E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.
5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.
 - ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-6, ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW, SP, UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE
 - NUMBER 200 SIEVE.
 - UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8, ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT, UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.
 - PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.
 - SIDE WALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.
 - FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.
 - ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.
 - EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.
 - EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE.
 - TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE.
 - ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL. WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH.
 - MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180): BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT.

Storm Drainage Calculations			
Address: 11040 SW 69 Ave			
Project Description: Single Family Residence with driveway expansion and new back yard patio and gazebo			
Pre-Development (Existing Area)			
Total Site Area:	42,368 SF	0.97264 acres	
Total Pervious Area:	30,339 SF	0.69649 acres	
Total Impervious Area:	12,029 SF	0.27615 acres	
Proposed Conditions:			
Total Site Area:	42,368 SF	0.97264 acres	
Total Pervious Area:	23,302 SF	0.53494 acres	
Total Impervious Area:	19,066 SF	0.4377 acres	
Rainfall Required Amount (P) =	9.5	Inches	
Average October Water Table	2.5'	NGVD	
Avg Depth to Water Table	(6.5'+7')/2 = 6.75'		
Compacted Soil Storage	8,180	ft	
25-yr-24 hour storm, P, inc. =	9.5 in.	(from SFWMD Manual)	
Compacted soil factor, SSC, in. =	8.18 in.	(from SFWMD Manual)	
Existing Conditions			
S = (Pervious Area/Site Area)*(Compacted Soil Storage) =	5.85756		
S(Exist.) =	5.9 inch		
Runoff (R) =	4.9 inch		
Volume of Runoff (V) =	17263.5 CF		
Proposed Conditions:			
S = (Pervious Area/Site Area)*(Compacted Soil Storage) =	4.49892		
S(Prop.) =	4.5 inch		
Runoff (R) =	5.6 inch		
Volume of Runoff (V) =	19935.8 CF		
Prop.	Exist.		
19935.8	-17263.5	2672.3 CF	
1.0 in x LOT SF / 12in/ft =	3530.7 CF		
2.5 in x IMP PKOP* / 12in/ft=	3972.1 CF	Greatest Value	
Provided Storage:			
Swale Area Storage = (Top Area + Bottom Area)/2 * Depth of Swale Area			
	Top Area	17,775.00 sf	
	Bottom Area	14109 sf	
	Depth of Swale Average =	0.3 ft	
	Swale Area Storage=	4782.6 cu ft	
	Concrete Pad		
	4782.6 PROP.	3972.1 REQ'D	
PROPOSED STORAGE EXCEEDS REQ'D.			

SHEET INDEX:

- C-001 - CIVIL NOTES AND CALCS
- C-101 - EXISTING GRADING
- C-102 - PROPOSED PAVING AND GRADING
- C-201 - PROFILE SECTIONS



ONE MORE DESIGNS, LLC

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DESIGN CONSTRUCTION BUILD

CLIENT:

WILLIAM & DANIELLA
GOMEZ

PROJECT NAME:

SFR RENOVATIONS

ADDRESS:

11040 SW 69 AVE
MIAMI, FL.

REVISIONS:



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OCTOBER 2024

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JOB NO:

2425

FILE NAME:

D2425

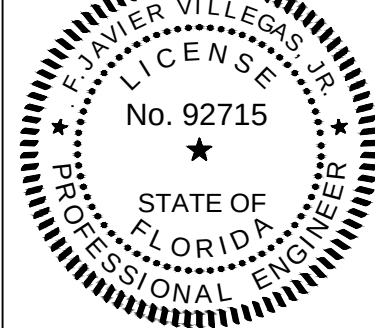
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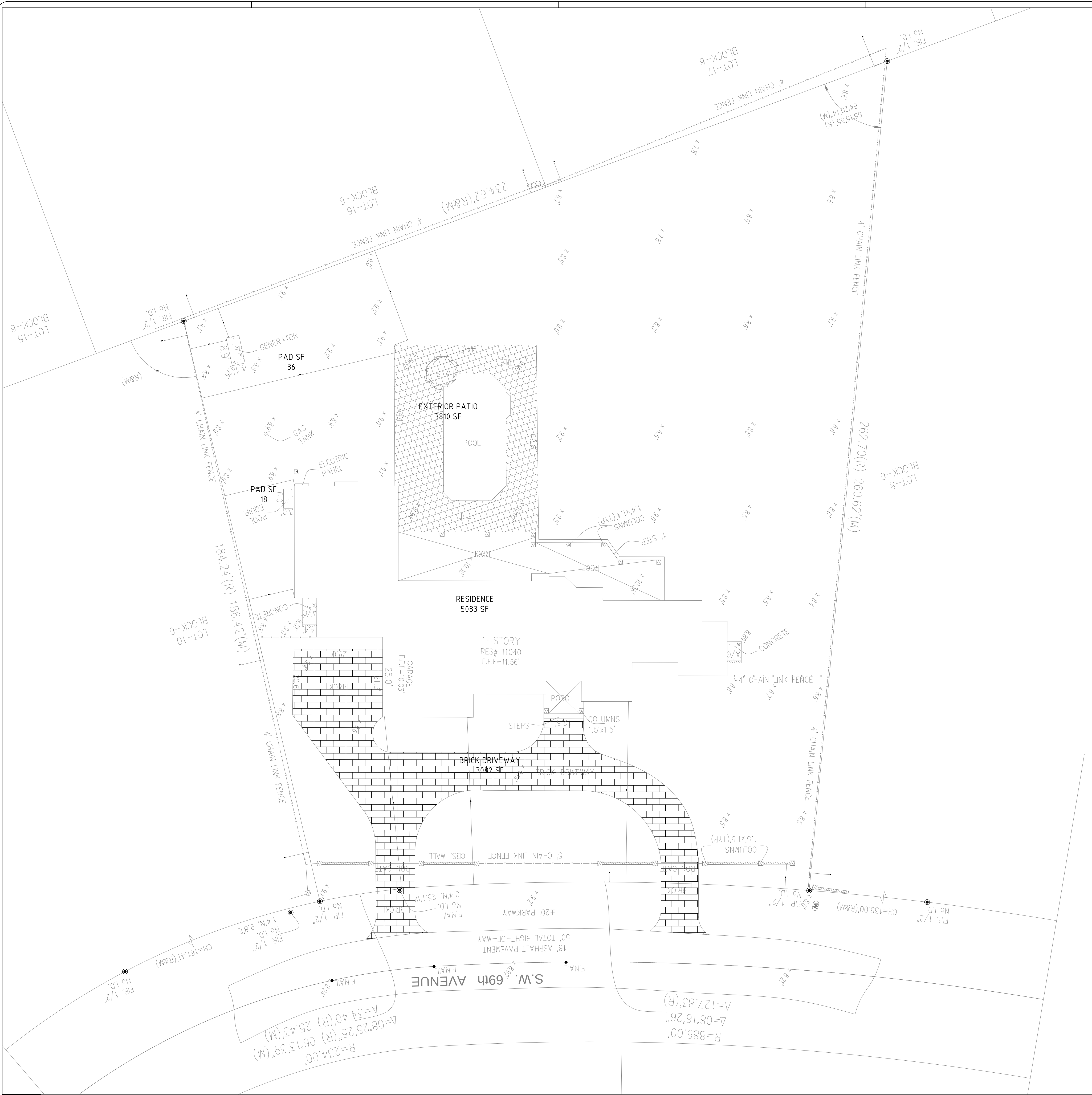
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PLAN DESCRIPTION:

CIVIL COVER PAGE
AND NOTES

SHEET:

C-001



ONE MORE
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3 0 5 - 4 9 5 - 1 1 1 4

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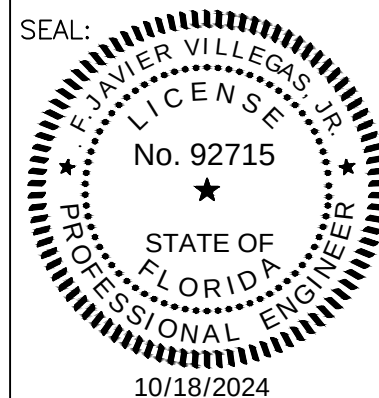
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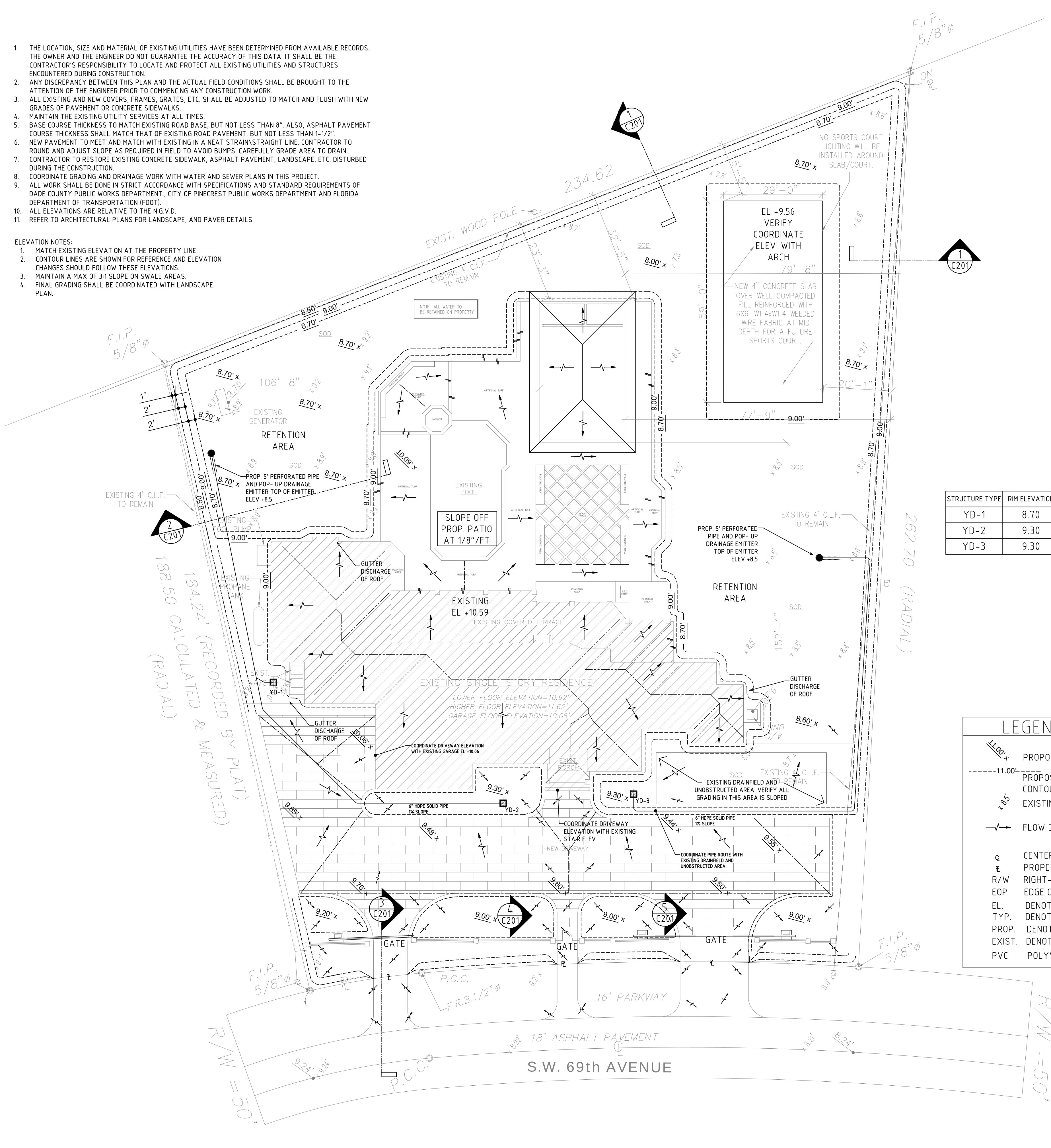
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PLAN DESCRIPTION:
EXISTING
SITE PLAN

SHEET:
C-101

1. THE LOCATION, SIZE AND MATERIAL OF EXISTING UTILITIES HAVE BEEN DETERMINED FROM AVAILABLE RECORDS. THE OWNER AND THE ENGINEER DO NOT GUARANTEE THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES ENCOUNTERED DURING CONSTRUCTION.
2. ANY DISCREPANCY BETWEEN THIS PLAN AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING ANY CONSTRUCTION WORK.
3. ALL EXISTING AND NEW COVERS, FRAMES, GRATES, ETC. SHALL BE ADJUSTED TO MATCH AND FLUSH WITH NEW GRADES OF PAVEMENT OR CONCRETE SIDEWALKS.
4. MAINTAIN THE EXISTING UTILITY SERVICES AT ALL TIMES.
5. BASE COURSE THICKNESS TO MATCH EXISTING ROAD BASE, BUT NOT LESS THAN 8". ALSO, ASPHALT PAVEMENT COURSE THICKNESS SHALL MATCH THAT OF EXISTING ROAD PAVEMENT, BUT NOT LESS THAN 1-1/2".
6. NEW PAVEMENT TO MEET AND MATCH WITH EXISTING IN A NEAT STRAIN/STRAIGHT LINE. CONTRACTOR TO ROUND AND ADJUST SLOPE AS REQUIRED IN FIELD TO AVOID BUMPS. CAREFULLY GRADE AREA TO DRAIN.
7. CONTRACTOR TO RESTORE EXISTING CONCRETE SIDEWALK, ASPHALT PAVEMENT, LANDSCAPE, ETC. DISTURBED DURING THE CONSTRUCTION.
8. COORDINATE GRADING AND DRAINAGE WORK WITH WATER AND SEWER PLANS IN THIS PROJECT.
9. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH SPECIFICATIONS AND STANDARD REQUIREMENTS OF DADE COUNTY PUBLIC WORKS DEPARTMENT, CITY OF PINECREST PUBLIC WORKS DEPARTMENT AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).
10. ALL ELEVATIONS ARE RELATIVE TO THE N.G.V.D.
11. REFER TO ARCHITECTURAL PLANS FOR LANDSCAPE, AND PAVER DETAILS.

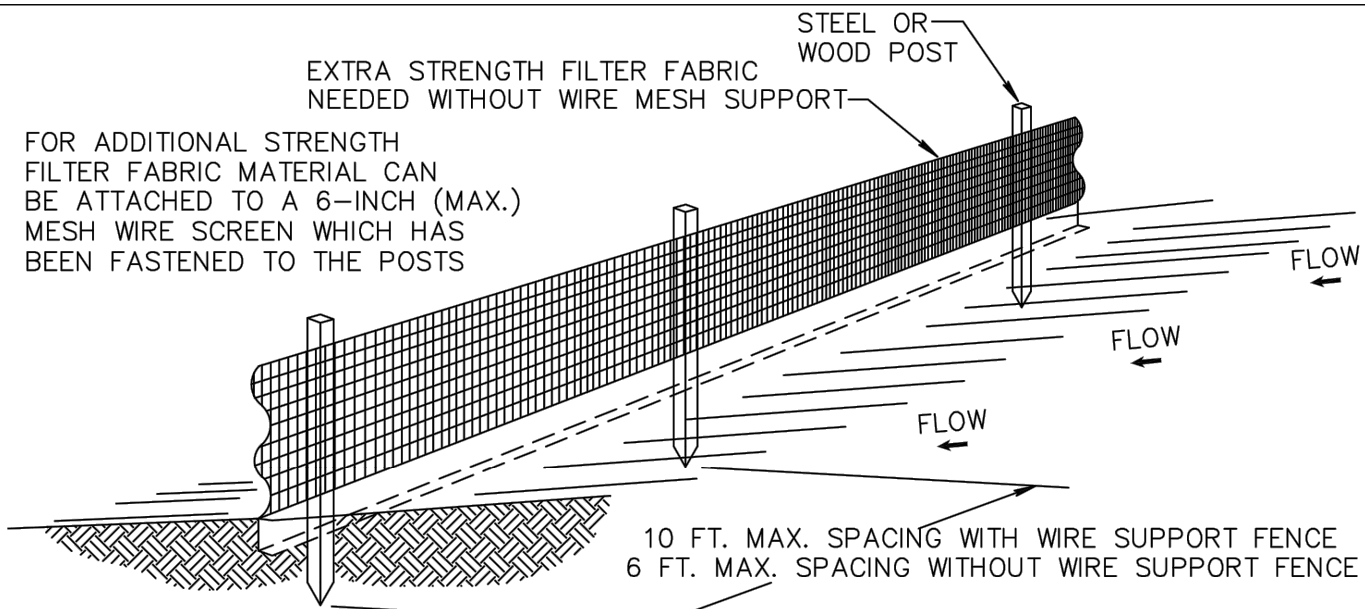
- ELEVATION NOTES:
1. MATCH EXISTING ELEVATION AT THE PROPERTY LINE.
2. CONTOUR LINES ARE SHOWN FOR REFERENCE AND ELEVATION CHANGES SHOULD FOLLOW THESE ELEVATIONS.
3. MAINTAIN A MAX OF 3:1 SLOPE ON SWALE AREAS.
4. FINAL GRADING SHALL BE COORDINATED WITH LANDSCAPE PLAN.



STRUCTURE TYPE	RIM ELEVATION	DETAILS
YD-1	8.70	6" DRAIN GRATE ONE WAY
YD-2	9.30	6" DRAIN GRATE ONE WAY
YD-3	9.30	6" DRAIN GRATE ONE WAY

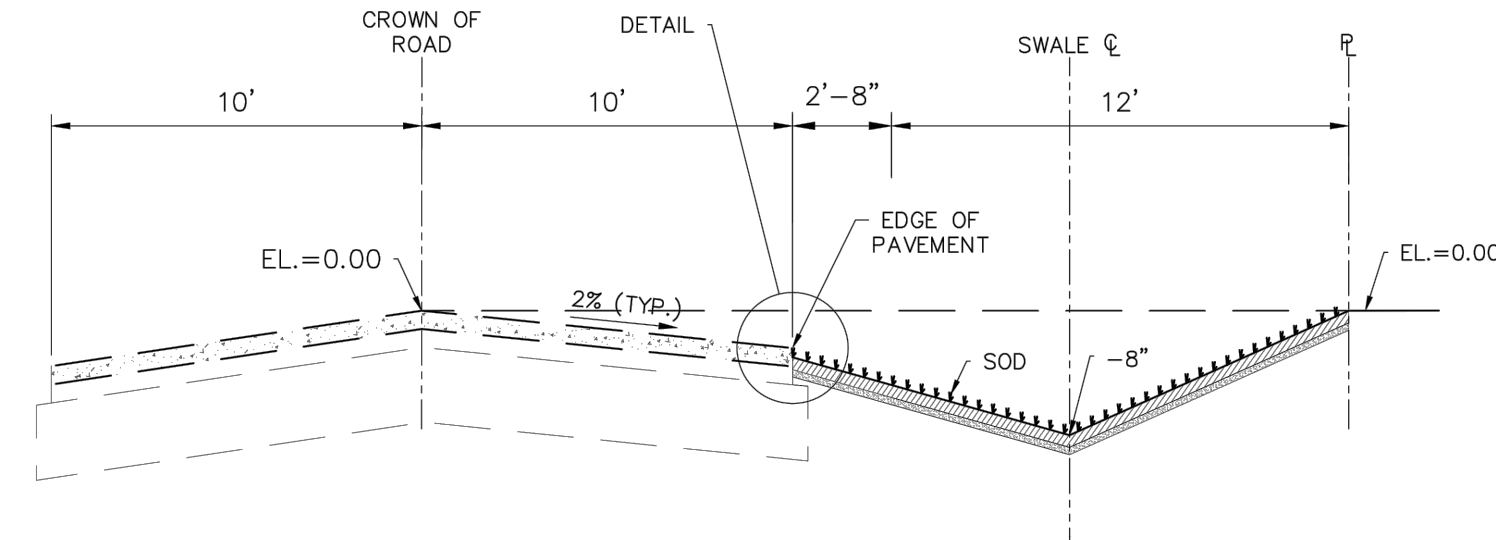
LEGEND	
	PROPOSED ELEVATION
	PROPOSED ELEV. CONTOUR
	EXISTING ELEV.
	FLOW DIRECTION
	CENTER LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EDGE OF PAVEMENT
	EL. DENOTES ELEVATION
	TYP. DENOTES TYPICAL
	PROP. DENOTES PROPOSED
	EXIST. DENOTES EXISTING
	PVC POLYVINYL CHLORIDE

- CONDITION OF PERMIT NOTES:
1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF BUILDING FOOTPRINT.
2. DEMONSTRATE HOW RUNOFF GENERATED FROM THE D/W WILL NOT DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
3. NO TREES ARE TO BE PLANTED IN THE ROW BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SALE HAS BEEN APPROVED BY PUBLIC WORKS. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
4. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
5. NO IRRIGATION IN THE ROW.
6. NO LIGHTING OR ELECTRICAL COMPONENTS OF ANY KIND 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 VILLAGE ARBORIST. ARBORIST CONTACT INFORMATION IS: RICKY CARR - CCARR@PINECREST-FL.GOV
8. 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.
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 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.

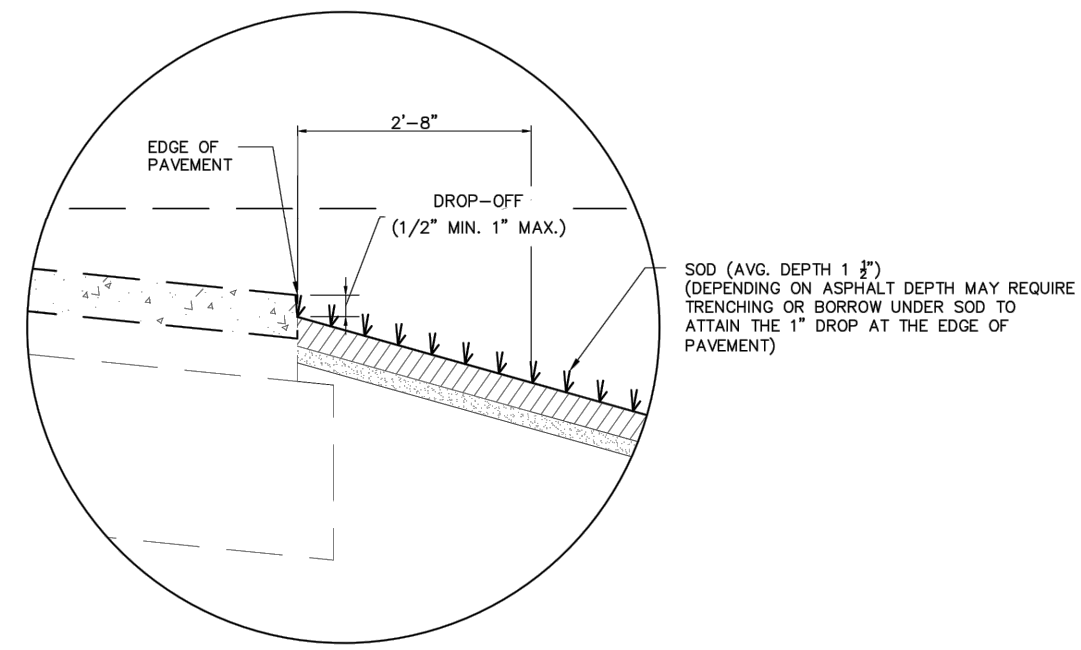


- NOTES:
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.

1
C102 SILT FENCE DETAIL
SCALE: NTS



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL



DETAIL

2
C102 PINECREST SWALE DETAIL
SCALE: NTS



ONE MORE
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DESIGN CONSTRUCTION BUILD

CLIENT:
WILLIAM & DANIELLA
GOMEZ

PROJECT NAME:
SFR RENOVATIONS

ADDRESS:
11040 SW 69 AVE
MIAMI, FL.

