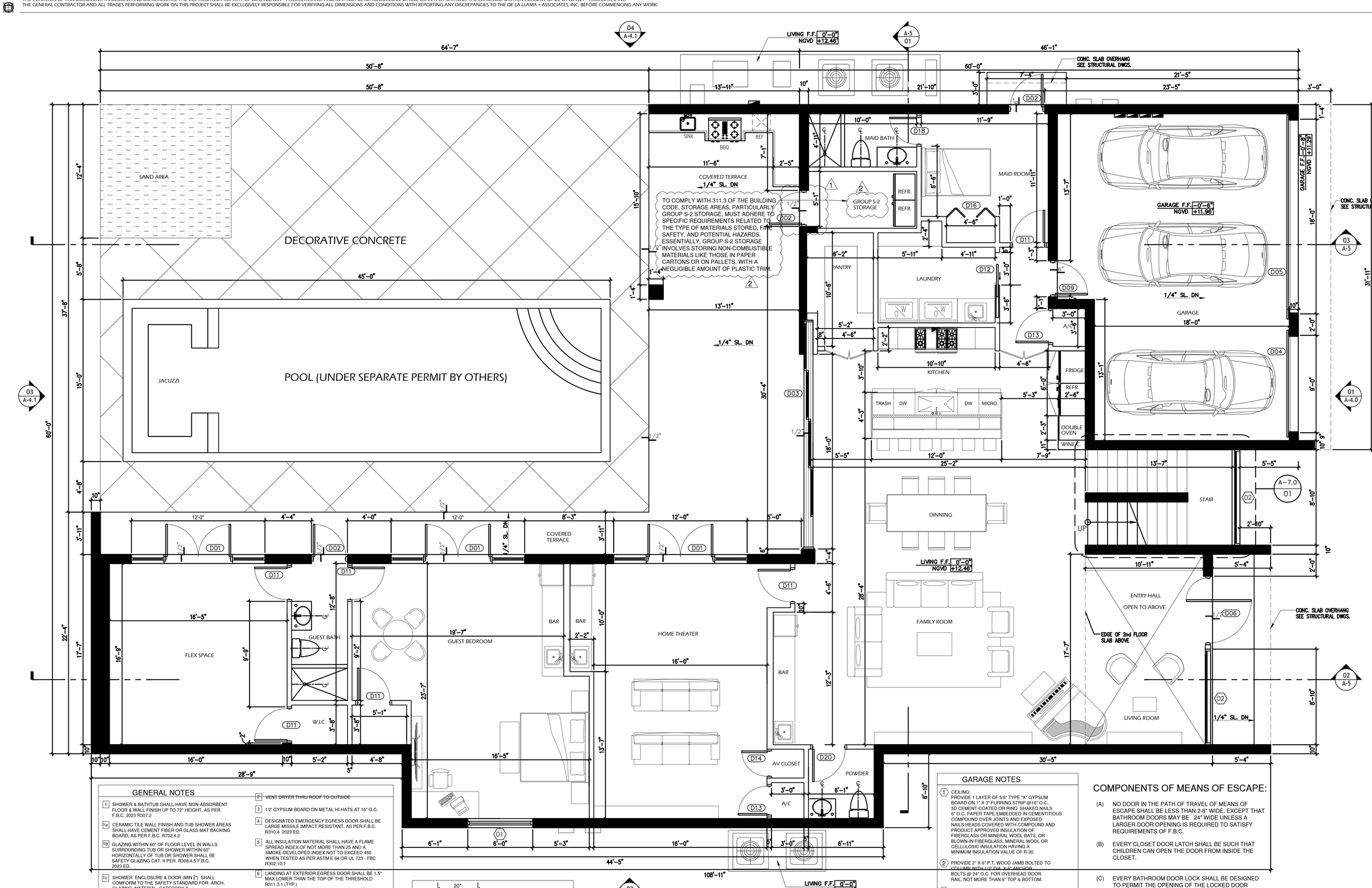
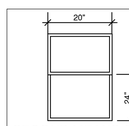
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GENERAL NOTES

1. SHOWER & BATHTUB SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 72" HEIGHT, AS PER F.B.C. 2023 R307.2
1a. CERAMIC TILE WALL FINISH AND TUB SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD, AS PER F.B.C. R702.4.2
1b. GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60" HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II PER R308.4.5 F.B.C. 2023 ED.
1c. SHOWER ENCLOSURE & DOOR (MIN 3') SHALL COMFORM TO THE SAFETY STANDARD FOR ARCH. GLAZING MATERIAL, CATEGORY II
2. VENT DRYER THRU ROOF TO OUTSIDE
3. 1/2" GYPSUM BOARD ON METAL HI-HATS AT 16" O.C.
4. DESIGNATED EMERGENCY EGRESS DOOR SHALL BE LARGE MISSILE IMPACT RESISTANT, AS PER F.B.C. R310.4 2023 ED.
5. ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED AS PER ASTM E 84 OR UL 723 - FBC R302.10.1
6. LANDING AT EXTERIOR EGRESS DOOR SHALL BE 1.5" MAX LOWER THAN THE TOP OF THE THRESHOLD R311.3.1 (TYP.)
7. ALL CEILINGS TO BE 5/8" TYPE 'X' DRYWALL (1 HOUR FIRE RATED)

SECOND MEANS OF SCAPE WINDOWS



EGRESS WINDOW AS SECOND MEANS OF ESCAPE TO HAVE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. IN WIDTH, 24 IN. IN HEIGHT AND 5.7 SQ.FT. IN AREA.

NOTE:
ALL WINDOWS AND GLASS DOORS SHALL BE IMPACT RESISTANT HURRICANE RATED AS PER MIAMI DADE COUNTY PRODUCT CONTROL APPROVALS

NOTE: CODE IN EFFECT: 2023 - 8th ED. FLORIDA BUILDING CODE -

NOTE:
1. G.C. TO COORDINATE FURRING SPACE SIZE TO PROVIDE R-7.1 INSULATION THROUGHOUT ALL EXTERIOR HALLS.
2. PROVIDE SOUND INSULATION AT PLUMBING WALLS WHEN ADJACENT TO BEDROOMS

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1. CEILING: PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1" X 3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHAKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-30.
2. PROVIDE 2" X 6" P.T. WOOD JAMB BOLTED TO COLUMN WITH 1/2" DIA. X 6" ANCHOR BOLTS @ 24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
3. PROVIDE SCREENED VENTILATION @ BOTTOM PANEL OF GARAGE DOOR (AS REQUIRED).
4. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 20 MIN. FIRE RATED
5. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEY COMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOOR. AS PER 2023 F.B.C R 302.5.1

COMPONENTS OF MEANS OF ESCAPE:

(A) NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 2-8" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF F.B.C.

(B) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

(C) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

(D) DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF PARAGRAPH 3103.2(C) F.B.C.

(E) NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

1 GROUND FLOOR PLAN
1/4" = 1'-0"

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DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	
2	5-13-25 REVISION	

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.05.30 09:42:41 -04'00'

DRAWING NAME

GROUND FLOOR PLAN

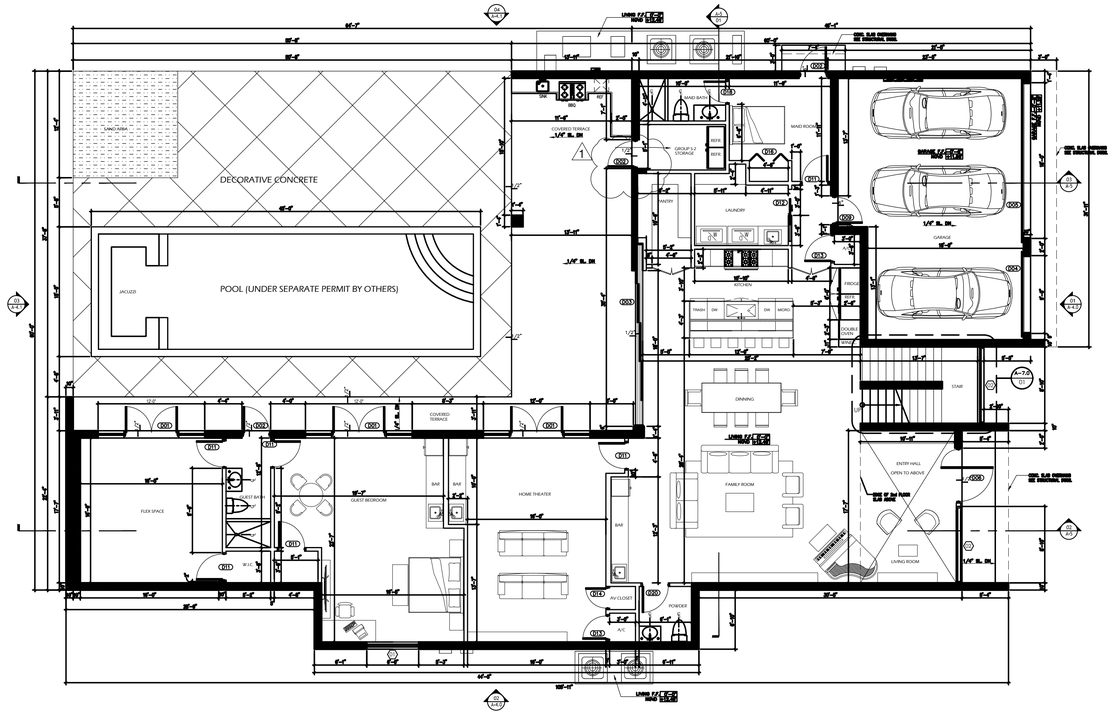
DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

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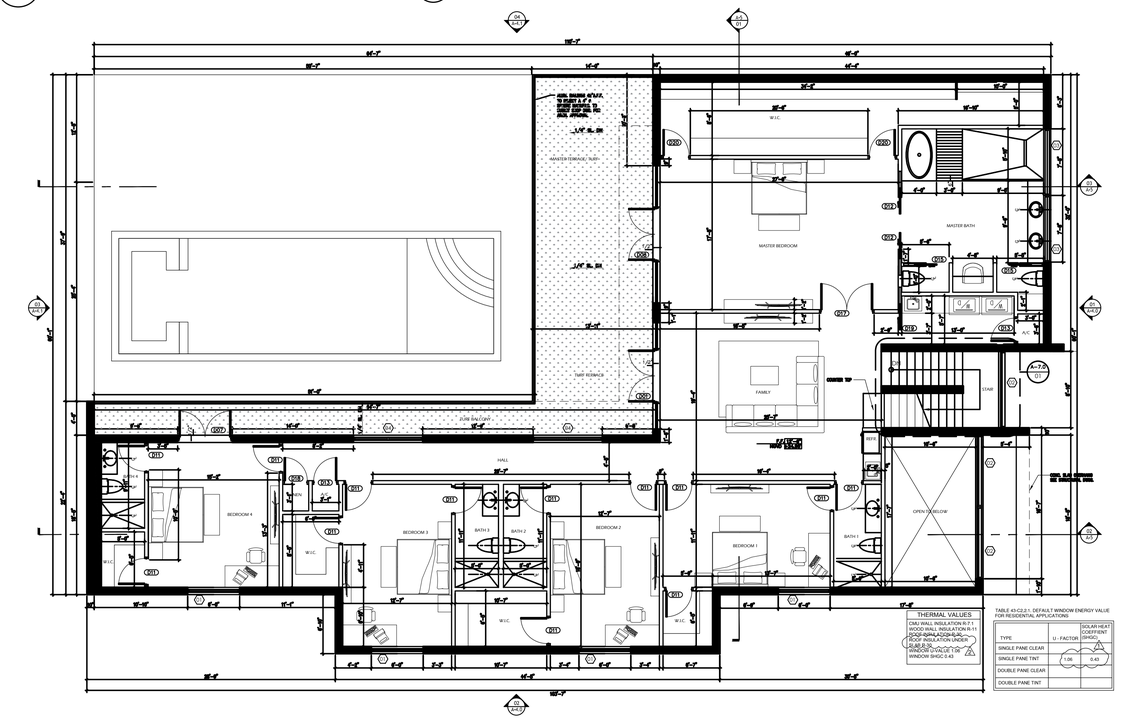
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1 GROUND FLOOR PLAN

1/8" = 1'-0"



THERMAL VALUES

TABLE 43-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE	U - FACTOR	SOLAR HEAT COEFFIENT (SHGC)
SINGLE PANE CLEAR		
SINGLE PANE TINT	1.06	0.43
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

1 SECOND FLOOR PLAN

1/8" = 1'-0"

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Examiner Date Time Stamp Trade Stamp Name
HIDALGO, MARTA 6/3/2025 8:59:55 AM DERM Approved

GENERAL NOTES:

1. DOORS IN THE PATH OF TRAVEL OF A MEAN OF ESCAPE, OTHER THAN BATHROOM DOORS IN ACCORDANCE WITH 24.2.4.2 AND DOOR SERVING A ROOM NOT EXCEEDING 70 SF, SHALL BE NOT LESS THAN 25" INI PENFPA–24.2 .4)
2. BATHROOM DOORS AND DOORS SERVING A ROOM NOT EXCEEDING 70 SF SHALL BE NOT LESS THAN 24" WIDE.(NFPA–24.2 .4.2)
3. DOORS SHALL 5E NOT LESS THAN 6'–8" IN NOMINAL HEIGHT. (NFPA–24.2 .4.5)
4. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. (NFPA–24.2 .4.4)
5. PROVIDE SOLID BACKING, AT NEW CLOSETS AND BATHROOM CABINET.
6. EVERY BATHROOM DOOR LOCK SHALL 5E DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE DURING, AN EMERGENCY WHEN LOCKED. (NFPA–24.2.4.5)
7. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL.
8. BATHTUB AND SHOWER FLOORS AND HALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (PBC–R507.2)
9. CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER/TUB ENCLOSURES INCLUDING WINDOWS WITH SILLS LOWER THAN 60" AND MIRRORS IN THE TUB
10. ALL GLASS USED INSIDE OF DWELLING SHALL BE TEMPERED.
11. SECONDARY MEAN OF EGRESS: IT SHOULD BE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS OR SPECIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 5.7 SF. THE WIDTH SHOULD NOT BE LESS THAN 20" IN WIDTH, AND THE HEIGHT NOT LESS THAN 24". THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. (NFPA–24.2 .2 .5 .5)
12. HEIGHT OF WINDOW SILL WINDOWS SHALL BE A MIN. OF 36" ABOVE THE FINISH FLOOR AND SHALL NOT EXCEED A MAX. OF 44" ABOVE THE FINISH FLOOR.
13. (NFPA–24.5.4.1) SMOKE ALARM SHOULD BE INSTALLED IN ACCORDANCE WITH NFPA IN THE FOLLOWING LOCATIONS: – ALL SLEEPING ROOMS. – OUTSIDE OF EA. SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS. – ON EA. LEVEL OF THE UNIT, INCLUDING BASEMENTS.
14. IF SO IL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, DISTURBED SOIL AREA AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE "RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.
15. ALL INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED 1 N ACCORDANCE WITH ASTM E54 OR UL 723– 1950 8502.10.1
16. Interior finished emit low VOC– site applied finished shall meet specified VOC emissions limits in accordance with GREEGUARD Environmental Institute GGPS.001 standard for building material and finishes ; or Green Seal (R) standards

CONSTRUCTION AREA CALCULATIONS:

GROUND FLOOR:

A/C AREA (F.A.R)	3,447 SQ. FT.
GARAGE (F.A.R)	654 SQ. FT.
COVER ENTRY	848 SQ. FT.
TOTAL	4,949 SQ. FT.

SECOND FLOOR:

A/C AREA (F.A.R)	4029 SQ. FT.
OPEN TERRACE	779 SQ. FT.
TOTAL	4,808 SQ. FT.

TOTAL CONST. AREA CALC. 9,757 SQ. FT.

(F.A.R) AREA CALCULATIONS:

GROUND FLOOR:

A/C AREA (F.A.R)	3,447 SQ. FT.
GARAGE (F.A.R)	654 SQ. FT.
TOTAL	4,101 SQ. FT.

SECOND FLOOR:

A/C AREA (F.A.R)	3844 SQ. FT.
OPEN TO BELOW	185 SQ. FT.
OPEN TERRACE	779 SQ. FT.
TOTAL	4,808 SQ. FT.

WALL & SYMBOL LEGEND:

- A — 8" CONC. BLOCK WALL W/STUCCO ON 5/8" GWB ON BOTH SIDES
- B — 8" CONC. BLOCK WALL W/STUCCO ON 5/8" GWB INTERIOR SIDE
- C — CONC. BLOCK WALL W/WOOD CLADDING FINISH ON THE OUTSIDE
- D — 3–5/8" NON–RATED INTERIOR MTL STUD PARTITION W/ 5/8" GWB ON BOTH SIDES
- E — 1 1/2" NON–RATED INTERIOR MTL STUD PARTITION W/ 5/8" GWB ON ONE SIDE
- Ø — NEW DOOR DESIGNATION
- A — NEW WINDOW DESIGNATION
- A — REFER TO NEW FLOOR PLAN LEGEND DESIGNATION
- SHEET 1 — REFER TO NEW ROOM INTERIOR ELEVATION "1" DESIGNATION

FLOOR PLAN LEGEND:

- A REFRIGERATOR (PROVIDE WATER LINE)
- B DOUBLE COMPARTMENT SINK WITH GARBAGGE DISPOSAL
- C DISHWASHER
- D GAS COOK TOP
- E RANGE HOOD–PROVIDE EXH. THROUGH THE WALL
- F BUILT–IN DOUBLE OVEN
- G WARMING DRAWER
- H MICROWAVE
- I BUILT–IN COFFEE MAKER
- J UNDER COUNTER ICE MAKER
- K UNDER COUNTER REFRIGERATOR
- L UNDER COUNTER WINE COOLER
- M WINE CELLAR (BY OTHERS/PROVIDE OUTLET)
- N 18" OR 24" LAUNDRY CHUTE DRYER
- O DRYER
- P WASHER
- Q CUSTOM–MADE LAUNDRY MILLWORK (BY OTHERS)
- R UTILITY SINK
- S WATER HEATER (TANK LESS GAS)
- T BAR SINK
- U LAVATORY VANITY
- V WALL MOUNTED TV. PROVIDE WALL 12" BACKING @ 54" AFF
- W SPA /TUB(TUB SURROUNDED LOW WALLS AND TOP WRAPPED IN MOSAIC. PROVIDE ACCESS PANEL FOR SPA MOTOR)
- X SHOWER GLAZED ENCLOSURE (CAT. II)
- Y SHOWER/TUB (PROVIDE HARDIE BOARD UNDER TILE)
- Z SHOWER HEAPS TO SE CEILING MOUNTED
- AA UNDER COUNTER RETRACTABLE TRASH BIN
- BB LINEAL DRAINAGE (RECESS AND SLOPE SLAB) @ SHOWERS

NOTE:
SHELVING TO BE DEFINED IF VINYL OPEN AIRED OR WOOD PANEL.
ALL CLOSETS TO SE DESIGNED BY OTHERS (SELECTED SY OWNERS) G.C. TO PROVIDE WALL BACKING ACCORDINGLY.

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
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STATE OF COLORADO - ARC.00404538

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PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	
2	5-13-25 REVISION	

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.05.30 09:45:39 -04'00'

DRAWING NAME

AREA CALCS
GROUND FLOOR &
2ND FLOOR

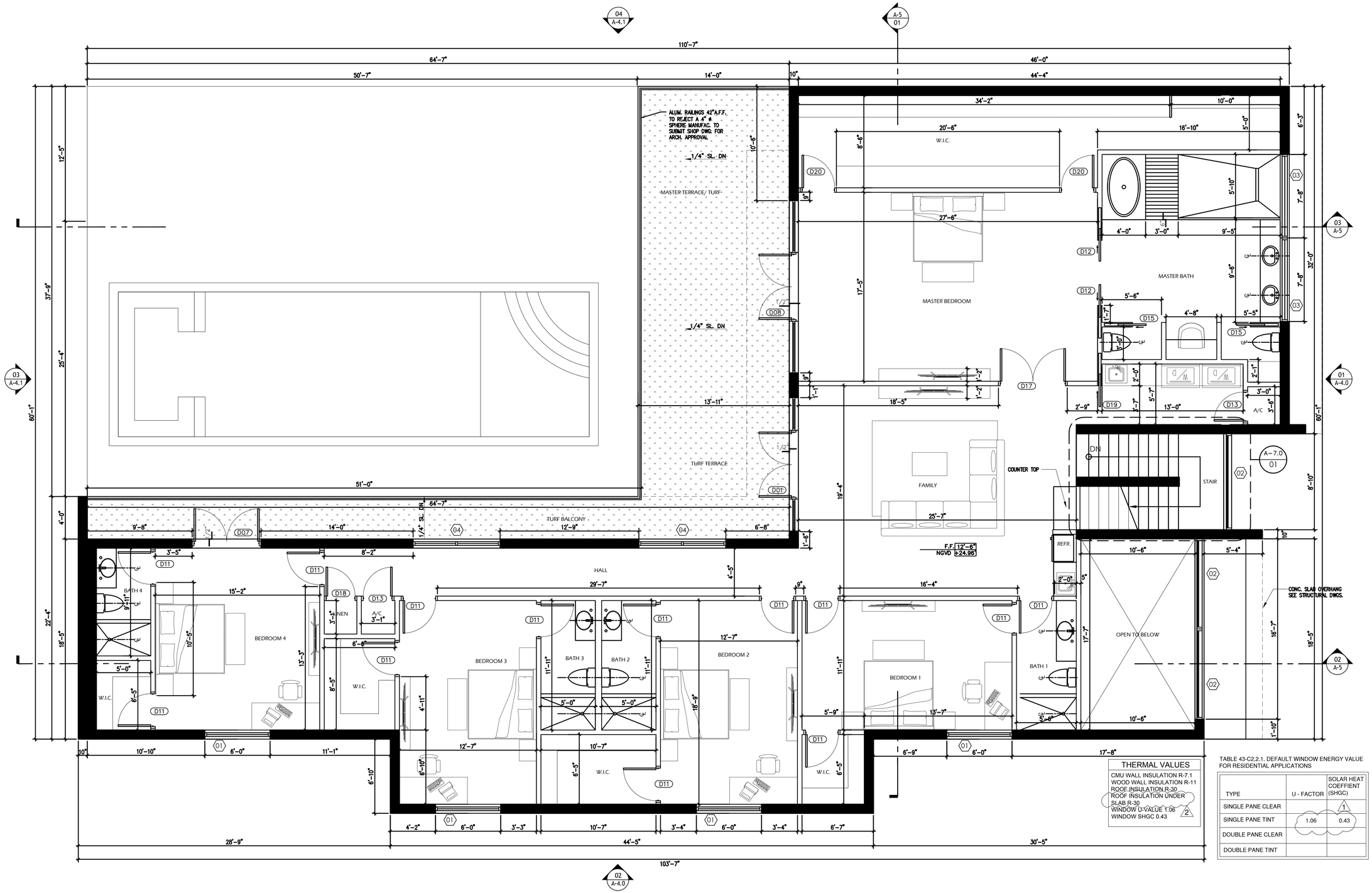
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ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

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THERMAL VALUES
CMU WALL INSULATION R-7.1 WOOD WALL INSULATION R-11 ROOF INSULATION R-30 ROOF INSULATION UNDER SLAB R-30 WINDOW U-VALUE 1.06 WINDOW SHGC 0.43

TABLE 43-C2,2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE	U - FACTOR	SOLAR HEAT COEFFIENT (SHGC)
SINGLE PANE CLEAR		1
SINGLE PANE TINT	1.06	0.43
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DOUBLE PANE TINT		

1 SECOND FLOOR PLAN
1/4" = 1'-0"

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Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.05.30 09:44:17 -04'00'

DRAWING NAME

SECOND FLOOR PLAN

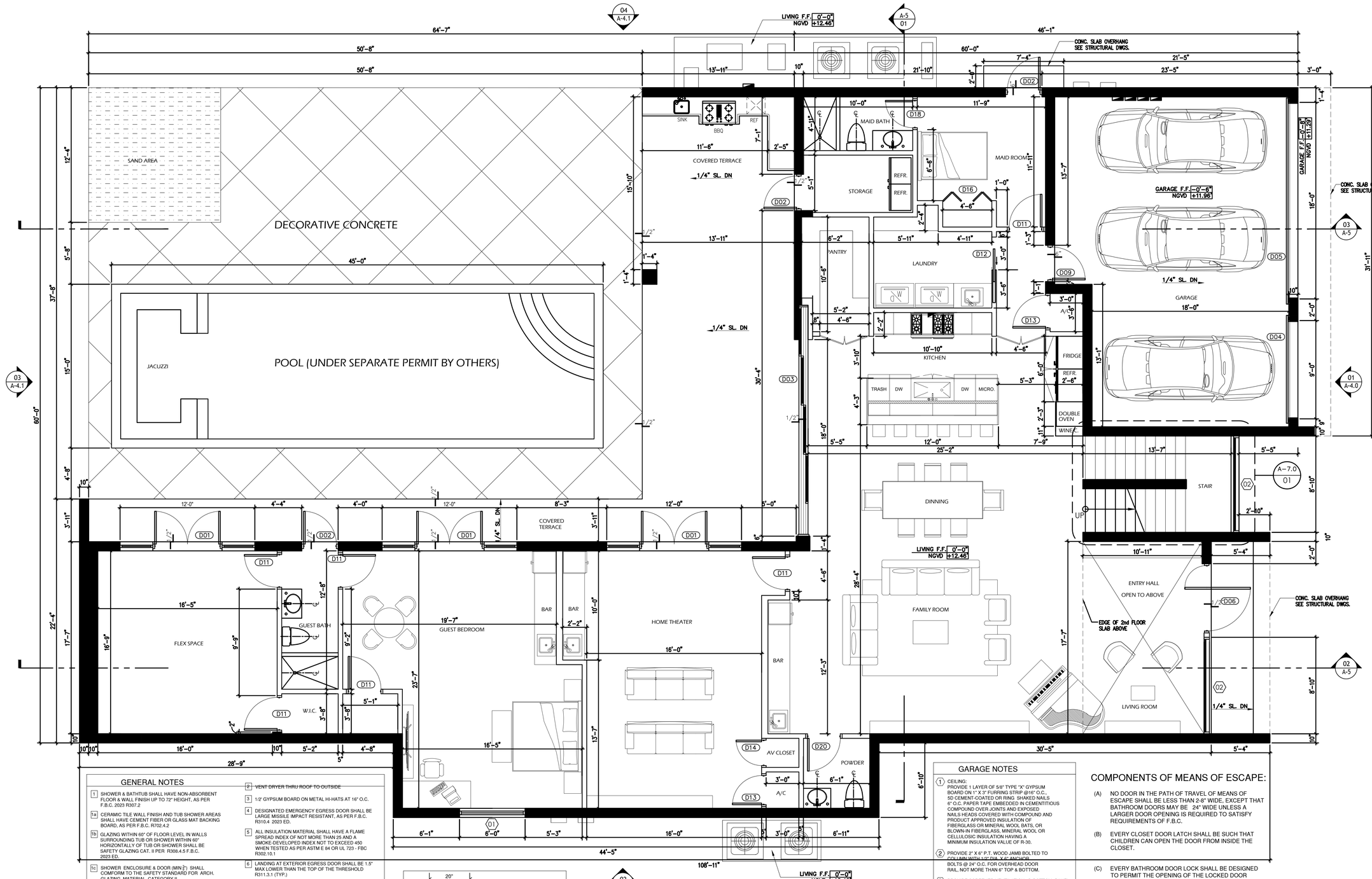
DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

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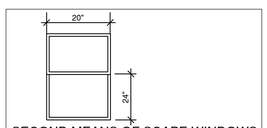
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SECOND MEANS OF SCAPE WINDOWS

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NOTE: CODE IN EFFECT: 2023 - 8th ED. FLORIDA BUILDING CODE -

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(C) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

(D) DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF PARAGRAPH 3103.2(C) F.B.C.

(E) NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

1 GROUND FLOOR PLAN
1/4" = 1'-0"

NORTH

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY

Jorge A. de la Llama

Digitally signed by Jorge A. de la Llama
DN: c=US, serialNumber=AATL202313 27325021, o=Jorge A. de la Llama, cn=Jorge A. de la Llama, email=jad@arch@aol.com
Date: 2025.01.28 09:48:33 -05'00'

DRAWING NAME

GROUND FLOOR

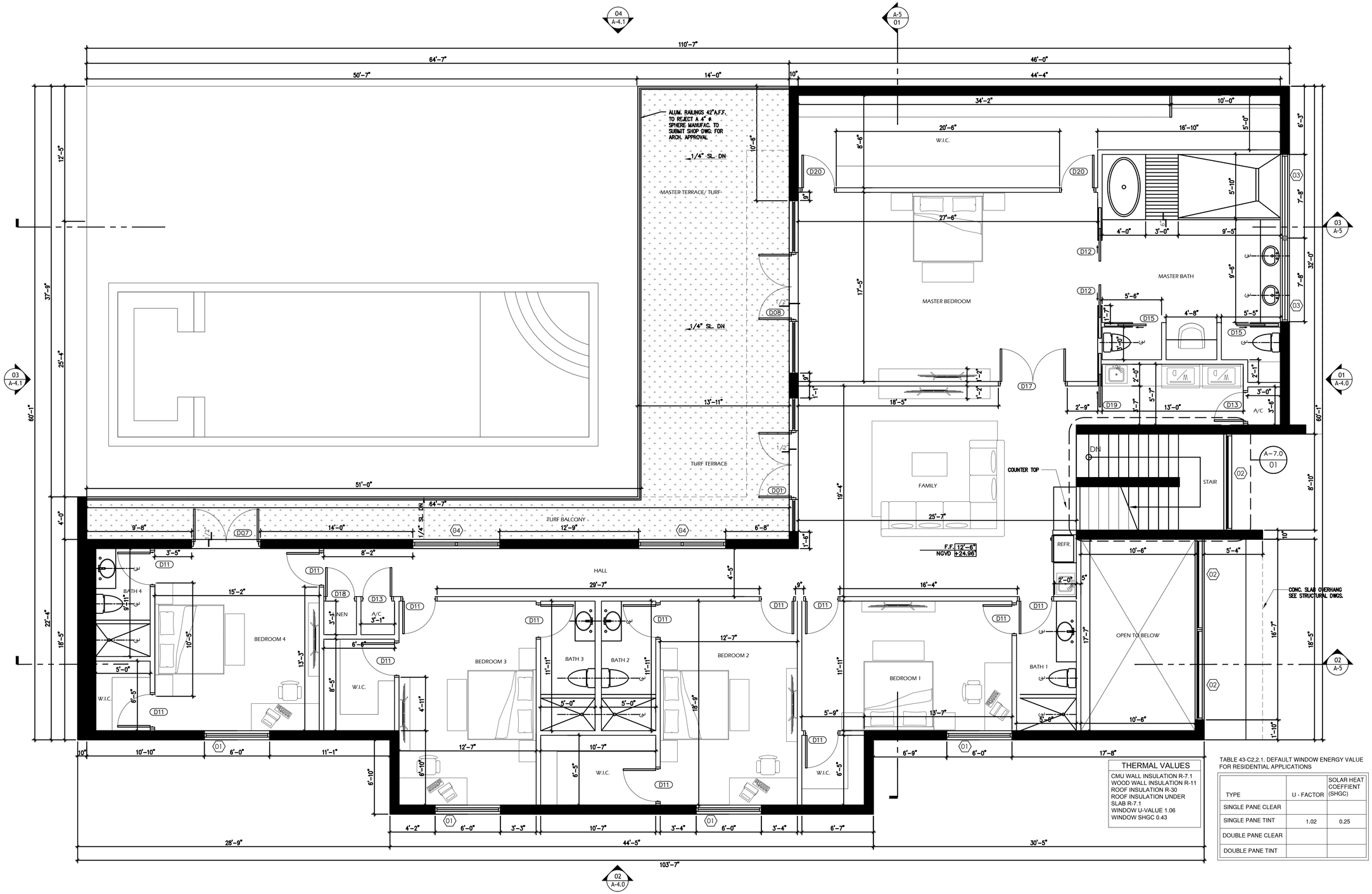
DESING BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

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THERMAL VALUES
CMU WALL INSULATION R-7.1
WOOD WALL INSULATION R-11
ROOF INSULATION R-30
ROOF INSULATION UNDER SLAB R-7.1
WINDOW U-VALUE 1.06
WINDOW SHGC 0.43

TABLE 43-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE	U - FACTOR	SOLAR HEAT COEFFIENT (SHGC)
SINGLE PANE CLEAR		
SINGLE PANE TINT	1.02	0.25
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

1 SECOND FLOOR PLAN
1/4" = 1'-0"

NORTH

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DRAWING NAME

SECOND FLOOR

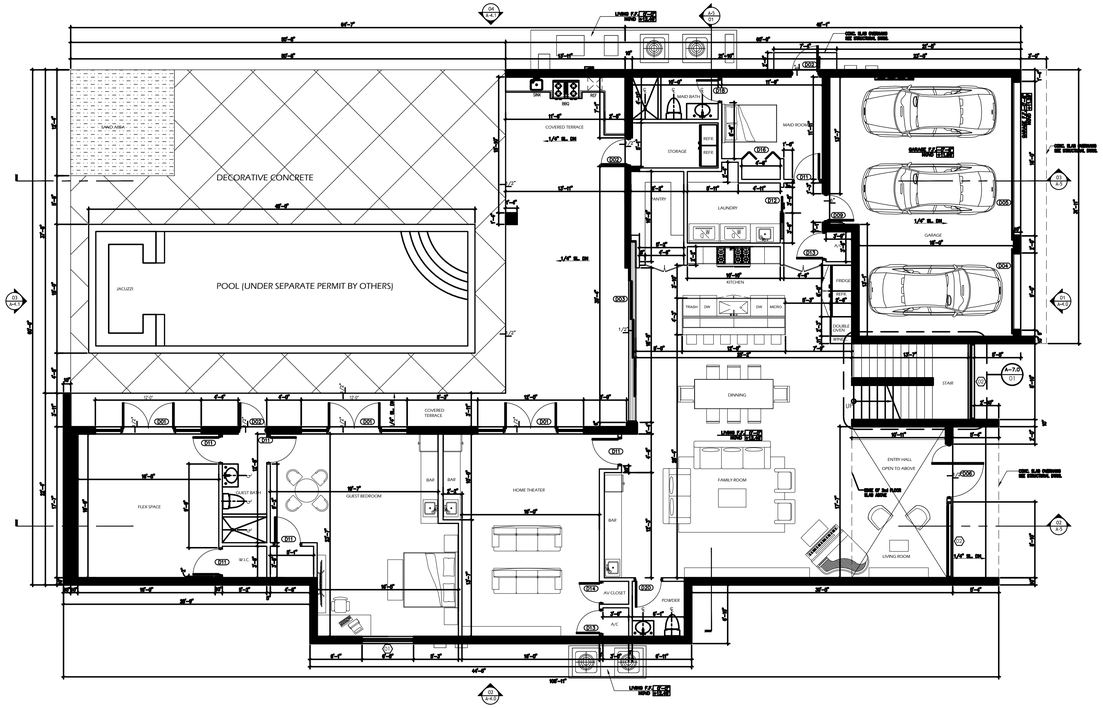
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JORGE A. DE LA LLAMA

DRAWN BY:
HUMBERTO LANTIGUA

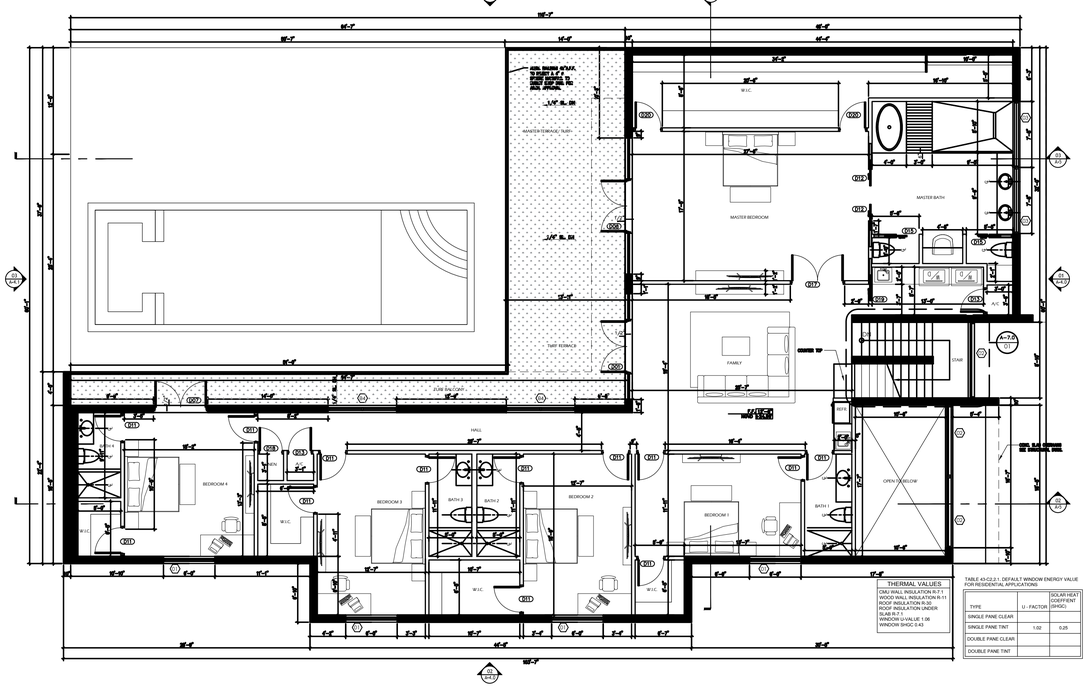
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1 GROUND FLOOR PLAN
1/8" = 1'-0"



THERMAL VALUES
CMU WALL INSULATION R-7.1
WOOD FRAME WALL INSULATION R-11
ROOF INSULATION R-30
ROOF INSULATION UNDER SLAB R-7.1
WINDOW U-VALUE 1.06
WINDOW SHGC 0.43

TABLE 43-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE	U - FACTOR	SOLAR HEAT COEFFIENT (SHGC)
SINGLE PANE CLEAR		
SINGLE PANE TINT	1.02	0.25
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

1 SECOND FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES:

1. DOORS IN THE PATH OF TRAVEL OF A MEAN OF ESCAPE, OTHER THAN BATHROOM DOORS IN ACCORDANCE WITH 24.2.4.2 AND DOOR SERVING A ROOM NOT EXCEEDING 70 SF, SHALL 5E NOT LESS THAN 25" INI PENFPA–24.2 .4)
2. BATHROOM DOORS AND DOORS SERVING A ROOM NOT EXCEEDING 70 SF SHALL BE NOT LESS THAN 24" WIDE.(NFPA–24.2 .4.2)
3. DOORS SHALL 5E NOT LESS THAN 6'–8" IN NOMINAL HEIGHT. (NFPA–24.2 .4.5)
4. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. (NFPA–24.2 .4.4)
5. PROVIDE SOLID BACKING, AT NEW CLOSETS AND BATHROOM CABINET.
6. EVERY BATHROOM DOOR LOCK SHALL 5E DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE DURING, AN EMERGENCY WHEN LOCKED. (NFPA–24.2.4.5)
7. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL.
8. BATHTUB AND SHOWER FLOORS AND HALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (PBC–R507.2)
9. CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER/TUB ENCLOSURES INCLUDING WINDOWS WITH SILLS LOWER THAN 60" AND MIRRORS IN THE TUB
10. ALL GLASS USED INSIDE OF DWELLING SHALL BE TEMPERED.
11. SECONDARY MEAN OF EGRESS: IT SHOULD BE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS OR SPECIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 5.7 SF. THE WIDTH SHOULD NOT BE LESS THAN 20" IN WIDTH, AND THE HEIGHT NOT LESS THAN 24". THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. (NFPA–24.2 .2 .5 .5)
12. HEIGHT OF WINDOW SILL WINDOWS SHALL BE A MIN. OF 36" ABOVE THE FINISH FLOOR AND SHALL NOT EXCEED A MAX. OF 44" ABOVE THE FINISH FLOOR.
13. (NFPA–24.5.4.1) SMOKE ALARM SHOULD BE INSTALLED IN ACCORDANCE WITH NFPA. IN THE FOLLOWING LOCATIONS: – ALL SLEEPING ROOMS. – OUTSIDE OF EA. SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS. – ON EA. LEVEL OF THE UNIT, INCLUDING BASEMENTS.
14. IF SO IL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, DISTURBED SOIL AREA AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE 'RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.
15. ALL INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED 1 N ACCORDANCE WITH ASTM E54 OR UL 723– 1950 8502.10.1
16. Interior finished emit low VOC– site applied finished shall meet specified VOC emissions limits in accordance with GREEGUARD Environmental Institute GGPS.001 standard for building material and finishes ; or Green Seal (R) standards

CONSTRUCTION AREA CALCULATIONS:

GROUND FLOOR:

A/C AREA (F.A.R)	3,447 SQ. FT.
GARAGE (F.A.R)	654 SQ. FT.
COVER ENTRY	848 SQ. FT.
TOTAL	4,949 SQ. FT.

SECOND FLOOR:

A/C AREA (F.A.R)	4029 SQ. FT.
OPEN TERRACE	779 SQ. FT.
TOTAL	4,808 SQ. FT.

TOTAL CONST. AREA CALC. 9,757 SQ. FT.

(F.A.R) AREA CALCULATIONS:

GROUND FLOOR:

A/C AREA (F.A.R)	3,447 SQ. FT.
GARAGE (F.A.R)	654 SQ. FT.
TOTAL	4,101 SQ. FT.

SECOND FLOOR:

A/C AREA (F.A.R)	3844 SQ. FT.
OPEN TO BELOW	185 SQ. FT.
OPEN TERRACE	779 SQ. FT.
TOTAL	4,808 SQ. FT.

WALL & SYMBOL LEGEND:

- A — 8" CONC. BLOCK WALL W/STUCCO ON 5/8" GWB ON BOTH SIDES
- B — 8" CONC. BLOCK WALL W/STUCCO ON 5/8" GWB INTERIOR SIDE
- C — CONC. BLOCK WALL W/WOOD CLADDING FINISH ON THE OUTSIDE
- D — 3–5/8" NON–RATED INTERIOR MTL STUD PARTITION W/ 5/8" GWB ON BOTH SIDES
- E — 1 1/2" NON–RATED INTERIOR MTL STUD PARTITION W/ 5/8" GWB ON ONE SIDE
- Ø1 — NEW DOOR DESIGNATION
- A — NEW WINDOW DESIGNATION
- A — REFER TO NEW FLOOR PLAN LEGEND DESIGNATION
- SHEET — REFER TO NEW ROOM INTERIOR ELEVATION "I" DESIGNATION

FLOOR PLAN LEGEND:

- A REFRIGERATOR (PROVIDE WATER LINE)
- B DOUBLE COMPARTMENT SINK WITH 6ARBAGGE DISPOSAL
- C DISHWASHER
- D GAS COOK TOP
- E RANGE HOOD–PROVIDE EXH. THROUGH THE WALL
- F BUILT–IN DOUBLE OVEN
- G WARMING DRAWER
- H MICROWAVE
- I BUILT–IN COFFEE MAKER
- J UNDER COUNTER ICE MAKER
- K UNDER COUNTER REFRIGERATOR
- L UNDER COUNTER WINE COOLER
- M WINE CELLAR (BY OTHERS/PROVIDE OUTLET)
- N 18" OR 24" LAUNDRY CHUTE DRYER
- O DRYER
- P WASHER
- Q CUSTOM–MADE LAUNDRY MILLWORK (BY OTHERS)
- R UTILITY SINK
- S WATER HEATER (TANK LESS GAS)
- T BAR SINK
- U LAVATORY VANITY
- V WALL MOUNTED TV– PROVIDE WALL 12" BACKING @ 54" AFF
- W SPA/TUB(TUB SURROUNDED LOW WALLS AND TOP, WRAPPED IN MOSAIC. PROVIDE ACCESS PANEL FOR SPA MOTOR)
- X SHOWER GLAZED ENCLOSURE (CAT. II)
- Y SHOWER/TUB (PROVIDE HARDIE BOARD UNDER TILE)
- Z SHOWER HEAPS TO SE CEILING MOUNTED
- AA UNDER COUNTER RETRACTABLE TRASH BIN
- BB LINEAL DRAINAGE (RECESS AND SLOPE SLAB) @ SHOWERS

NOTE:
SHELVING TO BE DEFINED IF VINYL OPEN AIRED OR WOOD PANEL.
ALL CLOSETS TO SE DESIGNED BY OTHERS (SELECTED SY OWNERS) G.C. TO PROVIDE WALL BACKING ACCORDINGLY.

DE LA LLAMA
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INTERIOR DESIGN

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EIGHT

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JUNCO RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY

DRAWING NAME

AREA CALCS
GROUND FLOOR
& 2nd FLOOR

DESING BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET N0.
A-2.1

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	ROOF TYPE	AREA (Sq.Ft.)	ROOF DRAIN (Dia. In.)	OVERFLOW Required	OVERFLOW (Sq.In.) Provided
OVERFLOW DRAINS CALCULATIONS Rainfall rate 100 years / 1 Hour Rainfall / 5 in/hr Eastern United States	A	622	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
	B	1,178	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
	C	1,122	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
	D	835	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
	E	835	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)

ROOF DRAINAGE NOTES: (F.B.C. 2023 EDITION)

1.- WHERE PARAPETS OR CURBS ARE CONSTRUCTED ABOVE THE LEVEL OF THE ROOF, PROVISION SHALL BE MADE TO PREVENT RAIN WATER FROM ACCUMULATING ON THE ROOF IN EXCESS OF THAT CONSIDERATE IN THE DESIGN, IN THE EVENT THE RAIN WATER DRAINS, CONDUCTORS OR LEADERS BECOME CLOGGED (R4403.6.1 ED.. 2023).

2.- WHERE ROOFS ARE NOT DESIGNED IN ACCORDANCE WITH SECTION R4403.6.1, OVERFLOW DRAINS OR SCUPPERS SHALL BE PLACED TO PREVENT AN ACCUMULATION OF MORE THAN 5 INCHES OF WATER ON ANY PORTION OF THE ROOF. IN DETERMINING THE LOAD THAT COULD RESULT SHOULD THE PRIMARY DRAINAGE SYSTEM BE BLOCKED, THE LOADS CAUSED BY THE DEPTH OF WATER (i.e., HEAD) NEEDED TO CAUSE THE WATER TO FLOW OUT THE SCUPPERS OR SECONDARY DRAINAGE SYSTEM SHALL BE INCLUDED. (F.B.C.R4403.6.2 ED. 2023).

3.- DRAINS OR SCUPPERS INSTALLED TO PROVIDE OVERFLOW DRAINAGE SHALL BE NOT LESS IN AGGREGATE AREA THAN AS SHOWN IN FIGURE R4403.6.3, BUT NOT LESS THAN 4 INCHES DIMENSION IN ANY DIRECTION AND SHALL BE PLACED IN PARAPETS NOT LESS THAN 2 INCHES NO MORE THAN 4 INCHES ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS, CONDUCTORS OR DOWNSPOUTS. THE ROOF AREA TO BE TAKEN IN THE SIZING OF THE SCUPPERS IS THE HORIZONTAL PROJECTION, EXCEPT THAT, WHERE A BUILDING WALL EXTENDS ABOVE
THE ROOF IN SUCH A MANNER AS TO DRAIN INTO THE AREA CONSIDERED, THE ONE-HALF OF THE AREA VERTICAL WALL SHALL BE ADDED TO THE HORIZONTAL PROJECTION. (R4403.6.3 ED. 2023).

4.- ALL ROOFS SHALL BE DESIGNED WITH SUFFICIENT SLOPE OR CAMBER TO ASSURE ADEQUUATE DRAINAGE AFTER THE LONG TERM DEFLECTION FROM DEAD LOAD, OR SHALL BE DESIGNED TO SUPPORT MAXIMUM LOADS INCLUDING POSSIBLE PONDING OF WATER CAUSED BY DEFLECTION. (R4403.6.4 ED. 2023).

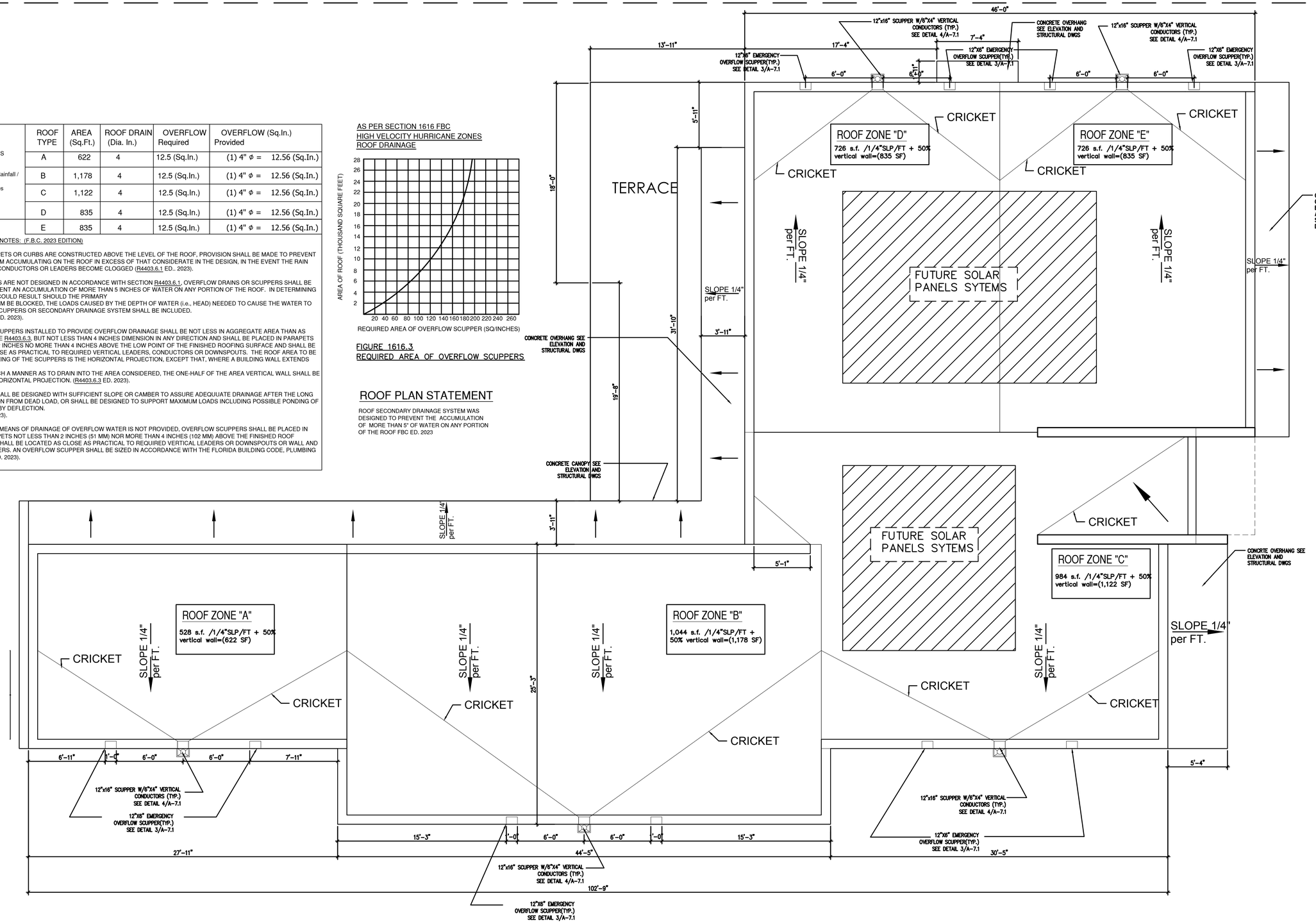
5.- WHEN OTHER MEANS OF DRAINAGE OF OVERFLOW WATER IS NOT PROVIDED, OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 2 INCHES (51 MM) NOR MORE THAN 4 INCHES (102 MM) ABOVE THE FINISHED ROOF COVERING AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS. AN OVERFLOW SCUPPER SHALL BE SIZED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, PLUMBING (F.B.C.R903.4.1 ED. 2023).

AS PER SECTION 1616 FBC
HIGH VELOCITY HURRICANE ZONES
ROOF DRAINAGE

FIGURE 1616.3
REQUIRED AREA OF OVERFLOW SCUPPERS

ROOF PLAN STATEMENT

ROOF SECONDARY DRAINAGE SYSTEM WAS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN 5" OF WATER ON ANY PORTION OF THE ROOF FBC ED. 2023



1 ROOF PLAN
1/4" = 1'-0"

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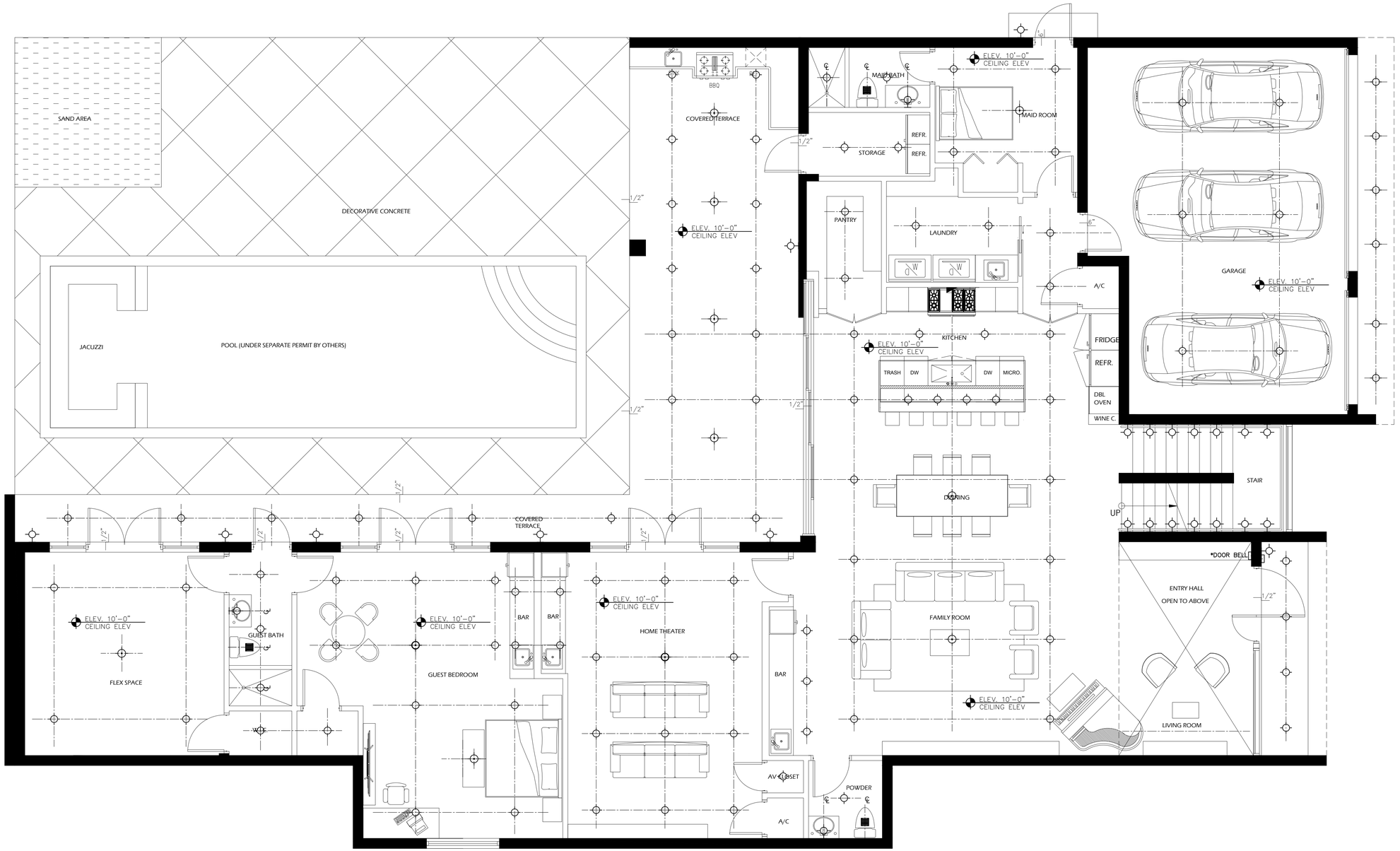
ROOF PLAN

DESING BY:
ZECKY DA COSTA
DRAWN BY:
HUMBERTO LANTIGUA

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1 GROUND FLOOR RCP
1/4" = 1'-0"

NORTH

DRAWING LEGEND:

- PRO CHANDELIER
- CEILING LIGHT (REGULAR)
- WALL LIGHTS
- EXHAUST FAN
- JB JUNCTION BOX

NOTE:

ALL FLOOR AND CEILING ELEVATIONS W/ AFF CORRESPOND TO FINISH FLOOR LEVEL

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GROUND FLOOR REFLECTED CEILING PLAN

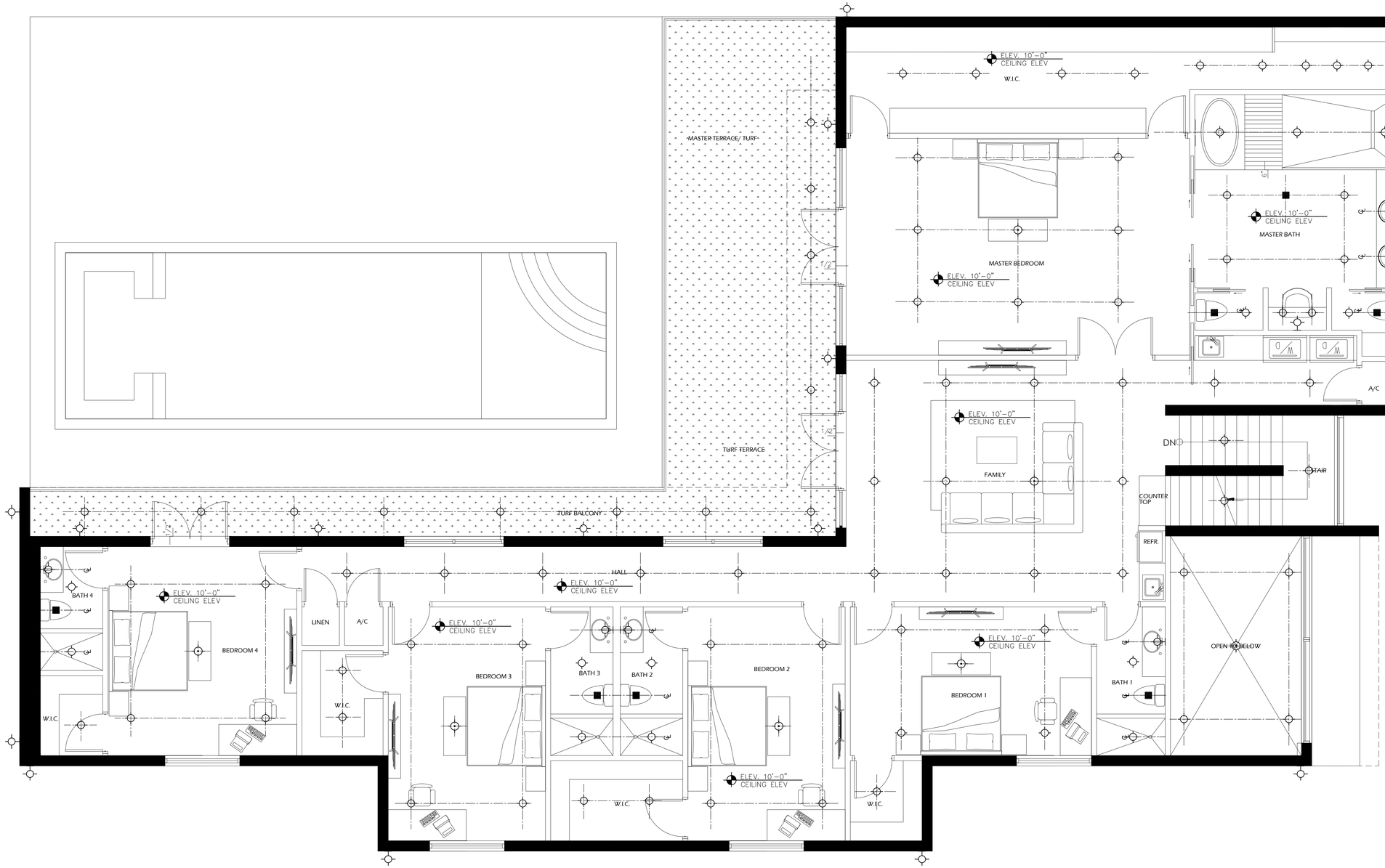
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1 SECOND FLOOR RCP
1/4" = 1'-0"

DRAWING LEGEND:

- PRO CHANDELIER
- CEILING LIGHT (REGULAR)
- WALL LIGHTS
- EXHAUST FAN
- JB JUNCTION BOX

NOTE:

ALL FLOOR AND CEILING ELEVATIONS W/ AFF CORRESPOND TO FINISH FLOOR LEVEL

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SECOND FLOOR REFLECTED CEILING PLAN

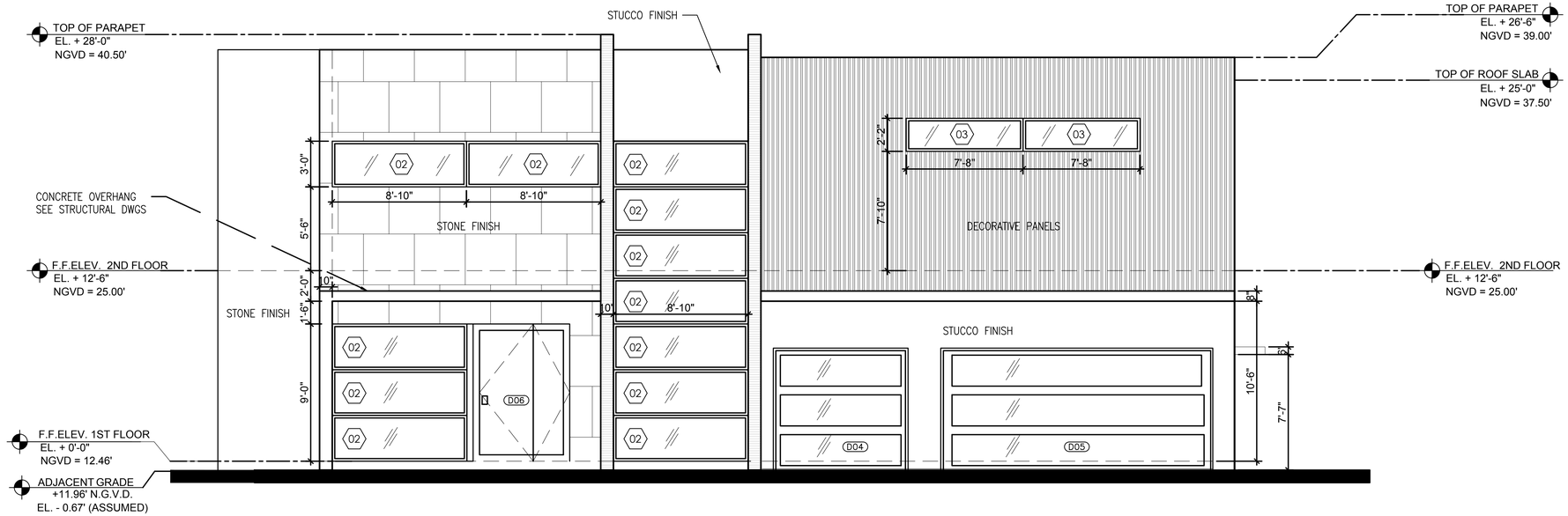
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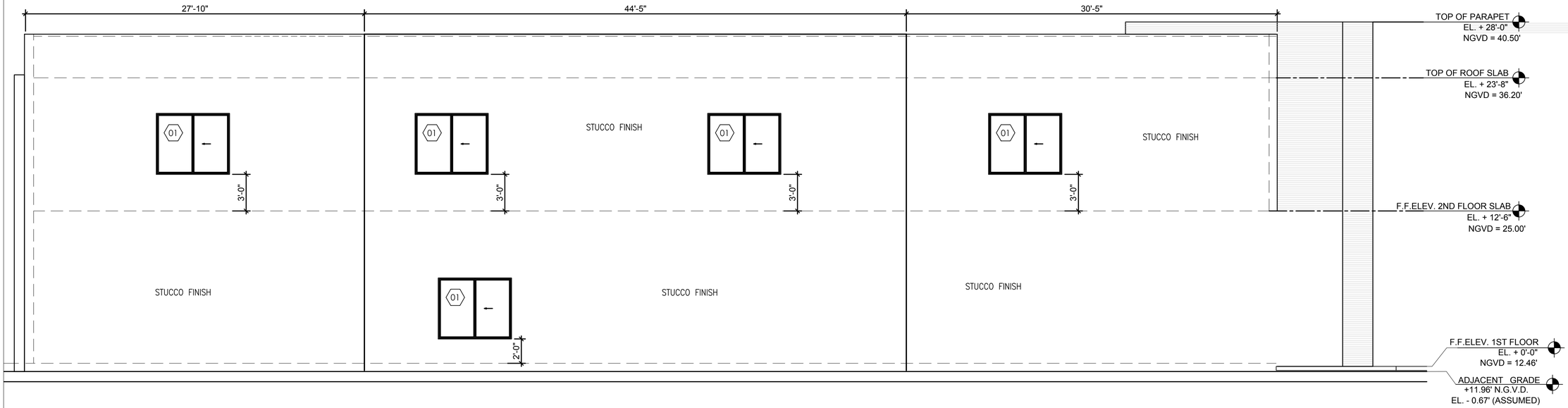
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1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL: JADELARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA
JORGE ARTURO DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY

DRAWING NAME

EXTERIOR
ELEVATIONS

DESING BY:
ZECKY DA COSTA

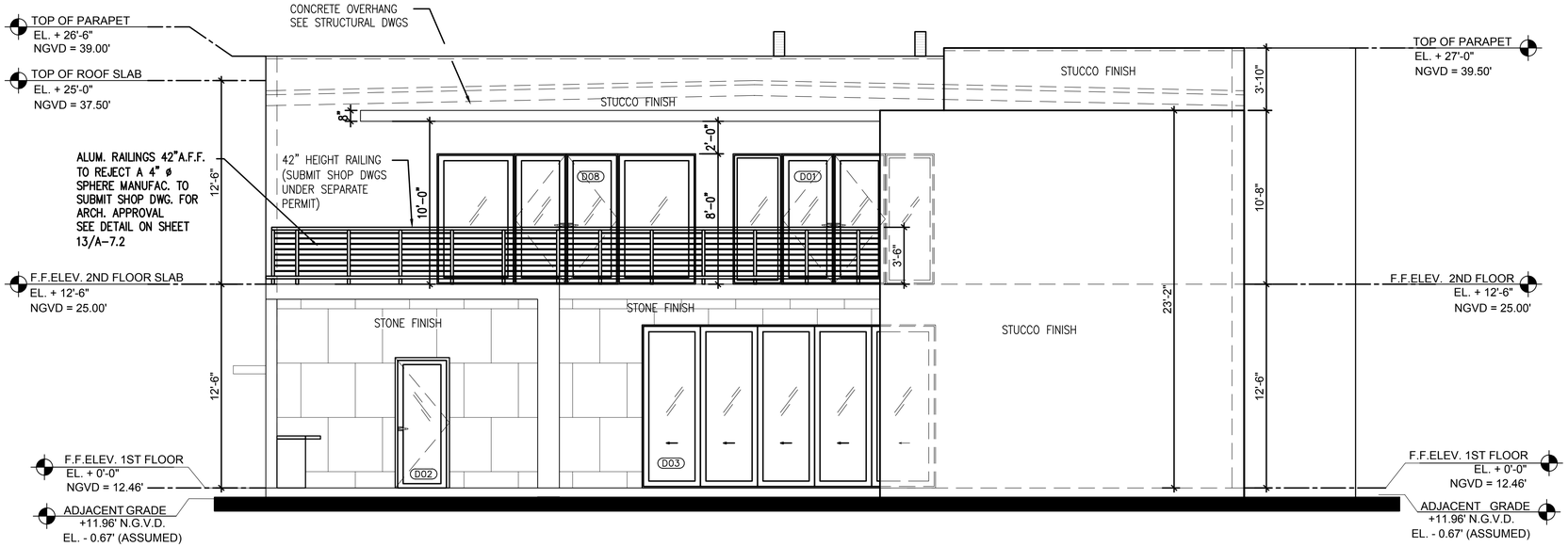
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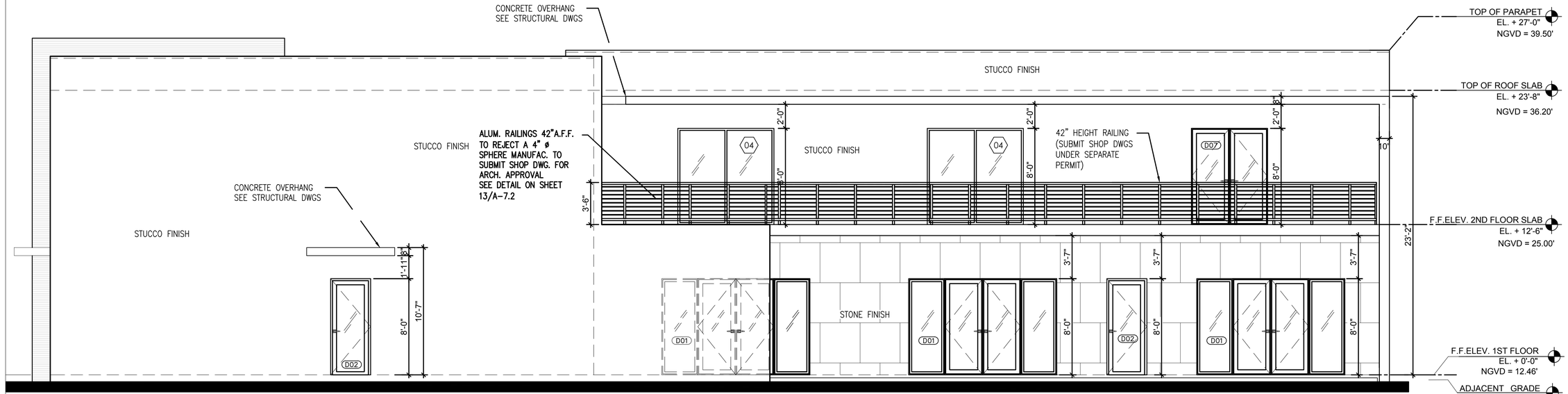
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3 EAST ELEVATION
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4 SOUTH ELEVATION
1/4" = 1'-0"

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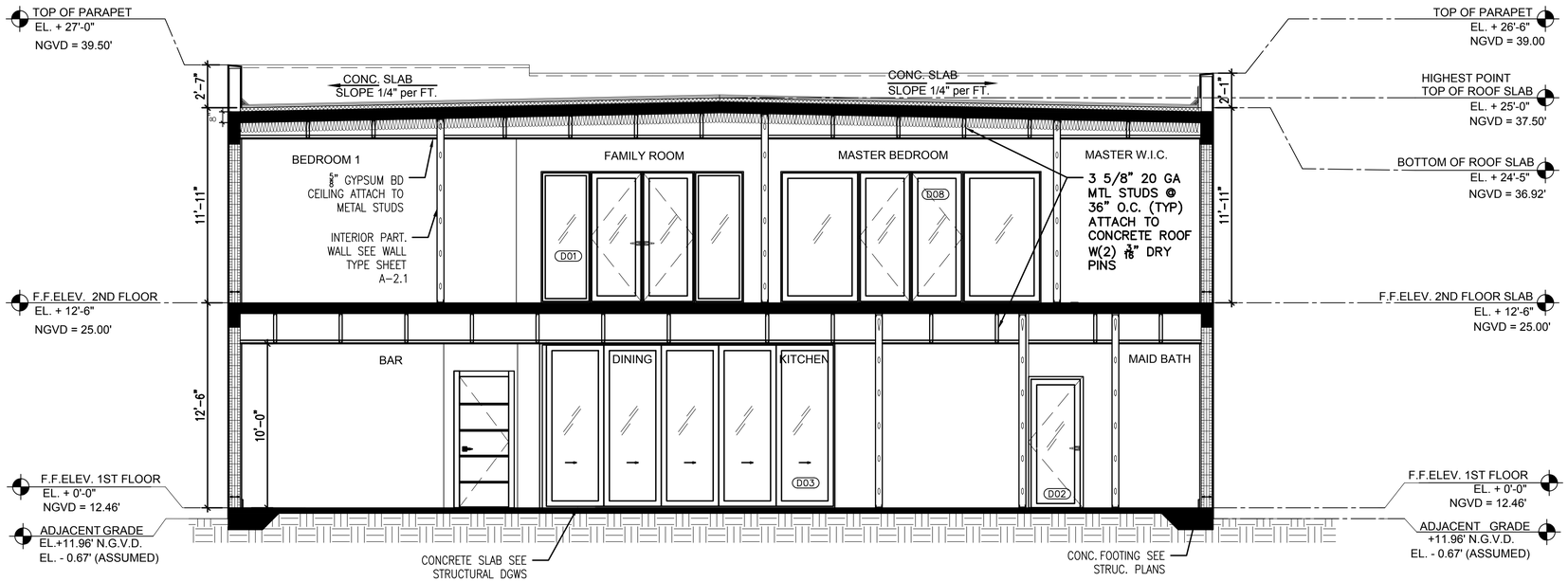
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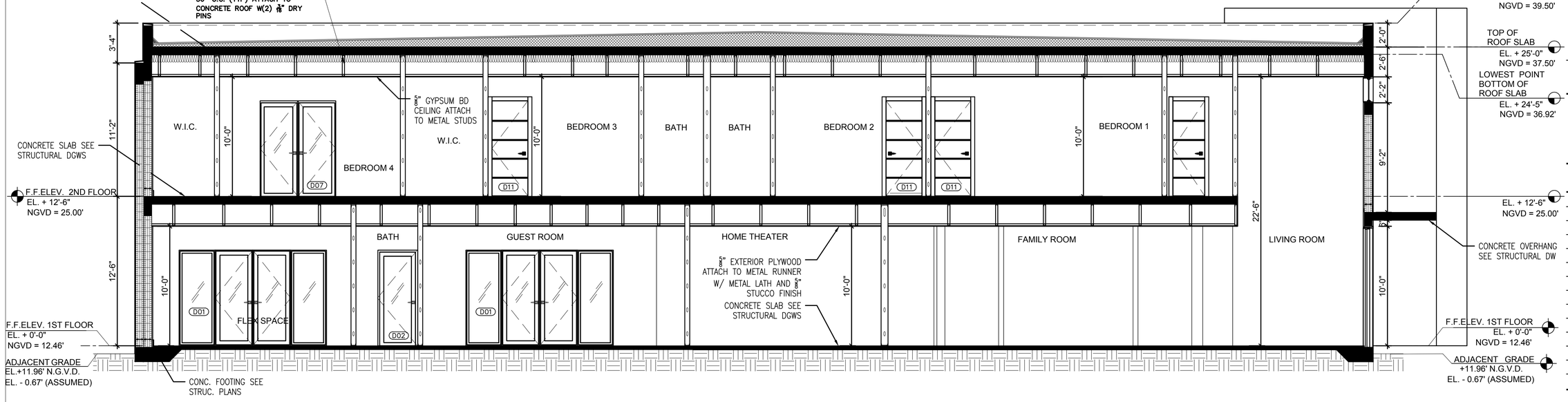
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1 SECTION 1
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2 SECTION 2
1/4" = 1'-0"

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DATE
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REVISION	DATE	BY

DRAWING NAME

BUILDING SECTIONS

DESING BY:
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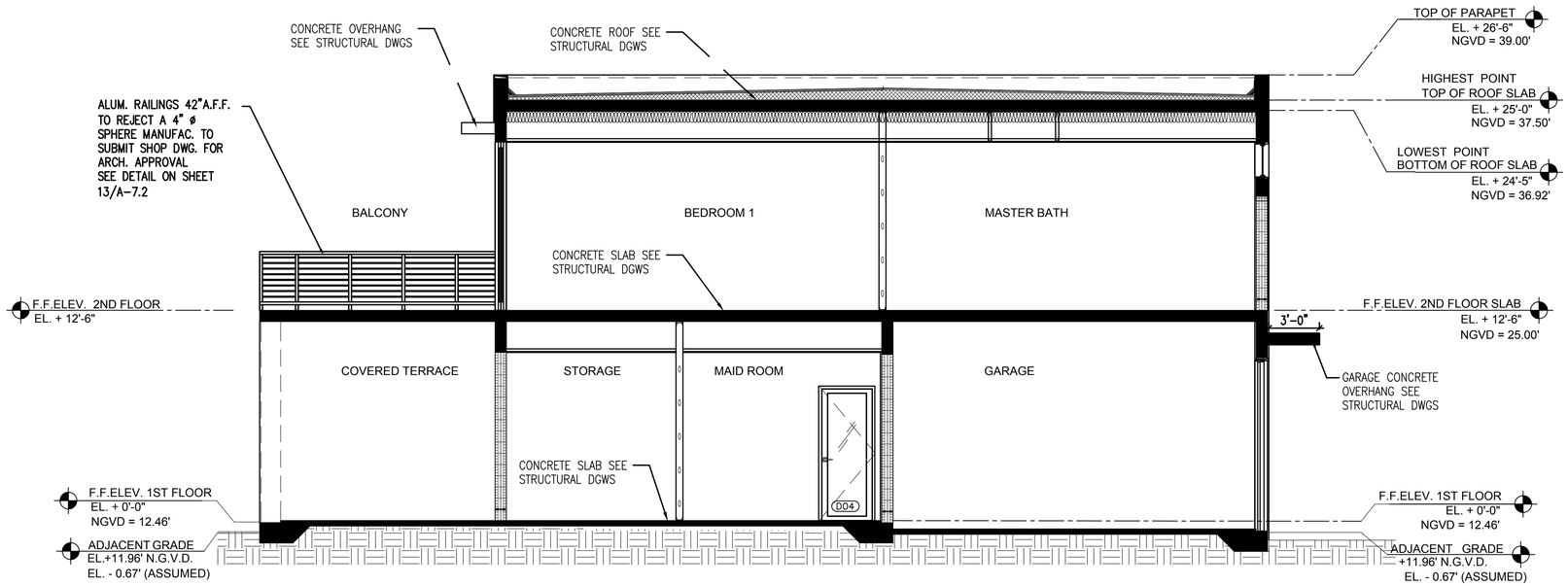
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1 SECTION 3
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REVISION	DATE	BY

DRAWING NAME

BUILDING
SECTIONS

DESING BY:
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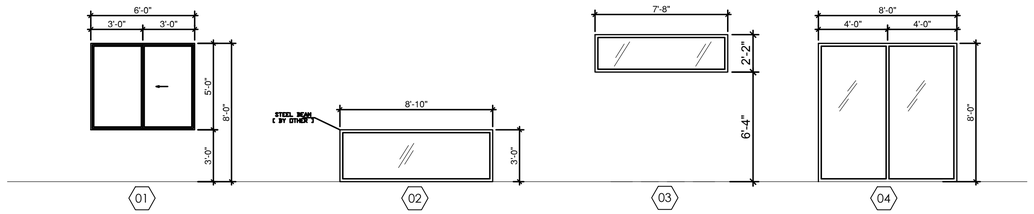
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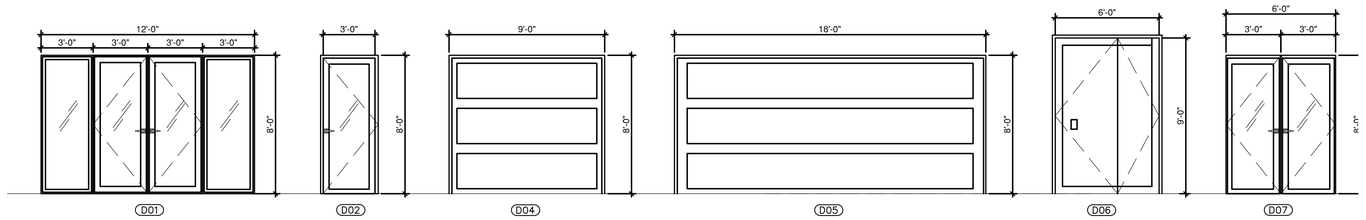
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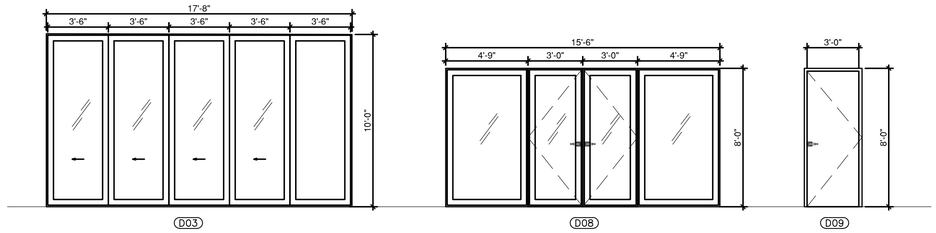
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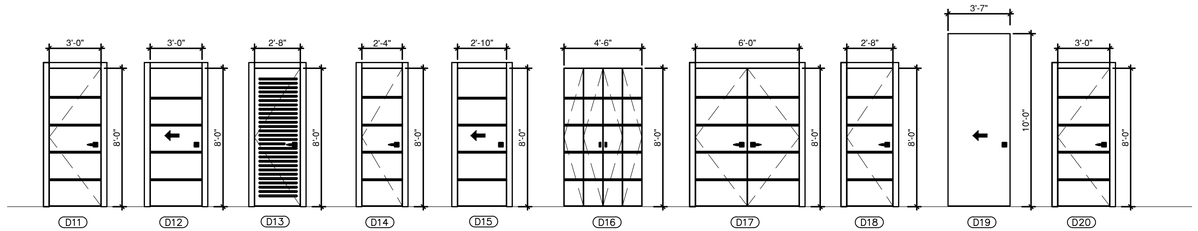
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1 PROPOSED WINDOWS & DOORS SCHEDULE

1/4" = 1'-0"

WINDOW SCHEDULE

NO.	TYPE	SIZE W	SIZE H	REMARKS	QTY.
1	ROLLER WINDOW	6'-0"	5'-0"	CAT. II SAFETY GLASS .	5
2	FIXED WINDOW	8'-10"	3'-0"	CAT. II SAFETY GLASS .	12
3	FIXED WINDOW	7'-8"	2'-2"	CAT. II SAFETY GLASS .	2
4	FIXED WINDOW	8'-0"	8'-0"	CAT. II SAFETY GLASS .	2

DOOR SCHEDULE

NO.	TYPE	SIZE W	SIZE H	SIZE THICK	REMARKS	QTY.
D01	DOUBLE FRENCH W/ SIDELITES	12'-0"	8'-0"		CAT. II SAFETY GLASS .	4
D02	SINGLE FRENCH	3'-0"	8'-0"		CAT. II SAFETY GLASS .	3
D03	5 PANEL SLIDER	17'-8"	10'-0"		CAT. II SAFETY GLASS .	1
D04	GARAGE DOOR	9'-0"	8'-0"		CAT. II SAFETY GLASS .	1
D05	GARAGE DOOR	18'-0"	8'-0"		CAT. II SAFETY GLASS .	1
D06	SWING DOOR	6'-0"	9'-0"		CAT. II SAFETY GLASS .	1
D07	DOUBLE FRENCH	6'-0"	8'-0"		CAT. II SAFETY GLASS .	1
D08	DOUBLE FRENCH W/ SIDELITES	15'-6"	8'-0"		CAT. II SAFETY GLASS .	1
D09	SWING DOOR	3'-0"	8'-0"	1 3/4"	SOLID W.D., FIRE RATED, PAINTED	1
D11	SWING DOOR	3'-0"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	19
D12	SWING DOOR	3'-0"	8'-0"	1 3/4"	SOLID W.D. POCKET PAINTED	2
D13	SWING DOOR	2'-8"	8'-0"	1 3/4"	LOUVERED W.D. PIVOT PAINTED	4
D14	SWING DOOR	2'-4"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	1
D15	SWING DOOR	2'-10"	8'-0"	1 3/4"	SOLID W.D. POCKET PAINTED	2
D16	BIFOLD DOOR	4'-6"	8'-0"	1 3/4"	SOLID W.D. BIFOLD PAINTED	1
D17	DOUBLE SWING DOOR	6'-0"	8'-0"	1 3/4"	SOLID W.D. DOUBLE PIVOT PAINTED	1
D18	SWING DOOR	2'-8"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	2
D19	SWING DOOR LVR	3'-7"	10'-0"	1 3/4"	CUSTOM W.D. SWING LOUVER	1
D20	SWING DOOR	3'-0"	8'-0"	1 3/4"	CONCEALED PANEL	3

WINDOW & DOOR NOTES

1. ALL WINDOWS TO BE IMPACT RESISTANT & MEET ASCE 7-94 WIND LOADS, MF'R TO SUPPLY DADE COUNTY APPROVAL LETTERS & SHOP DRAWINGS. ALL WINDOWS TO BE DADE COUNTY APPROVED + COMPLIANT WITH ALL APPLICABLE CODES.
2. ALL WINDOWS TO BE ESP BROWN FINISH WITH LIGHT GRAY TINTED IMPACT RESISTANT GLASS.
3. ALL DIMENSIONS SHOWN ARE WINDOW UNIT SIZES, CONTRACTOR TO VERIFY ALL MASONRY ROUGH OPENINGS DIMENSIONS WITH MANUFACTURER PRIOR TO FABRICATING WINDOWS. (TYPICAL)
4. FOR SAFETY GLAZING WINDOW, A SAFETY GLAZING MUST MEET OR EXCEED ANSI Z97.1-1984 AS PER FBC 1617.4.6.3 LAS EDITION.
5. SUBMIT WINDOWS SHOP DWGS UNDER SEPARATE PERMIT
6. PROVIDE LEVER TYPE HARDWARE ON ALL SWING DOORS.
7. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO SUBMITTAL TO THE CITY

THERMAL VALUES

CMU WALL INSULATION R-7.1
WOOD WALL INSULATION R-11
ROOF INSULATION R-30
ROOF INSULATION UNDER SLAB R-7.1
WINDOW U-VALUE 1.06
WINDOW SHGC 0.43

TABLE 43-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE	U - FACTOR	SOLAR HEAT COEFFIENT (SHGC)
SINGLE PANE CLEAR		
SINGLE PANE TINT	1.02	0.25
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

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DATE
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DRAWING NAME

PROPOSED
WINDOWS & DOORS

DESING BY:
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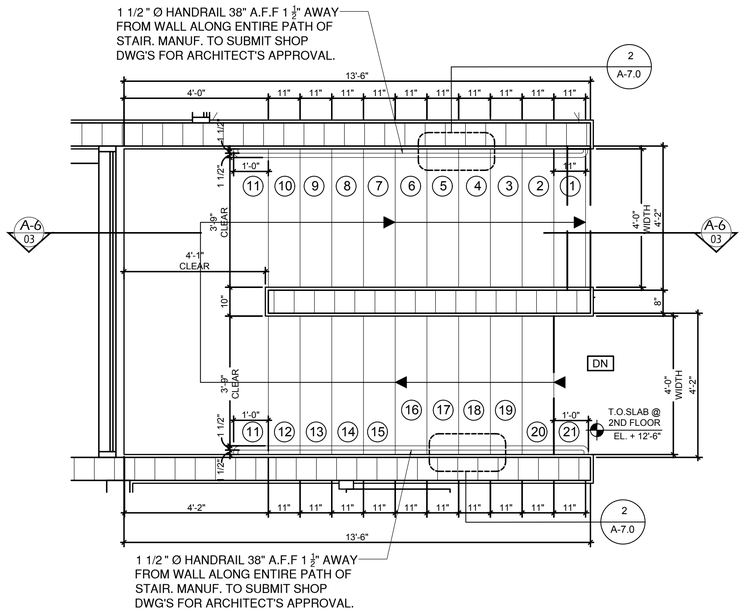
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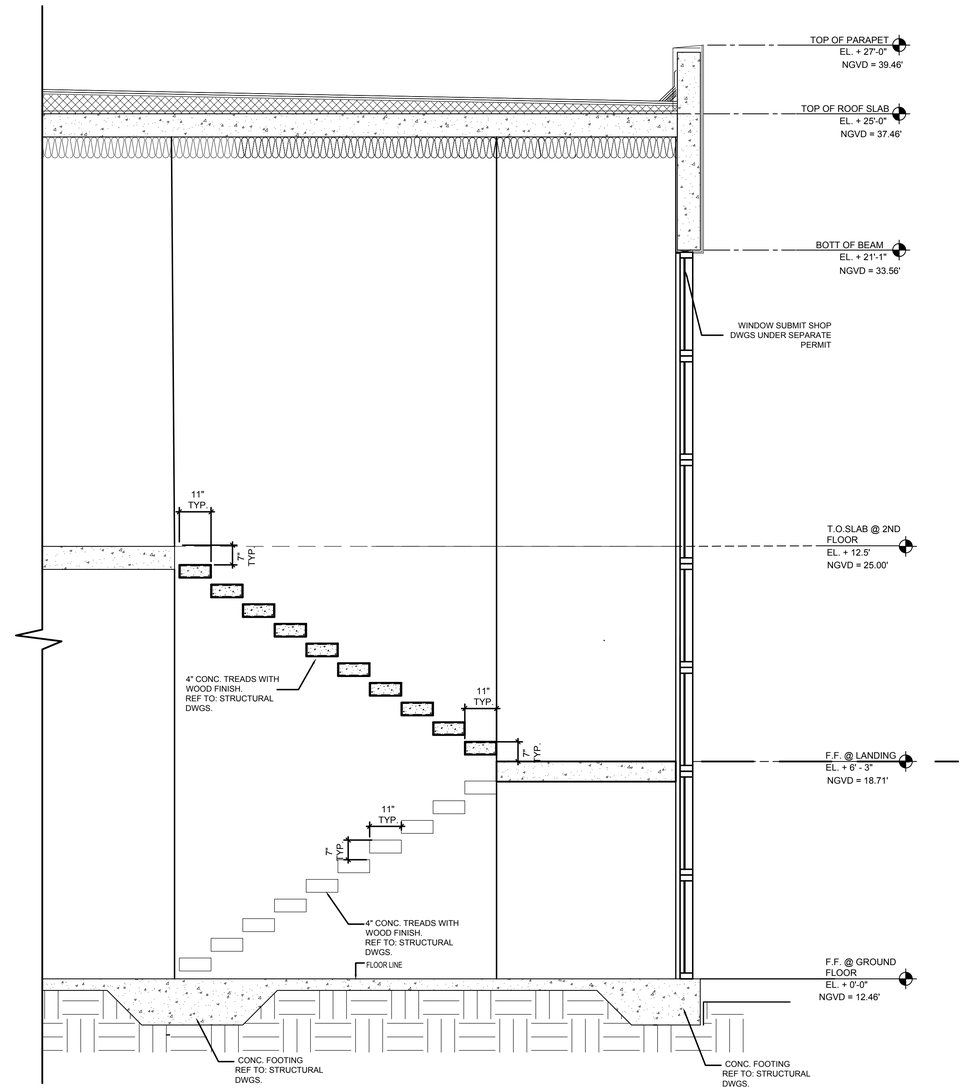
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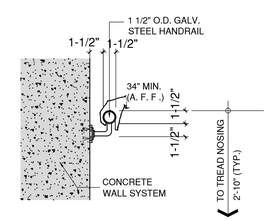
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1 STAIR - SECOND FLOOR PLAN
1/2" = 1'-0"



3 STAIR - SECTION A
1/2" = 1'-0"



HANDRAIL HEIGHT SHALL BE 34"-38" MEASURED VERTICALLY FROM THE SLOPED PLANE OF TREAD NOSINGS AS PER R311.7.7.1

5 / A-14 HANDRAIL DETAIL
N.T.S.