REVISIONS:	
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JOB #: 2425
FILE NAME: D2425
DRAWN BY: UB
CHECKED BY: FJV

SEAL:
FRANCISCO J. VILLEGAS JR.
LICENSE
No. 92715
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/18/2024
FL. REG. P.E. # 92715
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PLAN DESCRIPTION:
SITE PLAN
PAVING AND
GRADING

SHEET:
C-102



ONE MORE
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GOMEZ

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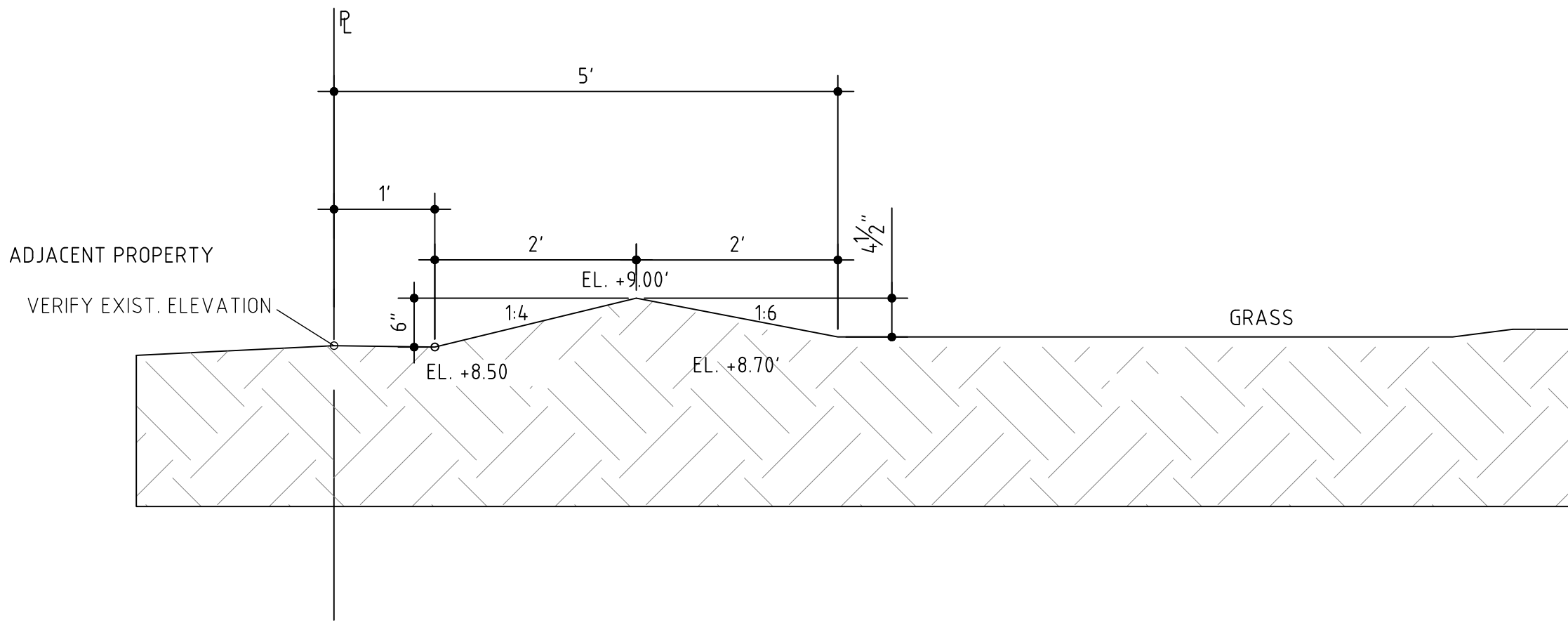
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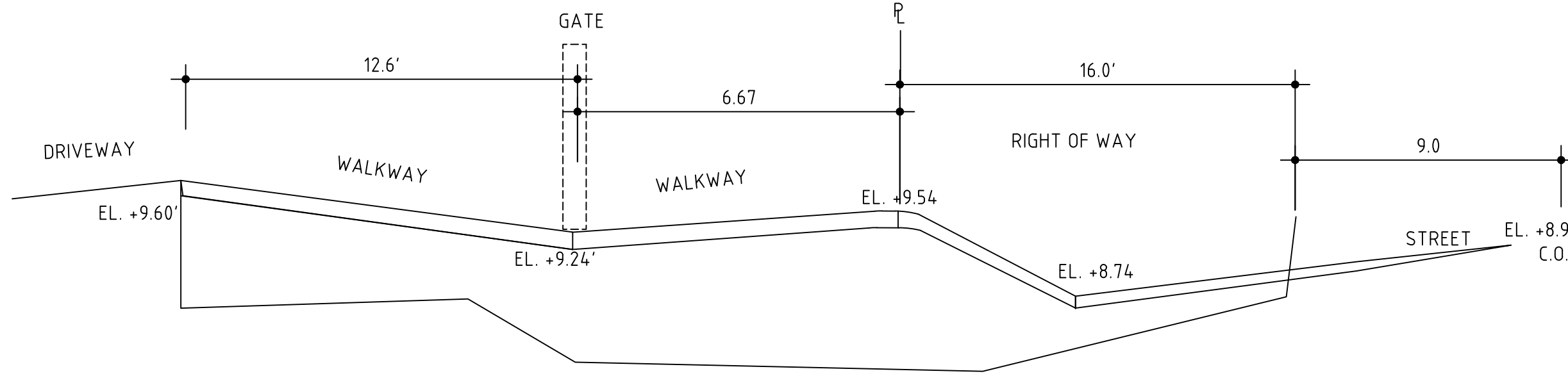
PLAN DESCRIPTION:

CIVIL
PROFILE SECTIONS

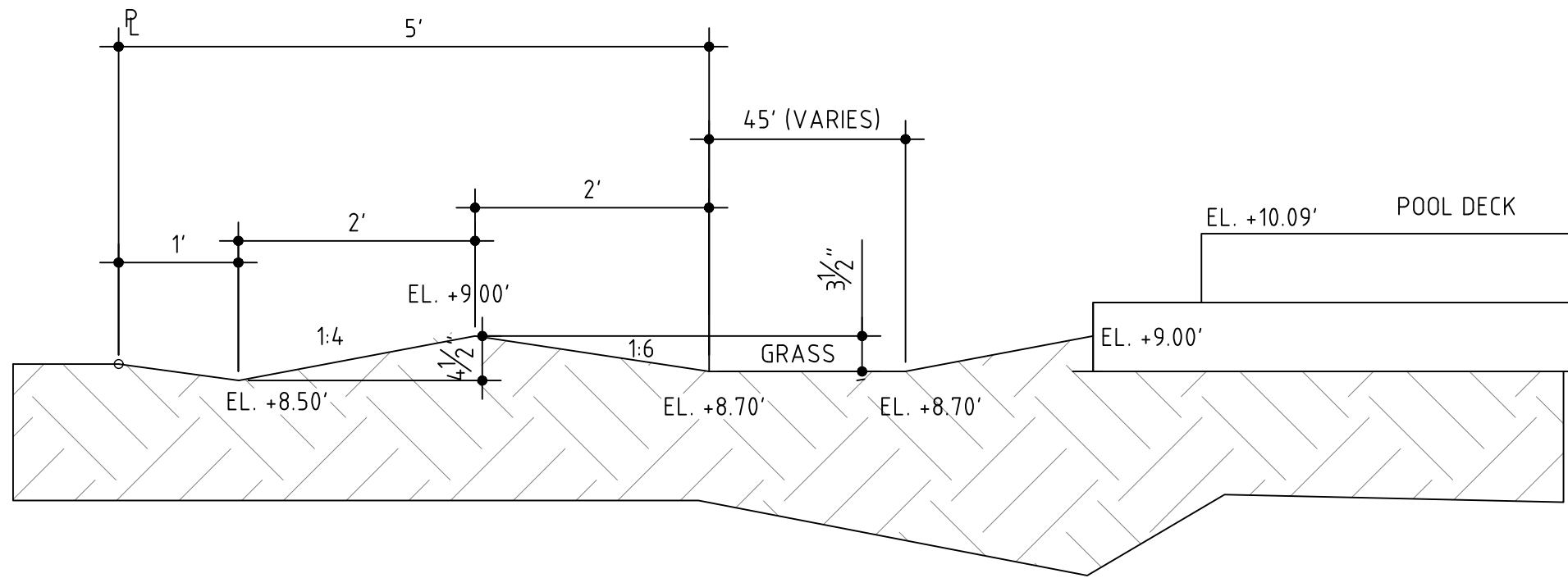
SHEET:
C-201



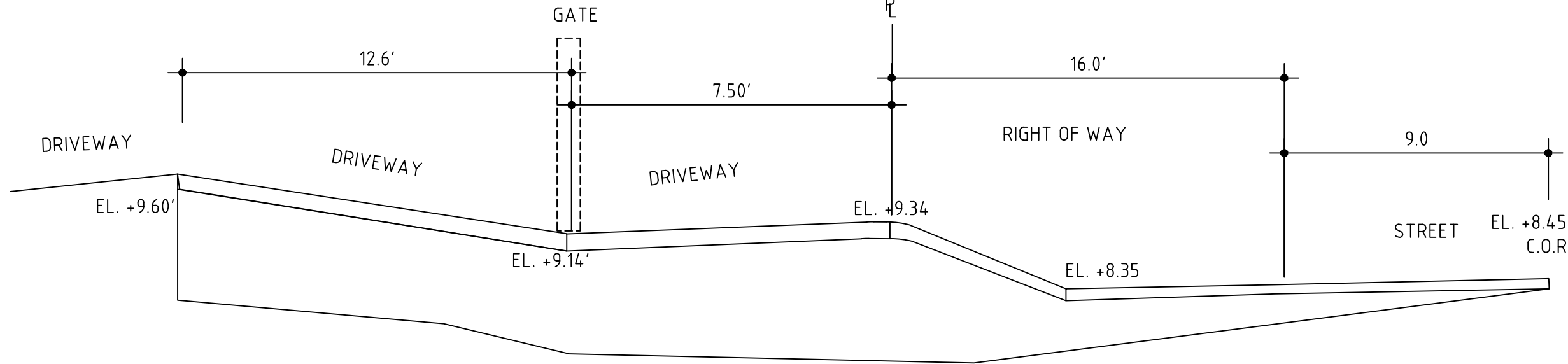
1 EAST PROFILE SECTION
C201 SCALE: 3/4 = 1'-0"



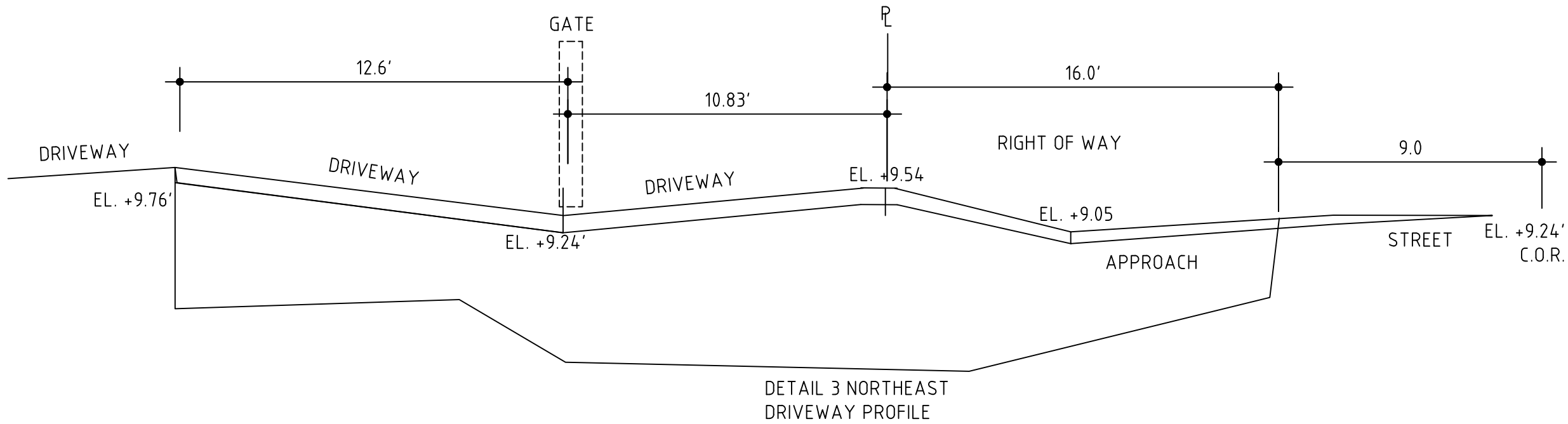
4 EAST PROFILE SECTION
C201 SCALE: 3/4 = 1'-0"



2 EAST PROFILE SECTION
C201 SCALE: 3/4 = 1'-0"



5 EAST PROFILE SECTION
C201 SCALE: 3/4 = 1'-0"



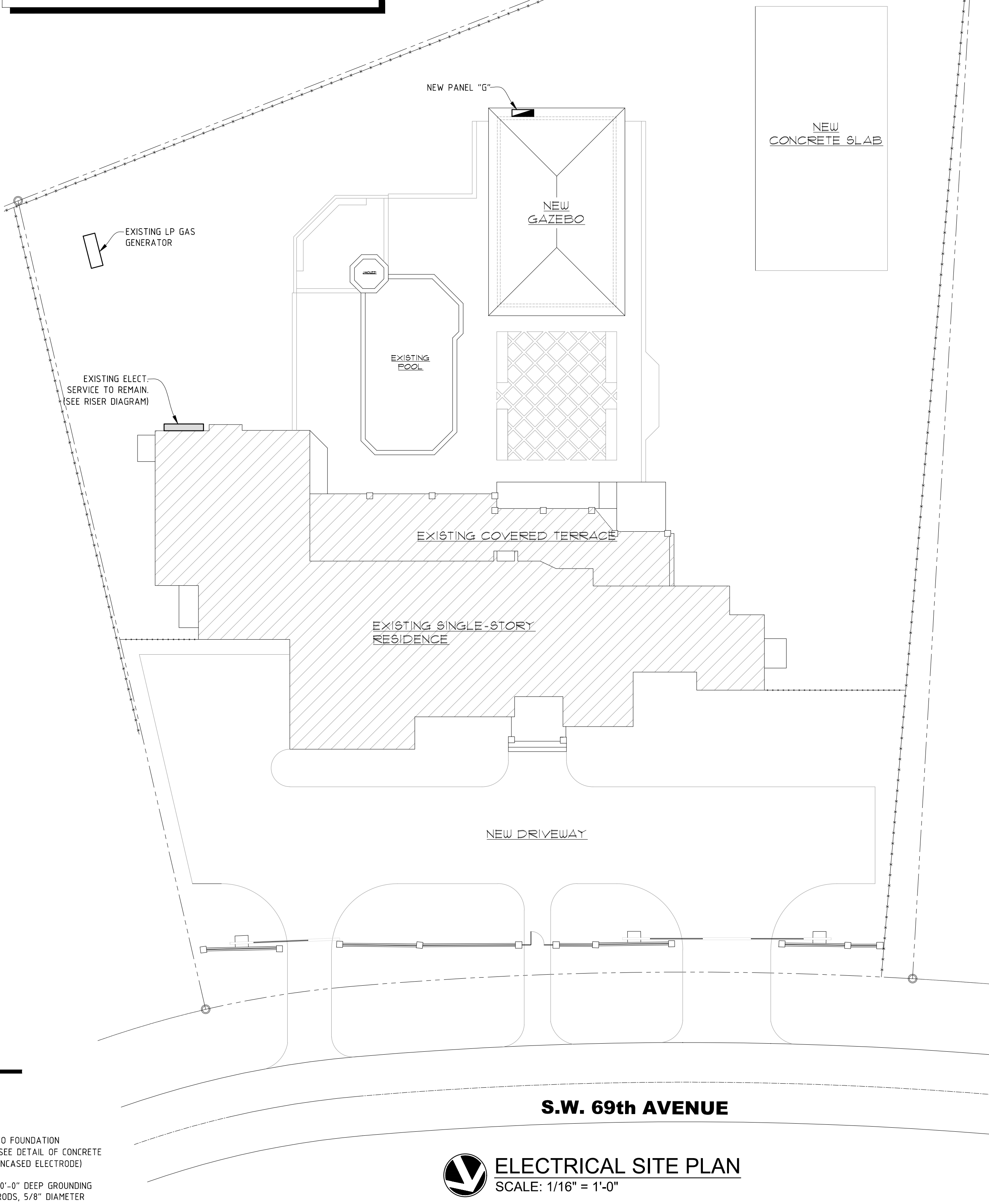
3 EAST PROFILE SECTION
C201 SCALE: 3/4 = 1'-0"

ELECTRICAL GENERAL NOTES

- 1.- OVERALL INSTALLATION: THE INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC 2020), THE FLORIDA BUILDING CODE (FBC 2024, 8TH EDITION), AND ANY OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- 2.- CONDUCTOR CALCULATIONS: CONDUCTOR CALCULATIONS ARE BASED ON 75°C.
- 3.- GENERAL: THE GENERAL AND SPECIAL CONDITIONS AND REQUIREMENTS OF THE CONTRACT AND SPECIFICATIONS AS WELL AS PLANS AND SPECIFICATIONS OF OTHER DISCIPLINES AND TRADES SHALL BE A PART OF THE WORK HEREBY SPECIFIED. THESE SPECIFICATIONS AND ACCOMPANYING PLANS ARE INTENDED TO PROVIDE FOR THE COMPLETE FURNISHING AND INSTALLATION OF THE ELECTRICAL SYSTEMS. TO PROVIDE MEANS TO FURNISH AND INSTALL.
- 4.- COMPLIANCE: WORKMANSHIP, MATERIALS AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE EDITION OF THE NEC, NFPA, NEMA, ASTM, OSHA, HRS HEALTH AGENCIES, AND OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND PERTAINING REGULATIONS ESTABLISHED BY THE RULING AUTHORITY HAVING JURISDICTION. CONTRACTORS SHALL ALSO MEET THE REQUIREMENTS OF OTHER STANDARDS WHERE SUCH REQUIREMENTS ARE MORE STRICT THAN THOSE STANDARDS CITED ABOVE.
- 5.- WORKMANSHIP: ALL WORK SHALL BE PERFORMED BY CONTRACTORS LICENSED IN THEIR RESPECTIVE DISCIPLINE. WORK SHALL BE DONE IN A FIRST CLASS MANNER, FULLY OPERATIVE, AND TO THE ACCEPTANCE OF THE ARCHITECT AND THE ENGINEERS. CONTRACTOR SHALL PROVIDE FOR ALL NECESSARY LABOR AND MATERIAL REQUIRED FOR THE COMPLETION OF THE WORK INCLUDING BUT NOT LIMITED TO RELATED WORK SUCH AS CONNECTION OF EXISTING SYSTEMS, EXCAVATIONS AND BACK FILLING.
- 6.- MATERIALS: CONTRACTOR SHALL PROVIDE ALL NEW MATERIALS OF AMERICAN MANUFACTURE, BEARING THE UNDERWRITER'S LABORATORY (UL) LABEL AS APPLICABLE. MATERIALS SHALL BE NEW, SUITABLE FOR THE APPLICATION AND ABOVE STANDARD QUALITY NORMALLY USED FOR THE PURPOSE AS CALLED FOR ON PLANS. SUPPLEMENTAL MATERIALS, PRODUCTS AND COMPONENTS NECESSARY TO COMPLY WITH THE INTENT OF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS, BUT NOT NOTED OR SPECIFIED ON THESE SECTIONS, SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR THE COMPLETION OF THE WORK AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVISIONS AND COORDINATION OF DELIVERY OF MATERIALS. EQUIPMENT MARKED DURING SHIPMENT OR INSTALLATION SHALL BE TOUCHED UP AND REFINISHED TO FACTORY FINISH, REPLACED WHERE NOT ACCEPTABLE.
- 7.- PERMITS AND INSURANCE: CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, TAXES, INSPECTIONS, TESTS, FINES AND OTHER ITEMS AS REQUIRED FOR THE INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEMS AS OUTLINED HEREIN AND SHOWN ON PLANS. CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- 8.- EXISTING CONDITIONS: BEFORE BIDDING, THE CONTRACTOR SHALL VISIT THE JOB SITE AND ASCERTAIN ALL EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A REASON FOR REQUESTING EXTRA PAY WHERE THE EXISTING CONDITIONS RESULT IN A EXTRA MATERIALS OR ANY EXISTING CONDITIONS FOUND BY THE CONTRACTOR WHICH WILL ADVERSELY AFFECT THE WORK SHALL BE IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETELY WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- 9.- SUBSTITUTIONS: PRODUCTS AND MATERIALS CALLED OUT BY TRADE NAME AND/OR CATALOG NUMBERS ESTABLISH A STANDARD OF QUALITY, APPEARANCE, PERFORMANCE AND DIMENSION. CONTRACTORS SHALL BASE HIS PROPOSAL ON THOSE ITEMS AS THEY SHALL BE CONSIDERED AS A STANDARD BASIS OF BIDDING. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT/ENGINEER, DEMONSTRATING THAT PRODUCT IS OF COMPARABLE AND BASIC DESIGN, CONSTRUCTION, STANDARDS AND WARRANTIES, DIMENSIONS TO FIT WITHOUT CHANGE, AND DOES NOT CAUSE EXTRA WORK TO OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EQUALITY OF SUBSTITUTION. ARCHITECT/ENGINEER WILL, UNDER NO CIRCUMSTANCES, BE REQUIRED TO PROVE SUCH ITEM IS OR IS NOT OF EQUAL QUALITY TO THE SPECIFIED ITEM. ARCHITECT/ENGINEER EXPENSES INCURRED DUE TO CONTRACTOR'S REQUESTED REVISIONS OR SUBSTITUTIONS SHALL BE PAID BY THE CONTRACTOR.
- 10.- MOTORS: STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED OR REQUIRED, WITH OVERLOAD RELAYS OR FUSES IN EACH HOT LEG.
- 11.- DATA/TELECOMMUNICATION SYSTEMS: FOR DATA/TELECOMMUNICATION SYSTEMS UTILIZE A CONTRACTOR EXPERIENCED IN THE INSTALLATION OF COMMUNICATIONS SYSTEMS AND CERTIFIED BY BUILDING INDUSTRY CONSULTING SERVICE INTERNATIONAL.
- 12.- CUTTING AND PATCHING: MAJOR CUTTING, PATCHING & PAINTING REQUIRED BY THIS CONTRACT WILL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. ALL SURFACES SHALL BE RETURNED TO ORIGINAL CONDITIONS AFTER THE INSTALLATION OF THE EQUIPMENT.
- 13.- THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE LOCAL ELECTRIC UTILITY AND THE TELEPHONE COMPANY.
- 14.- LOAD DATA IS BASED ON INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF DESIGN. ALL EQUIPMENT AND PANEL SIZES SHALL BE VERIFIED BEFORE ORDERING.
- 15.- CIRCUITS SHOWN ON PLANS ARE USED TO DETERMINE LOAD DATA AND PANEL SIZES. THE CONTRACTOR SHALL PROVIDE CIRCUIT ROUTING TO SUIT THE JOB CONDITIONS.
- 16.- FURNISH AND INSTALL ALL FIXTURES AS CALLED FOR ON THE PLANS OR AS SELECTED BY OWNER/ARCHITECT.
- 17.- MINIMUM WIRE SIZE SHALL BE #14 AWG, UNLESS OTHERWISE NOTED. ALL CONDUCTORS SHALL BE COPPER WITH THHN/THWN INSULATION. CONDUCTORS #10 AND SMALLER MAY BE SOLID, #8 AND LARGER SHALL BE STRANDED ALUMINUM. CONDUCTORS MAY BE ALLOWED FOR SERVICE ENTRANCE IF SPECIFICALLY APPROVED BY THE ENGINEER.
- 18.- ALL CONDUCTORS SHALL BE RUN IN CONDUIT, U.O.N.
- 19.- INSTALL 3/4" EMPTY CONDUIT TO ALL TELEPHONE/DATA OUTLETS. PROVIDE PULL WIRE.
- 20.- ALL CONDUITS SHALL BE GALVANIZED RIGID (GRC), EXCEPT AS FOLLOWS:
- (A) UL LISTED PVC CONDUITS MAY BE USED UNDERGROUND OUTDOORS OR UNDER SLAB INSIDE THE BUILDING AS ALLOWED BY CODE. CONDUIT FITTINGS AND CEMENT SHALL BE PRODUCED BY THE SAME MANUFACTURER.
- (B) ELECTRICAL METALIC TUBING (EMT), MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, CORROSIVE OR DAMP CONDITIONS.
- (C) ELECTRICAL NON METALIC TUBING (ENT), MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEC ARTICLE 362 AND ONDUIT MANUFACTURER'S INSTRUCTIONS.
- (D) METAL CLAD CABLE (MC), SHALL BE LIMITED TO BRANCH CIRCUITING AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NEC ARTICLE 330 AND CABLE MANUFACTURER'S INSTRUCTIONS.
- (E) NONMETALLIC CABLE (NM), (NMC) & (NMS) MAY BE USED FOR INTERIOR WIRING, EXPOSED OR CONCEALED IN DRY LOCATIONS. MUST NOT BE USED EMBEDDED IN CONCRETE, MASONRY, FILL OR PLASTER. ITS USE AND INSTALLATION SHALL COMPLY WITH NEC ARTICLE 334.
- (F) FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTIONS TO VIBRATING EQUIPMENT AND RECESSED LIGHT FIXTURES, WHERE PERMITTED BY CODE, EMBEDDED IN CONCRETE, MASONRY, FILL OR PLASTER. IF USED OUTDOORS, IT SHALL BE LIQUIDTIGHT.
- 21.- PROVIDE FIRE RETARDANT UL APPROVED SEALANT ON ALL PENETRATIONS, WALLS AND STRUCTURAL SLABS. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY, PRIOR TO SUBMITTING BID, THE LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALLS, AND STRUCTURAL SLABS.
- 22.- INTERFERENCE: THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES SO THAT INTERFERENCE WITH EXISTING CONDITIONS, CONDUITS, PIPING, EQUIPMENT, ARCHITECTURAL AND STRUCTURAL MEMBERS BE AVOIDED.
- 23.- PLANS: DRAWINGS ARE BASICALLY DIAGRAMS INTENDED TO DEPICT APPROXIMATELY EQUIPMENT LOCATIONS AND ARRANGEMENTS, NOT TO SHOW EVERY MINOR DETAIL. PLANS SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION AND DIMENSIONS.

NOTES

- 1.- AC SHALL HAVE BUILT-IN BREAKER.
- 2.- ALL SINGLE/CO STATION SMOKE DETECTOR WITHIN THE HOUSE SHALL BE INTERCONNECTED AS PER NFPA 72 ART. 8-14.16
- 3.- ALL SINGLE STATION SMOKE/CO DETECTOR SHALL BE POWERED BY 120V POWER AND SHALL BE CONNECTED TO BRANCH CIRCUIT AHEAD OF ANY SWITCH.
- 4.- ALL SINGLE STATION SMOKE/CO DETECTOR SHALL HAVE BATTERY BACK-UP.
- 5.- ALL SINGLE STATION SMOKE/CO DETECTORS SHALL BE INSTALLED MIN 3' FROM ANY A/C REGISTER. CONTRACTOR TO VERIFY IN FIELD.
- 6.- COORDINATE EXACT LOCATION OF ALL DEVICES WITH ARCH/OWNER.
- 7.- HANGING FIXTURES & FANS MUST BE SUPPORTED AS PER NEC 314-270/422-18
- 8.- JACUZZI SHALL HAVE AN ACCESS PLATE OR COVER AS PER NEC 680-74. MIN SIZE 20"W x 15"H.
- ALL METAL PIPING SYSTEM, METAL PARTS OF ELECTRIC EQUIPMENTS, AND PUMP MOTORS ASSOCIATED WITH THE JACUZZI SHALL BE BONDED TOGETHER WITH A COPPER BONDING JUMPER, INSULATED, COVERED, OR BARE, NOT SMALLER THAN #8 AWG SOLID, AS PER NEC 680-74.
- 9.- FIXTURES LOCATED IN WET LOCATIONS SHALL BE LISTED FOR THAT PURPOSE.
- 10.- CONTRACTOR TO PROVIDE PANEL SCHEDULE AT EACH PANEL INDICATING ALL CKTS CONNECTED.
- 11.- CONTRACTOR SHALL LABEL PANELS AND DISCONNECT .
- EX: PANEL "A", PANEL "A" DISCONNECT ETC.
- 12.- FIXTURES WITH DIRECT CONTACT W/INSULATION MUST BE RATED IC AS PER NEC 410-45 (C)
- 13.- ALL FLUORESCENT FIXTURES MUST BE ENERGY EFFICIENT. ALL CEILING FIXTURES MUST HAVE AN IN LINE FUSE (THERMAL PROTECTOR).
- 14.- ALL LIGHTING FIXTURES MUST BE LISTED BY A NATIONAL RECOGNIZED TESTING LABORATORY (UL)



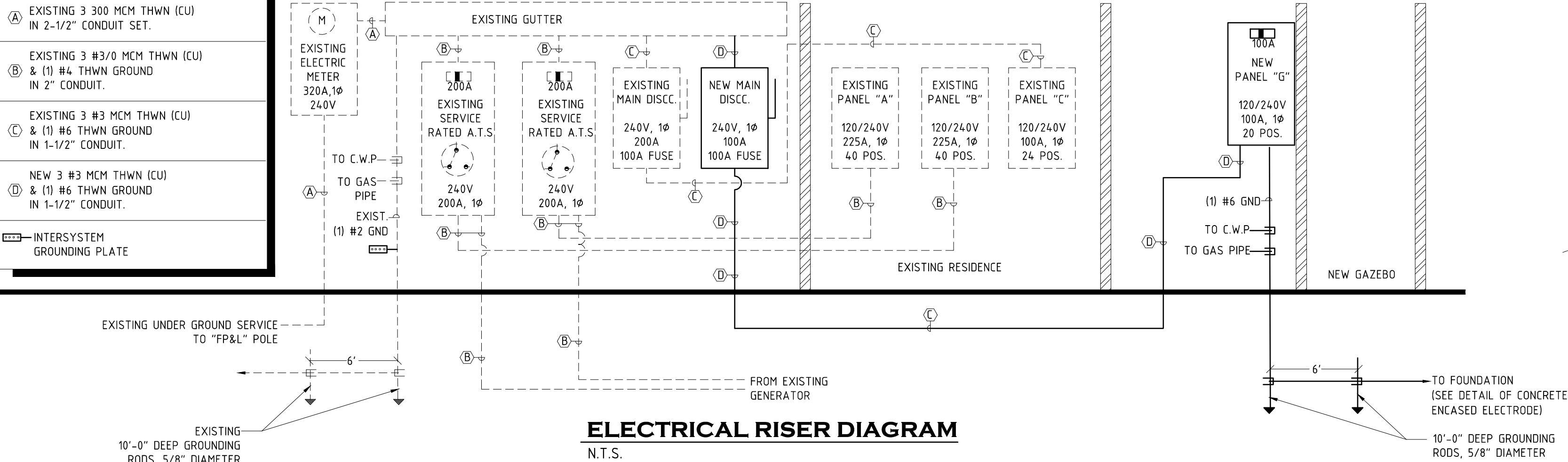
SERVICE LOAD CALCULATION

120/240V/ 1Ø-3W

Lighting 4,310 sqf x 3 va/sqf = 12,930 va
Other Loads = 43,800 VA
First: 10,000 va @ 100% and Rest @ 40% = 28,476 va
A/C Load = 28,640 va
Total VA = 57,116 va
Service Load = 57,116/240 = 237 Amps

ELECTRICAL RISER DIAGRAM LEGEND

- (A) EXISTING 3 300 MCM THWN (CU) IN 2-1/2" CONDUIT SET.
- (B) EXISTING 3 #3/0 MCM THWN (CU) & (1) #4 THWN GROUND IN 2" CONDUIT.
- (C) EXISTING 3 #3 MCM THWN (CU) & (1) #6 THWN GROUND IN 1-1/2" CONDUIT.
- (D) NEW 3 #3 MCM THWN (CU) & (1) #6 THWN GROUND IN 1-1/2" CONDUIT.
- INTERSYSTEM GROUNDING PLATE



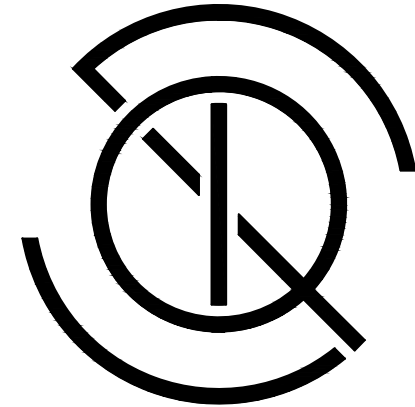
ELECTRICAL RISER DIAGRAM

N.T.S.



ELECTRICAL SITE PLAN

SCALE: 1/16" = 1'-0"



Q DESIGN STUDIO
ARCHITECTURE & PLANNING

License No AR99532

Q Design Studio, LLC
8000 SW 88th Court
Miami, FL 33173
T. 305.401.4950
E: John.Quintana10@gmail.com

PROJECT NAME:

GOMEZ DRIVEWAY & BACKYARD REMODEL

OWNER:

WILLIAM GOMEZ & DANIELLA VILAR
11040 SW 69th AVENUE
PINECREST, FL 33156

JOB NUMBER: 2024.01
DATE: 06.17.2024

REVISION

1. INITIAL DESIGN
2. REVISED DESIGN
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ERNESTO RODRIGUEZ, P.E.
P.E. # 58155

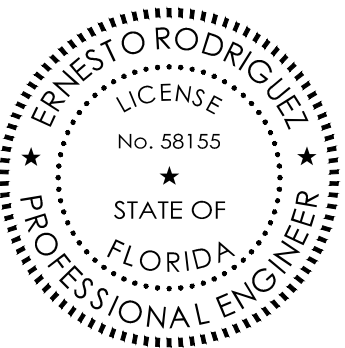
MECHANICAL, ELECTRICAL, PLUMBING, & FIRE
PROTECTION ENGINEERING DESIGN & CONSULTING

Office: (305) 663-9191
Email: ernesto@rodriguezpe.com
Address: 4255 S.W. 72 Ave, Miami FL 33155

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CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DESIGN PROFESSIONAL MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE PLANS. ALL REVISIONS, ADDITIONS, DELETIONS, AND PLANS INDICATED BY THE DESIGN PROFESSIONAL AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT. ANY CHANGES TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE DESIGN PROFESSIONAL OR ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT EXPRESSED APPROVAL OF THE DESIGN PROFESSIONAL SHALL AUTOMATICALLY RENDER THE DESIGN PROFESSIONAL AND THE CONTRACTOR LIABLE FOR ANY DAMAGE, LOSS, OR INJURY TO THE PROJECT. NO PART OF THESE PLANS SHALL BE COPIED OR REPRODUCED BY ANY MEANS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT WRITTEN CONSENT OF THE DESIGN PROFESSIONAL.

SEAL:



NOT VALID FOR CONSTRUCTION OR BIDDING
WITHOUT SIGNATURE & APPROVAL STAMPS.
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND
SEALED BY ERNESTO RODRIGUEZ, P.E. ON DATE
AS APPEARS IN THE DIGITAL SIGNATURE. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING TITLE:

ELECTRICAL
SITE PLAN

DRAWING NO:

E1.00



SCAN TO
VERIFY
ELECTRONIC
DOCUMENT

Ernesto Rodriguez

Digitally signed by Ernesto
Date: 2024.09.11 07:37:38 -0400



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, October 3, 2024

Mr. William & Daniella Gomez
11040 SW 69th Avenue
Pinecrest, FL 33156

Re: Property @
11040 SW 69th Avenue
Pinecrest, FL

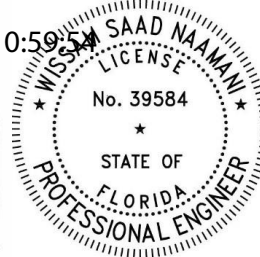
Wissam S
Naamani P.E.

Digitally signed by Wissam S
Naamani P.E.

Date: 2024.10.04 10:59:54
-04'00'

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED
BY WISSAM SAAD NAAMANI, P.E. ON
THE DATE ADJACENT TO THE SEAL.

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VERIFIED ON ANY ELECTRONIC COPIES.



Dear Mr. & Mrs. Gomez

Pursuant to your request, DYNATECH ENGINEERING CORP. (DEC) completed (2) Percolation Test on October 3, 2024 at the above referenced project. The purpose of our investigation was to help determine the hydraulic conductivity for storm drainage design.

The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test. In the event the test location is changed or the soil removed and replaced; the test results will need to be re-evaluated.

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 5' to 6' below existing ground surface at the time of drilling due to varying ground elevation. This immediate depth to groundwater level should not be relied upon alone for project design considerations. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is anticipated due to seasonal variations and run off as well as varying ground elevations construction dewatering and pumping activities in the area, king tides, flash flooding, storm surge and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor and make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level. All dewatering volume & effluent discharge must meet local, State & Federal requirements. Excavations should be kept as high as practically feasible above the groundwater level to minimize the need for construction dewatering operations.

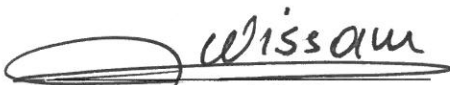
In case of existing structures, existing footings, new foundations and proposed drainage lines, provisions shall be made by the structural engineer, the civil engineer, and site contractor to protect all footings from future erosion, undermining and exposure. The geotechnical engineer shall be notified of these conditions to evaluate the applicability of his recommendations. The drainage system installation depth and dimension must be verified in the field during construction.

Re: 11040 SW 69th Avenue, Pinecrest, FL

This report was prepared in compliance with the 2023 Florida Building Code, 8th edition. Site elevations were not provided to us for the test locations. Depths reported on the field boring logs represent the depth below existing ground surface as they existed on the date of drilling. In the event of subsequent filling, excavations or site work, the reported depths must be adjusted to represent proper depths.

The boring log (s) attached present (s) a detailed description of the soils encountered at test location (s). The soil stratification shown on the boring log (s) is based on the examination of the recovered soil samples and interpretation of the driller's field log (s). It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil types may be gradual. Regardless of the thoroughness of a geotechnical exploration there is always the possibility that conditions may be different from those of the test locations; therefore, DYNATECH ENGINEERING CORP. does not guarantee any subsoil conditions between the bore test holes. In accepting and using this report the client understands and accepts that all data from the borings are strictly for foundation analysis only and are not to be used for excavation or back filling estimates and pricing. Owner and site contractor must familiarize themselves with site conditions prior to bidding. Client recognizes that actual conditions in areas not tested by DEC may differ from those anticipated in DEC's report. Client understands and accepts that this can significantly increase the cost of construction for its future projects. Client agrees that DEC shall not be responsible or liable for any variations in the actual conditions of areas not tested by DEC. This report is not a Phase I and/or Phase II Environmental Site Assessments. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user. Said user must contact DEC in writing to verify applicability of this report for their use. All work must be conducted under the supervision of our geotechnical engineer. The discovery of any site or subsurface conditions during construction which deviate from the information obtained from our subsoil investigation is always likely and should be reported to us for our evaluation. All work shall be conducted in compliance with the Florida Building Code FBC and OSHA workers protection rules and all applicable Federal, State, County and City rules and regulations. In the event, changes, challenges and other value engineering opportunities occur without our knowledge, our recommendations may become compromised and geotechnical related issues may be misconstrued. Therefore, all geotechnical work shall be performed under our supervision to verify compliance with the intent of our recommendations.

Sincerely yours,



Wissam Naamani, P. E.
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491

10-4-2024



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED
BY **WISSAM SAAD NAMANI, P.E.** ON
THE DATE ADJACENT TO THE SEAL.

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PERCOLATION TESTS





DYNATECH ENGINEERING CORP.

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PERCOLATION TEST ACCORDING TO S.F.W.M.D. D.O.T. STANDARD TEST

DATE : October 3, 2024
CLIENT : MR. WILLIAM & DANIELLA GOMEZ
PROJECT : Property @
PROJECT LOCATION : 11040 SW 69th Avenue, Pinecrest, FL
LOCATION OF TEST : SAS
DIAMETER OF HOLE : 7"
TEST NO. : P-1

TEST DEPTH (feet) 0-10'
AVERAGE FLOW (GPM) 27.5
AVERAGE K (CFS/Sq. Ft-Ft Head) 1.16x10⁻³

* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Average water table 5' below existing ground surface at time of drilling.

SUBSURFACE INVESTIGATION

<u>Depth Below Ground Surface</u>	<u>Soil Description</u>
0'-0" to 0'-6"	Topsoil and grass
0'-6" to 2'-0"	Tan slightly silty sand w/rock fragments
2'-0" to 10'-0"	Tan silty sand w/rock fragments and silt



Respectfully submitted,

Wissam 10-4-2024

Wissam Naamani, P. E.
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Certificate of Authorization No.: CA 5491

* As a mutual protection to the clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval.



DYNATECH ENGINEERING CORP.

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PERCOLATION TEST ACCORDING TO S.F.W.M.D. D.O.T. STANDARD TEST

DATE : October 3, 2024
CLIENT : MR. WILLIAM & DANIELLA GOMEZ
PROJECT : Property @
PROJECT LOCATION : 11040 SW 69th Avenue, Pinecrest, FL
LOCATION OF TEST : SAS
DIAMETER OF HOLE : 7"
TEST NO. : P-2

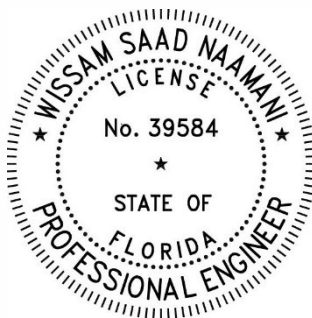
TEST DEPTH (feet) 0-10'
AVERAGE FLOW (GPM) 34.6
-3
AVERAGE K (CFS/Sq. Ft-Ft Head) 1.28x10

* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Average water table 6' below existing ground surface at time of drilling.

SUBSURFACE INVESTIGATION

<u>Depth Below Ground Surface</u>	<u>Soil Description</u>
0'-0" to 0'-6"	Topsoil and grass
0'-6" to 10'-0"	Tan sandy limestone



Respectfully submitted,

Wissam 10-4-2024
Wissam Naamani, P. E.
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Certificate of Authorization No.: CA 5491

* As a mutual protection to the clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval.



DYNATECH ENGINEERING CORP.

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SITE PLAN



PERCOLATION TEST



⊕ PERCOLATION TEST LOCATION (P#)

DATE: OCTOBER 3, 2024
CLIENT: WILLIAM & DANIELLA GOMEZ
DRAWN BY: RN
DRAWING SCALE: NOT TO SCALE

PROPERTY 11040 SW 69 AVENUE PINECREST, FL 33156

DYNATECH ENGINEERING CORP.
750 WEST 84TH STREET
HIALEAH, FLORIDA 33014
(TEL) 305-828-7499
(FAX) 305-828-9598
EMAIL: INFO@DYNATECHENGINEERING.COM



Gomez-Moller Exterior Terrace
SCHEDULE OF VALUES



Item No.	Description	Notes	Total	Division Total
	General Conditions			\$ 4,900
1000	General Conditions		\$ 3,300	
1100	General Requirements		\$ 1,600	
	Reimbursable General Conditions			\$ -
1150	Permit Fees	by owner	\$ -	
1200	Permit Processing	by owner	\$ -	
	Division 2: Sitework			\$ 16,200
2010	Demolition		\$ -	
2030	Earthwork & Surveying		\$ 2,500	
2040	Water/Sewer/Drainage	in div 15	\$ -	
2050	Hardscape		\$ 7,800	
2060	Landscape & Irrigation		\$ -	
2070	Synthetic Turf		\$ 5,900	
2080	Ornamental Fences & Gates	in div 5	\$ -	
	Division 3: Concrete			\$ 40,350
3010	Concrete Shell		\$ 36,700	
3020	Flatwork		\$ 3,650	
3030	Piles		\$ -	
3040	Testing Laboratories	by Owner	\$ -	
	Division 4: Masonry			\$ 6,500
4200	Masonry	in concrete	\$ -	
4200	Stone facing at building		\$ 1,200	
4200	Stone @ terrace		\$ 5,300	
	Division 5: Metals			\$ 22,000
5100	Misc. Backing & supports		\$ -	
5110	Main Stair- misc metals		\$ -	
5120	Exterior Railings		\$ 22,000	
5130	Steel columns	in concrete	\$ -	
5140	Misc. metals aluminum louvers		\$ -	
	Division 6: Wood and Plastic			\$ 7,200
6100	Rough Carpentry		\$ 500	
6105	Trusses	in concrete	\$ -	
6110	Specialty Wood cladding		\$ 6,700	
6120	Wood ceilings/soffits			
6135	Cabinets, Casework & Countertops			
	Division 7: Thermal and Moisture Protection			\$ 11,890
7500	Sealants & Caulking		\$ 300	
7510	Roofing		\$ 10,790	
7520	Gutters/downspouts			
7530	Thermal Insulation		\$ 800	
7540	Spray Insulation			
7550	Waterproofing			
	Division 8: Doors and Windows			\$ 500
8100	Windows			
8110	Sliders		\$ -	
8120	Exterior Glass Doors		\$ -	
8130	Exterior Solid Doors		\$ 500	
8140	Entry door			
8150	Interior Door & Hardware			

Gomez-Moller Exterior Terrace
SCHEDULE OF VALUES



Item No.	Description	Notes	Total	Division Total
8160	Garage Doors			
8170	Shower Enclosures	by owner		
	Division 9: Finishes			\$ 10,750
9000	Framing/Drywall		\$ 2,800	
9010	Stucco		\$ 4,300	
9020	Flooring Allowance 1st floor	in div 4		
9030	Flooring Allowance			
9040	Bathroom Tiles (walls/floors)	Allowance	\$ 850	
9050	2nd Bathroom Tiles (walls/floors)			
9060	Balcony flooring			
9070	Painting		\$ 2,800	
9080	Specialty Finish			
9090	Temporary Protection			
	Division 10: Specialties			\$ 200
10100	Toilet Accessories	Allowance	\$ 200	
	Division 11: Equipment			\$ -
11000	Appliances	By owner		
11000	Outdoor kitchen appliances	By Owner		
	Division 12: Furnishings			\$ -
12000	Window Treatment			
	Division 13: Special Construction			\$ -
13000	Pool			
	Division 14: Conveyance Systems			
14000	none		\$ -	
	Division 15: Mechanical			\$ 3,550
15000	Plumbing		\$ 1,700	
15010	Plumbing Fixtures	By owner		
15020	Propane		\$ 950	
15030	HVAC and control system		\$ 900	
	Division 16: Electrical			\$ 6,700
16000	Electrical		\$ 6,700	
16010	Fixture Allowance	By owner		
16020	Generator			
16030	Low Voltage			
16040	Landscape Lighting	By owner		
	Subtotal		\$ 130,740	\$ 130,740
	Fee		\$ 3,922	\$ 3,922
	Contingency			\$ -
	Insurance			\$ -
	Total		\$ 134,662	\$ 134,662

MIAMI-DADE COUNTY**DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES**<http://www.miamidade.gov/building/home.asp>

4/25/2025 5:57:40 PM

Tracking #	Process #	Permit #
2025008815	M2025008815	2025040830

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.				
Process #	Review	Disposition	Reviewer	Date
M2025008815	DEPT OF HEALTH	N	GUERRERO, CRISTIAN	4/7/2025
M2025008815	DERM CORE	A	NEGRIN, MIRIAM	2/10/2025
M2025008815	DERM ONSITE SEWAGE TREATMENT & DISPOSAL SYSTEMS	N	HERNANDEZ ACOSTA, JESUS	2/11/2025
M2025008815	IMPACT FEES	N	GUTIERREZ, BEVERLY	4/24/2025
M2025008815	UPFRONT FEES	A	DENIS, YAMILEIDE	2/6/2025

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.

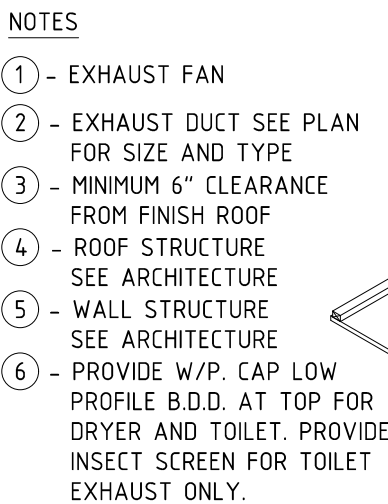
Stamp Name	Trade	Disposition	Stamp Description
Approved	DERM	A	Approved



Q Design Studio, LLC
8000 SW 88th Court
Miami, FL 33173
T. 305.401.4950
quintana10@gmail.com

GOMEZ DRIVEWAY & BACKYARD REMODEL

M1.00



(TYPICAL)

N.T.S.

Floor plan of the outdoor kitchen and dining area. The plan includes the following areas and features:

- STORAGE ROOM:** Located at the top left of the kitchen area.
- CABANA BATH:** Located at the top right of the kitchen area.
- OUTDOOR KITCHEN:** The central cooking area featuring:
 - ANG. GRILL:** A 48" grill.
 - B.B.Q. AND GRILL EXHAUST HOOD:** A 48" B.B.Q. hood.
- OUTDOOR DINING:** A large rectangular table surrounded by chairs.
- SITTING AREA:** A lounge area with a sofa and two armchairs.

The plan also shows a dashed line indicating a maximum of 1/2" in any dimension for certain elements.



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

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

 NEW ROUND DUCT DIAMETER
 EXHAUST FAN
 EA EXHAUST AIR



Digitally signed by Ernesto Rodriguez
Date: 2024.07.01 11:05:45 -04'00'



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
0114	STATE, FEDERAL GOVERNMENT & SCHOOL BOARD PROPERTIES REVIEW	MBLD
ELECTRICAL		
04	FIRE ALARM SPECIALTY	MELE
16	SPECIALTY WIRING	MELE
34	SOLAR PHOTOVOLTAIC	MELE
38	GENERATORS	MELE
40	BUILDING PUBLIC RADIO ENHANCEMENT SYSTEM	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		
02	FIRE SPRINKLER	FIRE

Miami, Dade County Department of Regulatory and Economic Resources - Job Copy
 2025008815 - 4/25/2025 5:57:40 PM
 municipal-permit.pdf
 Examiner Date Time Stamp Trade Stamp Name
 NEGRIN, MIRIAM 2/10/2025 8:58:17 AM FIRE Approved



Q Design Studio, LLC
8000 SW 88th Court
Miami, FL 33173
T. 305.401.4950
quintana10@gmail.com

GOMEZ DRIVEWAY & BACKYARD REMODEL

P2.00



PLUMBING SYMBOL LEGEND	
SYMBOL	DESCRIPTION
-----	VENT LINE
=====	SANITARY LINE
-----	WATER LINE
-----	HOT WATER LINE
----- X -----	GATE VALVE
----- C •••	HOSE BIBB
----- O	PIPE DOWN
----- O	PIPE UP
----- HI WCO	WALL CLEANOUT
----- X	CLEANOUT TO GRADE
----- F	FLOOR DRAIN
----- •	WATER CLOSET DRAIN
----- J	P-TRAP
-----]	CAP

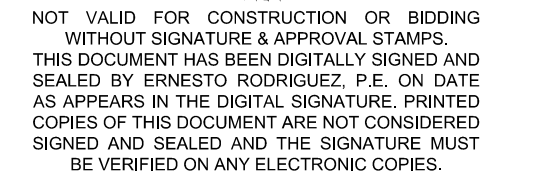


Q Design Studio, LLC
8000 SW 88th Court
Miami, FL 33173
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intana10@gmail.com

GOMEZ DRIVEWAY & BACKYARD REMODEL

[illegible]

SEAL: _____



LP GAS PLUMBING FLOOR PLAN

P3.00



LOW PRESSURE GAS PIPE LONGEST = 200'-0" -- 4,100 BTU/H
1. UNDERGROUND PIPING MATERIAL SHALL BE POLYETHYLENE PLASTIC PIPE (ANSI B16.3, A19.1), SIZED PER NFA-58 2020 TABLE-16.1n)
2. ABOVE GROUND PIPING MATERIAL OUTDOOR AND INSIDE PARTITIONS SHALL BE (ASTM A53) TREATED SCHEDULE 40 BLACK STEEL WITH MALLEABLE IRON FITTINGS (ANSI B16.3, A19.1), SIZED PER NFA-58 2020 TABLE-16.1c)
3. ABOVE GROUND PIPING MATERIAL IN CEILING SHALL BE CORRUGATED STAINLESS STEEL TUBING (CSST) WITH MALLEABLE IRON FITTINGS (PER NFA-58 2020 TABLE-16.1k)
4. INSTALL GAS PIPING IN ACCORDANCE WITH NFA-58 2024 AND TEST WITH PRESSURE AND TEST DURATIONS ACCORDING TO NFA 54.