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DATE
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REVISION	DATE	BY

DRAWING NAME

STAIR DETAILS

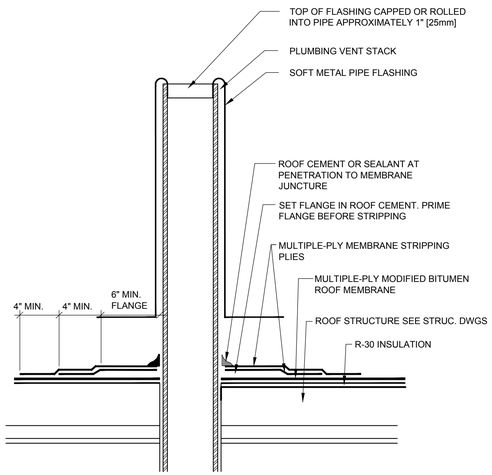
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ZECKY DA COSTA
DRAWN BY:
HUMBERTO LANTIGUA

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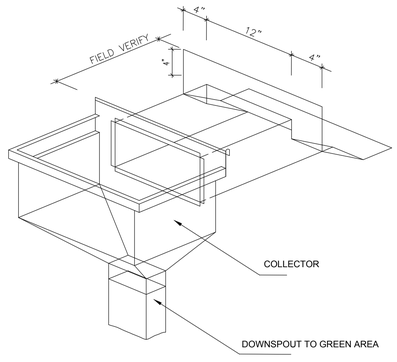
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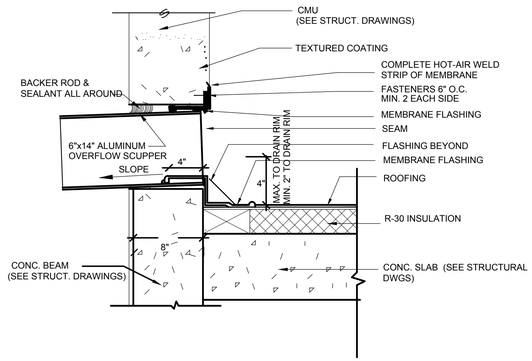


1 ROOF PLUMBING VENT
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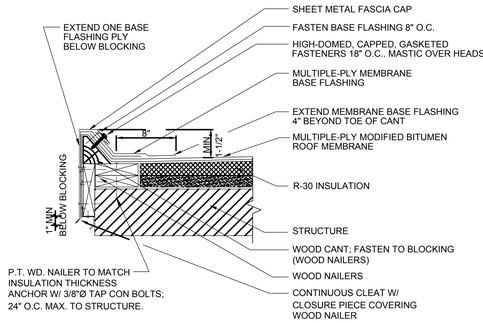
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N.T.S.



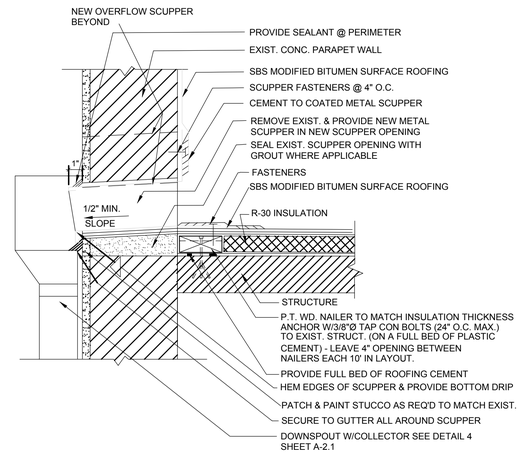
4 DOWNSPOUT DETAIL.
N.T.S.



3 EMERGENCY OVERFLOW SCUPPER
N.T.S.



5 RAISED PERIMETER ROOF DETAIL
N.T.S.



6 ROOF DRAINAGE DETAIL AT SCUPPER
N.T.S.

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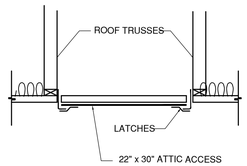
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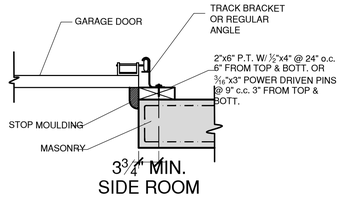
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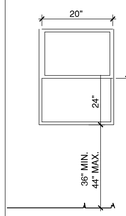


ATTIC ACCESS MUST BE LOCATED AT A POINT WHERE THERE IS A MINIMUM 30" HEADROOM. FBC'14 R806.1

1 ATTIC ACCESS DETAIL
N.T.S. (FOR LOCATION SEE FLOOR PLAN)



2 GARAGE DOOR JAMB DETAIL
N.T.S.



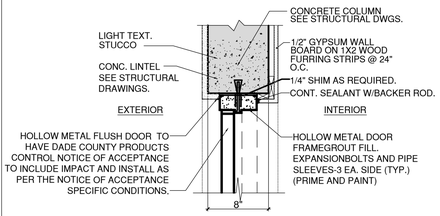
SECOND MEANS OF SCAPE WINDOWS

EGRESS WINDOW AS SECOND MEANS OF ESCAPE TO HAVE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. IN WIDTH, 24 IN. IN HEIGHT AND 5.7 SQ.FT. IN AREA. AS PER SECTION R310.1.3 F.B.C 2017 ED

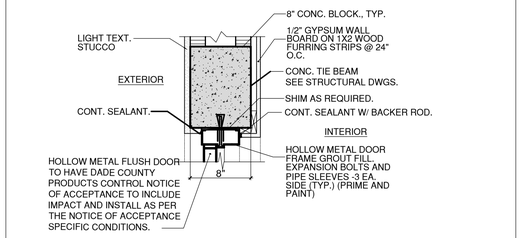
MAXIMUM HEIGHT FROM FLOOR:

THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR AS PER SECTION R310 F.B.C 2017 ED

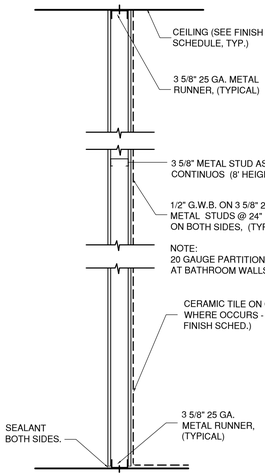
3 EGRESS WINDOW
N.T.S.



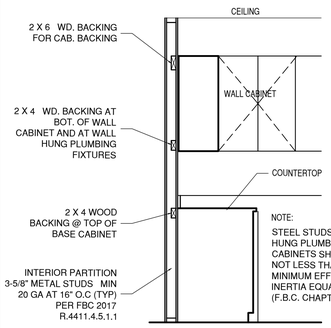
4 DOOR JAMB DETAIL
N.T.S.



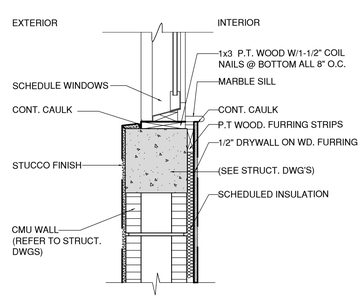
5 PRECAST WINDOWS ANCHOR DETAIL
N.T.S.



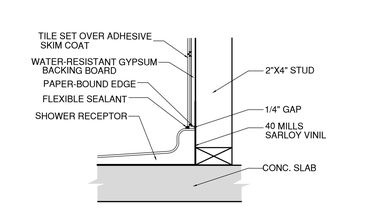
6 NON-RATED PARTITION
N.T.S.



7 WOOD BAKING DETAIL
N.T.S.



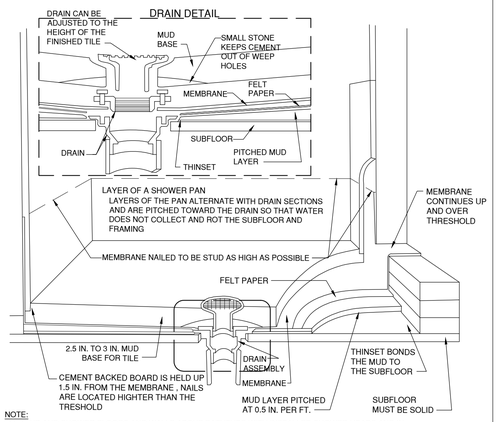
8 WINDOW SILL & ANCHOR DETAIL
N.T.S.



NOTE:

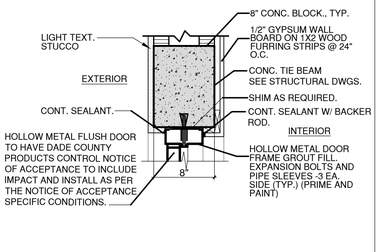
-SHOWER / BATHTUB COMPARTMENT MUST HAVE FLOOR SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS (DUROCK) TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN, AS PER F.B.C. 2017 ED.

9 WOOD BACKING DETAIL
N.T.S.

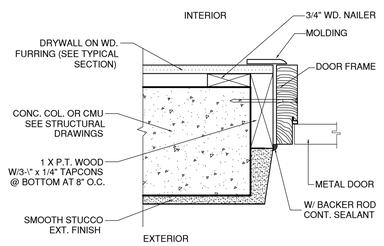


NOTE:
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. R307.2 F.B.C. 2017 ED.

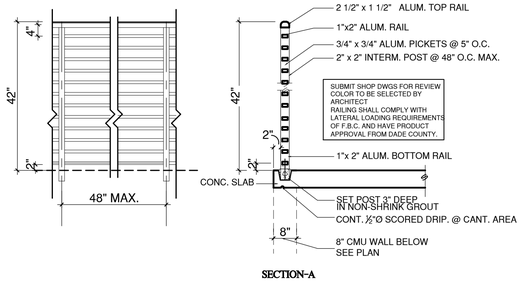
10 TYP. BATH LINER DETAIL
N.T.S.



11 DOOR HEAD DETAIL
N.T.S.



12 DOOR BUCK DETAIL
N.T.S.



SECTION-A

13 RAILING DETAIL
N.T.S.

ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL: JADELARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA JORGE ARTURO DE LA LLAMA AR0007707 REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY

DRAWING NAME

DETAILS

DESING BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

A-7.2

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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SYSTEM NO. BW-S 0001
ASSEMBLY RATINGS- 1 OR 2 HR.
2004 UL DIRECTORY
VOL. 2A P. 1146
L RATING AT AMBIENT-LESS THAN 1 CFM /sq. ft.
L RATING AT 400 F-LESS THAN 1 CFM/ sq. ft.
JOIN WIDTH- [" MAX.



1. FLOOR ASSEMBLY- MIN. 4" THICK REINFORCED.
2. WALL ASSEMBLY- THE 1 OR 2 HOURS FIRE RATED GYPSUM BOARD/ STEEL STUD WALL ASSEMBLY SHAL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANER SPECIFIED IN THE INDIVIDUAL U400 OR V400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTENCE DIRECTORY
   2A. STEEL FLOOR RUNNER, MIN. 25 GAUGE GALV. STEELCHANNELS SIZE TO ACOMMODATED STEEL STUDS. SECURED WITH STEEL FASTENERS SPACED 12" O.C.
   2B. STUDS. 3 5/8" WIDE. STUD SPACING MAX. 24" OC.
   2C. 5/8" THICK GYPSUM BOARD ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1" LONG ON EACH SIDE OF WALL FOR A 1 OR 2 HR. RATED WALLS.
3. FILL VOID OR CAVITY MATERIAL SEALANT, - MAX. SEPARATION BETWEN TOP OF FLOOR AND BOTTOM OF GYPSUM BOARD IS ["

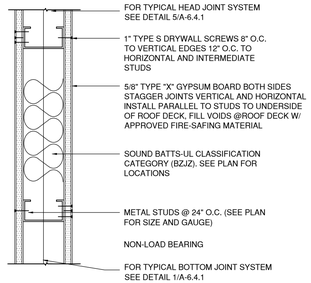
UL DESIGN LISTING: U–465
(1 Hr. INTEGRITY RATING)

SYSTEM NO. HW D 0003
ASSEMBLY RATINGS- 1 OR 2 HR.
2004 UL DIRECTORY
VOL. 2A P.- 1235
L RATING AT AMBIENT-LESS THAN 1 CFM /sq. ft.
L RATING AT 400 F-LESS THAN 1 CFM/ sq. ft.
JOIN WIDTH- [" MAX.



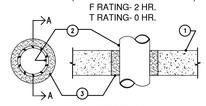
1. FLOOR ASSEMBLY- MIN. 4" THICK REINFORCED.
2. WALL ASSEMBLY- THE 1 OR 2 HOURS FIRE RATED GYPSUM BOARD/ STEEL STUD WALL ASSEMBLY SHAL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANER SPECIFIED IN THE INDIVIDUAL U400 OR V400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTENCE DIRECTORY
   2A. STEEL FLOOR AND CEILING RUNNER. MIN. 25 GAUGE GALV. STEEL CHANNELS SIZE TO ACCOMMODATED STEEL STUDS. SECURED WITH STEEL FASTENERS SPACED 12" O.C.
   2B. STUDS. 3 5/8" WIDE. STUD SPACING MAX 24 OC.
   2C. 5/8" THICK GYPSUM BOARD ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1" LONG ON EACH SIDE OF WALL FOR A 1 OR 2 HR. RATED WALLS.
3. FILL VOID OR CAVITY MATERIAL SEALANT, - MAX. SEPARATION BETWEN BOTTOM OF FLOOR AND TOP OF GYPSUM BOARD IS ["

UL DESIGN LISTING: U–465
(1 Hr. INTEGRITY RATING)



UL DESIGN LISTING: U–465
(1 Hr. INTEGRITY RATING)

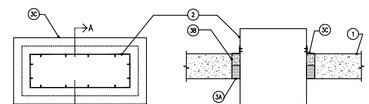
SYSTEM NO. CAJ1041
(FORMERLY SYSTEM NO. 283)
F RATING- 2 HR.
T RATING- 0 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN. 3-1/4 in. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCK*. MAX. DIAM. OF OPENING 6 in. .
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURES.
2. THROUGH PENETRANTSONE METALLIC PIPE, CONDUIT OR TUBING TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. A NOM. ANNULAR SPACE OF 3/4 in. IS REQUIRED WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
   A. STEEL PIPE NOM. 4 in. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.
   B. CONDUIT NOM. 4 in. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
3. FILL, VOID OR CAVITY MATERIAL*-PUTTY -MIN. 3-1/4 in. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF FLOOR OR WALL.
   NELSON FIRESTOP PRODUCTS- TYPE FSP PUTTY
   * BEARING THE UL CLASSIFICATION MARKING
   SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A 2004 EDITION, P. 1686

SYSTEM NO. CAJ7010
F RATING- 2 HR.
T RATING- 0 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN.4-1/2 in. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE.FLOOR OR MIN. 6 in. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE WALL. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX AREA OF OPENING IS 325 sq.in. WITH MAX DIMENSIONS OF 25 in.
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURES.
2. STEEL DUCT- NOM 24 BY 12 in. (OR SMALLER) NO. 28 GAUGE (OR HEAVIER) STEEL DUCT. ONE DUCT TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM WITH A NOM. 1/2 in. ANNULAR SPACE. STEEL DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.
3. FIRESTOP SYSTEM-THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
   A. PACKING MATERIAL- MIN 3 in.THICKNESS OF MIN 4 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR AND FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
   B. FILL, VOID OR CAVITY MATERIAL*-PUTTY -MIN. 1-1/2 in. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR WITH BOTH SURFACES OF WALL.
   EGS NELSON FIRESTOP- FSP PUTTY
   C. STEEL ANGLE- MIN. 1-1/2 in. WIDE BY 1-1/2in. HIGH BY 0.030 in. (NO. 22 MSG) THICK GALV. STEEL ANGLES CUT TO FIT THE CONTOUR OF THE DUCT WITH A 1 in. LAP ON THE TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL. LEGS OF ANGLES SECURED TO DUCT WITH MIN. NO. 12 SHEET METAL SCREWS , SPACED A MAX 4 in. oc.
   *BEARING THE UL CLASSIFICATION MAKING
   SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 2191

1 / A–8 TYPICAL JOINT SYSTEM. FIRE RESISTANT WALLS / FIRE RESISTANT CEILING

SCALE: N.T.S.

2 / A–8 TYPICAL FIRE RATED PARTITION DETAIL

SCALE: 2" = 1'–0" SEE UL. FIRE RESISTANCE DIRECTORY VOL.1, 2004 EDITION, PG. 832 FOR ADDITIONAL INFO.

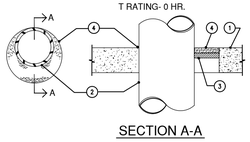
3 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

4 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

SYSTEM NO. CAJ1001
(FORMERLY SYSTEM NO. 49)
F RATING- 3 HR.
T RATING- 0 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY-MIN 4-1/2 in THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAM. OF CIRCULAR THROUGH OPENING IS 22-1/2"IN.
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURES.

1A. STEEL SLEEVE - (OPTIONAL, NOT SHOWN)- NOM 12 in. DIAM. (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE SLEEVE CAST INTO CONCRETE FLOOR OR WALL. SLEEVE TO BE FLUSH WITH OR PROJECT MAX 2 in. FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL.

2. PIPE OR CONDUIT-NOM. 20 IN. DIAM. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE, NOM 6 in. DIAM. (OR SMALLER) RIGID STEEL CONDUIT OR TYPE L (OR HEAVIER) COPPER TUBE, NOM 4 in. DIAM. (OR SMALLER) CAST IRON PIPE OR STEEL EMT. MAX ONE PIPE OR CONDUIT PER THROUGH OPENING . MAX ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING NOT TO EXCEED 2-1/2 in. MIN. ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING IS ZERO IN. (POINT CONTACT). PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.

3. PACKING MATERIAL- POLYETHYLENE BACKER ROD OR NOM 1 in. THICKNESS OF TIGHTLY-PACKED CERAMIC (ALUMINA SILICA) FIBER BLANKET, MINERAL-WOOL BATT OR GLASS FIBER INSULATION MATERIAL USED AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF CAULK FILL MATERIAL (ITEM 4). AS AN ALTERNATE WHEN MAX PIPE SIZE IS 10 in. DIAM. AND WHEN MAX ANNULAR SPACE IS 1 in. A MIN. 1 in. THICKNESS OF TIGHTLY-PACKED CERAMIC FIBER BLANKET OR MINERAL-WOOL BATT PACKING MATERIAL MAY BE RECESSED MIN 1-/2 in. FROM BOTTOM SURFACE OF FLOOR OR FROM EITHER SIDE OF WALL.

4. FILL, VOID OR CAVITY MATERIALS-CAULK- APPLIED TO FILL ANNULAR SPACE TO THE MIN. THICKNESS SHOWN IN THE FOLLOWING TABLE:

MAX. PIPE DIAM. IN.	MAX ANNULAR SPACE IN	PACKING MATERIAL TYPE (a)	MIN CALUK THKNS IN
10	1	BR, CF, GF OR MW	1/2 (b)
10	1	CF OR MW	1/2 (C)
20	2-1/2	BR, CF, GF OR MW	1 (b)

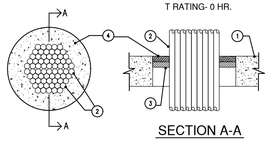
(a) BR= POLYETHYLENE BACKER ROD
CF= CERAMIC FIBER BLANKET.
GF= GLASS FIBER INSULATION
MW= MINERAL-WOOL BATT

(b) CAULK INSTALLED FLUSH WITH TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL

(C) CAULK INSTALLED FLUSH WITH BOTTOM SURFACE OF FLOOR OR ONE SURFACE OF WALL

3M COMPANY- TYPE CP 25WB
* BEARING THE UL CLASSIFICATION MARKING
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 1676

SYSTEM NO. CAJ3021
(FORMERLY SYSTEM NO. 240)
F RATING- 2 HR.
T RATING- 0 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN.4-1/2 in. THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCK*. MAX. DIAM. OF OPENING IS 6-1/4 in. .
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANFACTURES.

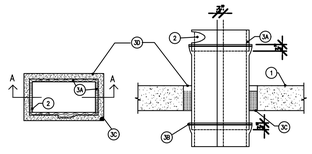
1A. STEEL SLEEVE - (OPTIONAL, NOT SHOWN)- NOM 4 in. DIAM. (OR SAMLLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE SLEEVE CAST INTO FLOOR OR WALL ASSEMBLY. SLEEVE TO BE FLUSH WITH FLOOR OR WALL SURFACES.

2. CABLES- MIN. 12 PERCENT TO MAX 40 PERCENT FILL AREA PER MAX 4 in. DIAM. STEEL SLEEVED THROUGH OPENING . MIN. 20 PERCENT TO MAX 40 PERCENT FILL AREA PER MAX 6-1/4 in. DIAM. UNSLEEVED THROUGH OPENING. CABLES TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF CABLE MAY BE USED:
   A. MAX. NO. 12 AWG MULTIPLE COPPER CONDUCTOR POWER & CONTROL CABLES WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET MATERIALS.
   B. MULTIPLE FIBER OPTICAL COMMUNICATION CABLE JACKETED WITH PVC AND HAVING A MAX OUTSIDE DIAM. OF 3/4in. .
   C. MAX 150 PAIR NO. 24 AWG COPPER CONDUCTOR TELEPHONE CABLES PVC INSULATION AND JACKET MATERIALS

3. PACKING MATERIAL- NOM. 1 in. THICKNESS OF CERAMIC (ALUMINUM SILICA) FIBER BLANKET OR MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED MIN. 1 in. FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL.

4. FILL, VOID , OR CAVITY MATERIALS*-PUTTY-MOLDABLE PUTTY MATERIAL KNEADED BY HAND AND APPLIED TO FILL ANNULAR SPACE (AND INTERSTICES BETWEEN CABLES TO MAX EXTENT POSSIBLE) TO A MIN. DEPTH OF 1 in. FLUSH WITH TOP SURFACE OF FLOOR. IN WALL ASSEMBLIES, REQUIRED PUTTY DEPTH TO BE INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL.
   3M COMPANY-TYPE MPS-2
   *BEARING THE UL CLASSIFICATION MARKING
   SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 1989

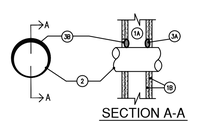
SYSTEM NO. CAJ7012
F RATING- 1 HR.
T RATING- 1 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN.4-1/2 in. THICK REINFORCED NORMAL WEIGHT (140-150 PCF) CONCRETE. FLOOR OR MIN. 4-3/4 in. THICK REINFORCED NORMAL WEIGHT CONCRETE WALL. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX AREA OF OPENING IS 3069 sq.in. WITH A MAX. DIMENSION OF 93 in.
2. THROUGHT-PENETRANTONE STEEL DUCT TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM. DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES OF THROUGH-PENETRANTS MAY BE USED:
   STEEL AIR DUCT-MIN. 0.021 in. THICK CARBON STEEL DUCT HAVING A MAX PERIMETER DIMENSION OF 216 in. AND A MAX INDIVIDUAL DIMENSION OF 84 in. DUCTS WITH ANY DIMENSION GREATER THAN 39 in., SHALL BE PROVIDED WITH INTERMEDIATE REINFORCEMENT IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS. REINFORCEMENT TO CONSIST OF MIN 1 1/2 IN BY 1 1/2 IN BY 1.8 IN THICK TRANSVERSE STIFFENING ANGLES, APPROXIMATELY 2 IN LESS IN LENGTH THAN THE MAX DIMENSION, SCREW ATTACHED 8 IN OC TO THE DUCT 3 IN. BEYOND THE TOP SURFACE OF THE FLOOR AND BOTH SURFACES OF THE WALL.
3. FIRE STOP SYSTEM-THE FIRE STOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
   A. DUCT WRAP MATERIALS* NOM 1-1/2 in. THICK, 6 PCF REFRACTORY CERAMIC BLANKET TOTALLY ENCAPSULATED WITHIN FOIL-SCRIM FACERS. THE STEEL DUCT SHALL BE WRAPPED WITH ONE LAYER OF DUCT WRAP INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, MAINTAINING MIN. 3 in. TRANSVERSE AND LONGITUDINAL OVERLAPS. ALL CUT EDGES AND ENDS SHALL BE SEALED WITH 3 in. WIDE PRESSURE SENSITIVE ALUMINUM FOIL TAPE. A NOMINAL ANNULAR SPACE OF 3 in. IS REQUIRED BETWEEN THE INSULATED DUCT AND THE PERIPHERY OF THE OPENING.
      * THERMAL CERAMICS INC- FIRE MASTER DUCT WRAP OR FIRE MASTER DUCT WRAP+
   B. STEEL BANDING STRAPS- 1/2in. WIDE BY 0.015 in. THICK CARBON STEEL BANDING STRAPS USED IN CONJUNCTION WITH MIN1 in. LONG STAINLESS STEEL CRIMP CLIPS. BANDING STRAPS SPACED A MAX 12 in. OC AND 3 IN. FROM TRANSVERSE JOINTS OF DUCT WRAP.
   C. PACKING MATERIAL- MIN. 4-1/4 in. THICKNESS OF UNFACED SCRAP DUCT WRAP MATERIAL OR 3 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM THE TOP SURFACE OF THE FLOOR OR BOTH SURFACES OF WALL TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
   D. FILL, VOID OR CAVITY MATERIAL*-CAULK -MIN. 1/2in. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL.
      *TREMCO, INC.-FYRE-SIL SEALANT OF FYRE SIL S/L SEALANT (FOR FLOOR ASSEMBLIES ONLY)
   * BEARING THE UL CLASSIFICATION MARK
   SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 2192

SYSTEM NO. WL2082
F RATING- 1 AND 2 HR. (SEE ITEM 1)
T RATING- 1 HR.



SECTION A-A

1. WALL ASSEMBLY- THE FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 BY 4 IN. LUMBER SPACED 16 IN. OC. STEEL STUDS TO BE MIN 2-1/2 IN. WIDE AND SPACED MAX 24 IN. OC. THE OPENING IN THE WALL TO ACCOMODATE THE THROUGH PENETRANT (ITEM 2) SHALL BE FRAMED ON ALL SIDES WITHIN THE STUD CAVITY USING SHORT LENGTHS OF STUD INSTALLED BETWEEN THE VERTICAL STUD MEMBERS.
   B. WALLBOARD, GYPSUM* - ONE OR TWO LAYERS OF NOM 1/2 OR 5/8 IN. THICK GYPSUM WALLBOARD AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 22 IN. FOR STEEL STUD WALLS. MAX DIAM. OF OPENING IS 14 1/2 IN. FOR WOOD STUD WALLS.
2. THROUGH PENETRANTS - ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND PERIPHERY OF OPENING SHALL BE MIN 0 IN. (POINT CONTACT) AND MAX 2 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONSUITS, OR TUBING MAY BE USED:
   A. STEEL PIPE - NOM 20 IN. DIAM. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
   B. IRON PIPE - NOM 20 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. COPPER TUBING - NOM 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
3. FIRE STOP DEVICE -GALV. STEEL COLLAR LINED WITH INTUMESCENT WRAP STRIPS SIZED TO FIT THE SPECIFIC DIAM. OF THE THROUGH-PENETRANT. PRIOR TO THE INSTALLATION OF THE DEVICE INTO THE OPENING, THE GYPSUM WALLBOARD IS TO BE NOTCHED ON ONE SIDE OF WALL TO ALLOW THE INSERTION OF THE DEVICE WITH THE HOSE CLAMP INTO THE OPENING. NOTCHED OPENING TO BE COMPLETELY FILLED WITH FILL, VOID OR CAVITY MATERIAL (ITEM 4). DEVICE SHALL BE INSTALLED AROUND THROUGH-PENETRANT IN ACCORDANCE WITH ACCOMPANYING INSTALLATION INSTRUCTIONS. THE DEVICE SIZE, DIAM. OF OPENING IN WALL AND ANNULAR SPACE BETWEEN PIPE AND PERIPHERY OF OPENING IS DEPENDENT UPON THE PIPE DIAM. AS SHOWN IN THE FOLLOWING TABLE:

MAX. PIPE DIAM. (IN.)	DEVICE SIZE	DIAM. OF OPENING (IN.)	ANNULAR SPACE
2	TS2	3-1/2	9/16
3	TS3	4-3/4	5/8

TREMCO INC. - FYRE-CAN SLEEVE
THE FIRE CAN MANUFACTURING CO., INCFYRE-CAN SLEEVE

4. FILL, VOID OR CAVITY MATERIAL* - CAULK - MIN. 1/4 IN. BEAD OF FILL MATERIAL TO BE APPLIED AT THE INTERFACE OF THE GYPSUM WALL AND FIRE STOP DEVICE AND AT THE INTERFACE OF THE PIPE AND FIRE STOP DEVICE. ADDITIONAL FILL MATERIAL TO BE APPLIED TO FILL THE NOTCH CREATED FOR THE HOSE CLAMP TO THE FULL DEPTH OF THE WALLBOARD.
   TREMCO INC. - TREMSTOP WBM
   * BEARING THE UL CLASSIFICATION MARKING
   SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 3078

5 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

6 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

7 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

8 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

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DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL: JADELARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA JORGE ARTURO DE LA LLAMA AR0007707 REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
DN: c=US, serialNumber=AATL20231127325, cn=Jorge A. de la Llama, email=jade@archaad.com
Date: 2025.01.28 09:51:55 -05'00'

DRAWING NAME

EXPANSION JOINT DETAILS

DESING BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

A-8

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

4/17/2025 9:20:54 AM

Contact Name:	LUIS JUNCO
Contact Email:	JUNCOINVESTMENT@GMAIL.COM
Tracking Number:	UP25035137
Reviews to rework:	INPI
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

5/30/2025 5:11:06 PM

Contact Name:	Luis Junco
Contact Email:	JUNCOINVESTMENT@GMAIL.COM
Tracking Number:	2025013747
Reviews to rework:	WASA,DERM,DPAD,OTDS,PWIF
Comments:	

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 # BL2025-0117

SUB PERMIT # _____

INSTRUCTIONS

STEP 1. APPLICATION WHICH MUST BE SIGNED BY THE PROPERTY OWNER & QUALIFIER; BOTH SIGNATURES MUST BE NOTARIZED. PERMITS/PLANS DROP OFF CLOSES @ 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.

STEP 3. PROJECTS OVER $2,500 REQUIRE RECORDED NOTICE OF COMMENCEMENT POSTED AT JOBSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

APPLICATION

JOB ADDRESS: 13100 S.W 80th AVE **FOLIO #:** 20-5015-006-0770

DESCRIPTION OF WORK: DEMOLITION **FLOOD ZONE:** X AH7 AE7 AE10 AE11

VALUE OF WORK: $12,000 **PROJECT SQ. FT.:** 7460 **NO. OF FLOORS:** 2

CONTACT: LUIS JUNCO **EMAIL:** JUNCO@EMCHOSA.COM **PHONE:** 786-710-3888

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	✓	$_____	
ZONING							

PROPERTY OWNER	
NAME	FPM Pinecrest 8 LLC
ADDRESS	13100 S.W. 80 AVE
PHONE	786. 710. 3888
EMAIL	JUNCO@EMCHUSA.COM.

CONTRACTOR	
COMPANY	EMCH. ECOMODERN CUSTOM HOMES LLC
QUALIFIER	Jorge de la Llama
ADDRESS	522 MADEIRA AVE.
LICENSE #	CGC 1526902
PHONE	305-249-0471
EMAIL	delallamaarchitecture@GMAIL.COM.

ARCHITECT	
NAME	JORGE DE LA LLAMA
LICENSE #	AR. 0007707
PHONE	305-461-5590
EMAIL	delallamaarchitecture@GMAIL.COM

ENGINEER	
NAME	
LICENSE #	
PHONE	
EMAIL	

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		

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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

Luis Junco

PRINT NAME SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF JAN 2025.

SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA

SEAL:

NOTARY PUBLIC STATE OF FLORIDA Expires 2/1/2028 Ramses Terrero My Commission HH 487970

PERSONALLY KNOWN ✓ OR, PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

SIGNATURE OF CONTRACTOR QUALIFIER

JORGE A. DE LA LLANA.

PRINT NAME SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF JAN 2025.

SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA

SEAL:

NOTARY PUBLIC STATE OF FLORIDA Expires 2/1/2028 Ramses Terrero My Commission HH 487970

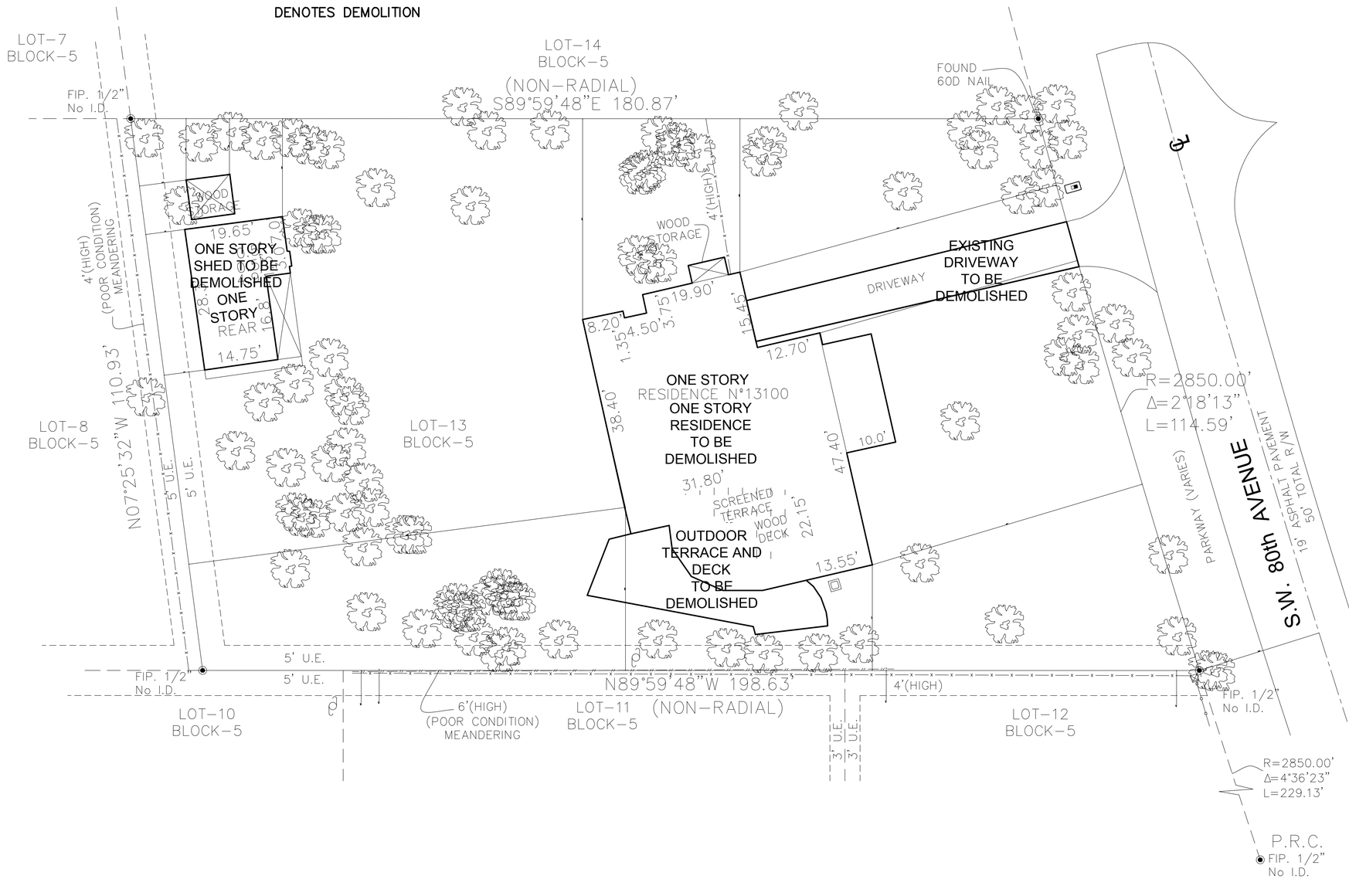
PERSONALLY KNOWN ✓ OR, PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

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THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC, BEFORE COMMENCING ANY WORK.



1 DEMOLITION PLAN
3/32" = 1'-0"

GENERAL DEMOLITION NOTES -1

1. THE GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE TO CARRY OUT THIS DEMOLITION PROJECT IN FULL COMPLIANCE WITH THE "FLORIDA EXISTING BUILDING CODE (F.E.B.C.) 2010 IN ALL ASPECTS.

2. G.C. IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.

3. G.C. IS RESPONSIBLE FOR THE STORAGE AND DISPOSAL OF DEBRIS CAUSED BY ANY DEMOLITION REQUIRED BY THIS JOB.

4. G.C. IS RESPONSIBLE FOR PROVIDING BARRICADES TO STOP ANY PEDESTRIAN TRAFFIC AT THE AREA OF CONSTRUCTION.

5. IN THE EVENT THAT ANY DISCREPANCIES ARE FOUND DURING THE DEMOLITION STAGE, THE G.C. IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT/ ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

6. ALL ELECTRICAL OUTLETS, FIXTURES, EQUIPMENT, ETC. BEING REMOVED SHALL HAVE ALL WIRES PULLED BACK ALL THE WAY TO THE POINT OF ORIGIN.

7. ALL ABANDONED PLUMBING PIPES BELOW SLAB AND INSIDE WALLS SHALL BE CAPPED OFF.

8. G.C. SHALL KEEP THE JOB SITE CLEAN AND CLEAR OF ANY DEBRIS THAT MAY OCCUR DUE TO THE SCOPE OF WORK.

9. G.C. IS RESPONSIBLE FOR PATCHING UP ANY AREAS DAMAGED DUE TO THE DEMOLITION OR CONSTRUCTION OF THIS PROJECT.

10. G.C. IS RESPONSIBLE FOR PROVIDING AN ASBESTOS REPORT PRIOR TO THE REMOVAL OF ANY MATERIALS.

11. G.C. SHALL DISCONNECT ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK.

12. TGC TO ENSURE ALL WORK CONFORMS TO THE MALL RULES AND REGULATIONS FOR TENANT CONSTRUCTION.

13. TGC TO COORDINATE EXTERIOR OPENINGS / REPAIRS AND FINISHING WITH MALL OPERATIONS. MALL SPECIFIED VENDORS MAY REQUIRED.

14. NO EXPOSED SECURITY DEVICES PERMITTED

15. TGC TO COORDINATE ALL SAW CUTS AND TRENCHING WITH MALL IN ADVANCE.

KEY NOTES FOR DEMOLITION PLAN

1. EXISTING EXTERIOR DOOR / WINDOW TO REMOVE REFILL OPENING TO MATCH EXISTING CONSTRUCTION SEE STRUCTURAL DWGS. SEE STRUCTURAL DWGS SHEET S-04
2. REMOVE ALL EXISTING FLOORING AND WALL BASE THROUGHOUT THE SCOPE OF WORK. PREPARE SLAB TO RECEIVE NEW FINISH AS SCHEDULED.
3. EXISTING CEILING AND ALL LIGHTING FIXTURES TO BE REMOVE.
4. EXISTING PARTITION WALL, INTERIOR STORE FRONT SYSTEM DOORS TO REMOVE
5. REMOVE EXISTING PLUMBING FIXTURES. CAP AND SEAL UNUSED PIPES. REFER TO PLUMBING DRAWINGS.
6. REMOVE EXISTING VAULT.
7. NEW WALL OPENING FOR ENTRY DOOR SEE STRUCTURAL PLANS COORDINATE CONSTRUCTION SEQUENCE WITH GC TO KEEP MAIN ENTRANCE AVAILABLE ALL TIME. SEE STRUCTURAL DWGS SHEET S-04
8. REMOVE EXISTING PNEUMATIC BANK TUBE SYSTEM.
9. EXISTING ROOF ACCESS TO BE ABANDONED AND SEAL.

DEMOLITION NOTES - 2

Demolition Comments:
•Any existing equipment or component in or pertaining to the premises that is being abandoned must be demolished completely and properly removed from premises.
•All above ground utility lines not to be reused must be removed to point of origin. All under slab utility lines to be cut, capped and sealed per code.
•All roof mounted equipment above the leased premises not to be reused must be removed by tenant GC at tenant expense. Roof must be properly patched by Mall required Roofer. Roof curbs must be removed and roof patched – do not cap. Coordinate all work with Mall Operations Director.
•Slab requirements:
Slab on grade: Tenant's General Contractor shall advise the Operation Team prior to any slab modifications or removal. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other underslab condition. (Nondestructive verification maybe required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.
Elevated Slabs: Tenant's General Contractor shall advise the Operations Team prior to any slab modification or removal. If any elevated slab is to be modified in anyway (drilled, cored, or penetrated), tenant shall provide stamped and certified drawings by a licensed structural engineered certified in the local jurisdiction. All penetrations shall be CORE BORED ONLY. Saw cutting, jack hammering, and trenching is strictly prohibited. All penetrations shall be sleeved, sealed, fire stopped, and waterproofed. The penetration sleeve shall extend a minimum of 4" on either side of the slab and be labeled with the required NFPA rating. Tenant GC shall verify that Work shall not conflict with any existing structural, utility, or other underslab condition. (Nondestructive verification maybe required.) Any damage or downtime caused by Tenant's work shall be repaired and reimbursed at Tenant's expense.

DRAWING LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING TO BE DEMOLISHED

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL: JADELARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA JORGE ARTURO DE LA LLAMA AR0007707 REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY

Jorge A. de la Llama

Digitally signed by Jorge A. de la Llama
DN: c=US, serialNumber=AATL2023 1127325021, o=Jorge A. de la Llama, cn=Jorge A. de la Llama, email=jadllarch@aol.com
Date: 2025.01.14 20:22:52 -05'00'

DRAWING NAME

DEMOLITION PLAN

DESING BY:
ZECKY DA COSTA
DRAWN BY:
HUMBERTO LANTIGUA

SHEET N0.

D-1

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DRAINAGE REPORT

FOR

PINECREST P8
13100 SW 80 AVENUE
PINECREST, FLORIDA 33156



This item has been digitally signed and sealed by Juan C. Muniz, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

03-11-2025

Juan C. Muniz, PE #55484

Prepared by:

JCM CONSULTANTS
8401 S.W. 184 STREET
PALMETTO BAY, FLORIDA 33157
305-772-0088

JANUARY 2025

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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I. PROJECT DESCRIPTION

The project consists of a new single family home addition.

II. EXISTING CONDITIONS (Vacant)

Site Area = 20,786 SF
Pervious Area = 16,440 SF
Impervious Area = 4,346 SF

III. PROPOSED SITE DISTRIBUTION

Site Area = 20,786 SF
Pervious Area = 9,990 SF
Impervious Area = 10,796 SF

IV. REQUIRED STORAGE

Rainfall Amount (P) = 9.5 inches
Average October Water Table Elevation = 3.50' N.G.V.D.
Average Pervious Elevation = 11.0
Depth to water table = 11.0' – 3.50' = 8.5'
Compacted Soil Storage = 8.175'*
**According to Section 8.4.2 "Ground Storage" from the South Florida Water Management District's "Management and Storage of Surface Waters Permit Information Manual, Volume IV", compacted, cumulative water storage.*

Existing Conditions
S = (Pervious Area/ Site Area)*(Compacted Soil Storage) = (16,440/20,786)*8.175
S(exist.) = 6.46 in
Runoff (R) = (P-0.2S)^2/(P+0.8S) = 4.59 in
Volume of Runoff (V) = A*R/12 = **7,950CF**

Proposed Conditions
S = (Pervious Area/ Site Area)*(Compacted Soil Storage) = (9,990/20,786)*8.175
S(proposed) = 3.93 in
Runoff (R) = (P-0.2S)^2/(P+0.8S) = 6.32 in
Volume of Runoff (V) = A*R/12 = **10,983 CF**

10,983 CF – 7,950 CF = 3.033 CF **CONTROL VOLUME)** <<<<<<<<<<<<<<<<<<<<<<<<<<
1.0 in x 20,786 SF / 12 in/ FT = 1,732CF
2.5 in x 10,796 SF / 12 in/FT = 2,249 CF

V. PROVIDED STORAGE

Swale Area Storage = (Top Area + Bottom Area)/2 * Depth of Swale Area
Depth of Swale Area = 11.00 – 10.0 = 1.0'
Area @ elevation 11.00 = 5,700 SF
Swale Area @ elevation 10.00 = 800 SF
Total on-site storage = (5,700 + 800)/2 * 1.00' = ***3,250CF***

>>>>>>>>>>>>>>>>>>**3,250CF > 3,033 CF (*OK*)**<<<<<<<<<<<<<<<<<<

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FORM R405-2023

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name:	PINECREST EIGHT RESIDENCE	Builder Name:	
Street:	13100 SW 80 th AVENUE	Permit Office:	PINECREST
City, State, Zip:	PINECREST, FL, 33156	Permit Number:	
Owner:	PINECREST EIGHT	Jurisdiction:	233250
Design Location:	FL, Miami	County:	Miami-Dade(Florida Climate Zone 1)

1. New construction or existing			New (From Plans)
2. Single family or multiple family			Detached
3. Number of units, if multiple family			1
4. Number of Bedrooms			7
5. Is this a worst case?			No
6. Conditioned floor area above grade (ft²)			6842
Conditioned floor area below grade (ft²)			0
7. Windows(1413.3 sqft.)	Description		Area
a. U-Factor:	Sgl, U=1.06		1329.30 ft²
SHGC:	SHGC=0.43		
b. U-Factor:	Dbl, U=1.02		84.00 ft²
SHGC:	SHGC=0.25		
c. U-Factor:	N/A		ft²
SHGC:			
Area Weighted Average Overhang Depth:			6.060 ft
Area Weighted Average SHGC:			0.419
8. Skylights	Description		Area
U-Factor:(AVG)	N/A		N/A ft²
SHGC(AVG):	N/A		
9. Floor Types		Insulation	Area
a. Slab-On-Grade Edge Insulation		R= 0.0	3187.00 ft²
b. N/A		R=	ft²
c. N/A		R=	ft²

10. Wall Types(6684.3 sqft.)		Insulation	Area
a. Concrete Block - Int Insul, Exterior		R=7.1	6255.30 ft²
b. Concrete Block - Int Insul, Adjacent		R=7.1	429.00 ft²
c. N/A			
d. N/A			
11. Ceiling Types(3421.0 sqft.)		Insulation	Area
12. Flat ceiling		R=30.0	3421.00 ft²
13. N/A			
14. N/A			
12. Roo		Deck R=0.0	7412 ft²
13. Ducts, location & insulation level		R	ft²
a. Sup: Family Ki, Ret: Family Ki, AH: Family Ki		6	260
b. Sup: Attic, Ret: Home Thea, AH: Home Thea		6	380
14. 2 additional duct system(s)			(see details)
14. Cooling Systems		kBtu/hr	Efficiency
a. Central Unit		45.0	SEER2:18.00
b. Central Unit		34.6	SEER2:18.00
2 additional cooling systems			(see details)
15. Heating Systems		kBtu/hr	Efficiency
a. Electric Strip Heat		25.5	COP:1.00
b. Electric Strip Heat		25.5	COP:1.00
2 additional heating systems			(see details)
16. Hot Water Systems			
a. ElectricTankless			Cap: 1 gallons
			EF: 0.970
b. Conservation features			
			None
17. Credits			Pstat

Glass/Floor Area: 0.207

Total Proposed Modified Loads: 239.83

Total Baseline Loads: 265.01

PASS

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

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

PREPARED BY: JORGE A. DE LA LLAMA

DATE: 01142022

STATE OF FLORIDA — JORGE ARTURO DE LA LLAMA — AR0007707 — REGISTERED ARCHITECT

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

OWNER/AGENT: _____

DATE: _____

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

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

BUILDING OFFICIAL: _____

DATE: _____

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

- Compliance with a proposed duct leakage Qn requires a PERFORMANCE Duct Leakage Test Report confirming duct leakage to outdoors, tested in accordance with ANSI/RESNET/ICC 380, is not greater than 0.030 Qn for whole house.

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

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FORM R405-2023

INPUT SUMMARY CHECKLIST REPORT

PROJECT

Title:	PINECREST EIGHT RESIDENCE			Address type:	Street Address
Building Type:	User	Bedrooms:	7	Lot #:	---
Owner:	PINECREST EIGHT	Conditioned Area:	6842	Block/SubDivision:	---
Builder Home ID:		Total Stories:	2	PlatBook:	---
Builder Name:		Worst Case:	No	Street:	13100 SW 80 th AVENUE
Permit Office:	PINECREST	Rotate Angle:	0	County:	Miami-Dade
Jurisdiction:	233250	Cross Ventilation:		City, State, Zip:	PINECREST, FL, 33156
Family Type:	Detached	Whole House Fan:			
New/Existing:	New (From Plans)	Terrain:	Suburban		
Year Construct:		Shielding:	Suburban		
Comment:					

CLIMATE

✓	Design Location	Tmy Site	Design Temp 97.5%	Design Temp 2.5%	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily temp Range
___	FL, Miami	FL_MIAMI_INTL_AP	51	90	70	75	149.5	56	Low

BLOCKS

✓	Number	Name	Area	Volume
___	1	Block1	1775	19525 cu ft
___	2	Block2	1646	18106 cu ft
___	3	Block3	1775	19525 cu ft
___	4	Block4	1646	18106 cu ft

SPACES

✓	Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Finished	Cooled	Heated
___	1	Family Kitchen	1775	19525	Yes	5	1	Yes	Yes	Yes
___	2	Home Theater	1646	18106	No	6	2	Yes	Yes	Yes
___	3	2nd Fl Master Bd	1775	19525	No	2	1	Yes	Yes	Yes
___	4	2nd Fl Bedrooms	1646	18106	No	3	3	Yes	Yes	Yes

FLOORS (Total Exposed Area = 3187 sq.ft.)

✓	#	Floor Type	Space	Exposed Perim(ft)	Area	R-Value Perim.	R-Value Joist	U-Factor	Slab Insul. Vert/Horiz	Tile	Wood	Carpet
___	1	Slab-On-Grade Edge Ins	Family Kitchen	139	1795 sqft	0	---	0.710	2 (ft)/0 (ft)	1.00	0.00	0.00
___	2	Slab-On-Grade Edge Ins	Home Theater	158	1392 sqft	0	---	0.710	2 (ft)/0 (ft)	1.00	0.00	0.00

ROOF

✓	#	Type	Materials	Roof Area	Gable Area	Roof Color	Rad Barr	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
___	1	Hip	Barrel tile	7412 ft²	0 ft²	Medium	N	0.75	No	0.9	No	0	22.62

ATTIC

✓	#	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC
___	1	Full attic	Vented	300	6842 ft²	N	N

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INPUT SUMMARY CHECKLIST REPORT

CEILING (Total Exposed Area = 3421 sq.ft.)

✓ #	Ceiling Type	Space	R-Value	Ins. Type	Area	U-Factor	Framing Frac.	Truss Type
___ 1	Flat ceiling under attic(Vented)	2nd Fl Master Bd	30.0	Batt	1775.0ft²	0.064	0.11	Wood
___ 2	Flat ceiling under attic(Vented)	2nd Fl Bedrooms	30.0	Batt	1646.0ft²	0.064	0.11	Wood

WALLS (Total Exposed Area = 6684 sq.ft.)

✓ #	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	Width In	Height Ft	Height In	Area sq.ft.	U-Factor	Sheath R-Value	Frm. Frac.	Solar Absor.	Below Grade
___ 1	N	Exterior	Conc. Blk - Int Ins	Family Kitchen	7.1	16.0	0	11.0	0	176.0	0.103	0	0	0.30	0 %
___ 2	W	Exterior	Conc. Blk - Int Ins	Family Kitchen	7.1	42.0	2	11.0	0	463.8	0.103	0	0	0.30	0 %
___ 3	E	Garage	Conc. Blk - Int Ins	Family Kitchen	7.1	28.0	8	11.0	0	315.3	0.103	0	0	0.30	0 %
___ 4	S	Exterior	Conc. Blk - Int Ins	Family Kitchen	7.1	28.0	4	11.0	0	311.7	0.103	0	0	0.30	0 %
___ 5	S	Garage	Conc. Blk - Int Ins	Family Kitchen	7.1	10.0	4	11.0	0	113.7	0.103	0	0	0.30	0 %
___ 6	N	Exterior	Conc. Blk - Int Ins	Home Theater	7.1	48.0	4	11.0	0	531.7	0.103	0	0	0.30	0 %
___ 7	S	Exterior	Conc. Blk - Int Ins	Home Theater	7.1	52.0	9	11.0	0	580.3	0.103	0	0	0.30	0 %
___ 8	W	Exterior	Conc. Blk - Int Ins	Home Theater	7.1	21.0	8	11.0	0	238.3	0.103	0	0	0.30	0 %
___ 9	E	Exterior	Conc. Blk - Int Ins	Home Theater	7.1	30.0	7	11.0	0	336.4	0.103	0	0	0.30	0 %
___ 10	N	Exterior	Conc. Blk - Int Ins	2nd Fl Master Bd	7.1	57.0	9	11.0	0	635.3	0.103	0	0	0.30	0 %
___ 11	W	Exterior	Conc. Blk - Int Ins	2nd Fl Master Bd	7.1	42.0	9	11.0	0	470.3	0.103	0	0	0.30	0 %
___ 12	S	Exterior	Conc. Blk - Int Ins	2nd Fl Master Bd	7.1	37.0	8	11.0	0	414.3	0.103		0	0.30	0 %
___ 13	E	Exterior	Conc. Blk - Int Ins	2nd Fl Master Bd	7.1	57.0	8	11.0	0	634.3	0.103		0	0.30	0 %
___ 14	N	Exterior	Conc. Blk - Int Ins	2nd Fl Bedrooms	7.1	48.0	0	11.0	0	528.0	0.103		0	0.30	0 %
___ 15	S	Exterior	Conc. Blk - Int Ins	2nd Fl Bedrooms	7.1	53.0	0	11.0	0	583.0	0.103		0	0.30	0 %
___ 16	W	Exterior	Conc. Blk - Int Ins	2nd Fl Bedrooms	7.1	22.0	0	11.0	0	242.0	0.103		0	0.30	0 %
___ 17	E	Exterior	Conc. Blk - Int Ins	2nd Fl Bedrooms	7.1	10.0	0	11.0	0	110.0	0.103		0	0.30	0 %

DOORS (Total Exposed Area = 75 sq.ft.)

✓ #	Ornt	Adjacent To	Door Type	Space	Storms	U-Value	Width Ft	Width In	Height Ft	Height In	Area
___ 1	N	Exterior	Wood	Family Kitchen	None	0.46	3.00	4	8.00	0	26.7ft²
___ 2	E	Garage	Insulated	Family Kitchen	None	0.46	3.00	0	8.00	0	24.0ft²
___ 3	W	Exterior	Wood	Family Kitchen	None	0.46	3.00	0	8.00	0	24.0ft²

WINDOWS (Total Exposed Area = 1413 sq.ft.)

✓ #	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Imp	Storm	Total Area (ft²)	Same Units	Width (ft)	Height (ft)	--Overhang-- Depth (ft)	Sep. (ft)	Interior Shade	Screen
___ 1	W	2	Metal	Single (Tinted)	Y	1.06	0.43	Y	N	159.0	1	17.67	9.00	12.0	11.0	Drapes/blinds	None
___ 2	W	2	Metal	Single (Tinted)	Y	1.06	0.43	Y	N	64.0	1	8.00	8.00	12.0	10.0	Drapes/blinds	None
___ 3	N	1	Metal	Double (Tinted)	Y	1.02	0.25	Y	N	60.0	1	6.00	10.00	4.0	11.0	Drapes/blinds	None
___ 4	N	6	Metal	Single (Tinted)	Y	1.06	0.43	Y	N	288.0	3	12.00	8.00	2.0	14.0	Drapes/blinds	None
___ 5	N	6	Metal	Double (Tinted)	Y	1.02	0.25	Y	N	24.0	1	3.00	8.00	2.0	9.0	Drapes/blinds	None
___ 6	S	7	Metal	Single (Tinted)	Y	1.06	0.43	Y	N	30.0	1	6.00	5.00	2.0	14.0	Drapes/blinds	None
___ 7	W	11	Metal	Single (Tinted)	Y	1.06	0.43	Y	N	155.0	1	15.50	10.00	14.0	11.0	Drapes/blinds	None
___ 8	W	11	Metal	Single (Tinted)	Y	1.06	0.43	Y	N	98.0	1	12.25	8.00	14.0	10.0	Drapes/blinds	None
___ 9	N	14	Metal	Single (Tinted)	Y	1.06	0.43	Y	N	128.0	2	8.00	8.00	4.0	10.0	Drapes/blinds	None
___ 10N		14	Metal	Single (Tinted)	Y	1.06	0.43	Y	N	48.0	1	6.00	8.00	4.0	10.0	Drapes/blinds	None
___ 11S		15	Metal	Single (Tinted)	Y	1.06	0.43	Y	N	72.0	3	6.00	4.00	2.0	6.0	Drapes/blinds	None
___ 12E		13	Metal	Single (Tinted)	Y	1.06	0.43	Y	N	66.0	1	16.50	4.00	2.0	8.0	Drapes/blinds	None
___ 13E		13	Metal	Single (Tinted)	Y	1.06	0.43	Y	N	133.3	1	16.67	8.00	2.0	9.0	Drapes/blinds	None
___ 14E		13	Metal	Single (Tinted)	Y	1.06	0.43	Y	N	64.0	1	8.00	8.00	2.0	10.0	Drapes/blinds	None
___ 15E		13	Metal	Single (Tinted)	Y	1.06	0.43	Y	N	24.0	1	6.00	4.00	2.0	6.0	Drapes/blinds	None

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INFILTRATION

✓	#	Scope	Method	SLA	CFM50	ELA	EqLA	ACH	ACH50	Space(s)	Infiltration Test Volume
___	1	Wholehouse	Proposed ACH(50)	0.00049	8781	481.73	904.39	0.2218	7.0	All	75262 cu ft

GARAGE

✓	#	Floor Area	Roof Area	Exposed Wall Perimeter	Avg. Wall Height	Exposed Wall Insulation
___	1	562 ft²	562 ft²	48 ft	11 ft	7

MASS

✓	#	Mass Type	Area	Thickness	Furniture Fraction	Space
___	1	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Family Kitchen
___	2	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	Home Theater
___	3	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	2nd Fl Master Bd
___	4	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	2nd Fl Bedrooms

HEATING SYSTEM

✓	#	System Type	Subtype	AHRI #	Efficiency	Capacity kBtu/hr	----Geothermal HeatPump---- Entry	Power	Volt	Current	Ducts	Block
___	1	Electric Strip Heat	None		COP: 1.00	25.5		0.00	0.00	0.00	sys#1	1
___	2	Electric Strip Heat	None		COP: 1.00	25.5		0.00	0.00	0.00	sys#2	2
___	3	Electric Strip Heat	None		COP: 1.00	25.5		0.00	0.00	0.00	sys#3	3
___	4	Electric Strip Heat	None		COP: 1.00	25.5		0.00	0.00	0.00	sys#4	4

COOLING SYSTEM

✓	#	System Type	Subtype/Speed	AHRI #	Efficiency	Capacity kBtu/hr	Air Flow cfm	SHR	Duct	Block
___	1	Central Unit	None/Single		SEER2:18.0	45.0	1350	0.60	sys#1	1
___	2	Central Unit	None/Single		SEER2:18.0	34.6	1038	0.60	sys#2	2
___	3	Central Unit	None/Single		SEER2:18.0	55.0	1650	0.60	sys#3	3
___	4	Central Unit	None/Single		SEER2:18.0	34.6	1038	0.60	sys#4	4

HOT WATER SYSTEM

✓	#	System Type	Subtype	Location	EF(UEF)	Cap	Use	SetPnt	Fixture Flow	Pipe Ins.	Pipe length
___	1	Electric	Tankless	Garage	0.97 (0.97)	1.00 gal	70 gal	120 deg	Standard	None	98

	#	Recirculation System	Recirc Control Type	Loop length	Branch length	Pump power	DWHR	Facilities Connected	Equal Flow	DWHR Eff	Other Credits
___	1	No		NA	NA	NA	No	NA	NA	NA	None

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INPUT SUMMARY CHECKLIST REPORT

DUCTS

✓ Duct #	Supply Location	Supply R-Value	Supply Area	Return Location	Return R-Value	Return Area	Leakage Type	Air Handler	CFM 25 TOT	CFM 25 OUT	QN	RLF	HVAC # Heat	HVAC # Cool
___ 1	Family Kitche	6.0	260 ft²	Family Kitche	6.0	80 ft²	Prop. Leak Free	Family Kit	---	---	0.030	0.50	1	1
___ 2	Attic	6.0	380 ft²	Home Theater	6.0	190 ft²	Prop. Leak Free	Home Theat	---	---	0.030	0.50	2	2
___ 3	Attic	6.0	140 ft²	2nd Fl Master	6.0	98 ft²	Prop. Leak Free	2nd Fl Mas	---	---	0.030	0.50	3	3
___ 4	Attic	6.0	430 ft²	2nd Fl Bedroo	6.0	210 ft²	Prop. Leak Free	2nd Fl Bed	---	---	0.030	0.50	4	4

TEMPERATURES

Programable Thermostat: Y Ceiling Fans: N

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

✓ Thermostat Schedule: HERS 2006 Reference

Schedule Type		Hours 1	2	3	4	5	6	7	8	9	10	11	12
___ Cooling (WD)	AM	78	78	78	78	78	78	78	78	80	80	80	80
	PM	80	80	78	78	78	78	78	78	78	78	78	78
___ Cooling (WEH)	AM	78	78	78	78	78	78	78	78	78	78	78	78
	PM	78	78	78	78	78	78	78	78	78	78	78	78
___ Heating (WD)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66
___ Heating (WEH)	AM	66	66	66	66	66	68	68	68	68	68	68	68
	PM	68	68	68	68	68	68	68	68	68	68	66	66

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FORM R405-2023

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* = 90

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

13100 SW 80 th AVENUE,PINECREST,FL,33156

1. New construction or existing		New (From Plans)
2. Single family or multiple family		Detached
3. Number of units, if multiple family		1
4. Number of Bedrooms		7
5. Is this a worst case?		No
6. Conditioned floor area above grade (ft²)		6842
Conditioned floor area below grade (ft²)		0

7. Windows**	Description	Area
a. U-Factor:	Sgl, U=1.06	1329.30 ft²
SHGC:	SHGC=0.43	
b. U-Factor:	Dbl, U=1.02	84.00 ft²
SHGC:	SHGC=0.25	
c. U-Factor:	N/A	ft²
SHGC:		
Area Weighted Average Overhang Depth:		6.060 ft
Area Weighted Average SHGC:		0.419

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

9. Floor Types	Insulation	Area
a. Slab-On-Grade Edge Insulation	R= 0.0	3187.00 ft²
b. N/A	R=	ft²
c. N/A	R=	ft²

10. Wall Types(6684.3 sqft.)	Insulation	Area
a. Concrete Block - Int Insul, Exterior	R=7.1	6255.30 ft²
b. Concrete Block - Int Insul, Adjacent	R=7.1	429.00 ft²
c. N/A		
d. N/A		

11. Ceiling Types(3421.0 sqft.)	Insulation	Area
a. Flat ceiling under att (Vented)	R=30.0	3421.00 ft²
b. N/A		
c. N/A		

12. Roof(Barrel tile, Vented)	Deck R=0.0	7412 ft²

13. Ducts, location & insulation level	R	ft²
a. Sup: Family Ki, Ret: Family Ki, AH: Family Ki	6	260
b. Sup: Attic, Ret: Home Thea, AH: Home Thea	6	380
c. 2 additional duct system(s)		(see details)

14. Cooling Systems	kBtu/hr	Efficiency
a. Central Unit	45.0	SEER2:18.00
b. Central Unit	34.6	SEER2:18.00
2 additional cooling systems		(see details)

15. Heating Systems	kBtu/hr	Efficiency
a. Electric Strip Heat	25.5	COP:1.00
b. Electric Strip Heat	25.5	COP:1.00
2 additional heating systems		(see details)

16. Hot Water Systems	
a. ElectricTankless	Cap: 1 gallons
	EF: 0.970
b. Conservation features	None
17. Credits	Pstat

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

Builder Signature: _____ Date: 01142025

Address of New Home: 13100 SW 80 th AVENUE City/FL Zip: PINECREST,FL,33156

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

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

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

ADDRESS:	13100 SW 80 th AVENUE PINECREST, FL 33156	Permit Number:

MANDATORY REQUIREMENTS - See individual code sections for full details.

SECTION R401 GENERAL

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

SECTION R402 BUILDING THERMAL ENVELOPE

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

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

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

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

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

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

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

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

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

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

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

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

Exception: Site-built windows, skylights and doors.

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

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

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

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

SECTION R403 SYSTEMS

R403.1 Controls

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

R403.5.6 Water heater efficiencies (Mandatory).

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

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

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

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

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

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

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

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

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

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

For SI: 1 cfm = 28.3 L/min.

a. When tested in accordance with HVI Standard 916

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

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

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

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

R403.7 Heating and cooling equipment.

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

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

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

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

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

R403.7.1.2 Heating equipment capacity.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION R404
ELECTRICAL POWER AND LIGHTING SYSTEMS

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

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

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SECTION R405
SIMULATED PERFORMANCE ALTERNATIVE
(PERFORMANCE)

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

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

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

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

SECTION R406
ENERGY RATING INDEX
COMPLIANCE ALTERNATIVE

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

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

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

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

Project Name:	PINECREST EIGHT RESIDENCE	Builder Name:	
Street:	13100 SW 80 th AVENUE	Permit Office:	PINECREST
City, State, Zip:	PINECREST, FL, 33156	Permit Number:	
Owner:	PINECREST EIGHT	Jurisdiction:	233250
Design Location:	FL, Miami	County:	Miami-Dade(Florida Climate Zone 1)

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

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

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Residential System Sizing Calculation

Summary

PINECREST EIGHT
13100 SW 80 th AVENUE
PINECREST, FL 33156

Project Title:
PINECREST EIGHT RESIDENCE

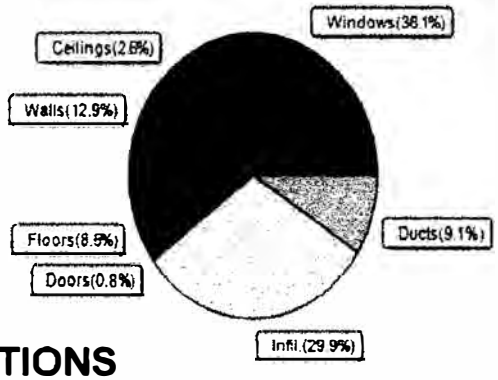
10/10/2024

Location for weather data: Miami, FL - Defaults: Latitude(25.82) Altitude(30 ft.) Temp Range(L)					
Humidity data: Interior RH (50%) Outdoor wet bulb (77F) Humidity difference(56gr.)					
Winter design temperature(TMY3 99%)	49	F	Summer design temperature(TMY3 99%)	92	F
Winter setpoint	70	F	Summer setpoint	75	F
Winter temperature difference	21	F	Summer temperature difference	17	F
Total heating load calculation	**87007**	**Btuh**	**Total cooling load calculation**	**158530**	**Btuh**
Submitted heating capacity	% of calc	Btuh	Submitted cooling capacity	% of calc	Btuh
Total (Electric Strip Heat)	117.2	102000	Sensible (SHR = 0.60)	94.4	101520
			Latent	132.7	67680
			Total	106.7	169200

WINTER CALCULATIONS

Winter Heating Load (for 6842 sqft)

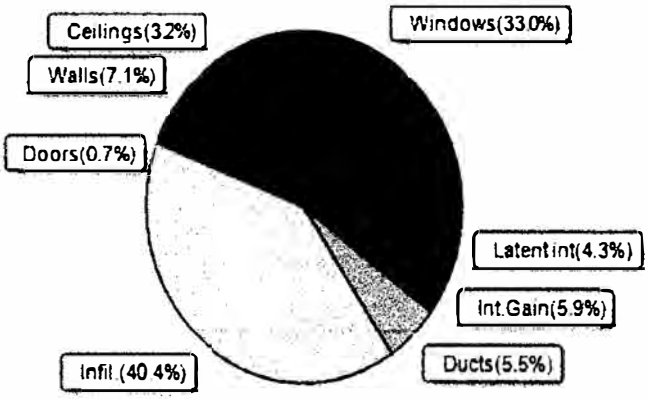
Load component			Load	
Window total	1413	sqft	31390	Btuh
Wall total	5196	sqft	11249	Btuh
Door total	75	sqft	721	Btuh
Ceiling total	3421	sqft	2288	Btuh
Floor total	See detail report		7360	Btuh
Infiltration	1129	cfm	26054	Btuh
Duct loss			7946	Btuh
Subtotal			**87007**	**Btuh**
Ventilation	Ex:0 cfm; Sup:0 cfm		0	Btuh
TOTAL HEAT LOSS			**87007**	**Btuh**



SUMMER CALCULATIONS

Summer Cooling Load (for 6842 sqft)

Load component			Load	
Window total	1413	sqft	52385	Btuh
Wall total	5196	sqft	11230	Btuh
Door total	75	sqft	1099	Btuh
Ceiling total	3421	sqft	5012	Btuh
Floor total			0	Btuh
Infiltration	1129	cfm	21091	Btuh
Internal gain			9280	Btuh
Duct gain			7413	Btuh
Sens.Ventilation	Ex:0 cfm; Sup:0 cfm		0	Btuh
Blower Load			0	Btuh
Total sensible gain			**107510**	**Btuh**
Latent gain(ducts)			1271	Btuh
Latent gain(infiltration)			42949	Btuh
Latent gain(ventilation)			0	Btuh
Latent gain(internal/occupants/other)			6800	Btuh
Total latent gain			**51020**	**Btuh**
TOTAL HEAT GAIN			**158530**	**Btuh**



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EnergyGauge® System Sizing
PREPARED BY: _____
DATE: _____

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System Sizing Calculations - Winter

Residential Load - Room by Room Component Details

PINECREST EIGHT
13100 SW 80 th AVENUE
PINECREST, FL 33156

Project Title:
PINECREST EIGHT RESIDENCE
Building Type: User

10/10/2024

Reference City: Miami, FL (Defaults) Winter Temperature Difference: 21.0 °F (TMY3 99%)
Winter Setpoint: 70 °F (Required Manual J default)

Component Loads for Room #1: Family Kitchen

Window	Panes/Type	Frame	U	Orientation	Area(sqft) X	HTM=	Load
1	1, NFRC 0.43	Metal	1.06	W	159.0	22.3	3539 Btuh
2	1, NFRC 0.43	Metal	1.06	W	64.0	22.3	1425 Btuh
3	2, NFRC 0.25	Metal	1.02	N	60.0	21.4	1285 Btuh
	Window Total				283.0(sqft)		6249 Btuh

Walls	Type	Ornt.	Ueff.	R-Value (Cav/Sh)	Area X	HTM=	Load
1	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	89	2.16	193 Btuh
2	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	217	2.16	469 Btuh
3	Conc Blk,Hollow	- Adj	(0.103)	7.1/0.0	291	2.16	631 Btuh
4	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	312	2.16	675 Btuh
5	Conc Blk,Hollow	- Adj	(0.103)	7.1/0.0	114	2.16	246 Btuh
	Wall Total				1023(sqft)		2214 Btuh

Doors	Type	Storm	Ueff.	Area X	HTM=	Load
1	Wood - Exterior,	n	(0.460)	27	9.7	258 Btuh
2	Insulated - Garage,	n	(0.460)	24	9.7	232 Btuh
3	Wood - Exterior,	n	(0.460)	24	9.7	232 Btuh
	Door Total			75(sqft)		721Btuh

Floors	Type	Ueff.	R-Value	Size X	HTM=	Load
1	Slab On Grade	(1.180)	0.0	139.0 ft(perim.)	24.8	3444 Btuh
	Floor Total			1795 sqft		3444 Btuh

	Room Envelope Subtotal:	12629 Btuh

Infiltration	Type	Wholehouse ACH	Room Volume	Wall Ratio	CFM=	
	Natural	0.90	19525	0.20	222.2	5128 Btuh

Duct load	Extremely sealed, Supply(R6.0-Cond.), Return(R6.0-Cond.) (DLM of 0.000)	0 Btuh
Room #1	**Sensible Room Subtotal**	**17757 Btuh**

Component Loads for Room #2: Home Theater

Window	Panes/Type	Frame	U	Orientation	Area(sqft) X	HTM=	Load
4	1, NFRC 0.43	Metal	1.06	N	288.0	22.3	6411 Btuh
5	2, NFRC 0.25	Metal	1.02	N	24.0	21.4	514 Btuh
6	1, NFRC 0.43	Metal	1.06	S	30.0	22.3	668 Btuh
	Window Total				342.0(sqft)		7593 Btuh

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Residential Load - Component Details (continued)

PINECREST EIGHT
13100 SW 80 th AVENUE
PINECREST, FL 33156

Project Title:
PINECREST EIGHT RESIDENCE
Building Type: User

10/10/2024

Walls	Type	Ornt.	Ueff.	R-Value (Cav/Sh)	Area X	HTM=	Load
6	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	220	2.16	476 Btuh
7	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	550	2.16	1191 Btuh
8	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	238	2.16	516 Btuh
9	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	336	2.16	728 Btuh
	Wall Total				1345(sqft)		2911 Btuh
Floors	Type		Ueff.	R-Value	Size X	HTM=	Load
2	Slab On Grade		(1.180)	0.0	158.0 ft(perim.)	24.8	3915 Btuh
	Floor Total				1392 sqft		3915 Btuh
					Room Envelope Subtotal:		14419 Btuh
Infiltration	Type	Wholehouse	ACH	Room Volume	Wall Ratio	CFM=	
	Natural		0.90	18106	0.26	292.1	6742 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Cond.)					(DLM of 0.147)	3109 Btuh
Room #2				**Sensible Room Subtotal**			**24270 Btuh**

Component Loads for Room #3: 2nd Fl Master B4

Window	Panes/Type	Frame	U	Orientation	Area(sqft) X	HTM=	Load
7	1, NFRC 0.43	Metal	1.06	W	155.0	22.3	3450 Btuh
8	1, NFRC 0.43	Metal	1.06	W	98.0	22.3	2181 Btuh
12	1, NFRC 0.43	Metal	1.06	E	66.0	22.3	1469 Btuh
13	1, NFRC 0.43	Metal	1.06	E	133.3	22.3	2968 Btuh
14	1, NFRC 0.43	Metal	1.06	E	64.0	22.3	1425 Btuh
15	1, NFRC 0.43	Metal	1.06	E	24.0	22.3	534 Btuh
	Window Total				540.3(sqft)		12028 Btuh
Walls	Type	Ornt.	Ueff.	R-Value (Cav/Sh)	Area X	HTM=	Load
10	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	635	2.16	1375 Btuh
11	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	217	2.16	470 Btuh
12	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	414	2.16	897 Btuh
13	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	347	2.16	751 Btuh
	Wall Total				1614(sqft)		3494 Btuh
Ceilings	Type/Color/Surface		Ueff.	R-Value	Area X	HTM=	Load
1	Flat ceil/M/Tile		(0.032)	30.0/0.0	1775	0.67	1187 Btuh
	Ceiling Total				1775(sqft)		1187Btuh
					Room Envelope Subtotal:		16708 Btuh

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Manual J Winter Calculations

Residential Load - Component Details (continued)

PINECREST EIGHT
13100 SW 80 th AVENUE
PINECREST, FL 33156

Project Title:
PINECREST EIGHT RESIDENCE
Building Type: User

10/10/2024

Infiltration	Type	Wholehouse	ACH	Room Volume	Wall Ratio	CFM=	
	Natural		0.90	19525	0.31	350.6	8092 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Cond.)				(DLM of 0.050)		1249 Btuh
Room #3	**Sensible Room Subtotal**						**26049 Btuh**

Component Loads for Room #4: 2nd Flr Bedrooms

Window	Panes/Type	Frame	U	Orientation	Area(sqft) X	HTM=	Load
9	1, NFRC 0.43	Metal	1.06	N	128.0	22.3	2849 Btuh
10	1, NFRC 0.43	Metal	1.06	N	48.0	22.3	1068 Btuh
11	1, NFRC 0.43	Metal	1.06	S	72.0	22.3	1603 Btuh
	Window Total				248.0(sqft)		5520 Btuh
Walls	Type	Ornt.	Ueff.	R-Value (Cav/Sh)	Area X	HTM=	Load
14	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	352	2.16	762 Btuh
15	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	511	2.16	1106 Btuh
16	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	242	2.16	524 Btuh
17	Conc Blk,Hollow	- Ext	(0.103)	7.1/0.0	110	2.16	238 Btuh
	Wall Total				1215(sqft)		2630 Btuh
Ceilings	Type/Color/Surface		Ueff.	R-Value	Area X	HTM=	Load
2	Flat ceil/M/Tile		(0.032)	30.0/0.0	1646	0.67	1101 Btuh
	Ceiling Total				1646(sqft)		1101Btuh
					Room Envelope Subtotal:		9251 Btuh
Infiltration	Type	Wholehouse	ACH	Room Volume	Wall Ratio	CFM=	
	Natural		0.90	18106	0.23	264.0	6092 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Cond.)				(DLM of 0.234)		3588 Btuh
Room #4	**Sensible Room Subtotal**						**18931 Btuh**

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Residential Load - Component Details (continued)

PINECREST EIGHT
13100 SW 80 th AVENUE
PINECREST, FL 33156

Project Title:
PINECREST EIGHT RESIDENCE
Building Type: User

10/10/2024

SYSTEM GROUPS (BLOCK LOADS)

Heating Loads For System(s):1 Block #1:Block1 Serving Rooms: 1	Block load	17757 Btuh
Heating Loads For System(s):2 Block #2:Block2 Serving Rooms: 2	Block load	24270 Btuh
Heating Loads For System(s):3 Block #3:Block3 Serving Rooms: 3	Block load	26049 Btuh
Heating Loads For System(s):4 Block #4:Block4 Serving Rooms: 4	Block load	18931 Btuh

WHOLE HOUSE TOTALS

Totals for Heating	Subtotal Sensible Heat Loss Ventilation Sens. Heat Loss (Ex:0 cfm; Sup:0 cfm) Total Heat Loss	87007 Btuh 0 Btuh 87007 Btuh

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Residential Load - Component Details (continued)

PINECREST EIGHT
13100 SW 80 th AVENUE
PINECREST, FL 33156

Project Title:
PINECREST EIGHT RESIDENCE
Building Type: User

10/10/2024

EQUIPMENT		
1. Electric Strip Heat		25500 Btuh
2. Electric Strip Heat		25500 Btuh
3. Electric Strip Heat		25500 Btuh
4. Electric Strip Heat		25500 Btuh

Key: Window types - NFRC (Requires U-Factor and Shading coefficient(SHGC) of glass as numerical values)
or - Glass as 'Clear' or 'Tint' (Uses U-Factor and SHGC defaults)
U - (Window U-Factor)
HTM - (ManualJ Heat Transfer Multiplier)

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System Sizing Calculations - Summer

Residential Load - Room by Room Component Details

PINECREST EIGHT
13100 SW 80 th AVENUE
PINECREST, FL 33156

Project Title:
PINECREST EIGHT RESIDENCE

10/10/2024

Reference City: Miami, FL (Defaults)
Humidity difference: 56gr.

Temperature Difference: 17.0F(TMY3 99%)
Summer Setpoint: 75 °F (Required Manual J default)

Component Loads for Room #1: Family Kitchen

	Type*					Overhang		Window Area(sqft)			HTM		Load
Window	Panes	SHGC	U	InSh	IS	Ornt	Len	Hgt	Gross	Shaded	Unshaded	Shaded	Unshaded	
1	1 NFRC	0.43,	1.06	B-L	No	W	12.0f	11.0f	159.0	0.0	159.0	22	45	7087 Btuh
2	1 NFRC	0.43,	1.06	B-L	No	W	12.0f	10.0f	64.0	0.0	64.0	22	45	2853 Btuh
3	2 NFRC	0.25,	1.02	B-L	No	N	4.0ft	11.0f	60.0	0.0	60.0	20	20	1193 Btuh
	Window Total								283 (sqft)					11132 Btuh

Walls	Type	U-Value	R-Value Cav/Sheath	Area(sqft)	HTM	Load
1	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	89.3	2.2	196 Btuh
2	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	216.8	2.2	476 Btuh
3	Concrete Blk,Hollow - Adj	0.10	7.1/0.0	291.3	1.8	511 Btuh
4	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	311.7	2.2	684 Btuh
5	Concrete Blk,Hollow - Adj	0.10	7.1/0.0	113.7	1.8	199 Btuh
	Wall Total			1023 (sqft)		2066 Btuh

Doors	Type	Area (sqft)	HTM	Load
1	Wood - Exterior	26.7	14.7	393 Btuh
2	Insulated - Garage	24.0	14.7	353 Btuh
3	Wood - Exterior	24.0	14.7	353 Btuh
	Door Total	75 (sqft)		1099 Btuh

Floors	Type	R-Value	Size	HTM	Load
1	Slab On Grade	0.0	1795 (ft-perimeter)	0.0	0 Btuh
	Floor Total		1795.0 (sqft)		0 Btuh

Zone Envelope Subtotal: 14298 Btuh

Infiltration	Type	Wholehouse ACH	Volume(cuft)	Wall Ratio	CFM=	Load
	Natural	0.90	19525	0.20	222.2	4152 Btuh
Internal gain		Occupants	Btuh/occupant		Appliance	Load
		5	X 230	+	5600	6750 Btuh

Sensible Envelope Load: 25199 Btuh

Duct load Extremely sealed, Supply(R6.0-Cond.), Return(R6.0-Cond.) (DGM of 0.000) 0 Btuh

Sensible Zone Load **25199 Btuh**

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Manual J Summer Calculations

Residential Load - Component Details (continued)

PINECREST EIGHT
13100 SW 80 th AVENUE
PINECREST, FL 33156

Project Title:
PINECREST EIGHT RESIDENCE

Climate:FL_MIAMI_INTL_AP

10/10/2024

Component Loads for Room #2: Home Theater

		Type*					Overhang		Window Area(sqft)			HTM		Load
Window	Panes	SHGC	U	InSh	IS	Ornt	Len	Hgt	Gross	Shaded	Unshaded	Shaded	Unshaded	
4	1 NFRC	0.43,	1.06	B-L	No	N	2.0ft	14.0f	288.0	0.0	288.0	22	22	6410 Btuh
5	2 NFRC	0.25,	1.02	B-L	No	N	2.0ft	9.0ft	24.0	0.0	24.0	20	20	477 Btuh
6	1 NFRC	0.43,	1.06	B-L	No	S	2.0ft	14.0f	30.0	28.0	2.0	22	24	671 Btuh
	Window Total								342 (sqft)					7558 Btuh

Walls	Type	U-Value	R-Value Cav/Sheath	Area(sqft)	HTM	Load
6	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	219.7	2.2	482 Btuh
7	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	550.3	2.2	1208 Btuh
8	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	238.3	2.2	523 Btuh
9	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	336.4	2.2	739 Btuh
	Wall Total			1345 (sqft)		2952 Btuh

Floors	Type	R-Value	Size	HTM	Load
2	Slab On Grade	0.0	1392 (ft-perimeter)	0.0	0 Btuh
	Floor Total		1392.0 (sqft)		0 Btuh

Zone Envelope Subtotal: 10511 Btuh

Infiltration	Type	Wholehouse ACH	Volume(cuft)	Wall Ratio	CFM=	Load
	Natural	0.90	18106	0.26	292.1	5458 Btuh

Internal gain	Occupants	Btuh/occupant		Appliance	Load
	6	X 230	+	0	1380 Btuh

Sensible Envelope Load: 17348 Btuh

Duct load Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Cond.) (DGM of 0.170) 2942 Btuh

Sensible Zone Load **20291 Btuh**

Component Loads for Room #3: 2nd Fl Master Bd

		Type*					Overhang		Window Area(sqft)			HTM		Load
Window	Panes	SHGC	U	InSh	IS	Ornt	Len	Hgt	Gross	Shaded	Unshaded	Shaded	Unshaded	
7	1 NFRC	0.43,	1.06	B-L	No	W	14.0f	11.0f	155.0	9.6	145.4	22	45	6694 Btuh
8	1 NFRC	0.43,	1.06	B-L	No	W	14.0f	10.0f	98.0	19.8	78.2	22	45	3925 Btuh
12	1 NFRC	0.43,	1.06	B-L	No	E	2.0ft	8.0ft	66.0	0.0	66.0	22	45	2942 Btuh
13	1 NFRC	0.43,	1.06	B-L	No	E	2.0ft	9.0ft	133.3	0.0	133.3	22	45	5943 Btuh
14	1 NFRC	0.43,	1.06	B-L	No	E	2.0ft	10.0f	64.0	0.0	64.0	22	45	2853 Btuh
15	1 NFRC	0.43,	1.06	B-L	No	E	2.0ft	6.0ft	24.0	0.0	24.0	22	45	1070 Btuh
	Window Total								540 (sqft)					23426 Btuh

Walls	Type	U-Value	R-Value Cav/Sheath	Area(sqft)	HTM	Load
10	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	635.3	2.2	1395 Btuh
11	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	217.3	2.2	477 Btuh
12	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	414.3	2.2	910 Btuh
13	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	347.0	2.2	762 Btuh
	Wall Total			1614 (sqft)		3543 Btuh

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Residential Load - Component Details (continued)

PINECREST EIGHT
13100 SW 80 th AVENUE
PINECREST, FL 33156

Project Title:
PINECREST EIGHT RESIDENCE

Climate:FL_MIAMI_INTL_AP

10/10/2024

Ceilings	Type/Color/Surface	U-Value	R-Value	Area(sqft)	HTM	Load
1	Vented Attic/Med/Tile	0.032	30.0/0.0	1775.0	1.46	2600 Btuh
	Ceiling Total			1775 (sqft)		2600 Btuh
					Zone Envelope Subtotal:	29570 Btuh
Infiltration	Type	Wholehouse ACH	Volume(cuft)	Wall Ratio	CFM=	Load
	Natural	0.90	19525	0.31	350.6	6550 Btuh
Internal gain		Occupants	Btuh/occupant		Appliance	Load
		2	X 230	+	0	460 Btuh
					Sensible Envelope Load:	36580 Btuh
Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Cond.)				(DGM of 0.031)	1152 Btuh
					Sensible Zone Load	**37732 Btuh**

Component Loads for Room #4: 2nd Fl Bedrooms

	Type*					Overhang		Window Area(sqft)			HTM		Load
Window	Panes	SHGC	U	InSh	IS	Ornt	Len	Hgt	Gross	Shaded	Unshaded	Shaded	Unshaded	
9	1 NFRC	0.43,	1.06	B-L	No	N	4.0ft	10.0f	128.0	0.0	128.0	22	22	2849 Btuh
10	1 NFRC	0.43,	1.06	B-L	No	N	4.0ft	10.0f	48.0	0.0	48.0	22	22	1068 Btuh
11	1 NFRC	0.43,	1.06	B-L	No	S	2.0ft	6.0ft	72.0	72.0	0.0	22	24	1602 Btuh
	Window Total								248 (sqft)					5520 Btuh

Walls	Type	U-Value	R-Value	Area(sqft)	HTM	Load
			Cav/Sheath			
14	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	352.0	2.2	773 Btuh
15	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	511.0	2.2	1122 Btuh
16	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	242.0	2.2	531 Btuh
17	Concrete Blk,Hollow - Ext	0.10	7.1/0.0	110.0	2.2	242 Btuh
	Wall Total			1215 (sqft)		2668 Btuh
Ceilings	Type/Color/Surface	U-Value	R-Value	Area(sqft)	HTM	Load
2	Vented Attic/Med/Tile	0.032	30.0/0.0	1646.0	1.46	2411 Btuh
	Ceiling Total			1646 (sqft)		2411 Btuh
					Zone Envelope Subtotal:	10599 Btuh
Infiltration	Type	Wholehouse ACH	Volume(cuft)	Wall Ratio	CFM=	Load
	Natural	0.90	18106	0.23	264.0	4932 Btuh
Internal gain		Occupants	Btuh/occupant		Appliance	Load
		3	X 230	+	0	690 Btuh
					Sensible Envelope Load:	16220 Btuh

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Manual J Summer Calculations

Residential Load - Component Details (continued)

PINECREST EIGHT
13100 SW 80 th AVENUE
PINECREST, FL 33156

Project Title:
PINECREST EIGHT RESIDENCE

Climate:FL_MIAMI_INTL_AP

10/10/2024

Duct load	Extremely sealed, Supply(R6.0-Attic), Return(R6.0-Cond.)	(DGM of 0.205)	3319 Btuh
		Sensible Zone Load	**19539 Btuh**

The following window Excursion will be assigned to the system loads.

Windows	July excursion for System 1		4748 Btuh
	July excursion for System 2		0 Btuh
	July excursion for System 3		0 Btuh
	July excursion for System 4		0 Btuh
		Excursion Subtotal:	4748 Btuh
Duct load			0 Btuh
		Sensible Excursion Load	**4748 Btuh**

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Residential Load - Component Details (continued)

PINECREST EIGHT
13100 SW 80 th AVENUE
PINECREST, FL 33156

Project Title:
PINECREST EIGHT RESIDENCE

Climate:FL_MIAMI_INTL_AP

10/10/2024

SYSTEM GROUPS (BLOCK LOADS)

	Sensible Envelope Load	**25199 Btuh**
	Window Excursion	4748 Btuh
Cooling Loads	Sensible Duct Load (duct gain multiplier of 0.000) (Includes 0 Btuh due to window excursion)	0 Btuh
	Sensible ventilation (Ex:0 cfm; Sup:0 cfm)	0 Btuh
For System(s): 1	**Zone Sensible gain**	**29948 Btuh**
Block #1:Block1	Latent infiltration/ventilation gain	8454 Btuh
Serving Zones:	Latent duct gain	0 Btuh
1	Latent occupant gain	1000 Btuh
	Latent other gain	2400 Btuh
	Total block load	**41802 Btuh**

	Sensible Envelope Load	**17348 Btuh**
	Window Excursion	0 Btuh
Cooling Loads	Sensible Duct Load (duct gain multiplier of 0.170)	2942 Btuh
	Sensible ventilation (Ex:0 cfm; Sup:0 cfm)	0 Btuh
For System(s): 2	**Zone Sensible gain**	**20291 Btuh**
Block #2:Block2	Latent infiltration/ventilation gain	11114 Btuh
Serving Zones:	Latent duct gain	457 Btuh
2	Latent occupant gain	1200 Btuh
	Latent other gain	200 Btuh
	Total block load	**33262 Btuh**

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Residential Load - Component Details (continued)

PINECREST EIGHT
13100 SW 80 th AVENUE
PINECREST, FL 33156

Project Title:
PINECREST EIGHT RESIDENCE

Climate:FL_MIAMI_INTL_AP

10/10/2024

SYSTEM GROUPS (BLOCK LOADS)

	Sensible Envelope Load	**36580 Btuh**
	Window Excursion	0 Btuh
Cooling Loads	Sensible Duct Load (duct gain multiplier of 0.031)	1152 Btuh
	Sensible ventilation (Ex:0 cfm; Sup:0 cfm)	0 Btuh
For System(s): 3	**Zone Sensible gain**	**37732 Btuh**
Block #3:Block3	Latent infiltration/ventilation gain	13339 Btuh
Serving Zones:	Latent duct gain	318 Btuh
3	Latent occupant gain	400 Btuh
	Latent other gain	0 Btuh
	Total block load	**51789 Btuh**

	Sensible Envelope Load	**16220 Btuh**
	Window Excursion	0 Btuh
Cooling Loads	Sensible Duct Load (duct gain multiplier of 0.205)	3319 Btuh
	Sensible ventilation (Ex:0 cfm; Sup:0 cfm)	0 Btuh
For System(s): 4	**Zone Sensible gain**	**19539 Btuh**
Block #4:Block4	Latent infiltration/ventilation gain	10042 Btuh
Serving Zones:	Latent duct gain	496 Btuh
4	Latent occupant gain	600 Btuh
	Latent other gain	1000 Btuh
	Total block load	**31677 Btuh**

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Residential Load - Component Details (continued)

PINECREST EIGHT
13100 SW 80 th AVENUE
PINECREST, FL 33156

Project Title:
PINECREST EIGHT RESIDENCE

Climate:FL_MIAMI_INTL_AP

10/10/2024

WHOLE HOUSE TOTALS

Whole House Totals for Cooling	**Sensible Envelope Load All Zones**	**100097 Btuh**
	Sensible Duct Load	7413 Btuh
	Total Sensible Zone Loads	**107510 Btuh**
	Sensible ventilation (Ex:0 cfm; Sup:0 cfm)	0 Btuh
	Blower	0 Btuh
	Total sensible gain	**107510 Btuh**
	Latent infiltration gain (for 56 gr. humidity difference)	42949 Btuh
	Latent ventilation gain	0 Btuh
	Latent duct gain	1271 Btuh
	Latent occupant gain (16.0 people @ 200 Btuh per person)	3200 Btuh
	Latent other gain	3600 Btuh
	Latent total gain	**51020 Btuh**
	TOTAL GAIN	**158530 Btuh**

EQUIPMENT

1. Central Unit	#	45000 Btuh
2. Central Unit	#	34600 Btuh
3. Central Unit	#	55000 Btuh
4. Central Unit	#	34600 Btuh

*Key: Window types (Panes - Number and type of panes of glass)
(SHGC - Shading coefficient of glass as SHGC numerical value)
(U - Window U-Factor)
(InSh - Interior shading device: none(No), Blinds(B), Draperies(D) or Roller Shades(R))
- For Blinds: Assume medium color, half closed
For Draperies: Assume medium weave, half closed
For Roller shades: Assume translucent, half closed
(IS - Insect screen: none(N), Full(F) or Half(½))
(Ornt - compass orientation)

Version 8

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STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)

PERMIT NO. _____
DATE PAID: _____
FEE PAID: _____
RECEIPT #: _____

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:

[x] New System [ ] Existing System [ ] Holding Tank [ ] Innovative
[ ] Repair [ ] Abandonment [ ] Temporary [ ] _____

APPLICANT: FPM PINECREST 8 LLC **EMAIL:** GYOSDEL@GMAIL.COM

AGENT: AIDA SARDINAS P.E. **TELEPHONE:** 7-439-9698

MAILING ADDRESS: 11099 SW 69 DR MIAMI FL 33173

==========

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

==========

PROPERTY INFORMATION **OSTDS REMEDIATION PLAN? [Y / N]**

LOT: 13 **BLOCK:** 5 **SUBDIVISION:** PINE TREE ESTS **PLATTED:** 1954

PROPERTY ID #: 20-5015-006-0770 **ZONING:** EU-M **I/M OR EQUIVALENT: [Y / (N)]**

PROPERTY SIZE: 0.48 **ACRES** **WATER SUPPLY: [ ] PRIVATE PUBLIC [x]<=2000GPD [ ]>2000GPD**

IS SEWER AVAILABLE AS PER 381.0065, FS? [Y / (N)] **DISTANCE TO SEWER:** N/A **FT**

PROPERTY ADDRESS: 13100 SW 80 AVE PINECREST FL 33156

DIRECTIONS TO PROPERTY: TAKE CORAL WAY TO 80 AVE TURN SOUTH TO 131 ST TO THE PROPERTY.

BUILDING INFORMATION **[x] RESIDENTIAL** **[ ] COMMERCIAL**

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
1	S.F.R	6	7,641	
2				
3				
4				

[ ] Floor/Equipment Drains [ ] Other (Specify) _____

SIGNATURE: AIDA SARDINAS P.E. **DATE:** 3/13/2025

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STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

PERMIT NO. _____

SITE EVALUATION AND SYSTEM SPECIFICATIONS

APPLICANT: FPM PINECREST 8 LLC **AGENT:** AIDA SARDINAS P.E.

LOT: 13 **BLOCK:** 5 **SUBDIVISION:** PINE TREE ESTS

PROPERTY ID #: 20-5015-006-0770 **[Section/Township/Parcel No. or Tax ID Number]**

TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE,OR OTHER QUALIFIED PERSON. ENGINEERS MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.

PROPERTY SIZE CONFORMS TO SITE PLAN: [×] YES [ ] NO NET USABLE AREA AVAILABLE: 0.31 **ACRES**
TOTAL ESTIMATED SEWAGE FLOW: 760 **GALLONS PER DAY [TABLE I / OTHER]**
AUTHORIZED SEWAGE FLOW: 1,200 **GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]**
UNOBSTRUCTED AREA AVAILABLE: 1,425 **SQFT UNOBSTRUCTED AREA REQUIRED:** 1,425 **SQFT**

BENCHMARK/REFERENCE POINT LOCATION: BENCHMARK IN 80 AVE PROP LINE ELEV + 11.15' NGVD
ELEVATION OF PROPOSED SYSTEM SITE IS _____ **[INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT**

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: N/A **FT DITCHES/SWALES:** N/A **FT NORMALLY WET? [ ] YES [×] NO**
WELLS: PUBLIC: N/A **FT LIMITED USE:** N/A **FT PRIVATE:** N/A **FT NON-POTABLE:** N/A **FT**
BUILDING FOUNDATIONS: 5 **FT PROPERTY LINES:** 5 **FT POTABLE WATER LINES:** 46.3 **FT**

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [×] NO 10 YEAR FLOODING? [ ] YES [×] NO
10 YEAR FLOOD ELEVATION FOR SITE: 5.0 **FT MSL/NGVD SITE ELEVATION:** 10.87 **FT MSL/NGVD**

SOIL PROFILE INFORMATION SITE 1

MUNSELL #/COLOR	TEXTURE	DEPTH
		TO
10YR3/3	SAND	0 TO 12"
D.B		TO
		TO
10YR 8/3	LIMESTONE	12" TO
V.P.B	REFUSAL	TO 12"
		TO
		TO
		TO

USDA SOIL SERIES: UDORTHENTS

SOIL PROFILE INFORMATION SITE 2

MUNSELL #/COLOR	TEXTURE	DEPTH
		TO
10YR 3/3	SAND	0 TO 11"
D.B		TO
		TO
10YR 8/3	LIMESTONE	11" TO
V.P.B	REFUSAL	TO 11"
		TO
		TO
		TO

USDA SOIL SERIES: UDORTHENTS

OBSERVED WATER TABLE: _____ **INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT]**
ESTIMATED WET SEASON WATER TABLE ELEVATION: 70.44 **INCHES [ABOVE / BELOW] EXISTING GRADE**
HIGH WATER TABLE VEGETATION: [ ] YES [×] NO WSWT INDICATOR: [ ] YES [×] NO DEPTH: ___ **INCHES**

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: 0.80 **DEPTH OF EXCAVATION:** 72 **INCHES**
DRAINFIELD CONFIGURATION: [×] TRENCH [ ] BED [ ] OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: _____

SITE EVALUATED BY: AIDA SARDINAS P.E.# 61836 **DATE:** 3/13/2025

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WELL FORM

DOH#_____

Chapter 62-6.004(3)(a), F.A.C.:

A plan or plat of the lot or total site ownership drawn to scale, showing boundaries with dimensions, locations of any existing or proposed residences or buildings, swimming pools, recorded easements, the on-site sewage treatment and disposal system components and their location on the property, the slope of the property and any existing or proposed wells, potable and non-potable water lines, including valves, drainage features, filled areas, unobstructed areas, and surface water bodies. The site plan shall indicate the location of wells, on-site sewage treatment and disposal systems, surface waters and other pertinent facilities or features on contiguous or adjacent property. If the features are within 75 feet of the applicant lot, the estimated to the feature must also be shown but need not be drawn to scale. The location of any public drinking water well, as defined in Chapter 62.-6.002(44)(b), within 200 feet of the applicant's lot shall also be shown, with the distance indicated from the system to the well, and the location of limited use public water system or other public wells, as defined in Chapter 62-6.002(44)(b), within 100 feet of the applicant lot must also be shown, or as defined in Chapter 62-6.002(44)(a), F.A.C., within 75 feet from a private potable water well (well used only by one or two residences).

Chapter 24-12(18), Miami-Dade County Code:

The minimum separation between a well or wells and possible sources of contamination shall be a function of the drawdown radius of influence of the well or wells. In no case shall the well be located less than one hundred (100) horizontal feet from any source of contamination.

I have read the above and to the best of my knowledge I have provided the Department with full information regarding pertinent facilities and features on all adjacent properties. Furthermore, I understand that any on-site sewage treatment and disposal system permit issued on the basis of said facilities and feature as provided by me and found to be incorrect will be subject to revocation in accordance with the provisions of Chapter 120, Florida Statutes.

Property Address: 13100 SW 80 AVE MIAMI FL 33156

Date: 3/13/2025 Signature: AIDA SARDINAS P.E.

Florida Department of Health
Division of Environmental Health and Engineering
Miami-Dade County
1725 NW 167th Street, Miami, FL 33056
PHONE: 786-454-6020 Email: HealthOffice@flhealth.gov

Accredited Health Department
Public Health Accreditation Board

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STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)

PERMIT NO. _____
DATE PAID: _____
FEE PAID: _____
RECEIPT #: _____

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:
[x] New System [ ] Existing System [ ] Holding Tank [ ] Innovative
[ ] Repair [ ] Abandonment [ ] Temporary [ ] _____

APPLICANT: FPM PINECREST 8 LLC **EMAIL:** GYOSDEL@GMAIL.COM

AGENT: AIDA SARDINAS P.E. **TELEPHONE:** 7-439-9698

MAILING ADDRESS: 11099 SW 69 DR MIAMI FL 33173

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==========

PROPERTY INFORMATION **OSTDS REMEDIATION PLAN? [Y / N]**

LOT: 13 **BLOCK:** 5 **SUBDIVISION:** PINE TREE ESTS **PLATTED:** 1954

PROPERTY ID #: 20-5015-006-0770 **ZONING:** EU-M **I/M OR EQUIVALENT: [Y / (N)]**

PROPERTY SIZE: 0.48 **ACRES** **WATER SUPPLY: [ ] PRIVATE PUBLIC [x]<=2000GPD [ ]>2000GPD**

IS SEWER AVAILABLE AS PER 381.0065, FS? [Y / (N)] **DISTANCE TO SEWER:** N/A **FT**

PROPERTY ADDRESS: 13100 SW 80 AVE PINECREST FL 33156

DIRECTIONS TO PROPERTY: TAKE CORAL WAY TO 80 AVE TURN SOUTH TO 131 ST TO THE PROPERTY.

BUILDING INFORMATION **[x] RESIDENTIAL** **[ ] COMMERCIAL**

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
1	S.F.R	8	7,641	
2				
3				
4				

[ ] Floor/Equipment Drains [ ] Other (Specify) _____

SIGNATURE: AIDA SARDINAS P.E. **DATE:** 3/13/2025

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Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 9/4/2025 11:32:25 AM HRS Approved

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

PERMIT NO. _____

SITE EVALUATION AND SYSTEM SPECIFICATIONS

APPLICANT: FPM PINECREST 8 LLC **AGENT:** AIDA SARDINAS P.E.

LOT: 13 **BLOCK:** 5 **SUBDIVISION:** PINE TREE ESTS

PROPERTY ID #: 20-5015-006-0770 **[Section/Township/Parcel No. or Tax ID Number]**

TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE,OR OTHER QUALIFIED PERSON. ENGINEERS MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.

PROPERTY SIZE CONFORMS TO SITE PLAN: [×] YES [ ] NO NET USABLE AREA AVAILABLE: 0.31 **ACRES**
TOTAL ESTIMATED SEWAGE FLOW: 760 **GALLONS PER DAY [TABLE I / OTHER]**
AUTHORIZED SEWAGE FLOW: 1,200 **GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]**
UNOBSTRUCTED AREA AVAILABLE: 1,425 **SQFT UNOBSTRUCTED AREA REQUIRED:** 1,425 **SQFT**

BENCHMARK/REFERENCE POINT LOCATION: BENCHMARK IN 80 AVE PROP LINE ELEV + 11.15' NGVD
ELEVATION OF PROPOSED SYSTEM SITE IS 3.36 **[INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT**

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: N/A **FT DITCHES/SWALES:** N/A **FT NORMALLY WET? [ ] YES [×] NO**
WELLS: PUBLIC: N/A **FT LIMITED USE:** N/A **FT PRIVATE:** N/A **FT NON-POTABLE:** N/A **FT**
BUILDING FOUNDATIONS: 5 **FT PROPERTY LINES:** 5 **FT POTABLE WATER LINES:** 46.3 **FT**

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [×] NO 10 YEAR FLOODING? [ ] YES [×] NO
10 YEAR FLOOD ELEVATION FOR SITE: 5.0 **FT MSL/NGVD SITE ELEVATION:** 10.87 **FT MSL/NGVD**

SOIL PROFILE INFORMATION SITE 1

MUNSELL #/COLOR	TEXTURE	DEPTH
		TO
10YR3/3	SAND	0 TO 12"
D.B		TO
		TO
10YR 8/3	LIMESTONE	12" TO
V.P.B	REFUSAL	TO 12"
		TO
		TO
		TO

USDA SOIL SERIES: UDORTHENTS

SOIL PROFILE INFORMATION SITE 2

MUNSELL #/COLOR	TEXTURE	DEPTH
		TO
10YR 3/3	SAND	0 TO 11"
D.B		TO
		TO
10YR 8/3	LIMESTONE	11" TO
V.P.B	REFUSAL	TO 11"
		TO
		TO
		TO

USDA SOIL SERIES: UDORTHENTS

OBSERVED WATER TABLE: _____ **INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT]**
ESTIMATED WET SEASON WATER TABLE ELEVATION: 70.44 **INCHES [ABOVE / BELOW] EXISTING GRADE**
HIGH WATER TABLE VEGETATION: [ ] YES [×] NO WSWT INDICATOR: [ ] YES [×] NO DEPTH: ___ **INCHES**

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: 0.80 **DEPTH OF EXCAVATION:** 72 **INCHES**
DRAINFIELD CONFIGURATION: [×] TRENCH [ ] BED [ ] OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: _____

SITE EVALUATED BY: AIDA SARDINAS P.E. # 81363 **DATE:** 3/13/2025

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Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 9/4/2025 11:32:25 AM HRS Approved
Incorporated: 62-6.004 FAC

WELL FORM

DOH#_____

Chapter 62-6.004(3)(a), F.A.C.:

A plan or plat of the lot or total site ownership drawn to scale, showing boundaries with dimensions, locations of any existing or proposed residences or buildings, swimming pools, recorded easements, the on-site sewage treatment and disposal system components and their location on the property, the slope of the property and any existing or proposed wells, potable and non-potable water lines, including valves, drainage features, filled areas, unobstructed areas, and surface water bodies. The site plan shall indicate the location of wells, on-site sewage treatment and disposal systems, surface waters and other pertinent facilities or features on contiguous or adjacent property. If the features are within 75 feet of the applicant lot, the estimated to the feature must also be shown but need not be drawn to scale. The location of any public drinking water well, as defined in Chapter 62.-6.002(44)(b), within 200 feet of the applicant's lot shall also be shown, with the distance indicated from the system to the well, and the location of limited use public water system or other public wells, as defined in Chapter 62-6.002(44)(b), within 100 feet of the applicant lot must also be shown, or as defined in Chapter 62-6.002(44)(a), F.A.C., within 75 feet from a private potable water well (well used only by one or two residences).

Chapter 24-12(18), Miami-Dade County Code:

The minimum separation between a well or wells and possible sources of contamination shall be a function of the drawdown radius of influence of the well or wells. In no case shall the well be located less than one hundred (100) horizontal feet from any source of contamination.

I have read the above and to the best of my knowledge I have provided the Department with full information regarding pertinent facilities and features on all adjacent properties. Furthermore, I understand that any on-site sewage treatment and disposal system permit issued on the basis of said facilities and feature as provided by me and found to be incorrect will be subject to revocation in accordance with the provisions of Chapter 120, Florida Statutes.

Property Address: 13100 SW 80 AVE MIAMI FL 33156

Date: 3/13/2025 Signature: AIDA SARDINAS P.E.

Miami Dade County Department of Regulatory and Economic Resources Job Copy
2025013747 9/9/2025 10:01:40 AM
HRS Application.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 9/4/2025 11:32:25 AM HRS Approved

Department of Regulatory and Economic Resources
Impact Fee Assessment

Process Number: M2025013747-0 **Batch:** **Collection Number:**

Folio: 2050150060770 **Site Address:** 13100 SW 80 AVE

CP*: N **Assessment Date:** 04/18/2025

Fee Payer:

Online Payment available at:

https://wwwx.miamidade.gov/apps/rer/ImpactFeesPayments/default.aspx

Payment can be made by Credit Card, Cash, Check or Cashiers's Check Payable to Miami Dade County

CP*: Exempt from Public Records 119.071 Florida Statues
Y: Exempt
N: No Exempt
Blank: No info

Fee Type	Dist Id	Category Code	Cat Sufix	Category Description	Units	Fee	Extended Amount
AREA							
	1	5002	00	UNIT SIZE (SQ FT)	3,800	$0.9180	$3,488.40
	1	5002	00	UNIT SIZE (SQ FT)	(2,537)	$0.9180	($2,328.97)
BIKE							
	E	210	00	SINGLE-FAMILY DETACHED	1	$156.0600	$156.06
	E	210	00	SINGLE-FAMILY DETACHED	(1)	$156.0600	($156.06)
FIRE							
	4	2007	00	RESIDENTIAL	1	$527.5523	$527.55
	4	2007	00	RESIDENTIAL	(1)	$527.5523	($527.55)
ROAD							
	E	210	00	SINGLE-FAMILY DETACHED	1	$8,253.8400	$8,253.84
	E	210	00	SINGLE-FAMILY DETACHED	(1)	$8,253.8400	($8,253.84)
SCHL							
	1	5001	00	RESIDENTIAL UNIT	1	$612.0000	$612.00
	1	5001	00	RESIDENTIAL UNIT	(1)	$612.0000	($612.00)
TRAN							
	E	210	00	SINGLE-FAMILY DETACHED	1	$1,415.7600	$1,415.76
	E	210	00	SINGLE-FAMILY DETACHED	(1)	$1,415.7600	($1,415.76)

Assessment Total Amount: $1,159.43

Deferral Amount: $0.00

Current Balance Due: $1,159.43

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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IFS_ M2025013747.pdf

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

9/9/2025 10:01:40 AM

Tracking #	Process #	Permit #
2025013747	M2025013747	2025070608

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

Process #	Review	Disposition	Reviewer	Date
M2025013747	DEPT OF HEALTH	A	VALDIVIESO, JOSE	9/9/2025
M2025013747	DERM CORE	A	HIDALGO, MARTA	6/3/2025
M2025013747	DERM ONSITE SEWAGE TREATMENT & DISPOSAL SYSTEMS	A	VALDIVIESO MERA, JOSE	6/5/2025
M2025013747	DERM PAVING & DRAINAGE	A	URRA SANCHEZ, SERGUEI	6/1/2025
M2025013747	IMPACT FEES	A	INTERNET IMPACT FEES (IFS)	5/30/2025
M2025013747	UPFRONT FEES	A	WEB APPLICATION ID	4/17/2025
M2025013747	WASA	A	CHICA, HAROLD	4/30/2025

Disclaimer.

Subject to compliance with all Federal, State, and County Laws, rules and regulations. Miami-Dade County assumes no responsibility for accuracy of or results of these plans.

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

Stamp Name	Trade	Disposition	Stamp Description
Approved	DERM	A	Approved
Approved	HRS	A	Approved
Approved As Noted	HRS	P	Approved as noted. See comments, markups and stamps.
Approved	OTDS	A	Approved

Miami-Dade Department of Regulatory and Economic Resources

CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME *(print clearly)*	LAST NAME *(print clearly)*
Luis	Junco
MOBILE PHONE	**OFFICE/HOME PHONE**
786-710-3888	786-710-3888

EMAIL *(required so you can be notified on the status of your plans)*

juncoinvestment@gmail.com

COMMENTS (***If you are submitting a municipal plan, please provide the municipal process number(s) and ensure the municipal application is in the office set of plans.)***

BL2025-0117

PLANS *(check all that apply)*

Please indicate if plans qualify for the following expedited plan reviews:

☐ GOV'T PROJECT/DEPT_____ ☐ GREEN BLDG* *(new construction only)* ☐ PACE PROJECT*

☐ AFFORDABLE/WORKFORCE HOUSING* ☐ ECONOMIC SIGNIFICANCE* ☐ CONCIERGE

(*Pursuant to Ordinance 99-140; Ordinance 05-115; and Ordinance 08-51. Project may have additional requirements.)

Further, under the penalty of perjury, I, being first duly sworn, depose and say that I have read the foregoing application and that the facts stated herein are accurate and true, including any boxes checked. I further acknowledge that this application and affidavit is subject to penalties of perjury, and acknowledge that Miami-Dade County reserves the right to revoke, cancel, void, or suspend, any permit issued pursuant to any application that contains any materially false or fraudulent statements, and acknowledge that continued operation of the uses after the permit is revoked, canceled, voided, or suspended, may subject me to enforcement penalties allowed by law. I further acknowledge that any application that contains any materially false or fraudulent statements may subject me to additional permitting fees including fees for expedited plan review services.

REQUESTED PLAN REVIEWS *(check all that apply for rework only)*

☐ ALL	☐ BLDG/HCAP	☐ ELEC	☐ ENRG	☐ FIRE	☐ ROOF
☐ LANDSCAPING	☐ MECH	☑ PLUM	☐ PWKS	☐ PWCC	☐ SIGN
☐ STRU	☐ ZNPR	☑ WASD	☐ PWIF	☐ LPGX	☐ SHOP DRAWING
☐ DERM CORE	☐ DERM AIR	☐ DERM AIRPORT	☐ DERM ASBESTOS	☐ DERM COASTAL	☐ DERM FLOOD
☐ DERM GREASE	☐ DERM INDUSTRIAL	☐ DERM PAVING & DRAINAGE	☐ DERM POLLUTION	☐ DERM PRE-TREATMENT	☐ DERM SOLID WASTE
☐ DERM TANKS	☐ DERM TREES	☐ DERM WATER TREATMENT	☐ DERM WETLANDS	☐ PERMIT BY AFFIDAVIT CHECK	☐ SHORT TERM EVENT AFFIDAVIT CHECK
☐ DOH/HRS	☐ DERM OSTD				

OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☑ PLUM ☐ STRU

OPR DERM **INITIAL** REVIEWS *(check all that apply)*

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

OPR DERM **REWORK** *(OPR for specialty only available at PIC)*

☐ TREE	☐ GREASE	☐ ASBESTOS	☐ COASTAL	☐ AIR	☐ PAVING & DRAINAGE
☐ TANKS	☐ INDUSTRIAL	☐ WETLAND	☐ PRE-TREATMENT	☐ CORE	☐ FLOOD

FOR OFFICE USE ONLY *(to be completed by Permitting Staff)*

APPLICATION DATE	CLERK NAME	ARRIVAL TIME
PROCESS NUMBER	**PROCESS NUMBER**	**PROCESS NUMBER**

☐ RE-ISSUE ☐ PLAN REVISION ☐ REWORK ☐ SHOP DRAWING

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Miami Dade requested-reviews.pdf

NOTE: ALL SHEETS MUST BE REVIEWED

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Herbert S. Saffir Permitting and Inspection Center
11805 SW 26th Street (Coral Way) • Miami, Florida 33175-2474 • (786) 315-2000

APPLICATION FOR MUNICIPAL PERMIT APPLICANTS THAT REQUIRE PLAN REVIEW FROM MIAMI-DADE FIRE RESCUE AND/OR ENVIRONMENTAL SERVICES

PROVIDE MUNICIPAL PROCESS NUMBER HERE

LOCATION OF IMPROVEMENTS

Job Address: 13100 SW 80 Ave Pinecrest FL 33156
Folio: 20-5015-006-0770
Lot: 13 Block: 5
Subdivision: Pine Trees Estates PBpg: 53 page 7
Metes and bounds:

CONTRACTOR INFORMATION

Contractor No.: CGC-1526902
Last four (4) digits of Qualifier No.: 6726
Contractor Name: EMCH - Eco Modern Custom Homes LLC
Qualifier Name: Jorge A De La Llama
Address: 522 Madeira Ave
City: Coral Gables State: FL Zip: 33143

TYPE OF IMPROVEMENTS

- [✔] New Construction on Vacant Land
- [ ] Alteration Interior
- [ ] Alteration Exterior
- [ ] Relocation of Structure
- [ ] Enclosure
- [ ] Repair
- [ ] Repair Due to Fire
- [ ] Demolish
- [ ] Shell Only
- [ ] Addition Attached
- [ ] Addition Detached
- [ ] Re-Roof
- [ ] Foundation Only
- [ ] Tent

Current use of property: SFH
Description of Work: SFH
Sq. Ft.: 7460 Units: 1 Floors: 2
Value of Work: $718,915

PERMIT TYPE

- [ ] MBLD* Category
- [ ] MELE
- [ ] MPLU
- [ ] MLPG
- [ ] MMEC
- [ ] FIRE

REVIEW STATUS

- [ ] Chg. Contractor
- [ ] Re-Issue
- [ ] Re-Stamp
- [ ] Revision
- [ ] Not Applicable for Fire

PROPERTY OWNER'S INFO

Owner: FPM Pinecrest 8 LLC
Address: 7546 SW 188th Lane
City: Miami State: fl Zip: 33157
Phone: 786-710-3888
Last four (4) digits of Owner's Social Security No.: 6962

PERMIT CONTACT

Name: Luis Junco
Address: 7546 SW 188th Lane
City: Miami State: FL Zip: 33157
Phone: 786-710-3888

ARCHITECT / ENGINEER

Owner: Jorge De La Lama
Address: 522 Madera Ave
City: Coral Gables State: FL Zip: 33143
Phone: 305-219-0471

FIRE SPECIAL REQUEST PLAN REVIEW (SRI)

I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible. There is a minimum charge of one-hour. Please contact the Fire Department for current rate.

1st Request: _____ Date: _____
2nd Request: _____ Date: _____
3rd Request: _____ Date: _____

If the applicant is a known named violator with: unpaid civil penalties; unpaid administrative costs of hearing; unpaid County investigative, enforcement, testing, or monitoring costs; or unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida, a hold on the review may be placed on this application.

123_01-192 4/23

RESET

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municipal-permit.pdf

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		
32	FIRE SPRINKLER	FIRE

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municipal-permit_V2.pdf

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
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55	SWIMMING POOL	MBLD
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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
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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
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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
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norweco®

SINGULAIR® BIO-KINETIC®

WASTEWATER TREATMENT SYSTEM WITH SERVICE PRO® CONTROL CENTER

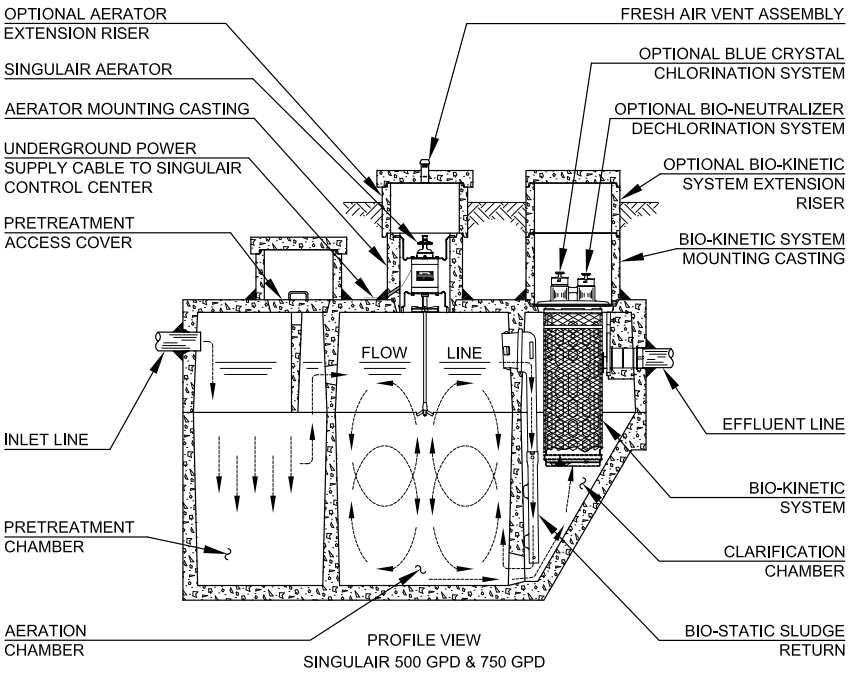
MODELS 960 AND TNT OWNER'S MANUAL

INTRODUCTION

The Singulair system is the finest equipment available and utilizes the most up-to-date wastewater treatment technology. It is a sound investment that protects you and the environment. Please take the time to familiarize yourself with the contents of this manual.

HOW THE SINGULAIR® SYSTEM WORKS

Developed to serve homes and small businesses beyond the reach of city sewers, the Singulair system employs the extended aeration process. Similar to the treatment method used by most municipal wastewater treatment facilities, this process involves a natural, biological breakdown of the organic matter in wastewater.



Wastewater enters the pretreatment chamber where anaerobic bacterial action combines with the effects of gravity to precondition the waste before it flows into the aeration chamber. Once in the aeration chamber, aerobic bacteria utilize the organic matter in the wastewater to biologically convert the waste into stable substances. Following aeration, flow is transferred to the clarification chamber where the effects of gravity settle out biologically active material. The Bio-Static sludge return, located in the clarification chamber, creates hydraulic currents that gently transfer settled particles back to the aeration chamber. As clarified liquids pass through the Bio-Kinetic system, they are filtered, settled and flow equalized. As a result, complete pretreatment, aeration, clarification and final filtration are assured. The Singulair system reliably protects you, your property and the environment.

FEATURES AND ADVANTAGES

Singulair tanks are reinforced precast concrete, manufactured by the licensed Norweco distributor. Internal walls and baffles are cast-in-place to insure uniformity and maximum strength. Risers and access covers are either heavy duty plastic or concrete construction. All components within the system that will contact the wastewater are constructed entirely of molded plastic, stainless steel or rubber.

The Singulair aerator is powered by a 1725 RPM, 115 volt, 60 hertz, single-phase, fractional horsepower motor. It is the only electrically powered component in the Singulair system. The aerator has been designed specifically for use in the Singulair system. It costs less to operate and consumes fewer kilowatt hours of electricity than most major appliances.

Singulair aerators are supplied with a Service Pro control center with MCD technology. The NEMA rated control center contains a power switch and time clock that control aerator operation. The local distributor's name, address and telephone number are displayed on the control center cover. All system controls and necessary owner information are conveniently located at your fingertips.

Non-mechanical flow equalization and final filtration is accomplished within the Singulair tank by the Bio-Kinetic system. This revolutionary device is installed in the clarification chamber and connected to the system outlet. Optional chlorination and dechlorination may be included in the Bio-Kinetic system if required. All Singulair components work together to assure complete pretreatment, aeration, clarification and final filtration.

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
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Norweco Singulair-Owners-Manual.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 9/4/2025 11:33:25 AM HRS Approved

SINGULAIR® SYSTEM PERFORMANCE

Rivaling the performance of the most advanced wastewater treatment plants in the world, the Singulair system complies with USEPA wastewater treatment guidelines for secondary treatment systems and meets all requirements of NSF/ANSI Standard 40. In ecologically sensitive areas, the most stringent effluent standards are 10 mg/L CBOD and 10 mg/L TSS. Rated Class I after successfully completing the 7 month Standard 40 test protocol, the Model 960 system averaged effluent of 6 mg/L CBOD and 10 mg/L TSS. The Model TNT system averaged effluent of 4 mg/L CBOD, 9 mg/L TSS and 12 mg/L Total Nitrogen.

OPERATIONAL REQUIREMENTS

The Singulair system is designed to treat only domestic wastewater. Domestic wastewater is defined as the waste generated from a typical residence. This includes flows originating from: bathtubs, clothes washers, dishwashers, drinking fountains, water coolers, food grinders, kitchen sinks, lavatories, mop basins, service sinks, shower stalls, sinks, wash sinks, water closets and whirlpool baths. While the use of bio-degradable detergents is recommended, the Singulair system has been designed to handle any reasonable amount of bathroom, kitchen or laundry waste. However, some care should be exercised to insure that non-biodegradable and/or toxic materials are not disposed of via the domestic wastewater plumbing. Do not use the plumbing system for disposal of lint, cooking grease, scouring pads, diapers, sanitary napkins, cotton balls, cotton swabs, cleaning rags, dental floss, strings, cigarette filters, rubber or plastic products, paints and thinning agents, gasoline, motor oil, drain cleaners or other harsh chemicals. These items could plug portions of the plumbing, interfere with biological treatment, accumulate in the treatment system and adversely affect system performance. Never connect roofing down spouts, footer drains, sump pump piping, garage and basement floor drains or water softener backwash to the domestic wastewater plumbing or the treatment system. Water softener backwash will interfere with biological treatment and must be disposed of separately.

ELECTRICAL REQUIREMENTS

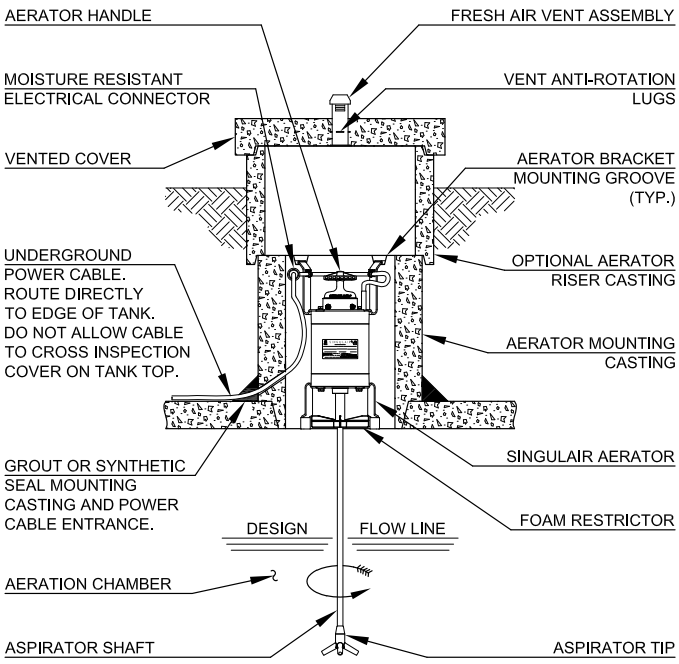
Each Singulair control center must be wired to a dedicated 115 VAC, single-phase circuit at the main electrical service panel. A 15 amp circuit is recommended (10 amp minimum). A pictorial wiring diagram is provided inside the control center enclosure. All electrical work must be performed in accordance with the requirements of the National Electrical Code and all applicable local codes. Electrical connections should be made only by a qualified electrician following proper procedures and using safe tools.

CAUTION: Any time service is required, first shut off the dedicated circuit breaker in the main electrical service panel. Next, shut off the power switch in the Singulair control center. Failure to do so could result in personal injury or equipment damage.

SINGULAIR® AERATOR

The aerator has been specifically designed for use in the Singulair system and includes special alloy and molded plastic parts to prolong aerator life. Aerator bearings are pre-lubricated and sealed. Singulair aerators are installed in a concrete mounting casting above the aeration chamber. Fresh air enters the aerator through four intake ports located under the aerator handle. The air is drawn down the hollow aspirator shaft where it is introduced below the liquid surface. Only the molded plastic aspirator and the lower portion of the stainless steel aspirator shaft are submerged.

The aerator is not designed to run under water and will automatically shut off if a high water condition occurs. If the liquid rises to the level of the foam restrictor, the control center will shut off power to the aerator. Next, an automatic diagnostic sequence begins, as outlined in the section titled “Service Pro Control Center”.

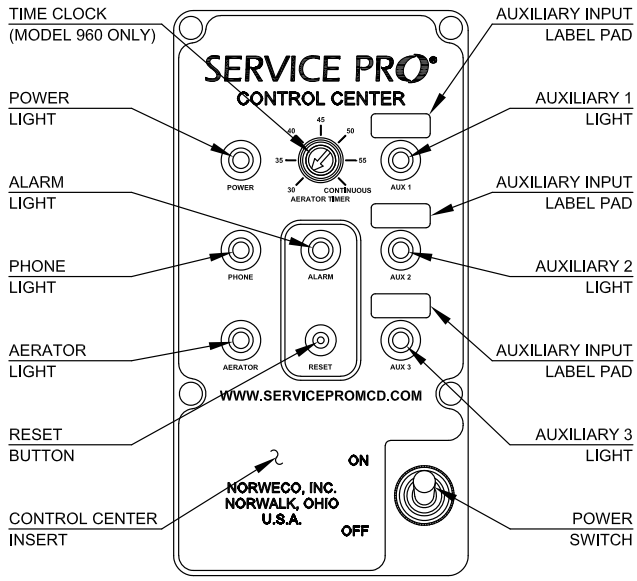


Each Singulair aerator is a precision engineered electro-mechanical device. Do not remove it from its installed position. Do not attempt any type of repair. Contact your Singulair service provider if service is needed. Unauthorized tampering or repair will void important provisions of the limited warranty and exchange program.

FRESH AIR VENTING SYSTEM

An aerator vent assembly is cast into the concrete access cover above each aerator. The vent assembly supplies fresh air to the aerator, which is drawn through the aspirator and into the wastewater. Finished landscaping should be maintained six inches below the top of the vented access cover and graded to drain runoff away from the cover. Do not allow plants, shrubbery, mulch or landscaping of any type to restrict the flow of air to the vent assembly or obstruct the access cover.

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SERVICE PRO® CONTROL CENTER

Every Singulair aerator is supplied with a prewired UL Listed Service Pro control center featuring MCD technology to permit fully automatic aerator operation. The control center provides MONITORING, COMPLIANCE and DIAGNOSTIC functions complete with telemetry for communication with the Service Pro remote monitoring center. If an alarm condition occurs for any reason within the Singulair system or monitored auxiliary equipment, the red alarm light will flash. If aerator operation has been interrupted, the Service Pro control center will attempt to restart the aerator every five minutes for two hours. If the aerator does not restart after two hours, the audible alarm will sound. If the Singulair system is covered by a Service Pro monitoring agreement, the Singulair service provider will be automatically notified and the alarm condition will be displayed on the remote monitoring center website, **www.servicepromcd.com**. Each control center for the Model 960 treatment system is supplied with a time clock adjustable in five minute increments up to continuous run. This clock is factory preset to run 30 minutes per hour and should only be adjusted by an authorized Singulair service provider. Each control center for the Model TNT system is supplied with a non-adjustable time clock.

SERVICE PRO® MONITORING CENTER

When connected to a telephone line, the control center will automatically notify the Service Pro monitoring center of any service required by the Singulair system or accessory components. The Service Pro monitoring center will automatically record the time and date of any alarm condition and post this information to your system's history record accessible at **www.servicepromcd.com**. The monitoring center will also notify your Singulair service provider that the system needs attention and record the time and date when service is performed. All information regarding your system is available to you on the secure, password protected Service Pro website. Contact your Singulair service provider for your username and password.

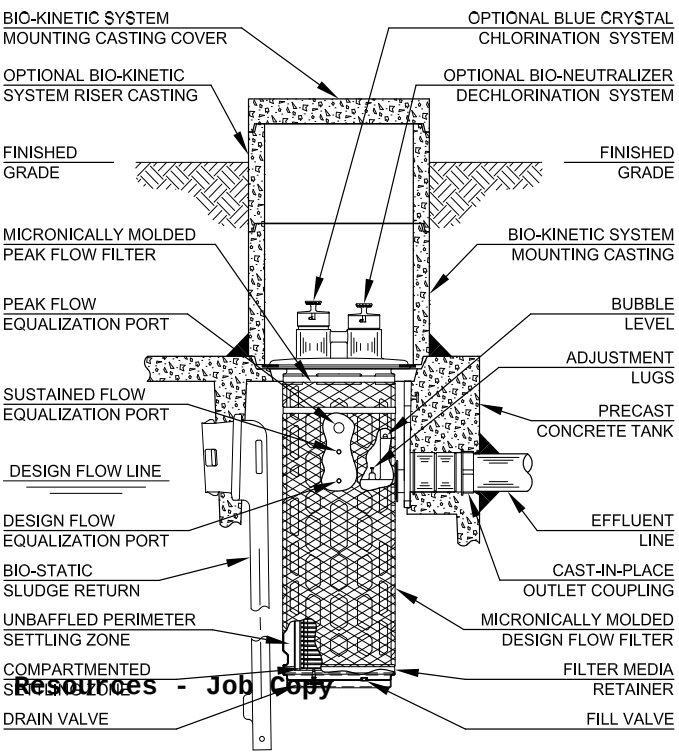
NOTE: The control center regularly communicates with the Service Pro monitoring center using your telephone line and a toll free number. If the control center is using the line when you attempt to place a call, a high pitched digital communication signal will be heard. Hang up all telephones sharing the line and wait a few seconds. This will automatically disconnect the control center and make the line available for use.

BIO-STATIC® SLUDGE RETURN

Each Bio-Static sludge return is installed in the aeration/clarification chamber wall. Aeration chamber hydraulic currents enter the sludge return(s) and transfer solids from the clarification chamber back to the aeration chamber for additional treatment. The Bio-Static sludge return accomplishes resuspension and return of settled solids without disturbing the contents of the clarification chamber.

BIO-KINETIC® SYSTEM

Bio-Kinetic systems provide non-mechanical flow equalization through all plant processes. The Bio-Kinetic system contains 3 separate filtration zones, 8 independent settling zones, optional chlorination and dechlorination tablet feed systems and serves as its own chlorine contact chamber. When used with Blue Crystal disinfecting tablets, the performance of the Bio-Kinetic system as a chlorination device is certified to NSF/ANSI Standard 46, Section 11. All components are manufactured from plastic or rubber. Your service provider has the necessary training, tools and equipment for removal and cleaning. If your Bio-Kinetic system is in need of service, contact your service provider. During each semi-annual service inspection, your service provider will remove and clean the Bio-Kinetic system or replace it with a unit from their service stock.



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NON-MECHANICAL FLOW EQUALIZATION

The patented design of the Bio-Kinetic system provides non-mechanical flow equalization for the Singulair wastewater treatment plant. Equalization reduces incoming hydraulic surges (e.g. typical shower of 10 minutes duration, bathtub discharge of 5 minutes duration, clothes washer discharge of 2 minutes duration and dishwasher discharge of 2 minutes duration) throughout the system. The flow equalization provided by the Bio-Kinetic system causes wastewater to be held upstream of the final outlet during hydraulic surges, which preserves treatment integrity and enhances system operation. The actual rate of equalization varies and depends upon specific loading patterns and the duration of each flow surge. At the design loading pattern used during the NSF/ANSI Standard 40 performance evaluation, the Singulair system equalizes all flow an average of 48%. As a result, hydraulic surges and periods of high wastewater flow are automatically reduced to protect the environment and all treatment plant processes on a demand use, as needed, basis.

BLUE CRYSTAL® RESIDENTIAL DISINFECTING TABLETS

If local regulations require, an initial supply of Blue Crystal disinfecting tablets will be placed in the Bio-Kinetic system chlorine feed tube(s) at system start-up. Specifically formulated for use in the Singulair system, Blue Crystal disinfecting tablets provide efficient and reliable disinfection when effluent chlorination is desirable. Manufactured from calcium hypochlorite, Blue Crystal disinfecting tablets provide effective, economical bacteria killing power. Liquid entering the Bio-Kinetic system contacts the installed Blue Crystal disinfecting tablets, just downstream of the equalization ports. A fully charged feed tube will last an average of six months. During each semi-annual inspection, your Singulair service provider will check system operation, the rate of tablet consumption and install tablets during routine service inspections.

NOTE: USEPA guidelines state "On the average, satisfactory disinfection of secondary wastewater effluent can be obtained when the chlorine residual is 0.5 ppm after 15 minutes contact." Retention time must comply with the controlling regulatory jurisdiction.

CAUTION: The improper handling of Blue Crystal tablets may cause personal injury or property damage. Keep out of the reach of children and do not allow the tablets or feed tube to contact skin, eyes, or clothing. Tablets may be fatal if swallowed and tablet dust is irritating to the eyes, nose and throat. Do not handle the tablets or feed tubes without first carefully reading the product container label, MSDS information and the handling and storage instructions. Mixing of chemicals may cause a violent reaction leading to fire or explosion. For additional information about Blue Crystal tablets contact your Singulair service provider.

BIO-NEUTRALIZER® DECHLORINATION TABLETS

In environmentally sensitive areas, environmental regulations may require the use of Bio-Neutralizer dechlorination tablets. Manufactured as an efficient and dependable means to chemically neutralize both free and combined chlorine, Bio-Neutralizer dechlorination tablets provide consistent reduction or elimination of chlorine residual without unnecessarily reducing the level of dissolved oxygen in the treatment system effluent. Bio-Neutralizer dechlorination tablets utilize a unique chemical mixture for chlorine reduction and environmental protection. As liquid passes through the final discharge zone of the Bio-Kinetic system, the flow contacts the installed Bio-Neutralizer tablets and residual chlorine is removed from the system effluent. A fully charged Bio-Neutralizer feed tube will last an average of six months. During each semi-annual inspection, your Singulair service provider will check system operation, the rate of tablet consumption and install tablets during routine service inspections.

CAUTION: Bio-Neutralizer tablets or feed tubes should not be mixed with Blue Crystal tablets. Do not handle the tablets or feed tubes without first carefully reading the product container label, MSDS information and the handling and storage instructions. For additional information about Bio-Neutralizer tablets contact your Singulair service provider.

NO OWNER MAINTENANCE

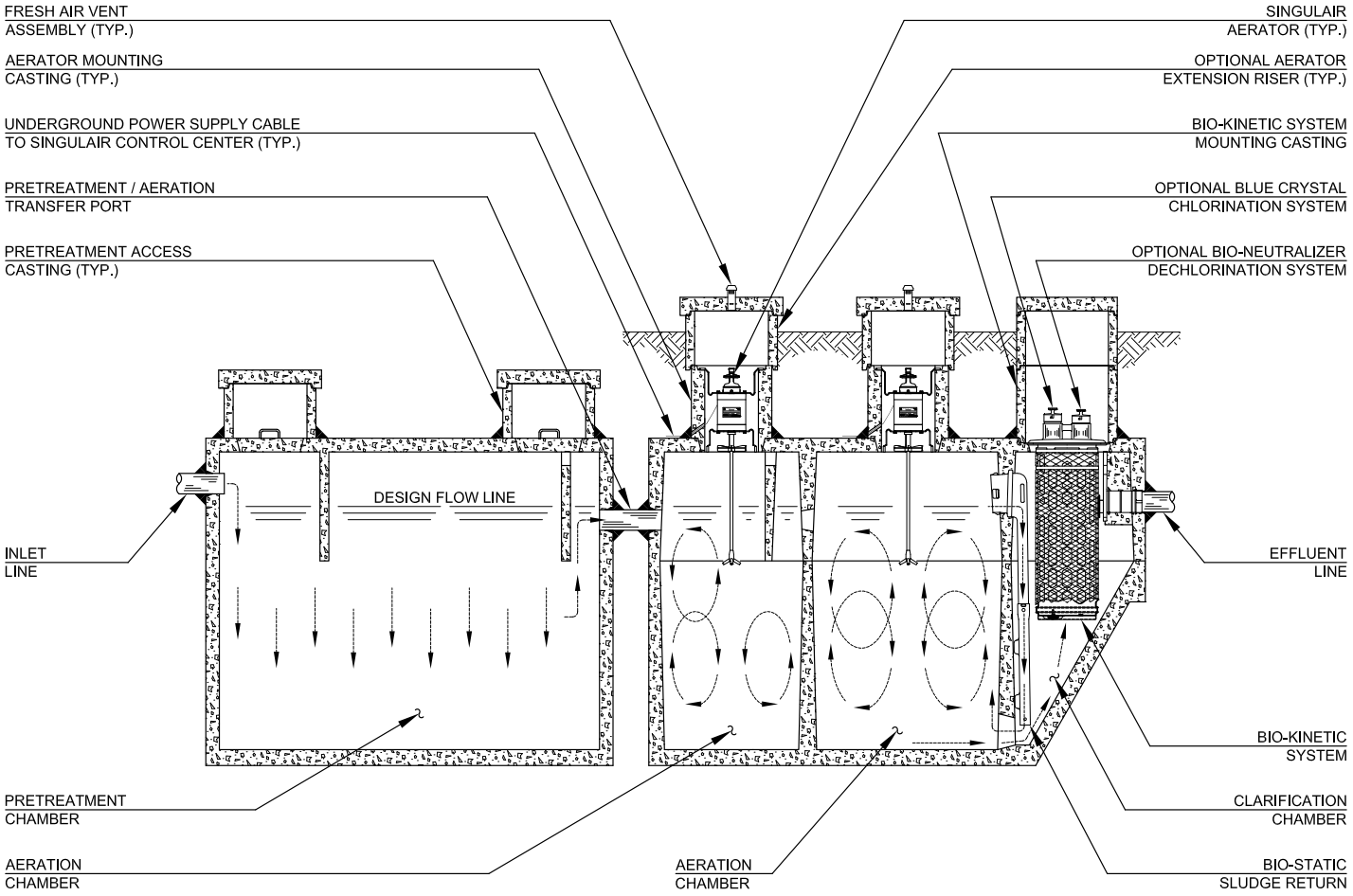
The Singulair system is inspected and serviced by a local, factory-trained service provider, therefore, no owner maintenance is required during the warranty period. The Singulair system does not require pumping as often as a septic tank. Under normal use only the pretreatment chamber should be pumped. How often pumping is necessary depends on system use. The local Singulair service provider will inspect the aeration chamber contents and plant effluent at six month intervals to determine if the pretreatment chamber is discharging excessive solids. Every three years, the pretreatment chamber should be inspected. The pretreatment chamber will normally require pumping at three to five year intervals. Contact your local service provider prior to tank pumping for complete information on removal of equipment, access to individual chambers, coordination of services and proper disposal of tank contents. A tank pumping service licensed by the local regulatory agency must be used for removal and disposal of tank contents. The tank pumper should consult with local authorities to determine the proper disposal method.

If a period of intermittent use, or an extended period of non-use of the Singulair system is anticipated, contact your Singulair service provider for instructions. Your service provider has comprehensive Singulair service instructions and has been factory-trained in troubleshooting procedures. Contact your service provider if you require service or information regarding tank pumping.

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SINGULAIR® SERVICE PROGRAM

Semi-annual service inspections, at six month intervals for the first two years of system operation, are provided by your local Norweco distributor and are included in the original purchase price of the Singulair system. Costs for travel and labor are not charged to the owner. During an inspection, each mechanical aerator, Bio-Kinetic system and other plant components are serviced as outlined in the Singulair Product Manual. After the initial two year service program is completed, the local service provider will provide continued service at the owner's option. The service program should be renewed by the owner to insure maximum system performance.



PROFILE VIEW
SINGULAIR 1000 GPD, 1250 GPD & 1500 GPD

Ask your Singulair service provider about a renewable service contract. If you allow service coverage to expire, you can still obtain the professional assistance of a factory-trained technician. However, these special service calls will be performed on a time and materials basis. Professional service is important to proper system operation and should not be allowed to lapse. Be sure to consider the advantages of a renewable service contract.

The Singulair service provider will perform the following services during each service inspection:

- ✓ Check aerator operation
- ✓ Check aerator power consumption
- ✓ Check aerator air delivery
- ✓ Clean stainless steel aspirator shaft
- ✓ Clean aspirator tip
- ✓ Clean fresh air vent in concrete cover
- ✓ Inspect aeration chamber contents
- ✓ Check operation of control center
- ✓ Adjust time clock when required
- ✓ Remove the Bio-Kinetic system
- ✓ Scrape the clarification chamber
- ✓ Inspect the Bio-Static sludge return
- ✓ Inspect outlet coupling
- ✓ Install a clean Bio-Kinetic system
- ✓ Fill Blue Crystal feed tube
- ✓ Fill Bio-Neutralizer feed tube
- ✓ Inspect effluent quality
- ✓ Inspect outlet line
- ✓ Inspect ground water relief point
- ✓ Inspect effluent disposal system
- ✓ Complete 3-part service record
- ✓ Hang owner's record on front door
- ✓ Enter record into **www.servicepromcd.com**
- ✓ Mail health department notification

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WARRANTY REGISTRATION

A Warranty Registration Card was included with the Model 206C aerator before it was shipped from the factory. If this card has not been returned to Norweco, complete and mail it immediately. If it is not returned within thirty days of the installation date, the three year limited warranty and lifetime aerator exchange program will begin on the date of component shipment from the factory.

Remove the aerator model number and serial number record card and store it in a safe location with this Owner's Manual for future reference. If it is necessary to call your service provider for service, make note of the information on the control center data plate and the aerator serial number before calling. Warranty and service records are cross-indexed by owner name, aerator serial number or control center serial number. Supplying the aerator serial number and control center serial number with the service request will give the service provider a ready reference so that changes in system ownership will not delay service.

SINGULAIR® LIMITED WARRANTY

The Singulair aerator enjoys the distinction of being the only aerator on the market today backed by a lifetime warranty and exchange program. Each Singulair aerator, Service Pro control center, Bio-Kinetic system and any other components manufactured by Norweco, are warranted to be free from defects in material and workmanship, under normal use and service, for a period of three years from the date of purchase. The three year limited warranty is included in the original purchase price of every Singulair system. The comprehensive aerator exchange program offers Singulair owners a lifetime of protection. Owners with a Singulair system may exchange any aerator of any age for a replacement unit at a prorated cost. If the Singulair aerator or Service Pro control center fails, do not use or dismantle the unit. The local, licensed distributor has detailed warranty and exchange information and should be contacted for service or replacement instructions.

SERVICE PRO® SECURITY LOG IN

For your convenience, record your **www.servicepromcd.com** access information here:

User name:	**Password:**

SUPPLEMENTAL SERVICE RECORD

For your reference, please document service performed on the following chart:

DATE	DESCRIPTION

norweco®
Engineering the future of water and wastewater treatment

220 REPUBLIC STREET
NORWALK, OHIO, USA 44857-1156
TELEPHONE (419) 668-4471
FAX (419) 663-5440
www.norweco.com

DISTRIBUTED LOCALLY BY:

A.J. FOSS INC.

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Last Modified: 12/08/2022

Average Testing Performance Data for Components of Performance-Based Treatment Systems (PBTS)

- **from innovative system testing in Florida (Table 1) or**
- **from test centers for evaluation of use in nutrient and fecal coliform-reducing PBTS (Table 2) or**
- **from test centers for NSF-certification as aerobic treatment units (ATUs) (Table 3)**
- **Innovative drainfield/disposal systems (Table 4)**
- **Other innovative systems (Table 5)**

Construction permits for PBTS must comply with Part IV of Rule 62-6, Florida Administrative Code (F.A.C.) (for details, see Memo HSES-10-001). For all PBTS, the engineer will establish performance levels, and design the system as a whole to meet them. To find treatment receptacles approved for use for a particular PBTS, refer to the septic tank design approval listings under Septic Tank Designs.

Table 1 summarizes **results of innovative systems testing under non-test-center** conditions in Florida. The components listed in table 1 have undergone innovative system testing and been reviewed by the Bureau as indicated in the column "innovative status" for use as a component of an engineer-designed PBTS.

Table 2 summarizes test center testing results either associated with an NSF or ETV protocol or during the Big Pine Key study in Florida. These data have been used to evaluate treatment components that might be used as a component of **a nutrient-reducing or fecal coliform reducing PBTS** designed by engineers. These are systems that are designed to reduce nitrogen and/or phosphorus to specified levels. The components listed in table 2 below have previously been reviewed by the Bureau as indicated in the column "innovative status". Equipment series where "yes" is indicated in the "Innovative Status" column, are currently in innovative status, indicating that such approval has occurred in a limited fashion, providing for a limited number of permits and requiring additional testing**. Note that construction permits for systems currently in innovative status require forms DH 3144 and DH 3145 and must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit. in addition to the regular county health department review.** "Passed" indicates that components are not in innovative status (completed innovative testing in Florida); "n/a" indicates components are not in innovative status (use of previously approved ATUs in nutrient reducing systems accepted based on third party data); "Rule 62-6.025(7)(a), F.A.C." indicates components are approved without innovative system testing per rule 62-6.025(7)(a)(1) to (3) F.A.C.

Table 3 summarizes test center testing results where the objective was usually to achieve certification by NSF under standard NSF-40 (**waste strength reduction**). The components listed in table 3 below are treatment systems approved in Florida as ATUs under rule 62-6.012, Florida Administrative Code, except for the last few as noted. Currently, the Department is accepting such data as a form of documentation of the "application of sound engineering principles" by engineers designing PBTS with the only goal of **reducing waste strength** (CBOD5, TSS) in order to qualify **for drainfield size reductions** under 62-6.028(5), F.A.C.

Table 4 lists additional innovative systems that are evaluated as drainfield/disposal systems.

Table 5 lists additional innovative systems.

Disclaimer: This list does not represent or imply an endorsement of any particular company, person, product, configuration or technology. The list reflects the compiler's information as of March 29, 2022. The field of advanced treatment for onsite systems is changing continuously.

TN= Total Nitrogen

[1]Construction permits require filing of DH 3144 and DH3145 and must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit.

[2]No data available

[3]Yes = components are currently in innovative status (approval has occurred in a limited fashion, providing for a limited number of permits and additional testing; construction permits must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit and include forms DH 3143 and DH 3144).

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Table 1. Results of Innovative System Testing in Florida

Component/ Configuration	Type of testing	CBOD5 (mg/L) (In/Out)	TSS (mg/L) (In/Out)	TN (mg/L) (In/Out)	TN (%)	TP (mg/L) (In/Out)	Vendor	Vendor Contact Phone	Vendor web-site	Innovative Status
EcoPure 300	Innovative in Florida (n=25/9 of 1 system)	327/7.7	421/6.2	58/31		11/5.1	Eco-Pure Waste-water Systems	888-999-0936	EcoPure website	Passed
EnviroFilter C	Innovative in Florida (n=26/24 of 5 systems)	[2]/7.6	[2]/5.3	[2]/21.7		[2]/5.8	Earthtek Environmental Systems			Passed
Fuji Clean CE	Innovative in Florida (13 systems, 50-52 data points total); average of system averages	[2]/4.4	[2]/4.3	45(assumed)/10.9	75.7		Fuji Clean USA, LLC		Fuji Clean USA website	Passed
ZeroImpact	Innovative in Florida (n=33/29 of 5 systems)	8/10.5	[2]/16.6	[2]/23		[2]/1.4	Biotech Systems LLC	352-376-8016	Biofilter website	Yes[3]

Table 2. Test Center Testing Results, which have been used in evaluating components proposed for nutrient- and fecal coliform reducing performance-based treatment systems.

Equipment Series	Equipment	type of test	In TN (mg/L)	Out TN (mg/L)	TN removal (%)	In TP (mg/L)	Out TP (mg/L)	In fecal coliforms or E. coli (CFU/100mL or MPN /100ml)	Out fecal coliforms or E.coli (CFU/100mL or MPN /100ml)	% Removal E. coli or fecal Coliforms	Vendor	Innovative Status
Advantex	Advantex 20x Mode 1	N-testing concurrently with NSF-40, Squamish, B.C.	33	12	64%	-	-	-	-	-	Orenco Systems	Yes[3]
Advantex	Advantex 20x Mode 3	N-testing after NSF-40, Squamish, B.C.	35	12	66%	-	-	-	-	-	Orenco Systems	Yes[3]
Aerocell	Aerocell ATS SCAT-8-AC-C500	NSF+Nitrogen, Waco	40	9.3	77%	-	-	-	-	-	Quanics (Anua)	Yes[3]
Aqua Klear 245	AK6S245	NSF 245, Ascension Parish, LA	47.5	19.6	59.4%	-	-	-	-	-	Aqua Klear	62-6.025(7)(a) F.A.C.

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TN= Total Nitrogen
[1]Construction permits require filing of DH 3144 and DH3145 and must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit.
[2]No data available
[3]Yes = components are currently in innovative status (approval has occurred in a limited fashion, providing for a limited number of permits and additional testing; construction permits must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit and include forms DH 3143 and DH 3144).
[4]Saturated and up to 5.5 gpd/sqft. is acceptable

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Equipment Series	Equipment	type of test	In TN (mg/L)	Out TN (mg/L)	TN removal (%)	In TP (mg/L)	Out TP (mg/L)	In fecal coliforms or E. coli (CFU/100mL or MPN /100ml)	Out fecal coliforms or E.coli (CFU/100mL or MPN /100ml)	% Removal E. coli or fecal Coliforms	Vendor	Innovative Status
		November 2019-May 2020										
Aqua Safe	Aqua Safe 500	~31 N-tests during NSF-40 test	30.78	14.9	52%	8.21	5.87	-	2200 median	-	Ecological Tanks, Inc.	Yes[3]
BioBarrier	BioBarrier MBR 0.5	NSF 40/ NSF 350 MASSTC Dec. 2010 – Sept. 2011	-	-	-	-	-	2.09+e06	1.3 (geomean)	99.99%	Bio-Microbics	62-6.025(7)(a) F.A.C.
BioBarrier	BioBarrier MBR 0.5	NSF 245, MASSTC Dec. 2010 – Aug. 2011	43	9	79%	-	-	-	-	-		62-6.025(7)(a) F.A.C.
Clearstream Model D	Clearstream 500 D	NSF 245 Prairieville, LA (June-November 2012)	42	19	54%	-	-				Clearstream Wastewater Systems, Inc.	62.6.025(7)(a) F.A.C.
Clearstream Model DA	Clearstream 500 DA	NSF245 (June-November 2012)	42	19	54%	-	-				Clearstream Wastewater Systems, Inc.	62.6.025(7)(a) F.A.C.
Clearstream Model N	Clearstream 500 N	Prairieville, LA after NSF 245 (December 2013 – May 2014)	42.3	10.7	74.8%	-	-	-	-		Clearstream Wastewater Systems, Inc.	Yes[3]
CE	Fuji Clean CE 5	NSF 40+Nitrogen, Waco	47.6	15.7	67%						Fuji Clean USA, LLC	Passed (see Table 1)
CEN	Fuji Clean CEN 5	Testing concurrent with NSF40 (for fecal coliform)				-	-	2.0E+6 to 1.2E+9 (30-day geomean)	2.7E+4 to 6.3E+5 (30-day geomean)		Fuji Clean USA, LLC	Yes[3]
CEN	Fuji Clean CEN 5	NSF 245, Waco TX (June – December 2014)	40	10	74%						Fuji Clean USA, LLC	62-6.025(7)(a) F.A.C.
CEN +Salcor 3G	Fuji Clean CEN 5 + +Salcor 3G	testing concurrent with NSF40 (for fecal coliform)	-	-	-	-	-	2.7E+4 to 6.3E+5 (30-day geomean)	70 geomean (6 to 183 30-day geomean)		Fuji Clean USA, LLC	Yes[3]
ECOPOD-N	E50-N	NSF 245, Baton Rouge, LA	43	20	53.48%	-	-	-	-	-	Delta Treatment Systems, LLC (Infiltrator Water Tech.)	62-6.025(7)(a) F.A.C.

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[4]Saturated and up to 5.5 gpd/sqft. is acceptable

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Equipment Series	Equipment	type of test	In TN (mg/L)	Out TN (mg/L)	TN removal (%)	In TP (mg/L)	Out TP (mg/L)	In fecal coliforms or E. coli (CFU/100mL or MPN /100ml)	Out fecal coliforms or E.coli (CFU/100mL or MPN /100ml)	% Removal E. coli or fecal Coliforms	Vendor	Innovative Status
EcoPure	EcoPure 300	25 (9 for N) samples, one installation Lee County	56.13	31.16	44%	11.12	5.11	101586	80.6		Eco-Pure Wastewater Systems	Passed
Enviro-Guard	Enviro-Guard 0.75	NSF+Nitrogen with reduced sampling	46	20	57%	-	-	-	-		Consolidated Treatment Systems	n/a
Jet CF	J-500CF	NSF 40/ NSF 245, Ascension Parish, LA (February 2008 – August 2008)	39.1	12.9	67.1%	-	-	-	-		Jet, Inc.	62-6.025(7)(a) F.A.C.
MicroFAST	MicroFAST 0.5	Keys Study, Phase I (12 samples)	38.45	10.97	71%	8.39	5.38	-	-		Bio-Microbics	n/a
MicroFAST	MicroFAST 0.5	Keys Study, Phase II (13- 14 samples)	47.98	11.51	76%	8.72	6.62	144,500 (mean log)	269 (mean log); 1,510 max	99.81%	Bio-Microbics	n/a
MicroFAST	MicroFAST 0.5	NSF 245 testing, Waco TX (September 2006 – April 2007)	38	17	55%						Bio-Microbics	62-6.025(7)(a) F.A.C.
MicroFAST	FAST	NSF40+Nitrogen	34.5	9.4	73%	-	-	-	-	-	Bio-Microbics	n/a
PekaSys (PuraSys - Anua International)	CRB 1	NSF40/ NSF 245 (September 2010 – April 2011)	44	18	59%	-	-	-	-	-	Anua International	62-6.025(7)(a) F.A.C.
HOOT	HOOT H-500 AND	N-testing (25 samples) concurrent with NSF-40	26.3	9.63	63%	8.8	3.12				Hoot Aerobic Systems	n/a
HOOT	HOOT ANR-450	NSF 245, Waco TX (May 2006- October 2006)	37	5.6	85%	-	-	-	-	-	Hoot Aerobic Systems	62-6.025(7)(a) F.A.C.
Hydro-Kinetic	Hydro-Kinetic 600 FEU	NSF245, Norwalk OH (June 2011- December 2011)	36	8.7	76%						Norweco, Inc.	Yes[3]
Hydro-Kinetic	Hydro-Kinetic 600 FEU	NSF/ANSI Standard 40 12 months test						1.50E+06	2.5E+4		Norweco, Inc.	Yes[3]

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TN= Total Nitrogen
[1]Construction permits require filing of DH 3144 and DH3145 and must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit.
[2]No data available
[3]Yes = components are currently in innovative status (approval has occurred in a limited fashion, providing for a limited number of permits and additional testing; construction permits must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit and include forms DH 3143 and DH 3144).
[4]Saturated and up to 5.5 gpd/sqft. is acceptable

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Equipment Series	Equipment	type of test	In TN (mg/L)	Out TN (mg/L)	TN removal (%)	In TP (mg/L)	Out TP (mg/L)	In fecal coliforms or E. coli (CFU/100mL or MPN /100ml)	Out fecal coliforms or E.coli (CFU/100mL or MPN /100ml)	% Removal E. coli or fecal Coliforms	Vendor	Innovative Status
Hydro-Kinetic+UV	Hydro-Kinetic 600 FEU w/ AT-1500 UV	Within 12 months of NSF-40	-	-	-			2.5E+4	0.096		Norweco, Inc.	Yes[3]
Nitrex	Nitrex (after LAI-specified pretreatment)	NSF-load, MASSTC 10/2001-03/2004	19.3	5.4	Additional 72%						Lombardo Associates, Inc.	Yes[3]
Nitrex	Nitrex (after LAI-specified pretreatment)	NSF-load, MASSTC 12/2004-10/2005	22.6	7.1	Additional 69%						Lombardo Associates, Inc.	Yes[3]
Singulair	Singulair 960 w/ Biokinetics phase 1 w/ recirc	16 N-tests at NSF-testing facility (Chelsea, MI)	25	6.8	73%	-	-	-	-		Norweco, Inc.	n/a
Singulair	Singulair 960 w/ Biokinetics phase 2 no recirc	8 N-tests at NSF-testing facility (Chelsea, MI)	25	11.8	53%	-	-	-			Norweco, Inc.	n/a
Singulair	Singulair R3-500	NSF 245/350, Norwalk OH (February 2017 – August 2017)	42.1	14.4	65.7%			1.66 e+06	1.9	99.99%	Norweco, Inc.	62-6.025(7)(a) F.A.C.
Singulair	Singulair TNT-500	NSF 245, Waco TX June 2005 – January 2006	38	12	68%			-	-		Norweco, Inc.	62-6.025(7)(a) F.A.C.
Septitech	Septitech Model 400	ETV (MA)	39	14	64%	-	-	-	-		BioMicrobics	Yes[3]
-	24" unsaturated crushed brick ~1 gpd/sqft [4]	Keys Study, Phase I (11 samples)	-	-	-	6.04	0.60	-	-		-	n/a
-	24" unsaturated crushed brick ~1.7 gpd/sqft [4]	Keys Study, Phase II (n=13/4)	-	-	-	8.72	2.65	-	-		-	n/a
-	24" unsaturated LECA ~1 gpd/sqft [4]	Keys Study, Phase I (11 samples)	-	-	-	6.04	1.31	-	-		-	n/a
-	24" unsaturated filterlite ~1.7 gpd/sqft [4]	Keys Study, Phase II (n=13/10)	-	-	-	8.72	0.53	-	-		-	n/a

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Table 3. Test Center Testing Results, which have been used in evaluating components proposed for performance-based treatment systems designed for drainfield size reductions.