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

PLUMBING SYMBOL LEGEND	
SYMBOL	DESCRIPTION
---G---	EXISTING GAS PIPE
—G—	GAS PIPE
IGWH	INSTANT GAS WATER HEATER



VILLAGE OF PINECREST

CFN 2024R0855835
OR BK 34489 Pgs 4202-4203 (2Pgs)
RECORDED 11/13/2024 09:09:49
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

COVENANT FOR MAINTENANCE OF LANDSCAPING AND GRASS WITHIN RIGHT OF WAY

WHEREAS, WILLIAM GOMEZ-MOLLER hereinafter referred to as the Owner of
(owner)

the following described property:

Legal description/folio #: 2050110050680

SINGLE FAMILY RESIDENTIAL

Requesting permission to install UPDATE DRIVEWAY. I WILL BE REPLACING THE EXISTING
BRICK DRIVEWAY

within the public road right of way 11040 SW 69TH AVE. 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 12 day of NOVEMBER, 20 24.

(Owner)

SIGNED, SEALED AND DELIVERED in the presence of:

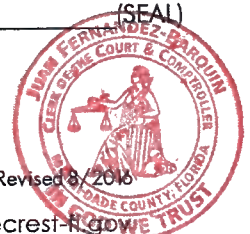
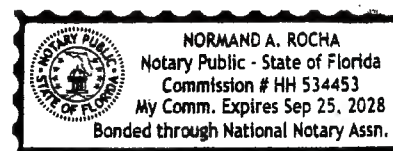
NORMAND A. ROCHA

(SEAL)

(SEAL)

Notary Public, State of Florida

My Commission Expires: SEP-25, 2028



12645 Pinecrest Parkway, Pinecrest, Florida 33156 | T: 305.234.2121 | F: 305.234.2133 | www.pinecrest-fl.gov

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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Recorded Covenant for Maintenance of Landscape and Grass Within Right of Way.pdf

ACKNOWLEDGEMENT-INDIVIDUAL

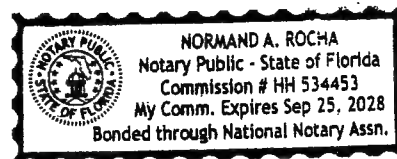
STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 12th day of NOVEMBER, 2024, before me personally

appeared, WILLIAM GOMEZ-MOLLER (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 NORMAND A. ROCHA
My Commission Expires: SEP. 25, 2028



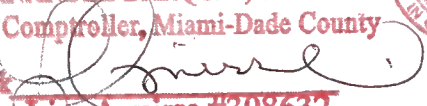
ACKNOWLEDGEMENT-CORPORATION

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 official 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:

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I hereby certify that the foregoing is a
true and correct copy of the original on
file in this office on NOV 13 2024, 20____
JUAN FERNANDEZ-BARQUIN, Clerk of the
Court and Comptroller, Miami-Dade County
Deputy Clerk: 
Lisa Aguirre #308632





VILLAGE OF PINECREST

CFN 2025R0081369
OR BK 34601 Pgs 1893-1894 (2Pgs)
RECORDED 02/03/2025 12:33:58
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

DECLARATION OF RESTRICTIVE COVENANT/ DECLARATION OF USE

PREPARED BY: William Gomez-Moller

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned William Gomez-Moller is/are the fee simple owner(s) of the following described property situated and being in the Village of Pinecrest:

Lot(s) 9 Block 6 of HELMS COUNTRY ESTS REPLAT (subdivision), A.K.A.

11040 SW 69TH AVE (address), according to the plat thereof, as recorded in Plat Book 50 Page 48 of the Public Records of Miami-Dade County, Florida, and

WHEREAS, the undersigned owner(s) William Gomez-Moller desire(s) to utilize said Lot(s) as a single building site, and the undersigned owner(s) do(es) hereby declare and agree as follows:

1. That the property will not be used in violation of any ordinances of the Village of Pinecrest or Dade County now in effect or hereinafter enacted.
2. That the property will be used for a single-family residence only.
3. That the use of the property or building will be as follows: Accessory building shall not be rented or used in violation of the Village of Pinecrest codes.

NOW, THEREOF, for good and valuable consideration, the undersigned do(es) hereby declare that he/she will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

FURTHER, the undersigned declare(s) that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, his/her successors and assigns and may only be released by the Village of Pinecrest, or its successors, in accordance with the ordinance of said Village then in effect.

IN WITNESS WHEREOF, the undersigned has/have caused both hand(s) and seal(s) to be affixed

hereto on this 3rd day of FEBRUARY, 2025.

WITNESS(ES):

[Signature]

OWNER(S):

(SIGN/PRINT) William Gomez-Moller

Christian Lloreda

(SIGN/PRINT)

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

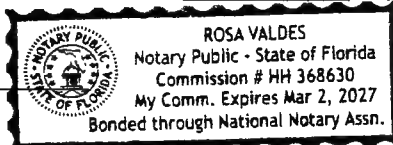
I HEREBY CERTIFY, that on this 3rd day of Feb, 2025, before me personally

appeared, William Gomez-Moller, who is personally known to me or has produced

Personally Known as identification and he/she acknowledged that he/she executed the foregoing freely and voluntarily for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me on this 3rd day of Feb, 2025.

[Signature]
Notary Public, State of Florida
My Commission Expires:



Revised 8/2016

12645 Pinecrest Parkway, Pinecrest, Florida 33156 | T: 305.234.2121 | F: 305.234.2133 | www.pinecrest-fl.gov

Miami Dade County Department of Regulatory and Economic Resources - Job Copy

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Recorded Declaration of Use.pdf

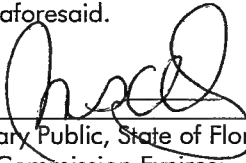
ACKNOWLEDGEMENT-INDIVIDUAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

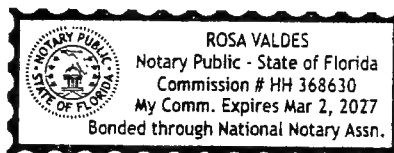
I HEREBY CERTIFY, that on this 22 day of JANUARY, 20 25, before me personally

appeared, WILLIAM GOMEZ-MOLLER (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:



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 official 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:

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I hereby certify that the foregoing is a
true and correct copy of the original on
file in this office AD, 20 25
JUAN FERNANDEZ-BARQUIN, Clerk of the
Court and Comptroller, Miami-Dade County



Deputy Clerk

Jessie Merritt #310229



REVISION 01 SUBMISSION

Permit Number: BL2024-1046

Date: 10/29/2024

Property Address:

11040 SW 69th Avenue

Pinecrest, FL 33156

Dear Village of Pinecrest Plan Reviewers,

In response to your plan review comments, please see written responses below addressing each discipline. Each item has been addressed on the resubmitted plans, and clouded under **Revision 02**.

Building

Reviewer: Orestes Garcia

Date: 09/24/2024

1. DERM+HEALTH DEPARTMENT APPROVALS REQUIRED.
 - a. **RESPONSE:** Plans will be submitted to DERM & HRS by owner.
2. PER FBC 109.3 CONTRACTOR OF RECORD TO PROVIDE AN ITEMIZED SCHEDULE OF VALUES IN CURRENT US DOLLARS FOR ALL LABOR AND MATERIALS, EITHER PROVIDED BY THE CONTRACTOR, THE OWNER, OR ANY BENEVOLENT THIRD PARTIES, INCLUDING PROFIT AND OVERHEAD, FOR ALL WORK ASSOCIATED OR REPRESENTED IN THESE PLANS BEFORE BUILDING PERMIT CAN BE ISSUED
 - a. **RESPONSE:** Owner's contractor to provide this information.

Structural

Reviewer: Leo Llanos

Date: 07/20/2024

1. Pending digital signature, our system is unable to validate the digital signature for Fernando this issue has been persistent from prior submittals, per Florida Board of Engineers Rule for signing and sealing electronically. which vendor are you using?? you will need to discuss with IT or you may want to try Identrust.
 - a. **RESPONSE:** The structural plans have been signed again, using Identrust.



Zoning

Reviewer: Dianella Reboso

Date: 09/24/2024

1. Please amend description of work on the application to include all items include in scope of work.
 - a. **RESPONSE:** Owner to update the application.
2. Provide Recorded Covenant of Maintenance in the Right of Way.
 - a. **RESPONSE:** To be provided by Owner.
3. Reflect all setbacks for all existing and proposed structure on site plan.
 - a. **RESPONSE:** Proposed setbacks for the new gazebo have been added to sheet A1.00. Please note that all proposed setbacks were previously shown on sheet SPZ2.00.
4. Please mark on site plan exact location, name, height, diameter and canopy of all street trees/palms, as well as all trees/palms within a ten-foot radius of proposed construction. If there are no trees in these areas, please indicate none on plan. A separate tree removal permit is required if trees are to be removed.
 - a. **RESPONSE:** Please see new sheet TP1.00 illustrating the information requested in this comment.
5. Clarification needed as to proposed use of slab.
 - a. **RESPONSE:** See revised sheet A1.00, clarifying use of the slab.
6. Correct setbacks for slab. Interior side setback should be minimum of 20-feet and rear should be minimum of 15-feet.
 - a. **RESPONSE:** See revised sheet A1.00 with the corrected setbacks.
7. Indicate that no sports court lighting will be installed around slab/court (Sports court lighting requires a public hearing, and if approved, and subsequent electrical permit).
 - a. **RESPONSE:** See revised sheet A1.00, indicating that no sports court lighting will be allowed.
8. A maximum of 60% of the front yard permitted for driveway. Please provide a detailed perimeter line drawing showing square footage of proposed driveway vs square footage of front yard (front lot line x font building setback). At a glance, it appears that driveway exceeds 60% of front yard.
 - a. **RESPONSE:** See revised driveway square footage to comply with this requirement, on sheets SPZ1.00 & A1.02.
9. Minimum 5-foot interior side setback required for driveway on east and west sides. Please reflect correct setbacks A1.00 and A1.0.
 - a. **RESPONSE:** See revised sheet A1.02 reflecting a 5'-0" set back on the east side. The west side is already within compliance of setback requirements.



10. Minimum width of driveway at property line is 12-feet and maximum is 16-feet. Widths proposed on west side driveway not acceptable. Please revise to conform with min/max requirements for west driveway.
 - a. **RESPONSE:** See revised sheet A1.02 with the west side driveway reflecting 16'-0".
11. Show widths of driveway aprons at edge of road. Minimum width if apron for west-side driveway is 16-feet and maximum is 26-feet, inclusive of flares (16 feet plus two 5-foot radial flares resulting in 26-feet).
 - a. **RESPONSE:** Please see revised sheet A1.02, showing the dimension for the driveway aprons at 5'-0".
12. Why does pedestrian walkway have radial flares? Please remove.
 - a. **RESPONSE:** See revised sheets, the radial flare was a design feature but they have been removed from the plans.
13. Provide Recorded Covenant of Construction in the Right of Way.
 - a. **RESPONSE:** To be provided by Owner.
14. Provide fence and gate details. Reflect minimum spacing between vertical members of 3.5 inches. Solid portion of gate may not exceed 30-inches.
 - a. **RESPONSE:** Please see revised sheet A1.02.
15. Because widths of proposed driveways on west driveway are not acceptable, new fence/gate/wall gate elevation is required.
 - a. **RESPONSE:** See revised sheet A1.02.
16. Reflect on A.12 proposed finished column dimensions and provided column details and cross sections.
 - a. **RESPONSE:** The proposed columns are to match existing in dimension, as noted in the plans.
17. Provide Recorded Declaration of Use
 - a. **RESPONSE:** To be provided by Owner.
18. Please provide a breakdown of areas separately by impervious/pervious coverages. Impervious areas to include building area, pool, pool deck, artificial turf, gravel walkways, driveways and any other paved areas. Provide a P-line drawing on SPZ1.00 showing a breakdown of the elements that compose the impervious surface calculation provided with their square footage. Be sure to include all existing hardscape as well as proposed ones.
 - a. **RESPONSE:** Please see revised sheets SPZ1.00 & SPZ2.00 with broken down areas.
19. Correct Accessory Setback Legend on SPZ1.00 and SPZ2.00. Required rear setback for accessory structures is 20-feet.
 - a. **RESPONSE:** See revised SPZ1.00 & SPZ2.00, the typo was corrected.



20. Remove the word “kitchen” A2.00. May be rephrased as outdoor bbq area.

- a. **RESPONSE:** See revised sheet A2.00, “outdoor kitchen” has been changed to “outdoor bbq area”.

21. It appears that property is located within flood zones AE10 and X. Please confirm correct flood zone and update corresponding pages accordingly, including survey. Most restrictive zone applies.

- a. **RESPONSE:** Zoning sheets have been updated to reflect both flood zones AE-10 & X.

Electrical

Reviewer: Tom Flingos

Date: 09/04/2024

1. APPROVED PENDING CORRECTION OF ISSUE WITH ELECTRONIC SIGNATURE

- a. **RESPONSE:** The electrical plans have been signed again.

Plumbing

Reviewer: Kenneth Chambers

Date: 09/09/2024

1. PENDING OUTSIDE AGENCIES

- a. **RESPONSE:** Plans will be submitted to DERM & HRS by owner.

Storm Drainage

Reviewer: Reinaldo Rivera

Date: 09/10/2024

1. Demonstrate how runoff generated by the new impervious areas (artificial turf deck accessory building, proposed slab, and proposed driveways) does not discharge to adjacent properties nor the ROW. There are more impervious areas so will need to prepare Drainage Calculations.

- a. **RESPONSE:** Please refer to new civil set of plans.

2. No Grading and Drainage Plan was submitted.

- a. **RESPONSE:** Please refer to new civil set of plans.



3. Proposed Grading and Drainage Plan and the Drainage Calculations must be done by a Florida Registered Civil Professional Engineer. As per VoP Land Development Regulations Div. 6.15. Stormwater Management
 - a. **RESPONSE:** Please refer to new civil set of plans.
4. Provide Sections, if not to scale then proportionally, showing elevations and distances between any change in grade and will extend from PL to PL or PL to structure. All proposed slopes need to be shown.
 - a. **RESPONSE:** Please refer to new civil set of plans.
5. Provide Profiles of each driveway, showing elevations and distances between any change in grade, in the paving and grading plan, extending from the CL of the adjacent road. The purpose of the sections is to show there is no direct discharge from the D/W to the ROW.
 - a. **RESPONSE:** Please refer to new civil set of plans.
6. The outline of the drainfield and the unobstructed area of the drainfield are no pervious areas and cannot be included as part of the retention area as shown on the Zoning Diagrams.
 - a. **RESPONSE:** The drainfield is a pervious area, it's grass and should not counted against building coverage.

Public Works

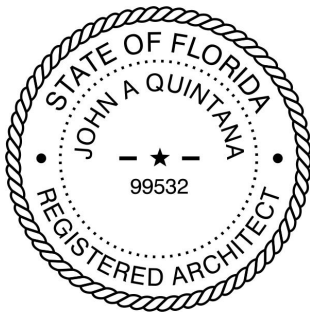
Reviewer: David Mendez

Date: 09/11/2024

1. Sheet A1.00: No dimensions are provided for the proposed driveways nor walk way.
 - a) **RESPONSE:** Dimensions are not provided on A1.00 because that sheet is not intended for detailed information. The dimensions are provided on sheet A1.02. You can see there is a note on sheet A1.00 with dotted area that says to refer to sheet A1.02 for a blown up section of this area.
2. Sheet A1.00: Show the location of the fence/gate in the profile. The idea is to keep runoff from leaving (discharge from) the property directly.
 - a) **RESPONSE:** See revised profile detail on sheet A1.00, showing the location of the column and gate, relative to the sloping. Runoff will slope back into the property.
3. Review and implement the Conditions of Permit.
 - a) **RESPONSE:** See revised sheet A1.00 for listed PW conditions of permit.



4. Sheet A1.00: Swale detail provided is inadequate to accomplish the intent of the Village's Stormwater Management code.
a) **RESPONSE:** Please refer to new civil set of plans.
5. Any sheet: provide the proposed materials for the new driveway.
a) **RESPONSE:** Sheet A1.02 states that the driveway material is to be pavers.



Digitally signed by
John A Quintana
Reason: I am the
author of this
document
Date: 2024.10.29
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Thank you for your time.

Sincerely,

John Quintana, RA, CGC
Q Design Studio, LLC

STRUCTURAL NOTES

1. FOUNDATION:
- FOUNDATION SYSTEM CONSISTS OF WALL CONTINUOUS & PAD FOOTINGS DESIGNED FOR AN ALLOWABLE SOIL BEARING
- A. PRESSURE OF 2000 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR WELL COMPACTED FILL MATERIAL AS DESCRIBED IN NOTE #2. SEE SOIL STATEMENT.
- B. CONCRETE WALL FOOTINGS AND PADS SHALL NOT RECEIVE SUPERIMPOSED LOADS UNTIL 48 HOUR OR MORE AFTER THE CONCRETE IS PLACED.
- C. EXCAVATIONS FOR MONOLITHIC FOOTINGS AND FOUNDATIONS, WHICH ARE TO SERVE AS FORMS, SHALL BE THOROUGHLY WET PRIOR TO PLACING CONCRETE.
- D. AS A MINIMUM, BOTTOM OF MONOLITHIC FOOTING SHALL BE 8" MINIMUM BELOW GRADE AND TOP OF STEM WALL AND ISOLATED FOOTING, PILE CAP AND GRADE BEAM SHALL BE 12" MINIMUM BELOW GRADE. TYPICAL UNLESS OTHERWISE NOTED.

2. SLABS ON FILL:
- FILL AND BACKFILL TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY FOR ALL LAYERS AS VERIFIED BY FIELD DENSITY TEST FOR ALL LAYERS. TESTS SHALL BE MADE IN ACCORDANCE WITH METHODS OF TEST FOR MOISTURE DENSITY RELATIONS OF SOILS, ASTM D 1557 MODIFIED. COMPACTION LAYERS NOT TO EXCEED 12" BACKFILL MATERIAL TO BE APPROVED BY SOIL ENGINEER. SLABS TO BE PLACED CONTINUOUSLY. PROVIDE CONTRACTION JOINTS. MAXIMUM AREA BETWEEN JOINTS LIMITED TO 225 SF, AND/OR 12 FEET IN ANY DIRECTION. COORDINATE WITH ARCHITECTURE FOR LOCATION OF SAW CUTS AT EXPOSED AREAS. SAW CUT FOR THE JOINTS TO BE A MINIMUM OF 1/4 INCH DEEP AND 1/8 INCH WIDE. PROVIDE VAPOR BARRIER BELOW ALL SLABS ON FILL (20 MIL.). WELDED WIRE FABRIC REINFORCEMENT FOR SLAB ON GRADE SHALL BE ADEQUATELY CHAIRED FOR ELEVATION, WET-LIFTING SHALL NO BE PERMITTED.

3. CONCRETE:
- ALL CONCRETE TO ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS. AGGREGATES TO BE CLEAN WELL GRADED, MAXIMUM SIZE 3/4". WATER/CEMENT RATIO BY WEIGHT= 0.4 MAXIMUM. CONCRETE SLUMP= 3" MIN. TO 5" MAX. VERTICAL CONCRETE DROP NOT TO EXCEED 9'-0".

4. CONCRETE COVER:
- | | MINIMUM CLEAR COVER, IN. |
|---|--------------------------|
| A. SLAB ON GRADE AND FOOTINGS. | 3 |
| B. WALLS. | 3/4 |
| C. COLUMNS. | 1 1/2 |
| D. BEAMS. | 1 1/2 |
| E. WALLS AND COLUMNS | 2 |
| EXPOSED TO EARTH OR WEATHER. | |
| F. SLABS | |
| INTERIOR TOP AND BOTTOM BARS. | 3/4 |
| EXTERIOR (EXPOSED TO WEATHER) TOP AND BOTTOM BARS | 1 1/2 |
| G. ANY CONCRETE CAST AGAINST EARTH. | 3 |

5. REINFORCING STEEL:
- A- TO BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
- B- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- C- ALL TOP REINFORCEMENT SHALL TERMINATE WITH STANDARD HOOKS AT DISCONTINUOUS ENDS.
- D- ALL BOTTOM BARS SHALL BEAR A MINIMUM OF 6" OVER SUPPORTS UNLESS OTHERWISE NOTED.
- E- REINFORCING STEEL TO BE DETAILED AND FABRICATED IN ACCORDANCE WITH "MANUAL OF STANDARD PRACTICE OF DETAILING REINFORCING CONCRETE STRUCTURES", AND THE ACI BUILDING CODE 318-05.
- F- WHEN REQUIRED, WELDABLE REINFORCING TO BE A706.
- G- FOR FOUNDATION SPLICES IN REINFORCING BARS SHALL BE NOT LESS THAN 36 BAR DIAMETERS AND REINFORCEMENT SHALL BE CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CONTINUITY SHALL BE PROVIDED AT CORNERS OR CHANGES IN DIRECTION BY BENDING THE LONGITUDINAL STEEL AROUND THE CORNER 48 BAR DIAMETERS OR BY ADDING MATCHING REINFORCING STEEL, WHICH SHALL EXTEND 48 BAR DIAMETERS FROM EACH CORNER OR CHANGE IN DIRECTION. WHEN THREE OR MORE BARS ARE REQUIRED, THE BARS SHALL BE HELD IN PLACE AND ALIGNED BY TRANSVERSE BARS SPACED NOT MORE THAN 4 FEET (1219 MM) APART. FOR ALL OTHER SPLICES SEE SPECIFIC SECTION OR DETAIL AND TENSION LAP SPLICE SCHEDULE.
- H- ALL REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH ACI-315.
- J-REINFORCING STEEL ALLOWANCE: CONTRACTOR SHALL PROVIDE 0.5 TON OF IN PLACE STEEL REINFORCEMENT FOR THE EOR TO USE AT HIS DISCRETION DURING CONSTRUCTION. CONTRACTOR SHALL GIVE CREDIT TO OWNER FOR ANY UNUSED PORTION OF THIS ALLOWANCE AT THE END OF THE CONSTRUCTION OF THE PROJECT. THIS REINFORCING IS IN ADDITION TO ANY REINFORCEMENT USED IN THE PLANS.

6. MASONRY:
- A- ALL CONCRETE BLOCK MASONRY WALLS, TO COMPLY WITH FLORIDA BUILDING CODE REQUIREMENTS AND THE ACI STANDARD CALLED "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530/530.1-11 EDITION /ASCE 5-11/TMS 402-11".
- B- CONCRETE BLOCK UNITS TO BE TYPE II-NONMOISTURE CONTROLLED, CONFORMING TO ASTM C90, WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI, (AVERAGE OF THREE). PRISM STRENGTH OF CMU WALLS F'm=1500 PSI.
- C- MORTAR SHALL CONFORM TO ASTM C 270-08a. MORTAR TYPE "M", WITH A MINIMUM AVERAGE STRENGTH OF 2500 PSI. SHALL BE USED FOR WALLS BELOW GRADE. MORTAR TYPE "M" (2500 PSI) OR TYPE "S" (1800 PSI) SHALL BE USED FOR ALL OTHER MASONRY WALLS.
- D- ALL CMU WALLS SHALL BE HORIZONTALLY REINFORCED WITH STANDARD NO. 9 LADDER-TYPE GALVANIZED STEEL REINFORCING EVERY OTHER COURSE. EXTEND REINFORCING A MINIMUM OF 4 INCHES INTO TIE COLUMNS.
- E- ALL VERTICAL REINFORCEMENT, AS SPECIFIED ON PLANS, SHALL BE PLACED IN FULLY GROUTED CELLS. DOWELS SHALL BE PROVIDED TO ENSURE CONTINUITY OF REINFORCEMENT AT THE STRUCTURE ABOVE AND BELOW. ALL LAPS SHALL BE SPLICED MINIMUM 48 BAR DIAMETERS. ADDITIONAL VERTICAL WALL REINFORCEMENT SHALL BE PROVIDED AT ALL WALL ENDS, CORNERS, INTERSECTIONS AND AT ALL WALL OPENINGS NOT BOUND BY CONCRETE COLUMNS. PROVIDE CLEANOUT HOLES IN REINFORCED WALL CELLS AT BOTTOM OF EACH POUR. CLEAN CELLS FREE OF MORTAR AND DEBRIS. THE VERTICAL REINFORCEMENT, MAXIMUM LIFT OF EACH POUR SHALL NOT EXCEED 4 FEET. MAXIMUM VERTICAL DROP FOR GROUTING SHALL NOT EXCEED 10 FEET. VERTICAL REINFORCEMENT WITHIN TERMINATING WALLS SHALL EXTEND TO 2" BELOW TOP OF CONCRETE CAP/TIE BEAM ABOVE.
- F- PROVIDE INTERLOCKING BLOCK CONSTRUCTION AT ALL INTERSECTIONS AND CORNERS, PROVIDE CONTINUOUS JOINT REINFORCING AROUND CORNERS AND AT INTERSECTIONS.
- G- CONCRETE TIE COLUMNS AND TIE BEAMS SHALL BE CAST AGAINST ERECTED MASONRY WALLS. HORIZONTAL JOINT REINFORCEMENT SHALL EXTEND A MINIMUM OF 4 INCHES INTO TIE COLUMNS.
- H- PROVIDE GALVANIZED DOVETAIL ANCHORS AT ALTERNATE JOINTS AT ALL MASONRY WALLS ABUTTING CONCRETE COLUMNS.
- I- REINFORCED CELLS SHALL BE FILLED WITH 3000 PSI GROUT AS PER ACI 530-05 AND ACI 530.1-05. FILLING OF CELLS SHALL BE DONE IN FOUR FOOT LIFTS WITH A MAXIMUM POUR OF 9 FEET. USE MECHANICAL VIBRATION TO ACHIEVE GROUT-FILLED GROUT SHALL CONFORM TO ASTM C476. SLUMP SHALL BETWEEN 8" AND 11". PEAROCK PUMP MIX CAN BE USED AS AN ALTERNATIVE TO GROUT.