3a) Treatment systems certified to NSF/ANSI standard 40 and ATUs approved in Florida according to 62-6.012, Florida Administrative Code

Equipment Series	Model Tested	In BOD5 (mg/L)	Out CBOD5 (mg/L)	In TSS (mg/L)	Out TSS (mg/L)	Manufacturer
Advantex	AX20N Mode 1	162	5	291	4	Orenco Systems
Aerocell	ATS SCAT-8-AC-C500	240	2	290	2	Quanics (Anua)
Aero-Tech	AT-500	230	5	210	6	Aero-Tech
Alliance	500	137	6	140	15	Acquired Wastewater Technologies, LLC
Aqua Aire	500	170	2.7	184	3.9	Ecological Tanks, Inc.
Aqua Safe	500	170	2.4	183	2.1	Ecological Tanks, Inc.
AquaKlear	AK6PT	200	8	180	9	Aquaklear, Inc.
AquaKlear	AK500C	150	10	130	11	Aquaklear, Inc.
AquaKlear	AK6S245	209	7	193	6	Aquaklear, Inc.
B.E.S.T. 1 AWS 1	500	130	21	139	21	American Wastewater Systems, Inc.
BioBarrier	MBR-0.5	220	<2	220	<2	Bio-Microbics
Bio-Coir	ATS-SCAT-8-BC-C500	160	9	190	12	Quanics (Anua)
Bionest	BN-400	210	2	240	2	Bionest Technologies
Cajun Aire Advanced	500	170	13	60	19	Acquired Wastewater Technologies, LLC
Cajun Aire Basic	500	189	9.5	214	10.2	Acquired Wastewater Technologies, LLC
Clearstream Model D	500 D	278	4	258	7	Clearstream Wastewater Systems, Inc.
Clearstream Model DA	500 DA	278	4	258	7	Clearstream Wastewater Systems, Inc.
Clearstream Model N	500 N	171	6	222	9	Clearstream Wastewater Systems, Inc.
Delta DF	DF40-M	173	6	189	7	Delta Treatment Systems, LLC
Delta EA	EA50	190	12	190	16	Delta Treatment Systems, LLC
Delta UC	UC50	181	6	159	8	Delta Treatment Systems, LLC
Delta ECOPOD-N	E50-N	210	9	170	8	Delta Treatment Systems, LLC
Ecoflo Biofilter	STB-500	140	2	170	2	Premier Tech Environment
Enviro-Guard	0.75	220	5	220	5	Consolidated Treatment Systems
Fuji Clean CEN	CEN 5	190	5	300	6	Fuji Clean USA
Fuji Clean CE	CE 5	150	11	260	13	Fuji Clean USA
HOOT	H-500 A	196.1	2.3	194.3	2.35	Hoot Systems LLC
HOOT	H-600 A	110	<5	107	3	Hoot Systems LLC
HOOT ANR	Hoot ANR-450	240	6	310	4	Hoot Systems LLC
Hydro-Action	AP500	177	9	201	15	Hydro-Action Industries
Jet	J-500 (Model J-353)	172	15	194	12	Jet Inc.
Jet CF	J-500CF	205	11	192	10	Jet Inc.
MicroFAST	0.5	250	3	310	1.4	Bio-Microbics, Inc.

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Equipment Series	Model Tested	In BOD5 (mg/L)	Out CBOD5 (mg/L)	In TSS (mg/L)	Out TSS (mg/L)	Manufacturer
Multi-Flo	FTB-0.5	170	5	195	5	Consolidated Treatment Systems
Nayadic	M-6A	150	6	184	7	Consolidated Treatment Systems
Puraflo P150N	Puraflo P150N*3B	240	2	260	2	Anua
PuraSys	PekaSys CRB1 (PuraSys PS1-4)	180	11	120	20	Anua
Singulair 960	500 w/ Biokinetics	184	6	238	10	Norweco, Inc.
Singulair TNT	500	240	4	260	9	Norweco, Inc.
Singulair R3	500	233	5	176	4.6	Norweco, Inc.

3b) Treatment systems that are not ATUs per 62-6.012, Florida Administrative Code (generally, innovative systems)

Equipment Series	Model Tested	In BOD5 (mg/L)	Out CBOD5 (mg/L)	In TSS (mg/L)	Out TSS (mg/L)	Manufacturer
Advantex	AX20N Mode 3	139	10	173	18	Orenco Systems
Nitrex	Nitrex (after pretreatment) (note: for systems designed to meet 10/10 standard, innovative permit requires polishing filter)	6	26	5	5	Lombardo Associates, Inc.
Septitech	Model 400	250 (BOD5)	5.4	150	3	Septitech (BioMicrobics)

Note: Influent and effluent concentrations are averages unless otherwise noted.

Table 4. Innovative Systems that are evaluated as drainfield/disposal systems (construction permits require filing of DH 3144 and DH3145 and must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit).

Manufacturer	Equipment Series
Eljen Corporation	**Geotextile Sand Filter (GSF)**
Geomatrix	GeoMat Leaching Systems
NoMound Onsite Systems	**NoMound**

Table 5. Other Innovative Systems (construction permits require filing of DH 3144 and DH3145 and must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit).

Manufacturer	Equipment Series
Environmental Conservation Solutions	Passive Onsite Treatment System (POTS)

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CONDITIONS OF APPROVAL

☐ *CONDITION DESCRIPTION:*

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STATE OF FLORIDA, COUNTY OF MIAMI-DADE

SIGNATURE OF OWNER

LUIS JUNCO.

PRINT NAME SWORN TO AND SUBSCRIBED BEFORE ME THIS 08 DAY OF JANUARY, 20 25

SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA

SEAL:

NOTARY PUBLIC STATE OF FLORIDA Expires 2/1/2028 Ramses Terrero My Commission HH 467970

PERSONALLY KNOWN ✓ OR, PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

SIGNATURE OF CONTRACTOR QUALIFIER

JORGE A. DE LA LLAMA.

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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 #_____

SUB PERMIT #_____

INSTRUCTIONS

STEP 1. APPLICATION WHICH MUST BE SIGNED BY THE PROPERTY OWNER & QUALIFIER; BOTH SIGNATURES MUST BE NOTARIZED. PERMITS/PLANS DROP OFF CLOSES @ 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.

STEP 3. PROJECTS OVER $2,500 REQUIRE RECORDED NOTICE OF COMMENCEMENT POSTED AT JOBSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

APPLICATION

JOB ADDRESS: 13100 SW 80TH TER. **FOLIO #: 20-** 5015-006-0770

DESCRIPTION OF WORK: NEW CONSTRUCTION - TWO STORY - SINGLE F. **FLOOD ZONE:** X AH7 AE7 AE10 AE11

VALUE OF WORK: $ 718,915.00 **PROJECT SQ. FT.:** 7,460 SF **NO. OF FLOORS:** 2

CONTACT: LUIS JUNCO **EMAIL:** JUNCO@EMCHUSA.COM **PHONE:** (786) 710 3888

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			
ZONING	✓					$_____	

PROPERTY OWNER	
NAME	FPM PINECREST 8, LLC.
ADDRESS	13100 SW 80TH TER.
PHONE	(786) 710 3888
EMAIL	junco@emchusa.com

CONTRACTOR	
COMPANY	EMCH - ECO MODERN CUSTOM HOMES LLC
QUALIFIER	JORGE A. DE LA VEGA.
ADDRESS	522 MADEIRA AVE
LICENSE #	CGC1526902
PHONE	305.249.0471.
EMAIL	delallamaarchitecture@gmail.com

ARCHITECT	
NAME	JORGE A. DE LA VEGA
LICENSE #	AR0007707
PHONE	305-4615590
EMAIL	delallamaarchitecture@gmail.com

ENGINEER	
NAME	
LICENSE #	
PHONE	
EMAIL	

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		

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SIGNATURE OF CONTRACTOR QUALIFIER

JORGE A. DE LA LLAMA.

PRINT NAME SWORN TO AND SUBSCRIBED BEFORE ME THIS 08 DAY OF JANUARY, 20 25

SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA

SEAL:

NOTARY PUBLIC STATE OF FLORIDA Expires 2/1/2028 Ramses Terrero My Commission HH 467970

PERSONALLY KNOWN ✓ OR, PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

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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 #_____

SUB PERMIT #_____

INSTRUCTIONS

STEP 1. APPLICATION WHICH MUST BE SIGNED BY THE PROPERTY OWNER & QUALIFIER; BOTH SIGNATURES MUST BE NOTARIZED. PERMITS/PLANS DROP OFF CLOSES @ 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.

STEP 3. PROJECTS OVER $2,500 REQUIRE RECORDED NOTICE OF COMMENCEMENT POSTED AT JOBSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

APPLICATION

JOB ADDRESS: 13100 SW 80TH TER. **FOLIO #: 20-** 5015-006-0770

DESCRIPTION OF WORK: NEW CONSTRUCTION - TWO STORY - SINGLE F. **FLOOD ZONE:** X AH7 AE7 AE10 AE11

VALUE OF WORK: $ 718,915.00 **PROJECT SQ. FT.:** 7,460 SF **NO. OF FLOORS:** 2

CONTACT: LUIS JUNCO **EMAIL:** JUNCO@EMCHUSA.COM **PHONE:** (786) 710 3888

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			
ZONING	✓					$_____	

PROPERTY OWNER	
NAME	FPM PINECREST 8, LLC.
ADDRESS	13100 SW 80TH TER.
PHONE	(786) 710 3888
EMAIL	junco@emchusa.com

CONTRACTOR	
COMPANY	EMCH - ECO MODERN CUSTOM HOMES LLC
QUALIFIER	JORGE A. DE LA VEGA.
ADDRESS	522 MADEIRA AVE
LICENSE #	CGC1526902
PHONE	305.249.0471
EMAIL	delallamaarchitecture@gmail.com

ARCHITECT	
NAME	JORGE A. DE LA VEGA
LICENSE #	AR0007707
PHONE	305-461-5590
EMAIL	delallamaarchitecture@gmail.com

ENGINEER	
NAME	
LICENSE #	
PHONE	
EMAIL	

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☐ *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		

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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

LUIS JUNCO.

PRINT NAME SWORN TO AND SUBSCRIBED BEFORE ME THIS 08 DAY OF JANUARY, 20 25

SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA

SEAL:

NOTARY PUBLIC STATE OF FLORIDA Expires 2/1/2028 Ramses Terrero My Commission HH 467970

PERSONALLY KNOWN ✓ OR, PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

SIGNATURE OF CONTRACTOR QUALIFIER

JORGE A. DE LA LLAMA.

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VILLAGE OF PINECREST
Building & Planning Department
12645 Pinecrest Parkway,
Pinecrest, Florida 33156

MASTER PERMIT # BL2025-0117

SUB PERMIT #_____

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HTTPS://WWW.PINECREST-FL.GOV/Government/Building/Apply-for-a-Permit/All-Permits.

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APPLICATION

JOB ADDRESS: 13100 SW 80TH TER. FOLIO #: 20-5015-006-0770

DESCRIPTION OF WORK: NEW CONSTRUCTION - TWO STORY - SINGLE F. FLOOD ZONE: X AH7 AE7 AE10 AE11

VALUE OF WORK: $ 932,500.00 PROJECT SQ. FT.: 7,460 SF NO. OF FLOORS: 2

CONTACT: LUIS JUNCO EMAIL: JUNCO@EMCHUSA.COM PHONE: (786) 710 3888

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			
ZONING	✓					$_____	

PROPERTY OWNER	
NAME	FPM PINECREST 8, LLC.
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COMPANY	EMCH - ECO MODERN CUSTOM HOMES LLC
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ARCHITECT	
NAME	JORGE A. DE LA LAMA
LICENSE #	AR0007707
PHONE	305-461-5590
EMAIL	delallamaarchitechture@gmail.com

ENGINEER	
NAME	
LICENSE #	
PHONE	
EMAIL	

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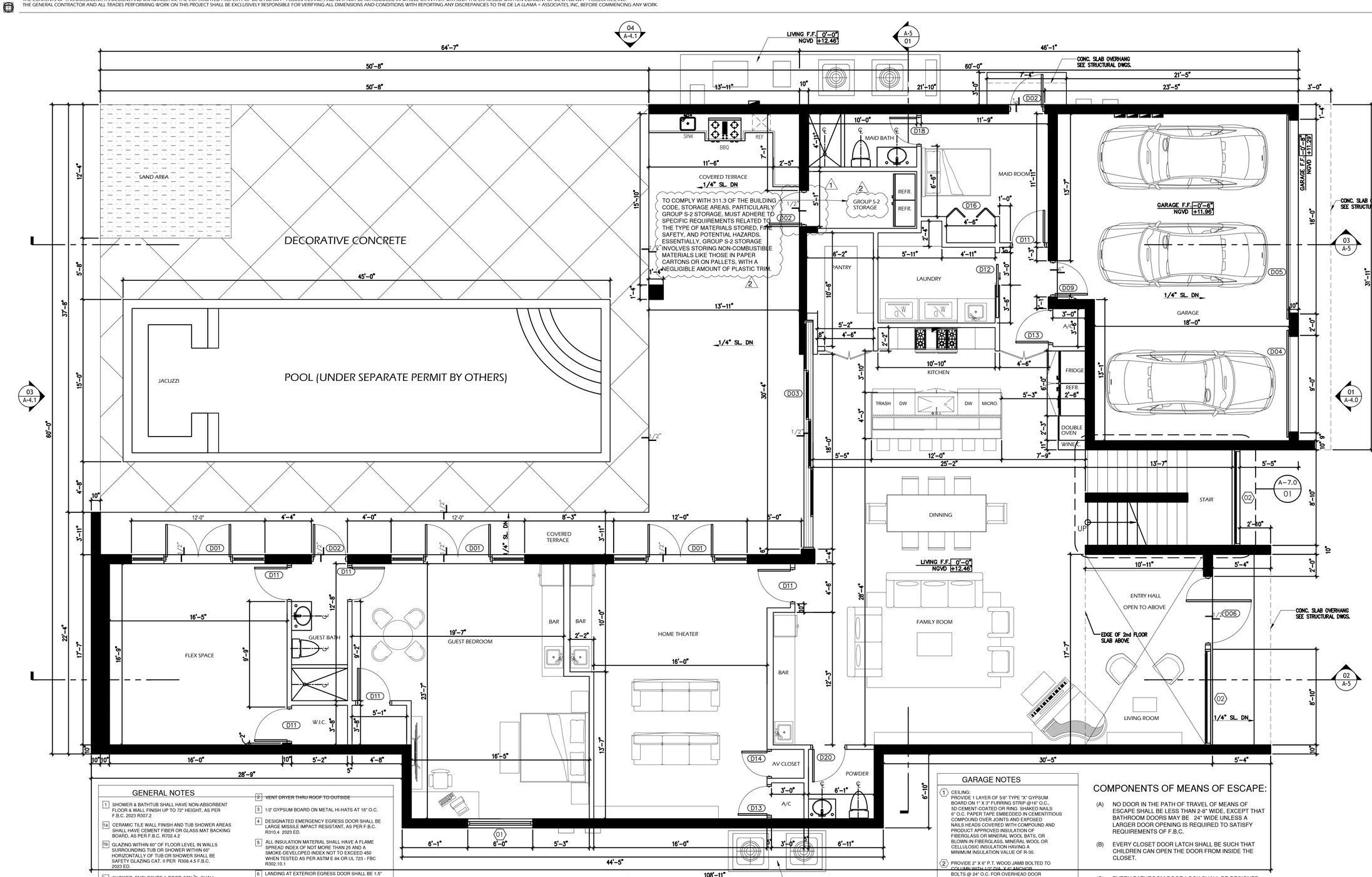
☐ PERMIT CLERK REVIEW COMPLETE UPFRONT FEE AMOUNT PAID $_____ (If applicable)

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		

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GENERAL NOTES

1. SHOWER & BATHTUB SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 72" HEIGHT, AS PER F.B.C. 2023 R307.2
1a. CERAMIC TILE WALL FINISH AND TUB SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD, AS PER F.B.C. R702.4.2
1b. GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60" HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II PER R308.4.5 F.B.C. 2023 ED.
1c. SHOWER ENCLOSURE & DOOR (MIN [3]) SHALL COMFORM TO THE SAFETY STANDARD FOR ARCH. GLAZING MATERIAL, CATEGORY II
2. VENT DRYER THRU ROOF TO OUTSIDE
3. 1/2" GYPSUM BOARD ON METAL HI-HATS AT 16" O.C.
4. DESIGNATED EMERGENCY EGRESS DOOR SHALL BE LARGE MISSILE IMPACT RESISTANT, AS PER F.B.C. R310.4 2023 ED.
5. ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED AS PER ASTM E 84 OR UL 723 - FBC R302.10.1
6. LANDING AT EXTERIOR EGRESS DOOR SHALL BE 1.5" MAX LOWER THAN THE TOP OF THE THRESHOLD R311.3.1 (TYP.)
7. ALL CEILINGS TO BE 5/8" TYPE 'X' DRYWALL (1 HOUR FIRE RATED)

GARAGE NOTES

1. CEILING: PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1" X 3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHAKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-30.
2. PROVIDE 2" X 6" P.T. WOOD JAMB BOLTED TO COLUMN WITH 1/2" DIA. X 6" ANCHOR BOLTS @ 24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
3. PROVIDE SCREENED VENTILATION @ BOTTOM PANEL OF GARAGE DOOR (AS REQUIRED).
4. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 20 MIN. FIRE RATED
5. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEY COMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOOR. AS PER 2023 F.B.C R 302.5.1

COMPONENTS OF MEANS OF ESCAPE:

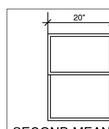
(A) NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 2-8" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF F.B.C.

(B) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

(C) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

(D) DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF PARAGRAPH 3103.2(C) F.B.C.

(E) NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.



SECOND MEANS OF SCAPE WINDOWS

EGRESS WINDOW AS SECOND MEANS OF ESCAPE TO HAVE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. IN WIDTH, 24 IN. IN HEIGHT AND 5.7 SQ.FT. IN AREA.

NOTE:
ALL WINDOWS AND GLASS DOORS SHALL BE IMPACT RESISTANT HURRICANE RATED AS PER MIAMI DADE COUNTY PRODUCT CONTROL APPROVALS

NOTE: CODE IN EFFECT: 2023 - 8th ED. FLORIDA BUILDING CODE -

NOTE:
1. G.C. TO COORDINATE FURRING SPACE SIZE TO PROVIDE R-7.1 INSULATION THROUGHOUT ALL EXTERIOR HALLS.
2. PROVIDE SOUND INSULATION AT PLUMBING WALLS WHEN ADJACENT TO BEDROOMS

1 GROUND FLOOR PLAN
1/4" = 1'-0"

NORTH

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL: JADELARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA
JORGE ARTURO DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	
2	5-13-25 REVISION	

DRAWING NAME

GROUND FLOOR PLAN

DESIGN BY:
ZECKY DA COSTA

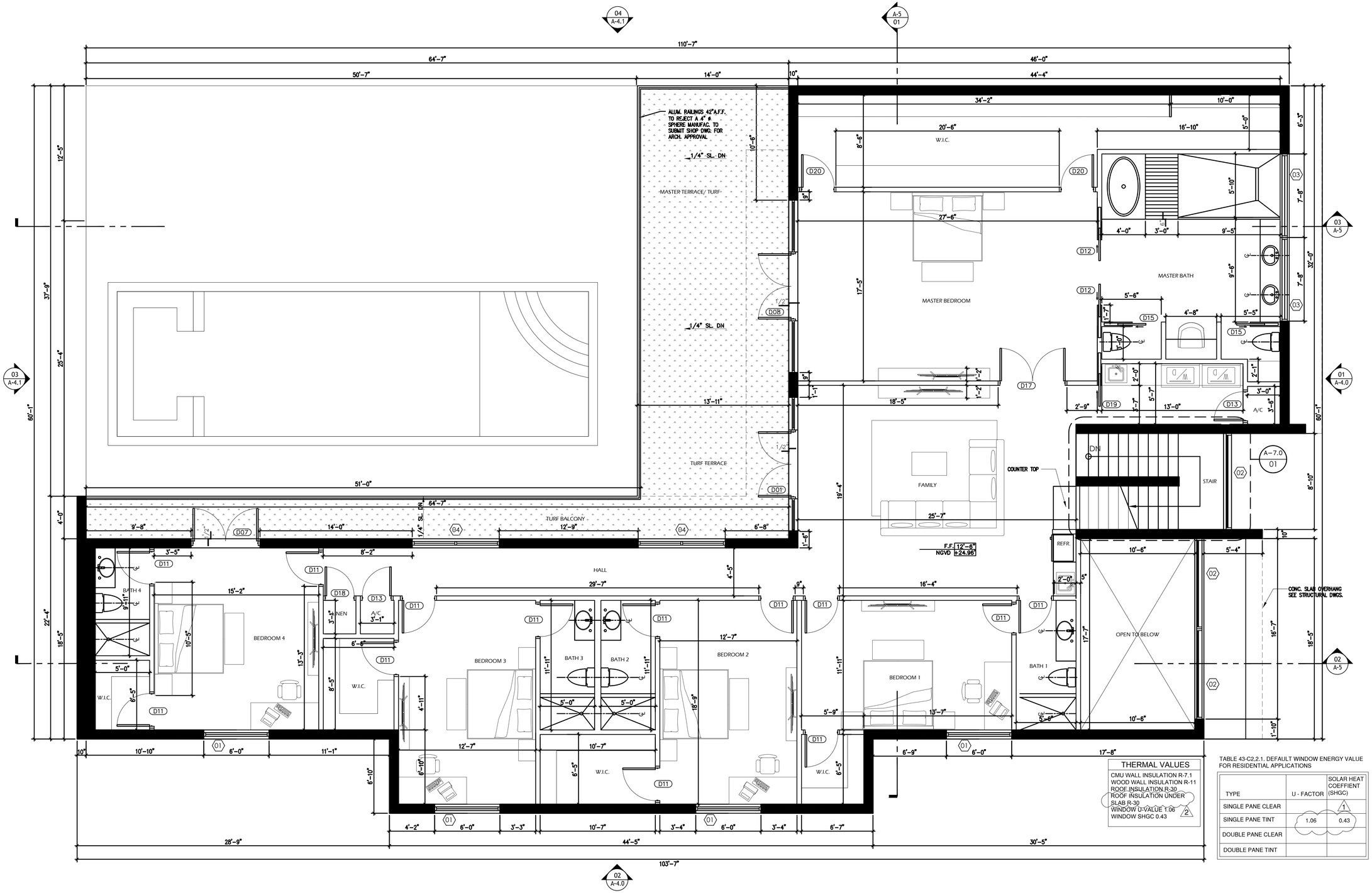
DRAWN BY:
HUMBERTO LANTIGUA

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THERMAL VALUES
CMU WALL INSULATION R-7.1
WOOD WALL INSULATION R-11
ROOF INSULATION R-30
ROOF INSULATION UNDER SLAB R-30
WINDOW U-VALUE 1.06
WINDOW SHGC 0.43

TABLE 43-C2,2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE	U - FACTOR	SOLAR HEAT COEFFIENT (SHGC)
SINGLE PANE CLEAR		1
SINGLE PANE TINT	1.06	0.43
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

1 SECOND FLOOR PLAN
1/4" = 1'-0"

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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EMAIL: JADELARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA JORGE ARTURO DE LA LLAMA REGISTERED ARCHITECT AR0007707

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	
2	5-13-25 REVISION	

DRAWING NAME

SECOND FLOOR PLAN

DESIGN BY:
ZECKY DA COSTA

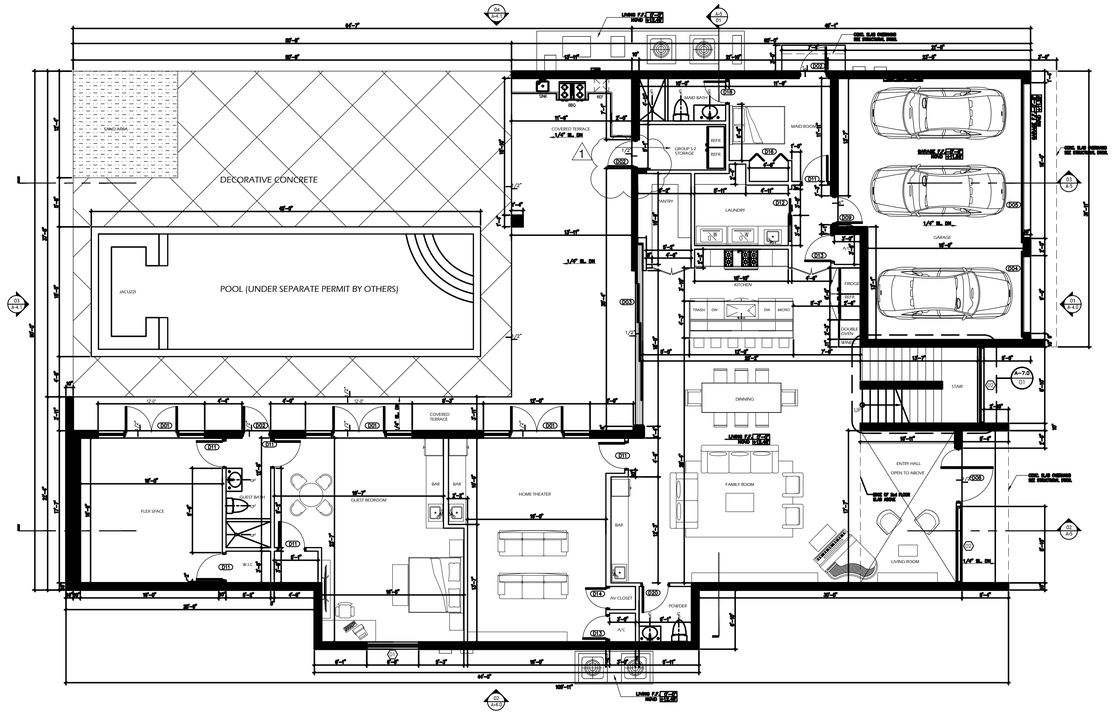
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HUMBERTO LANTIGUA

SHEET N0.

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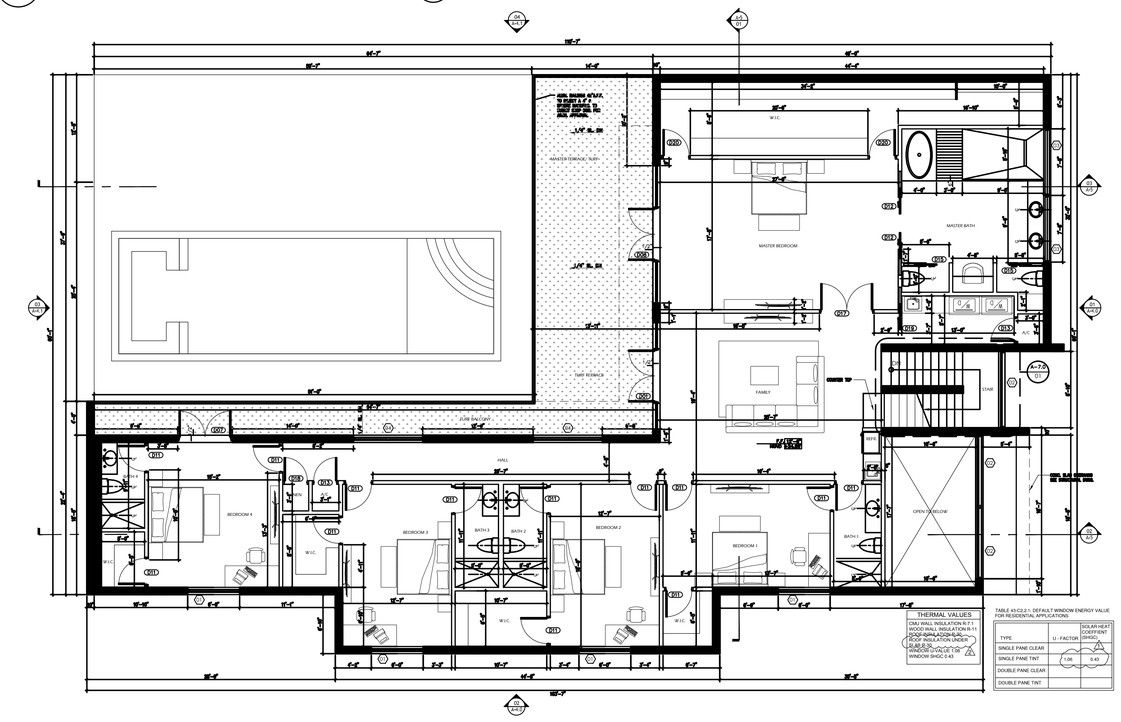
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1 GROUND FLOOR PLAN

1/8" = 1'-0"

NORTH



THERMAL VALUES

CMU WALL INSULATION R-7.1	
WOOD WALL INSULATION R-11	
ROOF INSULATION R-30	
SLAB R-10	
WINDOW SHGC 0.43	

TABLE 43-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE	U - FACTOR	SOLAR HEAT COEFFIENT (SHGC)
SINGLE PANE CLEAR		
SINGLE PANE TINT	1.06	0.43
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

1 SECOND FLOOR PLAN

1/8" = 1'-0"

NORTH

GENERAL NOTES:

1. DOORS IN THE PATH OF TRAVEL OF A MEAN OF ESCAPE, OTHER THAN BATHROOM DOORS IN ACCORDANCE WITH 24.2.4.2 AND DOOR SERVING A ROOM NOT EXCEEDING 70 SF, SHALL BE NOT LESS THAN 25" INI PENFPA–24.2 .4)
2. BATHROOM DOORS AND DOORS SERVING A ROOM NOT EXCEEDING 70 SF SHALL BE NOT LESS THAN 24" WIDE.(NFPA–24.2 .4.2)
3. DOORS SHALL 5E NOT LESS THAN 6'–8" IN NOMINAL HEIGHT. (NFPA–24.2 .4.5)
4. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. (NFPA–24.2 .4.4)
5. PROVIDE SOLID BACKING, AT NEW CLOSETS AND BATHROOM CABINET.
6. EVERY BATHROOM DOOR LOCK SHALL 5E DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE DURING, AN EMERGENCY WHEN LOCKED. (NFPA–24.2.4.5)
7. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL.
8. BATHTUB AND SHOWER FLOORS AND HALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (PBC–R507.2)
9. CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER/TUB ENCLOSURES INCLUDING WINDOWS WITH SILLS LOWER THAN 60" AND MIRRORS IN THE TUB
10. ALL GLASS USED INSIDE OF DWELLING SHALL BE TEMPERED.
11. SECONDARY MEAN OF EGRESS: IT SHOULD BE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS OR SPECIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 5.7 SF. THE WIDTH SHOULD NOT BE LESS THAN 20" IN WIDTH, AND THE HEIGHT NOT LESS THAN 24". THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. (NFPA–24.2 .2 .5 .5)
12. HEIGHT OF WINDOW SILL WINDOWS SHALL BE A MIN. OF 36" ABOVE THE FINISH FLOOR AND SHALL NOT EXCEED A MAX. OF 44" ABOVE THE FINISH FLOOR.
13. (NFPA–24.5.4.1) SMOKE ALARM SHOULD BE INSTALLED IN ACCORDANCE WITH NFPA IN THE FOLLOWING LOCATIONS: – ALL SLEEPING ROOMS. – OUTSIDE OF EA. SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS. – ON EA. LEVEL OF THE UNIT, INCLUDING BASEMENTS.
14. IF SO IL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, DISTURBED SOIL AREA AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE "RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.
15. ALL INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED 1 N ACCORDANCE WITH ASTM E54 OR UL 723– 1950 8502.10.1
16. Interior finished emit low VOC– site applied finished shall meet specified VOC emissions limits in accordance with GREEGUARD Environmental Institute GGPS.001 standard for building material and finishes ; or Green Seal (R) standards

CONSTRUCTION AREA CALCULATIONS:

GROUND FLOOR:

A/C AREA (F.A.R)	3,447 SQ. FT.
GARAGE (F.A.R)	654 SQ. FT.
COVER ENTRY	848 SQ. FT.
TOTAL	4,949 SQ. FT.

SECOND FLOOR:

A/C AREA (F.A.R)	4029 SQ. FT.
OPEN TERRACE	779 SQ. FT.
TOTAL	4,808 SQ. FT.

TOTAL CONST. AREA CALC. 9,757 SQ. FT.

(F.A.R) AREA CALCULATIONS:

GROUND FLOOR:

A/C AREA (F.A.R)	3,447 SQ. FT.
GARAGE (F.A.R)	654 SQ. FT.
TOTAL	4,101 SQ. FT.

SECOND FLOOR:

A/C AREA (F.A.R)	3844 SQ. FT.
OPEN TO BELOW	185 SQ. FT.
OPEN TERRACE	779 SQ. FT.
TOTAL	4,808 SQ. FT.

WALL & SYMBOL LEGEND:

- A — 8" CONC. BLOCK WALL W/STUCCO ON 5/8" GWB ON BOTH SIDES
- B — 8" CONC. BLOCK WALL W/STUCCO ON 5/8" GWB INTERIOR SIDE
- C — CONC. BLOCK WALL W/WOOD CLADDING FINISH ON THE OUTSIDE
- D — 3–5/8" NON–RATED INTERIOR MTL STUD PARTITION W/ 5/8" GWB ON BOTH SIDES
- E — 1 1/2" NON–RATED INTERIOR MTL STUD PARTITION W/ 5/8" GWB ON ONE SIDE
- Ø — NEW DOOR DESIGNATION
- A — NEW WINDOW DESIGNATION
- A — REFER TO NEW FLOOR PLAN LEGEND DESIGNATION
- SHEET 1 — REFER TO NEW ROOM INTERIOR ELEVATION "I" DESIGNATION

FLOOR PLAN LEGEND:

- A REFRIGERATOR (PROVIDE WATER LINE)
- B DOUBLE COMPARTMENT SINK WITH GARBAGGE DISPOSAL
- C DISHWASHER
- D GAS COOK TOP
- E RANGE HOOD–PROVIDE EXH. THROUGH THE WALL
- F BUILT–IN DOUBLE OVEN
- G WARMING DRAWER
- H MICROWAVE
- I BUILT–IN COFFEE MAKER
- J UNDER COUNTER ICE MAKER
- K UNDER COUNTER REFRIGERATOR
- L UNDER COUNTER WINE COOLER
- M WINE CELLAR (BY OTHERS/PROVIDE OUTLET)
- N 18" OR 24" LAUNDRY CHUTE DRYER
- O DRYER
- P WASHER
- Q CUSTOM–MADE LAUNDRY MILLWORK (BY OTHERS)
- R UTILITY SINK
- S WATER HEATER (TANK LESS GAS)
- T BAR SINK
- U LAVATORY VANITY
- V WALL MOUNTED TV. PROVIDE WALL 12" BACKING @ 54" AFF
- W SPA /TUB(TUB SURROUNDED LOW WALLS AND TOP WRAPPED IN MOSAIC. PROVIDE ACCESS PANEL FOR SPA MOTOR)
- X SHOWER GLAZED ENCLOSURE (CAT. II)
- Y SHOWER/TUB (PROVIDE HARDIE BOARD UNDER TILE)
- Z SHOWER HEAPS TO SE CEILING MOUNTED
- AA UNDER COUNTER RETRACTABLE TRASH BIN
- BB LINEAL DRAINAGE (RECESS AND SLOPE SLAB) @ SHOWERS

NOTE:
SHELVING TO BE DEFINED IF VINYL OPEN AIRED OR WOOD PANEL.
ALL CLOSETS TO SE DESIGNED BY OTHERS (SELECTED SY OWNERS) G.C. TO PROVIDE WALL BACKING ACCORDINGLY.

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

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STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	
2	5-13-25 REVISION	

DRAWING NAME

AREA CALCS
GROUND FLOOR &
2ND FLOOR

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

A-2.1

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	ROOF TYPE	AREA (Sq.Ft.)	ROOF DRAIN (Dia. In.)	OVERFLOW Required	OVERFLOW (Sq.In.) Provided
OVERFLOW DRAINS CALCULATIONS Rainfall rate 100 years / 1 Hour Rainfall / 5 in/hr Eastern United States	A	622	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
	B	1,178	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
	C	1,122	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
	D	835	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
	E	835	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)

ROOF DRAINAGE NOTES: (F.B.C. 2023 EDITION)

1.- WHERE PARAPETS OR CURBS ARE CONSTRUCTED ABOVE THE LEVEL OF THE ROOF, PROVISION SHALL BE MADE TO PREVENT RAIN WATER FROM ACCUMULATING ON THE ROOF IN EXCESS OF THAT CONSIDERATE IN THE DESIGN, IN THE EVENT THE RAIN WATER DRAINS, CONDUCTORS OR LEADERS BECOME CLOGGED (R4403.6.1 ED.. 2023).

2.- WHERE ROOFS ARE NOT DESIGNED IN ACCORDANCE WITH SECTION R4403.6.1, OVERFLOW DRAINS OR SCUPPERS SHALL BE PLACED TO PREVENT AN ACCUMULATION OF MORE THAN 5 INCHES OF WATER ON ANY PORTION OF THE ROOF. IN DETERMINING THE LOAD THAT COULD RESULT SHOULD THE PRIMARY DRAINAGE SYSTEM BE BLOCKED, THE LOADS CAUSED BY THE DEPTH OF WATER (i.e., HEAD) NEEDED TO CAUSE THE WATER TO FLOW OUT THE SCUPPERS OR SECONDARY DRAINAGE SYSTEM SHALL BE INCLUDED. (F.B.C.R4403.6.2 ED. 2023).

3.- DRAINS OR SCUPPERS INSTALLED TO PROVIDE OVERFLOW DRAINAGE SHALL BE NOT LESS IN AGGREGATE AREA THAN AS SHOWN IN FIGURE R4403.6.3, BUT NOT LESS THAN 4 INCHES DIMENSION IN ANY DIRECTION AND SHALL BE PLACED IN PARAPETS NOT LESS THAN 2 INCHES NO MORE THAN 4 INCHES ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS, CONDUCTORS OR DOWNSPOUTS. THE ROOF AREA TO BE TAKEN IN THE SIZING OF THE SCUPPERS IS THE HORIZONTAL PROJECTION, EXCEPT THAT, WHERE A BUILDING WALL EXTENDS ABOVE
THE ROOF IN SUCH A MANNER AS TO DRAIN INTO THE AREA CONSIDERED, THE ONE-HALF OF THE AREA VERTICAL WALL SHALL BE ADDED TO THE HORIZONTAL PROJECTION. (R4403.6.3 ED. 2023).

4.- ALL ROOFS SHALL BE DESIGNED WITH SUFFICIENT SLOPE OR CAMBER TO ASSURE ADEQUUATE DRAINAGE AFTER THE LONG TERM DEFLECTION FROM DEAD LOAD, OR SHALL BE DESIGNED TO SUPPORT MAXIMUM LOADS INCLUDING POSSIBLE PONDING OF WATER CAUSED BY DEFLECTION. (R4403.6.4 ED. 2023).

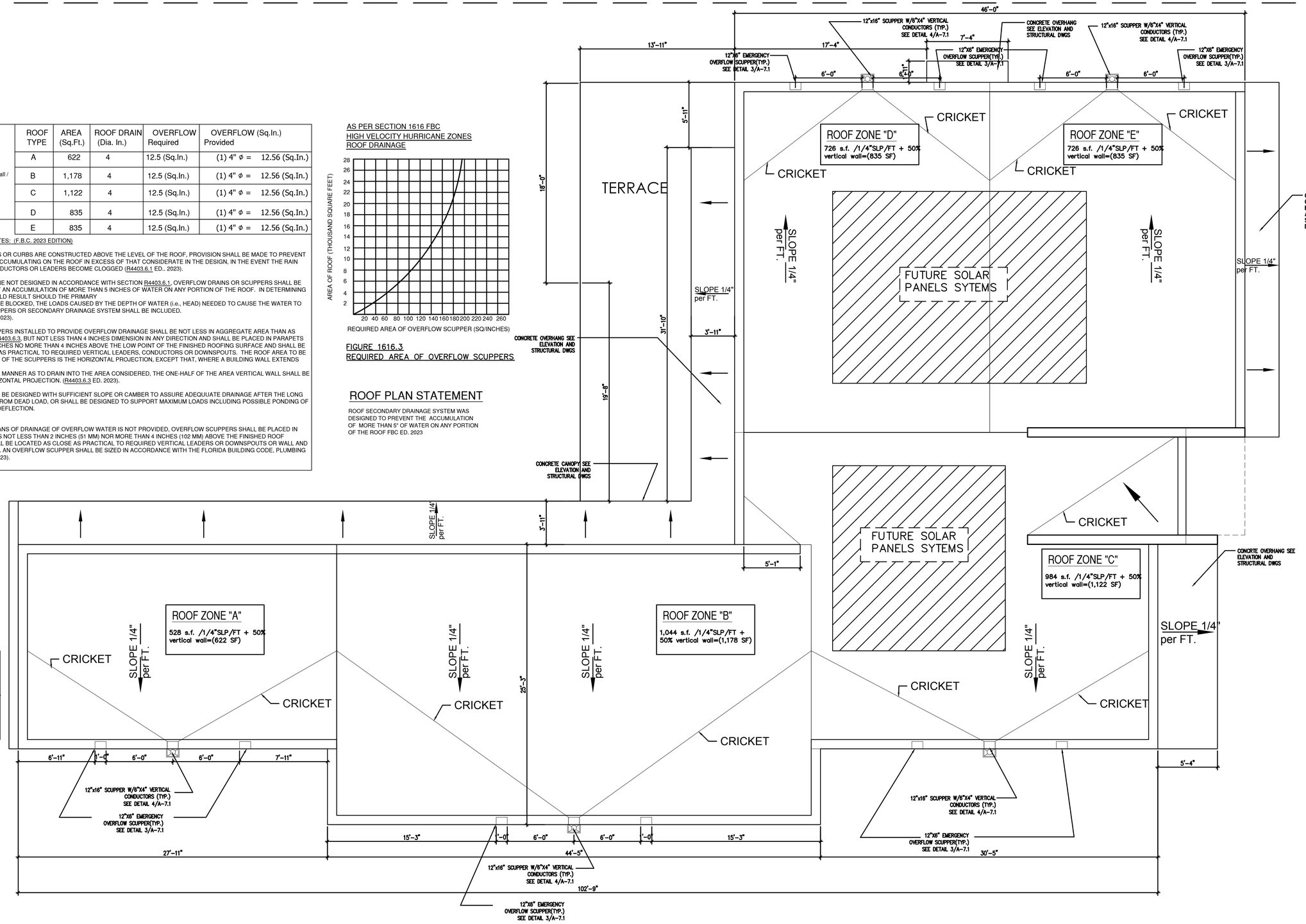
5.- WHEN OTHER MEANS OF DRAINAGE OF OVERFLOW WATER IS NOT PROVIDED, OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 2 INCHES (51 MM) NOR MORE THAN 4 INCHES (102 MM) ABOVE THE FINISHED ROOF COVERING AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS. AN OVERFLOW SCUPPER SHALL BE SIZED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, PLUMBING (F.B.C.R903.4.1 ED. 2023).

AS PER SECTION 1616 FBC
HIGH VELOCITY HURRICANE ZONES
ROOF DRAINAGE

FIGURE 1616.3
REQUIRED AREA OF OVERFLOW SCUPPERS

ROOF PLAN STATEMENT

ROOF SECONDARY DRAINAGE SYSTEM WAS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN 5" OF WATER ON ANY PORTION OF THE ROOF FBC ED. 2023



1 ROOF PLAN
1/4" = 1'-0"

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NEW SINGLE FAMILY RESIDENCE

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REVISION	DATE	BY

DRAWING NAME

ROOF PLAN

DESING BY:
ZECKY DA COSTA

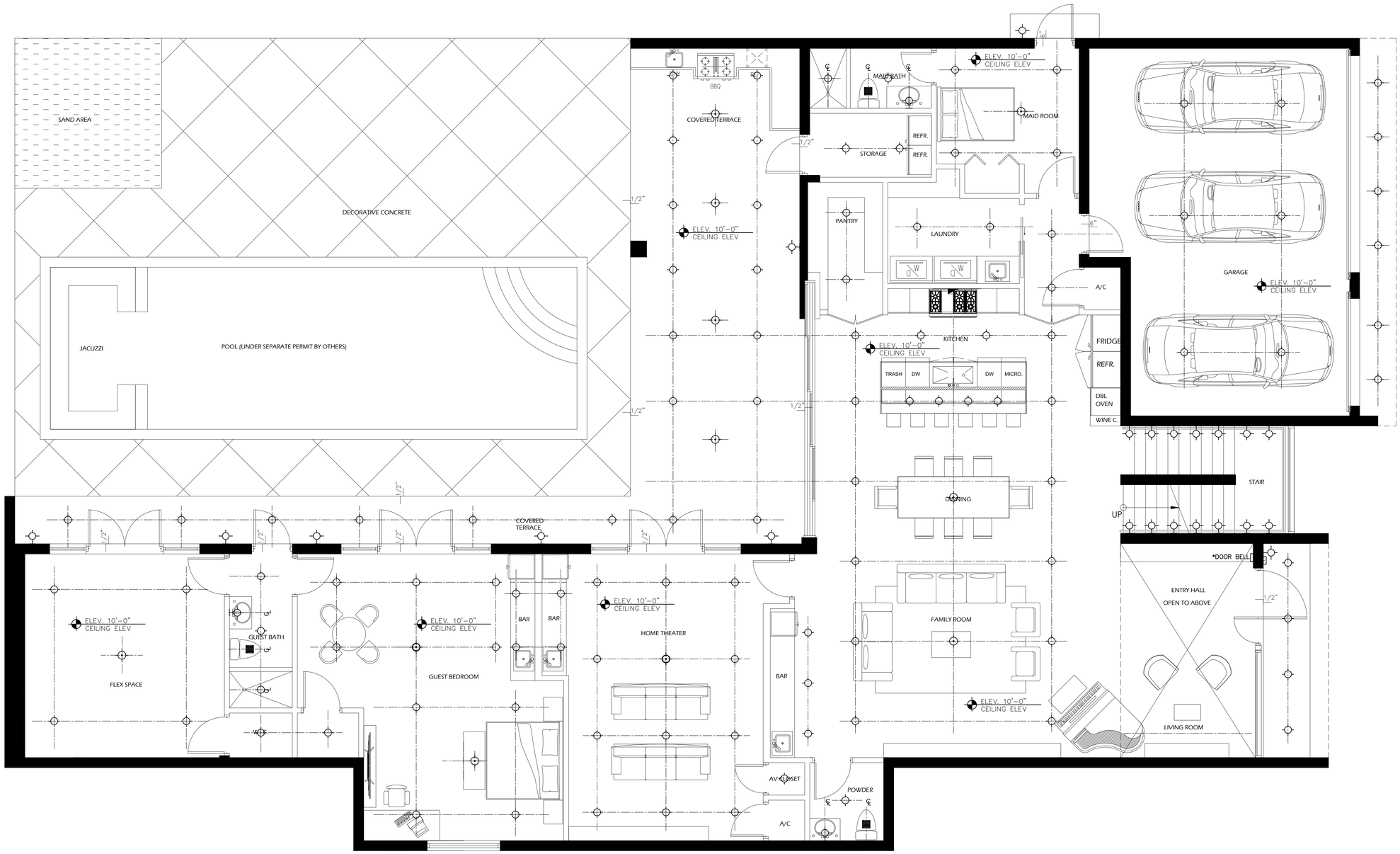
DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

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1 GROUND FLOOR RCP
1/4" = 1'-0"

NORTH

DRAWING LEGEND:

- PRO CHANDELIER
- CEILING LIGHT (REGULAR)
- WALL LIGHTS
- EXHAUST FAN
- JB JUNCTION BOX

NOTE:

ALL FLOOR AND CEILING ELEVATIONS W/ AFF CORRESPOND TO FINISH FLOOR LEVEL

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GROUND FLOOR REFLECTED CEILING PLAN

DESING BY:
ZECKY DA COSTA

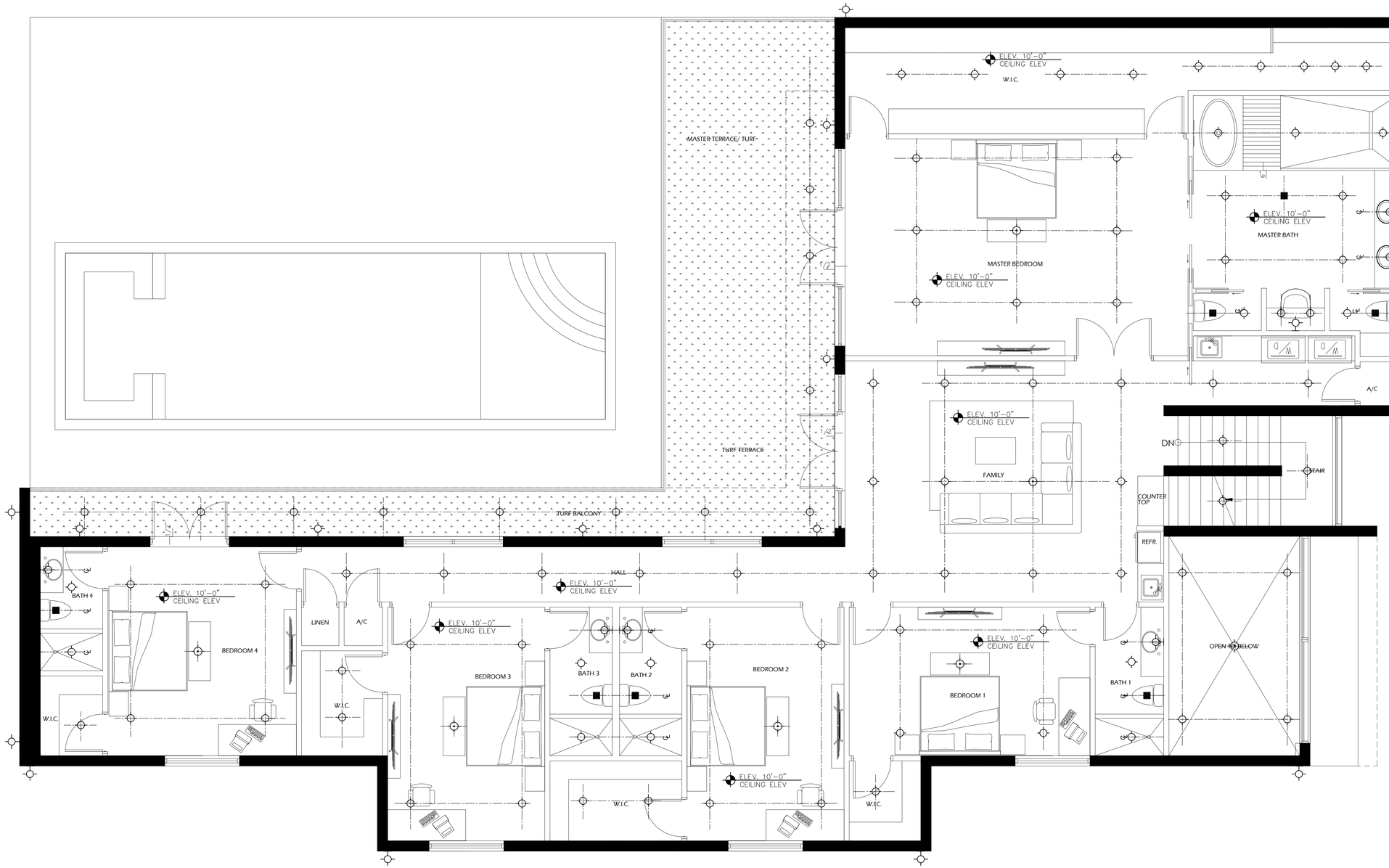
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1 SECOND FLOOR RCP
1/4" = 1'-0"

DRAWING LEGEND:

- PRO CHANDELIER
- CEILING LIGHT (REGULAR)
- WALL LIGHTS
- EXHAUST FAN
- JB JUNCTION BOX

NOTE:

ALL FLOOR AND CEILING ELEVATIONS W/ AFF CORRESPOND TO FINISH FLOOR LEVEL

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SECOND FLOOR REFLECTED CEILING PLAN

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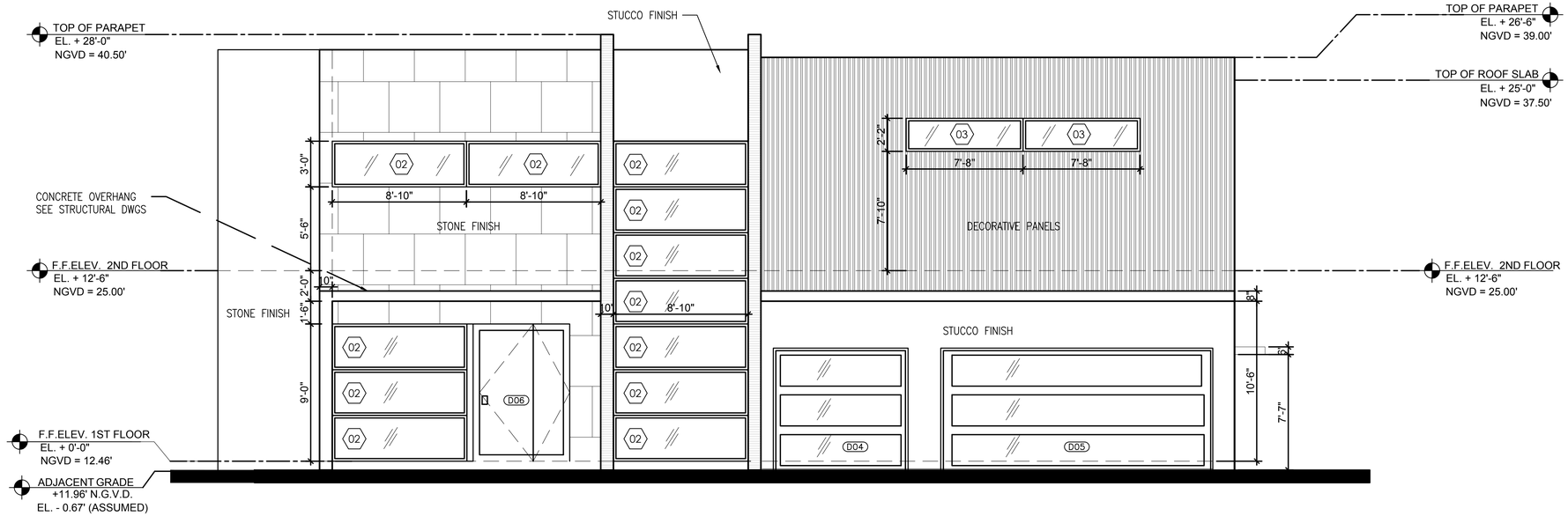
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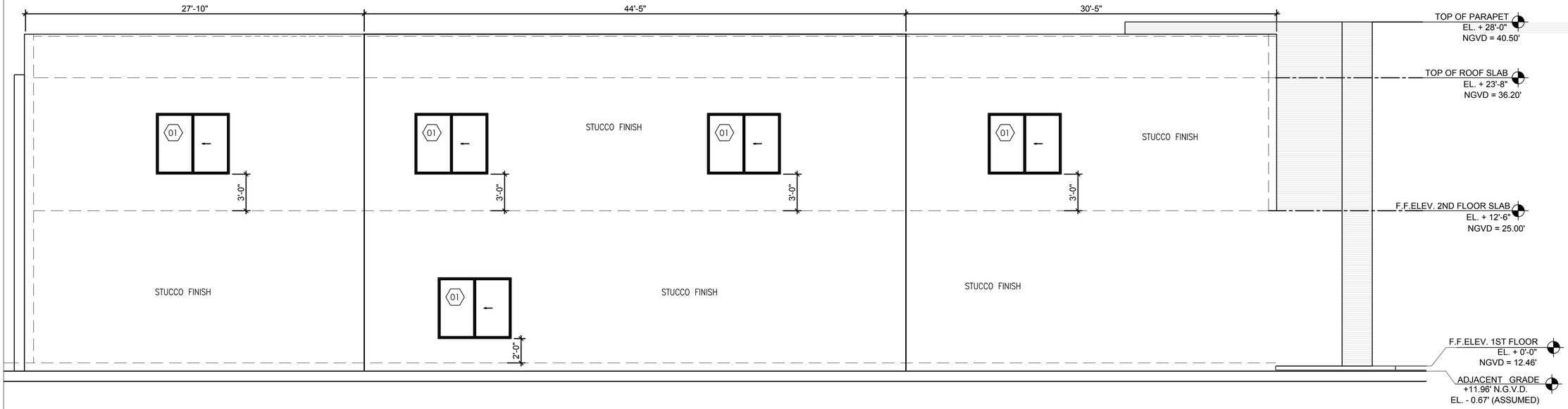
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1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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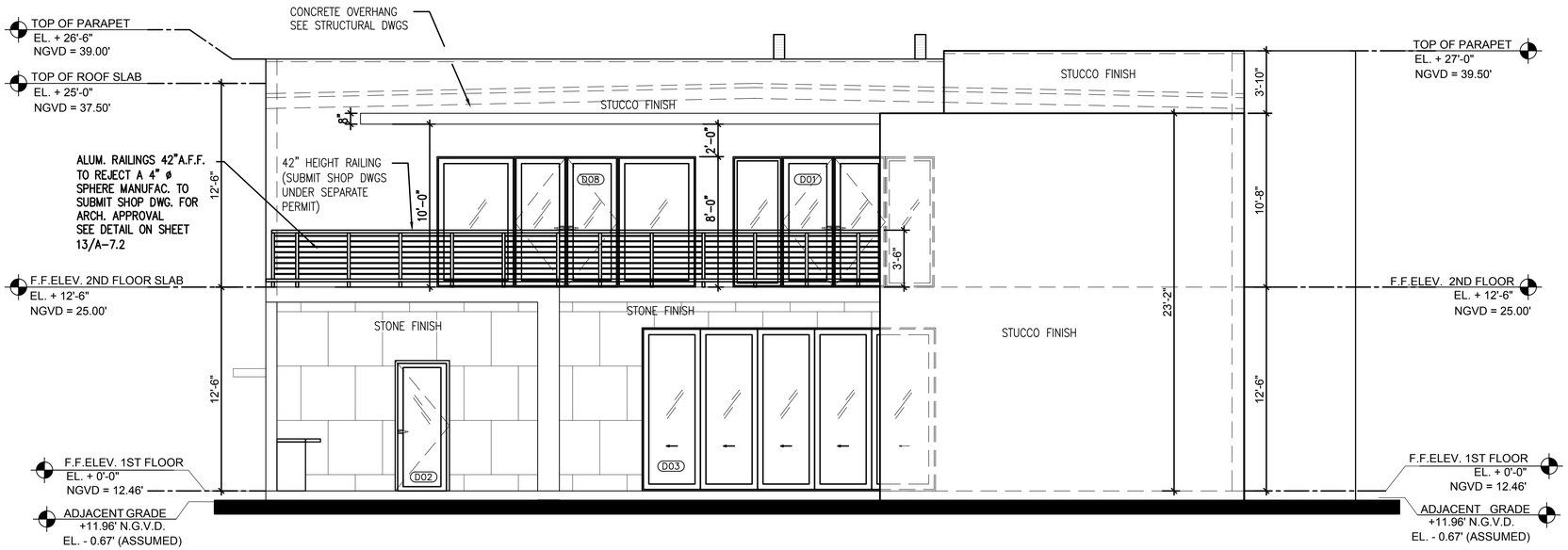
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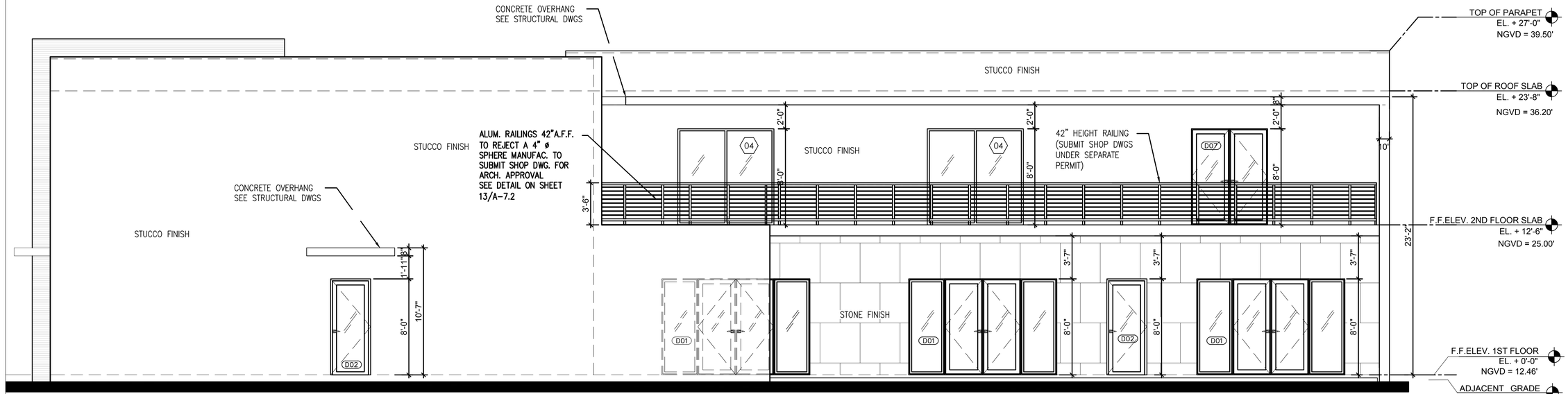
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3 EAST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

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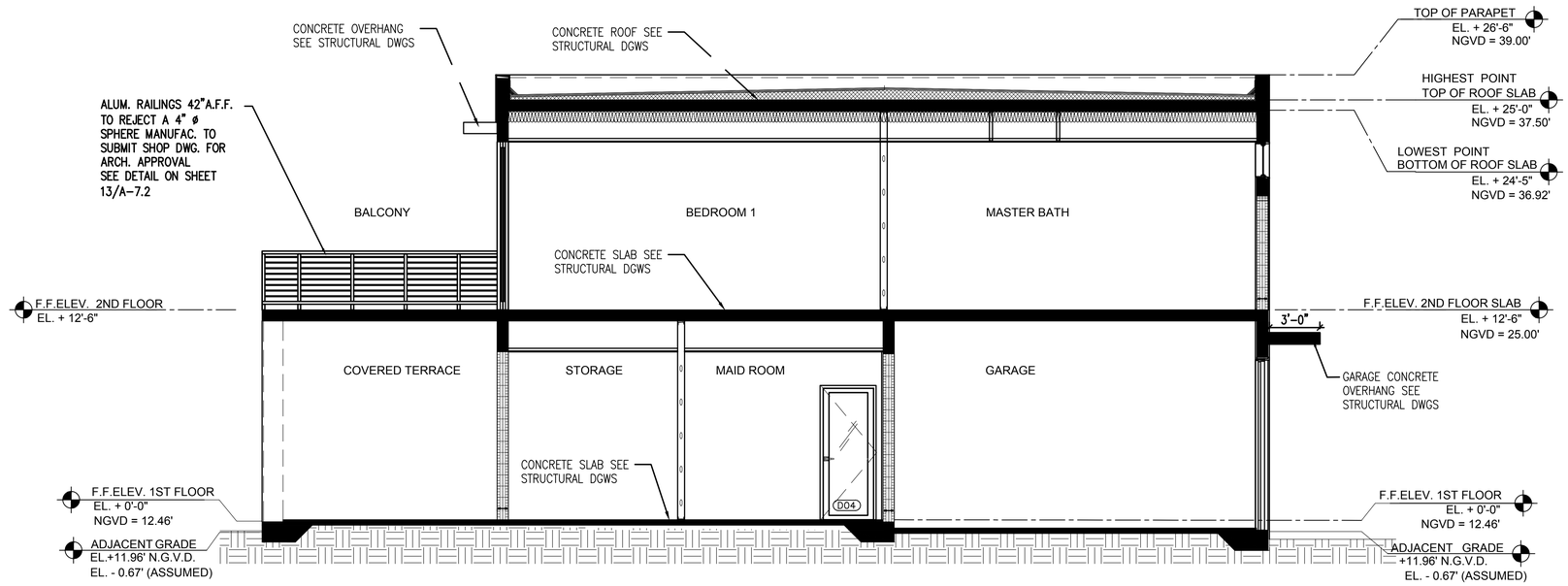
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1 SECTION 3
1/4" = 1'-0"

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DRAWING NAME

BUILDING
SECTIONS

DESING BY:
ZECKY DA COSTA

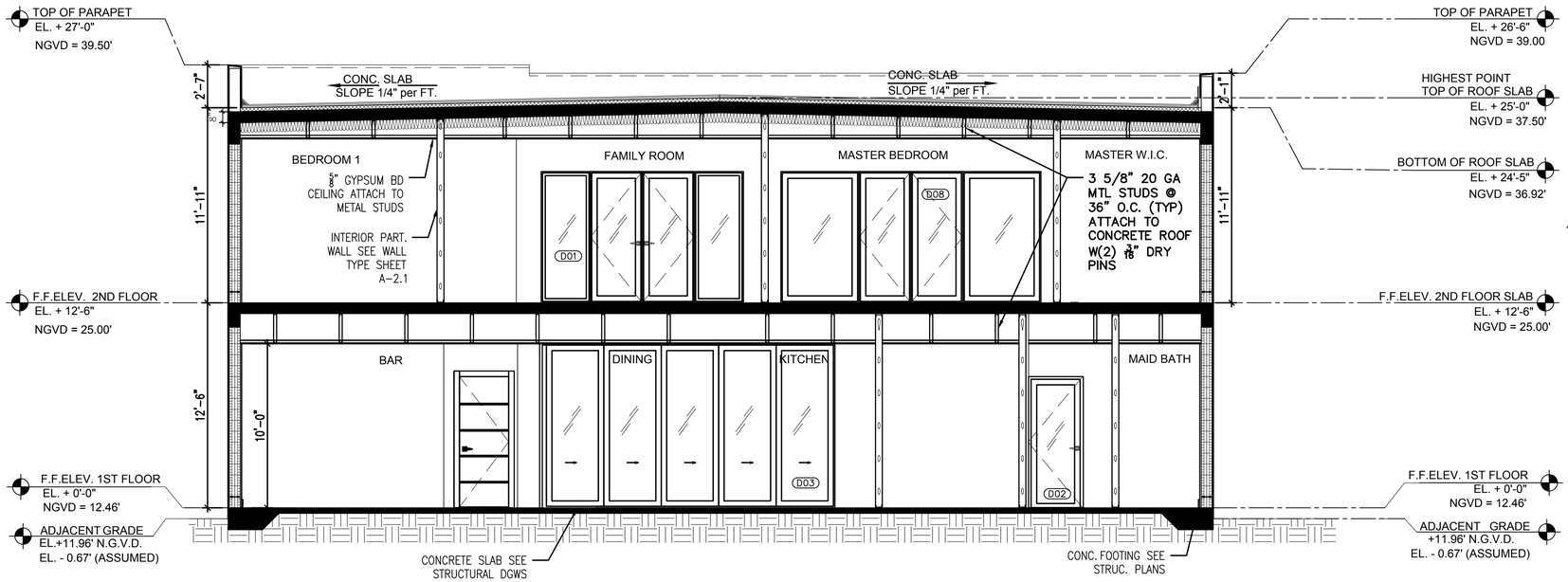
DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

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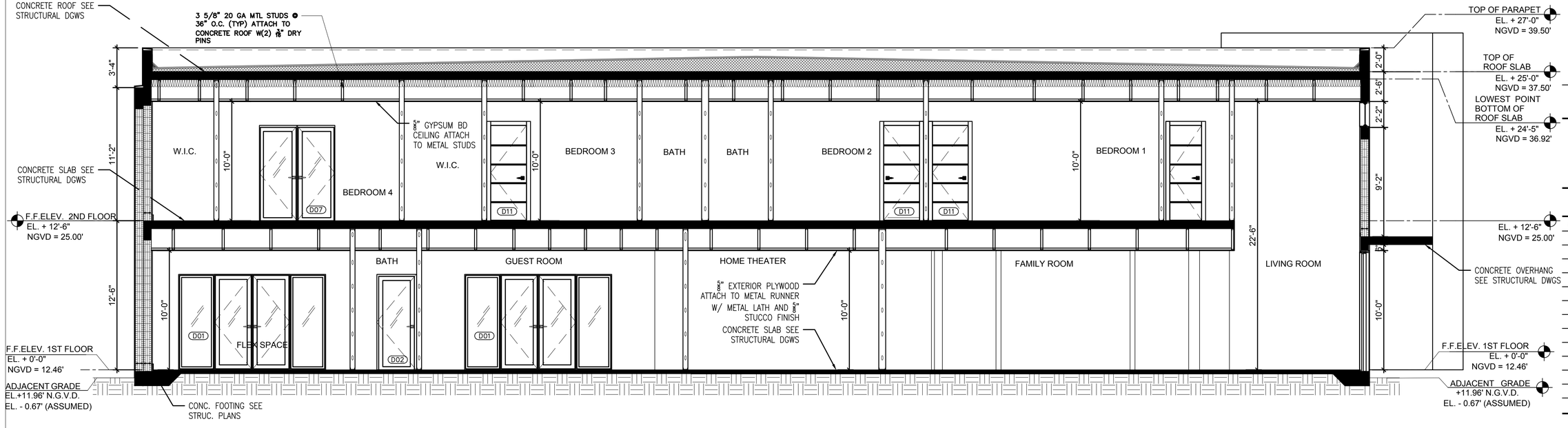
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1 SECTION 1
1/4" = 1'-0"



2 SECTION 2
1/4" = 1'-0"

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL: JADELARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA
JORGE ARTURO DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

NEW SINGLE FAMILY RESIDENCE

DATE
DEC 17, 2024

REVISION	DATE	BY

DRAWING NAME

BUILDING SECTIONS

DESING BY:
ZECKY DA COSTA

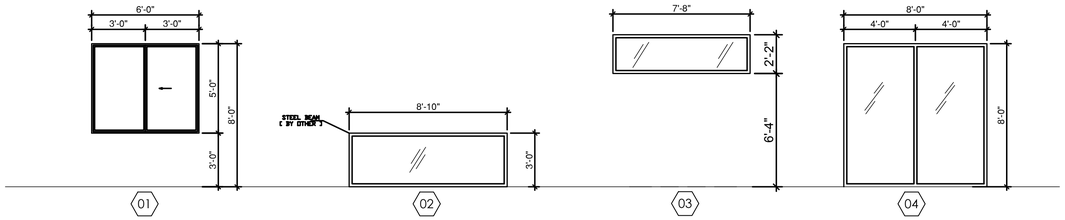
DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

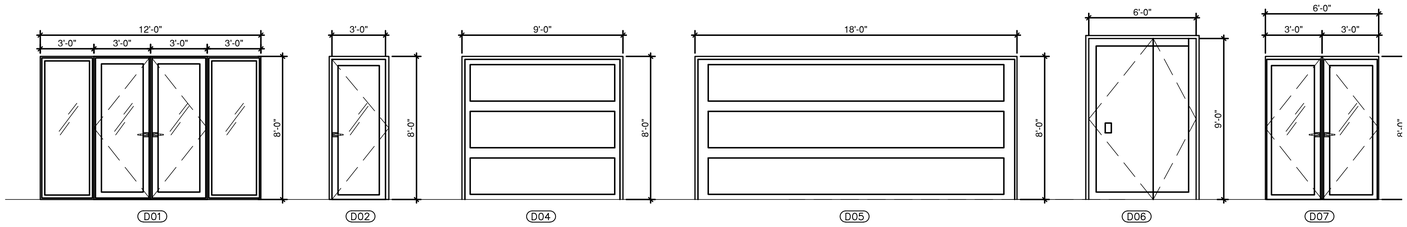
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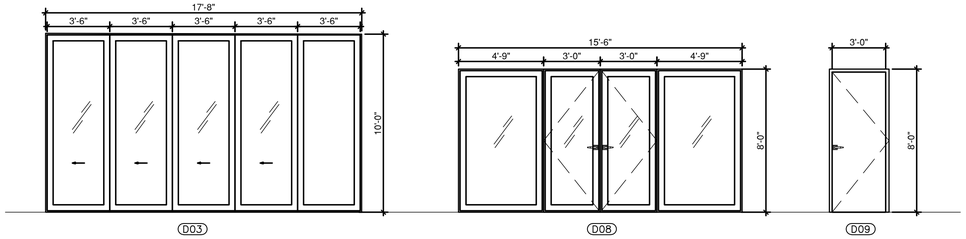
A-5

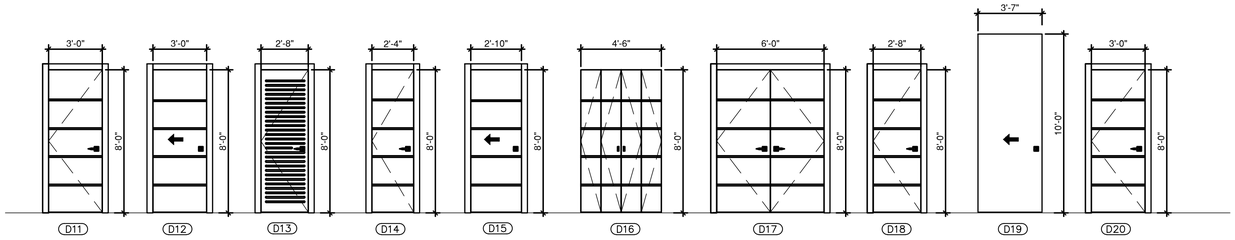
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1 PROPOSED WINDOWS & DOORS SCHEDULE

1/4" = 1'-0"

WINDOW SCHEDULE

NO.	TYPE	SIZE W	SIZE H	REMARKS	QTY.
1	ROLLER WINDOW	6'-0"	5'-0"	CAT. II SAFETY GLASS .	5
2	FIXED WINDOW	8'-10"	3'-0"	CAT. II SAFETY GLASS .	12
3	FIXED WINDOW	7'-8"	2'-2"	CAT. II SAFETY GLASS .	2
4	FIXED WINDOW	8'-0"	8'-0"	CAT. II SAFETY GLASS .	2

DOOR SCHEDULE

NO.	TYPE	SIZE W	SIZE H	SIZE THICK	REMARKS	QTY.
D01	DOUBLE FRENCH W/ SIDELITES	12'-0"	8'-0"		CAT. II SAFETY GLASS .	4
D02	SINGLE FRENCH	3'-0"	8'-0"		CAT. II SAFETY GLASS .	3
D03	5 PANEL SLIDER	17'-8"	10'-0"		CAT. II SAFETY GLASS .	1
D04	GARAGE DOOR	9'-0"	8'-0"		CAT. II SAFETY GLASS .	1
D05	GARAGE DOOR	18'-0"	8'-0"		CAT. II SAFETY GLASS .	1
D06	SWING DOOR	6'-0"	9'-0"		CAT. II SAFETY GLASS .	1
D07	DOUBLE FRENCH	6'-0"	8'-0"		CAT. II SAFETY GLASS .	1
D08	DOUBLE FRENCH W/ SIDELITES	15'-6"	8'-0"		CAT. II SAFETY GLASS .	1
D09	SWING DOOR	3'-0"	8'-0"	1 3/4"	SOLID W.D., FIRE RATED, PAINTED	1
D11	SWING DOOR	3'-0"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	19
D12	SWING DOOR	3'-0"	8'-0"	1 3/4"	SOLID W.D. POCKET PAINTED	2
D13	SWING DOOR	2'-8"	8'-0"	1 3/4"	LOUVERED W.D. PIVOT PAINTED	4
D14	SWING DOOR	2'-4"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	1
D15	SWING DOOR	2'-10"	8'-0"	1 3/4"	SOLID W.D. POCKET PAINTED	2
D16	BIFOLD DOOR	4'-6"	8'-0"	1 3/4"	SOLID W.D. BIFOLD PAINTED	1
D17	DOUBLE SWING DOOR	6'-0"	8'-0"	1 3/4"	SOLID W.D. DOUBLE PIVOT PAINTED	1
D18	SWING DOOR	2'-8"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	2
D19	SWING DOOR LVR	3'-7"	10'-0"	1 3/4"	CUSTOM W.D. SWING LOUVER	1
D20	SWING DOOR	3'-0"	8'-0"	1 3/4"	CONCEALED PANEL	3

WINDOW & DOOR NOTES

1. ALL WINDOWS TO BE IMPACT RESISTANT & MEET ASCE 7-94 WIND LOADS, MF'R TO SUPPLY DADE COUNTY APPROVAL LETTERS & SHOP DRAWINGS. ALL WINDOWS TO BE DADE COUNTY APPROVED + COMPLIANT WITH ALL APPLICABLE CODES.
2. ALL WINDOWS TO BE ESP BROWN FINISH WITH LIGHT GRAY TINTED IMPACT RESISTANT GLASS.
3. ALL DIMENSIONS SHOWN ARE WINDOW UNIT SIZES, CONTRACTOR TO VERIFY ALL MASONRY ROUGH OPENINGS DIMENSIONS WITH MANUFACTURER PRIOR TO FABRICATING WINDOWS. (TYPICAL)
4. FOR SAFETY GLAZING WINDOW, A SAFETY GLAZING MUST MEET OR EXCEED ANSI Z97.1-1984 AS PER FBC 1617.4.6.3 LAS EDITION.
5. SUBMIT WINDOWS SHOP DWGS UNDER SEPARATE PERMIT
6. PROVIDE LEVER TYPE HARDWARE ON ALL SWING DOORS.
7. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO SUBMITTAL TO THE CITY

THERMAL VALUES

CMU WALL INSULATION R-7.1
WOOD WALL INSULATION R-11
ROOF INSULATION R-30
ROOF INSULATION UNDER SLAB R-7.1
WINDOW U-VALUE 1.06
WINDOW SHGC 0.43

TABLE 43-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE	U - FACTOR	SOLAR HEAT COEFFIENT (SHGC)
SINGLE PANE CLEAR		
SINGLE PANE TINT	1.06	0.43
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

1

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STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	

DRAWING NAME

PROPOSED
WINDOWS & DOORS

DESIGN BY:
ZECKY DA COSTA

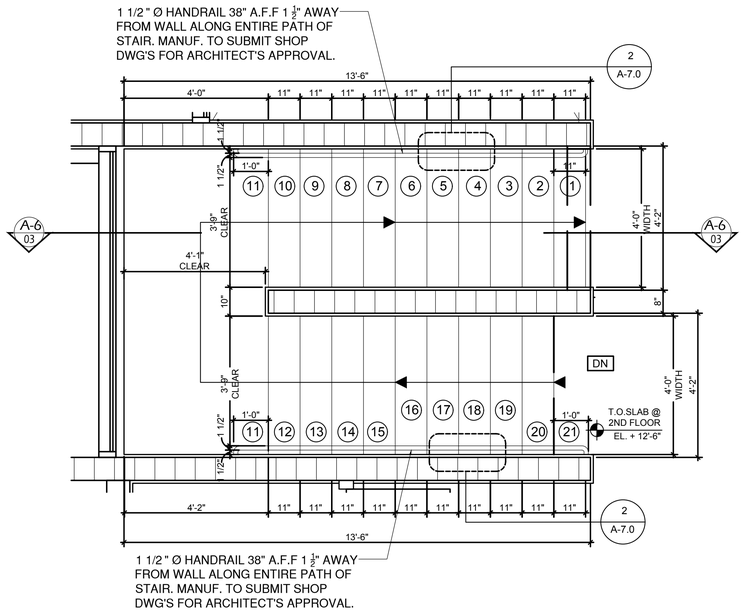
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HUMBERTO LANTIGUA

SHEET N0.

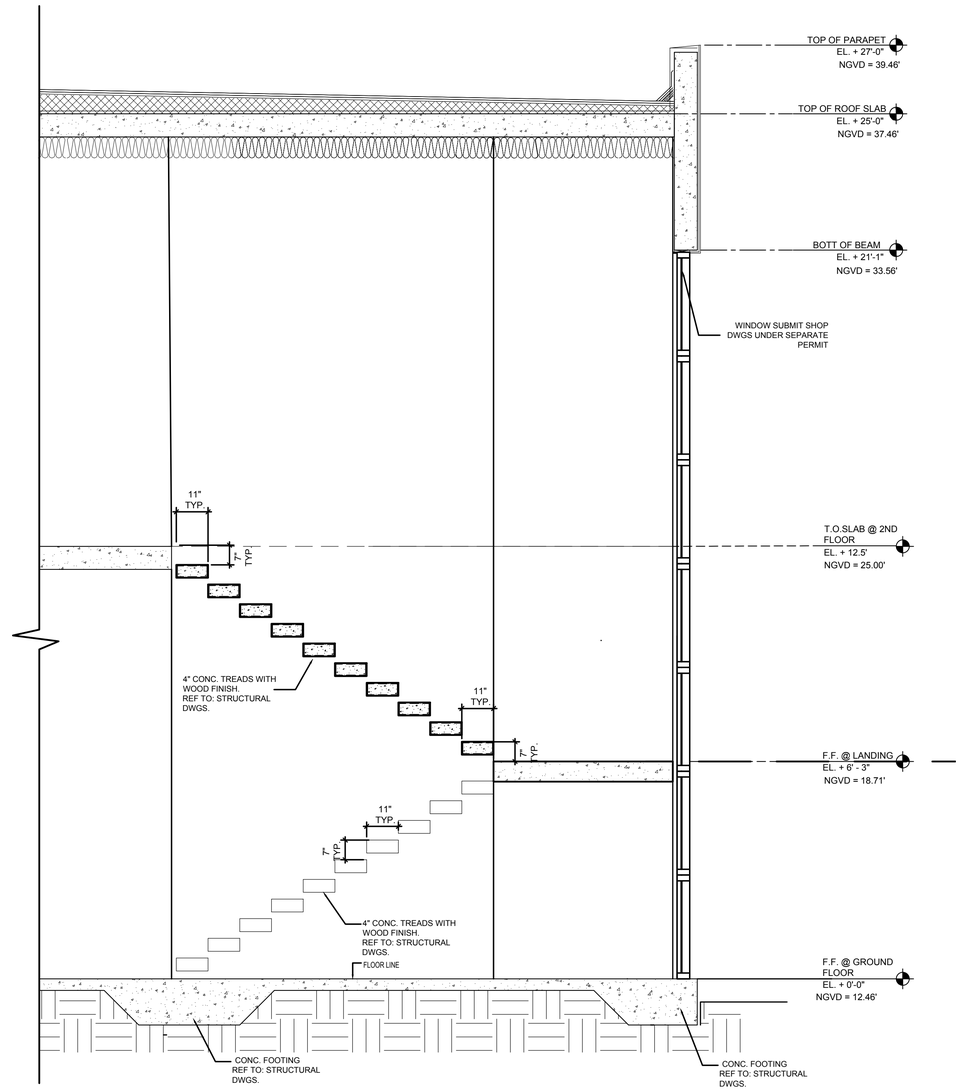
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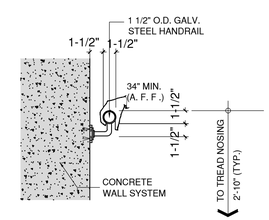
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1 STAIR - SECOND FLOOR PLAN
1/2" = 1'-0"



3 STAIR - SECTION A
1/2" = 1'-0"



HANDRAIL HEIGHT SHALL BE 34"-38" MEASURED VERTICALLY FROM THE SLOPED PLANE OF TREAD NOSINGS AS PER R311.7.7.1

5 / A-14 HANDRAIL DETAIL
N.T.S.