- J- LINTELS
- REFER TO THE LINTEL SCHEDULE FOR CAST IN PLACE LINTELS.
- ALL LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END.
- PRECAST LINTELS SHALL BE NOTCHED AT ENDS IN ORDER TO FACILITATE PLACEMENT OF VERTICAL REINFORCEMENT IN MASONRY WALLS. LINTELS ABUTTING CONCRETE COLUMNS SHALL BE CAST IN PLACE.
- PRECAST LINTELS SHALL BE DESIGNED FOR LOADS AS PER FLORIDA BUILDING CODE. SHOP DRAWING SUBMITTAL REQUIRED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA, SHALL INCLUDE CALCULATIONS.
- WHEN DROPPING SOFFIT OF THE BEAM AT WALL OPENINGS ADD 2#5 BOTTOM BARS WITH #3 CLOSED STIRRUPS @12"/c. EXTEND DROPPED SOFFIT BEAM MIN. 8" BEYOND EACH FACE OF OPENING.

7. STRUCTURAL STEEL:
- A. STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE FBC AND AISC SPECIFICATIONS 14TH EDITION.
- B. STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS NOTED OTHERWISE ON THE DRAWINGS:
- | TYPE | ASTM | GRADE | fy |
|------------------------------|----------|-------|-------|
| WIDE FLANGE (W SHAPE) | A992 | - | 50KSI |
| C, S&M SHAPES | A992 | - | 50KSI |
| ANGLES & PLATES | A36 | - | 36KSI |
| SQUARE & RECTANGULAR HSS, TS | A500 | B | 46KSI |
| ROUND HSS | A500 | B | 42KSI |
| STEEL PIPE | A53 | - | 35KSI |
| STRUCTURAL BOLTS | ASTM1554 | 36 | 36KSI |
| ANCHOR BOLTS | F1554 | 36 | 36KSI |

- ALL STRUCTURAL STEEL THAT IS EXPOSED TO THE WEATHER SHALL BE TREATED WITH 2 COATS OF ANTI-CORROSIVE PAINT.
- C. ALL CONNECTIONS NOT DETAILED OR OTHERWISE NOTED SHALL BE DESIGNED BY THE FABRICATOR. SHOP DRAWINGS AND CONNECTION CALCULATIONS SHALL BE SUBMITTED BEARING THE SEAL OF AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.
- D. BEAM SHEAR CONNECTIONS DESIGN SHALL BE BASED ON BEARING TYPE BOLTED CONNECTIONS WITH BOLTS "SNUG TIGHT" PER AISC.

8. WELDING:
- CONNECTIONS SHOWN ARE BASED ON WELD MADE WITH E70XX ELECTRODES. WELDING TO BE DONE BY CERTIFIED WELDERS HOLDING CURRENT WELDING CERTIFICATES, AND MUST PRESENT SAME AT JOB SITE AT ALL TIMES. ALL WELDING PER PLANS AND PER GUIDELINES OF THE AMERICAN WELDING SOCIETY.

9. WIND LOADS AND DESIGN STANDARDS:
- STRUCTURE HAS BEEN DESIGNED TO RESIST LATERAL LOADS IN ACCORDANCE WITH THE REQUIREMENTS OF ASCE 7-16: WIND VELOCITY = 175 MPH, BUILDING CATEGORY 2 EXPOSURE C, ENCLOSED BUILDING.

11. DETAILS AND SECTIONS:
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL, AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, UNLESS A DIFFERENT DETAIL, OR SECTION IS SHOWN.

12. SHORING AND RESHORING:
- CONTRACTOR WILL PROVIDE SHORING AND RESHORING DRAWINGS, ALONG WITH RE-SHORING SCHEDULE FOR ALL ELEVATED STRUCTURAL COMPONENTS, INCLUDING BUT NOT LIMITED TO BEAMS, SLABS, AND PRECAST ELEMENTS. DRAWINGS TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL STRUCTURAL ENGINEER, FOR SUBMITTAL TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD, AND THE THRESHOLD INSPECTOR (IF APPLICABLE). NO ELEVATED WORK MAY PROCEED WITHOUT THIS SUBMITTAL.

- CONTRACTOR TO ALSO RETAIN SAME ENGINEER TO PROVIDE FIELD INSPECTIONS, ALONG WITH REPORTS, THAT ALL OF THE SHORING AND RE-SHORING IS COMPLETED AS PER HIS DRAWINGS AND SPECIFICATIONS.
- SHORING SCHEDULE TO PROVIDE TIME THAT SHORES MAY BE REMOVED IN ORDER TO REMOVE FORMWORK, AND SPECIFIC SEQUENCE OF THE REMOVAL OF THE SHORING AS IT PROGRESSES THRU THE HEIGHT OF THE BUILDING. SHORING DRAWINGS TO ALSO CONTAIN DETAIL OF CONNECTION OF HEADERS AT THE TOP OF THE SHORES.

13. GENERAL:
- A. IN CASE OF DISCREPANCY BETWEEN THESE NOTES AND PLAN NOTES OF INFORMATION IN THE PLANS, SECTION OR DETAILS, THE MOST STRINGENT REQUIREMENT SHALL BE APPLIED.
- B. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND ENGINEER, IN WRITING, OF THE SAME PRIOR TO PROCEEDING WITH THE WORK IN QUESTION. IN THE EVENT THAT THE CONTRACTOR FAILS TO GIVE NOTICE, OR PROVIDE SUFFICIENT TIME FOR A RESPONSE, CONTRACTOR IS RESPONSIBLE FOR THE RESULTS OF SUCH ERRORS OR OMISSIONS, AND FOR ALL COSTS FOR RECTIFYING SAME AND FOR ANY DELAYS OR ANY OTHER COSTS INCURRED BY SAME.
- C. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS OF EXISTING STRUCTURES AFFECTING THE NEW CONSTRUCTION PRIOR TO COMMENCING THE WORK. ANY VARIATIONS IN ACTUAL FIELD CONDITIONS/DIMENSIONS FROM THOSE SHOWN IN THE PERMITTED CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR DETERMINING THE NEED FOR RE-DESIGN PRIOR TO CONTRACTOR'S SUBMITTAL OF SHOP DRAWINGS FOR REVIEW.
- D. CONTRACTOR SHALL COORDINATE DIMENSIONS WITH ARCHITECTURAL DRAWINGS, VERIFY ALL FIELD DIMENSIONS PRIOR TO INSTALLATION, AND VERIFY THAT PROPOSED DIMENSIONS AND FIELD CONDITIONS AGREE WITH THIS PROPOSED PLAN. USE OF THIS DOCUMENT CONSTITUTES ACCEPTANCE OF THE PROPOSED SYSTEM LAYOUT, COMPONENTS SELECTED, AND INSTALLATION. THESE DRAWINGS ARE NOT INTENDED TO BE USED AS FABRICATION OR SHOP DRAWINGS.

14. DESIGN LOADS. GRAVITY.
- ROOF:
- SDL= 25 PSF
- LL= 20 PSF

15. WOOD MEMBERS:
- ALL STRUCTURAL WOOD MEMBERS OTHER THAN TRUSSES TO BE SOUTHERN PINE GRADE NO. 2 UNLESS OTHERWISE NOTED. TOP AND BOTTOM CHORD SHALL BE 2"x6"MIN. DEAD LOAD AT BOTTOM CHORD SHALL BE 10 PSF
- ALL WOOD MEMBERS TO BE FREE OF ALL IMPERFECTIONS AS: SPLITS, CHECKS, OR EXCESSIVE KNOTS. UNSATISFACTORY MATERIALS TO BE REPLACED AT NO COST TO OWNER. ALL WOOD MEMBERS EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.
- MOISTURE CONTENT SHALL BE 19% OR LESS.
- ALL BOLTED CONNECTIONS TO BE COMPLETED WITH A325 GALVANIZED STEEL BOLTS WITH WASHERS AT EACH END. FABRICATION, ERECTION, AND CONNECTIONS TO BE AS PER RECOMMENDATIONS OF THE A.I.T.C. (AMERICAN INSTITUTE OF TIMBER CONSTRUCTION), LATEST EDITION.
- PLYWOOD SHEATHING CLASSIFICATION SHALL BE "C" OR BETTER AND THE EXPOSURE SHALL BE APA RATED EXTERIOR. INSTALL PANELS WITH STRENGTH DIRECTION PERPENDICULAR TO TRUSSES OR JOISTS.
- PRESSURE-TREATED WOOD SHALL BE USED WHERE NOTED IN THE ARCHITECTURAL DRAWINGS.

16. FASTENERS:
- ALL BOLTS SHALL BE HOT DIPPED GALVANIZED, OR STAINLESS STEEL & MEET THE REQUIREMENTS OF ASTM A325. WASHERS SHALL BE USED BETWEEN WOOD & BOLT HEAD & BETWEEN WOOD & NUT. WHERE GENERIC FASTENERS ARE LABELED IN DETAILS, CAPACITIES SHALL BE EQUAL TO OR GREATER THAN HILTI KWIK BOLT III OR RED HEAD TRUBOLTS. EMBEDMENT DEPTHS SPECIFIED HEREIN ARE DEPTHS INTO SOLID SUBSTRATE AND DO NOT INCLUDE THICKNESSES OF STUCCO OR OTHER FINISHES.

17. SUBMITTALS & SHOP DRAWINGS:
- NO SHOP DRAWING SHALL BE SUBMITTED FOR ARCHITECT/ENGINEER'S REVIEW UNTIL AFTER THEY HAVE BEEN REVIEWED AND NOTED FOR CONSTRUCTION METHOD, DIMENSIONING, AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR, AND STAMPED WITH THE CONTRACTOR'S APPROVAL SEAL. SIGNED AND SEALED CALCULATIONS SHALL BE INCLUDED OF APPLICABLE.
- A. REINFORCING STEEL SHOP DRAWINGS.
- B. ANCHORING DETAILS FOR WINDOWS AND DOOR BUCKS NOT SHOWN ON THE DRAWINGS SHALL BE DESIGNED AND DETAIL BY MANUFACTURER'S SPECIALTY ENGINEER AND SUBMITTED TO THE E.O.R. FOR APPROVAL. SUBMITTED SHOP DRAWINGS SHALL BEAR SIGNATURE AND SEAL OF A PROFESSIONAL ENGINEER.
- C. SIGNED AND SEALED SHOP DRAWINGS FOR PRE-FABRICATED CONCRETE ELEMENTS.
- D. SIGNED AND SEALED SHOP DRAWINGS FOR PRE-FABRICATED WOOD TRUSSES.

18. CODES:
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES, INCLUDING:
- FLORIDA BUILDING CODE 2023
 - ASCE 7-22
 - ACI 318-19
 - AISC 2017. STEEL CONSTRUCTION MANUAL, 2017
 - ACI 530.1-13
 - NDS FOR WOOD CONSTRUCTION 15TH EDITION

19. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE FOLLOWING INSTALLATION OF ALL COMPONENTS AS INDICATED ON THE DRAWINGS. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE METHOD AND SEQUENCE OF ERECTION PROCEDURES (INCLUDING IMPLEMENTATION OF TEMPORARY SHORING, BRACING, ETC.) IF A SEQUENCE IS SPECIFIED IN THE ARCHITECTURAL OR STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY THE FEASIBILITY OF IT AND INFORM THE ENGINEER OR ARCHITECT OF ANY DISCREPANCY. IT IS THE RESPONSABILITY OF THE CONTRACTOR TO ENSURE SAFETY THROUGHOUT THE PERIOD OF CONSTRUCTION. THIS STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, PLUMBING MECHANICAL AND ELECTRICAL DRAWINGS TO COORDINATE LOCATION OF DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, DIMENSIONS, ETC.

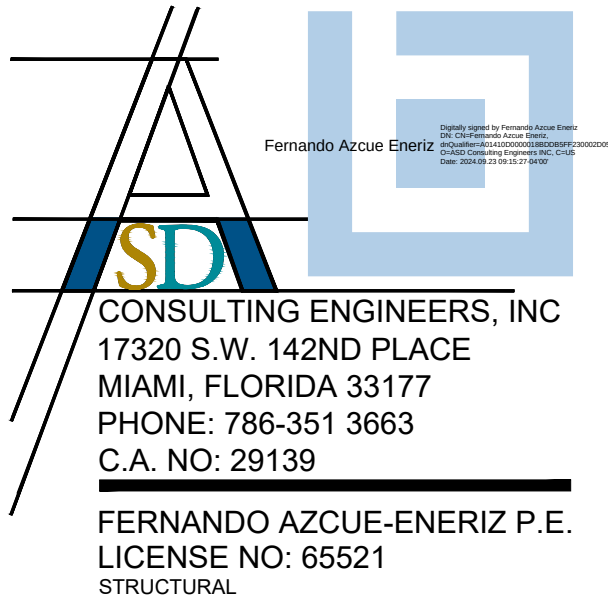
LEGEND			
ADDN'L	-ADDITIONAL	LSV	-LONG SIDE VERTICAL
BLDG	-BUILDING	LLH	-LONG LEG HORIZONTAL
		LSV	-LONG LEG VERTICAL
BM	-BEAM	LP	-LOW POINT
CIP	-CAST IN PLACE	LW	-LONG WAY
CJ	-CONTROL JOINT	LWC	-LIGHT WEIGHT CONCRETE
CL	-CENTERLINE	LWIC	-LIGHT WEIGHT INSULATED CONCRETE
CLR	-CLEAR	MAX	-MAXIMUM
CMU	-CONCRETE MASONRY UNIT	MECH	-MECHANICAL
COL	-COLUMN	MIN	-MINIMUM
CTR	-CENTER	NTS	-NOT TO SCALE
DBL	-DOUBLE	O/C	-ON CENTER
DET	-DETAIL	OD	-OUTSIDE DIAMETER
DN	-DOWN	OPP	-OPPOSITE
DWG	-DRAWING	PL	-PLATE
EA	-EACH	PLF	-POUNDS PER LINEAR FOOT
EE	-EACH END	PSF	-POUNDS PER SQUARE FOOT
EF	-EACH FACE	PSI	-POUNDS PER INCH
EJ	-EXPANSION JOINT	REINF	-REINFORCING
EL	-ELEVATION	REQ'D	-REQUIRED
EOR	-ENG. OF RECORD	REV	-REVISED/REVISION
EW	-EACH WAY	RM	-ROOM
EX	-EXISTING	SER	-STRUCT. ENG. OF RECORD
EXP	-EXPANSION	SF	-SQUARE FOOT
EFW	-EXISTING WALL FOOTING	SIM	-SIMILAR
FIN	-FINISH	SL	-SLOPE
FLR	-FLOOR	STD	-STANDARD
FND	-FOUNDATION	SW	-SHEARWALL/SHORT WAY
FT	-FOOT	STL	-STEEL
FTG	-FOOTING	STRUCT	-STRUCTURAL
F.V.	-FIELD VERIFY	TB	-TIE BEAM
GA	-GAGE	TC	-TIE COLUMN
GALV	-GALVANIZED	TOC	-TOP OF CONCRETE
HORIZ	-HORIZONTAL	T	-TOP
HP	-HIGH POINT	TEMP	-TEMPERATURE
ID	-INSIDE DIAMETER	TYP	-TYPICAL
IJ	-ISOLATION JOINT	UNO	-UNLESS NOTED OTHERWISE
INFO	-INFORMATION	UON	-UNLESS OTHERWISE NOTED
INT	-INTERIOR	VERT	-VERTICAL
		W/	-WITH
		WWF	-WELDED WIRE FABRIC

SOIL STATEMENT:

FOUNDATION SYSTEM HAS BEEN DESIGNED USING A PRESUMPTIVE LOAD-BEARING CAPACITY OF 2000 PSF. THE SOIL COMPOSITION AT THE SITE CONSISTS OF LIMEROCK MIXED WITH SANDY MATERIAL. (AS PER VISUAL INSPECTION) AT THE TIME OF CONSTRUCTION AND AFTER THE GROUND HAS BEEN BROKEN A LETTER FROM THE EOR OR THE ARCHITECT OF RECORD WILL BE SUBMITTED TO THE BUILDING OFFICIAL ATTESTING THAT THE EOR OR ARCHITECT OF RECORD HAS OBSERVED THE SITE AND THE SOIL CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN WAS BASED.

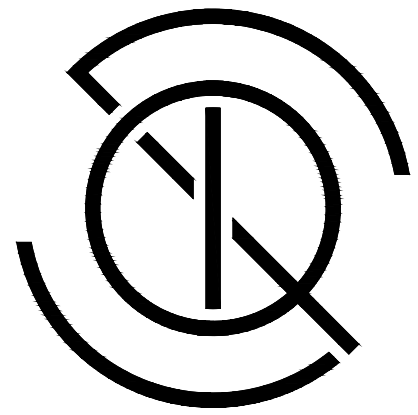
TERMITE PROTECTION

PROVIDE SOIL TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES FOR ALL SLAB CUTS IN COMPLIANCE W/ FBC SECTION 1816. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."



A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	SCREENS	MULLIONS	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	ANNINGS	



Q DESIGN STUDIO
ARCHITECTURE & PLANNING

License No AR99532

Q Design Studio, LLC
8000 SW 88th Court
Miami, FL 33173
T. 305.401.4950

E: John.Quintana10@gmail.com

CONSULTANTS

PROJECT NAME:

GOMEZ DRIVEWAY &
BACKYARD REMODEL

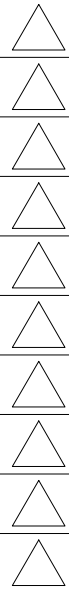
OWNER:

WILLIAM GOMEZ & DANIELLA VILAR

11040 SW 69th AVENUE
PINECREST, FL 33156

JOB NUMBER: 2024.01
DATE: 02/17/24

REVISION



SEAL:

John Alexander Quintana

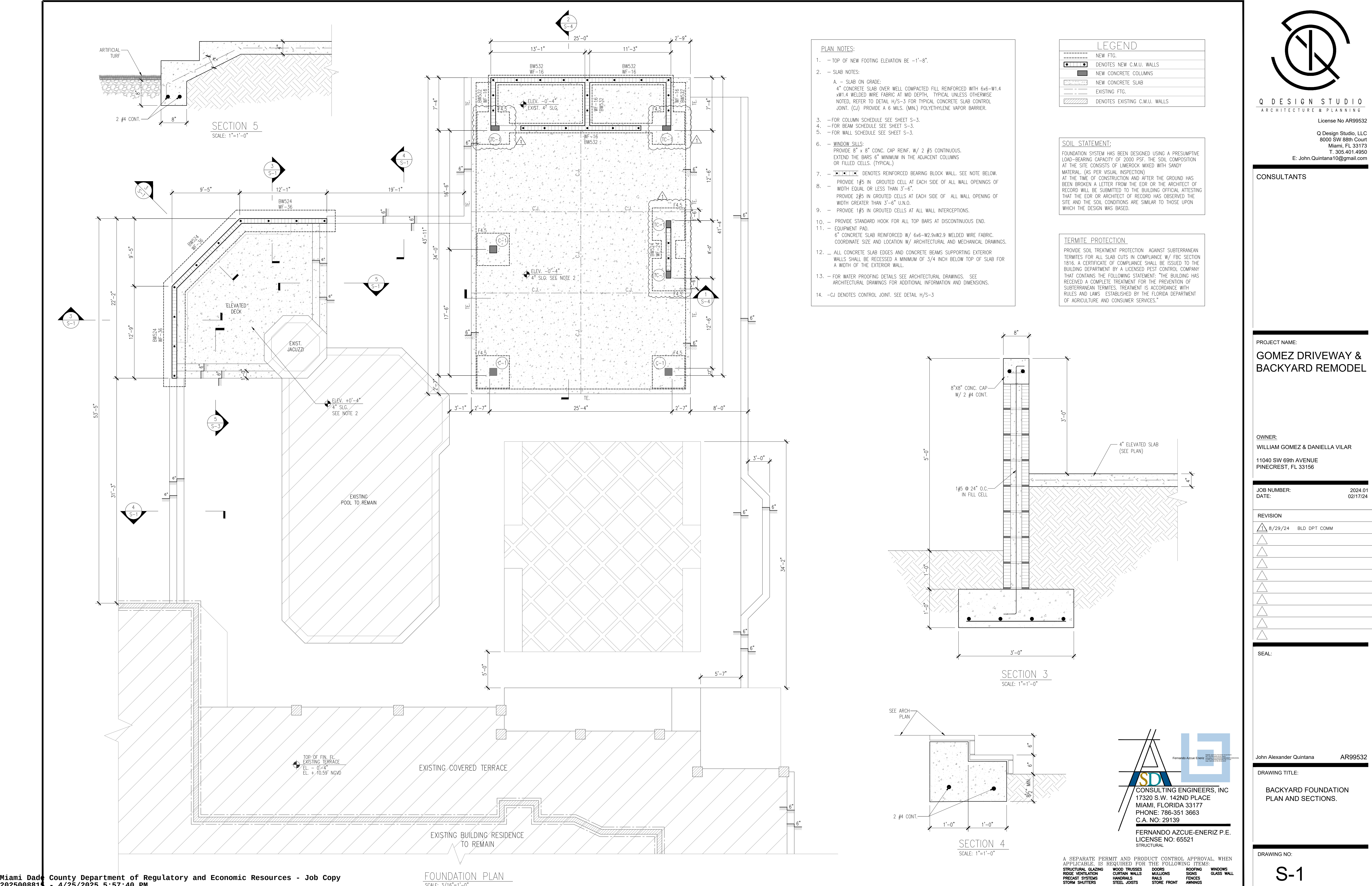
AR99532

DRAWING TITLE:

STRUCTURAL
NOTES.

DRAWING NO:

S-0



PLAN NOTES:

1.- PRE-FABRICATED WOOD TRUSSES:

SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE (T.P.I.), LATEST EDITION. TRUSSES TO BE ERECTED FOLLOWING THE GUIDELINES OF THE T.P.I. PUBLICATION BWT-76. SUBMIT LAYOUT PLAN AND INDIVIDUAL DRAWINGS FOR EACH DIFFERENT TRUSS, SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, FOR APPROVAL BY STRUCTURAL ENGINEER PRIOR TO FABRICATION.

TRUSS MANUFACTURER TO VERIFY UPLIFT AND GRAVITY TRUSS REACTIONS SHOWN ON FRAMING PLANS. SEE GIRDER TRUSS CONNECTION DETAIL FOR GIRDER TRUSS CONNECTIONS.

PROVIDE AN 18 GAGE METAL STRAP TO TIE DOWN ALL THE "PIGGY BACK" TRUSSES TO THE MAIN TRUSSES AT ALL THE BEARING POINTS.

SUPERIMPOSED LOADS SHALL BE AS FOLLOWS: DEAD LOAD= 25 PSF UPLIFT LOADS: SEE ROOF FRAMING PLAN LIVE LOAD= 20 PSF

2.- PROVIDE 5/8" PLYWOOD SHEATHING OVER ALL JOISTS SPACED AS SHOWN ON PLANS. PLYWOOD CLASSIFICATION SHALL BE "C" OR BETTER AND THE EXPOSURE SHALL BE EXTERIOR (RATED FOR EXPOSURE 1). INSTALL PANELS WITH STRENGTH DIRECTION PERPENDICULAR TO TRUSSES/JOISTS CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.

NAILING REQUIREMENTS:

SIZE & TYPE: USE 8D RING-SHANK NAILS
RING-SHANK NAILS SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS:
1. 0.113 INCH NOMINAL SHANK DIAMETER
2. RING DIAMETER OF 0.012 OVER SHANK DIAMETER
3. 16 TO 20 RINGS PER INCH
4. 0.280 INCH FULL ROUND HEAD DIAMETER
5. 2 3/4 INCH NAIL LENGTH

NAILING SPACING: 4" O.C. AT PANEL EDGES
6" O.C. AT INTERMEDIATE SUPPORTS.
NAILS SHALL BE CORROSION RESISTANT CONFORMING TO ASTM F 1667 & ASTM A 641

3.- FOR GENERAL STRUCTURAL NOTES SEE SHEET S-0.

4.- FOR COLUMNS SCHEDULE SEE SHEET S-3.

5.- FOR BEAM SCHEDULE SEE SHEET S-3.

6.- FOR WALL SCHEDULE SEE SHEET S-3.

SLOPE TIE BEAMS AND PROVIDE CRICKETS AS NEEDED TO ACHIEVE DRAINAGE REQUIREMENTS. SEE ARCHITECTURAL DRAWINGS.

7.- FOR WATER PROOFING DETAILS SEE ARCHITECTURAL DRAWINGS.

8.- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS.

9.- TEMPORARY BRACING SHALL ALWAYS BE REQUIRED DURING THE ERECTION OF ROOF TRUSSES. THE PROVISIONS FOR TEMPORARY BRACING SHOWN IN HIB-91 SHALL BE USED.