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FILE NAME

NEW SINGLE FAMILY RESIDENCE

DATE
DEC 17, 2024

REVISION	DATE	BY

DRAWING NAME

STAIR DETAILS

DESING BY:
ZECKY DA COSTA

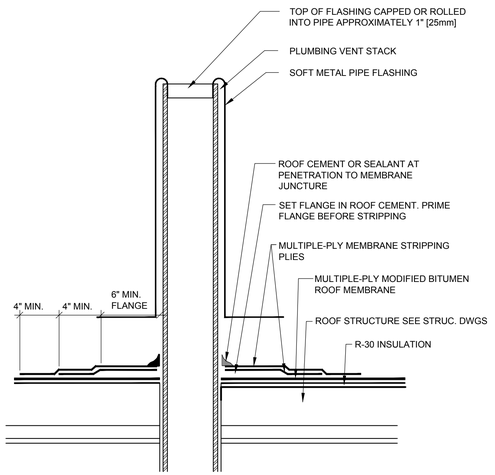
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RAMSES TERRERO / HERMES PEREZ

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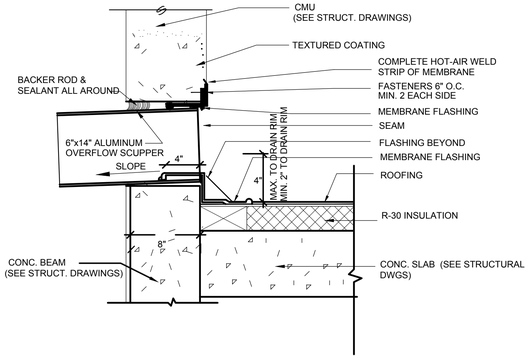
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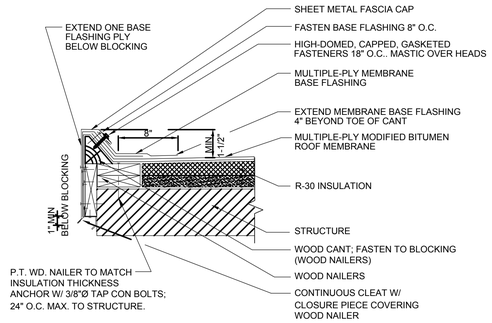
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1 ROOF PLUMBING VENT
N.T.S.

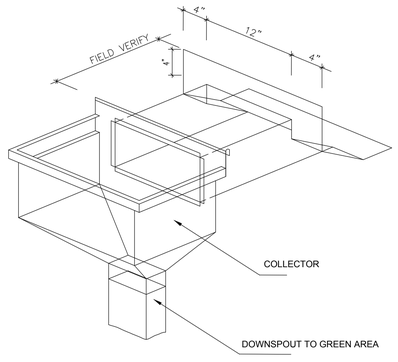


3 EMERGENCY OVERFLOW SCUPPER
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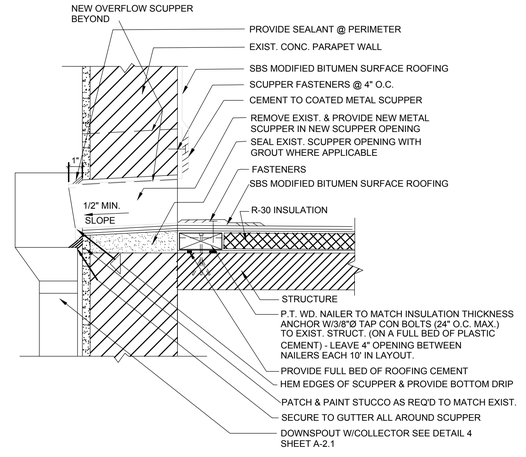


5 RAISED PERIMETER ROOF DETAIL
N.T.S.

2 NOT USED
N.T.S.



4 DOWNSPOUT DETAIL.
N.T.S.



6 ROOF DRAINAGE DETAIL AT SCUPPER
N.T.S.

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REVISION	DATE	BY

DRAWING NAME

ROOF DETAILS

DESING BY:
ZECKY DA COSTA

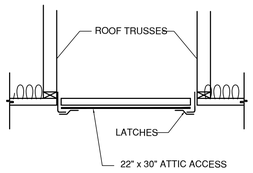
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RAMSES TERRERO / HERMES PEREZ

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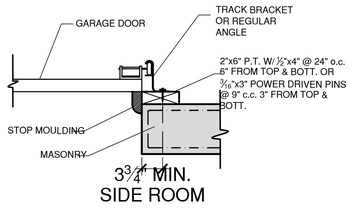
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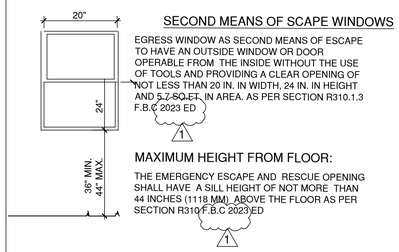


ATTIC ACCESS MUST BE LOCATED AT A POINT WHERE THERE IS A MINIMUM 30" HEADROOM. FBC'14 R806.1

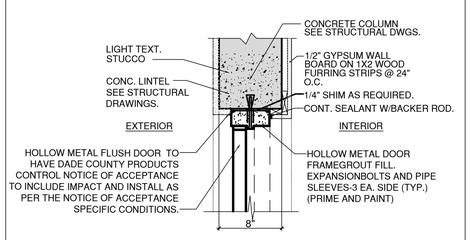
1 ATTIC ACCESS DETAIL
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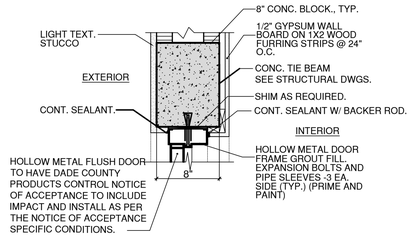
2 GARAGE DOOR JAMB DETAIL
N.T.S.



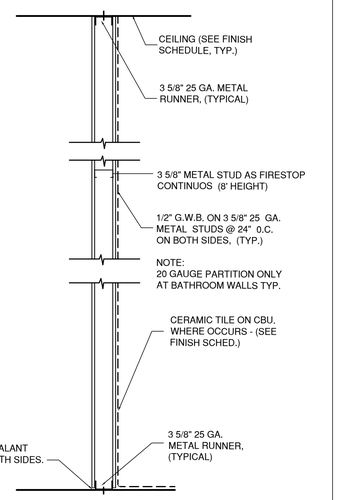
3 EGRESS WINDOW
N.T.S.



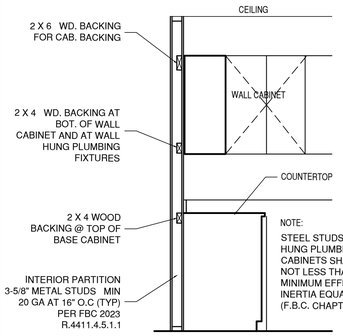
4 DOOR JAMB DETAIL
N.T.S.



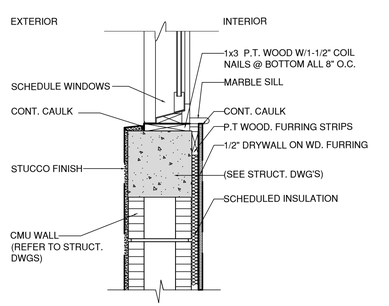
5 PRECAST WINDOWS ANCHOR DETAIL
N.T.S.



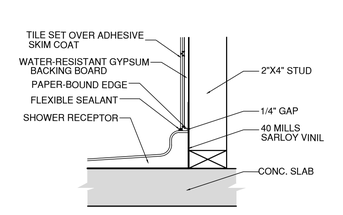
6 NON-RATED PARTITION
N.T.S.



7 WOOD BAKING DETAIL
N.T.S.

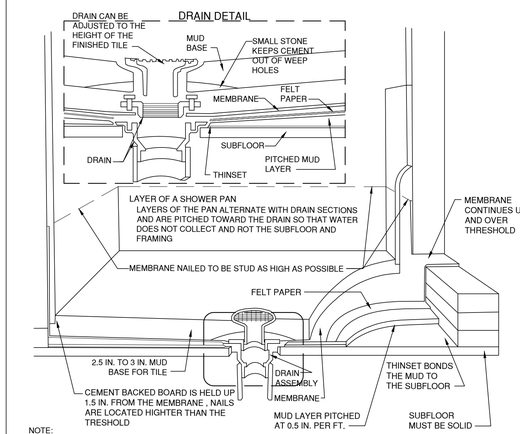


8 WINDOW SILL & ANCHOR DETAIL
N.T.S.



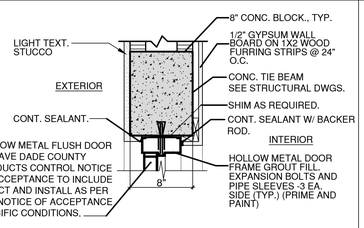
NOTE:
-SHOWER / BATHTUB COMPARTMENT MUST HAVE FLOOR SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS (DUROCK) TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN, AS PER F.B.C. 2023 ED.

9 WOOD BACKING DETAIL
N.T.S.

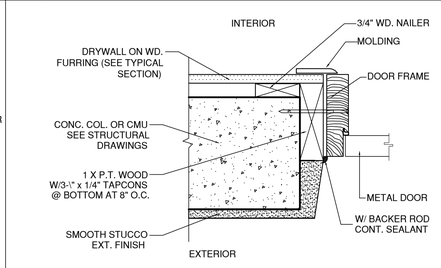


NOTE:
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. R307.2 F.B.C. 2023 ED.

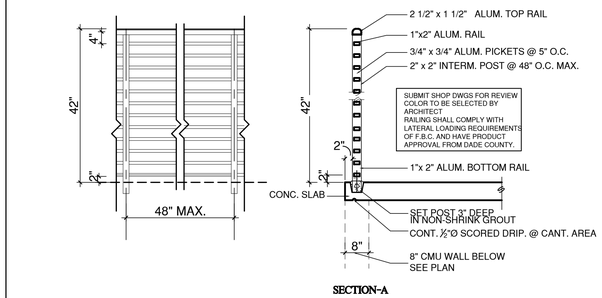
10 TYP. BATH LINER DETAIL
N.T.S.



11 DOOR HEAD DETAIL
N.T.S.



12 DOOR BUCK DETAIL
N.T.S.



SECTION-A

13 RAILING DETAIL
N.T.S.

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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CONSULTANTS

STATE OF FLORIDA ARQUITECTURO DE LA LLAMA AR0007707 REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	

DRAWING NAME

DETAILS

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET N0.

A-7.2

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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Plans - ARCHITECTURAL REV-2 SEALED.pdf

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THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.

SYSTEM NO. BW-S 0001
ASSEMBLY RATINGS- 1 OR 2 HR.
2004 UL DIRECTORY
VOL. 2A P. 1146
L RATING AT AMBIENT-LESS THAN 1 CFM /sq. ft.
L RATING AT 400 F-LESS THAN 1 CFM/ sq. ft.
JOIN WIDTH- [" MAX.



1. FLOOR ASSEMBLY- MIN. 4" THICK REINFORCED.
2. WALL ASSEMBLY- THE 1 OR 2 HOURS FIRE RATED GYPSUM BOARD/ STEEL STUD WALL ASSEMBLY SHAL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANER SPECIFIED IN THE INDIVIDUAL U400 OR V400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTENCE DIRECTORY
   2A. STEEL FLOOR RUNNER, MIN. 25 GAUGE GALV. STEELCHANNELS SIZE TO ACOMMODATED STEEL STUDS. SECURED WITH STEEL FASTENERS SPACED 12" O.C.
   2B. STUDS. 3 5/8" WIDE. STUD SPACING MAX. 24" OC.
   2C. 5/8" THICK GYPSUM BOARD ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1" LONG ON EACH SIDE OF WALL FOR A 1 OR 2 HR. RATED WALLS.
3. FILL VOID OR CAVITY MATERIAL SEALANT, - MAX. SEPARATION BETWEN TOP OF FLOOR AND BOTTOM OF GYPSUM BOARD IS ["

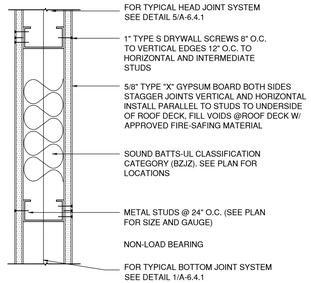
UL DESIGN LISTING: U–465
(1 Hr. INTEGRITY RATING)

SYSTEM NO. HW D 0003
ASSEMBLY RATINGS- 1 OR 2 HR.
2004 UL DIRECTORY
VOL. 2A P.-1235
L RATING AT AMBIENT-LESS THAN 1 CFM /sq. ft.
L RATING AT 400 F-LESS THAN 1 CFM/ sq. ft.
JOIN WIDTH- [" MAX.



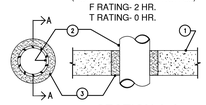
1. FLOOR ASSEMBLY- MIN. 4" THICK REINFORCED.
2. WALL ASSEMBLY- THE 1 OR 2 HOURS FIRE RATED GYPSUM BOARD/ STEEL STUD WALL ASSEMBLY SHAL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANER SPECIFIED IN THE INDIVIDUAL U400 OR V400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTENCE DIRECTORY
   2A. STEEL FLOOR AND CEILING RUNNER. MIN. 25 GAUGE GALV. STEEL CHANNELS SIZE TO ACCOMMODATED STEEL STUDS. SECURED WITH STEEL FASTENERS SPACED 12" O.C.
   2B. STUDS. 3 5/8" WIDE. STUD SPACING MAX 24 OC.
   2C. 5/8" THICK GYPSUM BOARD ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1" LONG ON EACH SIDE OF WALL FOR A 1 OR 2 HR. RATED WALLS.
3. FILL VOID OR CAVITY MATERIAL SEALANT, - MAX. SEPARATION BETWEN BOTTOM OF FLOOR AND TOP OF GYPSUM BOARD IS ["

UL DESIGN LISTING: U–465
(1 Hr. INTEGRITY RATING)



UL DESIGN LISTING: U–465
(1 Hr. INTEGRITY RATING)

SYSTEM NO. CAJ1041
(FORMERLY SYSTEM NO. 283)
F RATING- 2 HR.
T RATING- 0 HR.

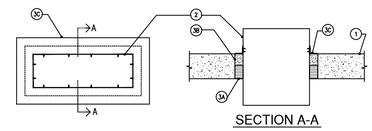


SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN. 3-1/4 in. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCK*. MAX. DIAM. OF OPENING 6 in. .
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURES.
2. THROUGH PENETRANTSONE METALLIC PIPE, CONDUIT OR TUBING TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. A NOM. ANNULAR SPACE OF 3/4 in. IS REQUIRED WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
   A. STEEL PIPE NOM. 4 in. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.
   B. CONDUIT NOM. 4 in. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
3. FILL, VOID OR CAVITY MATERIAL*-PUTTY -MIN. 3-1/4 in. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF FLOOR OR WALL.
   NELSON FIRESTOP PRODUCTS- TYPE FSP PUTTY

* BEARING THE UL CLASSIFICATION MARKING
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A 2004 EDITION, P. 1686

SYSTEM NO. CAJ7010
F RATING- 2 HR.
T RATING- 0 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN.4-1/2 in. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE.FLOOR OR MIN. 6 in. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE WALL. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX AREA OF OPENING IS 325 sq.in. WITH MAX DIMENSIONS OF 25 in.
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURES.
2. STEEL DUCT- NOM 24 BY 12 in. (OR SMALLER) NO. 28 GAUGE (OR HEAVIER) STEEL DUCT. ONE DUCT TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM WITH A NOM. 1/2 in. ANNULAR SPACE. STEEL DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.
3. FIRESTOP SYSTEM-THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
   A. PACKING MATERIAL- MIN 3 in.THICKNESS OF MIN 4 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR AND FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
   B. FILL, VOID OR CAVITY MATERIAL*-PUTTY -MIN. 1-1/2 in. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR WITH BOTH SURFACES OF WALL.
   EGS NELSON FIRESTOP- FSP PUTTY
   C. STEEL ANGLE- MIN. 1-1/2 in. WIDE BY 1-1/2in. HIGH BY 0.030 in. (NO. 22 MSG) THICK GALV. STEEL ANGLES CUT TO FIT THE CONTOUR OF THE DUCT WITH A 1 in. LAP ON THE TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL. LEGS OF ANGLES SECURED TO DUCT WITH MIN. NO. 12 SHEET METAL SCREWS , SPACED A MAX 4 in. oc.

*BEARING THE UL CLASSIFICATION MAKING
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 2191

1 / A–8 TYPICAL JOINT SYSTEM. FIRE RESISTANT WALLS / FIRE RESISTANT CEILING

SCALE: N.T.S.

2 / A–8 TYPICAL FIRE RATED PARTITION DETAIL

SCALE: 2" = 1'–0" SEE UL. FIRE RESISTANCE DIRECTORY VOL.1, 2004 EDITION, PG. 832 FOR ADDITIONAL INFO.

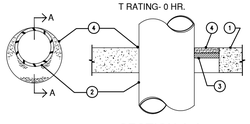
3 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

4 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

SYSTEM NO. CAJ1001
(FORMERLY SYSTEM NO. 49)
F RATING- 3 HR.
T RATING- 0 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY-MIN 4-1/2 in THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAM. OF CIRCULAR THROUGH OPENING IS 22-1/2"IN.
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURES.

1A. STEEL SLEEVE - (OPTIONAL, NOT SHOWN)- NOM 12 in. DIAM. (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE SLEEVE CAST INTO CONCRETE FLOOR OR WALL. SLEEVE TO BE FLUSH WITH OR PROJECT MAX 2 in. FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL.

2. PIPE OR CONDUIT-NOM. 20 IN. DIAM. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE, NOM 6 in. DIAM. (OR SMALLER) RIGID STEEL CONDUIT OR TYPE L (OR HEAVIER) COPPER TUBE, NOM 4 in. DIAM. (OR SMALLER) CAST IRON PIPE OR STEEL EMT. MAX ONE PIPE OR CONDUIT PER THROUGH OPENING . MAX ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING NOT TO EXCEED 2-1/2 in. MIN. ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING IS ZERO IN. (POINT CONTACT). PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.

3. PACKING MATERIAL- POLYETHYLENE BACKER ROD OR NOM 1 in. THICKNESS OF TIGHTLY-PACKED CERAMIC (ALUMINA SILICA) FIBER BLANKET, MINERAL-WOOL BATT OR GLASS FIBER INSULATION MATERIAL USED AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF CAULK FILL MATERIAL (ITEM 4). AS AN ALTERNATE WHEN MAX PIPE SIZE IS 10 in. DIAM. AND WHEN MAX ANNULAR SPACE IS 1 in. A MIN. 1 in. THICKNESS OF TIGHTLY-PACKED CERAMIC FIBER BLANKET OR MINERAL-WOOL BATT PACKING MATERIAL MAY BE RECESSED MIN 1-/2 in. FROM BOTTOM SURFACE OF FLOOR OR FROM EITHER SIDE OF WALL.

4. FILL, VOID OR CAVITY MATERIALS-CAULK- APPLIED TO FILL ANNULAR SPACE TO THE MIN. THICKNESS SHOWN IN THE FOLLOWING TABLE:

MAX. PIPE DIAM. IN.	MAX ANNULAR SPACE IN	PACKING MATERIAL TYPE (a)	MIN CALUK THKNS IN
10	1	BR, CF, GF OR MW	1/2 (b)
10	1	CF OR MW	1/2 (C)
20	2-1/2	BR, CF, GF OR MW	1 (b)

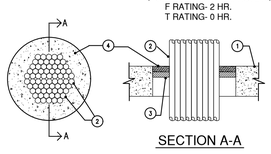
(a) BR= POLYETHYLENE BACKER ROD
CF= CERAMIC FIBER BLANKET.
GF= GLASS FIBER INSULATION
MW= MINERAL-WOOL BATT

(b) CAULK INSTALLED FLUSH WITH TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL

(C) CAULK INSTALLED FLUSH WITH BOTTOM SURFACE OF FLOOR OR ONE SURFACE OF WALL

3M COMPANY- TYPE CP 25WB
* BEARING THE UL CLASSIFICATION MARKING
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 1676

SYSTEM NO. CAJ3021
(FORMERLY SYSTEM NO. 240)
F RATING- 2 HR.
T RATING- 0 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN.4-1/2 in. THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCK*. MAX. DIAM. OF OPENING IS 6-1/4 in. .
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANFACTURES.

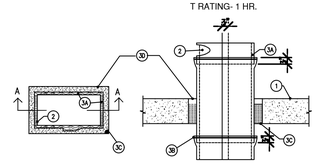
1A. STEEL SLEEVE - (OPTIONAL, NOT SHOWN)- NOM 4 in. DIAM. (OR SAMLLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE SLEEVE CAST INTO FLOOR OR WALL ASSEMBLY. SLEEVE TO BE FLUSH WITH FLOOR OR WALL SURFACES.

2. CABLES- MIN. 12 PERCENT TO MAX 40 PERCENT FILL AREA PER MAX 4 in. DIAM. STEEL SLEEVED THROUGH OPENING . MIN. 20 PERCENT TO MAX 40 PERCENT FILL AREA PER MAX 6-1/4 in. DIAM. UNSLEEVED THROUGH OPENING. CABLES TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF CABLE MAY BE USED:
   A. MAX. NO. 12 AWG MULTIPLE COPPER CONDUCTOR POWER & CONTROL CABLES WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET MATERIALS.
   B. MULTIPLE FIBER OPTICAL COMMUNICATION CABLE JACKETED WITH PVC AND HAVING A MAX OUTSIDE DIAM. OF 3/4in. .
   C. MAX 150 PAIR NO. 24 AWG COPPER CONDUCTOR TELEPHONE CABLES PVC INSULATION AND JACKET MATERIALS

3. PACKING MATERIAL- NOM. 1 in. THICKNESS OF CERAMIC (ALUMINUM SILICA) FIBER BLANKET OR MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED MIN. 1 in. FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL.

4. FILL, VOID , OR CAVITY MATERIALS*-PUTTY-MOLDABLE PUTTY MATERIAL KNEADED BY HAND AND APPLIED TO FILL ANNULAR SPACE (AND INTERSTICES BETWEEN CABLES TO MAX EXTENT POSSIBLE) TO A MIN. DEPTH OF 1 in. FLUSH WITH TOP SURFACE OF FLOOR. IN WALL ASSEMBLIES, REQUIRED PUTTY DEPTH TO BE INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL.
   3M COMPANY-TYPE MPS-2
   *BEARING THE UL CLASSIFICATION MARKING
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 1989

SYSTEM NO. CAJ7012
F RATING- 1 HR.
T RATING- 1 HR.

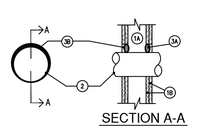


SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN.4-1/2 in. THICK REINFORCED NORMAL WEIGHT (140-150 PCF) CONCRETE. FLOOR OR MIN. 4-3/4 in. THICK REINFORCED NORMAL WEIGHT CONCRETE WALL. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX AREA OF OPENING IS 3069 sq.in. WITH A MAX. DIMENSION OF 93 in.
2. THROUGHT-PENETRANTONE STEEL DUCT TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM. DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES OF THROUGH-PENETRANTS MAY BE USED:
   STEEL AIR DUCT-MIN. 0.021 in. THICK CARBON STEEL DUCT HAVING A MAX PERIMETER DIMENSION OF 216 in. AND A MAX INDIVIDUAL DIMENSION OF 84 in. DUCTS WITH ANY DIMENSION GREATER THAN 39 in., SHALL BE PROVIDED WITH INTERMEDIATE REINFORCEMENT IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS. REINFORCEMENT TO CONSIST OF MIN 1 1/2 IN BY 1 1/2 IN BY 1.8 IN THICK TRANSVERSE STIFFENING ANGLES, APPROXIMATELY 2 IN LESS IN LENGTH THAN THE MAX DIMENSION, SCREW ATTACHED 8 IN OC TO THE DUCT 3 IN. BEYOND THE TOP SURFACE OF THE FLOOR AND BOTH SURFACES OF THE WALL.
3. FIRE STOP SYSTEM-THE FIRE STOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
   A. DUCT WRAP MATERIALS-* NOM 1-1/2 in. THICK, 6 PCF REFRACTORY CERAMIC BLANKET TOTALLY ENCAPSULATED WITHIN FOIL-SCRIM FACERS. THE STEEL DUCT SHALL BE WRAPPED WITH ONE LAYER OF DUCT WRAP INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, MAINTAINING MIN. 3 in. TRANSVERSE AND LONGITUDINAL OVERLAPS. ALL CUT EDGES AND ENDS SHALL BE SEALED WITH 3 in. WIDE PRESSURE SENSITIVE ALUMINUM FOIL TAPE. A NOMINAL ANNULAR SPACE OF 3 in. IS REQUIRED BETWEEN THE INSULATED DUCT AND THE PERIPHERY OF THE OPENING.
      *THERMAL CERAMICS INC- FIRE MASTER DUCT WRAP OR FIRE MASTER DUCT WRAP+
   B. STEEL BANDING STRAPS- 1/2in. WIDE BY 0.015 in. THICK CARBON STEEL BANDING STRAPS USED IN CONJUNCTION WITH MIN1 in. LONG STAINLESS STEEL CRIMP CLIPS. BANDING STRAPS SPACED A MAX 12 in. OC AND 3 IN. FROM TRANSVERSE JOINTS OF DUCT WRAP.
   C. PACKING MATERIAL- MIN. 4-1/4 in. THICKNESS OF UNFACED SCRAP DUCT WRAP MATERIAL OR 3 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM THE TOP SURFACE OF THE FLOOR OR BOTH SURFACES OF WALL TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
   D. FILL, VOID OR CAVITY MATERIAL*-CAULK -MIN. 1/2in. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL.
      *TREMCO, INC.-FYRE-SIL SEALANT OF FYRE SIL S/L SEALANT (FOR FLOOR ASSEMBLIES ONLY)

* BEARING THE UL CLASSIFICATION MARK
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 2192

SYSTEM NO. WL2082
F RATING- 1 AND 2 HR. (SEE ITEM 1)
T RATING- 1 HR.



SECTION A-A

1. WALL ASSEMBLY- THE FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 BY 4 IN. LUMBER SPACED 16 IN. OC. STEEL STUDS TO BE MIN 2-1/2 IN. WIDE AND SPACED MAX 24 IN. OC. THE OPENING IN THE WALL TO ACCOMODATE THE THROUGH PENETRANT (ITEM 2) SHALL BE FRAMED ON ALL SIDES WITHIN THE STUD CAVITY USING SHORT LENGTHS OF STUD INSTALLED BETWEEN THE VERTICAL STUD MEMBERS.
   B. WALLBOARD, GYPSUM* - ONE OR TWO LAYERS OF NOM 1/2 OR 5/8 IN. THICK GYPSUM WALLBOARD AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 22 IN. FOR STEEL STUD WALLS. MAX DIAM. OF OPENING IS 14 1/2 IN. FOR WOOD STUD WALLS.
2. THROUGH PENETRANTS - ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND PERIPHERY OF OPENING SHALL BE MIN 0 IN. (POINT CONTACT) AND MAX 2 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONSUITS, OR TUBING MAY BE USED:
   A. STEEL PIPE - NOM 20 IN. DIAM. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
   B. IRON PIPE - NOM 20 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. COPPER TUBING - NOM 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
3. FIRE STOP DEVICE -GALV. STEEL COLLAR LINED WITH INTUMESCENT WRAP STRIPS SIZED TO FIT THE SPECIFIC DIAM. OF THE THROUGH-PENETRANT. PRIOR TO THE INSTALLATION OF THE DEVICE INTO THE OPENING, THE GYPSUM WALLBOARD IS TO BE NOTCHED ON ONE SIDE OF WALL TO ALLOW THE INSERTION OF THE DEVICE WITH THE HOSE CLAMP INTO THE OPENING. NOTCHED OPENING TO BE COMPLETELY FILLED WITH FILL, VOID OR CAVITY MATERIAL (ITEM 4). DEVICE SHALL BE INSTALLED AROUND THROUGH-PENETRANT IN ACCORDANCE WITH ACCOMPANYING INSTALLATION INSTRUCTIONS. THE DEVICE SIZE, DIAM. OF OPENING IN WALL AND ANNULAR SPACE BETWEEN PIPE AND PERIPHERY OF OPENING IS DEPENDENT UPON THE PIPE DIAM. AS SHOWN IN THE FOLLOWING TABLE:

MAX. PIPE DIAM. (IN.)	DEVICE SIZE	DIAM. OF OPENING (IN.)	ANNULAR SPACE
2	TS2	3-1/2	9/16
3	TS3	4-3/4	5/8

TREMCO INC. - FYRE-CAN SLEEVE
THE FIRE CAN MANUFACTURING CO., INCFYRE-CAN SLEEVE

4. FILL, VOID OR CAVITY MATERIAL* - CAULK - MIN. 1/4 IN. BEAD OF FILL MATERIAL TO BE APPLIED AT THE INTERFACE OF THE GYPSUM WALL AND FIRE STOP DEVICE AND AT THE INTERFACE OF THE PIPE AND FIRE STOP DEVICE. ADDITIONAL FILL MATERIAL TO BE APPLIED TO FILL THE NOTCH CREATED FOR THE HOSE CLAMP TO THE FULL DEPTH OF THE WALLBOARD.
   TREMCO INC. - TREMSTOP WBM
* BEARING THE UL CLASSIFICATION MARKING
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 3078

5 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

6 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

7 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

8 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

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DE LA LLAMA
ARCHITECTURE
PLANNING
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PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

DATE
DEC 4, 2024

REVISION	DATE	BY

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.05.30 09:50:09 -04'00'

DRAWING NAME

DESING BY:
ZECKY DA COSTA

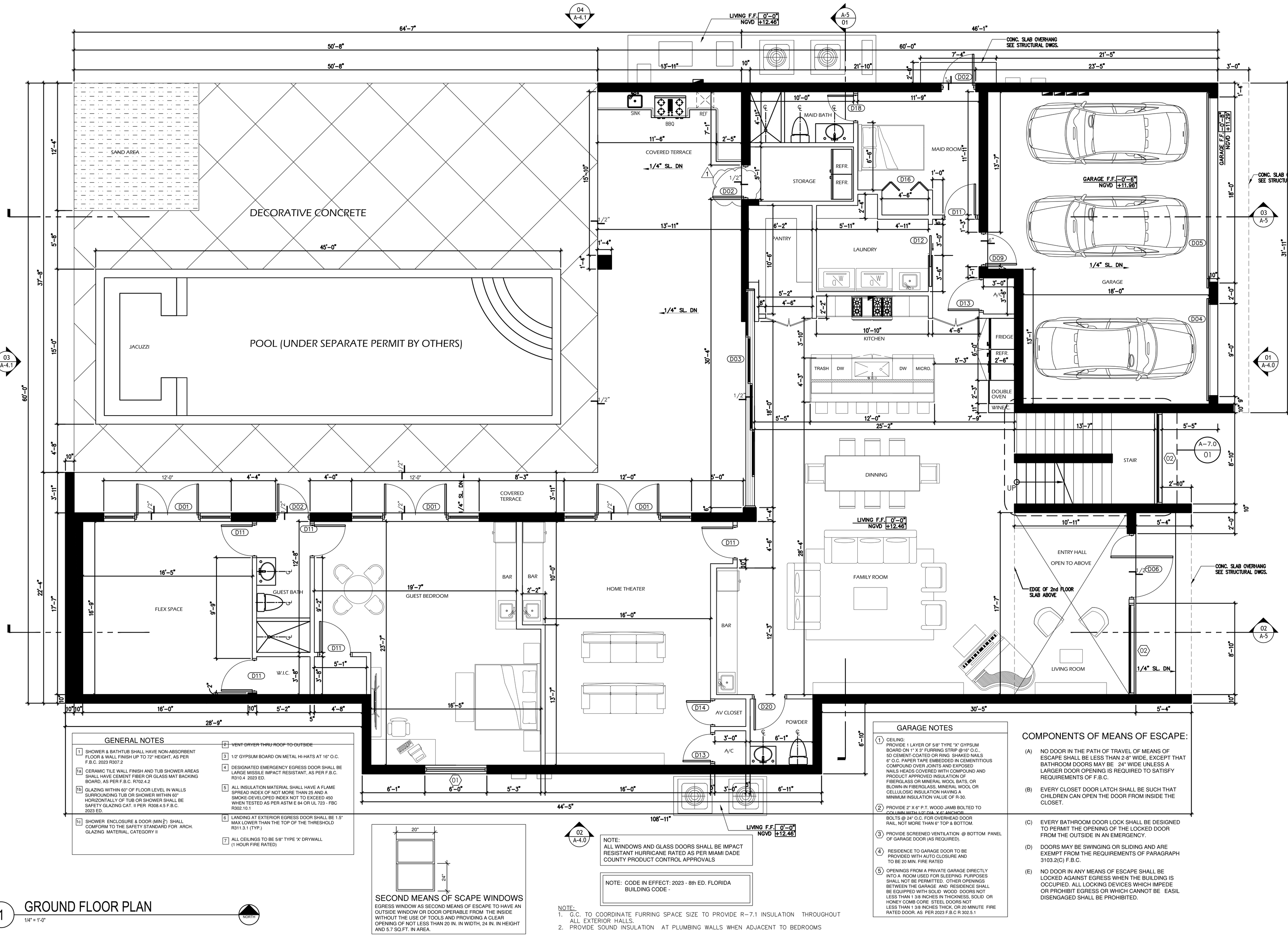
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RAMSES TERRERO / HERMES PEREZ

SHEET NO.

EXPANSION JOINT DETAILS
A-8

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GENERAL NOTES

1. SHOWER & BATHTUB SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 72" HEIGHT, AS PER F.B.C. 2023 R307.2
1a. CERAMIC TILE WALL FINISH AND TUB SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD, AS PER F.B.C. R702.4.2
1b. GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60" HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. I PER R308.4.5 F.B.C. 2023 ED.
1c. SHOWER ENCLOSURE & DOOR (MIN 72") SHALL COMFORM TO THE SAFETY STANDARD FOR ARCH. GLAZING MATERIAL, CATEGORY II
2. VENT DRYER THRU ROOF TO OUTSIDE
3. 1/2' GYPSUM BOARD ON METAL HI-HATS AT 16" O.C.
4. DESIGNATED EMERGENCY EGRESS DOOR SHALL BE LARGE MISSILE IMPACT RESISTANT, AS PER F.B.C. R310.4 2023 ED.
5. ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED AS PER ASTM E 84 OR UL 723 - FBC R302.10.1
6. LANDING AT EXTERIOR EGRESS DOOR SHALL BE 1.5" MAX LOWER THAN THE TOP OF THE THRESHOLD R311.3.1 (TYP.)
7. ALL CEILINGS TO BE 5/8" TYPE 'X' DRYWALL (1 HOUR FIRE RATED)

SECOND MEANS OF SCAPE WINDOWS

EGRESS WINDOW AS SECOND MEANS OF ESCAPE TO HAVE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. IN WIDTH, 24 IN. IN HEIGHT AND 5.7 SQ.FT. IN AREA.

NOTE:
ALL WINDOWS AND GLASS DOORS SHALL BE IMPACT RESISTANT HURRICANE RATED AS PER MIAMI DADE COUNTY PRODUCT CONTROL APPROVALS

NOTE: CODE IN EFFECT: 2023 - 8th ED. FLORIDA BUILDING CODE -

NOTE:
1. G.C. TO COORDINATE FURRING SPACE SIZE TO PROVIDE R-7.1 INSULATION THROUGHOUT ALL EXTERIOR HALLS.
2. PROVIDE SOUND INSULATION AT PLUMBING WALLS WHEN ADJACENT TO BEDROOMS

GARAGE NOTES

1. CEILING: PROVIDE 1 LAYER OF 5/8 TYPE "X" GYPSUM BOARD ON 1" X 3" FURRING STRIP @16" O.C., 50 CEMENT-COATED OR RING SHAKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-30.
2. PROVIDE 2" X 6" P.T. WOOD JAMB BOLTED TO COLUMN WITH 1/2" DIA. X 6" ANCHOR BOLTS @ 24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
3. PROVIDE SCREENED VENTILATION @ BOTTOM PANEL OF GARAGE DOOR (AS REQUIRED).
4. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 20 MIN. FIRE RATED
5. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEY COMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOOR. AS PER 2023 F.B.C R 302.5.1

COMPONENTS OF MEANS OF ESCAPE:

(A) NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 2-8" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF F.B.C.

(B) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

(C) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

(D) DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF PARAGRAPH 3103.2(C) F.B.C.

(E) NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASIL DISENGAGED SHALL BE PROHIBITED.

1 GROUND FLOOR PLAN
1/4" = 1'-0"

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FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25	REVISION

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.04.02 19:30:45 -04'00'

DRAWING NAME

GROUND FLOOR PLAN

DESIGN BY:
ZECKY DA COSTA

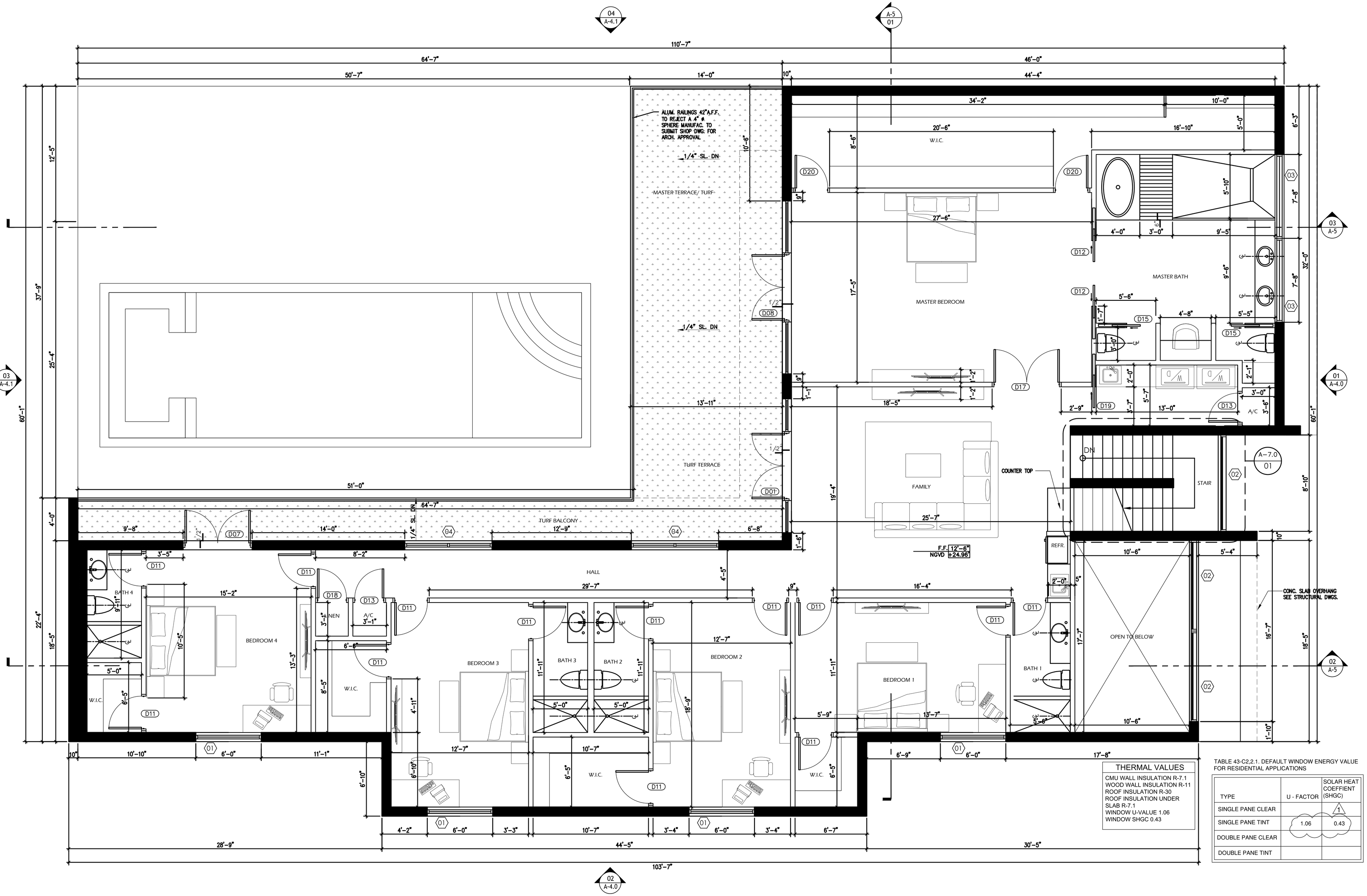
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HUMBERTO LANTIGUA

SHEET NO.

A-1.0

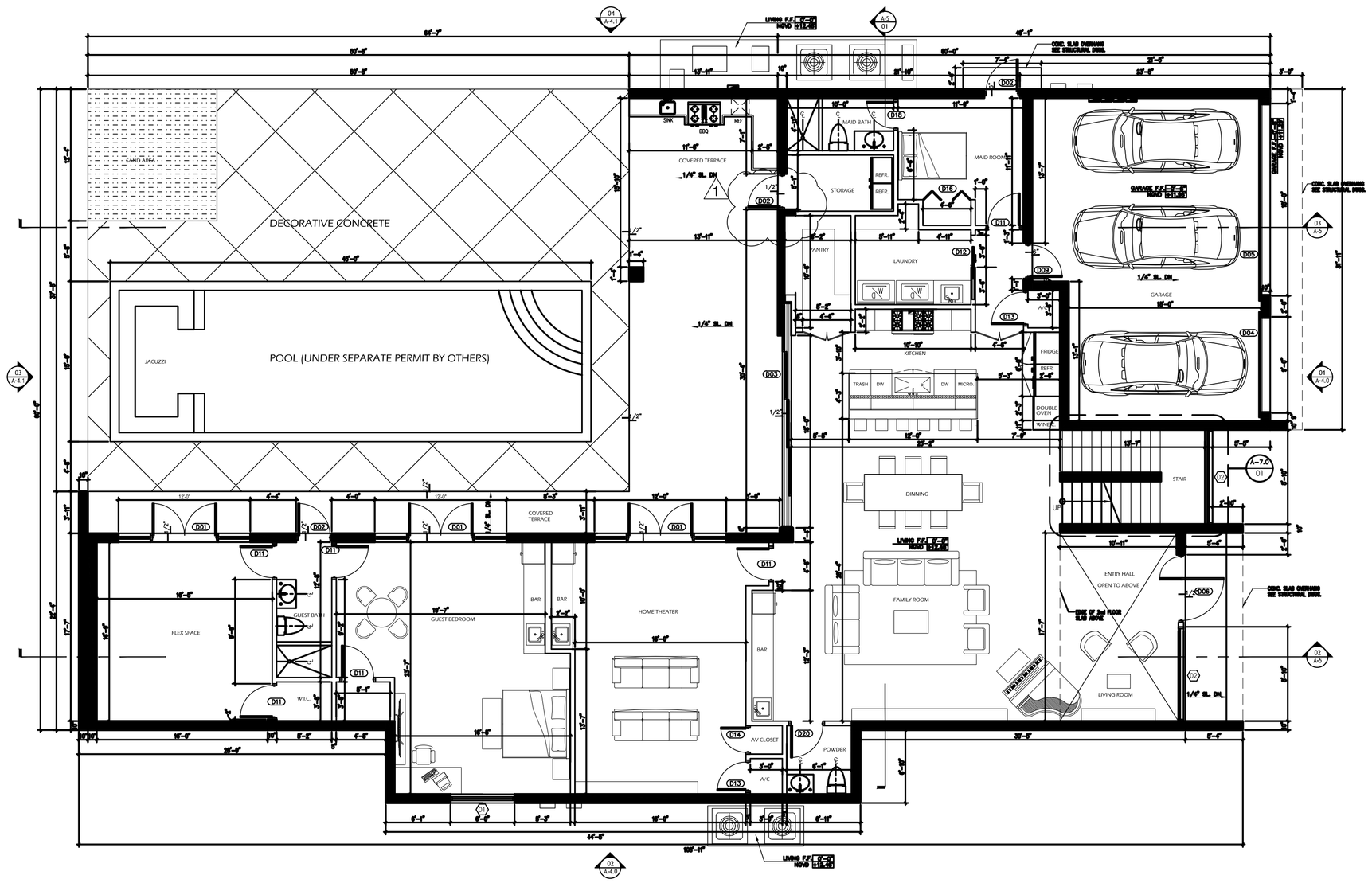
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04 A-4.1
A-5 01
110'-7"
64'-7"
50'-7"
14'-0"
10"
46'-0"
44'-4"
ALUM. RAILINGS 42"A.F.F. TO REJECT A 4" ø SPHERE MANUFAC. TO SUBMIT SHOP DWG. FOR ARCH. APPROVAL
1/4" SL. DN
MASTER TERRACE/ TURF
TURF TERRACE
TURF BALCONY
1/4" SL. DN
34'-2"
10'-0"
20'-6"
W.I.C.
16'-10"
5'-0"
6'-3"
8'-6"
10'-6"
D20
D20
03
27'-6"
7'-8"
4'-0"
3'-0"
9'-5"
D12
03 A-5
MASTER BATH
MASTER BEDROOM
17'-5"
D12
32'-0"
5'-6"
9'-6"
D15
4'-8"
5'-5"
D15
1/2"
D08
1'-7"
3'-0"
1/4" SL. DN
D17
2'-1"
1'-2"
1'-2"
1'-2"
18'-5"
2'-9"
D19
3'-7"
5'-7"
13'-0"
D13
A/C
3'-0"
3'-8"
13'-11"
01 A-4.0
60'-1"
DN
A-7.0 01
02
STAIR
COUNTER TOP
FAMILY
19'-4"
25'-7"
F.F. 12'-6" NGVD +24.96'
REFR.
10'-6"
5'-4"
10"
8'-10"
2'-0"
5"
CONC. SLAB OVERHANG SEE STRUCTURAL DWGS.
16'-4"
OPEN TO BELOW
17'-7"
16'-7"
18'-5"
02 A-5
BEDROOM 1
BATH 1
11'-11"
5'-9"
13'-7"
5'-6"
10'-6"
1'-10"
D11
1/2"
D01
51'-0"
64'-7"
1/4" SL. DN
9'-8"
D07
14'-0"
04
12'-9"
04
6'-8"
1'-6"
4'-0"
3'-5"
8'-2"
HALL
29'-7"
4'-5"
9"
D11
D11
D18
D13
3'-1" LINEN
A/C
3'-1"
D11
D11
D11
D11
D11
D11
D11
D11
BATH 4
9'-11"
15'-2"
BEDROOM 4
10'-5"
13'-3"
5'-0"
W.I.C.
8'-5"
3'-5"
W.I.C.
D11
6'-6"
D11
8'-5"
4'-11"
BEDROOM 3
BATH 3
BATH 2
BEDROOM 2
11'-11"
11'-11"
5'-0"
5'-0"
12'-7"
18'-9"
12'-7"
10'-7"
W.I.C.
6'-5"
W.I.C.
6'-5"
D11
D11
D11
D11
D11
D11
D11
D11

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1 GROUND FLOOR PLAN

1/8" = 1'-0"

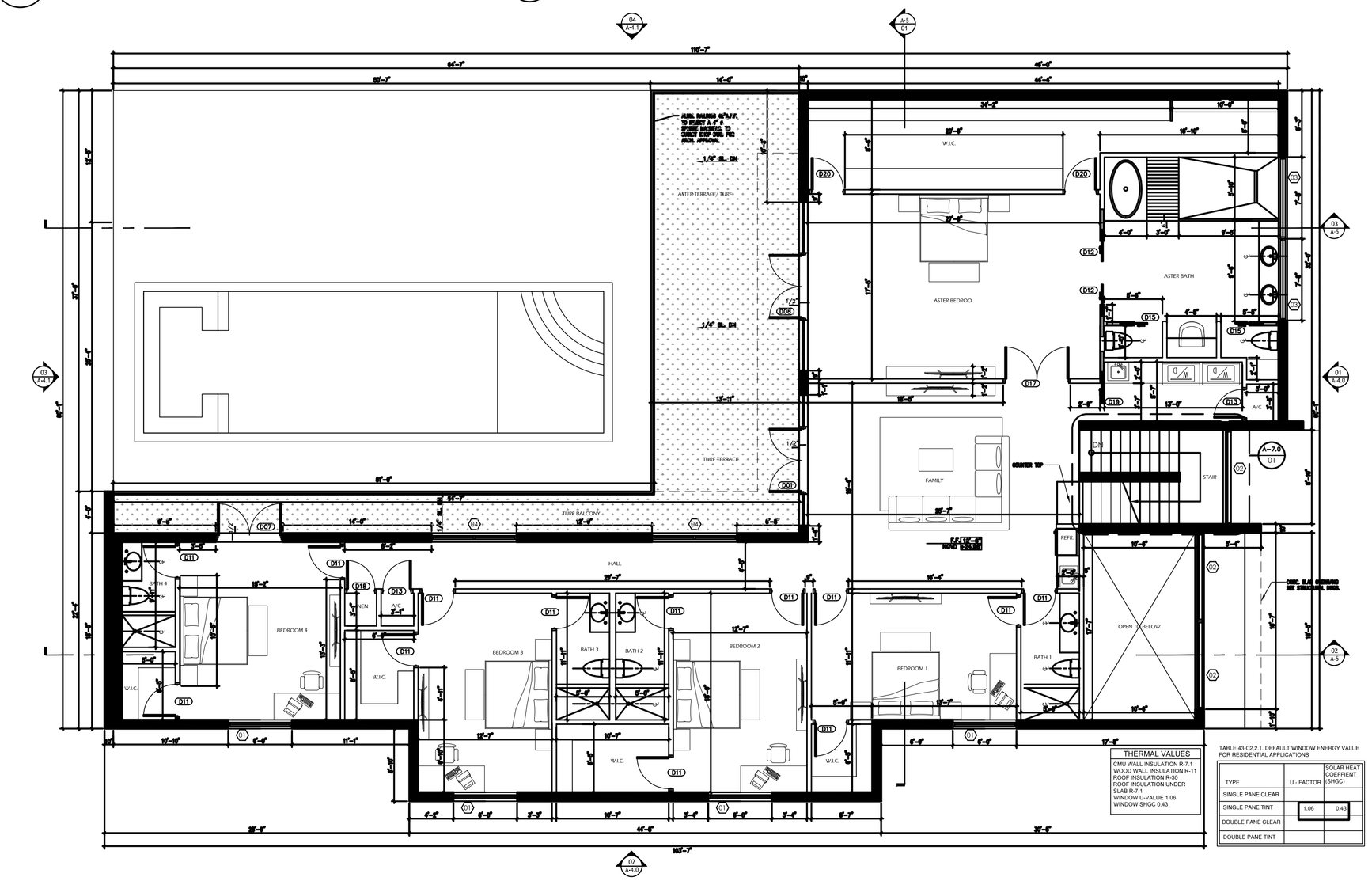


TABLE 43-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE	U - FACTOR	SOLAR HEAT COEFFIENT (SHGC)
SINGLE PANE CLEAR		
SINGLE PANE TINT	1.06	0.43
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

1 SECOND FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES:

1. DOORS IN THE PATH OF TRAVEL OF A MEAN OF ESCAPE, OTHER THAN BATHROOM DOORS IN ACCORDANCE WITH 24.2.4.2 AND DOOR SERVING A ROOM NOT EXCEEDING 70 SF, SHALL BE NOT LESS THAN 25" INI PENFPA–24.2 .4)
2. BATHROOM DOORS AND DOORS SERVING A ROOM NOT EXCEEDING 70 SF SHALL BE NOT LESS THAN 24" WIDE.(NFPA–24.2 .4.2)
3. DOORS SHALL 5E NOT LESS THAN 6'–8" IN NOMINAL HEIGHT. (NFPA–24.2 .4.5)
4. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. (NFPA–24.2 .4.4)
5. PROVIDE SOLID BACKING, AT NEW CLOSETS AND BATHROOM CABINET.
6. EVERY BATHROOM DOOR LOCK SHALL 5E DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE DURING, AN EMERGENCY WHEN LOCKED. (NFPA–24.2.4.5)
7. BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL.
8. BATHTUB AND SHOWER FLOORS AND HALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (PBC–R507.2)
9. CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER/TUB ENCLOSURES INCLUDING WINDOWS WITH SILLS LOWER THAN 60" AND MIRRORS IN THE TUB
10. ALL GLASS USED INSIDE OF DWELLING SHALL BE TEMPERED.
11. SECONDARY MEAN OF EGRESS: IT SHOULD BE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS OR SPECIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 5.7 SF. THE WIDTH SHOULD NOT BE LESS THAN 20" IN WIDTH, AND THE HEIGHT NOT LESS THAN 24". THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. (NFPA–24.2 .2 .5 .5)
12. HEIGHT OF WINDOW SILL WINDOWS SHALL BE A MIN. OF 36" ABOVE THE FINISH FLOOR AND SHALL NOT EXCEED A MAX. OF 44" ABOVE THE FINISH FLOOR.
13. (NFPA–24.5.4.1) SMOKE ALARM SHOULD BE INSTALLED IN ACCORDANCE WITH NFPA IN THE FOLLOWING LOCATIONS: – ALL SLEEPING ROOMS. – OUTSIDE OF EA. SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS. – ON EA. LEVEL OF THE UNIT, INCLUDING BASEMENTS.
14. IF SO IL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, DISTURBED SOIL AREA AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE 'RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.
15. ALL INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED 1 N ACCORDANCE WITH ASTM E54 OR UL 723– 1950 8502.10.1
16. Interior finished emit low VOC– site applied finished shall meet specified VOC emissions limits in accordance with GREEGUARD Environmental Institute GGPS.001 standard for building material and finishes ; or Green Seal (R) standards

CONSTRUCTION AREA CALCULATIONS:		(F.A.R) AREA CALCULATIONS:	
GROUND FLOOR:		GROUND FLOOR:	
A/C AREA (F.A.R)	3,447 SQ. FT.	A/C AREA (F.A.R)	3,447 SQ. FT.
GARAGE (F.A.R)	654 SQ. FT.	GARAGE (F.A.R)	654 SQ. FT.
COVER ENTRY	848 SQ. FT.	TOTAL	4,101 SQ. FT.
TOTAL	4,949 SQ. FT.	SECOND FLOOR:	
SECOND FLOOR:		A/C AREA (F.A.R)	3844 SQ. FT.
A/C AREA (F.A.R)	4029 SQ. FT.	OPEN TO BELOW	185 SQ. FT.
OPEN TERRACE	779 SQ. FT.	OPEN TERRACE	779 SQ. FT.
TOTAL	4,808 SQ. FT.	TOTAL	4,808 SQ. FT.
TOTAL CONST. AREA CALC.	9,757 SQ. FT.		

WALL & SYMBOL LEGEND:

- A — 8" CONC. BLOCK WALL W/STUCCO ON 5/8" GWB ON BOTH SIDES
- B — 8" CONC. BLOCK WALL W/STUCCO ON 5/8" GWB INTERIOR SIDE
- C — CONC. BLOCK WALL W/WOOD CLADDING FINISH ON THE OUTSIDE
- D — 3–5/8" NON–RATED INTERIOR MTL STUD PARTITION W/ 5/8" GWB ON BOTH SIDES
- E — 1 1/2" NON–RATED INTERIOR MTL STUD PARTITION W/ 5/8" GWB ON ONE SIDE
- Ø1 — NEW DOOR DESIGNATION
- A — NEW WINDOW DESIGNATION
- A — REFER TO NEW FLOOR PLAN LEGEND DESIGNATION
- SHEET 1 — REFER TO NEW ROOM INTERIOR ELEVATION "I" DESIGNATION

FLOOR PLAN LEGEND:

- A REFRIGERATOR (PROVIDE WATER LINE)
- B DOUBLE COMPARTMENT SINK WITH GARBAGGE DISPOSAL
- C DISHWASHER
- D GAS COOK TOP
- E RANGE HOOD–PROVIDE EXH. THROUGH THE WALL
- F BUILT–IN DOUBLE OVEN
- G WARMING DRAWER
- H MICROWAVE
- I BUILT–IN COFFEE MAKER
- J UNDER COUNTER ICE MAKER
- K UNDER COUNTER REFRIGERATOR
- L UNDER COUNTER WINE COOLER
- M WINE CELLAR (BY OTHERS/PROVIDE OUTLET)
- N 18" OR 24" LAUNDRY CHUTE DRYER
- O DRYER
- P WASHER
- Q CUSTOM–MADE LAUNDRY MILLWORK (BY OTHERS)
- R UTILITY SINK
- S WATER HEATER (TANK LESS GAS)
- T BAR SINK
- U LAVATORY VANITY
- V WALL MOUNTED TV, PROVIDE WALL 12" BACKING @ 54" AFF
- W SPA/TUB(TUB SURROUNDED LOW WALLS AND TOP, WRAPPED IN MOSAIC PROVIDE ACCESS PANEL FOR SPA MOTOR)
- X SHOWER GLAZED ENCLOSURE (CAT. II)
- Y SHOWER/TUB (PROVIDE HARDIE BOARD UNDER TILE)
- Z SHOWER HEAPS TO SE CEILING MOUNTED
- AA UNDER COUNTER RETRACTABLE TRASH BIN
- BB LINEAL DRAINAGE (RECESS AND SLOPE SLAB) @ SHOWERS

NOTE:
SHELVING TO BE DEFINED IF VINYL OPEN AIRED OR WOOD PANEL.
ALL CLOSETS TO SE DESIGNED BY OTHERS (SELECTED SY OWNERS) G.C. TO PROVIDE WALL BACKING ACCORDINGLY.

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PLANNING
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PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	

DRAWING NAME

AREA CALCS GROUND FLOOR & 2ND FLOOR

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

A-2.1

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	ROOF TYPE	AREA (Sq.Ft.)	ROOF DRAIN (Dia. In.)	OVERFLOW Required	OVERFLOW (Sq.In.) Provided
OVERFLOW DRAINS CALCULATIONS Rainfall rate 100 years / 1 Hour Rainfall / 5 in/hr Eastern United States	A	622	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
	B	1,178	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
	C	1,122	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
	D	835	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)
	E	835	4	12.5 (Sq.In.)	(1) 4" ϕ = 12.56 (Sq.In.)

ROOF DRAINAGE NOTES: (F.B.C. 2023 EDITION)

1.- WHERE PARAPETS OR CURBS ARE CONSTRUCTED ABOVE THE LEVEL OF THE ROOF, PROVISION SHALL BE MADE TO PREVENT RAIN WATER FROM ACCUMULATING ON THE ROOF IN EXCESS OF THAT CONSIDERATE IN THE DESIGN, IN THE EVENT THE RAIN WATER DRAINS, CONDUCTORS OR LEADERS BECOME CLOGGED (R4403.6.1 ED.. 2023).

2.- WHERE ROOFS ARE NOT DESIGNED IN ACCORDANCE WITH SECTION R4403.6.1, OVERFLOW DRAINS OR SCUPPERS SHALL BE PLACED TO PREVENT AN ACCUMULATION OF MORE THAN 5 INCHES OF WATER ON ANY PORTION OF THE ROOF. IN DETERMINING THE LOAD THAT COULD RESULT SHOULD THE PRIMARY DRAINAGE SYSTEM BE BLOCKED, THE LOADS CAUSED BY THE DEPTH OF WATER (i.e., HEAD) NEEDED TO CAUSE THE WATER TO FLOW OUT THE SCUPPERS OR SECONDARY DRAINAGE SYSTEM SHALL BE INCLUDED. (F.B.C.R4403.6.2 ED. 2023).

3.- DRAINS OR SCUPPERS INSTALLED TO PROVIDE OVERFLOW DRAINAGE SHALL BE NOT LESS IN AGGREGATE AREA THAN AS SHOWN IN FIGURE R4403.6.3, BUT NOT LESS THAN 4 INCHES DIMENSION IN ANY DIRECTION AND SHALL BE PLACED IN PARAPETS NOT LESS THAN 2 INCHES NO MORE THAN 4 INCHES ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS, CONDUCTORS OR DOWNSPOUTS. THE ROOF AREA TO BE TAKEN IN THE SIZING OF THE SCUPPERS IS THE HORIZONTAL PROJECTION, EXCEPT THAT, WHERE A BUILDING WALL EXTENDS ABOVE
THE ROOF IN SUCH A MANNER AS TO DRAIN INTO THE AREA CONSIDERED, THE ONE-HALF OF THE AREA VERTICAL WALL SHALL BE ADDED TO THE HORIZONTAL PROJECTION. (R4403.6.3 ED. 2023).

4.- ALL ROOFS SHALL BE DESIGNED WITH SUFFICIENT SLOPE OR CAMBER TO ASSURE ADEQUUATE DRAINAGE AFTER THE LONG TERM DEFLECTION FROM DEAD LOAD, OR SHALL BE DESIGNED TO SUPPORT MAXIMUM LOADS INCLUDING POSSIBLE PONDING OF WATER CAUSED BY DEFLECTION. (R4403.6.4 ED. 2023).

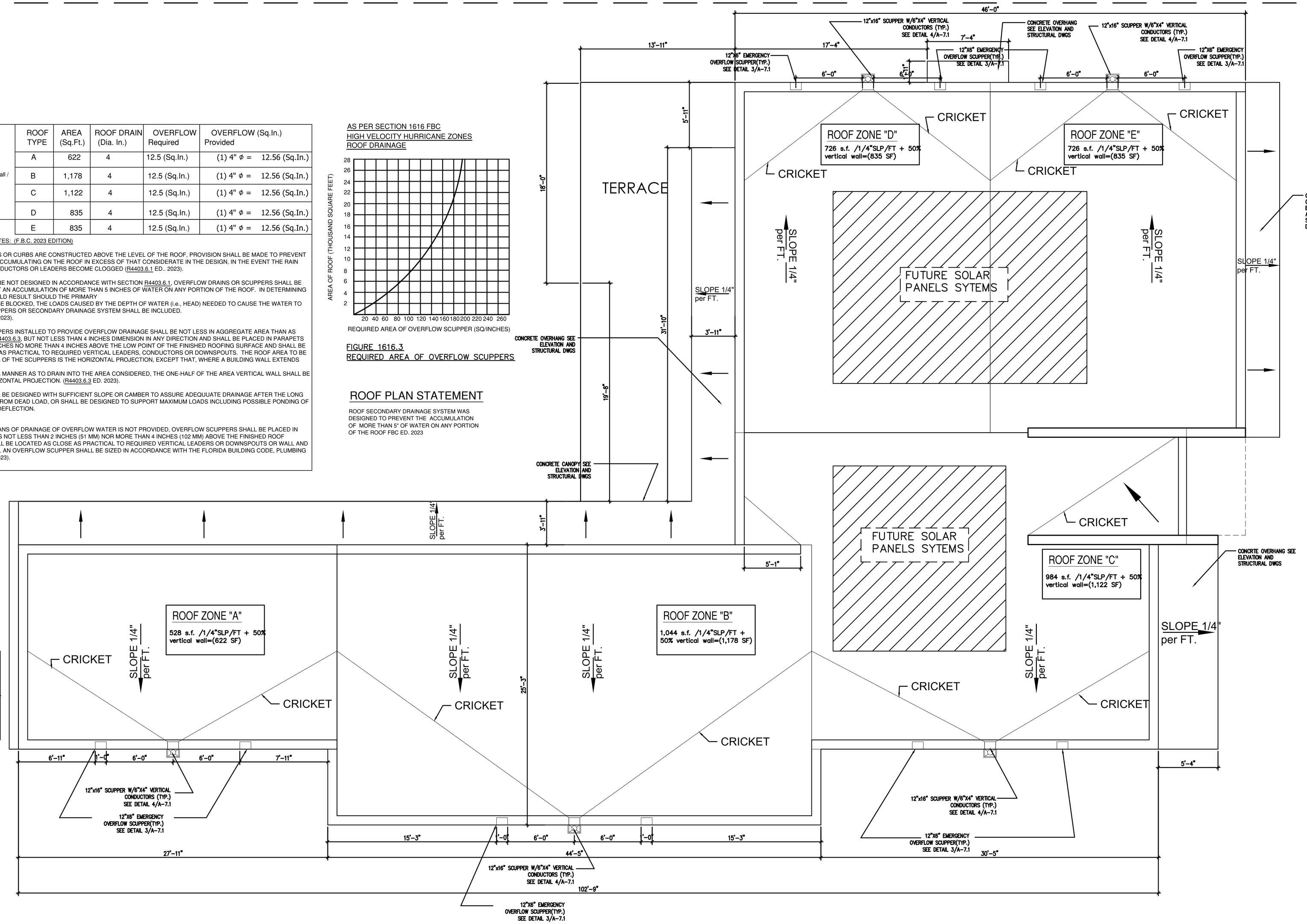
5.- WHEN OTHER MEANS OF DRAINAGE OF OVERFLOW WATER IS NOT PROVIDED, OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 2 INCHES (51 MM) NOR MORE THAN 4 INCHES (102 MM) ABOVE THE FINISHED ROOF COVERING AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS. AN OVERFLOW SCUPPER SHALL BE SIZED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, PLUMBING (F.B.C.R903.4.1 ED. 2023).

AS PER SECTION 1616 FBC
HIGH VELOCITY HURRICANE ZONES
ROOF DRAINAGE

FIGURE 1616.3
REQUIRED AREA OF OVERFLOW SCUPPERS

ROOF PLAN STATEMENT

ROOF SECONDARY DRAINAGE SYSTEM WAS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN 5" OF WATER ON ANY PORTION OF THE ROOF FBC ED. 2023



1 ROOF PLAN
1/4" = 1'-0"

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
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STATE OF COLORADO - ARC.00404538

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STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

NEW SINGLE FAMILY RESIDENCE

DATE
DEC 17, 2024

REVISION	DATE	BY

DRAWING NAME

ROOF PLAN

DESING BY:
ZECKY DA COSTA

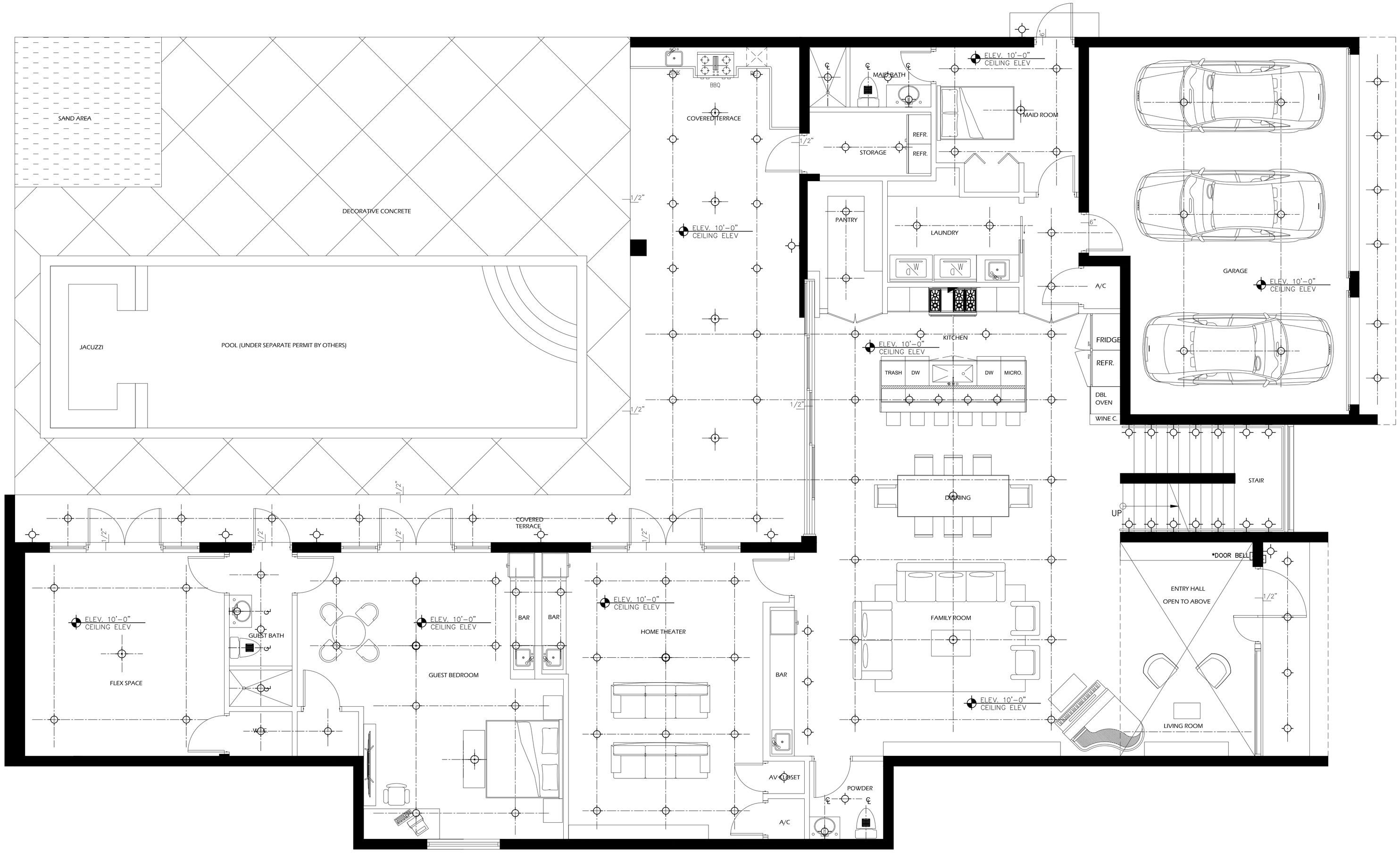
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1 GROUND FLOOR RCP
1/4" = 1'-0"

NORTH

DRAWING LEGEND:

- PRO CHANDELIER
- CEILING LIGHT (REGULAR)
- WALL LIGHTS
- EXHAUST FAN
- JB JUNCTION BOX

NOTE:

ALL FLOOR AND CEILING ELEVATIONS W/ AFF CORRESPOND TO FINISH FLOOR LEVEL

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GROUND FLOOR REFLECTED CEILING PLAN

DESING BY:
ZECKY DA COSTA

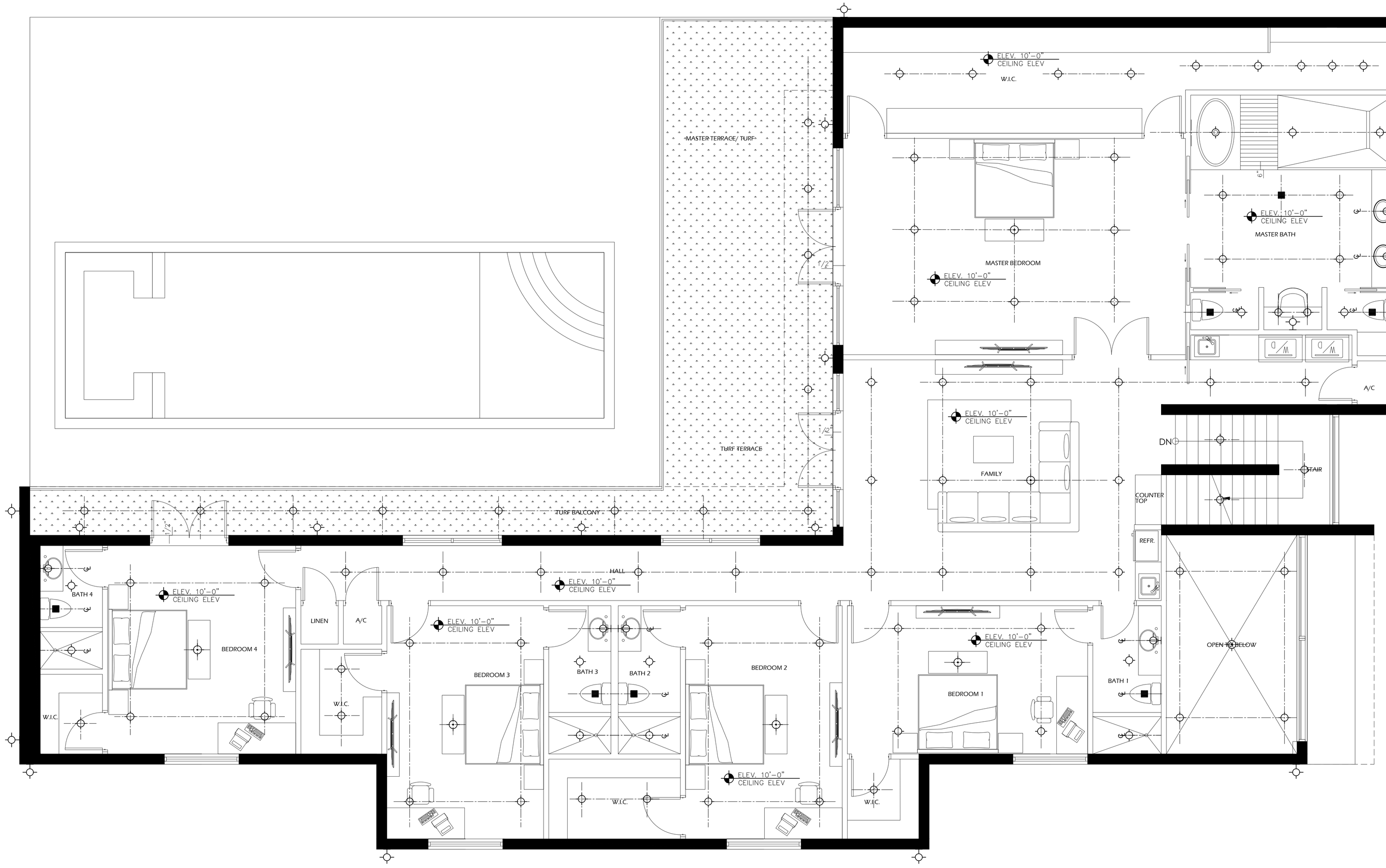
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1 SECOND FLOOR RCP
1/4" = 1'-0"

DRAWING LEGEND:

- PRO CHANDELIER
- CEILING LIGHT (REGULAR)
- WALL LIGHTS
- EXHAUST FAN
- JB JUNCTION BOX

NOTE:

ALL FLOOR AND CEILING ELEVATIONS W/ AFF CORRESPOND TO FINISH FLOOR LEVEL

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SECOND FLOOR REFLECTED CEILING PLAN

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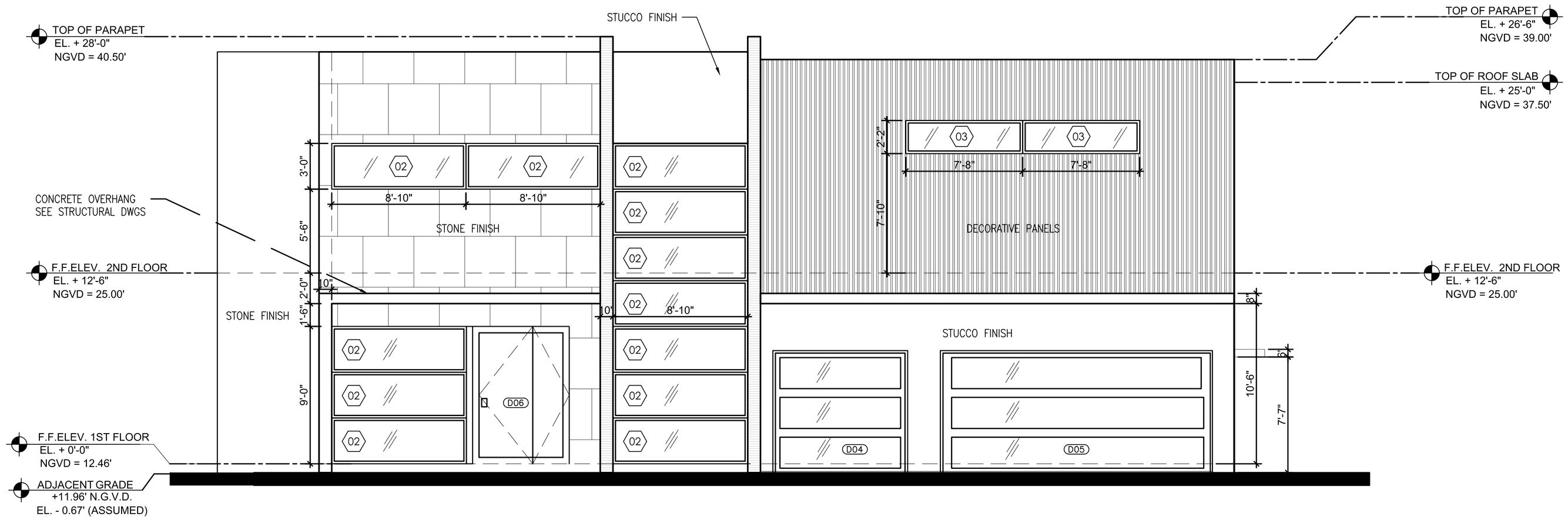
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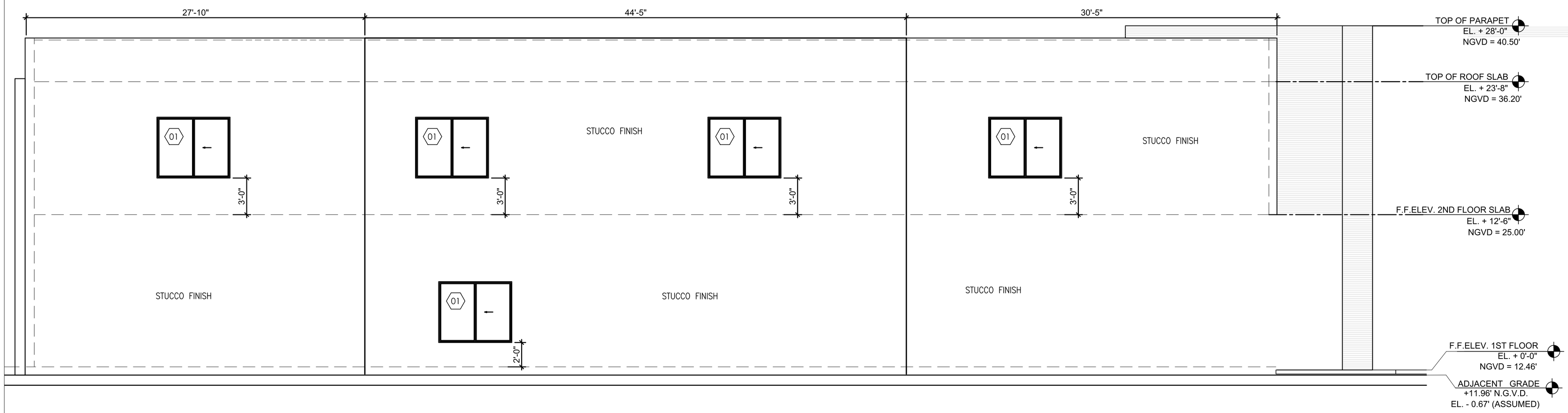
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1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

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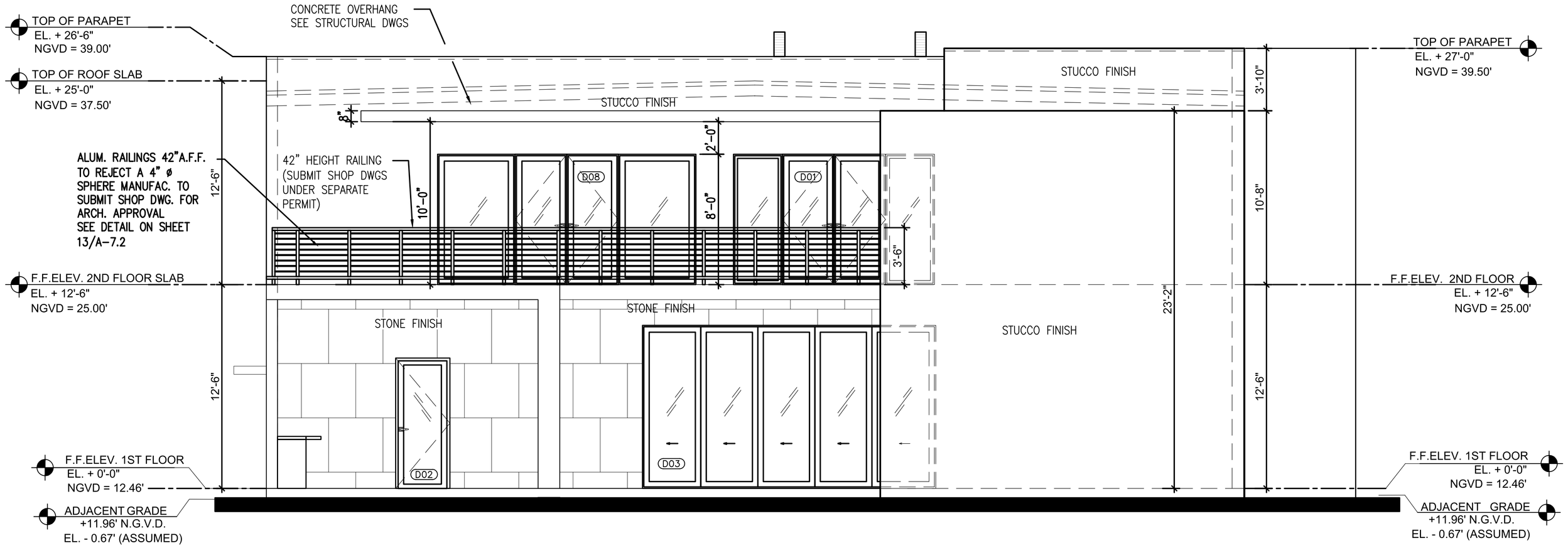
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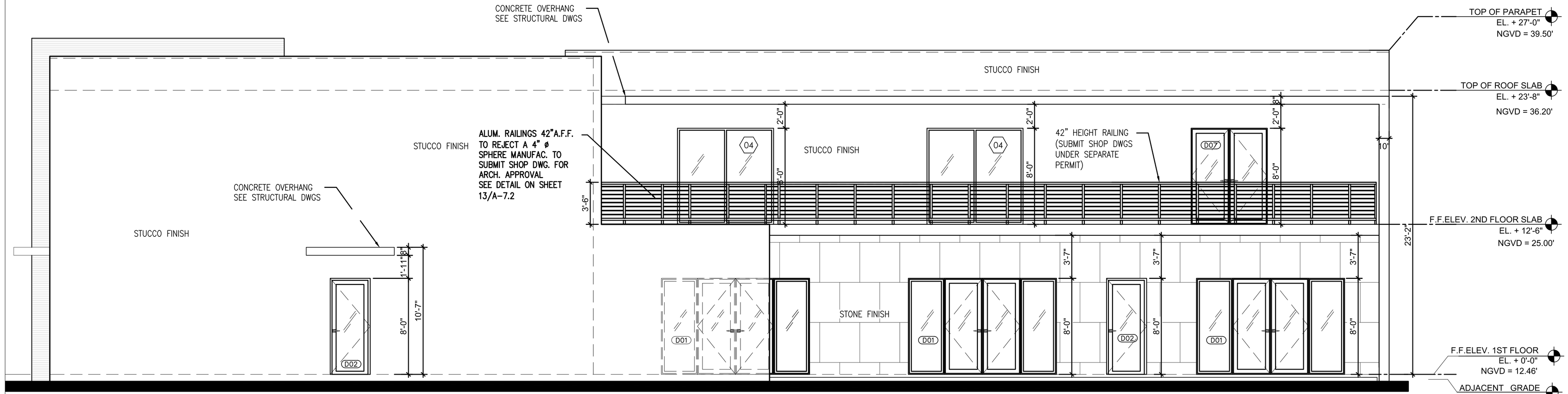
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3 EAST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