10.- "BR" AND "X" DENOTES HORIZONTAL AND DIAGONAL LATERAL BRACING. SEE I/S-3, J/S-3, K/S-3.

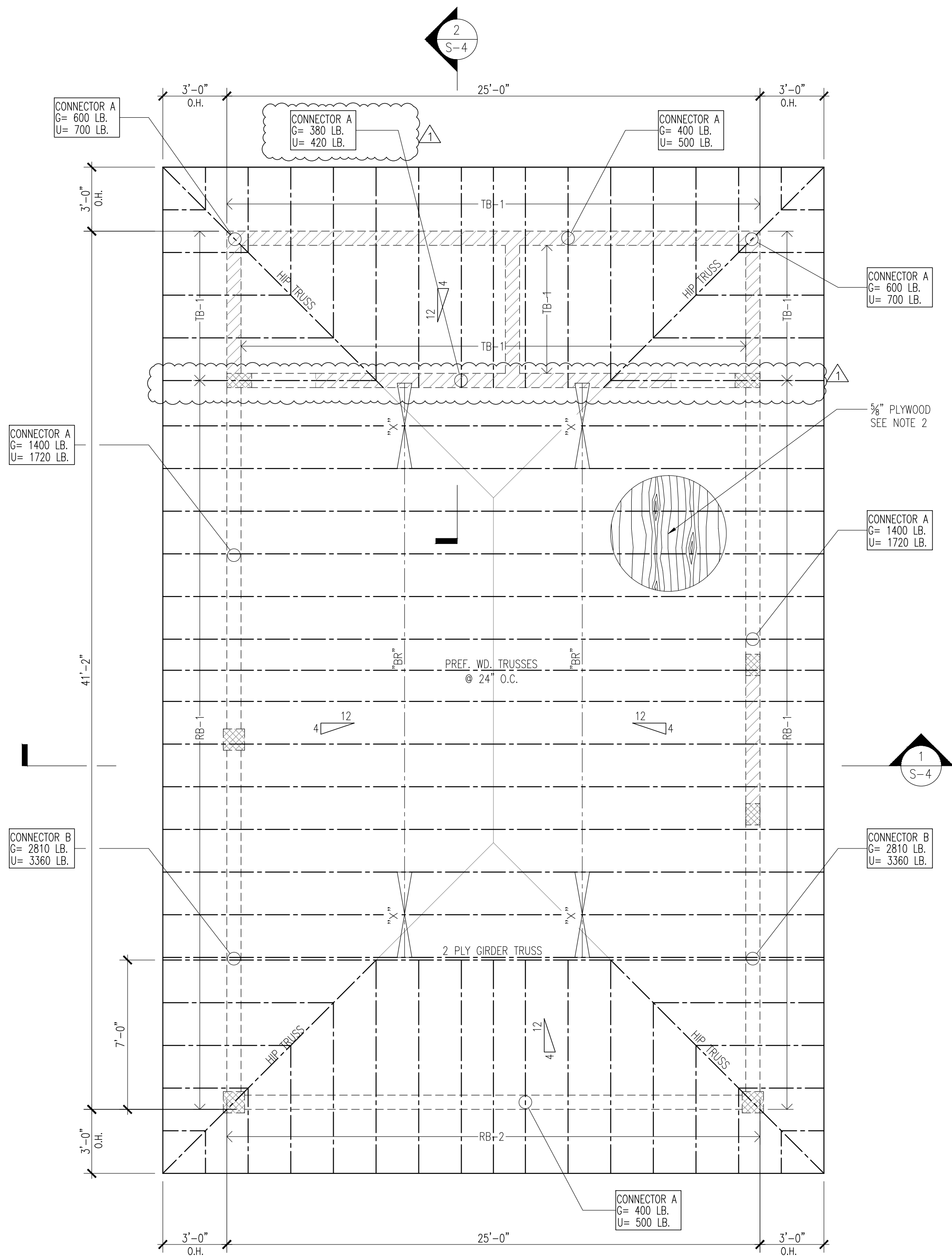
CONNECTORS	
A	NVHTA 24 BY NU-VUE W/ (14) 10d x 1 1/2" IN TWO STRAPS AND (6) 10d X 1 1/2" IN SEAT. ALLOWABLE UPLIFT= 2208 LB. FL#16294
B	INV358-24 BY NU-VUE W/(16) 10d x 3" IN TWO STRAPS AND (8) 10d X 3" IN SEAT. ALLOWABLE UPLIFT= 3367 LB. FL#16294

LEGEND	
	NEW WOOD TRUSSES
	DENOTES WALLS BELOW
	DENOTES CONCRETE COLUMNS BELOW
	DENOTES CONCRETE BEAMS
	DENOTES PLYWOOD ATTACHED TO TRUSSES. SEE PLAN AND NOTES

NOTES:

INFORMATION PRESENTED IN THIS LAYOUT IS ONLY TO CONVEY THE DESIGNER'S INTENT. FINAL FLOOR AN ROOF FRAMING PLANS (INCLUDING PERMANENT SUPPORTS) MUST BE ENGINEERED BY THE TRUSS SUPPLIER.

NOTE: CONTRACTOR TO VERIFY PITCH AND OVERHANG OF EXIST. STRUCTURE (THE DESIGN INTENT IS TO MATCH EXISTING)



ROOF FRAMING PLAN

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



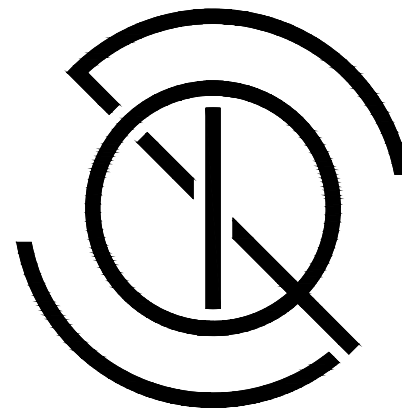
Fernando Azcue Eneriz

CONSULTING ENGINEERS, INC.
17320 S.W. 142ND PLACE
MIAMI, FLORIDA 33177
PHONE: 786-351 3663
C.A. NO: 29139

FERNANDO AZCUE-ENERIZ P.E.
LICENSE NO: 65521
STRUCTURAL

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	SHIMS
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	WINNINGS



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REVISION

8/29/24 BLD DPT COMM

SEAL:

John Alexander Quintana

AR99532

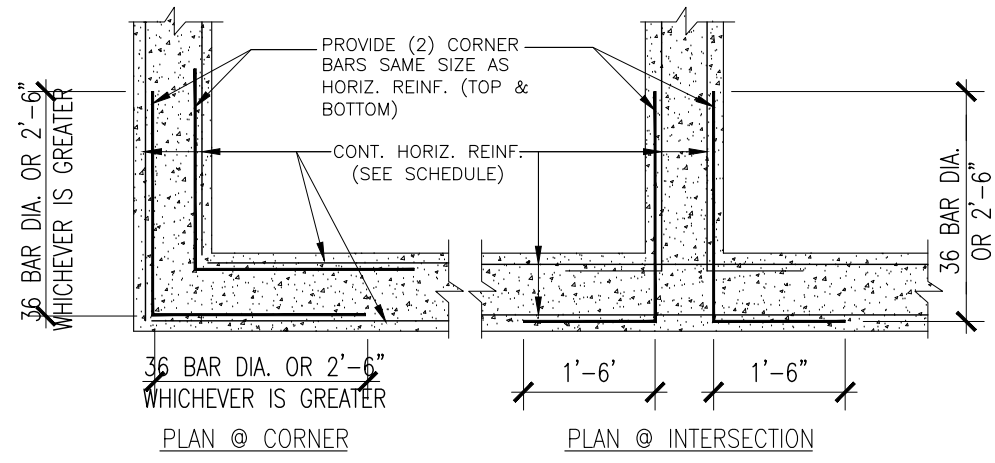
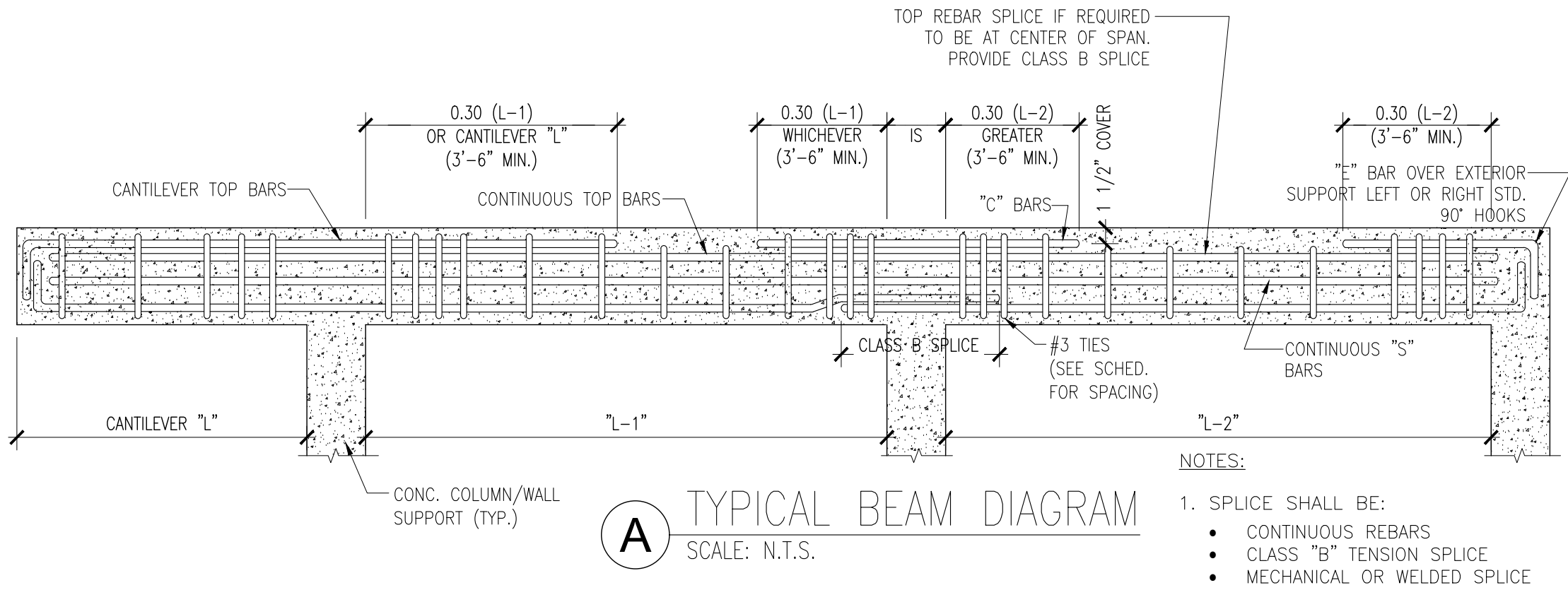
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ROOF FRAMING PLAN
AND NOTES.

DRAWING NO:

S-2

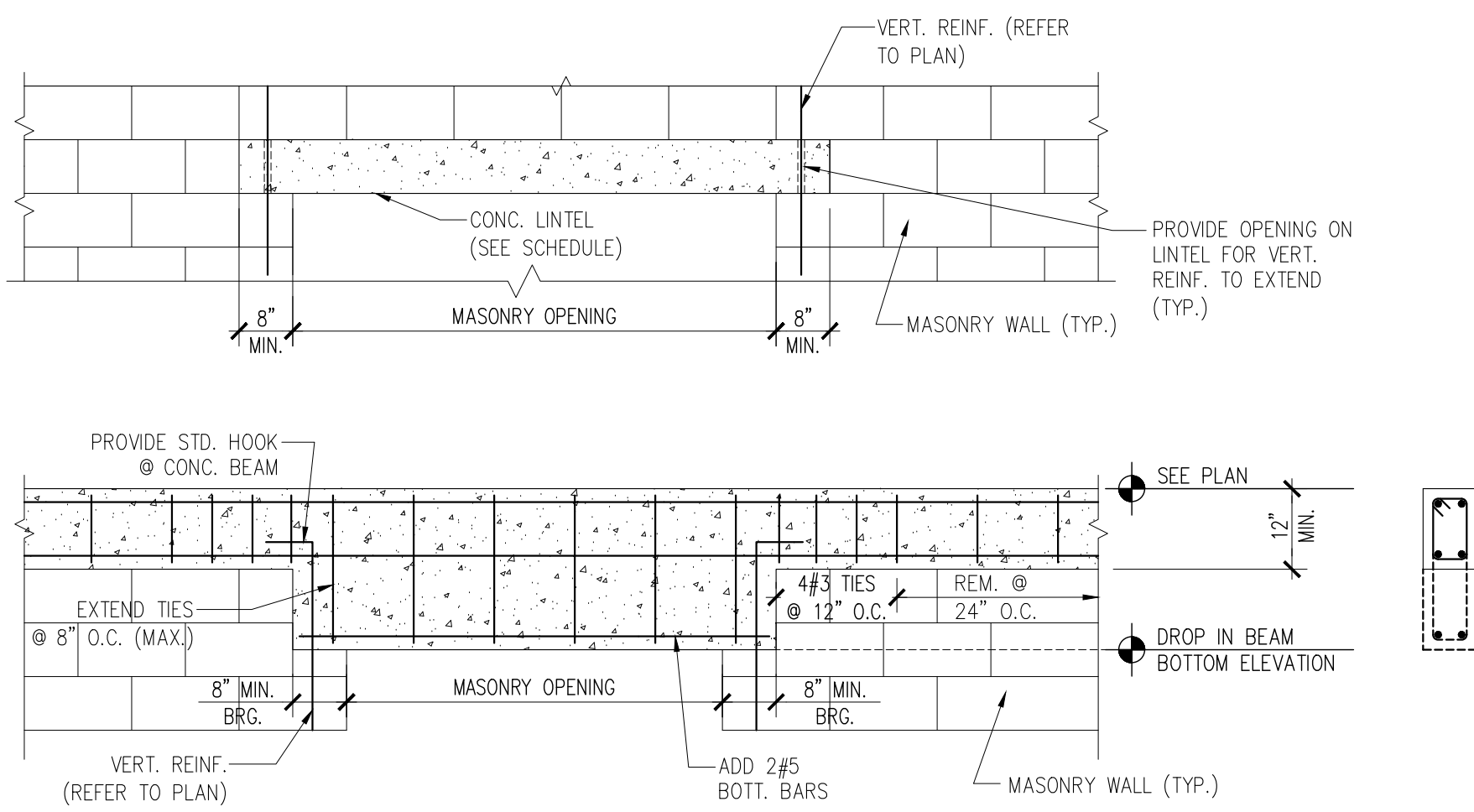
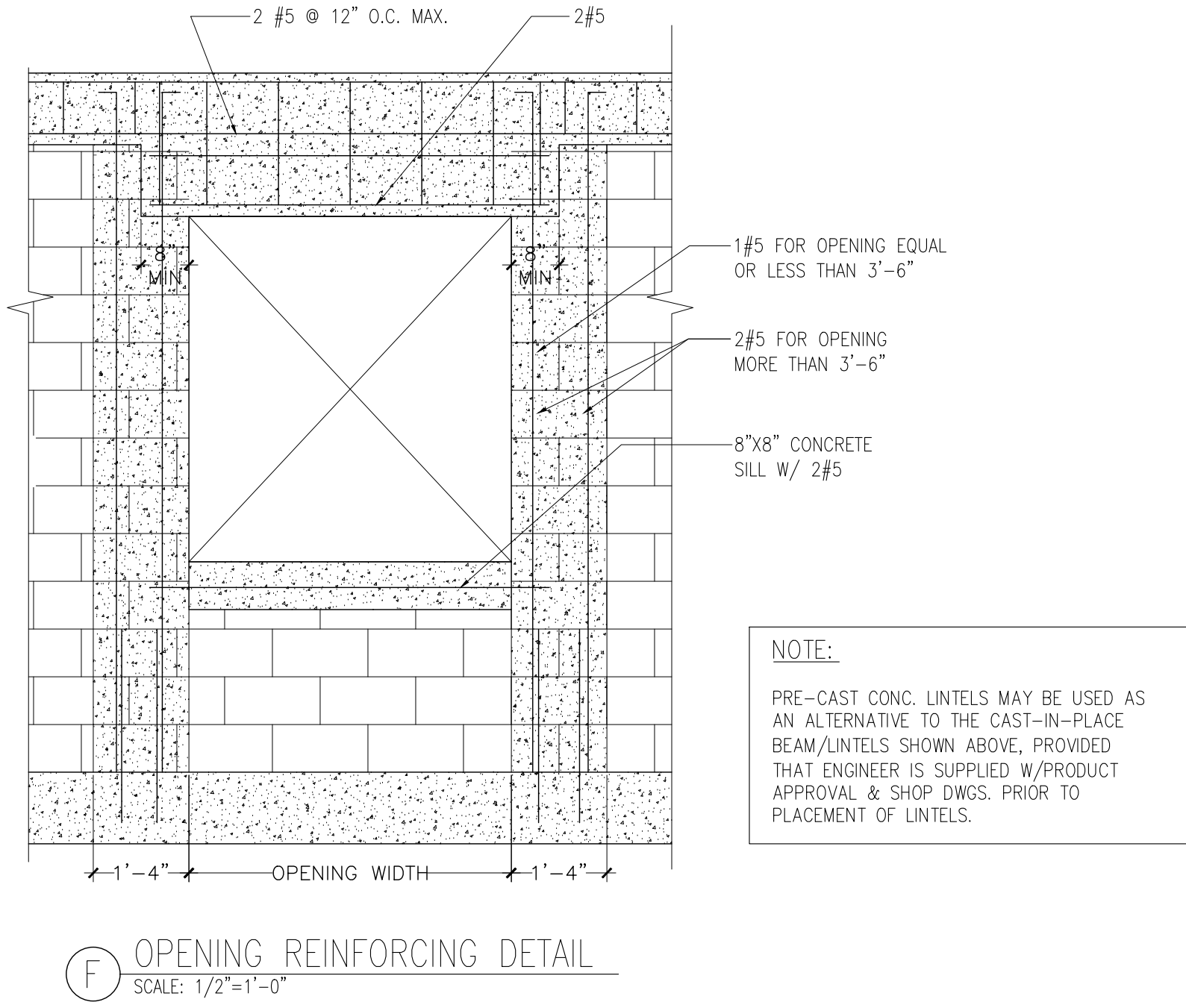
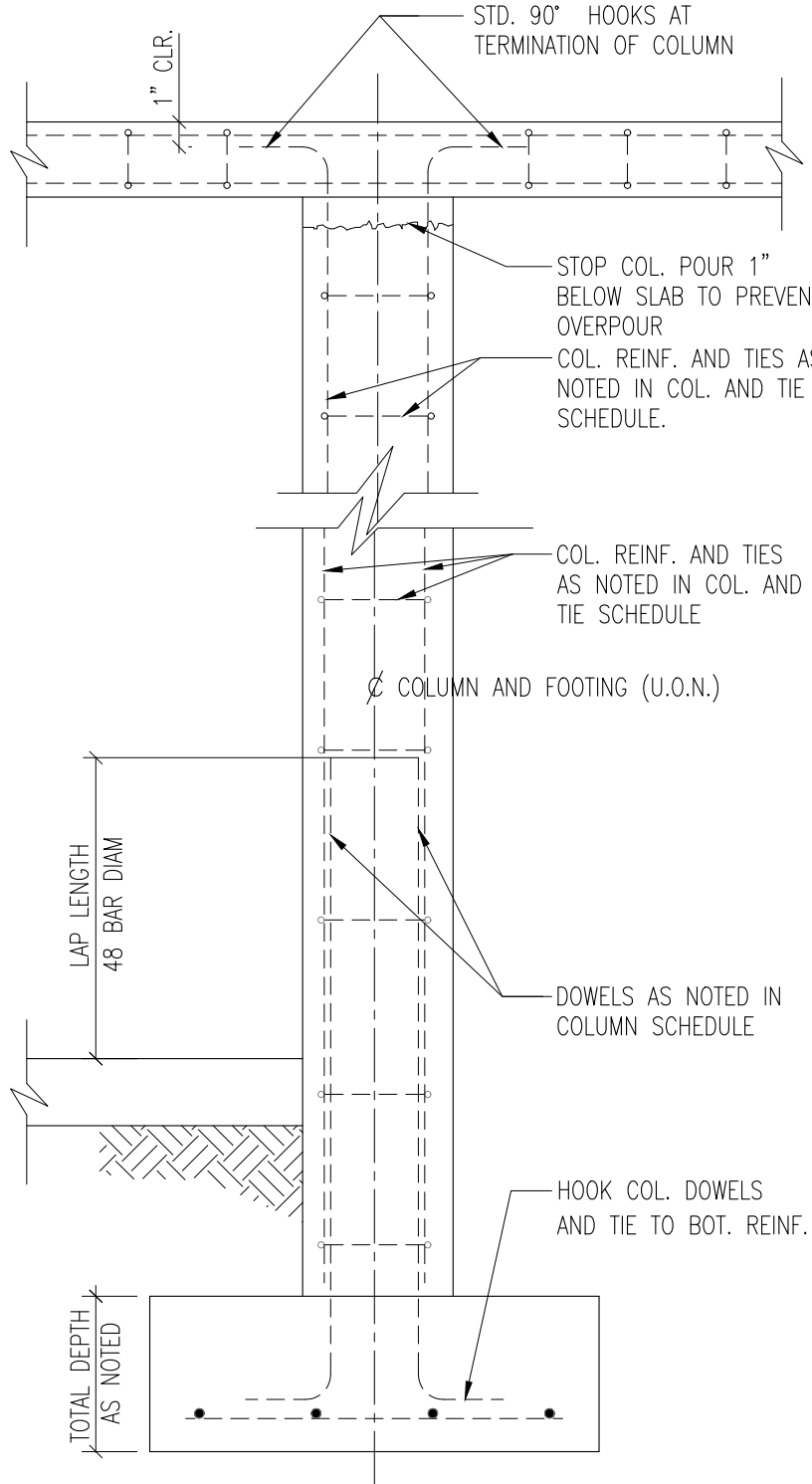
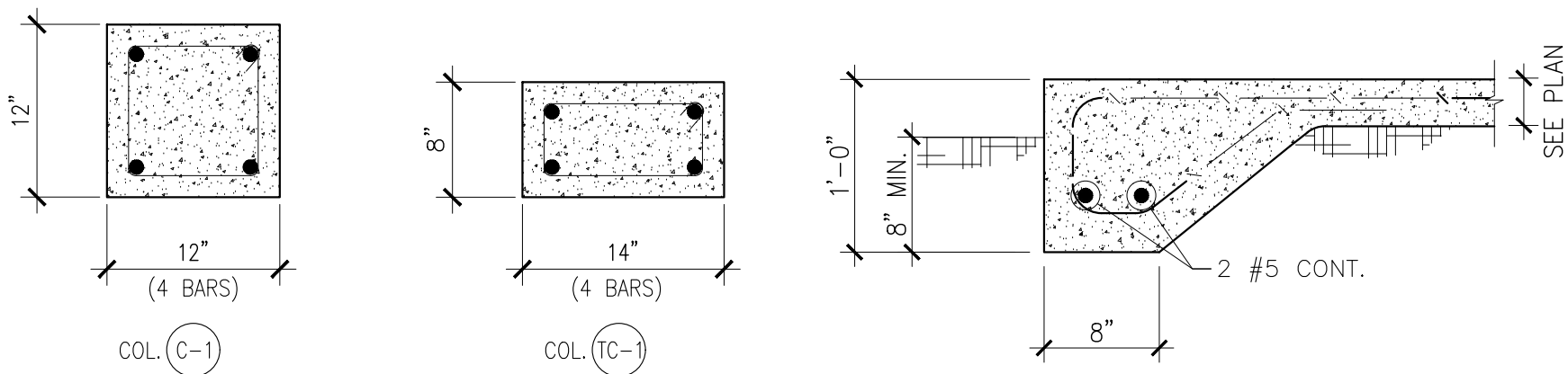
CONCRETE BEAM SCHEDULE										
MARK	SIZE W X H	TOP ELEVATION	REINFORCING			TIES OR STIRRUPS			REMARKS	
			BOTT.	TOP	C E	I	No	TYPE		
RB-1	8"x18"	+10'-6"	2#6	2#6			#3		@ 8" O.C.	
RB-2	8"x18"	+10'-6"	2#6	2#5			#3		@ 8" O.C.	
TB-1	8"x12"	+10'-6"	2#5	2#5			#3		@ 12" O.C.	



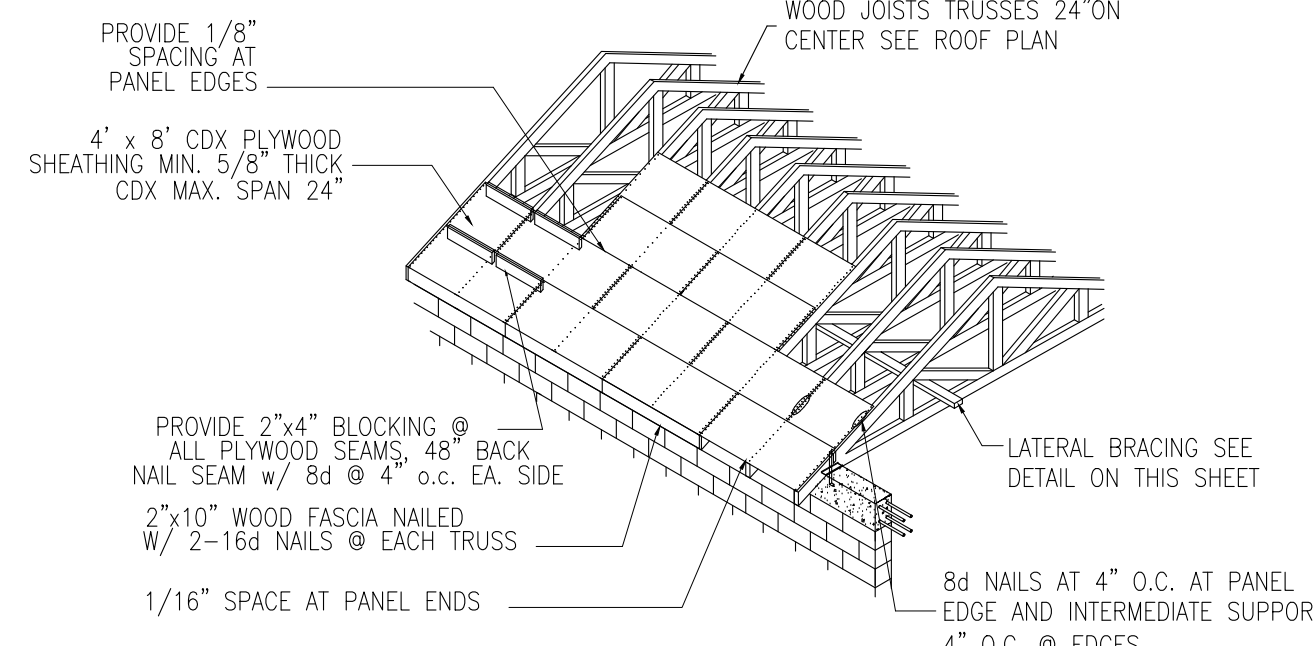
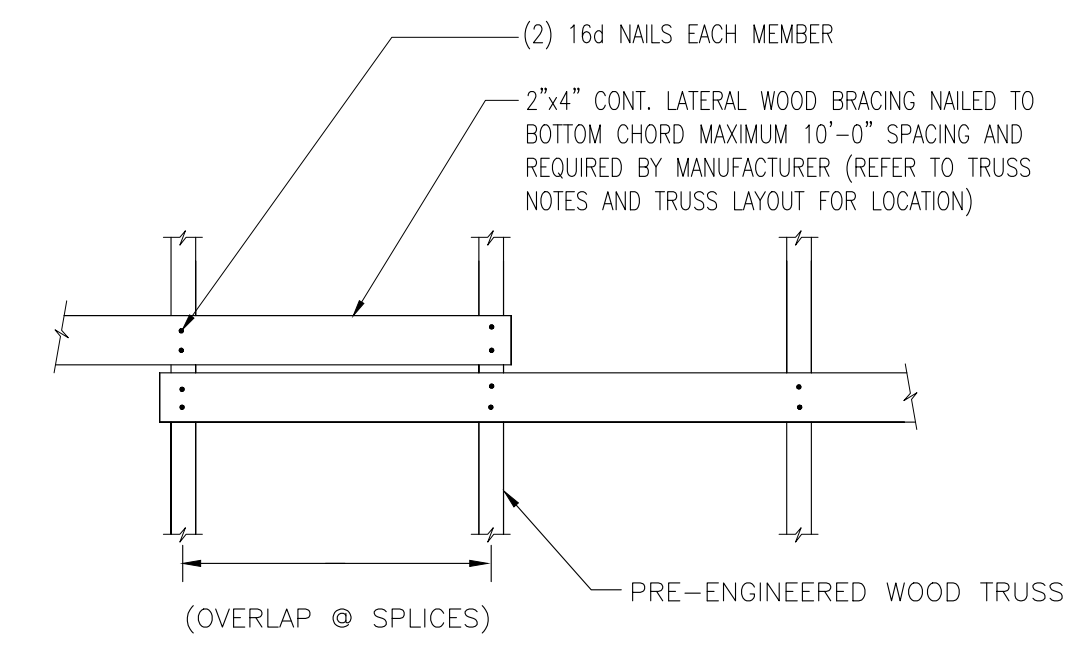
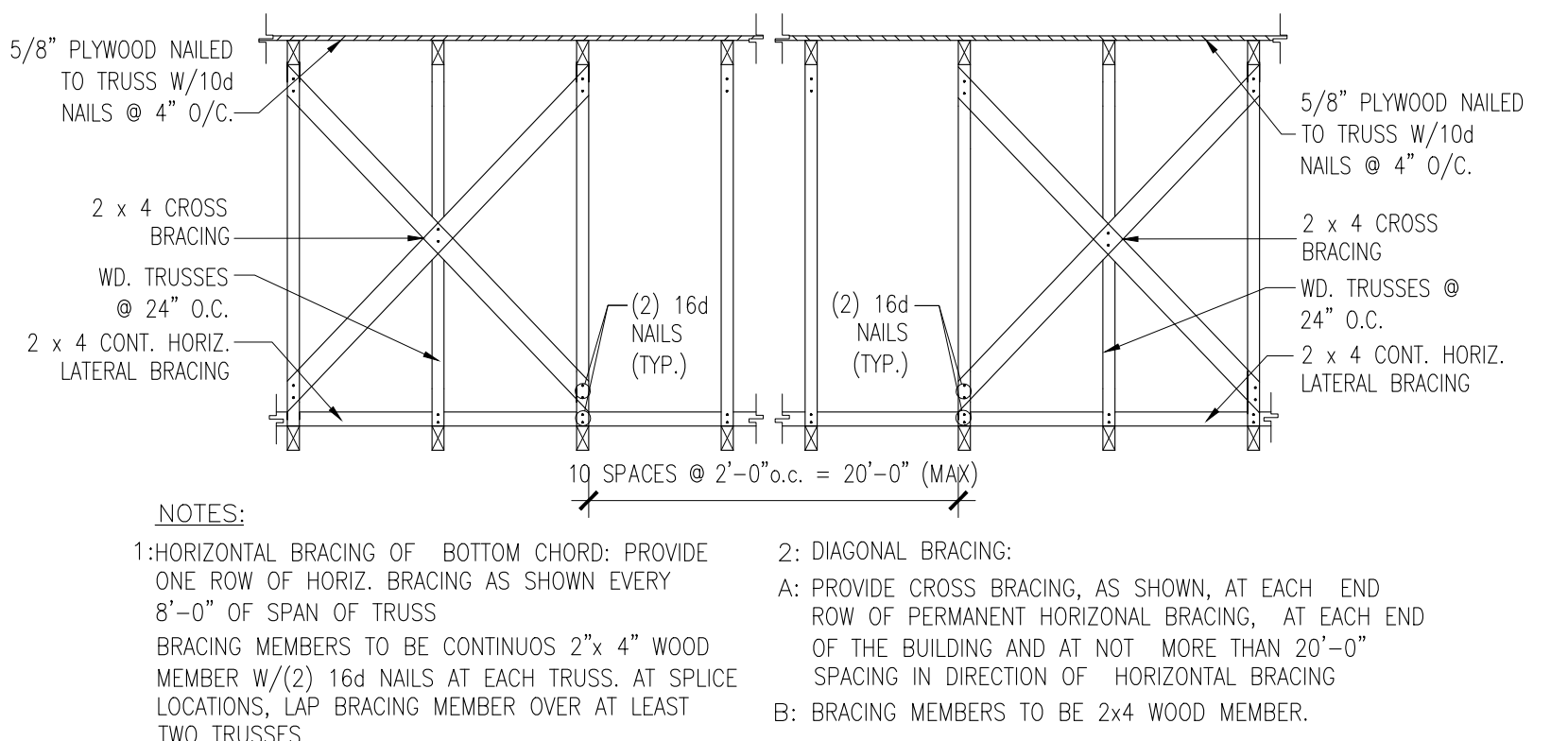
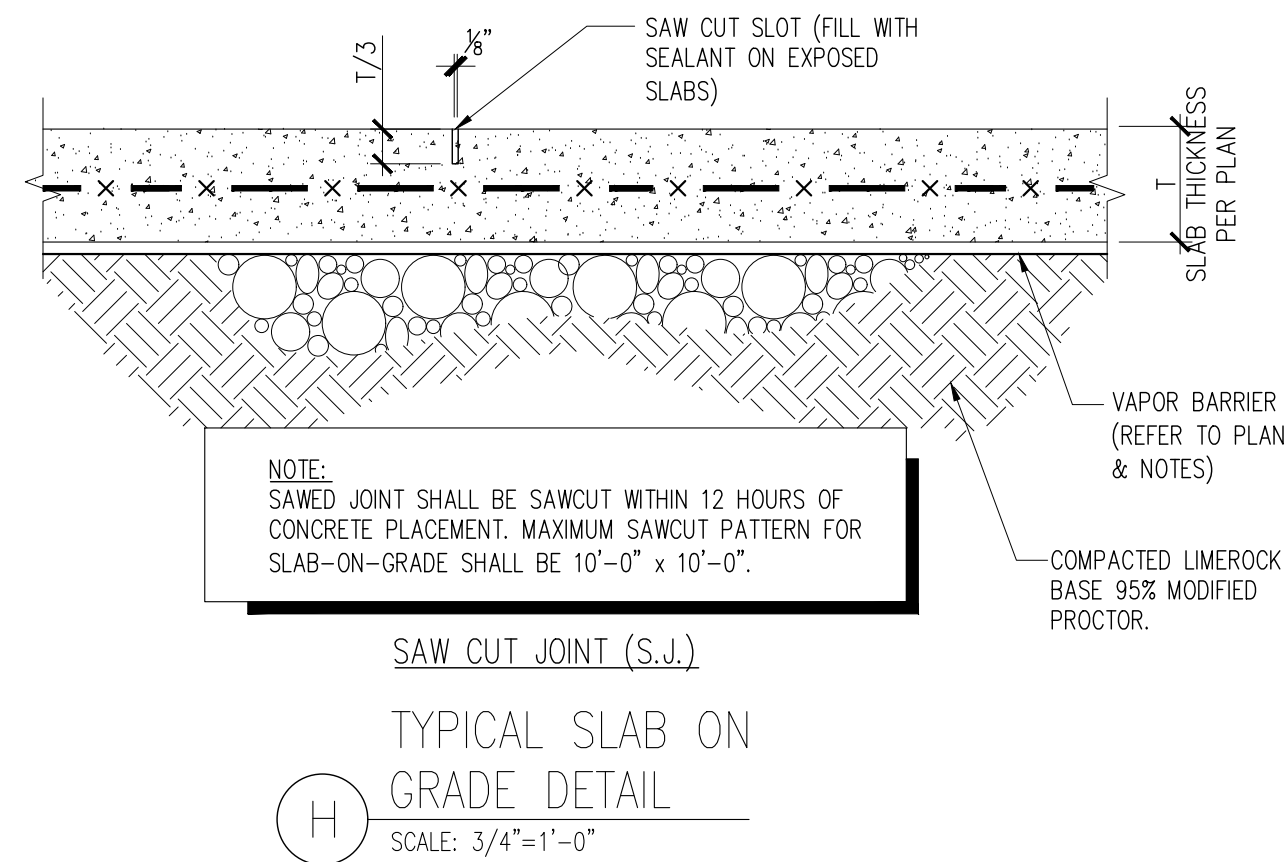
WALL SCHEDULE					
MARK		TICKN.	VERTICAL REINFORCING	HORIZONTAL REINFORCING	REMARKS
BW532	MASONRY	8"	#5@32" o.c.	9 GAGE LADDER TYPE @ 16"	FILL CELLS W/ CONCRETE
BW524	MASONRY	8"	#5@24" o.c.	9 GAGE LADDER TYPE @ 16"	FILL CELLS W/ CONCRETE

FOOTING SCHEDULE				
MARK	SIZE L X W	DEPTH	REINFORCING	REMARKS
WF-16	16" WIDE	12"	2#5 BOT. CONT.	
F4.5	4'-6" X 4'-6"	12"	5#4 TOP & BOT. E.W.	
WF-36	36" WIDE	12"	4#5 BOT. CONT. #5 @ 12" BOT. TRANSV.	

COLUMN SCHEDULE				
MARK	SIZE	REINFORCEMENT LONGITUDINAL	STIRRUPS	REMARKS
C-1	12"x12"	4#6	#3 @ 12" o.c.	
TC-1	8"x14"	4#5	#3 @ 8" o.c.	



CONCRETE LINTEL SCHEDULE				
OPENING CLEAR SPAN	SIZE	REINFORCING		
		BOTTOM	TOP	TIES
UP TO 4'-0"	8"x8"	2#5 CONT.		
4'-1" TO 6'-0"	8"x12"	2#5 CONT.	2#5 CONT.	#3@8"O.C.
6'-0" TO 8'-0"	8"x12"	2#6 CONT.	2#5 CONT.	#3@8"O.C.



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LICENSE NO: 65521
STRUCTURAL

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STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	SIGNS	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	

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REVISION	
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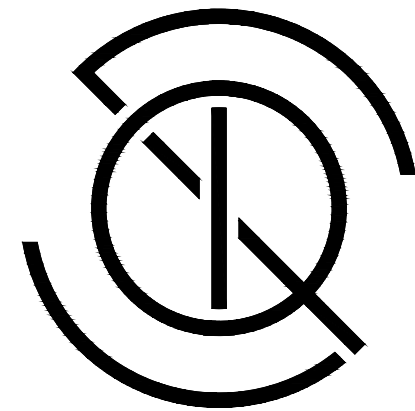
SEAL:

John Alexander Quintana AR99532

DRAWING TITLE:
STRUCTURAL DETAILS AND SCHEDULES.

DRAWING NO:

S-3



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8/29/24	BLD DPT COMM

SEAL:

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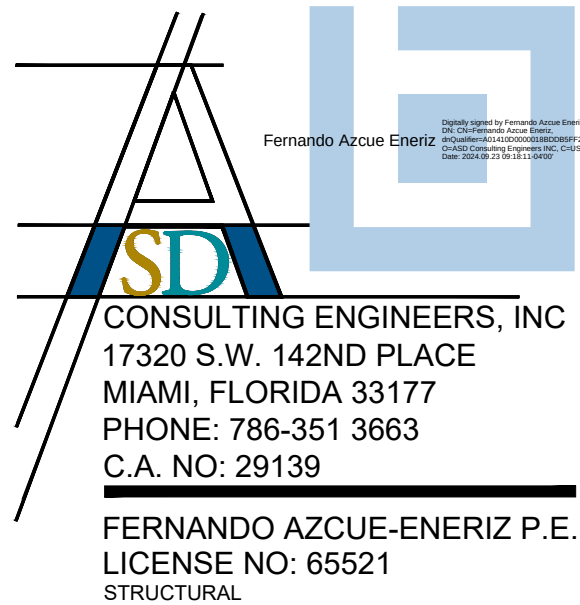
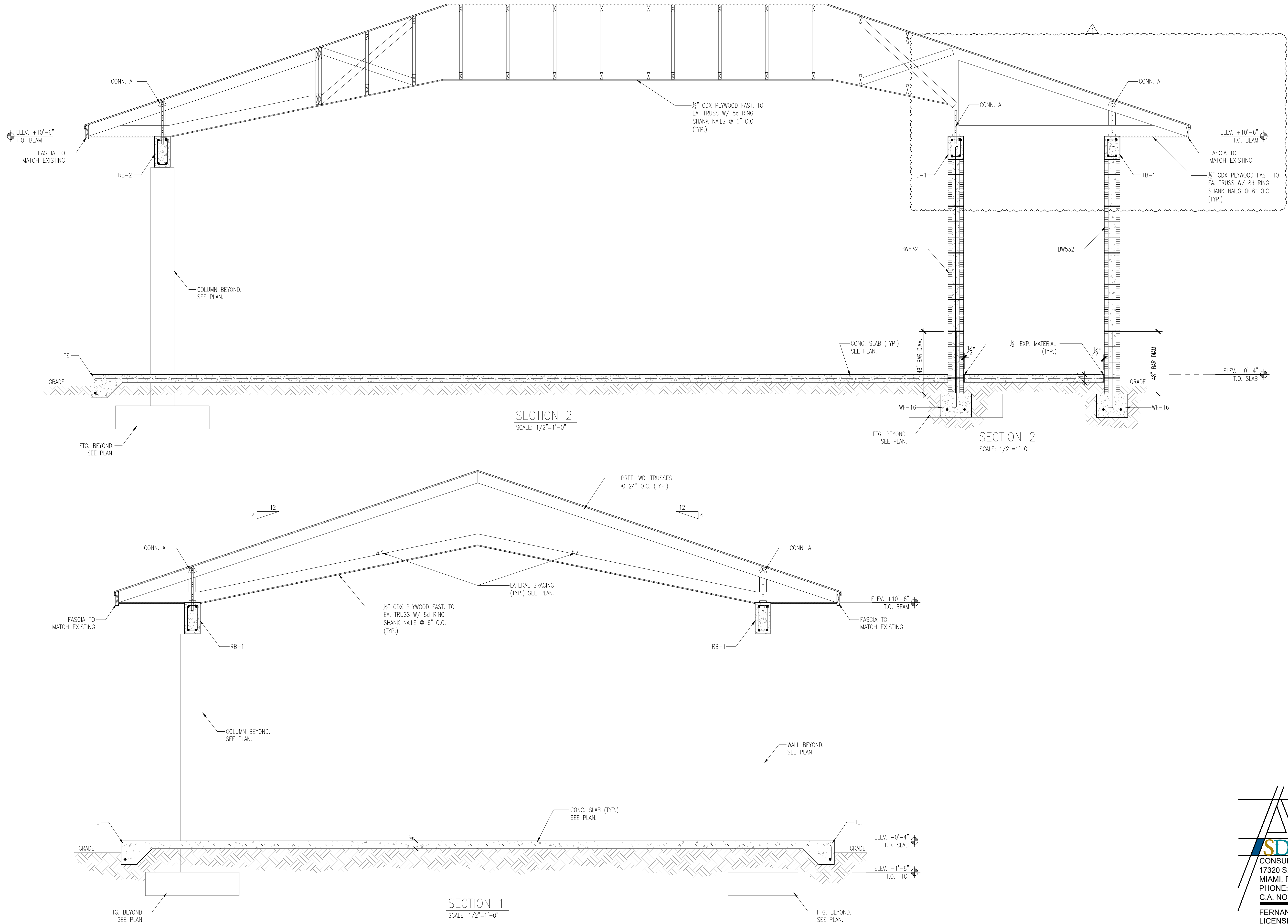
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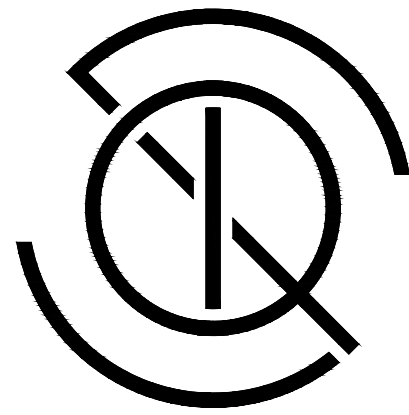
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A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	SCHESS	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	ANNINGS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT		



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REVISION

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SEAL:

John Alexander Quintana

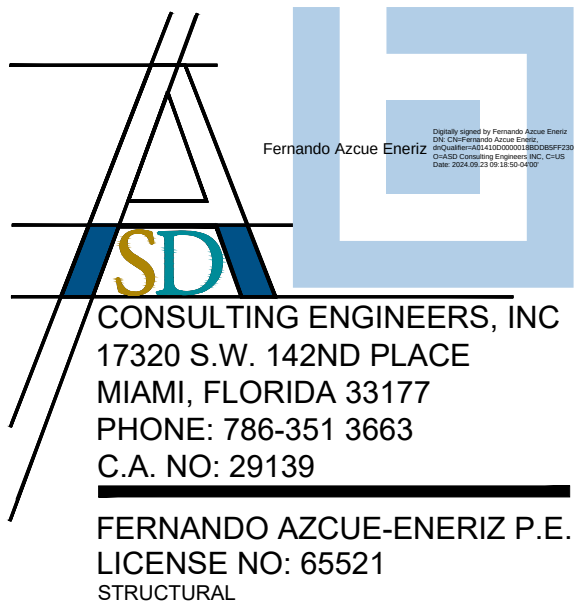
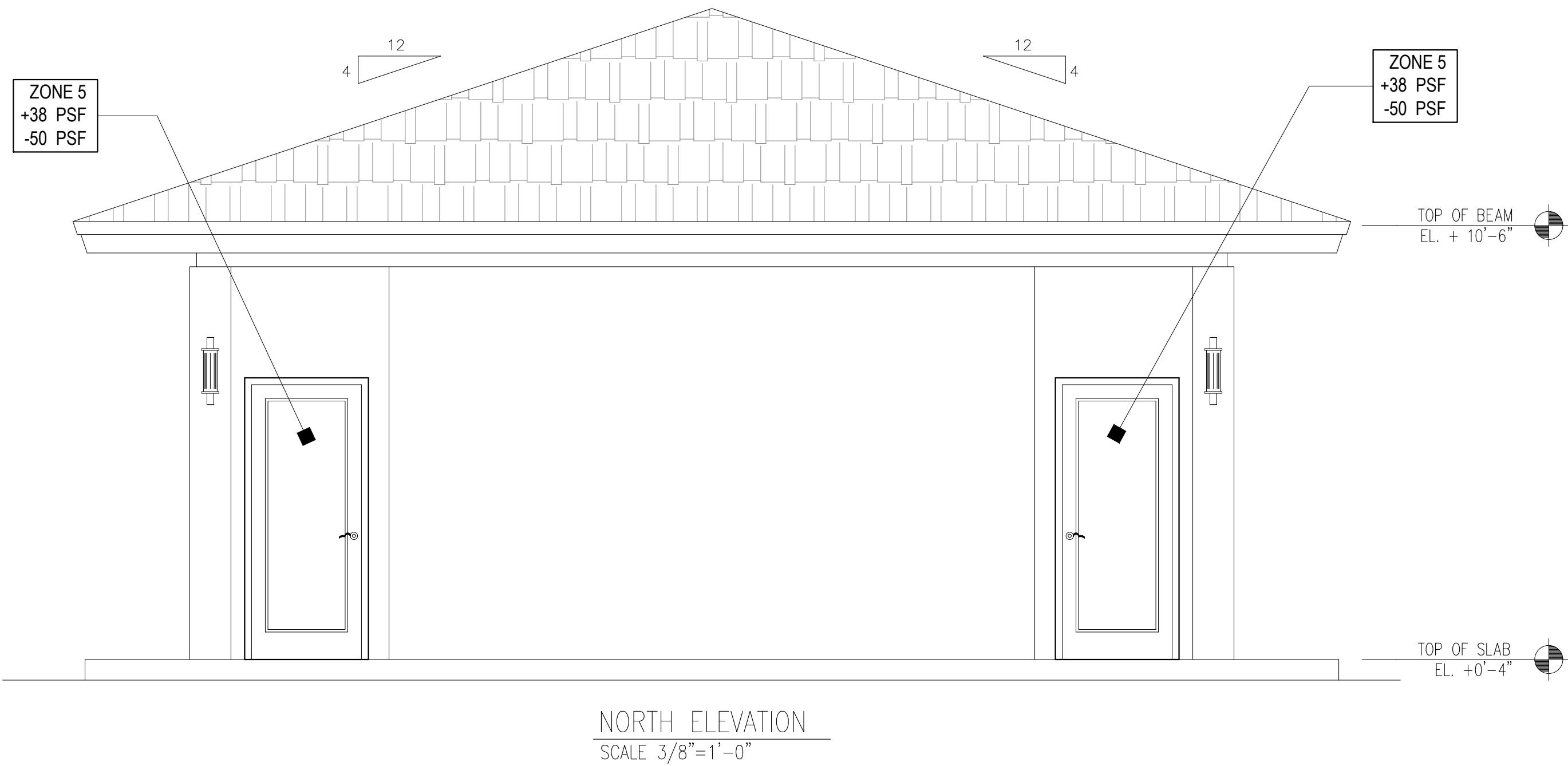
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EXTERIOR
ELEVATIONS.

DRAWING NO:

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A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:
STRUCTURAL GLAZING
ROOF VENTILATION
PRECAST SYSTEMS
STORM SHUTTERS
WOOD TRUSSES
CURTAIN WALLS
HANDRAILS
STEEL JOISTS
DOORS
MULLIONS
RAILS
STORE FRONT
ROOFING
SIGNS
FENCES
AWNINGS
WINDOWS
GLASS WALL



VILLAGE OF PINECREST
Building & Planning Department

SPECIAL INSPECTOR

Date: 4-5-2023

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 _____, to perform special inspection services under the Florida Building Code, at the project located at 11040 SW 69th AVE on the below listed items as of 7-5-2024. 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. Fernando Azcue eneriz
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 or general contractor.*

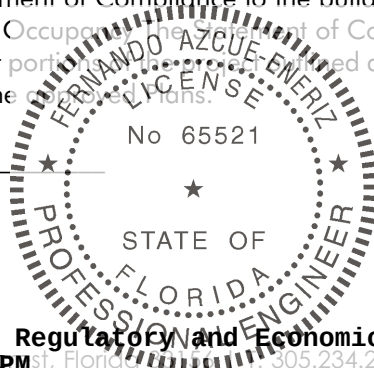
I (We) will notify the Village of Pinecrest Building Official of any changes regarding authorizing personnel performing inspection services.

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 the work performed above meets with the intent of the Florida Building Code and in substantial accordance with the Florida Building Code.