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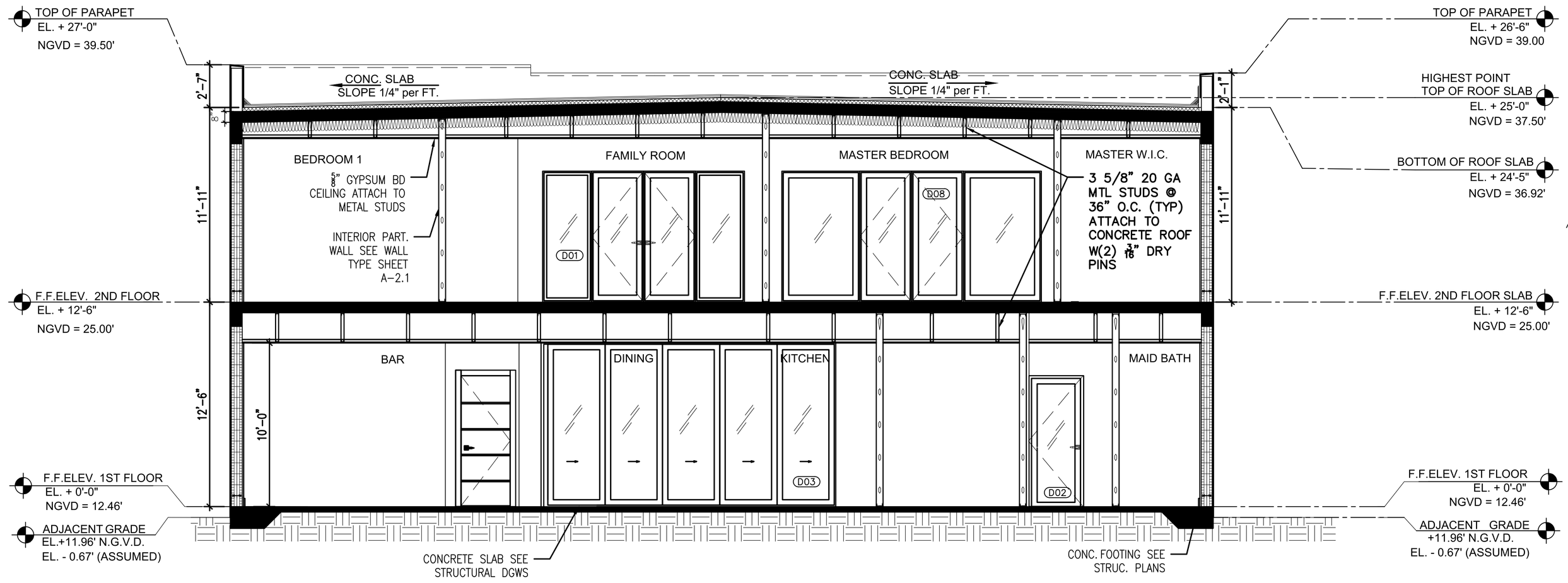
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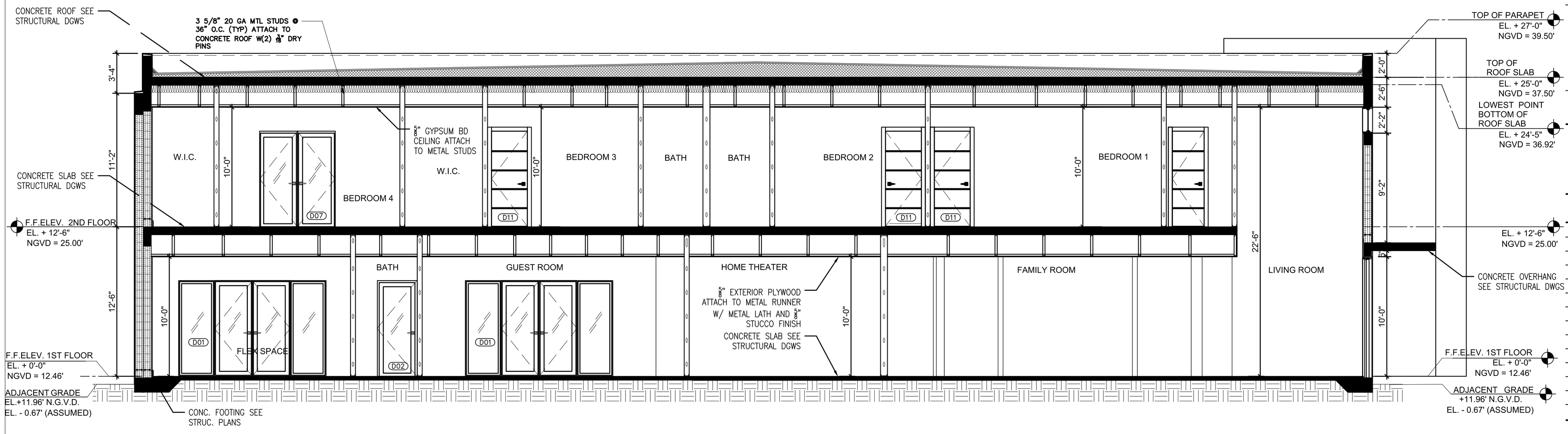
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1 SECTION 1
1/4" = 1'-0"



2 SECTION 2
1/4" = 1'-0"

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BUILDING SECTIONS

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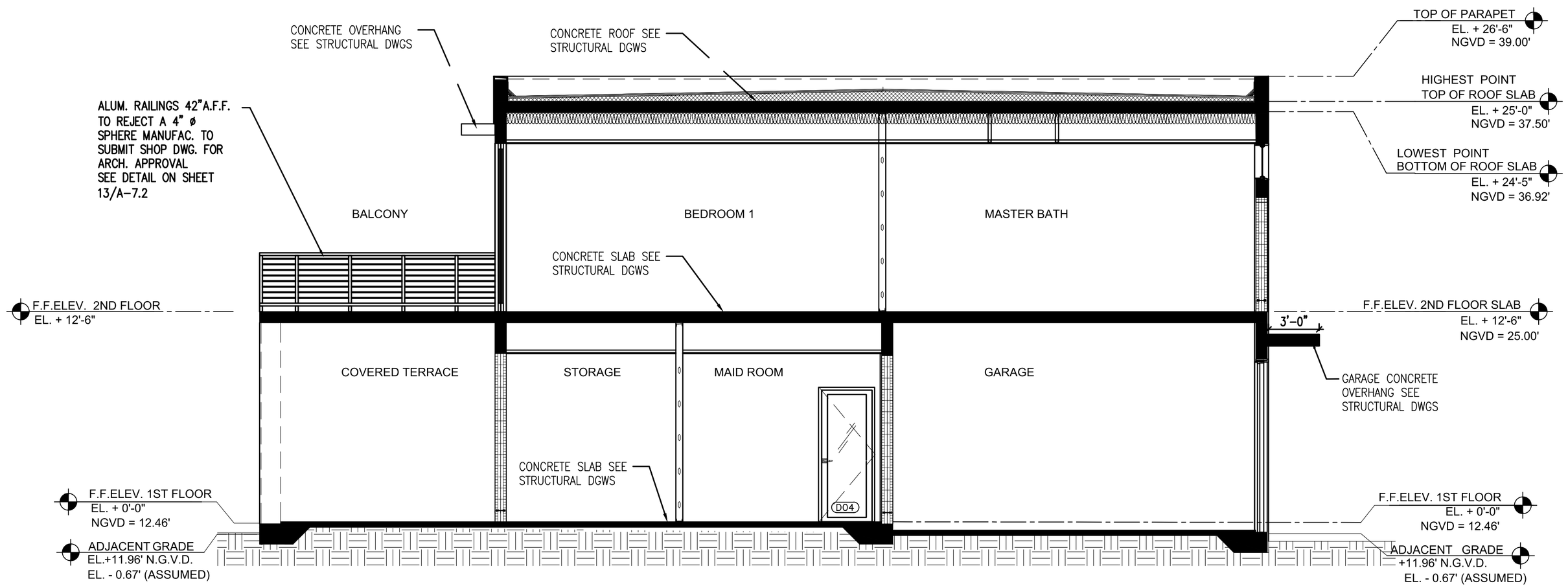
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1 SECTION 3
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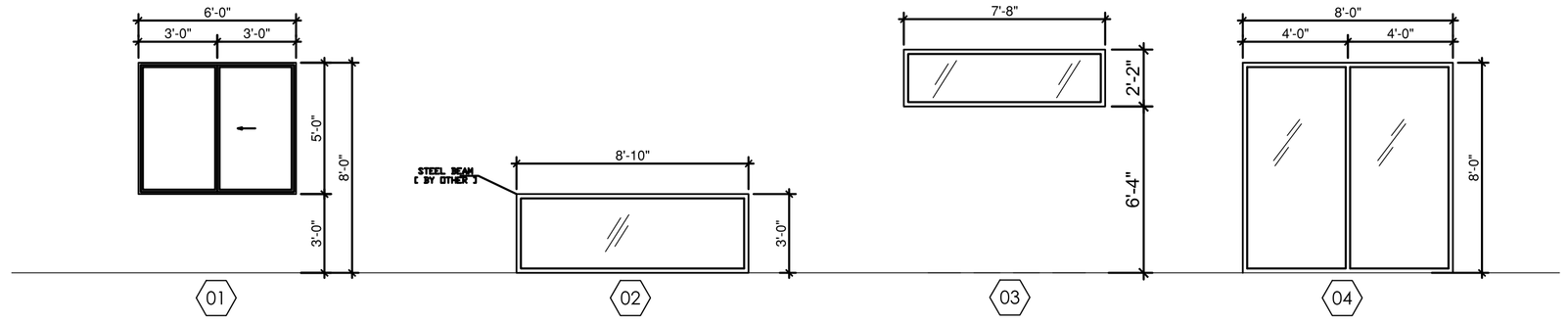
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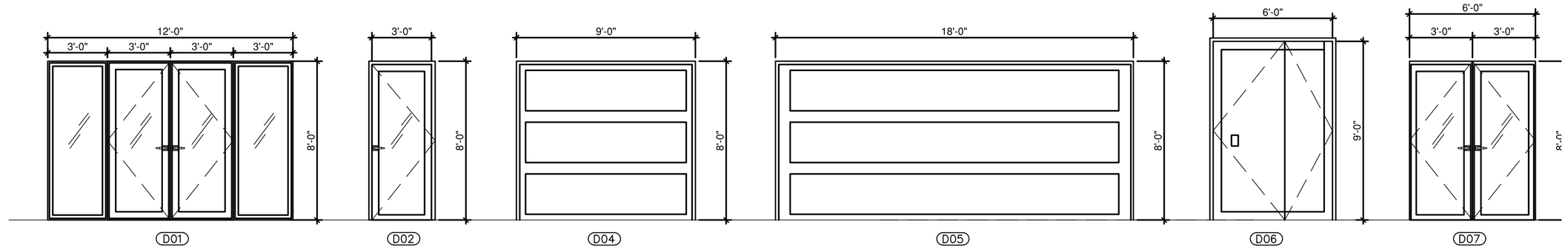
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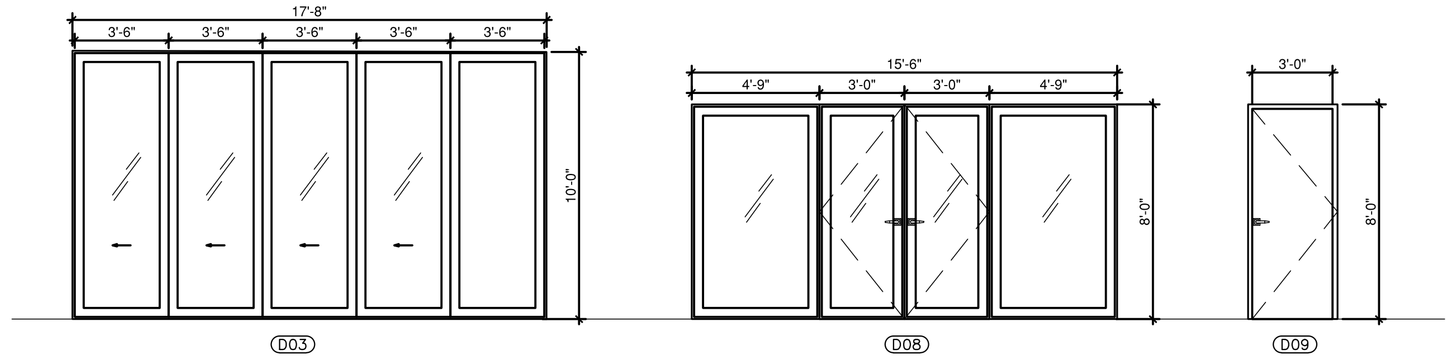
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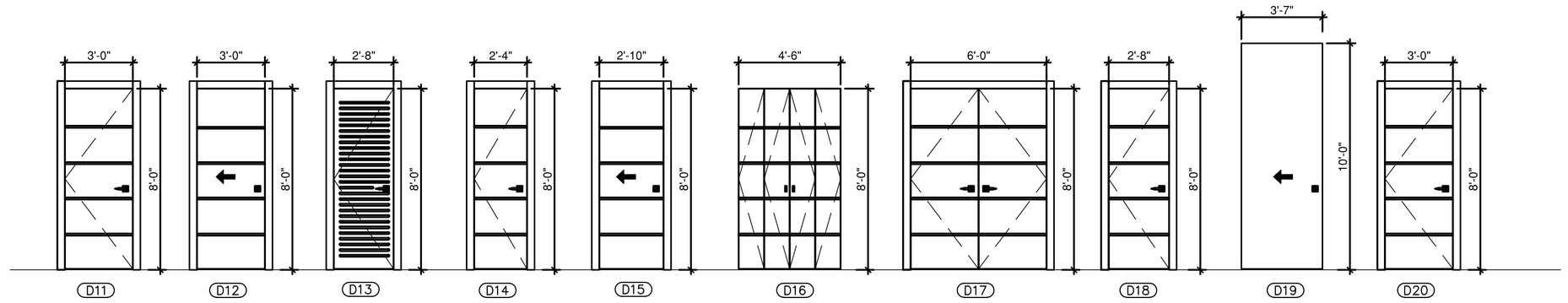
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1 PROPOSED WINDOWS & DOORS SCHEDULE

1/4" = 1'-0"

WINDOW SCHEDULE

NO.	TYPE	SIZE W	SIZE H	REMARKS	QTY.
1	ROLLER WINDOW	6'-0"	5'-0"	CAT. II SAFETY GLASS .	5
2	FIXED WINDOW	8'-10"	3'-0"	CAT. II SAFETY GLASS .	12
3	FIXED WINDOW	7'-8"	2'-2"	CAT. II SAFETY GLASS .	2
4	FIXED WINDOW	8'-0"	8'-0"	CAT. II SAFETY GLASS .	2

DOOR SCHEDULE

NO.	TYPE	SIZE W	SIZE H	SIZE THICK	REMARKS	QTY.
D01	DOUBLE FRENCH W/ SIDELITES	12'-0"	8'-0"		CAT. II SAFETY GLASS .	4
D02	SINGLE FRENCH	3'-0"	8'-0"		CAT. II SAFETY GLASS .	3
D03	5 PANEL SLIDER	17'-8"	10'-0"		CAT. II SAFETY GLASS .	1
D04	GARAGE DOOR	9'-0"	8'-0"		CAT. II SAFETY GLASS .	1
D05	GARAGE DOOR	18'-0"	8'-0"		CAT. II SAFETY GLASS .	1
D06	SWING DOOR	6'-0"	9'-0"		CAT. II SAFETY GLASS .	1
D07	DOUBLE FRENCH	6'-0"	8'-0"		CAT. II SAFETY GLASS .	1
D08	DOUBLE FRENCH W/ SIDELITES	15'-6"	8'-0"		CAT. II SAFETY GLASS .	1
D09	SWING DOOR	3'-0"	8'-0"	1 3/4"	SOLID W.D., FIRE RATED, PAINTED	1
D11	SWING DOOR	3'-0"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	19
D12	SWING DOOR	3'-0"	8'-0"	1 3/4"	SOLID W.D. POCKET PAINTED	2
D13	SWING DOOR	2'-8"	8'-0"	1 3/4"	LOUVERED W.D. PIVOT PAINTED	4
D14	SWING DOOR	2'-4"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	1
D15	SWING DOOR	2'-10"	8'-0"	1 3/4"	SOLID W.D. POCKET PAINTED	2
D16	BIFOLD DOOR	4'-6"	8'-0"	1 3/4"	SOLID W.D. BIFOLD PAINTED	1
D17	DOUBLE SWING DOOR	6'-0"	8'-0"	1 3/4"	SOLID W.D. DOUBLE PIVOT PAINTED	1
D18	SWING DOOR	2'-8"	8'-0"	1 3/4"	SOLID W.D. PIVOT PAINTED	2
D19	SWING DOOR LVR	3'-7"	10'-0"	1 3/4"	CUSTOM W.D. SWING LOUVER	1
D20	SWING DOOR	3'-0"	8'-0"	1 3/4"	CONCEALED PANEL	3

WINDOW & DOOR NOTES

1. ALL WINDOWS TO BE IMPACT RESISTANT & MEET ASCE 7-94 WIND LOADS, MF'R TO SUPPLY DADE COUNTY APPROVAL LETTERS & SHOP DRAWINGS. ALL WINDOWS TO BE DADE COUNTY APPROVED + COMPLIANT WITH ALL APPLICABLE CODES.
2. ALL WINDOWS TO BE ESP BROWN FINISH WITH LIGHT GRAY TINTED IMPACT RESISTANT GLASS.
3. ALL DIMENSIONS SHOWN ARE WINDOW UNIT SIZES, CONTRACTOR TO VERIFY ALL MASONRY ROUGH OPENINGS DIMENSIONS WITH MANUFACTURER PRIOR TO FABRICATING WINDOWS. (TYPICAL)
4. FOR SAFETY GLAZING WINDOW, A SAFETY GLAZING MUST MEET OR EXCEED ANSI Z97.1-1984 AS PER FBC 1617.4.6.3 LAS EDITION.
5. SUBMIT WINDOWS SHOP DWGS UNDER SEPARATE PERMIT
6. PROVIDE LEVER TYPE HARDWARE ON ALL SWING DOORS.
7. GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO SUBMITTAL TO THE CITY

THERMAL VALUES

CMU WALL INSULATION R-7.1
WOOD WALL INSULATION R-11
ROOF INSULATION R-30
ROOF INSULATION UNDER SLAB R-7.1
WINDOW U-VALUE 1.06
WINDOW SHGC 0.43

TABLE 43-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE	U - FACTOR	SOLAR HEAT COEFFIENT (SHGC)
SINGLE PANE CLEAR		
SINGLE PANE TINT	1.06	0.43
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

1

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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AR0007707
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PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	

DRAWING NAME

PROPOSED
WINDOWS & DOORS

DESIGN BY:
ZECKY DA COSTA

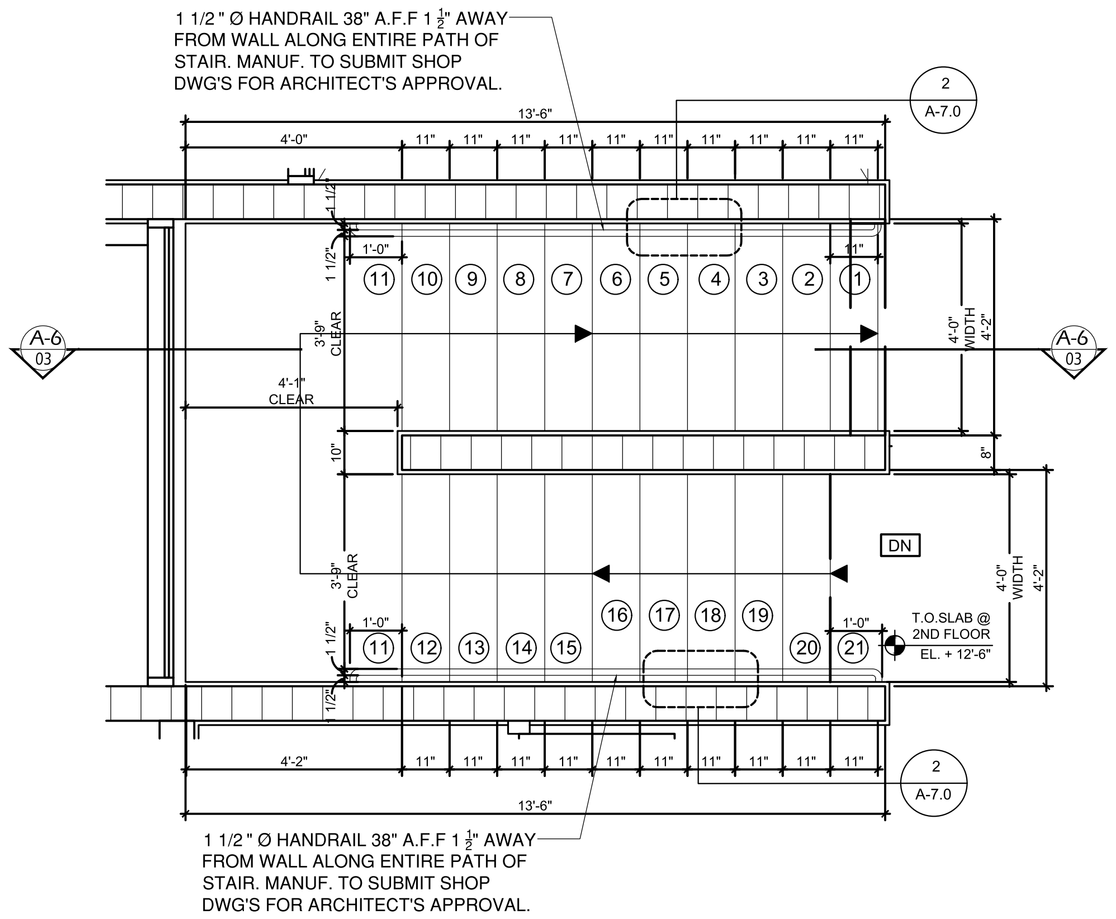
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HUMBERTO LANTIGUA

SHEET NO.

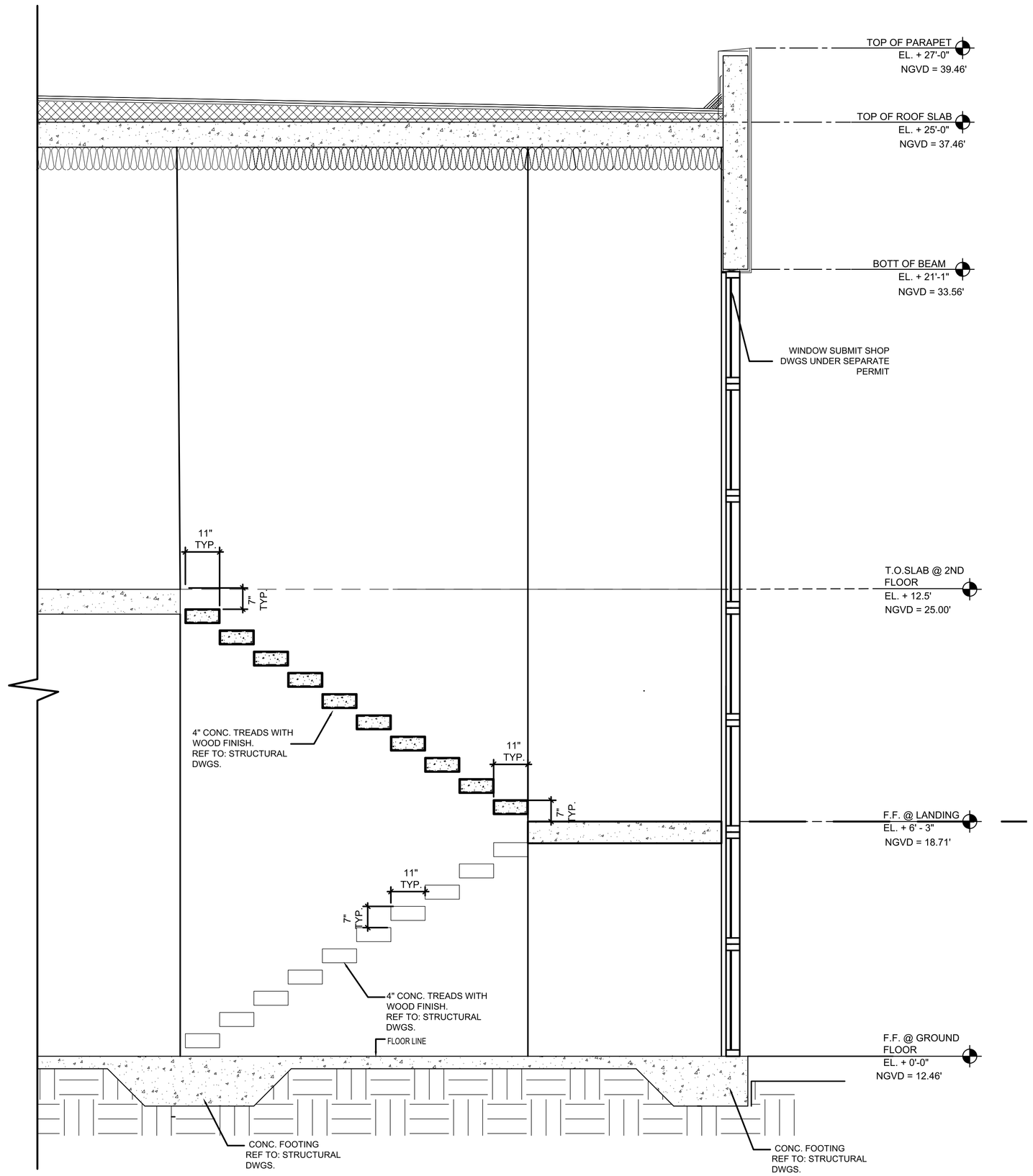
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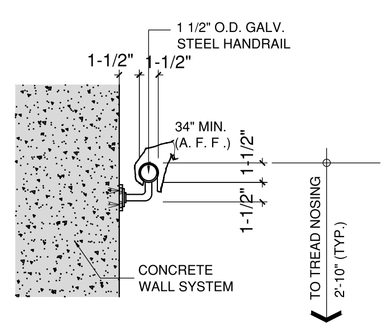
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1 STAIR - SECOND FLOOR PLAN
1/2" = 1'-0"



3 STAIR - SECTION A
1/2" = 1'-0"



HANDRAIL HEIGHT SHALL BE 34"-38" MEASURE VERTICALLY FROM THE SLOPED PLANE OF TREAD NOSINGS AS PER R311.7.7.1

5 A-14 HANDRAIL DETAIL
N.T.S.

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FILE NAME

NEW SINGLE FAMILY RESIDENCE

DATE
DEC 17, 2024

REVISION	DATE	BY

DRAWING NAME

STAIR DETAILS

DESING BY:
ZECKY DA COSTA

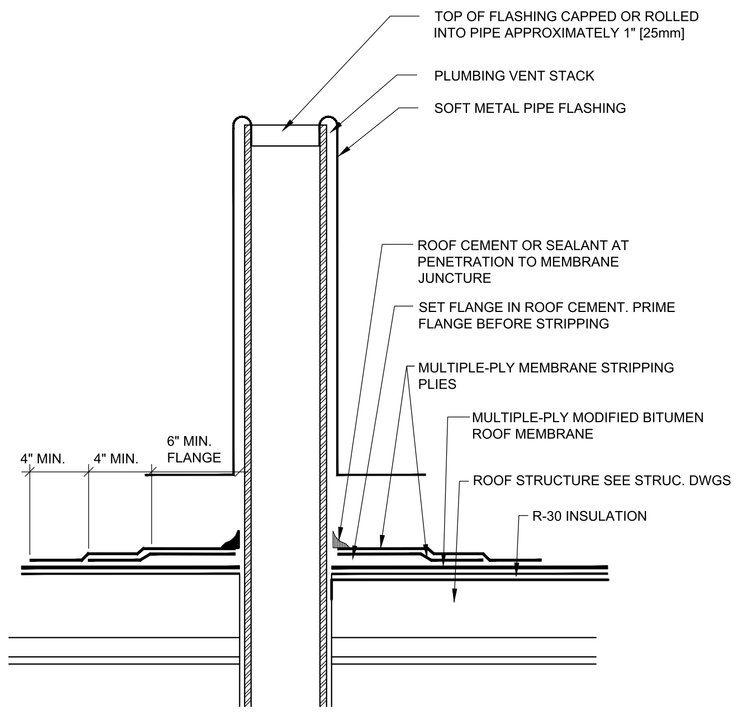
DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

SHEET N0.

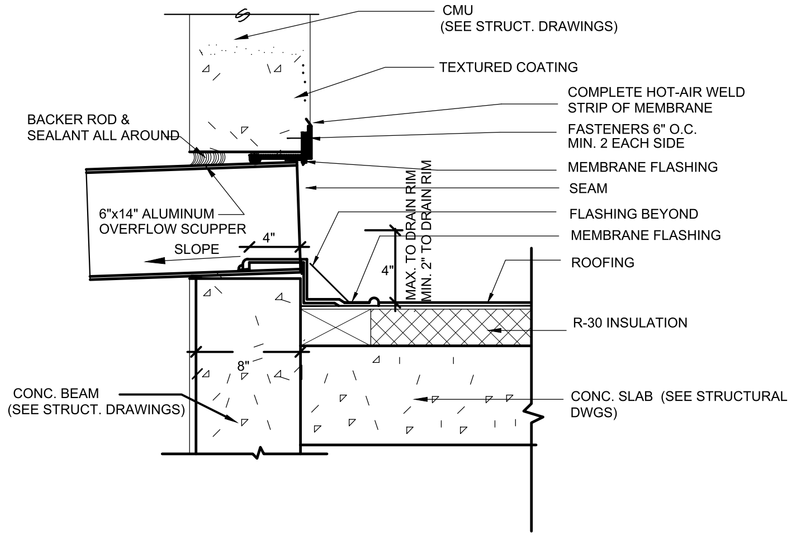
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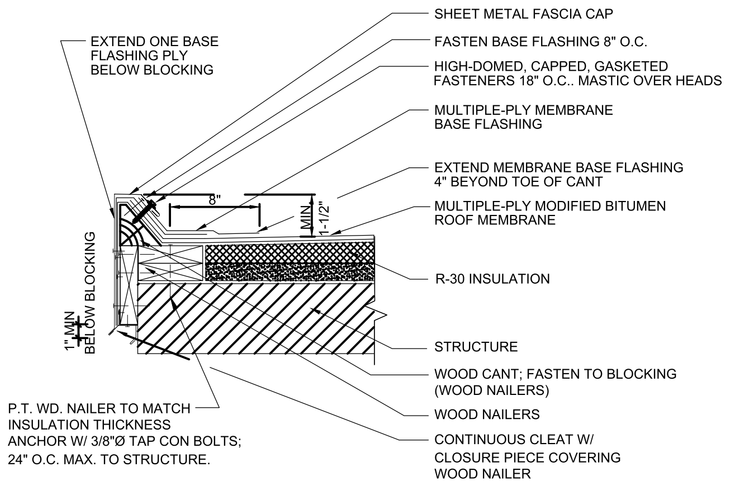
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1 ROOF PLUMBING VENT
N.T.S.

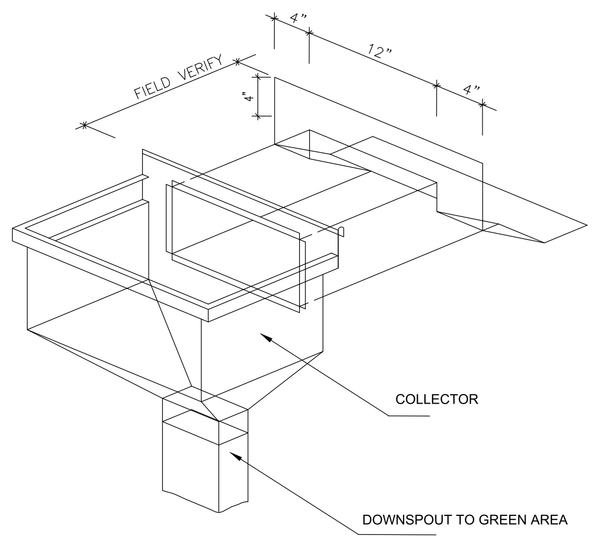


3 EMERGENCY OVERFLOW SCUPPER
N.T.S.

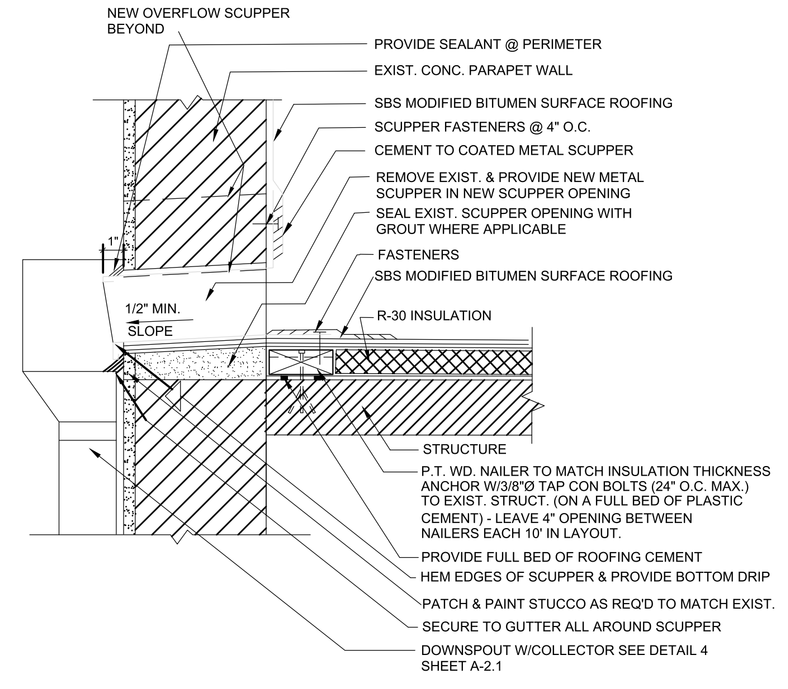


5 RAISED PERIMETER ROOF DETAIL
N.T.S.

2 NOT USED
N.T.S.



4 DOWNSPOUT DETAIL.
N.T.S.



6 ROOF DRAINAGE DETAIL AT SCUPPER
N.T.S.

DE LA LLAMA
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REVISION	DATE	BY

DRAWING NAME

ROOF DETAILS

DESING BY:
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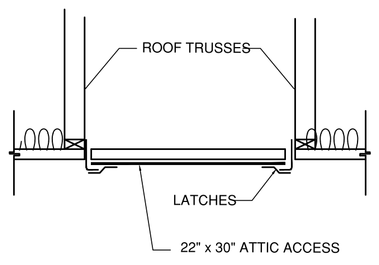
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RAMSES TERRERO / HERMES PEREZ

SHEET N0.

A-7.1

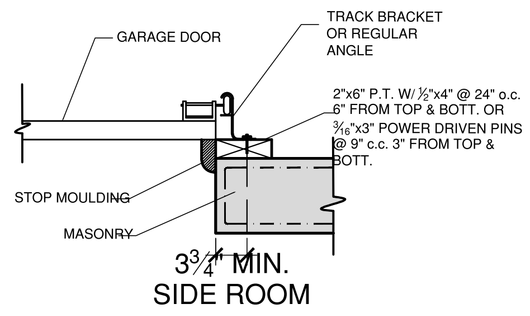
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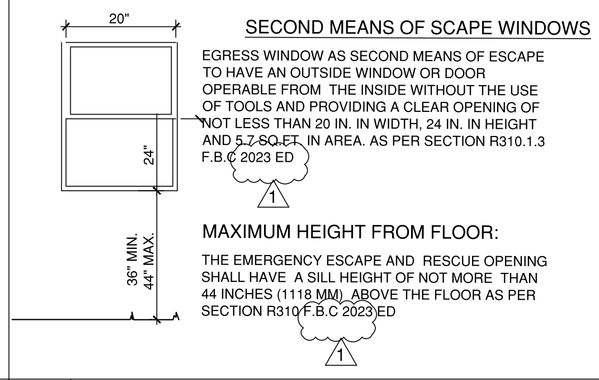


ATTIC ACCESS MUST BE LOCATED AT A POINT WHERE THERE IS A MINIMUM 30" HEADROOM. FBC'14 R806.1

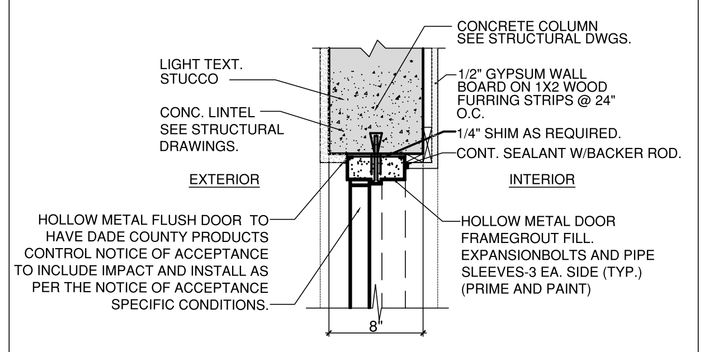
ATTIC ACCESS DETAIL
N.T.S. (FOR LOCATION SEE FLOOR PLAN)



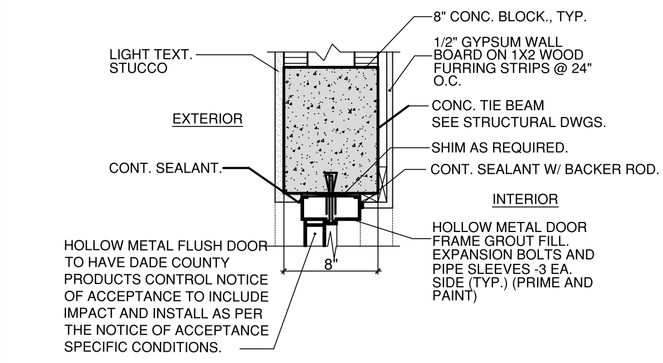
GARAGE DOOR JAMB DETAIL
N.T.S.



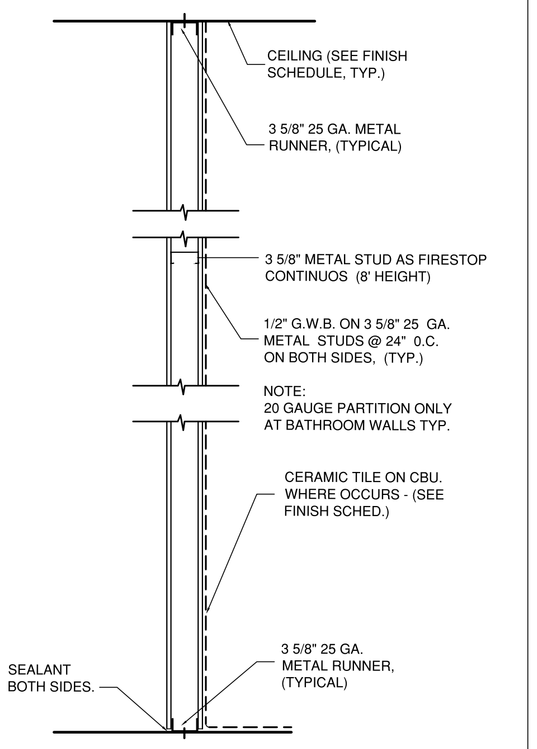
3 EGRESS WINDOW
N.T.S.



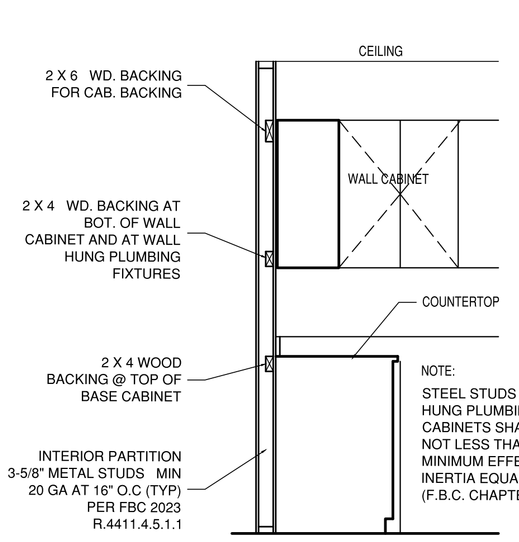
4 DOOR JAMB DETAIL
N.T.S.



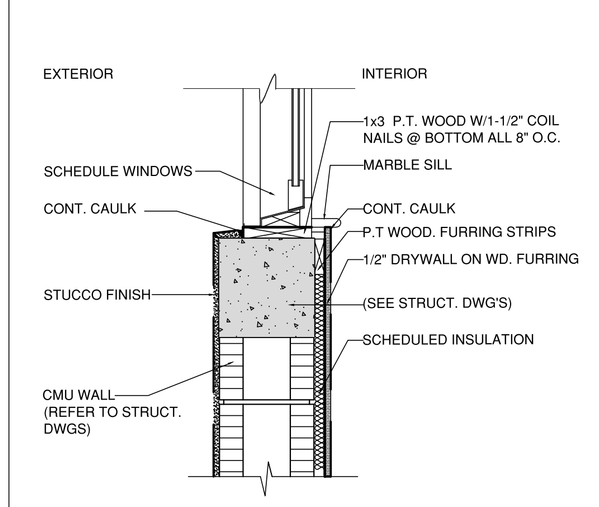
5 PRECAST WINDOWS ANCHOR DETAIL
N.T.S.



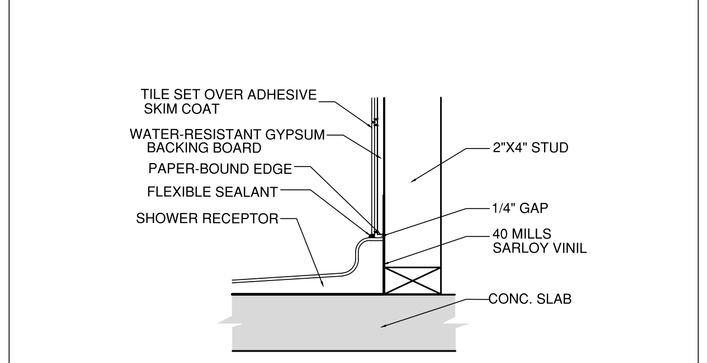
6 NON-RATED PARTITION
N.T.S.



7 WOOD BAKING DETAIL
N.T.S.

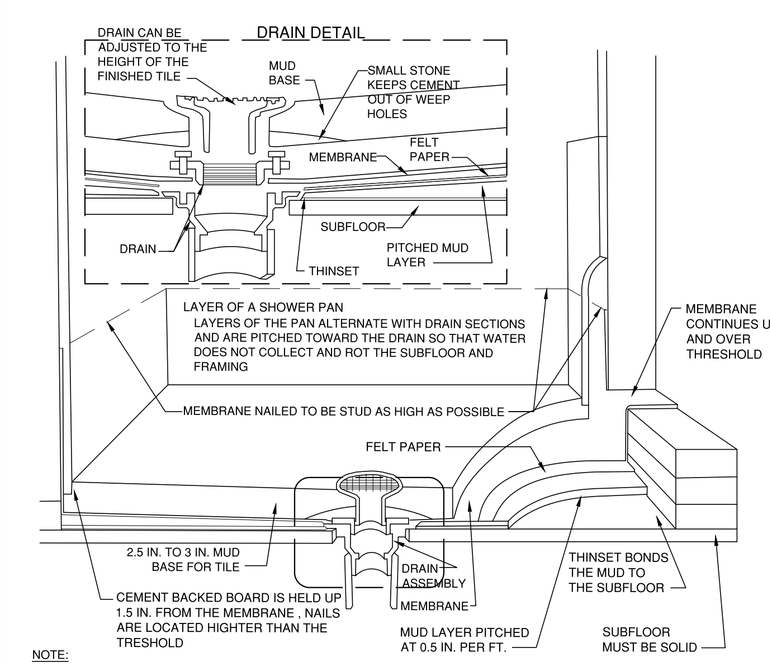


8 WINDOW SILL & ANCHOR DETAIL
N.T.S.



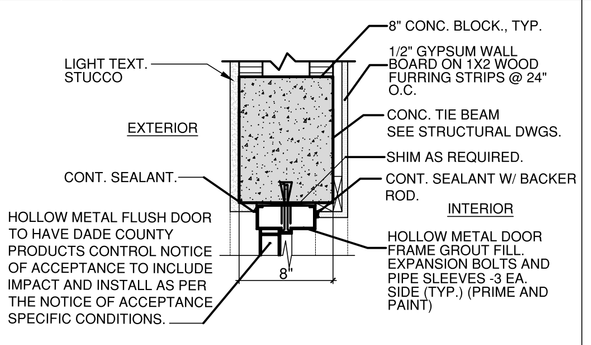
NOTE:
-SHOWER / BATHTUB COMPARTMENT MUST HAVE FLOOR SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS (DUROCK) TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN, AS PER F.B.C. 2023 ED.

9 WOOD BACKING DETAIL
N.T.S.

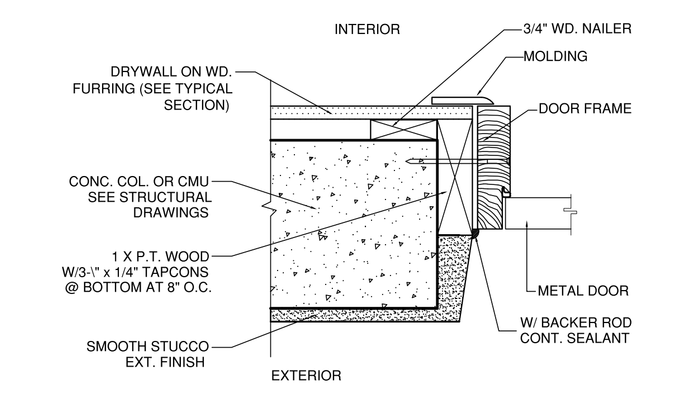


NOTE:
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. R307.2 F.B.C. 2023 ED.

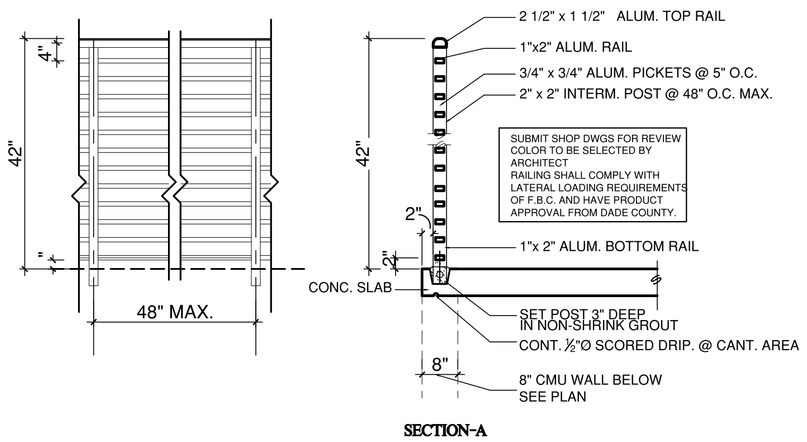
10 TYP. BATH LINER DETAIL
N.T.S.



11 DOOR HEAD DETAIL
N.T.S.



12 DOOR BUCK DETAIL
N.T.S.



SECTION-A

13 RAILING DETAIL
N.T.S.

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1	3-20-25 REVISION	

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DETAILS

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DRAWN BY:
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SHEET N0.

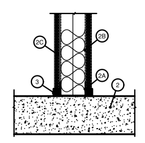
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SYSTEM NO. BW-S 0001
ASSEMBLY RATINGS- 1 OR 2 HR.
2004 UL DIRECTORY
VOL. 2A P. 1146

L RATING AT AMBIENT-LESS THAN 1 CFM /sq. ft.
L RATING AT 400 F-LESS THAN 1 CFM/ sq. ft.
JOIN WIDTH- [" MAX.

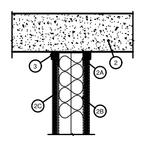


1. FLOOR ASSEMBLY- MIN. 4\" THICK REINFORCED.
2. WALL ASSEMBLY- THE 1 OR 2 HOURS FIRE RATED GYPSUM BOARD/ STEEL STUD WALL ASSEMBLY SHAL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANER SPECIFIED IN THE INDIVIDUAL U400 OR V400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTENCE DIRECTORY
   2A. STEEL FLOOR RUNNER. MIN. 25 GAUGE GALV. STEELCHANNELS SIZE TO ACOMMODATED STEEL STUDS. SECURED WITH STEEL FASTENERS SPACED 12\" O.C.
   2B. STUDS. 3 5/8\" WIDE. STUD SPACING MAX. 24\" OC.
   2C. 5/8\" THICK GYPSUM BOARD ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1\" LONG ON EACH SIDE OF WALL FOR A 1 OR 2 HR. RATED WALLS.
3. FILL VOID OR CAVITY MATERIAL SEALANT. - MAX. SEPARATION BETWEN TOP OF FLOOR AND BOTTOM OF GYPSUM BOARD IS [\"

UL DESIGN LISTING: U–465
(1 Hr. INTEGRITY RATING)

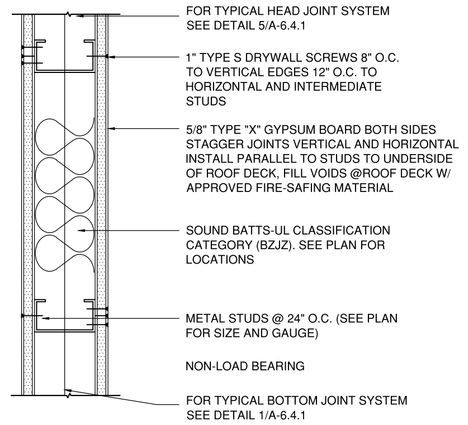
SYSTEM NO. HW D 0003
ASSEMBLY RATINGS- 1 OR 2 HR.
2004 UL DIRECTORY
VOL. 2A P- 1235

L RATING AT AMBIENT-LESS THAN 1 CFM /sq. ft.
L RATING AT 400 F-LESS THAN 1 CFM/ sq. ft.
JOIN WIDTH- [" MAX.



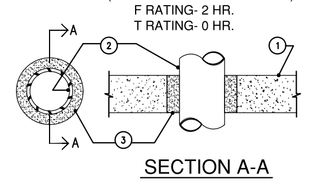
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2. WALL ASSEMBLY- THE 1 OR 2 HOURS FIRE RATED GYPSUM BOARD/ STEEL STUD WALL ASSEMBLY SHAL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANER SPECIFIED IN THE INDIVIDUAL U400 OR V400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTENCE DIRECTORY
   2A. STEEL FLOOR AND CEILING RUNNER. MIN. 25 GAUGE GALV. STEEL CHANNELS SIZE TO ACCOMMODATED STEEL STUDS. SECURED WITH STEEL FASTENERS SPACED 12\" O.C.
   2B. STUDS. 3 5/8\" WIDE. STUD SPACING MAX 24 OC.
   2C. 5/8\" THICK GYPSUM BOARD ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1\" LONG ON EACH SIDE OF WALL FOR A 1 OR 2 HR. RATED WALLS.
3. FILL VOID OR CAVITY MATERIAL SEALANT. - MAX. SEPARATION BETWEN BOTTOM OF FLOOR AND TOP OF GYPSUM BOARD IS [\"

UL DESIGN LISTING: U–465
(1 Hr. INTEGRITY RATING)



UL DESIGN LISTING: U–465
(1 Hr. INTEGRITY RATING)

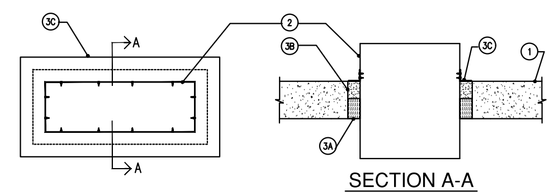
SYSTEM NO. CAJ1041
(FORMERLY SYSTEM NO. 283)
F RATING- 2 HR.
T RATING- 0 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN. 3-1/4 in. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCK*. MAX. DIAM. OF OPENING 6 in. .
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURES.
2. THROUGH PENETRANTSONE METALLIC PIPE, CONDUIT OR TUBING TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. A NOM. ANNULAR SPACE OF 3/4 in. IS REQUIRED WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
   A. STEEL PIPE NOM. 4 in. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.
   B. CONDUIT NOM. 4 in. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
3. FILL, VOID OR CAVITY MATERIAL*-PUTTY -MIN. 3-1/4 in. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF FLOOR OR WALL.
   NELSON FIRESTOP PRODUCTS- TYPE FSP PUTTY
   * BEARING THE UL CLASSIFICATION MARKING
   SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A 2004 EDITION, P. 1686

SYSTEM NO. CAJ7010
F RATING- 2 HR.
T RATING- 0 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN.4-1/2 in. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE.FLOOR OR MIN. 6 in. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE WALL. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX AREA OF OPENING IS 325 sq.in. WITH MAX DIMENSIONS OF 25 in.
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURES.
2. STEEL DUCT- NOM 24 BY 12 in. (OR SMALLER) NO. 28 GAUGE (OR HEAVIER) STEEL DUCT. ONE DUCT TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM WITH A NOM. 1/2 in. ANNULAR SPACE. STEEL DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.
3. FIRESTOP SYSTEM- THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
   A. PACKING MATERIAL- MIN 3 in.THICKNESS OF MIN 4 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR AND FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
   B. FILL, VOID OR CAVITY MATERIAL*-PUTTY -MIN. 1-1/2 in. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR WITH BOTH SURFACES OF WALL.
   EGS NELSON FIRESTOP- FSP PUTTY
   C. STEEL ANGLE- MIN. 1-1/2 in. WIDE BY 1-1/2in. HIGH BY 0.030 in. (NO. 22 MSG) THICK GALV. STEEL ANGLES CUT TO FIT THE CONTOUR OF THE DUCT WITH A 1 in. LAP ON THE TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL. LEGS OF ANGLES SECURED TO DUCT WITH MIN. NO. 12 SHEET METAL SCREWS , SPACED A MAX 4 in. oc.
   *BEARING THE UL CLASSIFICATION MAKING
   SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 2191

1 / A–8 TYPICAL JOINT SYSTEM. FIRE RESISTANT WALLS / FIRE RESISTANT CEILING

SCALE: N.T.S.

2 / A–8 TYPICAL FIRE RATED PARTITION DETAIL

SCALE: 2" = 1'–0" SEE UL. FIRE RESISTANCE DIRECTORY VOL.1, 2004 EDITION, PG. 832 FOR ADDITIONAL INFO.

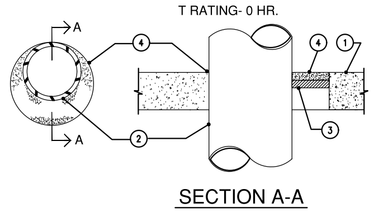
3 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

4 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

SYSTEM NO. CAJ1001
(FORMERLY SYSTEM NO. 49)
F RATING- 3 HR.
T RATING- 0 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY-MIN 4-1/2 in THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAM. OF CIRCULAR THROUGH OPENING IS 22-1/2"IN.
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURES.

1A. STEEL SLEEVE - (OPTIONAL, NOT SHOWN)- NOM 12 in. DIAM. (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE SLEEVE CAST INTO CONCRETE FLOOR OR WALL. SLEEVE TO BE FLUSH WITH OR PROJECT MAX 2 in. FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL.

2. PIPE OR CONDUIT-NOM. 20 IN. DIAM. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE, NOM 6 in. DIAM. (OR SMALLER) RIGID STEEL CONDUIT OR TYPE L (OR HEAVIER) COPPER TUBE, NOM 4 in. DIAM. (OR SMALLER) CAST IRON PIPE OR STEEL EMT. MAX ONE PIPE OR CONDUIT PER THROUGH OPENING . MAX ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING NOT TO EXCEED 2-1/2 in. MIN. ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING IS ZERO IN. (POINT CONTACT). PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.

3. PACKING MATERIAL- POLYETHYLENE BACKER ROD OR NOM 1 in. THICKNESS OF TIGHTLY-PACKED CERAMIC (ALUMINA SILICA) FIBER BLANKET, MINERAL-WOOL BATT OR GLASS FIBER INSULATION MATERIAL USED AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF CAULK FILL MATERIAL (ITEM 4). AS AN ALTERNATE WHEN MAX PIPE SIZE IS 10 in. DIAM. AND WHEN MAX ANNULAR SPACE IS 1 in. A MIN. 1 in. THICKNESS OF TIGHTLY-PACKED CERAMIC FIBER BLANKET OR MINERAL-WOOL BATT PACKING MATERIAL MAY BE RECESSED MIN 1/2 in. FROM BOTTOM SURFACE OF FLOOR OR FROM EITHER SIDE OF WALL.

4. FILL, VOID OR CAVITY MATERIALS-CAULK- APPLIED TO FILL ANNULAR SPACE TO THE MIN. THICKNESS SHOWN IN THE FOLLOWING TABLE:

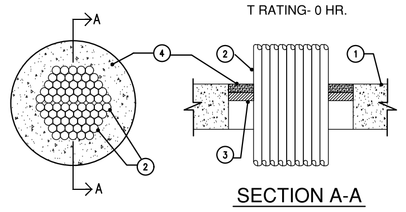
MAX. PIPE DIAM. IN.	MAX ANNULAR SPACE IN	PACKING MATERIAL TYPE (a)	MIN CALUK THKNS IN
10	1	BR, CF, GF OR MW	1/2 (b)
10	1	CF OR MW	1/2 (C)
20	2-1/2	BR, CF, GF OR MW	1 (b)

(a) BR= POLYETHYLENE BACKER ROD
CF= CERAMIC FIBER BLANKET.
GF= GLASS FIBER INSULATION
MW= MINERAL-WOOL BATT

(b) CAULK INSTALLED FLUSH WITH TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL
(C) CAULK INSTALLED FLUSH WITH BOTTOM SURFACE OF FLOOR OR ONE SURFACE OF WALL

3M COMPANY- TYPE CP 25WB
* BEARING THE UL CLASSIFICATION MARKING
SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 1676

SYSTEM NO. CAJ3021
(FORMERLY SYSTEM NO. 240)
F RATING- 2 HR.
T RATING- 0 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN.4-1/2 in. THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCK*. MAX. DIAM. OF OPENING IS 6-1/4 in. .
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANFACTURES.

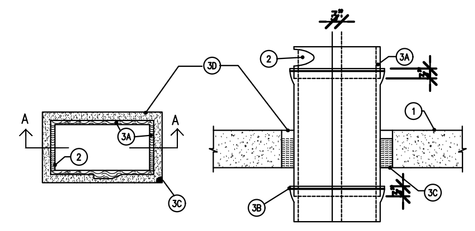
1A. STEEL SLEEVE - (OPTIONAL, NOT SHOWN)- NOM 4 in. DIAM. (OR SAMLLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE SLEEVE CAST INTO FLOOR OR WALL ASSEMBLY. SLEEVE TO BE FLUSH WITH FLOOR OR WALL SURFACES.

2. CABLES- MIN. 12 PERCENT TO MAX 40 PERCENT FILL AREA PER MAX 4 in. DIAM. STEEL SLEEVED THROUGH OPENING . MIN. 20 PERCENT TO MAX 40 PERCENT FILL AREA PER MAX 6-1/4 in. DIAM. UNSLEEVED THROUGH OPENING. CABLES TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF CABLE MAY BE USED:
   A. MAX. NO. 12 AWG MULTIPLE COPPER CONDUCTOR POWER & CONTROL CABLES WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET MATERIALS.
   B. MULTIPLE FIBER OPTICAL COMMUNICATION CABLE JACKETED WITH PVC AND HAVING A MAX OUTSIDE DIAM. OF 3/4in. .
   C. MAX 150 PAIR NO. 24 AWG COPPER CONDUCTOR TELEPHONE CABLES PVC INSULATION AND JACKET MATERIALS

3. PACKING MATERIAL- NOM. 1 in. THICKNESS OF CERAMIC (ALUMINUM SILICA) FIBER BLANKET OR MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED MIN. 1 in. FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL.

4. FILL, VOID , OR CAVITY MATERIALS*-PUTTY-MOLDABLE PUTTY MATERIAL KNEADED BY HAND AND APPLIED TO FILL ANNULAR SPACE (AND INTERSTICES BETWEEN CABLES TO MAX EXTENT POSSIBLE) TO A MIN. DEPTH OF 1 in. FLUSH WITH TOP SURFACE OF FLOOR. IN WALL ASSEMBLIES, REQUIRED PUTTY DEPTH TO BE INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL.
   3M COMPANY- TYPE MPS-2
   *BEARING THE UL CLASSIFICATION MARKING
   SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 1989

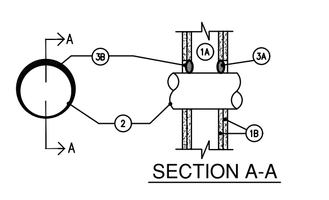
SYSTEM NO. CAJ7012
F RATING- 1 HR.
T RATING- 1 HR.



SECTION A-A

1. FLOOR OR WALL ASSEMBLY- MIN.4-1/2 in. THICK REINFORCED NORMAL WEIGHT (140-150 PCF) CONCRETE. FLOOR OR MIN. 4-3/4 in. THICK REINFORCED NORMAL WEIGHT CONCRETE WALL. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX AREA OF OPENING IS 3069 sq.in. WITH A MAX. DIMENSION OF 93 in.
2. THROUGHT-PENETRANTONE STEEL DUCT TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM. DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES OF THROUGH-PENETRANTS MAY BE USED:
   STEEL AIR DUCT-MIN. 0.021 in. THICK CARBON STEEL DUCT HAVING A MAX PERIMETER DIMENSION OF 216 in. AND A MAX INDIVIDUAL DIMENSION OF 84 in. DUCTS WITH ANY DIMENSION GREATER THAN 39 in., SHALL BE PROVIDED WITH INTERMEDIATE REINFORCEMENT IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS. REINFORCEMENT TO CONSIST OF MIN 1 1/2 IN BY 1 1/2 IN BY 1.8 IN THICK TRANSVERSE STIFFENING ANGLES, APPROXIMATELY 2 IN LESS IN LENGTH THAN THE MAX DIMENSION. SCREW ATTACHED 8 IN OC TO THE DUCT 3 IN. BEYOND THE TOP SURFACE OF THE FLOOR AND BOTH SURFACES OF THE WALL.
3. FIRE STOP SYSTEM-THE FIRE STOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
   A. DUCT WRAP MATERIALS* NOM 1-1/2 in. THICK, 6 PCF REFRACTORY CERAMIC BLANKET TOTALLY ENCAPSULATED WITHIN FOIL-SCRIM FACERS. THE STEEL DUCT SHALL BE WRAPPED WITH ONE LAYER OF DUCT WRAP INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, MAINTAINING MIN. 3 in. TRANSVERSE AND LONGITUDINAL OVERLAPS. ALL CUT EDGES AND ENDS SHALL BE SEALED WITH 3 in. WIDE PRESSURE SENSITIVE ALUMINUM FOIL TAPE. A NOMINAL ANNULAR SPACE OF 3 in. IS REQUIRED BETWEEN THE INSULATED DUCT AND THE PERIPHERY OF THE OPENING.
      * THERMAL CERAMICS INC- FIRE MASTER DUCT WRAP OR FIRE MASTER DUCT WRAP+
   B. STEEL BANDING STRAPS- 1/2in. WIDE BY 0.015 in. THICK CARBON STEEL BANDING STRAPS USED IN CONJUNCTION WITH MIN1 in. LONG STAINLESS STEEL CRIMP CLIPS. BANDING STRAPS SPACED A MAX 12 in. OC AND 3 IN. FROM TRANSVERSE JOINTS OF DUCT WRAP.
   C. PACKING MATERIAL- MIN. 4-1/4 in. THICKNESS OF UNFACED SCRAP DUCT WRAP MATERIAL OR 3 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM THE TOP SURFACE OF THE FLOOR OR BOTH SURFACES OF WALL TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
   D. FILL, VOID OR CAVITY MATERIAL*-CAULK -MIN. 1/2in. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL.
      *TREMCO, INC.-FYRE-SIL SEALANT OF FYRE SIL S/L SEALANT (FOR FLOOR ASSEMBLIES ONLY)
   * BEARING THE UL CLASSIFICATION MARK
   SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 2192

SYSTEM NO. WL2082
F RATING- 1 AND 2 HR. (SEE ITEM 1)
T RATING- 1 HR.



SECTION A-A

1. WALL ASSEMBLY- THE FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 BY 4 IN. LUMBER SPACED 16 IN. OC. STEEL STUDS TO BE MIN 2-1/2 IN. WIDE AND SPACED MAX 24 IN. OC. THE OPENING IN THE WALL TO ACCOMODATE THE THROUGH PENETRANT (ITEM 2) SHALL BE FRAMED ON ALL SIDES WITHIN THE STUD CAVITY USING SHORT LENGTHS OF STUD INSTALLED BETWEEN THE VERTICAL STUD MEMBERS.
   B. WALLBOARD, GYPSUM* - ONE OR TWO LAYERS OF NOM 1/2 OR 5/8 IN. THICK GYPSUM WALLBOARD AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 22 IN. FOR STEEL STUD WALLS. MAX DIAM. OF OPENING IS 14 1/2 IN. FOR WOOD STUD WALLS.
2. THROUGH PENETRANTS - ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND PERIPHERY OF OPENING SHALL BE MIN 0 IN. (POINT CONTACT) AND MAX 2 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONSUITS, OR TUBING MAY BE USED:
   A. STEEL PIPE - NOM 20 IN. DIAM. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
   B. IRON PIPE - NOM 20 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. COPPER TUBING - NOM 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
3. FIRE STOP DEVICE -GALV. STEEL COLLAR LINED WITH INTUMESCENT WRAP STRIPS SIZED TO FIT THE SPECIFIC DIAM. OF THE THROUGH-PENETRANT. PRIOR TO THE INSTALLATION OF THE DEVICE INTO THE OPENING, THE GYPSUM WALLBOARD IS TO BE NOTCHED ON ONE SIDE OF WALL TO ALLOW THE INSERTION OF THE DEVICE WITH THE HOSE CLAMP INTO THE OPENING. NOTCHED OPENING TO BE COMPLETELY FILLED WITH FILL, VOID OR CAVITY MATERIAL (ITEM 4). DEVICE SHALL BE INSTALLED AROUND THROUGH-PENETRANT IN ACCORDANCE WITH ACCOMPANYING INSTALLATION INSTRUCTIONS. THE DEVICE SIZE, DIAM. OF OPENING IN WALL AND ANNULAR SPACE BETWEEN PIPE AND PERIPHERY OF OPENING IS DEPENDENT UPON THE PIPE DIAM. AS SHOWN IN THE FOLLOWING TABLE:

MAX. PIPE DIAM. (IN.)	DEVICE SIZE	DIAM. OF OPENING (IN.)	ANNULAR SPACE
2	TS2	3-1/2	9/16
3	TS3	4-3/4	5/8

TREMCO INC. - FYRE-CAN SLEEVE
THE FIRE CAN MANUFACTURING CO., INCFYRE-CAN SLEEVE

4. FILL, VOID OR CAVITY MATERIAL* - CAULK - MIN. 1/4 IN. BEAD OF FILL MATERIAL TO BE APPLIED AT THE INTERFACE OF THE GYPSUM WALL AND FIRE STOP DEVICE AND AT THE INTERFACE OF THE PIPE AND FIRE STOP DEVICE. ADDITIONAL FILL MATERIAL TO BE APPLIED TO FILL THE NOTCH CREATED FOR THE HOSE CLAMP TO THE FULL DEPTH OF THE WALLBOARD.
   TREMCO INC. - TREMSTOP WBM
   * BEARING THE UL CLASSIFICATION MARKING
   SEE UL FIRE RESISTANCE DIRECTORY VOL. 2A, 2004 EDITION, PG. 3078

5 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

6 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

7 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

8 / A–8 TYPICAL FIRESTOPPING DETAILS AND NOTES

SCALE: N.T.S.

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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CONSULTANTS

STATE OF FLORIDA JORGE ARTURO DE LA LLAMA AR0007707 REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

DATE
DEC 4, 2024

REVISION	DATE	BY

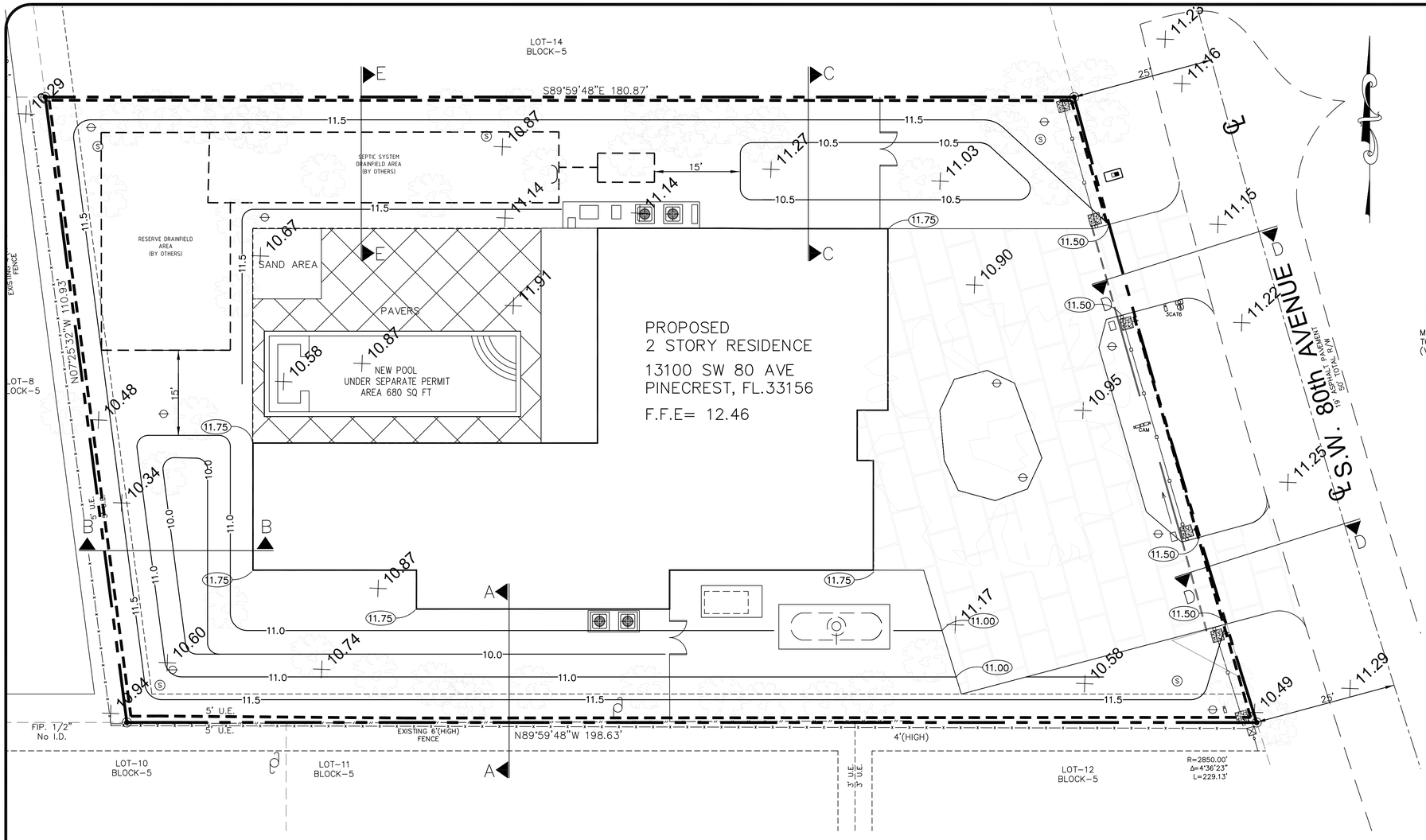
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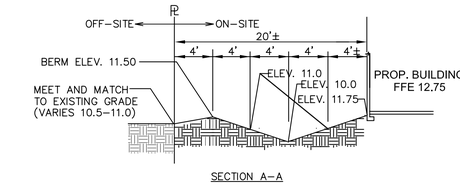
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ZECKY DA COSTA

DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

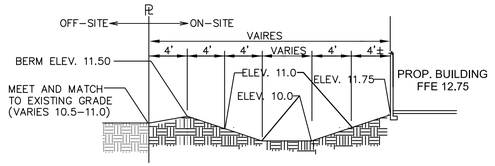
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EXPANSION JOINT DETAILS
A-8

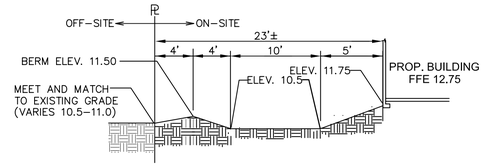




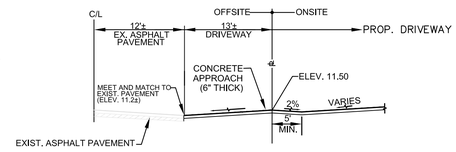
SECTION A-A



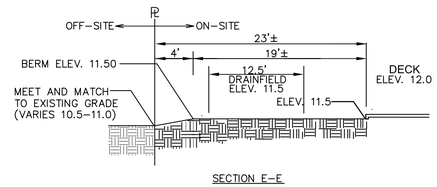
SECTION B-B



SECTION C-C



SECTION D-D



SECTION E-E

LEGEND

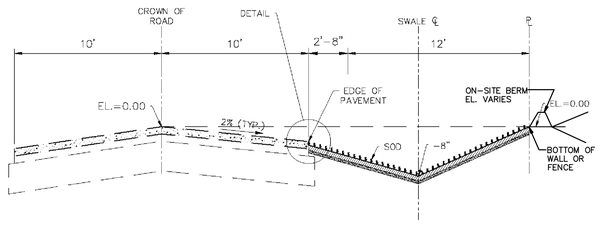
10.00	EXISTING ELEVATIONS
—10.0—	PROPOSED CONTOUR ELEVATIONS
(12.0)	PROPOSED GROUND ELEVATIONS

SITE NOTES:

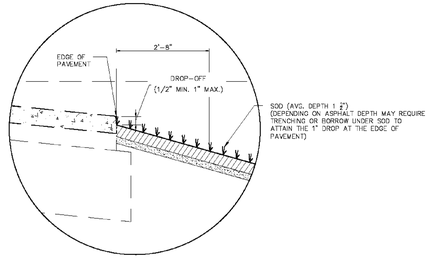
1. MINIMUM PERMITER BERM ELEVATION SHALL BE 12.0 OR 6" HIGHER THAN ADJACENT GRADE (WHICHEVER IS HIGHER)
2. REFER TO LANDSCAPE PLANS FOR EXISTING, NEW AND RELOCATED TREES.
3. MAINTAIN A MAXIMUM OF 4:1 SLOPE ON SWALE AREAS
4. CONTOUR ELEVATIONS ARE ESTIMATED. FINAL GRADING SHALL BE COORDINATED WITH LANDSCAPE PLANS.

PUBLIC WORKS CONDITION OF PERMIT

1. No fill of ANY KIND can be brought on site or to the ROW outside of the building footprint.
2. No runoff generated from the driveway is permitted to discharge directly to the ROW or adjacent properties.
3. The ROW swale is to be graded using the Village PW Standard.
4. No trees are to be planted in the ROW before a conditional approval of the rough grading of the swale has been approved by Public Works.
5. No shrubs are to be planted in the ROW and any existing shrubs are to be removed.
6. No IRRIGATION, LIGHTING, or ELECTRICAL COMPONENTS of any kind may be installed in the ROW.
7. All proposed trees in the ROW will be planted a minimum of 7' from the edge of pavement to the face of the tree and will be of a type, kind, and spacing as approved by the Public Works Department. Public Works contact information is: publicworks@pinecrest-fl.gov
8. Any decorative d/w in the ROW shall have an 8"W x 12"D, 3,000-psi, fiber mesh concrete header curb located between the asphalt and the proposed d/w. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10'FROM THE CENTERLINE OR TO THE EDGE OF THEE EXISTING ASPHALT EDGE, WHICHEVER IS GREATER.
9. No materials of ANY kind will be stored for any length of time on the public swale.
10. Existing sidewalks will be maintained at all times, free of any loose material, and open to pedestrian traffic at all times. No vehicles can park on the sidewalk at any time.
11. Any sidewalk crossed by a d/w approach must be replaced with 6?thick sidewalk and extend to the next adjacent whole flag on either side of the new approach. Longitudinal slope cannot exceed 5% and maximum cross slope is 2%. All sidewalk construction that intersects with a crosswalk must be parallel with that cross walk and will have detectable warning surface placed permanently in concrete NO screw-down detectable warning surface is permitted. ALL sidewalk in the ROW will be a MINIMUM of 10'from the nearest edge of pavement and marked as such in the signed and sealed plans.
12. ALL work conducted in the ROW will implement the applicable FDOT Standard Index 600 Series for MOT.
13. All sidewalk replacement will be open to traffic within 48 hours of the sidewalk being closed for demo. This includes demolition of existing sidewalk, placing forms, placing and finishing concrete and stripping forms.
14. No portion of the public ROW and can be enclosed by the contractor's fence at any time.
15. ALL sod in the ROW will be SAND GROWN , 'EMPIRE ZOYSIA'
16. Contractor is responsible for all improvements within the ROW and shall restore all disturbed areas to match or better than existing conditions. Restore all areas and harmonize with for slope, both cross slope and longitudinal slope.



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL



DETAIL

Div. 6.12. – Excavation and fill.

c) Maintenance of natural grade and elevation. Development and construction in the Village of Pinecrest shall be designed and constructed with an elevation and grading that are consistent with the requirements of the Village's Floodplain Management Ordinance, Stormwater Management Plan, and Comprehensive Development Master Plan. The established natural elevation and grade of a property under construction shall be fundamentally preserved and the finished grade and elevation shall be consistent and compatible with the grade and elevation of adjoining properties.

d) Fill water ward of the top of slope of any lake or waterway or alteration of an established shoreline in the VoP shall not be permitted unless approved as a conditional use.

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VALDIVIESO, JOSE 9/4/2025 11:33:11 AM HRS Approved

REV #	DESCRIPTION	DATE
1	VILLAGE OF PINECREST COMMENTS	03-11-2025
2	VILLAGE OF PINECREST COMMENTS	04-19-2025
3		
4		
5		
6		
7		
8		

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ENGINEERING • LAND PLANNING
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MIAMI, FLORIDA 33157
PH: (305) 772-0088
FAX: (305) 278-1118

PROJECT

PINECREST 8
13100 S.W. 80TH AVENUE
PINECREST FLORIDA 33156

GRADING AND DRAINAGE PLAN

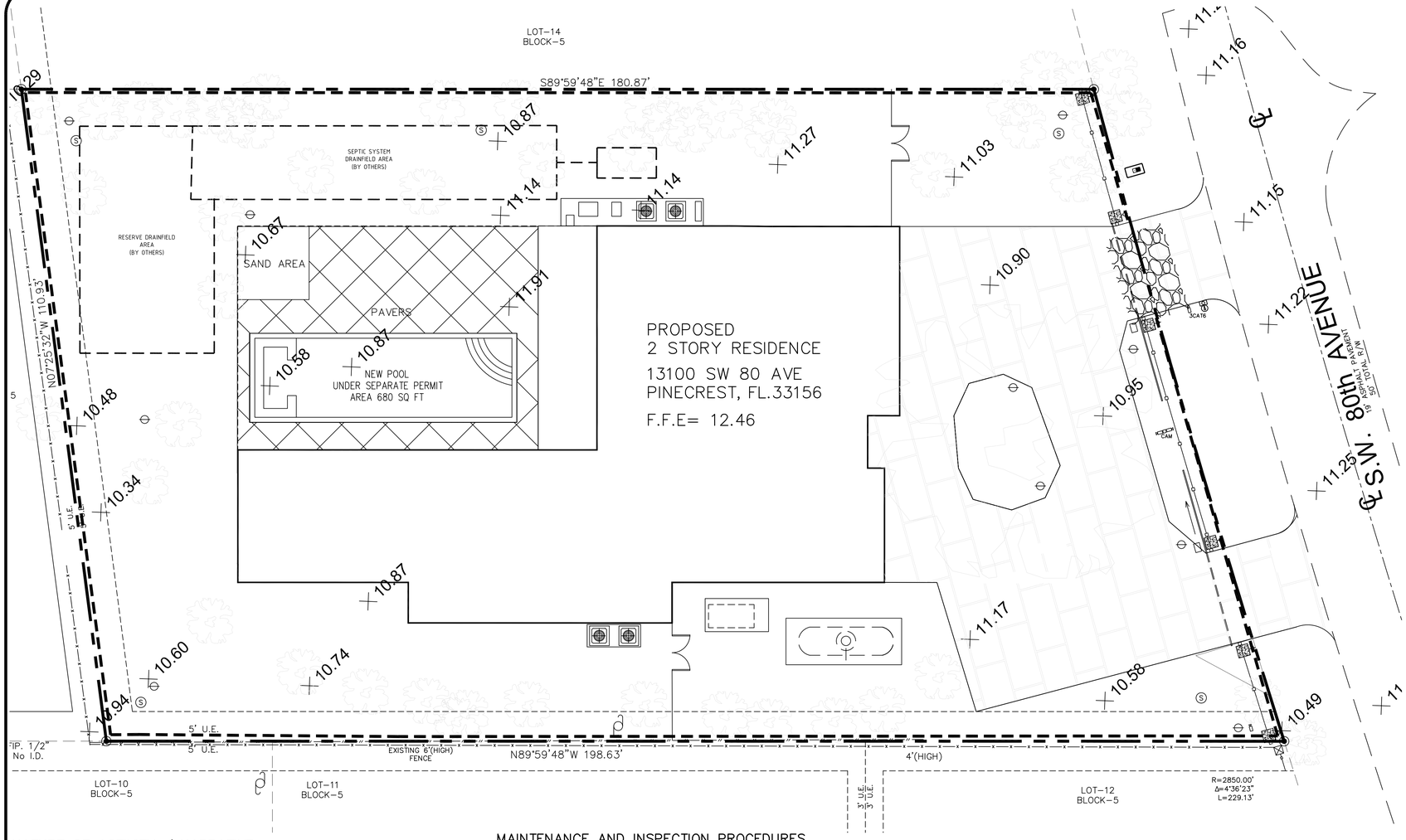
SEAL:
JUAN C. MUNIZ LICENSE No 55484 STATE OF FLORIDA PROFESSIONAL ENGINEER

05-15-2025
JUAN C. MUNIZ
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REGISTRATION No. 55484
C.A. 00008703

Digitally signed by Juan Muniz
Date: 2025.05.15 14:20:07 -04'00'

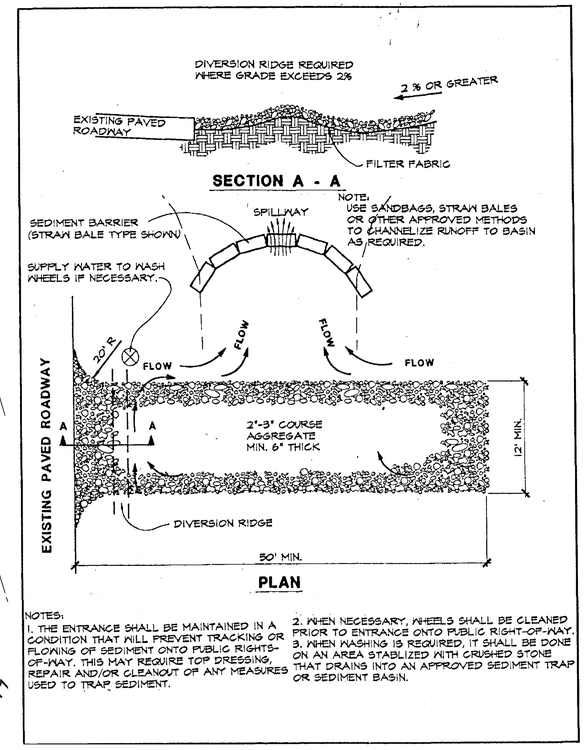
PROJECT No.:	2024-48
DESIGNED BY:	J.C.M.
DRAWN BY:	J.C.M.
CHECKED BY:	J.C.M.
ISSUE DATE: DRAWING No.:	08-26-2024
DRAWING SCALE	1"=10'

C1



LEGEND

- TYPE III SILT FENCE AS PER FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX NO. 102
- CONSTRUCT GRAVEL ACCESS ROAD



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

NATURE OF ACTIVITY / NARRATIVE

THE PROJECT CONSISTS OF NEW BUILDING, ROADWAYS, SIDEWALKS, LANDSCAPE AND UTILITES.

APPROXIMATELY 0.5 ACRES WILL BE DISTURBED.

SYSTEM OF EXFILTRATION TRENCHES WILL DISPOSE OF THE RAIN WATER RUNOFF ON THE PROPERTY.

THEIR ARE NO NON-STORMWATER DISCHARGES ANTICIPATED

CONTRACTOR WILL MAINTAIN THE INLET PROTECTION, SILT FENCE AND WILL PROVIDE DUST CONTROL

CONTRACTOR SHALL INSTALL AND MAINTAIN THE EROSION AND SEDIMENT CONTROL. DESCRIBED HEREIN. AFTER ANY RAIN EVENT, THE CONTRACTOR WILL REPAIR AND REPLACE AND AFFECTED CONTROLS (SILT FENCE, WINDSCREEN, FILTER FABRIC, SYTHETIC BALES).

GENERAL NOTES

A COPY OF THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND THE NOTICE THE INTENT (N.I.O.) SHALL BE POSTED AT THE CONSTRUCTED SITE IN A PROMINENT PLACE FOR PUBLIC VIEWING.

CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. IN PARTICULAR, SEDIMENT AND EROSION CONTROLS AND STORM WATER MANAGEMENT MEASURES SHALL BE STRICTLY FOLLOWED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION, SEDIMENTATION AND STORM WATER MANAGEMENT MEASURES FOR THE DURATION OF THE PROJECT. ONCE THE PROJECT HAS BEEN COMPLETED, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY STORM WATER MANAGEMENT MEASURES AND SHALL DISPOSE THEM ACCORDING TO CODE.

MAINTENANCE AND INSPECTION PROCEDURES

1. THE GENERAL CONTRACTOR'S SITE SUPERINTENDENT SHALL SELECT THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION MAINTENANCE REPORT. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE PROPER TRAINING IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

2. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH. ALL CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE AREA THEY PROTECT HAS BEEN COMPLETELY STABILIZED AND THE CONSTRUCTION IS COMPLETE.

3. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE THIRD OF THE HEIGHT OF THE FENCE.

4. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT. TEARS, IF FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND IF FENCE POSTS ARE FIRMLY IN THE GROUND.

5. TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

6. THE INSPECTOR SHALL RECORD ANY DAMAGES OR DEFICIENCES IN THE CONTROL MEASURES ON AN INSPECTION REPORT FORM PROVIDED FOR THIS PURPOSE. THESE REPORTS SHALL DOCUMENT THE INSPECTION OF ALL POLLUTION PREVENTION MEASURES AND SHALL ALSO BE USED TO REQUEST MAINTENANCE AND REPAIR. THE CONTRACTOR SHALL CORRECT DAMAGE OR PROVIDE MAINTENANCE AS RECOMMENDED BY REPORT AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION. FAILURE TO DO SO SHALL BE REPORTED TO THE DEP.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL TYPE III SILT FENCE AT BOUNDARIES OF PROPOSED CONSTRUCTION. AND INSTALL CONSTRUCTION ENTRANCE.

2. COMMENCE SITE CONSTRUCTION ACTIVITIES.

3. AS PROPOSED INLETS ARE CONSTRUCTED, INSTALL HAY BALE SILT BARRIER.

4. INSTALL TEMPORARY SEED AND MULCH IN AREAS WHERE CONSTRUCTION TEMPORARILY CEASES FOR AT LEAST 7 DAYS NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES.

5. INSTALL PERMANENT SEEDING AND PLANTING IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY VEASED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES.

6. REMOVE ACCUMULATED SEDIMENT.

7. REMOVE TEMPORARY POLLUTION PREVENTION MEASURES AFTER ALL CONSTRUCTION ON SITE HAS BEEN COMPLETED AND DISPOSE OF ACCORDING TO CODE.

EROSION AND SEDIMENTATION CONTROLS

1. CONTRACTOR SHALL INSTALL A TYPE III SILT FENCE, AS PER FDOT STANDARD INDEX NO. 102, AROUND THE LIMITS OF CONSTRUCTION PRIOR TO ANY DEMOLITION, FILLING OR GRADING OF ANY PORTIONS OF THE SITE.

2. PROPOSED INLETS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF SYNTHETIC BALES AS PER FDOT STANDARD INDEX NO. 102.

3. A GRAVEL ACCESS ROAD SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF OF THE SITE.

4. TOP OF SOIL PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 14 DAYS SHALL BE STABILIZED WITH SEED AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE SEEDING SHALL BE RYE (GRAIN) APPLIED AT THE RATE OF 120 POUNDS PER ACRE. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 4,000 POUNDS OF STRAW PER ACRE.

5. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.

OTHER CONTROLS

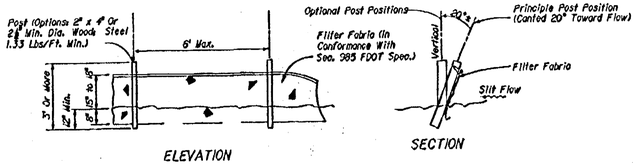
1. ALL CONSTRUCTION WASTE MATERIAL SHALL BE COLLECTED AND STORED IN A SECURELY METAL DUMPSTER RENTED FROM A LOCAL WASTE MANAGEMENT COMPANY. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANANGEMENT REGULATIONS. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURES FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE OFFICE TRAILER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

2. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, AS REQUIRED BY LOCAL REGULATIONS.

3. DUMP TRUCKS IMPORTING FILL MATERIALS TO THE SITE SHALL COVER THEIR LOADS WITH A TARPAULIN TO AVOID UNECESSARY GENERATION OF DUST.

4. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF AS PER LOCAL AND/OR STATE REGULATIONS OR AS RECOMMENDED BY THE MANUFACTURER. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

5. A STABILIZED CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE SHALL BE SWEPT DAILY TO REMOVE ANY EXCESS OF MUD, DIRT, OR ROCK TRACKED FROM THE SITE.



SILT FENCE DETAIL
N.T.S.



Type III Silt Fence

Notes

1. Spacing for Type III Fence to be in accordance with Chart 1, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3 per 200 FDOT Design Standards Index 108



Type III Silt Fence Protection Around Ditch Bottom Inlets.

2. Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

This item has been digitally signed and sealed by Juan C. Muniz, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REV. #	DESCRIPTION	DATE
1	VILLAGE OF PINECREST COMMENTS	04-29-2025

JCM CONSULTANTS, INC.
ENGINEERING • LAND PLANNING
8401 S.W. 184th SREET
MIAMI, FLORIDA 33157
PH: (305) 772-0088
FAX: (305) 278-1118

PROJECT
PINECREST 8
13100 S.W. 80TH AVENUE
PINECREST FLORIDA 33156
SWPPP

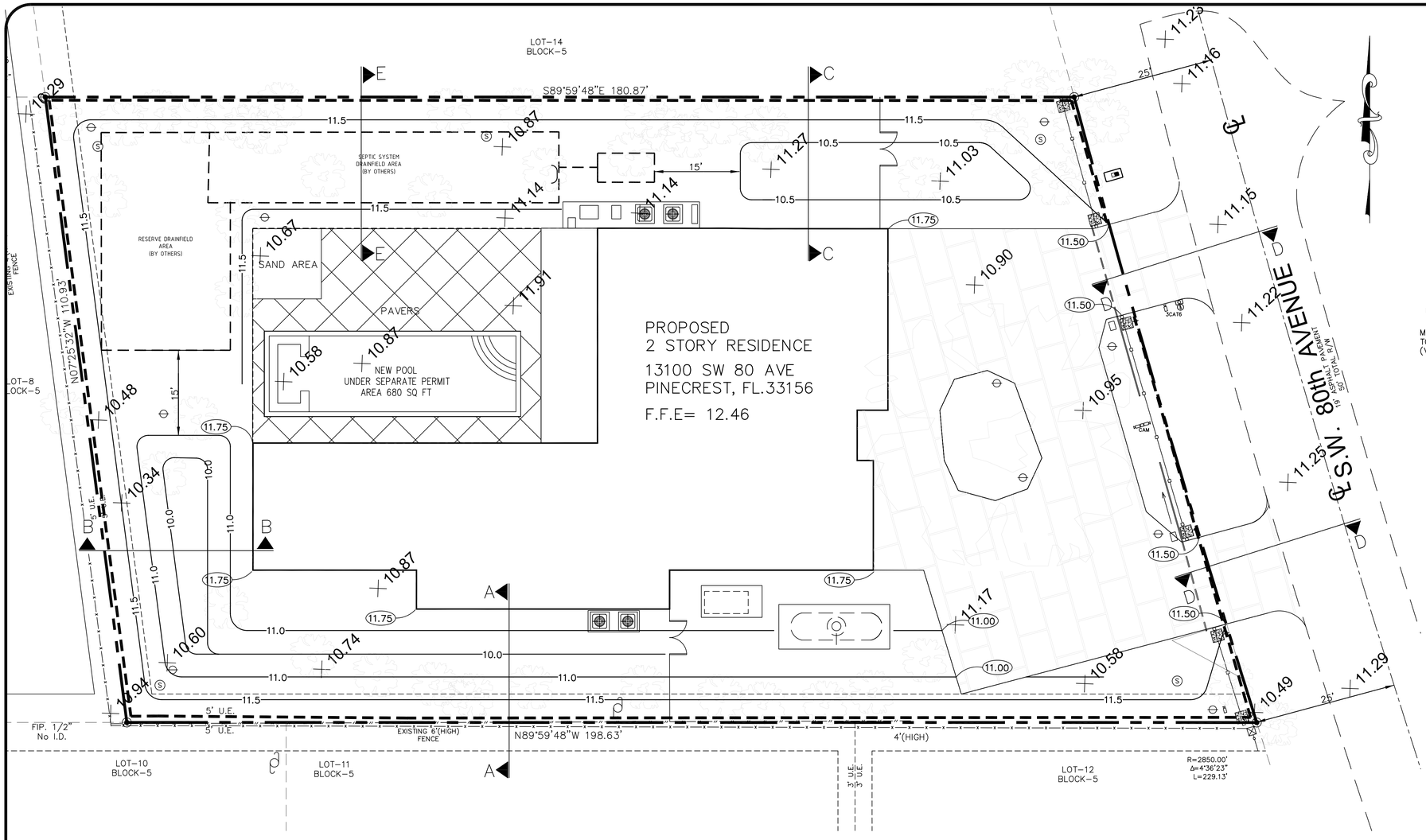
SEAL:
JUAN C. MUNIZ
LICENSE
No 55484
STATE OF FLORIDA
PROFESSIONAL ENGINEER
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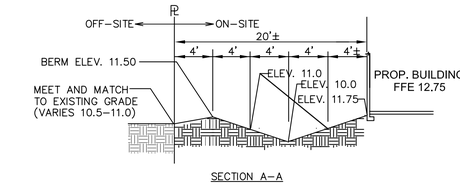
JUAN C. MUNIZ
STATE OF FLORIDA
REGISTRATION No. 55484
C.A. 00008703

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DRAWN BY:	J.C.M.
CHECKED BY:	J.C.M.
ISSUE DATE: DRAWING No.:	04-29-2025
DRAWING SCALE	N.T.S.

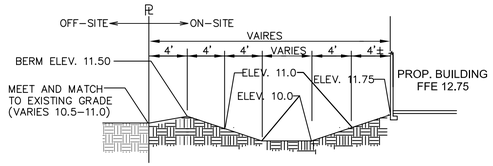
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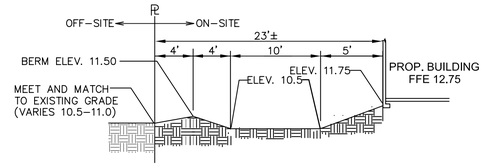




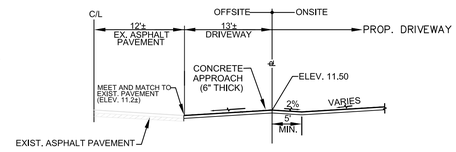
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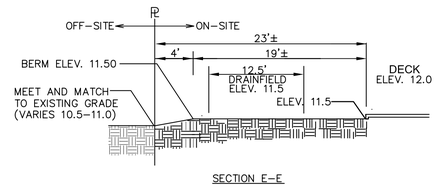
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SECTION C-C



SECTION D-D



SECTION E-E

LEGEND

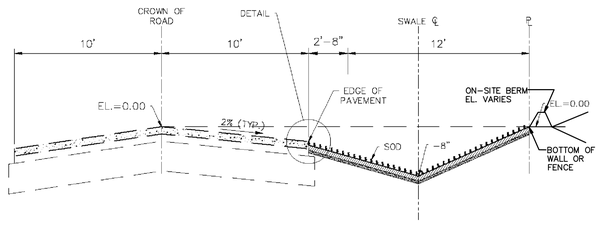
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(12.0)	PROPOSED GROUND ELEVATIONS

SITE NOTES:

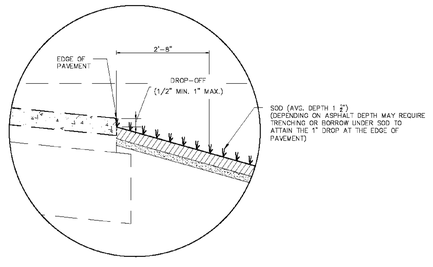
1. MINIMUM PERMITER BERM ELEVATION SHALL BE 12.0 OR 6" HIGHER THAN ADJACENT GRADE (WHICHEVER IS HIGHER)
2. REFER TO LANDSCAPE PLANS FOR EXISTING, NEW AND RELOCATED TREES.
3. MAINTAIN A MAXIMUM OF 4:1 SLOPE ON SWALE AREAS
4. CONTOUR ELEVATIONS ARE ESTIMATED. FINAL GRADING SHALL BE COORDINATED WITH LANDSCAPE PLANS.

PUBLIC WORKS CONDITION OF PERMIT

1. No fill of ANY KIND can be brought on site or to the ROW outside of the building footprint.
2. No runoff generated from the driveway is permitted to discharge directly to the ROW or adjacent properties.
3. The ROW swale is to be graded using the Village PW Standard.
4. No trees are to be planted in the ROW before a conditional approval of the rough grading of the swale has been approved by Public Works.
5. No shrubs are to be planted in the ROW and any existing shrubs are to be removed.
6. No IRRIGATION, LIGHTING, or ELECTRICAL COMPONENTS of any kind may be installed in the ROW.
7. All proposed trees in the ROW will be planted a minimum of 7' from the edge of pavement to the face of the tree and will be of a type, kind, and spacing as approved by the Public Works Department. Public Works contact information is: publicworks@pinecrest-fl.gov
8. Any decorative d/w in the ROW shall have an 8"W x 12"D, 3,000-psi, fiber mesh concrete header curb located between the asphalt and the proposed d/w. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10'FROM THE CENTERLINE OR TO THE EDGE OF THEE EXISTING ASPHALT EDGE, WHICHEVER IS GREATER.
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16. All driveway approaches will meet all ADA requirements for obstructions, both vertical and horizontal and for slope, both cross slope and longitudinal.



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL



DETAIL

Div. 6.12. – Excavation and fill.

c) Maintenance of natural grade and elevation. Development and construction in the Village of Pinecrest shall be designed and constructed with an elevation and grading that are consistent with the requirements of the Village's Floodplain Management Ordinance, Stormwater Management Plan, and Comprehensive Development Master Plan. The established natural elevation and grade of a property under construction shall be fundamentally preserved and the finished grade and elevation shall be consistent and compatible with the grade and elevation of adjoining properties.

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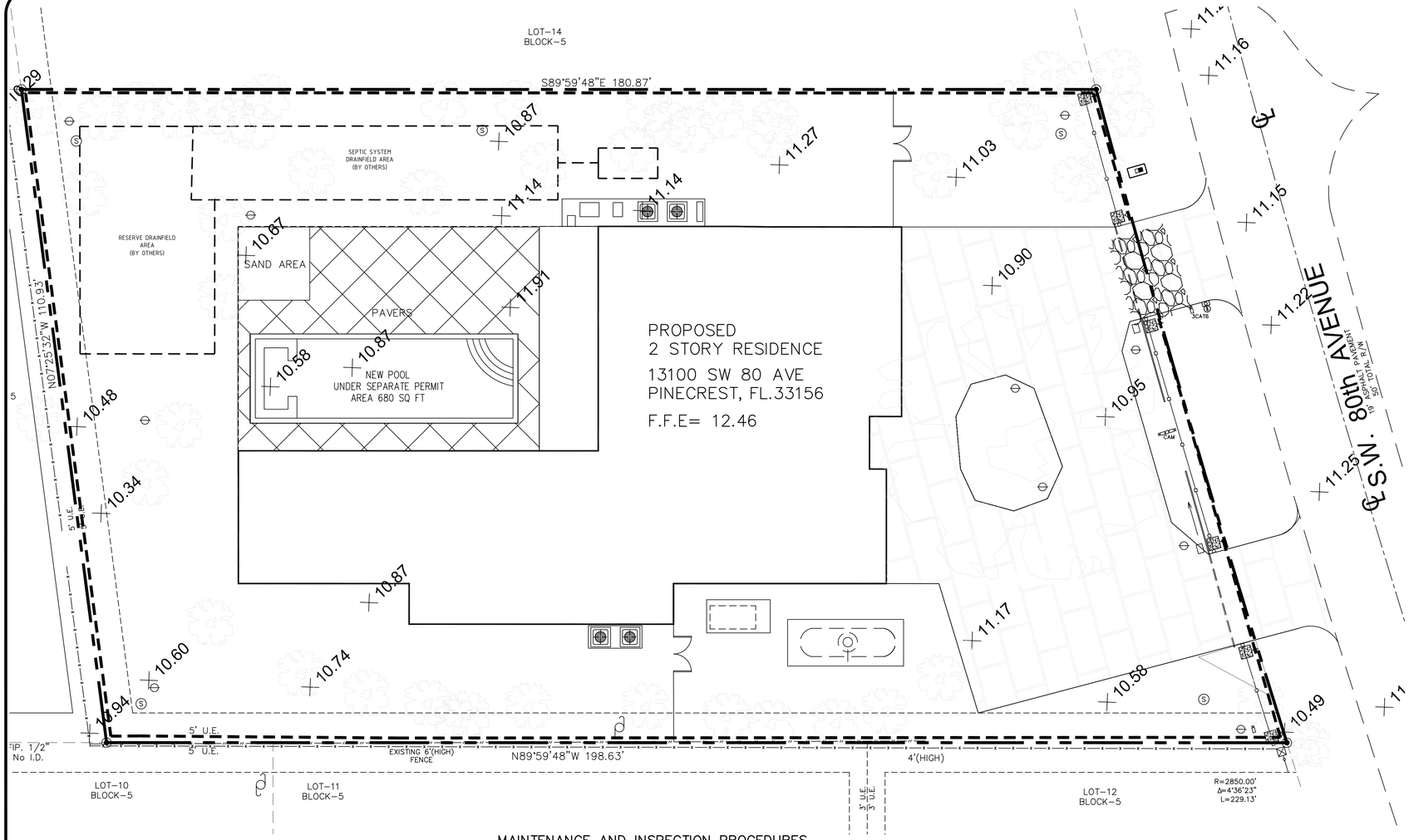
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Digitally signed by Juan Muniz
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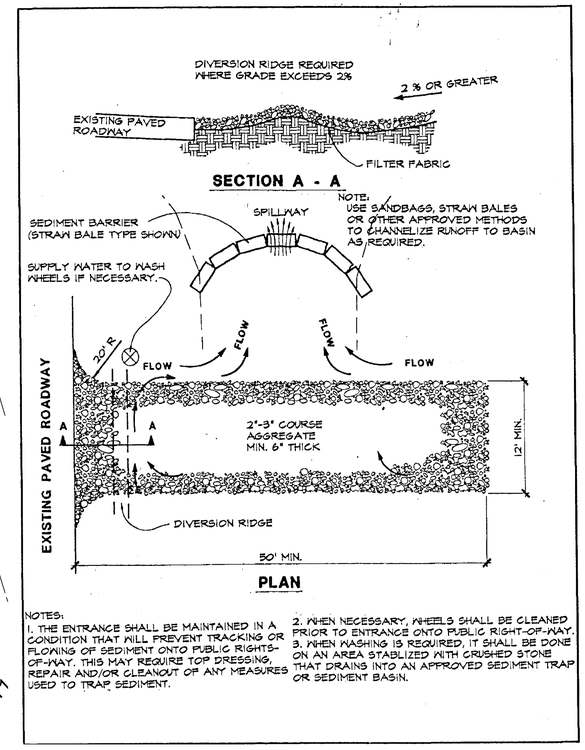
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LEGEND

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MAINTENANCE AND INSPECTION PROCEDURES

1. THE GENERAL CONTRACTOR'S SITE SUPERINTENDENT SHALL SELECT THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION MAINTENANCE REPORT. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE PROPER TRAINING IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

2. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH. ALL CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE AREA THEY PROTECT HAS BEEN COMPLETELY STABILIZED AND THE CONSTRUCTION IS COMPLETE.

3. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE THIRD OF THE HEIGHT OF THE FENCE.

4. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT. TEARS, IF FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND IF FENCE POSTS ARE FIRMLY IN THE GROUND.

5. TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

6. THE INSPECTOR SHALL RECORD ANY DAMAGES OR DEFICIENCES IN THE CONTROL MEASURES ON AN INSPECTION REPORT FORM PROVIDED FOR THIS PURPOSE. THESE REPORTS SHALL DOCUMENT THE INSPECTION OF ALL POLLUTION PREVENTION MEASURES AND SHALL ALSO BE USED TO REQUEST MAINTENANCE AND REPAIR. THE CONTRACTOR SHALL CORRECT DAMAGE OR PROVIDE MAINTENANCE AS RECOMMENDED BY REPORT AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION. FAILURE TO DO SO SHALL BE REPORTED TO THE DEP.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL TYPE III SILT FENCE AT BOUNDARIES OF PROPOSED CONSTRUCTION. AND INSTALL CONSTRUCTION ENTRANCE.

2. COMMENCE SITE CONSTRUCTION ACTIVITIES.

3. AS PROPOSED INLETS ARE CONSTRUCTED, INSTALL HAY BALE SILT BARRIER.

4. INSTALL TEMPORARY SEED AND MULCH IN AREAS WHERE CONSTRUCTION TEMPORARILY CEASES FOR AT LEAST 7 DAYS NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES.

5. INSTALL PERMANENT SEEDING AND PLANTING IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY VEASED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES.

6. REMOVE ACCUMULATED SEDIMENT.

7. REMOVE TEMPORARY POLLUTION PREVENTION MEASURES AFTER ALL CONSTRUCTION ON SITE HAS BEEN COMPLETED AND DISPOSE OF ACCORDING TO CODE.

EROSION AND SEDIMENTATION CONTROLS

1. CONTRACTOR SHALL INSTALL A TYPE III SILT FENCE, AS PER FDOT STANDARD INDEX NO. 102, AROUND THE LIMITS OF CONSTRUCTION PRIOR TO ANY DEMOLITION, FILLING OR GRADING OF ANY PORTIONS OF THE SITE.

2. PROPOSED INLETS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF SYNTHETIC BALES AS PER FDOT STANDARD INDEX NO. 102.

3. A GRAVEL ACCESS ROAD SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF OF THE SITE.

4. TOP OF SOIL PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 14 DAYS SHALL BE STABILIZED WITH SEED AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE SEEDING SHALL BE RYE (GRAIN) APPLIED AT THE RATE OF 120 POUNDS PER ACRE. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 4,000 POUNDS OF STRAW PER ACRE.

5. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.

OTHER CONTROLS

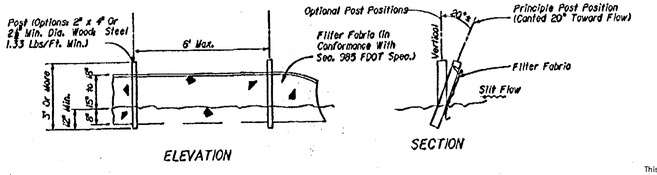
1. ALL CONSTRUCTION WASTE MATERIAL SHALL BE COLLECTED AND STORED IN A SECURELY METAL DUMPSTER RENTED FROM A LOCAL WASTE MANAGEMENT COMPANY. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANANGEMENT REGULATIONS. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURES FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE OFFICE TRAILER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

2. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, AS REQUIRED BY LOCAL REGULATIONS.

3. DUMP TRUCKS IMPORTING FILL MATERIALS TO THE SITE SHALL COVER THEIR LOADS WITH A TARPAULIN TO AVOID UNECESSARY GENERATION OF DUST.

4. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF AS PER LOCAL AND/OR STATE REGULATIONS OR AS RECOMMENDED BY THE MANUFACTURER. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

5. A STABILIZED CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE SHALL BE SWEPT DAILY TO REMOVE ANY EXCESS OF MUD, DIRT, OR ROCK TRACKED FROM THE SITE.



SILT FENCE DETAIL
N.T.S.



Type III Silt Fence

Notes

1. Spacing for Type III Fence to be in accordance with Chart 1, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3 per 200 FDOT Design Standards Index 108



Type III Silt Fence Protection Around Ditch Bottom Inlets.

2. Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

This item has been digitally signed and sealed by Juan C. Muniz, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REV. #	DESCRIPTION	DATE
1	VILLAGE OF PINECREST COMMENTS	04-29-2025
2		
3		
4		
5		
6		
7		
8		

JCM CONSULTANTS, INC.
ENGINEERING • LAND PLANNING
8401 S.W. 184th SREET
MIAMI, FLORIDA 33157
PH: (305) 772-0088
FAX: (305) 278-1118

PROJECT

PINECREST 8
13100 S.W. 80TH AVENUE
PINECREST FLORIDA 33156

SWPPP

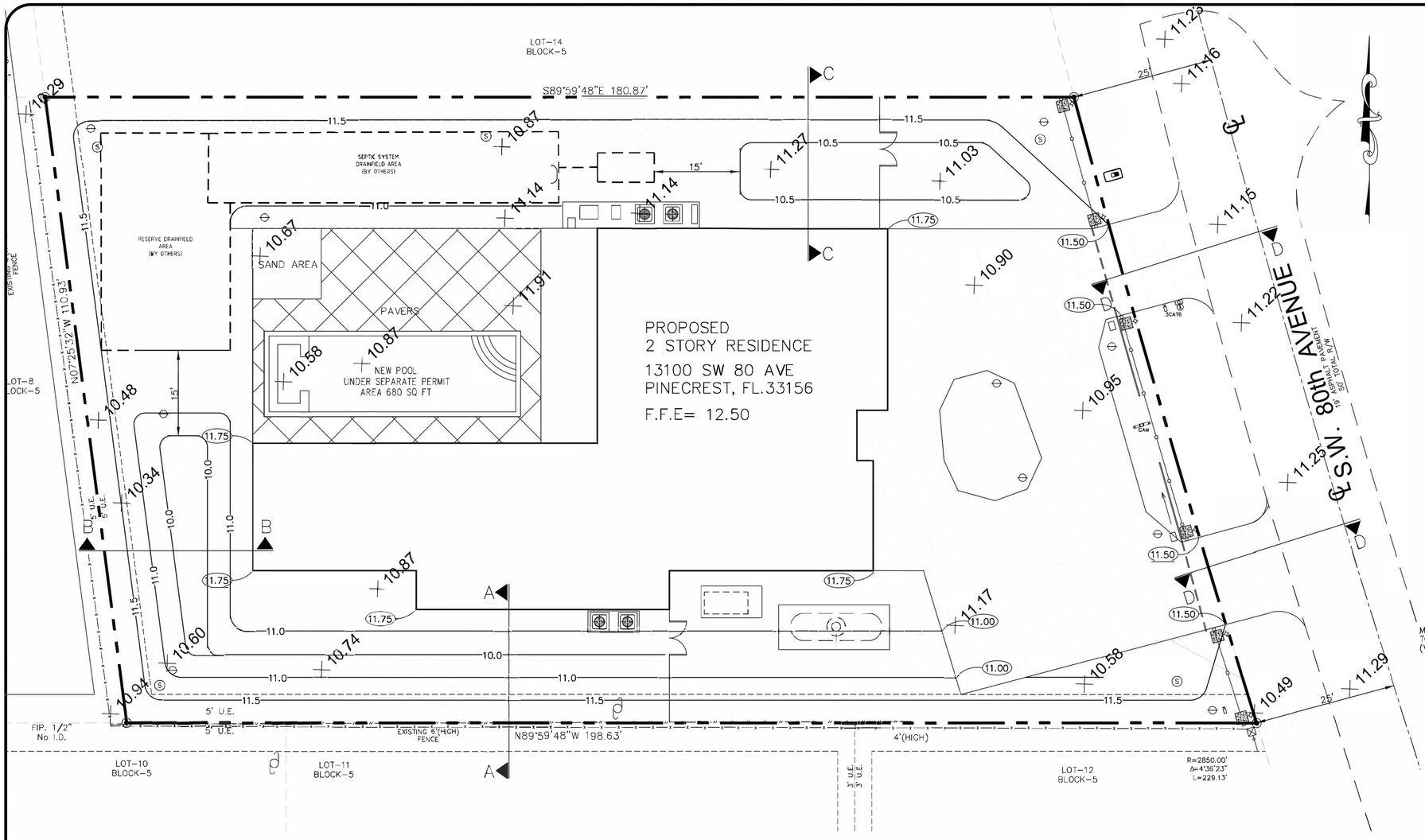
SEAL:
JUAN C. MUNIZ LICENSE No 55484 STATE OF FLORIDA PROFESSIONAL ENGINEER
05-15-2025

JUAN C. MUNIZ
STATE OF FLORIDA
REGISTRATION No. 55484
C.A. 00008703

PROJECT No.:	2021-46
DESIGNED BY:	J.C.M.
DRAWN BY:	J.C.M.
CHECKED BY:	J.C.M.
ISSUE DATE: DRAWING No.:	04-29-2025
DRAWING SCALE	N.T.S.

C2

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Plans - C-2 Civil - Grading and Drainage.pdf



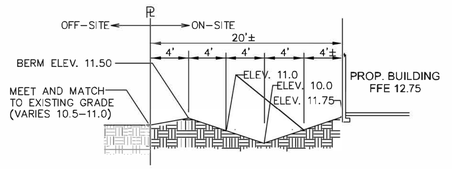


Jorge A. de la Llama

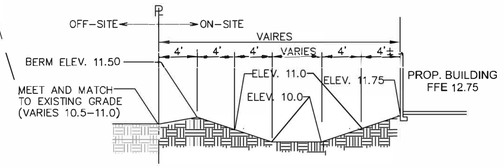
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Date: 2025.04.02 19:31:27 -04'00'

REV #	DESCRIPTION	DATE
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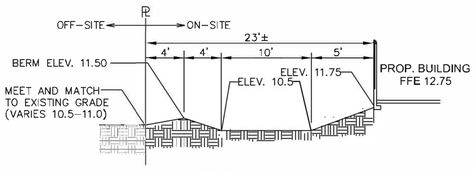
JCM CONSULTANTS, INC.
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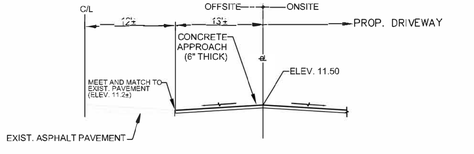
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

LEGEND

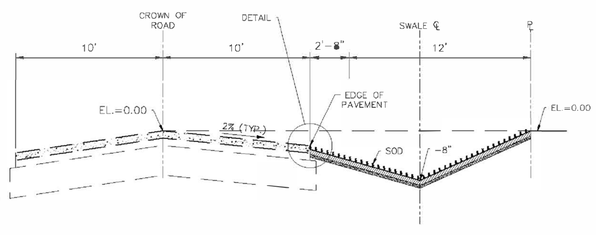
- 4.00 EXISTING ELEVATIONS
- —10.0— PROPOSED CONTOUR ELEVATIONS
- (12.0) PROPOSED GROUND ELEVATIONS

SITE NOTES:

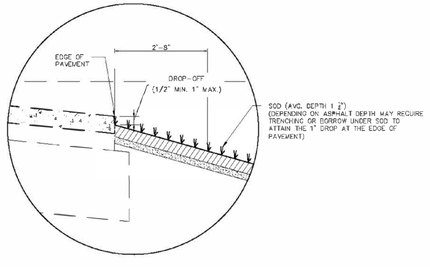
1. MINIMUM PERMITER BERM ELEVATION SHALL BE 12.0 OR 6" HIGHER THAN ADJACENT GRADE (WHICHEVER IS HIGHER)
2. REFER TO LANDSCAPE PLANS FOR EXISTING, NEW AND RELOCATED TREES.
3. MAINTAIN A MAXIMUM OF 4:1 SLOPE ON SWALE AREAS
4. CONTOUR ELEVATIONS ARE ESTIMATED. FINAL GRADING SHALL BE COORDINATED WITH LANDSCAPE PLANS.

PUBLIC WORKS CONDITION OF PERMIT

1. No fill of ANY KIND can be brought on site or to the ROW outside of the building footprint.
2. No runoff generated from the driveway is permitted to discharge directly to the ROW or adjacent properties.
3. The ROW swale is to be graded using the Village PW Standard.
4. No trees are to be planted in the ROW before a conditional approval of the rough grading of the swale has been approved by Public Works.
5. No shrubs are to be planted in the ROW and any existing shrubs are to be removed.
6. No IRRIGATION, LIGHTING, or ELECTRICAL COMPONENTS of any kind may be installed in the ROW.
7. All proposed trees in the ROW will be planted a minimum of 7' from the edge of pavement to the face of the tree and will be of a type, kind, and spacing as approved by the Public Works Department. Public Works contact information is: publicworks@pinecrest-fl.gov
8. Any decorative d/w in the ROW shall have an 8"W x 12"D, 3,000-psi, fiber mesh concrete header curb located between the asphalt and the proposed d/w. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE CENTERLINE OR TO THE EDGE OF THEE EXISTING ASPHALT EDGE, WHICHEVER IS GREATER.
9. No materials of ANY kind will be stored for any length of time on the public swale.
10. Existing sidewalks will be maintained at all times, free of any loose material, and open to pedestrian traffic at all times. No vehicles con park on the sidewalk at any time.
11. Any sidewalk crossed by a d/w approach must be replaced with 6?thick sidewalk and extend to the next adjacent whole flag on either side of the new approach. Longitudinal slope cannot exceed 5% and maximum cross slope is 2%. All sidewalk construction that intersects with a crosswalk must be parallel with that cross walk and will have detectable warning surface placed permanently in concrete NO screw-down detectable warning surface is permitted. ALL sidewalk in the ROW will be a MINIMUM of 10' from the nearest edge of pavement and marked as such in the signed and sealed plans.
12. ALL work conducted in the ROW will implement the applicable FDOT Standard Index 600 Series for MOT.
13. All sidewalk replacement will be open to traffic within 48 hours of the sidewalk being closed for demo. This includes demolition of existing sidewalk, placing forms, placing and finishing concrete and stripping forms.
14. No portion of the public ROW and can be enclosed by the contractor's fence at any time.
15. ALL sod in the ROW will be SAND GROWN ,'EMPIRE ZOYSIA'
16. All driveway approaches will meet all ADA requirements for obstructions, both vertical and horizontal and for slope, both cross slope and longitudinal.



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL



DETAIL

PROJECT

PINECREST 8

13100 S.W. 80TH AVENUE
PINECREST FLORIDA 33156

GRADING AND DRAINAGE PLAN

SEAL:

JUAN C. MUNIZ
LICENSE
No 55484
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

03-11-2025
JUAN C. MUNIZ
STATE OF FLORIDA
REGISTRATION No. 55484
C.A. 00006703

PROJECT No.:	2024-48
DESIGNED BY:	J.C.M.
DRAWN BY:	J.C.M.
CHECKED BY:	J.C.M.
ISSUE DATE: DRAWING No.:	08-26-2024
DRAWING SCALE	1"=10'

C1

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Plans - Electrical REV-1.pdf

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THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.
2. COORDINATE ELECTRICAL SERVICE W/FLORIDA POWER AND LIGHT COMPANY.
3. ALL TELEPHONE RELATED EQUIPMENT PER FBC4502-2 (A) (11)
4. ELECTRICAL INSTALLATION DESIGN OF THIS PLAN IN IN COMPLIANCE AS SET FORTH BY STATE OF FLORIDA STATUTES MODEL ENERGY EFFICIENCY CODES.
5. THE CONTRACTOR WILL EXAMINE THE JOB SITE AND DETERMINE FOR HIMSELF PRIOR TO SUBMISSION OF BID EXISTING CONDITIONS.
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR. IT WILL BE HIS RESPONSIBILITY TO SECURE AND PAY FOR ANY PERMITS, CERTICATES OF INSPECTION, AS REQUIRED.
7. SUBSTITUTE MATERIALS EQUIPMENT OR METHODS SHALL NOT BE MADE WITHOUT APPROVAL OF THE ENGINEER. IF THE USE OF A SUBSTITUTE REQUIRES ANY CHANGE IN WORK, THE NECESSARY FOR SUCH CHANGE WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. AND IF APPROVED, SHALL BE MADE AT NO COST TO THE OWNER.
8. CLEAN UP SUCH TRASH AND DEBRIS GENERATED BY THE WORK AND LEAVE COMPLETED WORK IN A CLEAN, UNDAMAGED, AND FINISHED CONDITION READY TO RECEIVE WITHOUT FURTHER PREPARATION, UNLESS SO SPECIFIED IN OTHER SECTIONS, ANY ADJACENT OR ABUTTING WORK TO BE PERFORMED BY OTHERS.
9. ALL CONDUCTORS SHALL BE COPPER AND RUN IN CONDUIT. WIRE SIZE SHALL BE THWN UNLESS OTHERWISE NOTED ON PLANS. PROVIDE GROUND CONDUCTOR PER NEC 250-95.
10. MATERIALS, APPLIANCES, DEVICES AND EQUIPMENT SHALL MEET WITH THE REQUIREMENTS OF UNDERWRITERS' LABORATORIES AND SHALL BE NEW AND THE LATEST STANDARD PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF THE ITEM, UNLESS OTHERWISE INDICATED. LIKE ITEMS SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER.
11. LOCATION OR OULETS IN ELECTRICAL DRAWINGS IS DIAGRAMMATIC: CHECK MANUFACTURER'S DRAWING FOR EXACT LOCATION OF OUTLETS.
12. CIRCUIT NUMBERS SHOWN ARE FOR CALCULATIONPURPOSES ONLY. ACTUAL CIRCUITING MAY VARY ACCORDING TO NEC AND FBC PROVIDE PANEL SCHRDULE AFTER COMPLETION.
13. A/C EQUIPMENT WIRING, BREAKER AND FUSE SIZES ARE BASED ON A/C EQUIPMENT SPECIFIED ON ORIGINAL CONTRACT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKER AND FUSES SIZES IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE. CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST. HACR CIRCUIT BREAKERS MAY BE USED IN PLACE OF FUSES. USE NON-AUTOMATIC SWITCH FOR A/C COND. DISCONNECT.
14. RANGE AND DRYER SHALL HAVE BOTH NEUTRAL & GROUNDING WIRE PER NBC 250-60
15. ELECTRICAL DESIGN SHALL COMPLY WITH 2020 NEC AND FBC 2023 8TH EDITION

NOTE:
SMOKE DETECTORS SHALL NOT BE CLOSER THAN 3' FROM AIR REGISTER & BATH DOOR AND 20' FROM COOKING APPLIANCES.

NOTE:
PADDLE FANS EXCEEDING 35 LBS. WITH OR WITHOUT ACCESSORIES SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX. (TYP.)

NOTE:
SMOKE DETECTORS SYSTEM TO BE INSTALLED IN ACCORDANCE W/NFPA 72/99

NOTE:
PROVIDE CONDUIT FOR INTERNET & DSL HIGH SPEED AND CABLE FOR TV THAT MEETS HDTV REQUIREMENTS.

NOTE:
ALL ELECTRICAL RECEPTACLES TO BE TAMPER RESISTANT TYPE. AS PER NEC 2020

PROVIDE ARC / FAULT CIRCUIT-INTERRUPTER PROTECTION FOR ALL AREAS. AS PER NEC 210.12

NOTE:
NOT LESS THAN 90% OF THE LAMPS SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS/W OR NOT LESS THAN 65 LUMENS W/. FBC RES. R404.

NOTE:
LIGHTING IN THE THERMAL ENVELOPE SHALL BE IC RATED AND MEETING ASTM E 283 FOR LEAKAGE LABELED " AIR TIGHT" AND HOUSING SHALL BE SEALED WITH A GASKET OR CAULK TO CEILING OR WALL. R402.4.1.1

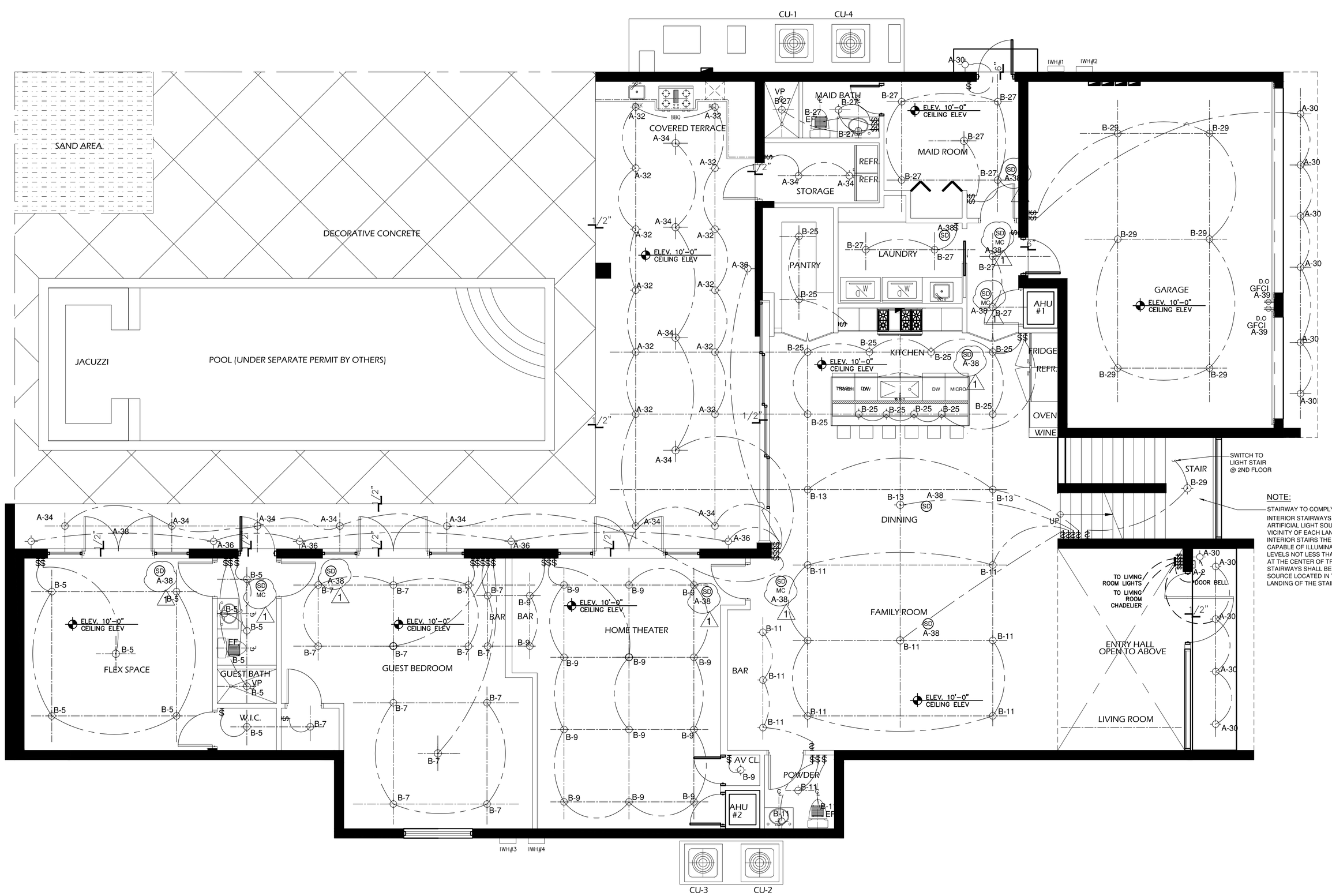
NOTE:
DWELLING UNITS: ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS NEW OR MODIFIED SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AND ARC FAULT CIRCUIT INTERRUPTER AS PER 210.12A AND FOR ANY BRANCH CIRCUIT MODIFY MORE THAN 6' ALSO IS REQUIRE AFCI PROTECTION AS PER 210.12 (B)

NOTE:
NON-LOCKING TYPE RECEPTACLES 15A OR 20A, 125V FOR THE UNITS TO BE TAMPER RESISTANT. 406.12

NOTE:
PROVIDE DISCONNECT FOR THE A/C AND ITS RATING, ALSO A SERVICE RECEPTACLE WITHIN 25'. 440.12, 210.63

ELECTRICAL LEGEND:

- WALL SWITCH 20 A, 125 V
- THREE-WAY SWITCH
- DUPLEX RECEPTACLE 20 A 125 V
- RECEPTACLE 220 V
- POLED DUPLEX RECEPTACLE
- SINGLE RECEPTACLE
- FLOOR SINGLE RECEPTACLE
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- EXHAUST FAN
- 5" RECESSED EMBEDDED INTO CONCRETE SLAB
- WALL WASH FIXTURE
- EXHAUST FAN
- DOORBELL
- PENDANT LIGHTING FIXTURE
- FLOODLIGHT
- CEILING MOUNTED FIXTURE W/ PULL CHAIN
- JUNTION BOX OUTLET
- FLUORESCENT FIXTURE
- 2 x 8 FLUORESCENT FIXTURE
- 4-PLEX RECEPTACLE
- PUSH-BUTTON
- TELEVISION ANTENNA
- TELEPHONE JACK
- SMOKE DETECTOR W/ BATTERY BACKUP
- SMOKE DETECTOR W/ CARBON MONOXIDE ALARM
- DISCONNECT SWITCH
- ELECTRIC PANEL
- ELECTRIC METER
- WEATHER PROOF
- DUPLEX RECEPTACLE GR. FAULTED INTERRUPTER
- CEILING FAN/LIGHT (FUTURE BY OWNER)
- ALARM KEY PAD
- FLOOR SINGLE RECEPTACLE
- ON MOTION DETECTOR
- SWIMMING POOL LIGHT
- TIMER BOX (LIGHT CONTROL)



ELECTRICAL GROUND FLOOR PLAN - LIGHTING

SCALE: 3/16" =1'-0"

NOTES:

1. GFCI PROTECTION MUST BE PROVIDED FOR THE DISHWASHER CIRCUIT AND MUST BE READILY ACCESSIBLE. NEC 210.8 (D) NEC 210.8
2. GFCI PROTECTION IS REQUIRED FOR ALL LAUNDRY ROOM IN DWELLINGS. THIS INCLUDES THE WASHER RECEPTACLE NEC 210.8 (A) (10)
3. GFCI PROTECTED RECEPTACLE OUTLETS REQUIRED WITHIN 25 FEET OF HEATING, AIR CONDITIONING OR 421. REFRIGERATION EQUIPMENT. (RTU'S COMPRESSORS ETC.) NEC. 210.63
4. NON-LOCKING RECEPTACLES IN DAMP AND WET LOCATIONS SHALL BE LISTED WEATHER-RESISTANT (IN ADDITION TO PROVISION OF THE REQUIRED TYPE OF COVERS) NEC.406.8 (A) & (B)
5. WEATHER RESISTANT RECEPTACLES MUST BE PROVIDED FOR REPLACEMENT RECEPTACLE IN ANY AREAS REQUIRING LISTED WEATHER RESISTANT RECEPTACLES. NEC 406.4 (D)(6)
6. RECEPTACLE OUTLETS INSTALLED IN WET LOCATIONS REQUIRE "IN-USE" TYPE COVERS. THE COVERS MUST BE LISTED AND MUST BE IDENTIFIED AS "EXTRA-DUTY". NEC 406.9 (B)(1)
7. GFCI PROTECTIVE DEVICES MUST BE INSTALLED IN READILY ACCESSIBLE LOCATIONS. NEC 210.8
8. NEUTRAL CONDUCTORS ARE REQUIRED AT ALL SWITCH LOCATIONS WITH (7) CONCESSIONS TO THIS MAIN RULE. FBC R E4001.15 / NEC 404.2 (C) INDICATE THE SWITCHES ON FLOOR PLANS.
9. AFCI PROTECTION REQUIRED FOR ALL 125-VOLT BRANCH CIRCUITS, INCLUDING THOSE FOR SMOKE DETECTORS, LIGHTS, WALL A/C UNITS, FANS AND RECEPTACLE OUTLETS. THIS APPLIES TO ALL AREAS EXCEPT, BATHROOMS, GARAGES AND OUTDOORS. NEC 210.12
10. GFCI PROTECTION ALL OUTLETS REQUIRED BY THE 2020 NEC 210.8(A) DWELLING UNITS. ALL 125-VOLT THROUGH 250-VOLT RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(11) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND.

NOTE:
STAIRWAY TO COMPLY WITH FBC R303.7:
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY.

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIG

JORGE A. DE LA LLAMA
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STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-18-25 REVISION	

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.04.02 19:32:09 -04'00'

DRAWING NAME

DESIGN BY:
ZECKY DA COSTA

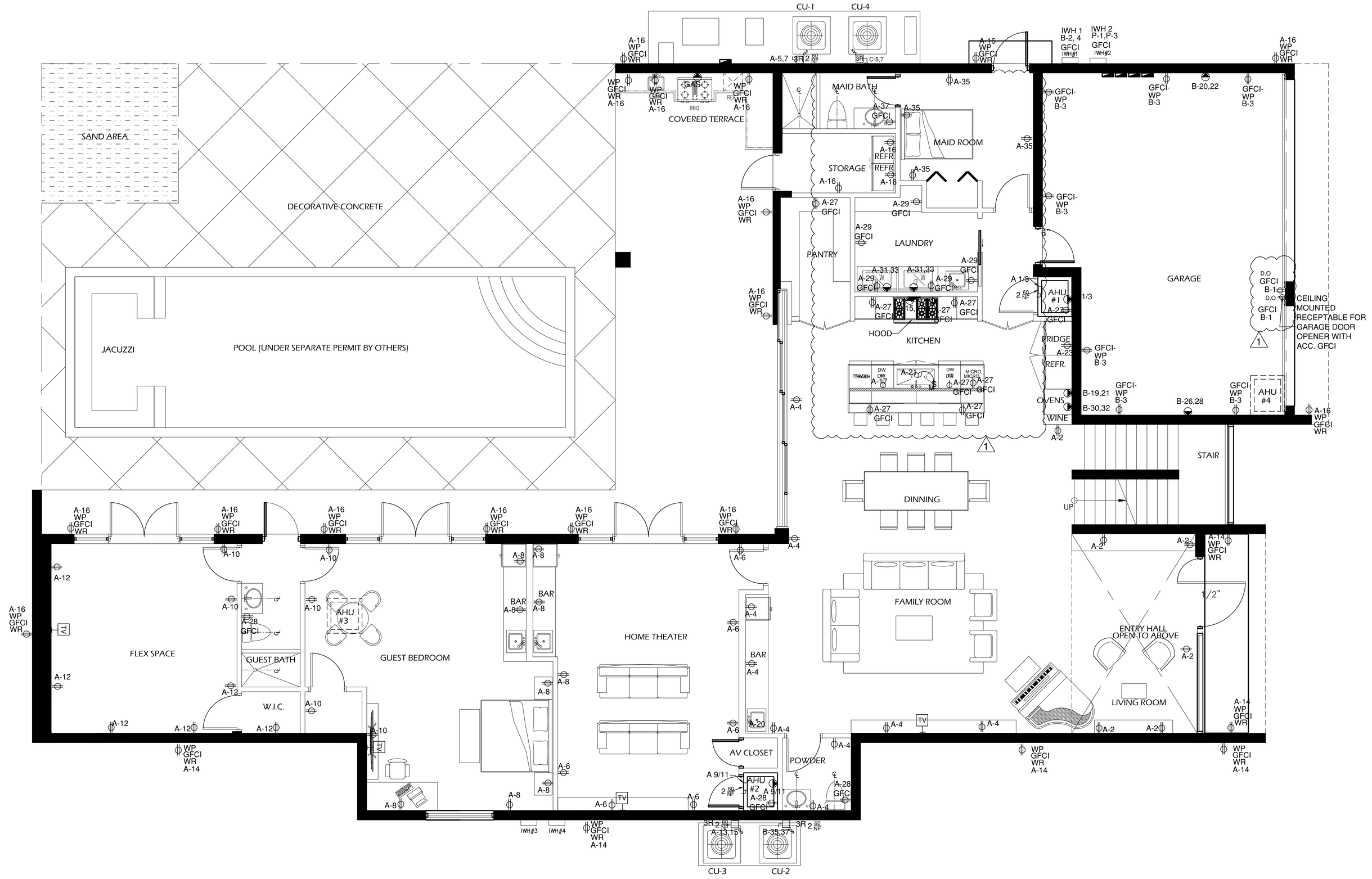
DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

ELECT. GROUND FLOOR PLAN - LIGHTING
E-1

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ELECTRICAL GROUND FLOOR PLAN - POWER

SCALE: 3/16" =1'-0"

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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AR0007707
REGISTERED ARCHITECT

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STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	

DRAWING NAME

DESIGN BY:
ZECKY DA COSTA

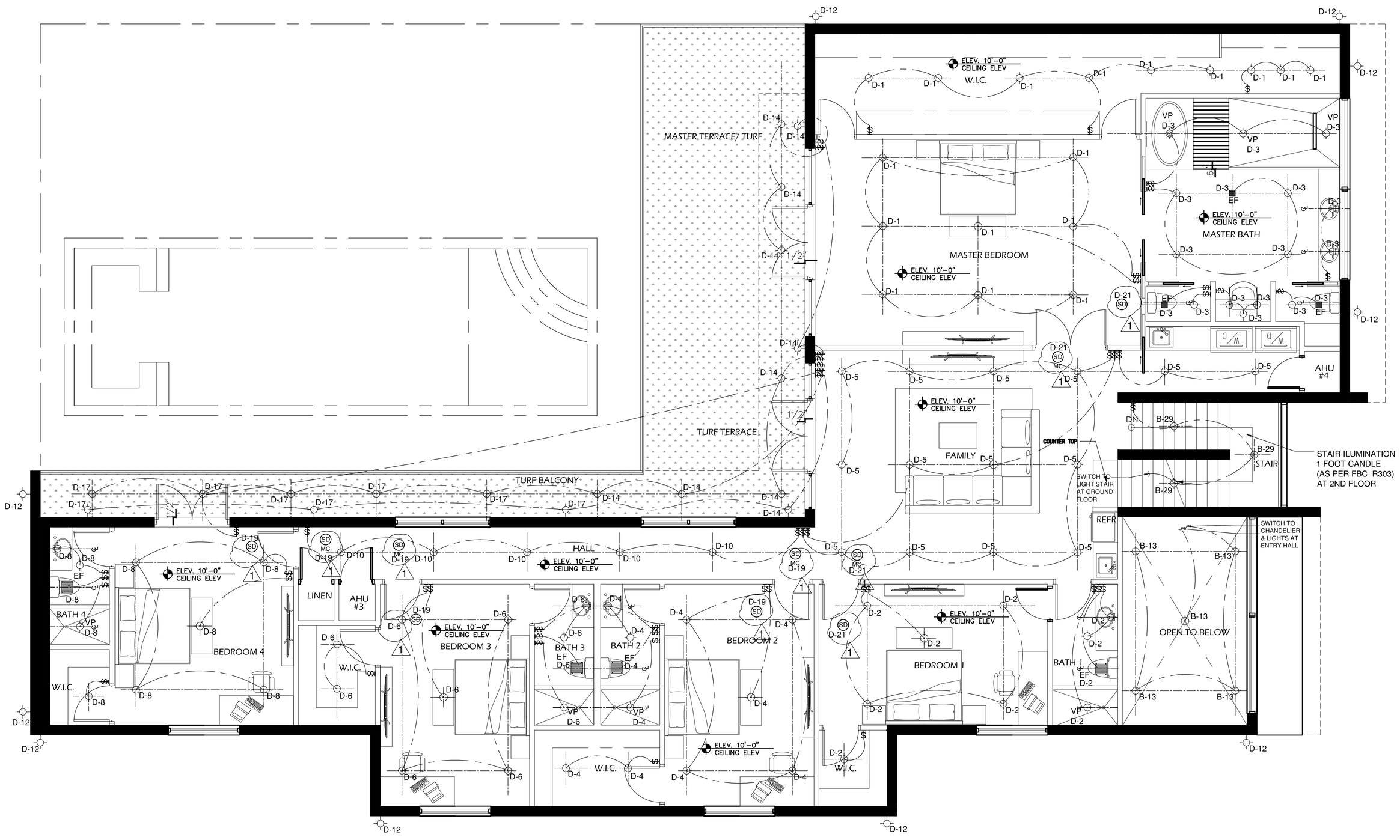
DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

ELECT. GROUND FLOOR PLAN - POWER
E-1.1

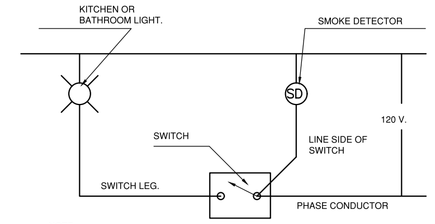
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ELECTRICAL SECOND FLOOR PLAN - LIGHTING

SCALE: 3/16" =1'-0"

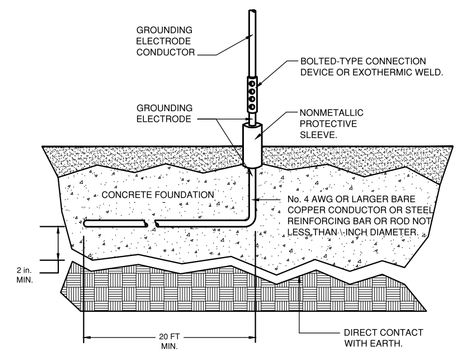


NOTE:

SMOKE DETECTOR SHALL BE HARDWIRED (110 VOLT TYPE) TO A NON-SWITCHABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT, WITH BATTERY BACK-UP AND SHALL NOT BE CONNECTED ONTO THE LOAD SIDE OF GROUND FAULT CIRCUIT INTERRUPTER. ALL SMOKE DETECTORS WITHIN EACH UNIT SHALL BE INTERCONNECTED.

SMOKE DETECTOR CONNECTION DET.

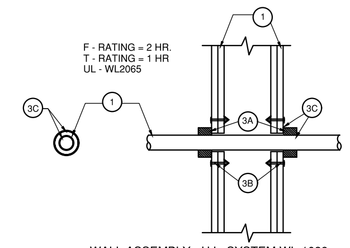
N.T.S.



ENCASED GROUNDING ELECTRODE DETAIL
N.T.S.

CONNECT TO A CONCRETE-ENCASED ELECTRODE CONSISTING OF AT LEAST 20 FT OF ONE OR MORE BARE OR ZINC GALVANIZED STEEL REINFORCING BARS OF NOT LESS THAN 1/2 INCH OR CONSISTING OF AT LEAST 20 FT. OF BARE COPPER CONDUCTOR NOT SMALLER THAN No. 4 AND LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH EARTH.

CONCRETE- ENCASED ELECTRODE . AN ELECTRODE ENCASED BY AT LEAST 2" OF CONCRETE LOCATED WITHIN AND NEAR THE BOTTOM AT A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20' OF ONE OR MORE STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2" DIAMETER OR CONSISTING OF AT LEAST 20' OF BARE COPPER CONDUCTOR NOT SMALLER THAN No 4 AWG.



WALL ASSEMBLY - U.L. SYSTEM WL-1039
FIRE PENETRATION DETAIL

1. 2-HOUR FIRE RATED GYPSUM WALLBOARD/STUD ASSEMBLY
2. PLASTIC PIPE - 1-1/2" DIA. (OR SMALLER) SCH. 40 PVC PIPE FOR USE IN CLOSED OR VENTED PIPING SYSTEMS WITH A NOM. ANNULAR SPACE OF 1/16"
3. A) TREMSTOP WS - WRAP STRIPS, TIGHTLY WRAPPED 3 TIMES AROUD PIPE
   B) TREMSTOP MCR - STEEL RESTRICTING COLLAR
   C) FYRE-SIL - MIN. 1/4" THICH SEALANT APPLIED TO WALL-COLLAR AND COLLAR-PIPE INTERFACES

Metallic Pipe - Any of the following may be used:

- Nominal 4" diameter (or smaller) Schedule 10 (or heavier) steel pipe. A minimum 1/4" to maximum 1-1/4" annular space between pipe and periphery of opening is required - 0 hr. T Rating.
- Nominal 4" diameter (or smaller) cast or ductile iron pipe. A minimum 1/4" to maximum 1-5/8" annular space between pipe and periphery of opening is required - 0 hr. T Rating.
- Nominal 4" diameter (or smaller) electrical metallic tubing or steel conduit. A minimum 1/4" to maximum 1-5/8" annular space between pipe and periphery of opening is required. A 1/2" diameter (or smaller) electrical metallic tubing or steel conduit

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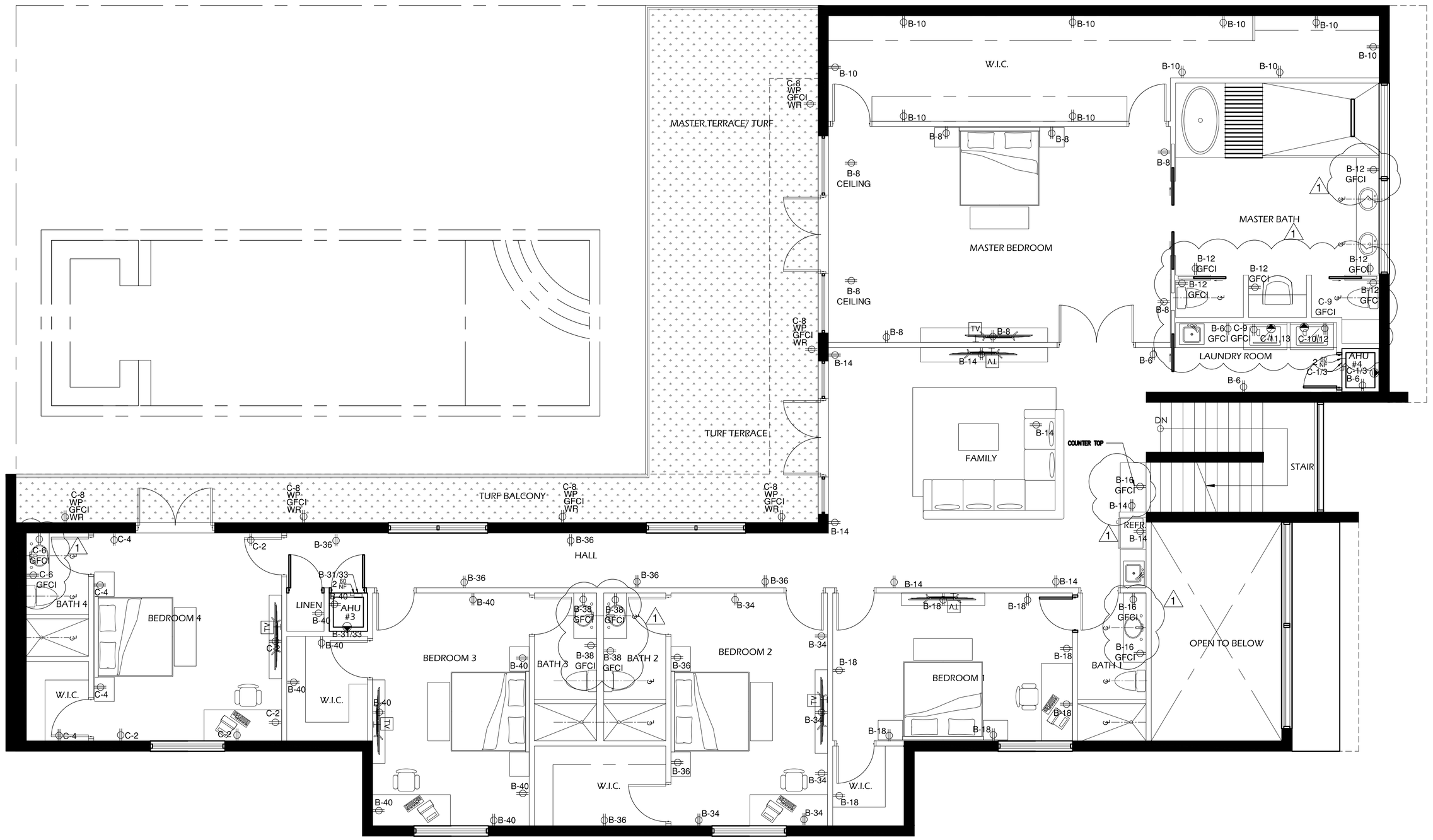
DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.
ELECT. SECOND FLOOR PLAN - LIGHTING
E-2

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ELECTRICAL SECOND FLOOR PLAN - POWER

SCALE: 3/16" =1'-0"

ARCHITECTURE
PLANNING
INTERIOR DESIGN

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DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

ELECT. SECOND
FLOOR PLAN - POWER
E-2.1

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TYPE : SQUARE "D" or APPROVED EQUAL
MTG : FLUSH MOUNTED
MAIN : M.L.O

PANEL "A"

CU BUS/GND. BUS [10K AIC.]

RECEPTACLES (C. Entry, Exterior)
RECEPTACLES (Covered Terrace)
RECEPTACLES OUT GFCI (C. Terrace, Exterior)

VOLTS : 120/240V, 1Ø, 3W
BUS : 225 AMPS
LOAD : (SEE LOAD ANALYSIS)

AMPS	POLES	TOTAL V.A.	COND SIZE+	WIRE	REMARKS	CKT. NO.
50	2	12,000	Romex	6	A/C AHU #1 (A/C Closet) (**)	1
						3
40	2	7,500	Romex	8	A/C CU #1 (Exterior) (**)	5
						7
50	2	12,000	Romex	6	A/C AHU #2 (A/C Closet) (**)	9
						11
40	2	7,500	Romex	8	A/C CU #2 (Exterior) (**)	13
						15
20	1	1,225	Romex	12	DISHWASHER #1 GFI (Kitchen)	17
20	1	1,225	Romex	12	DISHWASHER #2 GFI (Kitchen)	19
20	1	1,000	Romex	12	DISPOSAL (Kitchen) (GFI)	21
20	1	1,000	Romex	12	REFRIGERATOR (Kitchen)	23
20	1	1,000	Romex	12	WINE (Kitchen)	25
20	1	1,500	Romex	12	SMALL APPLIANCE (kitchen)	27
20	1	1,500	Romex	12	WASHER GFI (W/D Closet)	29
40	2	7,500	Romex	8	DRYER (W/D Closet)	31
						33
15	1	1,000	Romex	14	RECEPTACLE (Laundry, Maid Room)	35
20	1	1,000	Romex	14	RECEPTACLE (Maid Bath)(GFI)	37
					SPACE	39
					SPACE	41

CKT. NO.	REMARKS	WIRE	COND SIZE+	TOTAL V.A.	POLES	AMPS
2	SMALL APPLIANCE (Dining, Living room)	12	Romex	1,500	1	20
4	SMALL APPLIANCE (Family Room)	12	Romex	1,500	1	20
6	RECEPTACLES (Home Theater)	14	Romex	1,000	1	15
8	RECEPTACLES (Home Theater, Guess Room)	14	Romex	1,000	1	15
10	RECEPTACLES (Guess Room, Flex Room)	14	Romex	1,000	1	15
12	RECEPTACLES (Flex Room)	14	Romex	1,000	1	15
14	RECEPTACLES OUT GFCI (C. Entry)	14	Romex	1,000	1	15
16	RECEPTACLES OUT GFCI (C. Terrace)	14	Romex	1,000	1	15
18	RECEPTACLES OUT GFCI (C. Terrace)	14	Romex	1,000	1	15
20	RECEPTACLES (Ground FL. Int. Cams)	14	Romex	1,000	1	15
22	RECEPTACLES (Ground Int. Cams)	14	Romex	1,000	1	15
24	RECEPTACLES OUT GFCI (Exterior Cams)	14	Romex	1,500	1	15
26	RECEPTACLES OUT GFCI (Exterior Cams)	14	Romex	1,500	1	15
28	RECEPTACLES (Powder Room, Guess Bath) (GFI)	15	Romex	1,000	1	20
30	EXTERIOR LIGHTS (C. Entry, Ext. Garage and Side of house	15	Romex	1,500	1	14
32	EXTERIOR LIGHTS (Covered Terrace)	15	Romex	1,500	1	14
34	EXTERIOR LIGHTS (Covered Terrace)	15	Romex	1,500	1	14
36	EXTERIOR LIGHTS (Covered Terrace)	15	Romex	1,500	1	14
38	SMOKE DETECTORS (Ground Floor)	15	Romex	1,500	1	14
40	SPACE					
42	SPACE					

FEEDER : 3#1/0 WITH #6 GROUND IN 2" C.
FED FROM : SERVICE.
(*) PART OF THE 3 WATT PER SQ. FT. DEMAND LOAD
(**) NON CONCURRENT LOADS, HEATING IS LARGER)

DEMAND LOAD: SEE LOAD CALCULATIONS

NOTE: WHEN USE ROMEX CABLE FOR A/C IS RESTRICTED TO THE 60 DEGREE AMP (TABLE 310.16)
-ROMEX CABLE IS ACCEPTABLE, WHEN USED FOR DRYER AND RANGE SHALL HAVE BOTH NEUTRAL AND GROUNDING CONDUCTORS, NEC 250-140

TYPE : SQUARE "D" or APPROVED EQUAL
MTG : FLUSH MOUNTED
MAIN : M.L.O

PANEL "D"

CU BUS/GND. BUS [10K AIC.]

VOLTS : 120/240V, 1Ø, 3W
BUS : 225 AMPS
LOAD : (SEE LOAD ANALYSIS)

AMPS	POLES	TOTAL V.A.	COND SIZE+	WIRE	REMARKS	CKT. NO.
15	1	1,000	Romex	14	LIGHTING (Master Bedroom, W.I.C.)	1
15	1	1,000	Romex	14	LIGHTING (Master Bathroom)	3
15	1	1,000	Romex	14	LIGHTING (2nd Floor Family Room, Laundry Room)	5
15	1	720	Romex	-	SPARE	7
15	1	720	Romex	-	SPARE	9
15	1	720	Romex	-	SPARE	11
15	1	720	Romex	-	SPARE	13
15	1	720	Romex	-	SPARE	15
15	1	1,000	Romex	14	LIGHTING (Turf Balcony)	17
15	1	1,500	Romex	14	SMOKE DETECTORS (Second Floor)	19
15	1	1,500	Romex	14	SMOKE DETECTORS (Second Floor)	21
					SPACE	23
					SPACE	25
					SPACE	27
					SPACE	29
					SPACE	31
					SPACE	33
					SPACE	35
					SPACE	37
					SPACE	39
					SPACE	41

CKT. NO.	REMARKS	WIRE	COND SIZE+	TOTAL V.A.	POLES	AMPS
2	LIGHTING (Bedroom #1, W.I.C., Bath #1)	14	Romex	1,000	1	15
4	LIGHTING (Bedroom #2, W.I.C., Bath #2)	14	Romex	1,000	1	15
6	LIGHTING (Bedroom #3, W.I.C., Bath #3)	14	Romex	1,000	1	15
8	LIGHTING (Bedroom #4, W.I.C., Bath #4)	14	Romex	1,000	1	15
10	LIGHTING (Hall)	14	Romex	1,000	1	15
12	LIGHTING (Exterior Lights)	14	Romex	1,000	1	15
14	LIGHTING (Turf Terrace)	14	Romex	1,000	1	15
16	SPARE			720	1	20
18	SPARE			720	1	20
20	SPARE			720	1	20
22	SPARE			720	1	20
24	SPARE			720	1	20
26	SPARE			720	1	20
28	SPACE					
30	SPACE					
32	SPACE					
34	SPACE					
36	SPACE					
38	SPACE					
40	SPACE					
42	SPACE					

DEMAND LOAD: SEE LOAD CALCULATIONS

NOTE: WHEN USE ROMEX CABLE FOR A/C IS RESTRICTED TO THE 60 DEGREE AMP (TABLE 310.16)
-ROMEX CABLE IS ACCEPTABLE, WHEN USED FOR DRYER AND RANGE SHALL HAVE BOTH NEUTRAL AND GROUNDING CONDUCTORS, NEC 250-140

FEEDER : 3#1/0 WITH #6 GROUND IN 2" C.
FED FROM : SERVICE.
(*) PART OF THE 3 WATT PER SQ. FT. DEMAND LOAD
(**) NON CONCURRENT LOADS, HEATING IS LARGER)

TYPE : SQUARE "D" or APPROVED EQUAL
MTG : FLUSH MOUNTED
MAIN : M.L.O

PANEL "B"

CU BUS/GND. BUS [10K AIC.]

VOLTS : 120/240V, 1Ø, 3W
BUS : 225 AMPS
LOAD : (SEE LOAD ANALYSIS)

AMPS	POLES	TOTAL V.A.	COND SIZE+	WIRE	REMARKS	CKT. NO.
20	1	1,500	Romex	20	DOOR O'PENER (Garage)	1
20	1	1,500	Romex	12	RECEPTACLE GARAGE	3
15	1	1,000	Romex	14	LIGHTING (Flex space, WIC, & Guess Bath)	5
15	1	1,000	Romex	14	LIGHTING (Guess Room)	7
15	1	1,000	Romex	14	LIGHTING (Theater Room)	9
15	1	1,000	Romex	14	LIGHTING (Family Room, Bar, Powder)	11
15	1	1,000	Romex	14	LIGHTING (Entry Hall, Dining Room)	13
40	2	7,500	Romex	8	DRYER (W/D Closet)	15
						17
40	2	7,500	Romex	8	STOVE	19
						21
15	1	720	Romex	-	SPARE	23
15	1	1,000	Romex	14	LIGHTING (Kitchen, Pantry)	25
15	1	1,000	Romex	14	LIGHTING (Laundry Room, Maids Room, Maids Bath)	27
15	1	1,000	Romex	14	LIGHTING (Garage, Stair)	29
50	2	12250	Romex	6	A/C AHU #3 (A/C Closet) (**)	31
						33
40	2	7,368	Romex	8	A/C CU #3 (Exterior) (**)	35
						37
					SPACE	39
					SPACE	41

CKT. NO.	REMARKS	WIRE	COND SIZE+	TOTAL V.A.	POLES	AMPS
2	SPARE					
4	SPARE					
6	RECEPTACLES (Laundry Room)(GFI)	14	Romex	1,000	1	20
8	RECEPTACLES (Master Bedroom)	14	Romex	1,000	1	15
10	RECEPTACLES (M. Bedroom W.I.C.)	14	Romex	1,000	1	15
12	RECEPTACLES (M. Bath)(GFI)	14	Romex	1,000	1	20
14	SMALL APPLIANCES (Family Room)	14	Romex	1,000	1	15
16	RECEPTACLES (Bath #1)(GFI)	14	Romex	1,000	1	20
18	RECEPTACLES (Bedroom #1)	14	Romex	1,000	1	15
20	GARAGE	10	3/4	3,500	2	30
22						
24	GARAGE	10	3/4	3,500	2	30
26						
28	OVEN	8	3/4	7,500	2	40
30						
32	SPARE			720	1	20
34	RECEPTACLES (Bedroom #2)	14	Romex	1,000	1	15
36	RECEPTACLES (Bedroom #2, Hall)	14	Romex	1,000	1	15
38	RECEPTACLES (Bath #2, Bath #3)(GFI)	14	Romex	1,000	1	20
40	RECEPTACLES (Bedroom #3)	14	Romex	1,000	1	15
42	SPACE					

FEEDER : 3#1/0 WITH #6 GROUND IN 2" C.
FED FROM : SERVICE.
(*) PART OF THE 3 WATT PER SQ. FT. DEMAND LOAD
(**) NON CONCURRENT LOADS, HEATING IS LARGER)

DEMAND LOAD: SEE LOAD CALCULATIONS

NOTE: WHEN USE ROMEX CABLE FOR A/C IS RESTRICTED TO THE 60 DEGREE AMP (TABLE 310.16)
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TYPE : SQUARE "D" or APPROVED EQUAL
MTG : FLUSH MOUNTED
MAIN : M.L.O

PANEL "P"

CU BUS/GND. BUS [10K AIC.]

VOLTS : 120/240V, 1Ø, 3W
BUS : 225 AMPS
LOAD : (SEE LOAD ANALYSIS)

AMPS	POLES	TOTAL V.A.	COND SIZE+	WIRE	REMARKS	CKT. NO.
					SPARE	1
					SPARE	3
30	2	5000	Romex	10	POOL EQUIPMENT	5
						7
20	2	2250	Romex	12	IRRIGATION PUMP	9
15	1	720	Romex	-	SPARE	11
15	1	720	Romex	-	SPARE	13
15	1	720	Romex	-	SPARE	15
15	1	720	Romex	-	SPARE	17
15	1	720	Romex	-	SPARE	19
					SPACE	21
					SPACE	23
					SPACE	25
					SPACE	27
					SPACE	29
					SPACE	31
					SPACE	33
					SPACE	35
					SPACE	37
					SPACE	39
					SPACE	41

CKT. NO.	REMARKS	WIRE	COND SIZE+	TOTAL V.A.	POLES	AMPS
2	SPARE			720	1	20
4	SPARE			720	1	20
6	SPARE			720	1	20
8	SPARE			720	1	20
10	SPARE			720	1	20
12	SPARE			720	1	20
14	SPARE			720	1	20
16	SPARE			720	1	20
18	SPARE			720	1	20
20	SPARE			720	1	20
22	SPARE			720	1	20
24	SPARE			720	1	20
26	SPACE					
28	SPACE					
30	SPACE					
32	SPACE					
34	SPACE					
36	SPACE					
38	SPACE					
40	SPACE					
42	SPACE					

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MTG : FLUSH MOUNTED
MAIN : M.L.O

PANEL "C"

CU BUS/GND. BUS [10K AIC.]

VOLTS : 120/240V, 1Ø, 3W
BUS : 225 AMPS
LOAD : (SEE LOAD ANALYSIS)

AMPS	POLES	TOTAL V.A.	COND SIZE+	WIRE	REMARKS	CKT. NO.
50	2	12000	Romex	6	A/C AHU #4 (A/C Closet) (**)	1
						3
40	2	7,500	Romex	8	A/C CU #4 (Exterior) (**)	5
						7
20	1	1,500	Romex	12	WASHER GFI (W/D Closet)	9
40	2	7500	Romex	8	DRYER (W/D Closet)	11
						13
15	1	720	Romex	-	SPARE	15
15	1	720	Romex	-	SPARE	17
15	1	720	Romex	-	SPARE	19
15	1	720	Romex	-	SPARE	21
15	1	720	Romex	-	SPARE	23
15	1	720	Romex	-	SPARE	25
15	1	720	Romex	-	SPARE	27
					SPACE	29
					SPACE	31
					SPACE	33
					SPACE	35
					SPACE	37
					SPACE	39
					SPACE	41

CKT. NO.	REMARKS	WIRE	COND SIZE+	TOTAL V.A.	POLES	AMPS
2	RECEPTACLES (Bedroom #4)	14	Romex	1,000	1	15
4	RECEPTACLES (Bedroom #4)	14	Romex	1,000	1	15
6	RECEPTACLES (Bath #4)(GFI)	14	Romex	1,000	1	20
8	RECEPTACLES OUT GFCI (Turf Terrace)	14	Romex	1,500	1	15
10	DRYER (W/D Closet)	8	Romex	7500	2	40
12						
14	WASHER GFI (W/D Closet)	12	Romex	1,500	1	20
16	SPARE			720	1	20
18	SPARE			720	1	20
20	SPARE			720	1	20
22	SPARE			720	1	20
24	SPARE			720	1	20
26	SPARE			720	1	20
28	SPARE			720	1	20
30	SPARE			720	1	20
32	SPARE			720	1	20
34	SPACE					
36	SPACE					
38	SPACE					
40	SPACE					
42	SPACE					

FEEDER : 3#1/0 WITH #6 GROUND IN 2" C.
FED FROM : SERVICE.
(*) PART OF THE 3 WATT PER SQ. FT. DEMAND LOAD
(**) NON CONCURRENT LOADS, HEATING IS LARGER)

NOTE:
SMOKE DETECTORS SHALL NOT BE CLOSER THAN 3' FROM AIR REGISTER & BATH DOOR AND 20' FROM COOKING APPLIANCES.

NOTE:
PADDLE FANS EXCEEDING 35 LBS. WITH OR WITHOUT ACCESSORIES SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX. (TYP.)

NOTE:
PROVIDE CONDUIT FOR INTERNET & DSL HIGH SPEED AND CABLE FOR TV THAT MEETS HDTV REQUIREMENTS.

NOTE:
SMOKE DETECTORS SYSTEM TO BE INSTALLED IN ACCORDANCE W/NFPA 72/99

NOTE:
ALL ELECTRICAL RECEPTACLES TO BE TAMPER RESISTANT TYPE. AS PER NEC 2023 406.12
PROVIDE ARC / FAULT CIRCUIT-INTERRUPTER PROTECTION FOR ALL AREAS. AS PER NEC 210.12

LIGHTING NOTE:
NOT LESS THAN 90% OF THE LAMPS SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS / W OR NOT LESS THAN 65 LUMENS / W.