Fernando Azcue
Eneriz

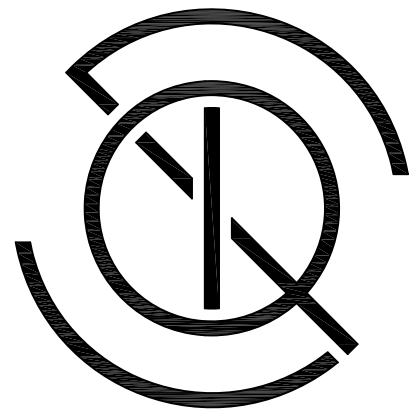
Digitally signed by Fernando Azcue Eneriz
DN: c=US, o=ASD Consulting Engineers INC,
dnQualifier=AD14102000001882035FF72300
020058, cn=Fernando Azcue Eneriz
Date: 2024.07.05 21:11:04 -0400

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



BASED ON FBC 2020 - SEVENTH EDITION

Revised 2/21



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02/17/24

REVISION

1 BUILDING DEPT. COMMENTS - AUG. 2024

2 BUILDING DEPT. COMMENTS - SEPT. 2024

3

4

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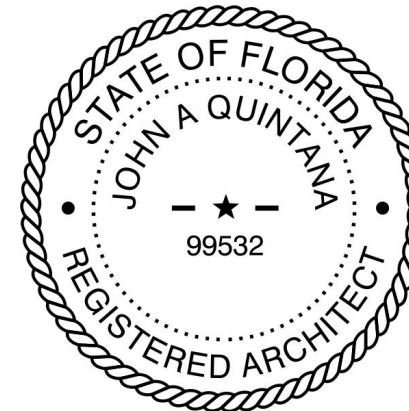
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8

9

10

SEAL:



John Alexander Quintana

AR99532

DRAWING TITLE:

ZONING
DIAGRAMS

Digitally signed by John A Quintana

Reason: I am the author of this

document

Date: 2024.10.29 21:33:59-04'00'

DRAWING NO:

SPZ1.00

ZONING CALCULATIONS:

ZONING DISTRICT: EU-1
FLOOD ZONE: X & AE-10

LOT AREA: 42,368 SQ. FT.

BUILDING COVERAGE

SINGLE-STORY PRIMARY RESIDENCE (EXISTING):
MAX. BUILDING COVERAGE REQ. (20%) = 8,474 SQ. FT.
BUILDING COVERAGE PROVIDED (14.7%) = 6,246 SQ. FT.

PROPOSED ACCESSORY BUILDING:
MAX. BUILDING COVERAGE REQ. (5%) = 2,118 SQ. FT.
BUILDING COVERAGE PROVIDED (2.4%) = 1,029 SQ. FT.

IMPERVIOUS AREA

MAX. IMPERVIOUS SURFACE RATIO REQ. (45%) = 19,066 SQ. FT.
IMPERVIOUS SURFACE AREA PROVIDED (44.9%) = 19,024 SQ. FT.

AREA BREAKDOWN:

EXISTING RESIDENCE 6,246 SQ. FT.
EXISTING POOL 914 SQ. FT.
MISC. PADS, COLUMNS, LOW WALLS 206 SQ. FT.
PROPOSED NEW DRIVEWAY 5,038 SQ. FT.
PROPOSED SLAB 1,711 SQ. FT.
PROPOSED GAZEBO 1,029 SQ. FT.
PROPOSED POOL DECK 3,880 SQ. FT.

GREEN SPACE

MIN. GREEN SPACE REQ. (55%) = 23,302 SQ. FT.
GREEN SPACE PROVIDED (55.1%) = 23,344 SQ. FT.

ACCESSORY SETBACKS:

LOCATION	REQUIRED	PROVIDED
FRONT	75'-0"	152'-1"
RIGHT SIDE	20'-0"	77'-9"
LEFT SIDE	20'-0"	106'-8"
REAR	20'-0"	23'-3"

DRIVEWAY AREA CALCULATIONS

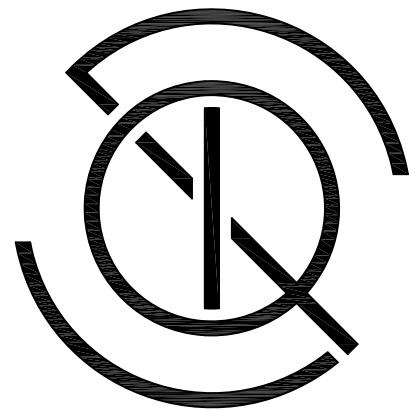
FRONT AREA (FRONT BUILDING SETBACK 50') = 8,414 SQ. FT.

MAX. PERMITTED FRONT YARD FOR DRIVEWAY (60%) = 5,048 SQ. FT.

PROVIDED SQUARE FOOTAGE FOR DRIVEWAY (59.8%) = 5,038 SQ. FT.

IMPERVIOUS / PERVIOUS COVERAGE DIAGRAM

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:
STRUCTURAL GLAZING WOOD TRUSSES DOORS ROOFING WINDOWS
RIDGE VENTILATION CURTAIN WALLS MULLIONS SIGNS GLASS WALL
PRECAST SYSTEMS HANDRAILS RAILS STORE FRONT AWNINGS
STORM SHUTTERS STEEL JOISTS FENCES



Q DESIGN STUDIO
ARCHITECTURE & PLANNING

License No AR99532

Q Design Studio, LLC
8000 SW 88th Court
Miami, FL 33173
T. 305.401.4950
E: John.Quintana10@gmail.com

CONSULTANTS

PROJECT NAME:

GOMEZ DRIVEWAY &
BACKYARD REMODEL

OWNER:

WILLIAM GOMEZ & DANIELLA VILAR

11040 SW 69th AVENUE
PINECREST, FL 33156

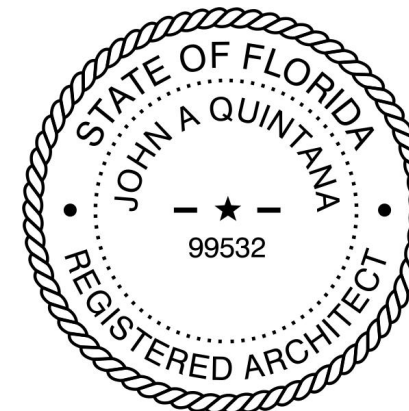
JOB NUMBER: 2024.01
DATE: 02/17/24

REVISION

△ BUILDING DEPT. COMMENTS - SEPT. 2024



SEAL:



John Alexander Quintana

AR99532

DRAWING TITLE:

ZONING
DIAGRAMS

Digitally signed by John A Quintana
Reason: I am the author of this
document

Date: 2024.10.29 21:33:35-04'00'

DRAWING NO:

SPZ2.00

ZONING CALCULATIONS:

ZONING DISTRICT: EU-1
FLOOD ZONE: X & AE-10

LOT AREA: 42,368 SQ. FT.

BUILDING COVERAGE

SINGLE-STORY PRIMARY RESIDENCE (EXISTING):
MAX. BUILDING COVERAGE REQ. (20%) = 8,474 SQ. FT.
BUILDING COVERAGE PROVIDED (14.7%) = 6,246 SQ. FT.

PROPOSED ACCESSORY BUILDING:
MAX. BUILDING COVERAGE REQ. (5%) = 2,118 SQ. FT.
BUILDING COVERAGE PROVIDED (2.4%) = 1,029 SQ. FT.

IMPERVIOUS AREA

MAX. IMPERVIOUS SURFACE RATIO REQ. (45%) = 19,066 SQ. FT.
IMPERVIOUS SURFACE AREA PROVIDED (44.9%) = 19,024 SQ. FT.

AREA BREAKDOWN:

EXISTING RESIDENCE 6,246 SQ. FT.
EXISTING POOL 914 SQ. FT.
MISC. PADS, COLUMNS, LOW WALLS 206 SQ. FT.
PROPOSED NEW DRIVEWAY 5,038 SQ. FT.
PROPOSED SLAB 1,711 SQ. FT.
PROPOSED GAZEBO 1,029 SQ. FT.
PROPOSED POOL DECK 3,880 SQ. FT.

GREEN SPACE

MIN. GREEN SPACE REQ. (55%) = 23,302 SQ. FT.
GREEN SPACE PROVIDED (55.1%) = 23,344 SQ. FT.

ACCESSORY SETBACKS:

LOCATION	REQUIRED	PROVIDED
FRONT	75'-0"	152'-1"
RIGHT SIDE	20'-0"	77'-9"
LEFT SIDE	20'-0"	106'-8"
REAR	20'-0"	23'-3"

DRIVEWAY AREA CALCULATIONS

FRONT AREA (FRONT BUILDING SETBACK 50') = 8,414 SQ. FT.

MAX. PERMITTED FRONT YARD FOR DRIVEWAY (60%) = 5,048 SQ. FT.

PROVIDED SQUARE FOOTAGE FOR DRIVEWAY (59.8%) = 5,038 SQ. FT.

BUILDING COVERAGE & SET BACK DIAGRAM

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN
APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:
STRUCTURAL GLAZING WOOD TRUSSES DOORS ROOFING WINDOWS
RIDGE VENTILATION CURTAIN WALLS MULLIONS SIGNS GLASS WALL
PRECAST SYSTEMS HANDRAILS RAILS STORE FRONT FENCES
STORM SHUTTERS STEEL JOISTS AWNINGS

EXISTING TREE LIST

Tree #	Common Name	Botanical Name	DIAMETER	CANOPY	HEIGHT	REMARKS
1	OAK	QUERCUS	22"	60'	40'	TO REMAIN
2	PRIVET	LIGUSTRUM	5"	18'	18'	TO REMAIN
3	PRIVET	LIGUSTRUM	9"	26'	18'	TO REMAIN
4	OAK	QUERCUS	8"	20'	18'	TO REMAIN
5	PRIVET	LIGUSTRUM	7"	17'	13'	TO REMAIN
6	PRIVET	LIGUSTRUM	7"	16'	13'	TO REMAIN
7	OAK	QUERCUS	6"	8'	15'	TO REMAIN
8	OAK	QUERCUS	7"	13'	20'	TO REMAIN
9	BUTTONWOOD	CONOCARPUS ERECTUS	3"	6'	13'	TO REMAIN
10	BUTTONWOOD	CONOCARPUS ERECTUS	4"	8'	14'	TO REMAIN
11	OLIVE	OLEA EUROPAEA	3"	10'	11'	TO REMAIN
12	OLIVE	OLEA EUROPAEA	4"	8'	12'	TO REMAIN
13	MYRTLE	MYRTUS	4"	7'	14'	TO REMAIN
14	JESSAMINE	MURRAYA PANICULATA	6"	10'	18'	TO REMAIN
15	OAK	QUERCUS	6"	13'	14'	TO REMAIN
16	OAK	QUERCUS	6"	12'	18'	TO REMAIN
17	FRANGIPANI	PLUMERIA	21"	24'	25'	TO REMAIN
18	OAK	QUERCUS	7"	15'	20'	TO REMAIN
19	EUCALYPTUS	EUCALYPTUS	4"	9'	25'	TO REMAIN
20	OAK	QUERCUS	8"	12'	18'	TO REMAIN
21	OAK	QUERCUS	6"	12'	19'	TO REMAIN
22	OAK	QUERCUS	6"	13'	19'	TO REMAIN
23	WHITE TRUMPET	LILIU LONGIFLORUM	3"	9'	18'	TO REMAIN
24	EUCALYPTUS	EUCALYPTUS	5"	15'	22'	TO REMAIN
25	WHITE TRUMPET	LILIU LONGIFLORUM	3"	7'	18'	TO REMAIN
26	WHITE TRUMPET	LILIU LONGIFLORUM	3"	7'	18'	TO REMAIN
27	WHITE TRUMPET	LILIU LONGIFLORUM	3"	7'	18'	TO REMAIN
28	OAK	QUERCUS	7"	16'	17'	TO REMAIN

EXISTING TREE GENERAL NOTE:
THIS EXISTING TREE DIAGRAM ILLUSTRATED ANY TREES/PALMS WITHIN 10-FOOT RADIUS OF PROPOSED CONSTRUCTION/SCOPE OF WORK AND THE PUBLIC RIGHT OF WAY. TREES/PALMS OUTSIDE OF THE CONSTRUCTION AREA NOT ILLUSTRATED.

PROPOSED SLAB

PROPOSED ACCESSORY BUILDING

PROPOSED POOL DECK

EXISTING POOL

EXISTING RESIDENCE

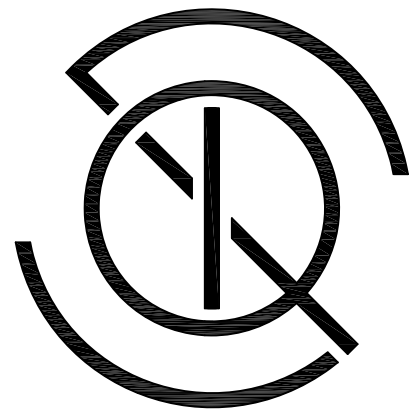
BUILDING FOOTPRINT

BUILDING FOOTPRINT

PROPOSED DRIVEWAY

EXISTING TREE PLAN DIAGRAM
SCALE: 3/32" = 1'-0"

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:
STRUCTURAL GLAZING
RIDGE VENTILATION
PRECAST SYSTEMS
STORM SHUTTERS
WOOD TRUSSES
CURTAIN WALLS
HANDRAILS
STEEL JOISTS
DOORS
MULLIONS
RAILS
STORE FRONT
ROOFING
SIGNS
FENCES
AWNINGS
WINDOWS
GLASS WALL



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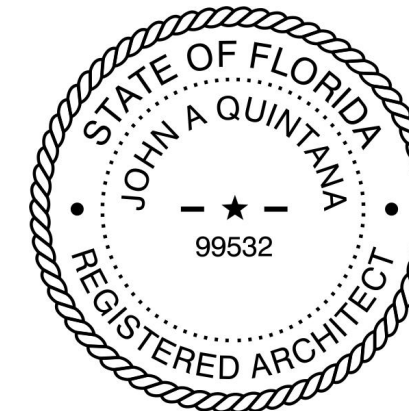
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SEAL:



John Alexander Quintana

AR99532

DRAWING TITLE:

EXISTING TREE
PLAN

Digitally signed by John A Quintana
Reason: I am the author of this document
Date: 2024.10.29 21:40:20-04'00'

DRAWING NO:

TP1.00

PERMITTING HOURS

8:00 AM TO 2:00 PM
MONDAY - FRIDAY

CONTACT INFORMATION

T: 305.234.2121 F: 305.234.2133

building@pinecrest-fl.gov

INSPECTIONS: 305.234.2111

INSURANCE RENEWALS: renewals@pinecrest-fl.gov

**VILLAGE OF PINECREST**

Building & Planning Department

12645 Pinecrest Parkway,
Pinecrest, Florida 33156

MASTER PERMIT # BL2024-1046

SUB PERMIT # _____

INSTRUCTIONS

- STEP 1. APPLICATION WHICH MUST BE SIGNED BY THE PROPERTY OWNER & QUALIFIER; BOTH SIGNATURES MUST BE NOTARIZED. PERMITS/PLANS DROP OFF CLOSSES @ 2:00 P.M.**
- STEP 2. SUBMIT THE COMPLETED APPLICATION WITH ALL NECESSARY DOCUMENTS TO THE BUILDING AND PLANNING DEPARTMENT FOR PROCESSING. REFER TO PERMIT CHECKLIST ONLINE AT:**
[HTTPS://WWW.PINECREST-FL.GOV/Government/Building/Apply-for-a-Permit/All-Permits.](https://www.pinecrest-fl.gov/Government/Building/Apply-for-a-Permit/All-Permits)
- STEP 3. PROJECTS OVER \$2,500 REQUIRE RECORDED NOTICE OF COMMENCEMENT POSTED AT JOBSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.**

APPLICATION

JOB ADDRESS: 11040 SW 69th Ave. **FOLIO #:** 20-50 LL-005-0680

DESCRIPTION OF WORK: GAZEBO+BATH/KITCHEN+PAVER D/W+CONC Sl **FLOOD ZONE:** X AH7 AE7 AE10 AE11

VALUE OF WORK: \$ 135,000.00 **PROJECT SQ. FT.:** 1029 **NO. OF FLOORS:** 1

CONTACT: _____ **EMAIL:** _____ **PHONE:** _____

PERMIT TYPE	(✓)	PERMIT CHANGE	(✓)	IMPROVEMENT TYPE	(✓)	CATEGORY	(✓)
BUILDING	✓	REVISION		NEW CONSTRUCTION		COMMERCIAL	
ELECTRICAL		RENEWAL		ALTERATION		RESIDENTIAL	✓
MECHANICAL		CHG OF CONTRACTOR		ADDITION	✓	APPRAISED BLDG. VALUE	
PLUMBING		CHG OF ARCH/EGR		DEMOLITION		\$ 1,569,032	
ZONING							

PROPERTY OWNER	
NAME	William Gomez-Moller
ADDRESS	11040 SW 69th Avenue Pinecrest, FL 33156
PHONE	786-280-4068
EMAIL	wag1113@gmail.com

CONTRACTOR	
COMPANY	Vilar-Hoynack Construction
QUALIFIER	Frank Vilar
ADDRESS	9400 S Dadeland Blvd
LICENSE #	CGC# 1521229
PHONE	305-563-4000
EMAIL	fvilar@vhagc.com

ARCHITECT	
NAME	Q Design Studio
LICENSE #	AR99532
PHONE	305-401-4950
EMAIL	

ENGINEER	
NAME	One More Design, LLC
LICENSE #	P.E. 92715
PHONE	305-495-1114
EMAIL	fjvillegas@onemoredb.com

OFFICE USE ONLY

☐ PERMIT CLERK REVIEW COMPLETE.

UPFRONT FEE AMOUNT PAID \$ _____ (If applicable)

FEES TYPE	AMOUNT	FEES TYPE	AMOUNT	SECTION	BY	DATE
SCAN FEE (\$3/PG)		ZONING/PLANNING		ZONING/PLANNING		
BUILDING FEES		SOLID WASTE		ELECTRICAL		
STORMWATER REVIEW		MUNICIPAL		MECHANICAL		
MIAMI-DADE COUNTY		STORM DRAINAGE		PLUMBING		
FL DBR		IMPACT ADMIN		PUBLIC WORKS		
FL DCA		SIDEWALK		STRUCTURAL		
FINES		CONCURRENCY		STORMWATER		
CERT. OF OCCUPANCY		EXPEDITE- REWORK		BUILDING		
CONSTRUCTION SIGN		TOTAL DUE:		BUILDING OFFICIAL		

(Revised 5/18/2023) Page 1 of 2

CONDITIONS OF APPROVAL☐ **CONDITION DESCRIPTION:****IMPORTANT NOTICES**

1. DO NOT BEGIN ANY WORK WITHOUT HAVING RECEIVED YOUR VALIDATED PERMIT AND PERMIT CARD. APPLYING FOR A PERMIT DOES NOT GRANT THE RIGHT TO BEGIN CONSTRUCTION. HOURS OF CONSTRUCTION ARE LIMITED TO MONDAY THROUGH FRIDAY FROM 7:00 A.M. TO 6:30 P.M., SATURDAYS FROM 8:00 A.M. TO 4:00 P.M. NO CONSTRUCTION ON SUNDAYS OR STATE HOLIDAYS. NO INSPECTIONS WILL BE CONDUCTED ON WEEKENDS OR HOLIDAYS.
2. ALL CONSTRUCTION AND/OR DEMOLITION AREAS MUST BE MAINTAINED IN A CLEAN, NEAT AND SANITARY CONDITION FREE FROM CONSTRUCTION DEBRIS.
3. STREETS AND NEIGHBORING PROPERTIES SHALL BE KEPT FREE FROM DIRT AND DEBRIS.
4. SWALES MUST BE PROTECTED FROM BEING DAMAGED BY EQUIPMENT OR VEHICLES.
5. CONSTRUCTION TRAILERS ARE PROHIBITED ON SINGLE FAMILY RESIDENTIAL CONSTRUCTION SITES. OTHER CONSTRUCTION MAY HAVE A TRAILER, WHICH REQUIRES A SEPARATE PERMIT.
6. PORTABLE TOILETS FOR A CONSTRUCTION SITE REQUIRE A SEPARATE PERMIT.
7. DO NOT DISCHARGE WATER INTO THE RIGHT OF WAY OR STORM DRAINS WITHOUT APPROVAL FROM THE BUILDING AND PLANNING DEPARTMENT.
8. EQUIPMENT AND MATERIALS SHALL BE STORED WITHIN YOUR PROPERTY, NOT ON PUBLIC RIGHT OF WAY.
9. FLORIDA DEPARTMENT OF HEALTH APPROVAL IS REQUIRED FOR APPLICATIONS INVOLVING SEPTIC TANKS. DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT (DERM) AND/OR MIAMI DADE WATER AND SEWER DEPARTMENT (MDWASD) APPROVAL IS REQUIRED FOR APPLICATIONS INVOLVING SEWERS AND WATER.
10. THE ISSUANCE OF A DEVELOPMENT PERMIT BY THE VILLAGE DOES NOT IN ANY WAY CREATE ANY RIGHT ON THE PART OF AN APPLICANT TO OBTAIN A PERMIT FROM A STATE OR FEDERAL AGENCY AND DOES NOT CREATE ANY LIABILITY ON THE PART OF THE VILLAGE FOR ISSUANCE OF THE PERMIT IF THE APPLICANT FAILS TO OBTAIN REQUISITE APPROVALS OR FULFILL THE OBLIGATIONS IMPOSED BY A STATE OR FEDERAL AGENCY OR UNDERTAKES ACTIONS THAT RESULT IN A VIOLATION OF STATE OR FEDERAL LAW. IN ADDITION, ALL APPLICABLE STATE AND FEDERAL PERMITS SHALL BE OBTAINED BY THE APPLICANT BEFORE COMMENCEMENT OF THE DEVELOPMENT.

AFFIDAVIT

APPLICATION IS HEREBY MADE TO OBTAIN A PERMIT TO DO WORK AND INSTALLATION AS INDICATED. I, THE OWNER OF THE PROPERTY, CERTIFY THAT ALL WORK WILL BE PERFORMED TO MEET THE STANDARDS OF ALL LAWS REGARDING CONSTRUCTION IN THE VILLAGE OF PINECREST. I UNDERSTAND THAT SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, POOL, EXTERIOR DOOR, MECHANICAL, WINDOW, FENCE, DRIVEWAY, ROOFING, SHUTTERS AND SIGNS AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL AGENCIES.

I, THE OWNER OF THE PROPERTY, HAVE DISCLOSED ALL INFORMATION RELATED TO ANY WORK AT THE PROPERTY PERFORMED IN THE PRIOR ONE (1) YEAR TO THE BUILDING OFFICIAL. FURTHER, I AM FULLY AWARE THAT IF THE CUMULATIVE COST OF WORK TO MY HOME OR BUSINESS UNDER THIS AND ANY OTHER PERMIT DURING THE ONE (1) YEAR PERIOD BEGINNING ON THE DATE OF THE FIRST IMPROVEMENT OR REPAIR TO THE STRUCTURE SUBSEQUENT TO JANUARY 1, 2015 EXCEEDS FIFTY PERCENT (50%) OF THE MARKET VALUE OF THE STRUCTURE, THE ENTIRE STRUCTURE MUST MEET THE PRESENT FEDERAL FLOOD CRITERIA FOR FINISHED FLOOR ELEVATION PLUS 1 FOOT. I AM ALSO FULLY AWARE THAT IF THE WORK AREA TO MY HOME OR BUSINESS UNDER THIS AND ANY OTHER PERMIT EQUALS OR EXCEEDS FIFTY PERCENT (50%) OF THE BUILDING AREA, THEN THE ALTERATION MUST CONFORM TO THE CURRENT CODE REQUIREMENTS OF THE FLORIDA BUILDING CODE, EXISTING BUILDINGS SECTION 604 ALTERATION LEVEL 3.

I, THE OWNER OF THE PROPERTY, UNDERSTAND THAT A PERMIT APPLICATION IS SUBJECT TO DENIAL AND A VALIDATED PERMIT OR PERMIT CARD IS SUBJECT TO REVOCATION OR MODIFICATION BASED UPON APPLICABLE DEEDS, COVENANTS, DECLARATIONS, EASEMENTS AND ANY OTHER LEGAL RESTRICTION. BY ISSUING A PERMIT, THE VILLAGE MAKES NO REPRESENTATION AS TO THE EXISTENCE OR VALIDITY OF ANY PROPERTY RESTRICTION.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU ARE SPENDING MORE THAN \$2,500 OR INTEND TO OBTAIN FINANCING, YOU MAY WISH TO CONSULT WITH YOUR ATTORNEY OR LENDER BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. THE NOTICE OF COMMENCEMENT MUST BE RECORDED AT: 22 N.W. 1ST STREET, 1ST FLOOR (305) 275-1155 EXTENSION 6. ONCE RECORDED, THE NOTICE OF COMMENCEMENT MUST BE POSTED AT THE JOB SITE IN ACCORDANCE WITH SECTION 713.35 OF FLORIDA STATUTES

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

SIGNATURE OF OWNER

William Gomez-MollerPRINT NAME SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF JANUARY 2025

SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA

SEAL

PERSONALLY KNOWN ☒ OR, PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

SIGNATURE OF CONTRACTOR QUALIFIER

FRANK VILARPRINT NAME SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF JANUARY 2025

SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA

SEAL

PERSONALLY KNOWN ☒ OR, PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____



(Revised 5/18/2023) Page 2 of 2