ELECTRICAL LOAD CALCULATIONS

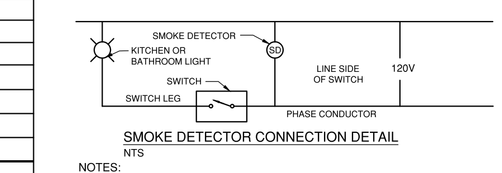
ITEM	PANEL A	PANEL B	PANEL C	PANEL D	PANEL P
SQFT	1,000 (PARTIAL GROUND FL)	3,718 + 3,346 (PARTIAL GROUND & SECOND FLOOR)	1,550 (PARTIAL SECOND FLOOR)	4,500 (PARTIAL SECOND FLOOR)	1,000 (PARTIAL SECOND FLOOR)
GENERAL LIGHTING AT 3 W.S.F.	3,000	21,192	4,650	13,500	3,000
SMALL APPLIANCES CIRCUITS	3,000	3,000			
REFRIGERATOR 2	2,000				
DISHWASHER 2	2,400				
WASHER	1,500		3,000 (2)		
DRYER	5,000		10,000 (2)		
INSTANT WATER HEATER					
DISPOSAL	1,000				
STOVE		12,000			
OVEN 2		24,000			
DOOR O'PENER (GARAGE)		1,200			
GARAGE RECETACLE (2) 220 V		7,000			
POOL EQUIPMENT					8,000
IRRIGATION PUMP					2,000
CONNECTED LOAD (LESS A/C)	16,900	68,392	17,650	13,500	13,000
(2) 10,000 @ 100%	20,000	10,000	10,000		
REST 40%	2,704	23,356	3,060		
(2) A/C OR HTNG @ 100%	15,000	7,500	7,500		
DEMAND LOAD WATTS	37,704	40,856	19,960	13,500	13,000
PHASE AMPS.	157	170	86	56	54
SERVICE SIZE	225	225	225	225	225
NEUTRAL LOAD LIGHTING, WASHER, SMALL APPL.	7,500	10,500	7,650	13,500	13,000
3 KW @ 100%	3,000	3,000	3,000	3,000	3,000
REST @ 35%	1,575	2,625	1,628	3,675	3,500
RANGE @ 70%	8,400	8,400			
DRYER @ 70%	3,500	7,000 (2)	7,200		
TOTAL NEUTRAL W.	20,475	21,025	11,828	6,675	6,500
NEUTRAL AMPS	85	88	49	28	27
SERVICE LOAD:					

PANEL "A" 37,704 VA
PANEL "B" 40,856 VA
PANEL "C" 19,960 VA
PANEL "D" 13,500 VA
PANEL "P" 13,000 VA
TOTAL 125,020 VA (521 AMPS)

NOTE: NEUTRAL CALCULATION NOT REQUIRED. NEUTRAL CONDUCTOR IS NOT REDUCED.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC 2020), (FBC 2023 8TH EDITION) AND ALL APPLICABLE LOCAL CODES. 1
2. COORDINATE ELECTRICAL SERVICE W/FLORIDA POWER AND LIGHT COMPANY
3. ALL TELEPHONE RELATED EQUIPMENT PER FBC 4502-2 (A) (11)
4. ELECTRICAL INSTALLATION DESIGN OF HIS PLAN IN COMPLIANCE AS SET FORTH BY STATE OF FLORIDA STATUTES MODEL ENERGY EFFICIENCY CODES.
5. THE CONTRACTOR WILL EXAMINE THE JOB SITE AND DETERMINE FOR HIMSELF PRIOR TO SUBMISSION OF BID EXISTING CONDITIONS.
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR. IT WILL BE HIS RESPONSIBILITY TO SECURE AND PAY FOR ANY PERMITS, CERTIFICATES OF INSPECTION, AS REQUIRED.
7. SUBSTITUTE MATERIALS EQUIPMENT OR METHODS SHALL NOT BE MADE WITHOUT APPROVAL OF THE ENGINEER. IF THE USE OF A SUBSTITUTE REQUIRES ANY CHANGE IN WORK. THE NECESSARY FOR SUCH CHANGE WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, AND IF APPROVE, SHALL BE MADE AT NO COST TO THE OWNER.
8. CLEAN UP SUCH TRASH AND DEBRIS GENERATED BY THE WORK AND LEAVE COMPLETED WORK IN A CLEAN, UNDAMAGED, AND FINISHED CONDITION READY TO RECEIVE WITHOUT FURTHER PREPARATION, UNLESS SO SPECIFIED IN OTHER SECTIONS, ANY ADJACENT OR ABUTTING WORK TO BE PERFORMED BY OTHERS.
9. ALL CONDUCTORS SHALL BE COPPER AND RUN IN CONDUIT. WIRE SIZE SHALL BE THWN UNLESS OTHERWISE NOTED ON PLANS. PROVIDE GROUND CONDUCTOR PER NEC 250-95.
10. MATERIALS, APPLIANCES, DEVICES AND EQUIPMENT SHALL MEET WITH THE REQUIREMENTS OF UNDERWRITER:S LABORATORIES AND SHALL BE NEW AND THE LATEST STANDARD PRODUCTS OF MANUFACTURES REGULARLY ENGAGED IN THE PRODUCTION OF THE ITEM. UNLESS OTHERWISE INDICATED LIKE ITEMS SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER.
11. LOCATION OR OUTLETS IN ELECTRICAL DRAWINGS IS DIAGRAMMATIC CHECK MANUFACTURER'S DRAWING FOR EXACT LOCATION OF OUTLETS.
12. CIRCUIT NUMBER SHOWN ARE FOR CALCULATION PURPOSES ONLY ACTUAL CIRCUITING MAY VARY ACCORDING TO NEC AND SFBC PROVIDED PANEL SCHEDULE AFTER COMPLETION.
13. A/C EQUIPMENT WIRING, BREAKER AND FUSE SIZES AREA BASED ON A/C EQUIPMENT SPECIFIED ON ORIGINAL CONTRACT DRAWINGS CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING BREAKER AND FUSES SIZE IN ACCORDANCE WITH A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS. AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE CONTRACTOR SHALL MAKE ABOVE MENTIONED CHANGES AT NO EXTRA COST. HACR CIRCUIT BREAKERS MAY BE USED IN PLACE OF FUSES. USE NON-AUTOMATIC SWITCH FOR A.C COND. DISCONNECT.
14. RANGE AND DRYER SHALL HAVE BOTH NEUTRAL & GROUNDING WIRE PER NEC 2560-60.
15. NOW IN EFFECT NEC 2020 FBC 2023 8TH EDITION.

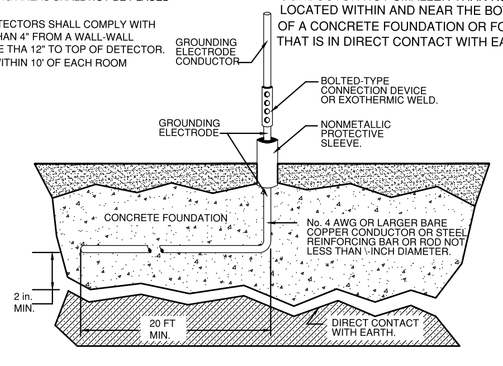


SMOKE DETECTOR CONNECTION DETAIL
NTS

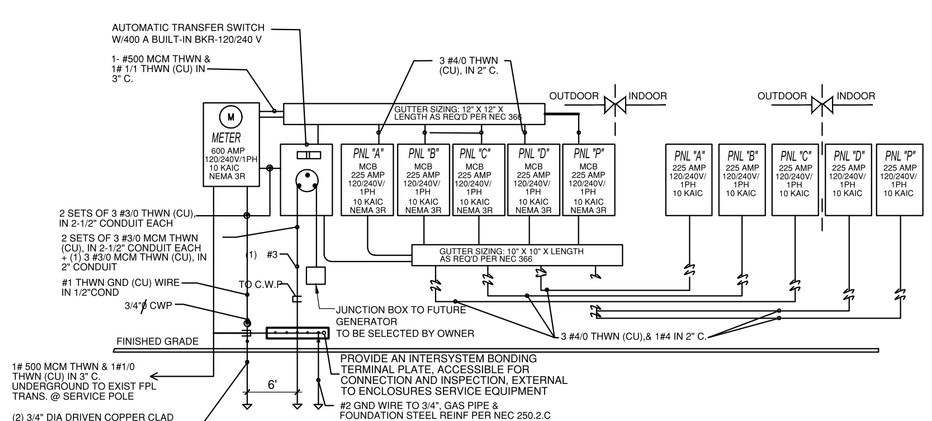
NOTES:
1-SMOKE DETECTOR SHALL NOT BE PLACED WITHIN 3FT. OF ANY A/C GRILL.
2-SMOKE DETECTORS LOCATED OUTSIDE OF SLEEPING AREAS SHALL NOT BE PLACED CLOSER THAN 3FT. TO BATHROOM DOOR.
3-THE MOUNTING AND LOCATION OF UNIT SMOKE DETECTORS SHALL COMPLY WITH NFPA 72 SEC.2-5.2.1.6. CEILING MOUNTS NOT LESS THAN 4" FROM A WALL-WALL MOUNTS NOT LESS THAN 4" FROM CEILING NOR MORE THA 12" TO TOP OF DETECTOR.
4- PROVIDE CARBON MONOXIDE ALARM INSTALLED WITHIN 10' OF EACH ROOM USED FOR SLEEPING PURPOSES.

NOTE:
ALL SERVICE SUPPLYING DWELLING UNITS MUST BE PROVIDE WITH SURGE PROTECTION AS PER NEC 230.67

CONNECT TO A CONCRETE-ENCASED ELECTRODE CONSISTING OF AT LEAST 20 FT OF ONE OR MORE BARE OR ZINC GALVANIZED STEEL REINFORCING BARS OF NOT LESS THAN 1/2 INCH OR CONSISTING OF AT LEAST 20 FT. OF BARE COPPER CONDUCTOR NOT SMALLER THAN No. 4 AND LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH EARTH.



ENCASED GROUNDING ELECTRODE DETAIL
N.T.S



ELECTRICAL RISER DIAGRAM
N.T.S

ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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STATE OF FLORIDA JORGE ARTURO DE LA LLAMA AR0007707 REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	

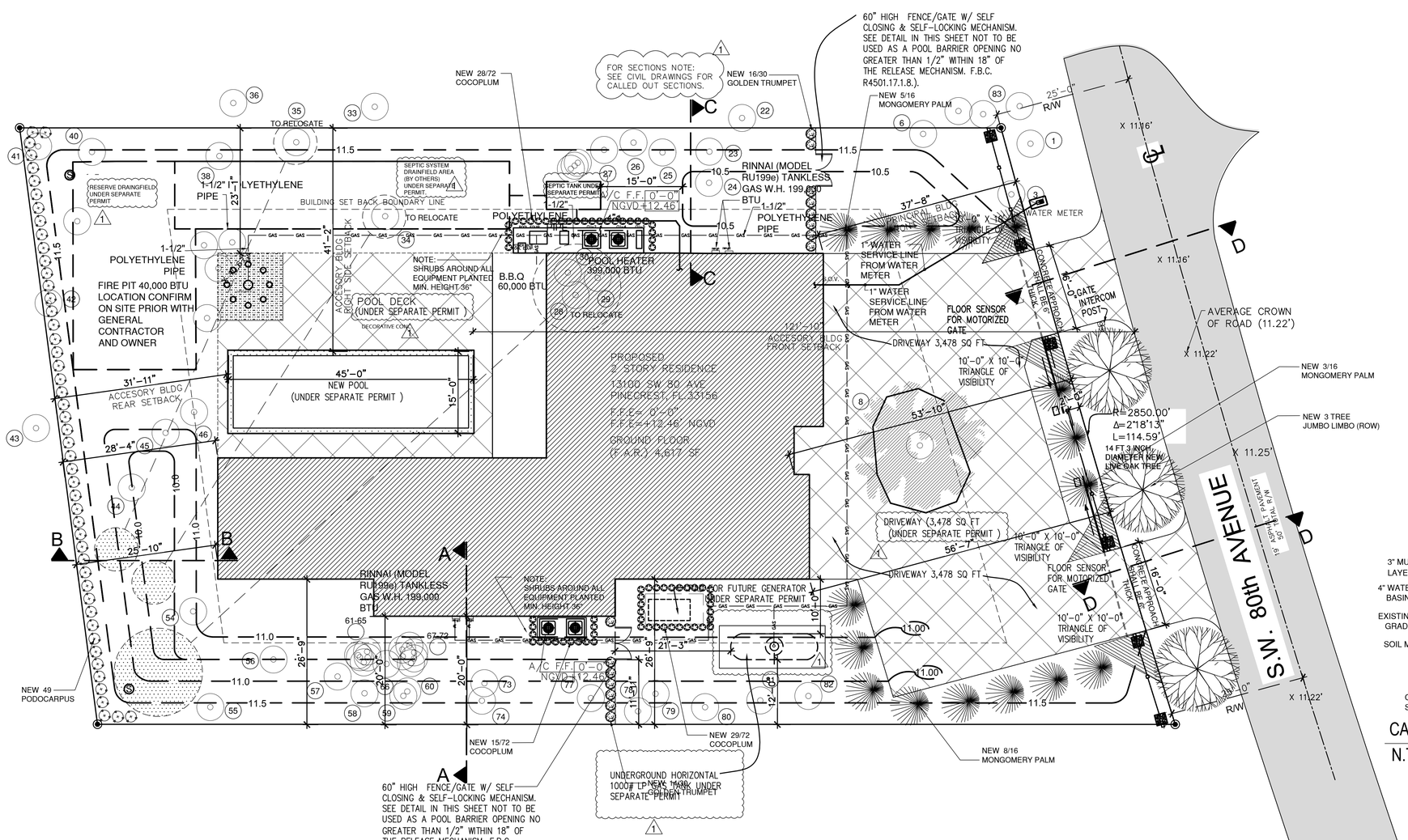
DRAWING NAME

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET N0.
E ECTRICAL NOTES
E-3

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THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



1 PROPOSED LANDSCAPING PLAN
3/32" = 1'-0"

PLANTING NOTES

1.ALL PLANT MATERIAL IS TO BE FLORIDA No.1 OR BETTER PURSUANT TO THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS.
2.-SOD IS TO BE GRADE "A" WED FREE.
3.-ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD. SEE LIMIT ON PLANS. ALL AREAS MARKED "BAHIA GRASS" SHALL BE SOLID SODDED WITH PASPALUM NOTATUM. ALL SOD IS TO BE LAID LEVEL, TIGHT, AND CUT EVEN ALONG PLANTING BEDS.
4.-ALL PLANTS ARE TO BE TOP DRESSED WITH A MINIMUM 3"LAYER OF MELALUCA MULCH, EUCALYPTUS MULCH OR EQUAL.
5.-PLANTING PLANS SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
6.-NO CHANGES ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER. ADDITIONS AND/OR DELETIONS TO THE PLANT MATERIAL MUST BE APPROVED BY THE PROJECT ENGINEER.
7.-LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN SQUARE FOOTAGE TAKEOFFS AND FIELD VERIFICATIONS FOR 100% SOD COVERAGE FOR ALL AREAS SPECIFIED.
8.-ALL LANDSCAPE AREAS ARE TO BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM WHICH PROVIDE 100% COVERAGE, AND 50% OVERLAP.
9.-ALL TREES IN LAWN AREAS TO RECEIVE A 24' DIAMETER MULCHED SAUCER AT THE BASE OF THE TRUNK.
10.-ALL LAWN LOCATED IN PARKING ISLANDS IS TO BE SET FLUSH WITH TOP OF CURB. PROVIDE ADEQUATE SOIL WITHIN 3" OF TOP OF CURB.
11.-TREES ARE TO BE PLANTED WITHIN PARKING ISLANDS AFTER SOIL IS BROUGHT UP TO GRADE. DEEPLY SET ROOT BALLS ARE NOT ACCEPTABLE.
12.-PLANTING SOIL FOR TOPSOIL AND BACKFILL SHALL BE 50/50 MIX, NEMATODE FREE BY MORRIS MAGIC SOIL, HIALEAH, FLORIDA.PLANTING SOIL FOR ANNUAL BEDS TO BE COMPRISED OF 50% CANADIAN PEAT MOSES, 25% SALT FREE COARSE SAND AND 25% AEROLITE.
13.-TREE AND SHRUB PITS WILL BE SUPPLEMENTED WITH "AGRIFORM PELLS", 21 GRAM SIZE WITH A 20-10-5 ANALYSIS, OR SUBSTITUTE APPLICATION.
14.-ALL EXISTING TREES SHALL BE PROTECTED DURING THE CONSTRUCTION PHASE

* VISIBILITY TRIANGLES NOTE:

ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

TERMITE SOIL STATEMENT :

ALL BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: " THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (AS PER R4409.13.5 FBC 2023)

VIOLATION NOTE:

FAILURE TO MAINTAIN LANDSCAPING ACCORDING TO APPROVED PLANS IS A CODE VIOLATION. FAILURE TO PLANT, PRESERVE, OR MAINTAIN IS A SEPARATE VIOLATION, EACH PLANT, EACH DAY. 18A-13 (C)

APPLICABLE CODES

FLORIDA BUILDING CODE 2023 8TH EDITION
NEC (ELECTRICAL CODE) 2023
PLUMBING CODE FBC 2023 8TH EDITION
MECHANICAL CODE FBC 2023 8TH EDITION
STRUCTURAL DESIGN CRITERIA AS PER FBC 2023 8th EDITION

LANDSCAPE CALCULATION - PINECREST FLORIDA

ZONING DISTRICT: E-UM (SINGLE FAMILY) Total Net Lot Area: 21,077 S.F 0.48 Acres

Total Net Lot Area: 21,077 S.F 0.48 Acres

LAWN AREA CALCULATION

	REQUIRED	PROVIDED
MAXIMUM LAWN AREA PERMITTED 40% Min.	8,431 S.F	(8,636) S.F 58%
GREENBELT WIDTH (if applicable)	N/A	N/A
GREEN-SPACE REQUIRED	35% = 7,377 SQ.FT.	10,125 S.F. (48.03%)

TREES

A. Number of trees required per acre of net lot area 1 Acre 43,560 (12 Trees Req.) 0.341 Acres (4 trees Required)	4	47

TREES PER ACRE OF NET LOT AREA (NOTE:30% OF REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES. NO MORE THAN 20% OF THE NATIVE TREE REQUIRED SHALL BE SABAL PALMETTO (CABBAGE PALM)

STREET TREES	REQ.	PROV.
STREET TREE REQUIREMENTS 122 L.F. / 30' (TREES IN THE RIGTH OF WAY(") OR ON PRIVATE PROPERTY)* WILL REQUIRE PUBLIC WORKS APPROVAL OR SPECIAL TAXING DISTRICT.	4	4
TOTAL NUMBER OF TREES	8	51
SHRUBS(10 SHRUBS FOR EA.TREE REQUIRED)	80	151
*30% SHRUBS/HEDGES SHALL BE NATIVE SPECIES.		151

SITE CALCULATIONS

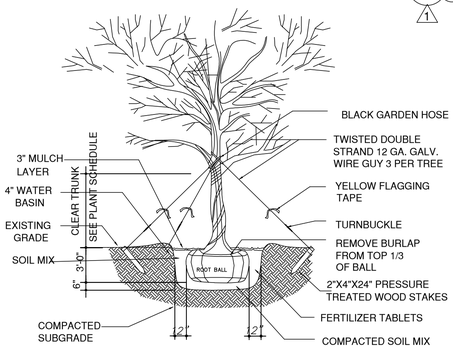
LOT INFORMATION - EU-M

	REQUIRED (Max.)	PROVIDED
NET LOT AREA		21,077 sq.ft. (0.48 Acres)
ZONING REQUIREMENTS - EU-M		
FRONT SETBACK	25'-0"	37'-8"
REAR SETBACK	25'-0"	25'-10"
SOUTH SIDE SETBACK (SIDE STREET)	25'-0" (N/A)	(N/A)
NORTH SIDE SETBACK	15'-0"	23'-1"
SOUTH SIDE SETBACK	15'-0"	20'-0"
BUILDING HEIGHT	35'-0"	24'-6"
LOT COVERAGE BUILDING		4,617 sq.ft
DRIVEWAY		3,478 sq.ft
POOL		578 SqFt
POOL DECK DECORATIVE CONC.		1,055 SqFt
SENSITIVE GRASS		117 SqFt
SAND AREA		150 SqFt
EQUIPMENT SLABS		139 SqFt
TOTAL IMPERVIUS AREA		10,125 SqFt
FLOR AREA RATIO (F.A.R.) - EU-M		
MAXIMUM 1ST FLOOR	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
MAXIMUM 2ND FLOOR	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
LOT COVERAGE - EU-M		
MAXIMUM LOT COVERAGE (INCLUDING ACCESSORY BLDGS)	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
GREEN AREA - EU-M		
MINIMUM GREEN / PERVIOUS AREA	7,376.95 sq.ft (35% min)	10,125 sq.ft (48.03%)
MAXIMUM IMPERVIOUS AREA	13,700.05 sq.ft (65% max)	10,125 sq.ft (48.03%)

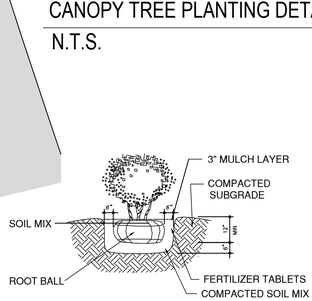
LANDSCAPE LEGEND

SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS	
TREES					INSTALLED MIN.	DBH
NEW	3	QUERCUS VIRGINIANA	GUMBO LIMBO	YES	14' Ht. X 6' Spr.	3"
NEW	16	VEITCHIA ARECINA	MONGOMERY PALM			

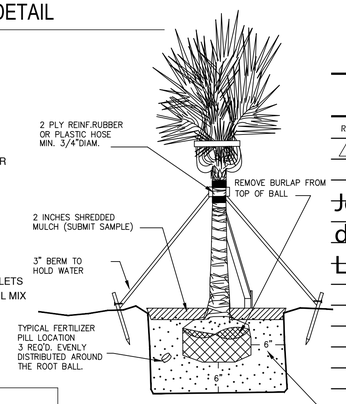
SHURBS 2" MULCH					INSTALLED MIN.
NEW	72	CHRYSOBALANUS ICACO	COCOPLUM	YES	36" IN HEIGHT
NEW	30	ALLAMANDA CATHARTICA	GOLDEN TRUMPET	YES	36" IN HEIGHT
NEW	49	MACROPHYLLUS	PODOCARPUS	YES	36" IN HEIGHT
TOTAL SHRUBS 151					



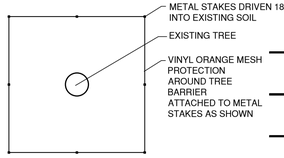
CANOPY TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



PALM PLANTING DETAIL
USE SAME DETAIL FOR ALL TREES



* "X" DIMENSION AS FOLLOWS=
6- 8' FOR TREE TRUNKS UNDER 18" DIA.
10'-12' FOR TREE TRUNKS GREATER THAN 18" DIA.

EXISTING TREE BARRIER DETAIL - PLAN VIEW DETAIL
TREE PROTECTION DURING CONSTRUCTION N.T.S.

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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STATE OF FLORIDA CONSEJO DE ARQUITECTURA AR0007707 REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25	REVISION

Jorge A. de la Llama — Digitally signed by Jorge A. de la Llama Date: 2025.04.08 11:14:30 -04'00'

DRAWING NAME

LANDSCAPING PLAN

DESIGN BY:
ZECKY DA COSTA

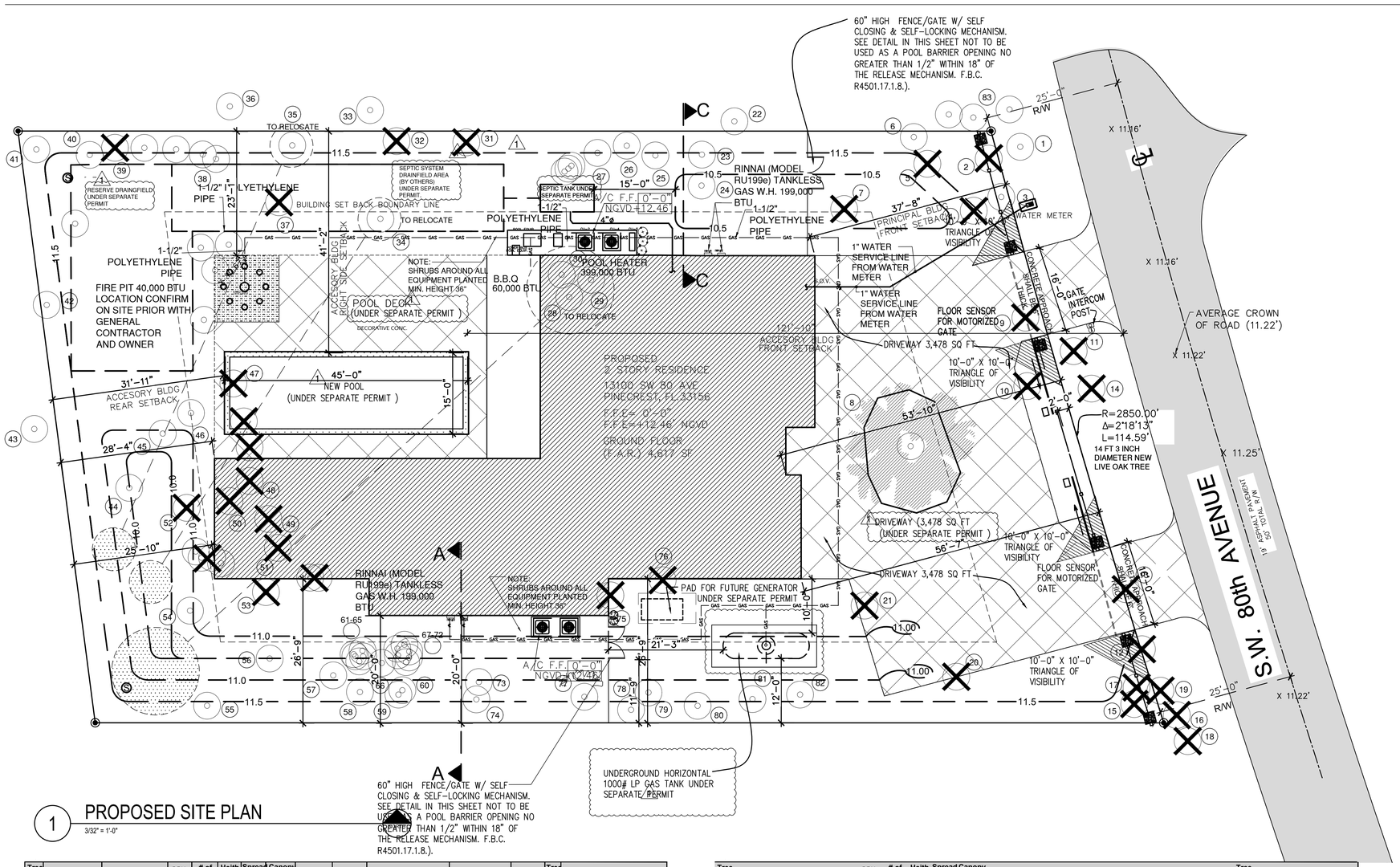
DRAWN BY:
HUMBERTO LANTIGUA

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LP-1

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Plans - Landscaping REV-1.pdf

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1 PROPOSED SITE PLAN

3/32" = 1'-0"

PLANTING NOTES

1.ALL PLANT MATERIAL IS TO BE FLORIDA No.1 OR BETTER PURSUANT TO THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS.
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Tree #	Common Name	Scientific Name	DBH (in)	# of Stems	Heith (ft)	Spread (ft)	Canopy (sf)	Prohibited	Specimen	Comments	Mitigation	Condition	Tree #	Disposition
1	live oak	Quercus virginiana	9	1	20	20	314				(NO) Remain	Good	1	Remain
2	coconut palm	Cocos nucifera	9	1	38	18	254			28'c.t.	Yes	Good	2	To Remove
3	Florida thatch palm	Thrinax radiata	4	1	30	12	113			25'c.t.	(NO) Relocate	Good	3	To Relocate
4	coconut palm	Cocos nucifera	9	1	45	18	254			38'c.t.	Yes	Good	4	To Remove
5	coconut palm	Cocos nucifera	7	1	42	18	254			32'c.t.	Yes	Good	5	To Remove
6	coconut palm	Cocos nucifera	7	1	42	18	254			32'c.t.	(NO) Remain	Good	6	Remain
7	bishopwood	Bischofia javanica	23	1	45	32	804	YES			(NO) Invasive	Fair	7	To Remove (invasive)
8	strangler fig	Ficus aurea	40	4	55	75	4416		Yes	aerial roots not measured	(NO) Remain	Good	8	Remain
9	Florida thatch palm	Thrinax radiata	5	1	18	10	79			ROW,10'c.t.	(NO) ROW	Good	9	To Remove (In the ROW)
10	Montgomery palm	Veitchia arecina	3	1	20	10	79			ROW,12'c.t.	(NO) ROW	Good	10	To Remove (In the ROW)
11	coconut palm	Cocos nucifera	10	1	36	16	201			ROW,30'c.t.	(NO) ROW	Good	11	To Remove (In the ROW)
12	coconut palm	Cocos nucifera	10	1	42	12	113			ROW,38'c.t.	(NO) ROW	Good	12	To Remove (In the ROW)
13	Montgomery palm	Veitchia arecina	3	1	32	12	113			ROW,26'c.t.	(NO) ROW	Good	13	To Remove (In the ROW)
14	Montgomery palm	Veitchia arecina	3	1	28	12	113			20'c.t.	(NO) ROW	Good	14	To Remove (In the ROW)
15	royal poinciana	Delonix regia	22	3	50	55	2375		Yes	ROW	(NO) Remain	Good	15	Remain
16	Montgomery palm	Veitchia arecina	3	2	18	10	79			8'c.t.	(NO) ROW	Good	16	To Remove (In the ROW)
17	Montgomery palm	Veitchia arecina	4	3	21	10	79			10'c.t.	(NO) Relocate	Good	17	To Relocate
18	bamboo palm	Chamardorea seifrizii	cluster	2	12	10	79			ROW	(NO) ROW	Good	18	To Remove (In the ROW)
19	bamboo palm	Chamardorea seifrizii	cluster	1	15	10	79			ROW	(NO) ROW	Good	19	To Remove (In the ROW)
20	pongam	Pongmia pinnata	15	2	40	35	962			low aspect codom	Yes	Fair	20	To Remove
21	strangler fig	Ficus aurea	3	1	18	18	254			aerial root, over roof	(NO) Too Small	Poor	21	To Remove
22	coconut palm	Cocos nucifera	6	1	20	16	201			off site	(NO) Remain	Fair	22	Remain
23	Christmas palm	Adonidia merrellii	5	2	25	12	113			12'c.t.	(NO) Remain	Good	23	Remain
24	fishtail palm	Caryota mitis	4	1	20	12	113			6'c.t.	(NO) Remain	Fair	24	Remain
25	Montgomery palm	Veitchia arecina	4	1	24	12	113			12'c.t.	(NO) Remain	Fair	25	Remain
26	mango	Mangifera indica	13	4	35	35	962			low aspect codom	(NO) Remain	Good	26	Remain
27	areca palm	Dypsis lutescens	cluster	1	24	20	314				(NO) Remain	Good	27	Remain
28	Montgomery palm	Veitchia arecina	4	1	18	12	113			8'c.t.	(NO) Relocate	Good	28	To Relocate
29	Montgomery palm	Veitchia arecina	4	1	25	12	113			18'c.t.	(NO) Relocate	Good	29	To Relocate
30	sabal palm	Sabal palmetto	0	1	12	12	113			3'c.t.	(NO) Relocate	Good	30	To Relocate
31	coconut palm	Cocos nucifera	10	1	48	16	201			42'c.t.	Yes	Good	31	To Remove
32	coconut palm	Cocos nucifera	9	1	36	16	201			30'c.t.	Yes	Good	32	To Remove
33	avocado	Persea americana	9	1	45	20	314			off site	(NO) Remain	Fair	33	Remain
34	Montgomery palm	Veitchia arecina	4	1	18	10	79			8'c.t.	(NO) Relocate	Good	34	To Relocate
35	white bird of paradise	Strelitzia nicolai	cluster	3	24	18	254			in fence	(NO) Relocate	Fair	35	To Relocate
36	royal poinciana	Delonix regia	22	2	45	50	1963		Yes	off site	(NO) Remain	Good	36	Remain
37	pongam	Pongmia pinnata	13	3	35	35	962				Yes	Fair	37	To Remove
38	pongam	Pongmia pinnata	9	2	35	25	491				(NO) Remain	Fair	38	Remain
39	weeping fig	Ficus benjamina	20	1	45	40	1256	YES			(NO) Invasive	Poor	39	To Remove (invasive)
40	fishtail palm	Caryota mitis	cluster	1	25	25	491				(NO) Remain	Fair	40	Remain
41	royal poinciana	Delonix regia	22	2	45	50	1963		Yes	OHU	(NO) Remain	Good	41	Remain
42	coconut palm	Cocos nucifera	30	1	50	50	1963		Yes	OHU	(NO) Remain	Fair	42	Remain

Tree #	Common Name	Scientific Name	DBH (in)	# of Stems	Heith (ft)	Spread (ft)	Canopy (sf)	Prohibited	Specimen	Comments	Mitigation	Condition	Tree #	Disposition
43	tropical almond	Terminalia catappa	7	2	26	25	491			OHU,off site	(NO) Remain	Fair	43	Remain
44	coconut palm	Cocos nucifera	9	1	45	16	201			30'c.t.	(NO) Remain	Good	44	Remain
45	coconut palm	Cocos nucifera	10	1	45	16	201			30'c.t.	(NO) Remain	Good	45	Remain
46	coconut palm	Cocos nucifera	9	1	45	16	201			30'c.t.	(NO) Remain	Good	46	Remain
47	coconut palm	Cocos nucifera	10	2	45	16	201			30'c.t.	Yes	Good	47	To Remove
48	coconut palm	Cocos nucifera	9	1	45	16	201			30'c.t.	Yes	Good	48	To Remove
49	coconut palm	Cocos nucifera	10	1	45	16	201			30'c.t.	Yes	Good	49	To Remove
50	Montgomery palm	Veitchia arecina	5	1	35	14	154			28'c.t.	Yes	Good	50	To Remove
51	Montgomery palm	Veitchia arecina	5	1	35	14	154			28'c.t.	Yes	Good	51	To Remove
52	Florida thatch palm	Thrinax radiata	4	1	32	12	113			25'c.t.	Yes	Good	52	To Remove
53	Christmas palm	Adonidia merrellii	5	1	30	12	113			22'c.t.	Yes	Good	53	To Remove
54	Montgomery palm	Veitchia arecina	3	2	20	10	79			16'c.t.	(NO) Remain	Good	54	Remain
55	firebush	Hamelia patens	7	3	20	20	314				(NO) Remain	Fair	55	Remain
56	areca palm	Dypsis lutescens	cluster	2	20	20	314				(NO) Remain	Fair	56	Remain
57	Chinese fan palm	Livistona chinensis	18	1	60	16	201		Yes	48'c.t.	(NO) Remain	Fair	57	Remain
58	Montgomery palm	Veitchia arecina	5	1	22	14	154			12'c.t.	(NO) Remain	Good	58	Remain
59	Montgomery palm	Veitchia arecina	3	1	16	10	79			7'c.t.	(NO) Remain	Fair	59	Remain
60	areca palm	Dypsis lutescens	cluster	1	18	18	254				(NO) Remain	Good	60	Remain
61	Christmas palm	Adonidia merrellii	4	1	20	12	113			24'c.t.	(NO) Remain	Good	61	Remain
62	white bird of paradise	Strelitzia nicolai	cluster	1	25	20	314			18'c.t.	(NO) Remain	Good	62	Remain
63	Alexander palm	Archontophoenix alexand 6ra e		3	32	14	154			28'c.t.	(NO) Remain	Good	63	Remain
64	Alexander palm	Archontophoenix alexan d5r,a5p		1	24	12	113			8'c.t.	(NO) Remain	Good	64	Remain
65	alexander palm	Archontophoenix alexand7rae		1	35	16	201				(NO) Remain	Good	65	Remain
66	fishtail palm	Caryota mitis	4	1	22	12	113			16'c.t.	(NO) Remain	Fair	66	Remain
67	firebush	Hamelia patens	8	2	12	12	113			16'c.t.	(NO) Remain	Fair	67	Remain
68	Montgomery palm	Veitchia arecina	4.5	1	22	12	113			16'c.t.	(NO) Remain	Fair	68	Remain
69	Montgomery palm	Veitchia arecina	4	1	22	10	79			16'c.t.	(NO) Remain	Good	69	Remain
70	Montgomery palm	Veitchia arecina	5,4	1	22	10	79			16'c.t.	(NO) Remain	Good	70	Remain
71	Montgomery palm	Veitchia arecina	5	1	22	10	79			16'c.t.	(NO) Remain	Good	71	Remain
72	Montgomery palm	Veitchia arecina	4	1	22	10	79			16'c.t.	(NO) Remain	Good	72	Remain
73	Montgomery palm	Veitchia arecina	4	1	22	10	79			16'c.t.	(NO) Remain	Good	73	Remain
74	sapodilla	Manikara zapota	8	2	32	30	707				(NO) Remain	Good	74	Remain
75	sabal palm	Sabal palmetto	18	1	28	16	201		Yes	18'c.t.	Yes	Good	75	To Remove
76	verawood	Bulnesia arboria	15	2	35	35	962				Yes	Good	76	To Remove
77	Montgomery palm	Veitchia arecina	4	1	25	10	79			18'c.t.	(NO) Remain	Good	77	Remain
78	sabal palm	Sabal palmetto	16	2	14	12	113			6'c.t.	(NO) Remain	Good	78	Remain
79	live oak	Quercus virginiana	22	1	55	50	1963		Yes		(NO) Remain	Good	79	Remain
80	areca palm	Dypsis lutescens	cluster	1	12	10	79				(NO) Remain	Fair	80	Remain
81	areca palm	Dypsis lutescens	cluster	1	16	16	201				(NO) Remain	Fair	81	Remain
82	queen palm	Syagrus romanzoffiana	8	1	25	12	113			18'c.t.	(NO) Remain	Fair	82	Remain
83	seagrape	Coccoloba uvifera	12	3	10	20	314			off site	(NO) OFF Site	Good	83	Off Site

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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Plans - Landscaping REV-1.pdf

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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(305) 461-5590 (305) 567-1425 FAX
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CONSULTANTS

STATE OF FLORIDA
CONSEJO DE ARQUITECTURA DE LA FLORIDA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.04.08 11:16:07 -04'00'

DRAWING NAME

TREE DISPOSITION PLAN

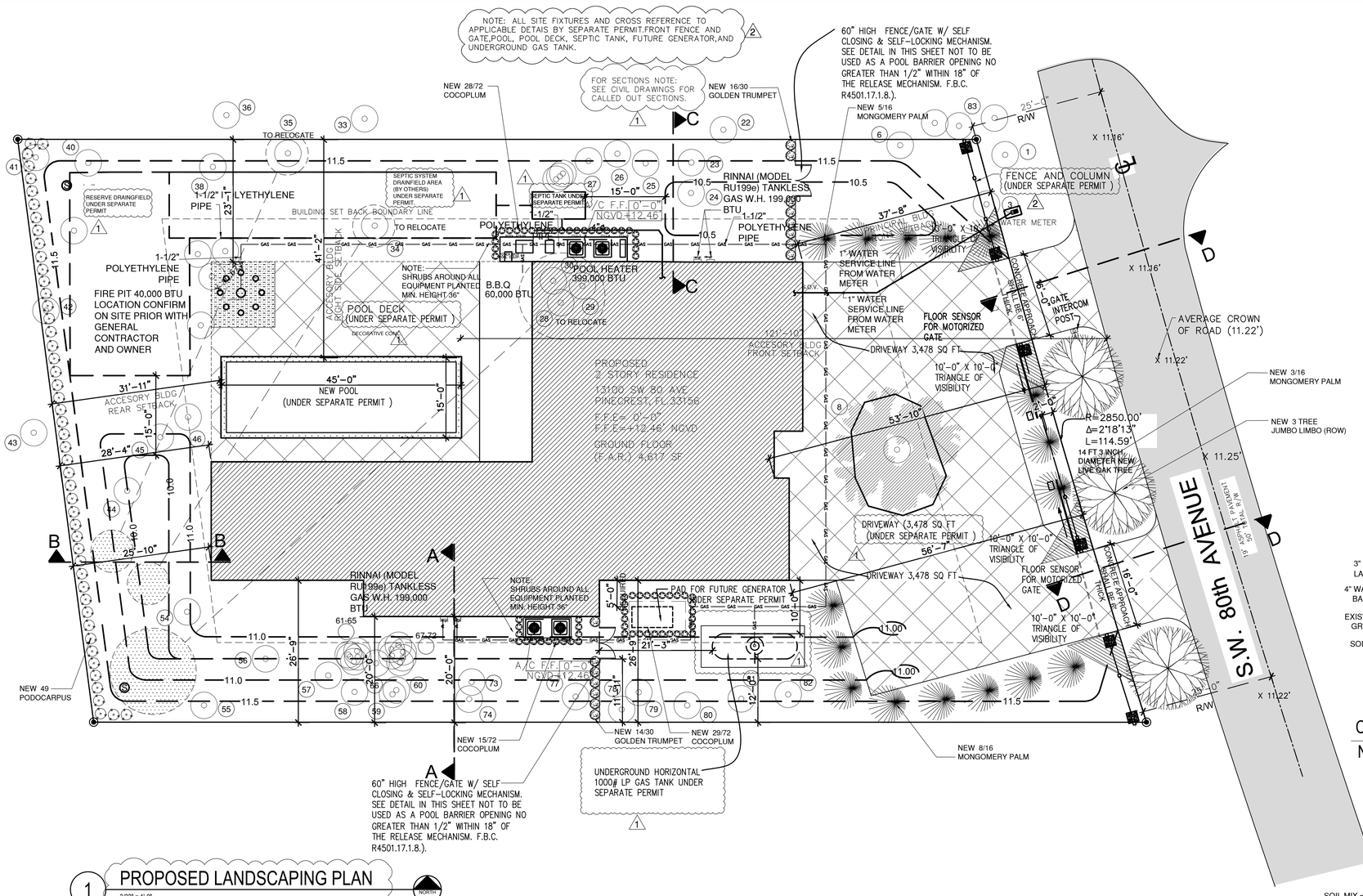
DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET N0.

TD-1

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THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



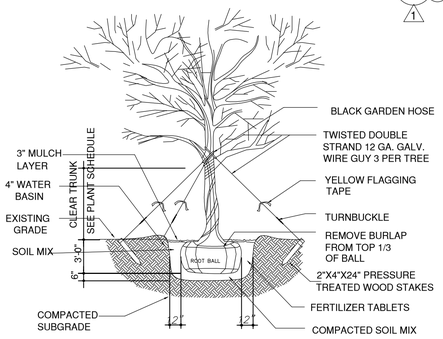
1 PROPOSED LANDSCAPING PLAN

3/32" = 1'-0"

NORTH

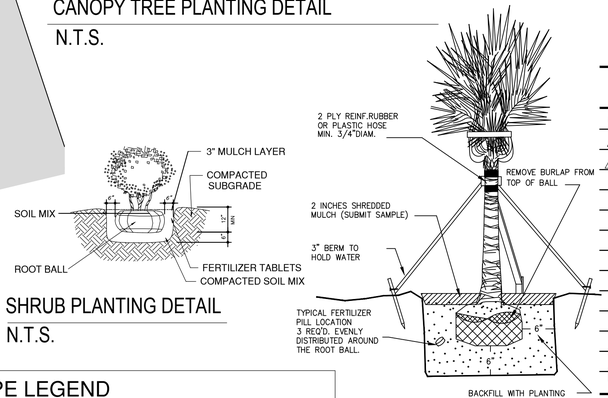
SITE CALCULATIONS

LOT INFORMATION - EU-M	REQUIRED (Max.)	PROVIDED
NET LOT AREA		21,077 sq.ft. (0.48 Acres)
ZONING REQUIREMENTS - EU-M		
FRONT SETBACK	25'-0"	37'-8"
REAR SETBACK	25'-0"	25'-10"
SOUTH SIDE SETBACK (SIDE STREET)	25'-0" (N/A)	(N/A)
NORTH SIDE SETBACK	15'-0"	23'-1"
SOUTH SIDE SETBACK	15'-0"	20'-0"
BUILDING HEIGHT	35'-0"	24'-6"
LOT COVERAGE BUILDING		4,617 sq.ft
DRIVEWAY		3,478 sq.ft
POOL		578 SqFt
POOL DECK DECORATIVE CONC.		1,055 SqFt
SENSITIVE GRASS		117 SqFt
SAND AREA		150 SqFt
EQUIPMENT SLABS		139 SqFt
TOTAL IMPERVIOUS AREA		10,125 SqFt
FLOR AREA RATIO (F.A.R.) - EU-M		
MAXIMUM 1ST FLOOR	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
MAXIMUM 2ND FLOOR	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
LOT COVERAGE - EU-M		
MAXIMUM LOT COVERAGE (INCLUDING ACCESSORY BLDGS)	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
GREEN AREA - EU-M		
MINIMUM GREEN / PERVIOUS AREA	7,376.95 sq.ft (35% min)	10,125 sq.ft (48.03%)
MAXIMUM IMPERVIOUS AREA	13,700.05 sq.ft (65% max)	10,125 sq.ft (48.03%)



CANOPY TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

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LANDSCAPE CALCULATION - PINECREST FLORIDA

ZONING DISTRICT: E-UM (SINGLE FAMILY) Total Net Lot Area: 21,077 S.F 0.48 Acres

Total Net Lot Area: 21,077 S.F 0.48 Acres

LAWN AREA CALCULATION

	REQUIRED	PROVIDED
MAXIMUM LAWN AREA PERMITTED 40% Min.	8,431 S.F	(8,636) S.F 58%
GREENBELT WIDTH (if applicable)	N/A	N/A
GREEN-SPACE REQUIRED	35% = 7,377 SQ.FT.	10,125 S.F. (48.03%)

TREES

A. Number of trees required per acre of net lot area 1 Acre 43,560 (12 Trees Req.) 0.341 Acres (4 trees Required)	4	47

TREES PER ACRE OF NET LOT AREA (NOTE:30% OF REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES. NO MORE THAN 20% OF THE NATIVE TREE REQUIRED SHALL BE SABAL PALMETTO (CABBAGE PALM)

STREET TREES

	REQ.	PROV.
STREET TREE REQUIREMENTS 122 L.F. / 30' (TREES IN THE RIGTH OF WAY(*) OR ON PRIVATE PROPERTY)* WILL REQUIRE PUBLIC WORKS APPROVAL OR SPECIAL TAXING DISTRICT.	4	4
TOTAL NUMBER OF TREES	8	51
SHRUBS(10 SHRUBS FOR EA.TREE REQUIRED)	80	151
*30% SHRUBS/HEDGES SHALL BE NATIVE SPECIES.		151

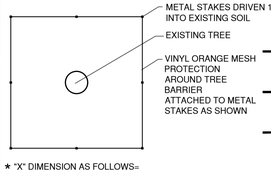
LANDSCAPE LEGEND

SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	NATIVE	REMARKS	
TREES					INSTALLED MIN.	DBH
NEW	3	QUERCUS VIRGINIANA	GUMBO LIMBO	YES	14' Ht. X 6' Spr.	3"
NEW	16	VEITCHIA ARECINA	MONGOMERY PALM			

SHRUBS 2" MULCH					INSTALLED MIN.
NEW	72	CHRYSOBALANUS ICACO	COCOPLUM	YES	36" IN HEIGHT
NEW	30	ALLAMANDA CATHARTICA	GOLDEN TRUMPET	YES	36" IN HEIGHT
NEW	49	MACROPHYLLUS	PODOCARPUS	YES	36" IN HEIGHT
TOTAL SHRUBS 151					

PALM PLANTING DETAIL

USE SAME DETAIL FOR ALL TREES



★ "X" DIMENSION AS FOLLOWS=
6- 8' FOR TREE TRUNKS UNDER 18" DIA.
10'-12' FOR TREE TRUNKS GREATER THAN 18" DIA.

EXISTING TREE BARRIER DETAIL - PLAN VIEW DETAIL

TREE PROTECTION DURING CONSTRUCTION N.T.S.

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DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
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PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	
2	5-13-25 REVISION	

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.05.30 09:36:00 -04'00'

DRAWING NAME

LANDSCAPING PLAN

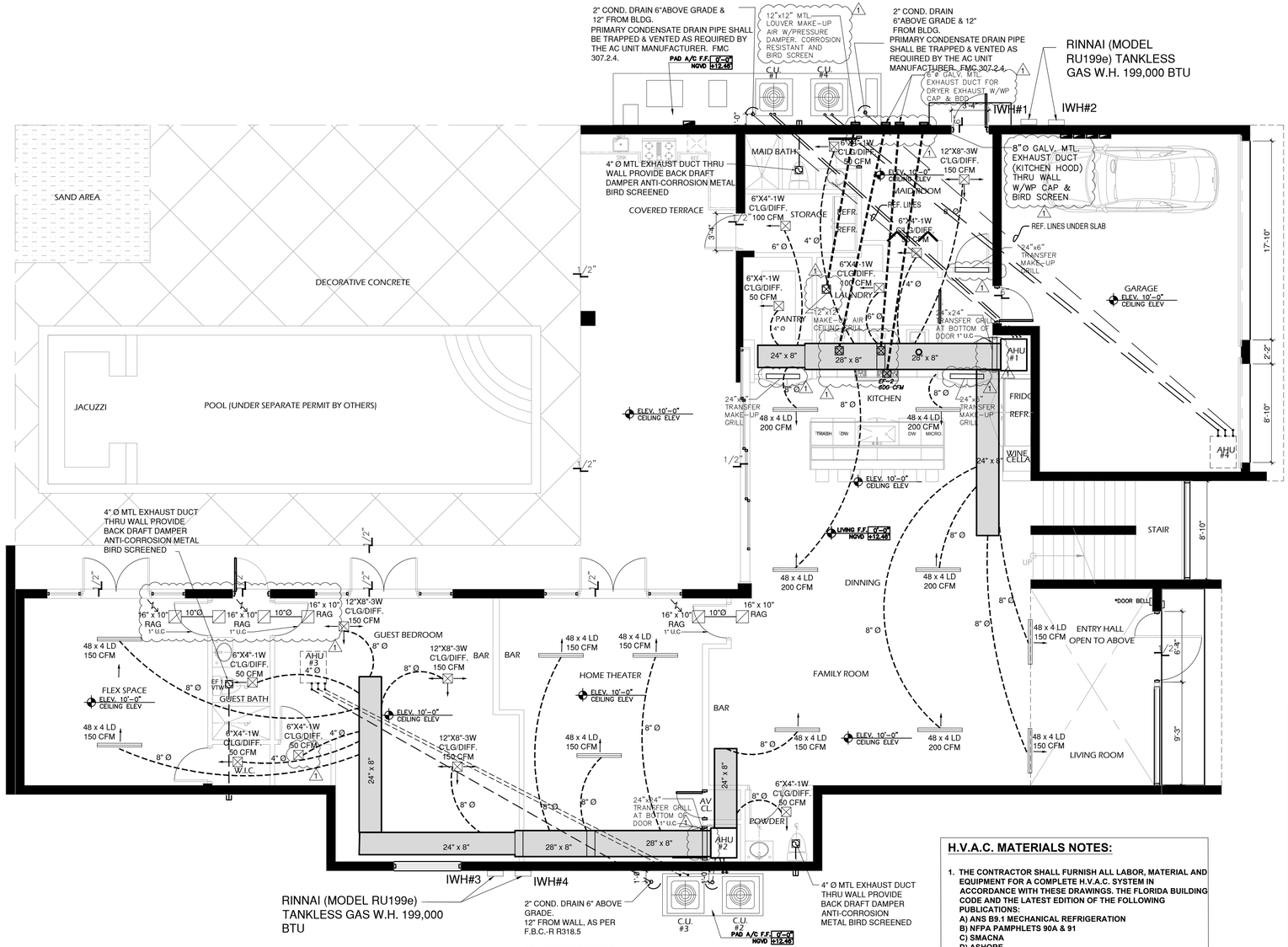
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ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET N0.

LP-1

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MECHANICAL GROUND FLOOR PLAN

SCALE: 3/16" =1'-0"

AIR CONDITIONING GENERAL NOTES

1. SCOPE OF WORK:

A. INSTALL A COMPLETE NEW HVAC SYSTEM AS SHOWN ON DRAWINGS.
2. EQUIPMENT SHALL HAVE CAPACITIES REQUIRED TO OBTAIN A SUITABLE OPERATING BALANCE BETWEEN ASSOCIATED ITEMS OF EQUIPMENT. ALL DAMPERS AND CONTROLS SHALL BE ADJUSTED TO OBTEIN THE REQUIRED CAPACITIES UNDER ACTUAL OPERATING CONDITIONS OF EACH ITEMS OF EQUIPMENT SHALL NOT EXCEED THE RATED MOTOR HORSEPOWER. BALANCED CAPACITIES BE EQUAL TO THOSE SCHEDULED AT DESIGN CONDITIONS.

3. COOLING SYSTEM AREA DESIGNED FOR 78F DB INSIDE CONDITIONS WITH OUTSIDE AIR TEMPERATURE OF 91F D.B. 79F W.B. HEATING IS DESIGNED TO MAINTAIN MINIMUM INSIDE TEMPERATURES OF 72F D.B. WITH AND OUTSIDE TEMPERATURE OF 45F D.B.

4. AIR DISTRIBUTION DEVICES SHALL BE CONSTRUCTED OF ALLUMINIUM, AS MANUFACTURED BY TITUS. CEILING DIFFUSER TO BE TITUS SERIES 200-FS, W/ OPPOSED BLADE DAMPER, AND SUPPLY AIR REGISTERS TO BE MODEL 271-FL EXPOSED GRILLAGE SHALL BE PAINTED OF SAME COLOR OF THE CEILING OR WALL IN WICH IT IS LOCATED IN AND ALL SCREWS SHALL BE OF THE COUNTERSUNK TYPE ALSO PAINTED AS GRILLAGE.

5. CONSTRUCT AIR CONDITIONING DUCTWORK FROM ONE INCH THICK FOR DUCTWORK THAT RUNS BETWEEN FLOORS AND ONE HALF INCH THICK FOR DUCTWORK THAT RUNS WITHIN ATTIC SPACE STANDARD WEIGHT, FIBROUS GLASS DUCTBOARD. FABRICATED, SEAL AND INSTALLED PER LATEST SMACNA FIBROUS GLASS DUCT MANUAL RECOMMENDATIONS. DUCT SIZES NOTED ARE CLEAR INSIDE DIMENSIONS PROVIDE ALL ELBOWS WITH DOUBLE THICKNESS TURNING VANES AT ALL BRANCH DUCT TAKE-OFFS AS REQUIRED FOR PROPER AIR BALANCING.

6. AIR COOLED CONDENSING UNITS TO BE AS SCHEDULE, OR APPROVED EQUAL PROVIDED EACH UNIT WITH ANTI- CYCLING DEVICE OR TIMER, HIGH AND LOW PRESSURE CONTROLLERS, AND FILTER DRIER.

7. FANCOIL UNIT TO BE AS SCHEDULE, OR APPROVED EQUAL COORDINATE WITH ELECTRICIAN TO CONNECT MULTI-SPEED FAN MOTOR TO PROPER SPEED TAPS TO DELIVER SCHEDULED AIR QUANTITIES, AGAINST SYSTEMS RESISTANCE AS INSTALLED DURING THE COOLING MODE; AND TO DELIVER MINIMUM SUPPLY AIR CFM, AS RECOMMENDED BY UNIT MANUFACTURER DURING THE HEATING MODE.

8. INSULATE REFRIGERANT SUCTION PIPE WITH 1/2 INCH THICK ARMAFLEX FINISH INSULATION EXPOSED TO WEATHER WITH TWO COATS OF GLASSFAB AND MASTIC. PROVIDE 3" PVC JACKET FOR ALL REFRIGERANT LINES UNDER GROUND FLOOR.

9. COORDINATE ALL WORK WITH OTHER TRADES INVOLVED, THIS INCLUDES WALL AND ROOF PENETRATIONS AND REQUIRED ELECTRICAL SERVICE AND CONTROL WIRING. PLUMBER IS TO PROVIDE A MINIMUM 1-1/4 INCH CONDENSATE TRAP SEAL AT EACH FANCOIL UNIT, PIPE TO OUTSIDE OF HOUSE 6" ABOVE FINISHED GRADE.

10. THERMOSTAT SHALL HAVE A MAXIMUM HEATING MODE TEMPERATURE SETTING OF 78F AND A MINIMUM COOLING MODE TEMPERATURE SETTING OF 70F. IT SHALL BE ADJUSTABLE TO PROVIDE A TEMPERATURE OF UP TO 10F BETWEEN FULL HEATING AND FULL COOLING. HEATING AND COOLING TO BE NON-CONCURRENT THERMOSTAT TO HAVE REQUIRED STAGES OF COOLING AND HEATING FOR COMPATIBILITY WITH AIR CONDITIONING EQUIPMENT PROVIDE.

11. THE AIR FLOW AT EACH SUPPLY OUTLET SHOWN ARE PRELIMINARY AND FINAL FLOW AT EACH OUTLET SHALL BE DETERMINED BY DEGREE OF COMFORT TEMPERATURE.

INSTALLATION OF ALL EXTERIOR AIR CONDITIONING CONDENSING UNITS, AT GROUND LEVEL, IN SINGLE FAMILY DUPLEX AND FEE SIMPLE TOWNHOUSES IN UNINCORPORATED MIAMI-DADE COUNTY SHALL BE CONCRETE SLAB, ON THE INSIDE OF THE UNIT, WITH AN ANCHOR BOLT OF 500 POUNDS MINIMUM PULL OF CAPACITY

A/C SPLIT SYSTEM SCHEDULE

UNIT NO.	A/C # 1	A/C #2, 4	A/C # 3
TOTAL CAPACITY BTU/HR	45,000	34,600	55,000
SENS CAPACITY BTU/HR	31,200	22,200	38,200
CFM SUPPLY	1,600	1,200	2,000
HEATER KW	7.5	7.5	7.5
ESP-IN WG.	0.30	0.30	0.30
TEMP. AIR ENT. COIL DB/WB	80/67	80/67	80/67
C.U. FLA	26.2	19.4	30.9
VOLTAGE	1-60-240	1-60-240	1-60-240
MANUFACTURER	RHEEM	RHEEM	RHEEM
AHU MODEL	RHMV4821SE	RHMV3621	RHMV6021
C.U. MODEL	RA18AZ48AJV	RA18AZ36	RA18AZ60
SEER2	18.0	18.0	18.0
REF. LIQUID/SUCTION	3/8" - 7/8"	3/8" - 7/8"	3/8" - 1 1/8"
REFRIGERANT TYPE	R-410A		

-MIN. DUCT INSULATION SHALL BE R-6 FOR A/C DUCT IN NON AIR CONDITIONING SPACES

-PROVIDE PROGRAMMABLE THERMOSTAT

H.V.A.C. MATERIALS NOTES:

1. **THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE H.V.A.C. SYSTEM IN ACCORDANCE WITH THESE DRAWINGS. THE FLORIDA BUILDING CODE AND THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS:**
   A) ANS B9.1 MECHANICAL REFRIGERATION
   B) NFPA PAMPHLETS 90A & 91
   C) SMACNA
   D) ASHORE.
2. **ALL AIR CONDITIONING DUCTWORK SHALL BE 1-1/2 INCH STANDARD DUTY FOIL REINFORCED FIBERGLASS WITH MANUFACTURED LOGO PRINTED ON THE VAPOR BARRIER.**
3. **DUCT SIZE SHOWN ARE NET FREE AREA.**
4. **ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION, WITH EXPOSED SURFACE CHEMICALLY TREATED TO RECEIVE PAINT TO MATCH COLOR OR AIR GUIDE OR APPROVED EQUAL.**
5. **PROVIDE OPPOSED BLADE DAMPERS AT ALL DIFFUSERS AND REGISTERS.**
6. **PROVIDE TURNING VANES AND EXTRACTORS ALL ELBOWS AND TAKE OFF.**
7. **THERMOSTATS SHALL BE COMBINATION COOLING/HEATING WITH SYSTEM COOL/AUTO/HEAT/OFF AND FAN ON/AUTO SELECTOR SWITCHES.**
8. **FAN COIL SHALL BE MOUNTED ON A STRUCTURAL STEEL BASE WITH CONTINUOUS STRIP OF ISO MODE AROUND ITS PERIMETER. CONDENSING UNIT SHALL BE ANCHORED TO ITS BASE PER MANUFACTURER'S SPECIFICATIONS.**
9. **REFRIGERANT PIPING SHALL BE COPPER TYPE "L" ARMA-FLEX INSULATION SHALL BE PROVIDED FOR SUCTION LINES.**
10. **PROVIDE NEW FILTERS FOR FAN COIL BEFORE STARTING. THESE FILTERS MUST ALSO BE REPLACED PRIOR TO FINAL ACCEPTANCE BY OWNER.**
11. REFRIGERANT SUCTION LINE TO BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVELY OF AT LEAST R-4 AND HAVING AN EXTERNAL PERMANENT NOT EXCEEDING 0.05 PERM WHEN TESTED IN ACCORDANCE WITH ASTM E 96. FMC-M1411.5

THERMAL VALUES

CMU WALL INSULATION R-7.1
WOOD WALL INSULATION R-11
ROOF INSULATION R-30
ROOF INSULATION UNDER SLAB R-7.1
WINDOW U-VALUE 1.06
WINDOW SHGC 0.43

ALL EXHAUST DISCHARGES, EXCEPT THE DRYER ONE, SHALL BE PROVIDED WITH INSECT SCREENS AS PER FBCM 501.3.2
AIR EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3 FEET FROM OPERABLE AND NON-OPERABLE OPENINGS INTO THE BUILDING
EXTERIOR INSULATION SHALL BE COVERED WITH A PROTECTIVE MATERIAL TO PREVENT DAMAGE FROM SUNLIGHT, MOISTURE LANDSCAPING OPERATIONS, EQUIPMENT MAINTENANCE, AND WIND. ADHESIVE TAPE SHALL NOT BE PERMITTED
EXHAUST DUCT FOR DOMESTIC DRYER SHALL HAVE A SMOOTH INTERIOR FINISH AND SHALL BE CONSTRUCTED OF METAL A MIN. OF 28 GAGE. DUCT SIZE SHALL BE 4 INCHES NOMINAL IN DIAMETER.
HOOD VENTILATION SYSTEM TO BE PROVIDED WITH A BACK DRAFT DAMPER AND CORROSION RESISTANT SCREEN AS PER 2020 FMCR-M1503.1 AND FBCR-R303.6

EXHAUST FAN SCHEDULE

EF-1
SHALL BE BROAN MODEL n. 770 @ 120V/1 PH/60 HZ.
1/4" SP 50 CFM W/BACKDRAFT DAMPER.
EF-2
SHALL BE BROAN MODEL N. 676 @ 120V/1 PH/60 HZ
1/4" SP 110 CFM W/BACKDRAFT DAMPER
EF-3
SHALL BE DAYTON 4D430T- @ 1/8" SP .PROVIDE BACK DRAFT DAMPER.

HVAC DESIGN REQUIRES	YES	NO
DUCT SMOKE DETECTOR		X
FIRE DAMPER(S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X
CEILING FANS		X
PROGRAMMABLE THERMOSTAT	X	

TABLE 43-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE	U - FACTOR	SOLAR HEAT COEFFIENT (SHGC)
SINGLE PANE CLEAR		
SINGLE PANE TINT	1.06	0.43
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

GENERAL MECHANICAL SYSTEM REQUIREMENTS

M1301.2 IDENTIFICATION
EACH LENGTH OF PIPE AND TUBING AND EACH PIPE FITTING UTILIZED IN A MECHANICAL SYSTEM SHALL BEAR THE IDENTIFICATION OF THE MANUFACTURER

M1301.5 THIRD PARTY TESTING AND CERTIFICATION
PIPING, TUBING AND FITTINGS SHALL COMPLY WITH THE APPLICABLE REFERENCED STANDARDS, SPECIFICATIONS AND PERFORMANCE CRITERIA OF THIS CODE AND SHALL BE IDENTIFIED IN ACCORDANCE WITH SECTION M1301.2.PIPING, TUBING AND FITTING SHALL EITHER BE TESTED BY AN APPROVED THIRD-PARTY TESTING AGENCY OR CERTIFIED BY AN APPROVED THIRD-PARTY CERTIFICATION AGENCY.

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
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13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
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REVISION	DATE	BY
1	3-18-25 REVISION	

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.04.01 09:10:03 -04'00'

DRAWING NAME

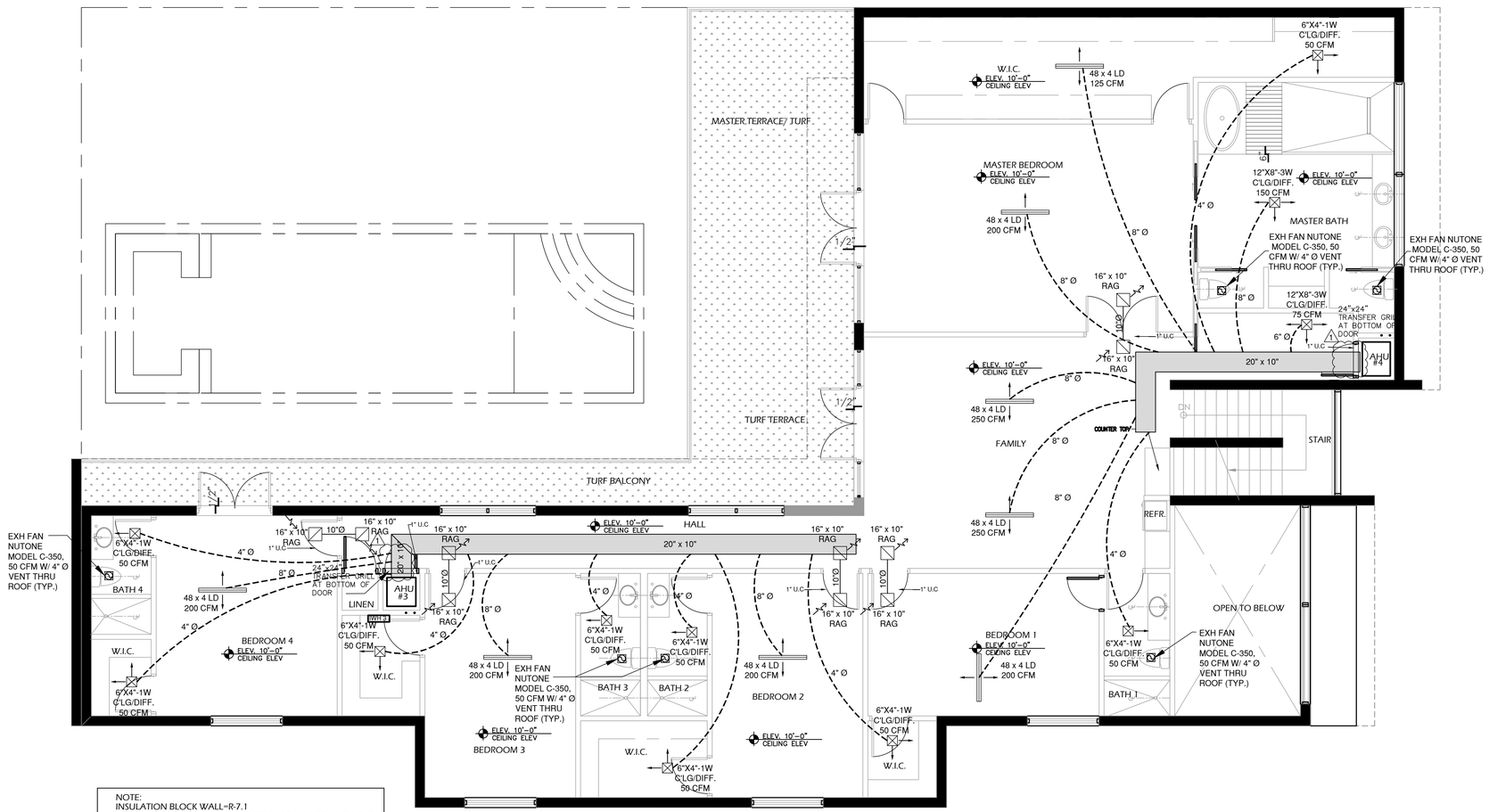
DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.
MECHANICAL GROUND FLOOR PLAN
M-1

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NOTE:
INSULATION BLOCK WALL=R-7.1
UNDER ROOF INSULATION= R-30 SPRAY FOAM ABOVE CEILING
ABOVE ROOF INSULATION= R-30

MECHANICAL SECOND FLOOR PLAN

SCALE: 3/16" =1'-0"

AIR CONDITIONING GENERAL NOTES

1. SCOPE OF WORK:

A. INSTALL A COMPLETE NEW HVAC SYSTEM AS SHOWN ON DRAWINGS.

2. EQUIPMENT SHALL HAVE CAPACITIES REQUIRED TO OBTAIN A SUITABLE OPERATING BALANCE BETWEEN ASSOCIATED ITEMS OF EQUIPMENT. ALL DAMPERS AND CONTROLS SHALL BE ADJUSTED TO OBTEIN THE REQUIRED CAPACITIES UNDER ACTUAL OPERATING CONDITIONS OF EACH ITEMS OF EQUIPMENT SHALL NOT EXCEED THE RATED MOTOR HORSEPOWER. BALANCED CAPACITIES BE EQUAL TO THOSE SCHEDULED AT DESIGN CONDITIONS.

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A/C SPLIT SYSTEM SCHEDULE

UNIT NO.	A/C # 1	A/C #2, 4	A/C # 3
TOTAL CAPACITY BTU/HR	45,000	34,600	55,000
SENS CAPACITY BTU/HR	31,200	22,200	38,200
CFM SUPPLY	1,600	1,200	2,000
HEATER KW	7.5	7.5	7.5
ESP-IN WG.	0.30	0.30	0.30
TEMP. AIR ENT. COIL DB/WB	80/67	80/67	80/67
C.U. FLA	26.2	19.4	30.9
VOLTAGE	1-60-240	1-60-240	1-60-240
MANUFACTURER	RHEEM	RHEEM	RHEEM
AHU MODEL	RHMV4821SE	RHMV3621	RHMV6021
C.U. MODEL	RA18AZ48AJV	RA18AZ36	RA18AZ60
SEER2	18.0	18.0	18.0
REF. LIQUID/SUCTION	3/8" - 7/8"	3/8" - 7/8"	3/8" - 1 1/8"
REFRIGERANT TYPE	R-410A		

-MIN. DUCT INSULATION SHALL BE R-6 FOR A/C DUCT IN NON AIR CONDITIONING SPACES

-PROVIDE PROGRAMMABLE THERMOSTAT

DE LA LLAMA
ARCHITECTURE
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INTERIOR DESIGN

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STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

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RESIDENCE

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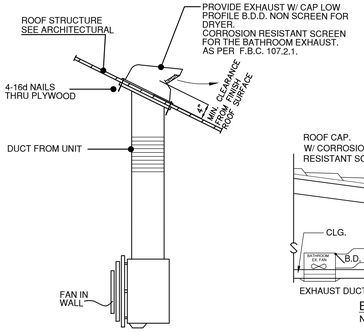
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SHEET N0.

MECHANICAL
2ND FLOOR PLAN
M-2

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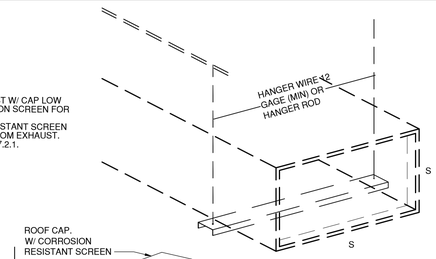
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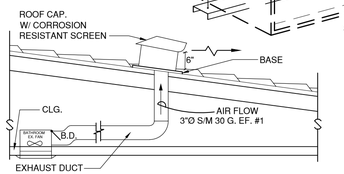


TYPICAL ROOF CAP DETAIL

A DRYER AND/OR TOILET EXH.

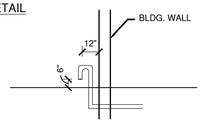
NTS





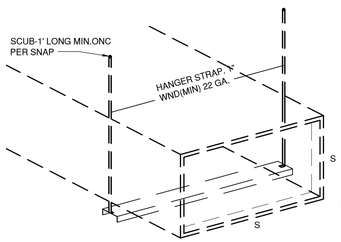
EXHAUST FAN & DUCT-DETAIL

N.T.S.

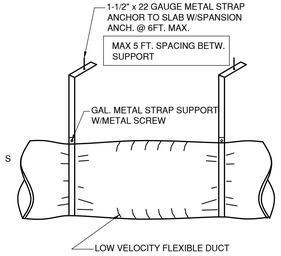


CONDENSATE WATER DISCHARGE DETAIL

N.T.S.



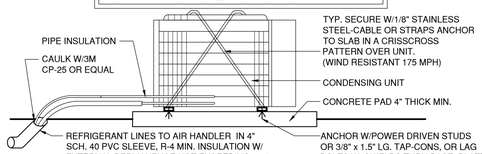
HANGER AND SUPPORTS



FLEXIBLE DUCT SUPPORT DETAIL

N.T.S.

*THE REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS OR SHALL BE OTHERWISE SECURED TO PREVENT UNAUTHORIZED ACCESS. F.B.C.-R M1411.8.



ALL INSTALLATIONS OF EXTERIOR AIR CONDITIONING CONDENSER UNITS IN SINGLE-FAMILY IN UNINCORPORATED MIAMI-DADE COUNTY SHALL COMPLY WITH THE FOLLOWING:

- AN ANCHOR BOLT WITH A MINIMUM OF 500 POUNDS PULL-OUT RESISTANCE SHALL SECURE THE AIR CONDITIONING CONDENSER UNIT FROM WITHIN THE UNIT THROUGH TO THE CONCRETE SLAB ON WHICH THE UNIT RESTS. (NOA No. 18-0719.07)

CONDENSING UNIT INSTALLATION DETAIL

N.T.S.

STANDARD 3" WIDE HANGERS

HANGER EXTENSION TO BE THE SUM OF THE DISTANCES BETWEEN THE HANGING WIRES AND THE DUCT SIZE, ID (SMACNA)

DUCT SIZE, INCHES	MAXIMUN HANGER SPACING
48: WIDE OR WRATER	4 FT.
LESS THAN 48" WIDE AND LESS THAN 48" DEEP	6 FT.
WIDTH BETWEEN 28" & 48" AND GREATER THAN 16" DEEP	6 FT.
LESS THAN 29" WIDE AND 16" DEPTH OR LESS	8 FT.

CHANNEL SECTION

IF TOTAL EXTENSION IS NOT GREATER THAN:	MINIMUN CHANNEL GAUGE	MINIMUM CHANNEL PROFILE
6"	24	3" x 1.5"
18"	22	3" x 2"
30"	18	3" x 2"

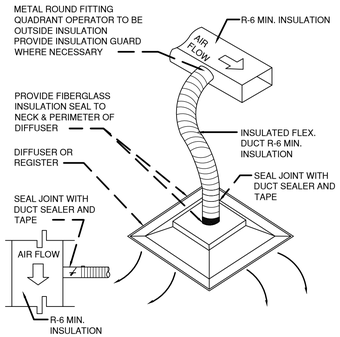
USE OF 2" WIDE

22 GAUGE 2' x 1.5" HANGER MAY BE SUBSTITUTED FOR 3" HANGER FOR DUCTS WITH WIDTHS NOT OVER 48" AND DEPTHS NOT OVER 24" PROVIDED THAT NOT MORE THAN ONE JOINT OCCURS BETWEEN HANGER AND THAN MAXIMUM HANGER SPACING 4 FT. EXCEPTION: WHEN DUCT PERIMETER IS 80" OR LESS AND DOES NOT REQUIRE REINFORCEMENT TWO JOINTS ARE PERMITTED BETWEEN HANGERS.

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

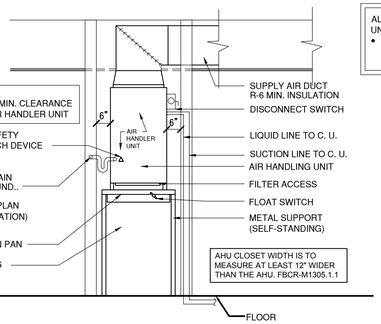
H.V.A.C. MATERIALS NOTES:

1. **THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE H.V.A.C. SYSTEM IN ACCORDANCE WITH THESE DRAWINGS. THE FLORIDA BUILDING CODE AND THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS:**
   A) ANS B9.1 MECHANICAL REFRIGERATION
   B) NFPA PAMPHLETS 90A & 91
   C) SMACNA
   D) ASHGRE.
2. **ALL AIR CONDITIONING DUCTWORK SHALL BE 1-1/2 INCH STANDARD DUTY FOIL REINFORCED FIBERGLASS WITH MANUFACTURED LOGO PRINTED ON THE VAPOR BARRIER.**
3. **DUCT SIZE SHOWN ARE NET FREE AREA.**
4. **ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION, WITH EXPOSED SURFACE CHEMICALLY TREATED TO RECEIVE PAINT TO MATCH COLOR OR AIR GUIDE OR APPROVED EQUAL.**
5. **PROVIDE OPPOSED BLADE DAMPERS AT ALL DIFFUSERS AND REGISTERS.**
6. **PROVIDE TURNING VANES AND EXTRACTORS ALL ELBOWS AND TAKE OFF.**
7. **THERMOSTATS SHALL BE COMBINATION COOLING/HEATING WITH SYSTEM COOL/AUTO/HEAT/OFF AND FAN ON/AUTO SELECTOR SWITCHES.**
8. **FAN COIL SHALL BE MOUNTED ON A STRUCTURAL STEEL BASE WITH CONTINUOUS STRIP OF ISO MODE AROUND ITS PERIMETER. CONDENSING UNIT SHALL BE ANCHORED TO ITS BASE PER MANUFACTURER'S SPECIFICATIONS.**
9. **REFRIGERANT PIPING SHALL BE COPPER TYPE "L" ARMA-FLEX INSULATION SHALL BE PROVIDED FOR SUCTION LINES.**
10. **PROVIDE NEW FILTERS FOR FAN COIL BEFORE STARTING. THESE FILTERS MUST ALSO BE REPLACED PRIOR TO FINAL ACCEPTANCE BY OWNER.**
11. REFRIGERANT SUCTION LINE TO BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVELY OF AT LEAST R-4 AND HAVING AN EXTERNAL PERMANENT NOT EXCEEDING 0.05 PERM WHEN TESTED IN ACCORDANCE WITH ASTM E 96. FMC-M1411.5



FLEXIBLE DUCT CONNECTION DETAIL

N.T.S.



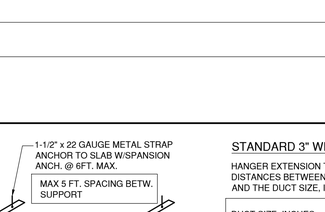
AIR CONDITIONING CLOSET

N.T.S.

TYPICAL ROOF CAP DETAIL

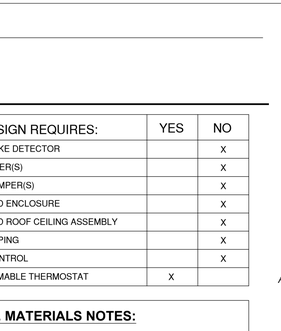
TOILET EXH THRU WALL.

NTS



TYPICAL ROOF & WALL CAP DETAIL DRYER AND / TOILET EXH.

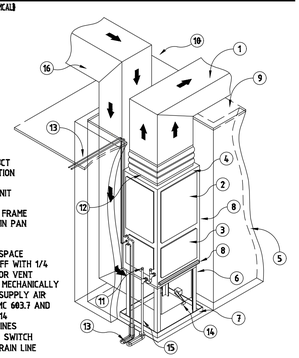
(TYPICAL)



CONDENSING UNIT MOUNTING DETAIL

N.T.S.

(TYPICAL)



AHU CLOSET INSTALLATION

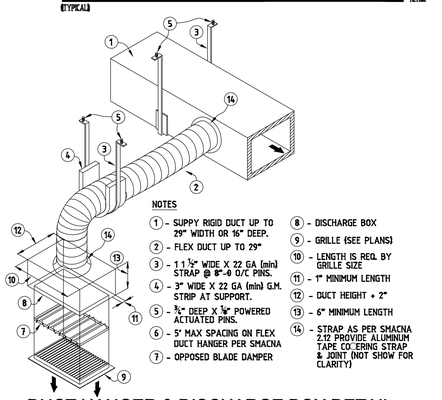
N.T.S.

(TYPICAL)

NOTE:

1. PROVIDE SECONDARY DRAIN PAN WITH AN APPROVED WATER LEVEL DETECTOR OR FLOAT SWITCH DEVICE THAT WILL CONTROL OVERFLOW BY AUTOMATICALLY SHUTTING DOWN THE AHU's. FOR SWITCH MANUF. AND MODEL NO PLEASE REFER TO PLUMBING DRAWINGS.

2. PROVIDE MIN. 4" CLEARANCE ALL AROUND AC UNIT INSTALLED INSIDE AC CLOSET AS PER FMC 603.1.4 AC CLOSET TO MEASURE AT LEAST 12" MORE THAN THE



DUCT HANGER & DISCHARGE BOX DETAIL

N.T.S.

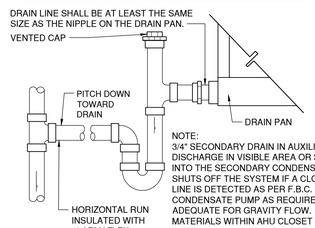
(TYPICAL) (DISCHARGE BOX DETAIL PER SMACNA 2.12)

1" UC
THE BEDROOM DOORS SHALL BE PROVIDED WITH 1-INCH UNDERCUT DOOR AS PER FBC-R M1602.3.

SECONDARY DRAIN PAN NOTES

*THE SECONDARY DRAIN PAN SHALL BE NOT LESS THAN THREE (3) INCHES LARGER THAN THE UNIT, OR THE COIL DIMENSIONS IN WIDTH AND LENGTH AND SHALL BE CONSTRUCTED OF CORROSION-RESISTANT MATERIAL. GALVANIZED SHEET STEEL PANS OF NOT LESS THAN 24 GAUGE. FBC-R M1411.3,1.

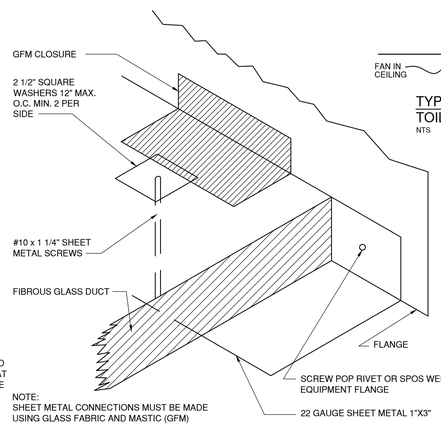
*THE SECONDARY DRAIN PAN FLOW SWITCH SHALL SHUT OFF THE AIR HANDLING UNIT IN THE EVENT THE PRIMARY DRAIN IS BLOCKED.
FBC-R M1411.3,1.



NOTE:
3/4" SECONDARY DRAIN IN AUXILIARY DRAIN PAN TO DISCHARGE IN VISIBLE AREA OR SAFETY SWITCH TIED INTO THE SECONDARY CONDENSATE DRAIN LINE THAT SHUTS OFF THE SYSTEM IF A CLOGGED CONDENSATE LINE IS DETECTED AS PER F.B.C. 141411.3.1 PROVIDE CONDENSATE PUMP AS REQUIRED IF CD SLOPE NOT ADEQUATE FOR GRAVITY FLOW. NO COMBUSTIBLE MATERIALS WITHIN AHU CLOSET P-TRAP SHALL COMPLY WITH F.B.C. CHAPTER # 10

AHU CONDENSATE DRAIN DISCHARGE

N.T.S.

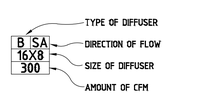


NOTE:
SHEET METAL CONNECTIONS MUST BE MADE USING GLASS FABRIC AND MASTIC (GFM)

FIGURE 2-25
PG # 2.14
PER SMACNA

SHEET METAL AND EQUIPMENT CONNECTION DETAIL

N.T.S.



AIR OUTLET/INLET TAG

N.T.S.

(TYPICAL)

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

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STATE OF COLORADO - ARC.00404538

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STATE OF FLORIDA
JORGE ARTURO DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

DATE
DIC. 17, 2024

REVISION	DATE	BY

DRAWING NAME

DESING BY:
ZECKY DA COSTA

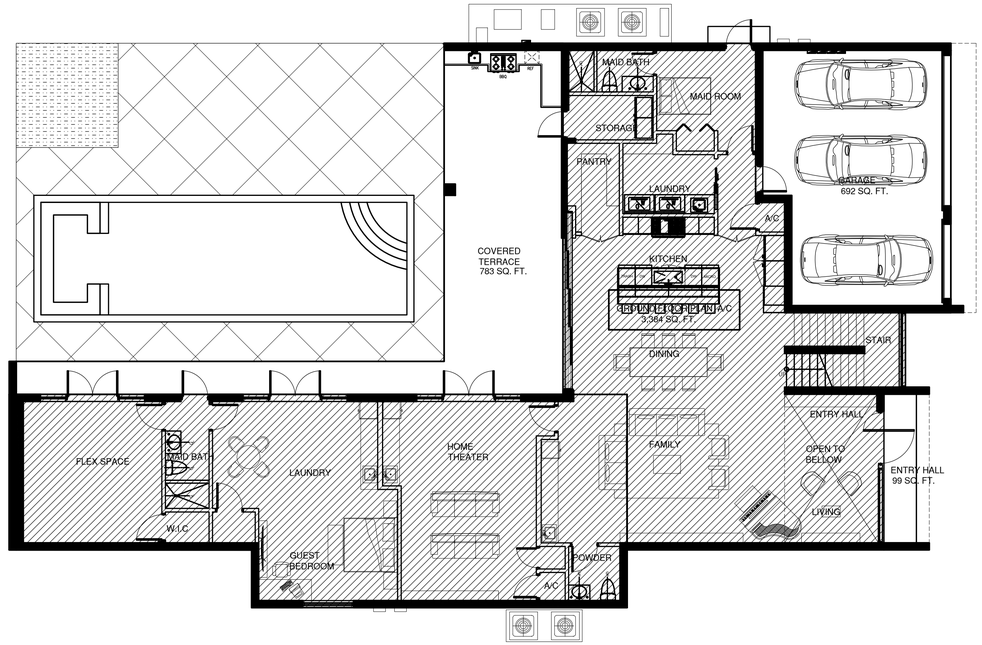
DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

SHEET N0.

DETAILS
M-3

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THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC, BEFORE COMMENCING ANY WORK.

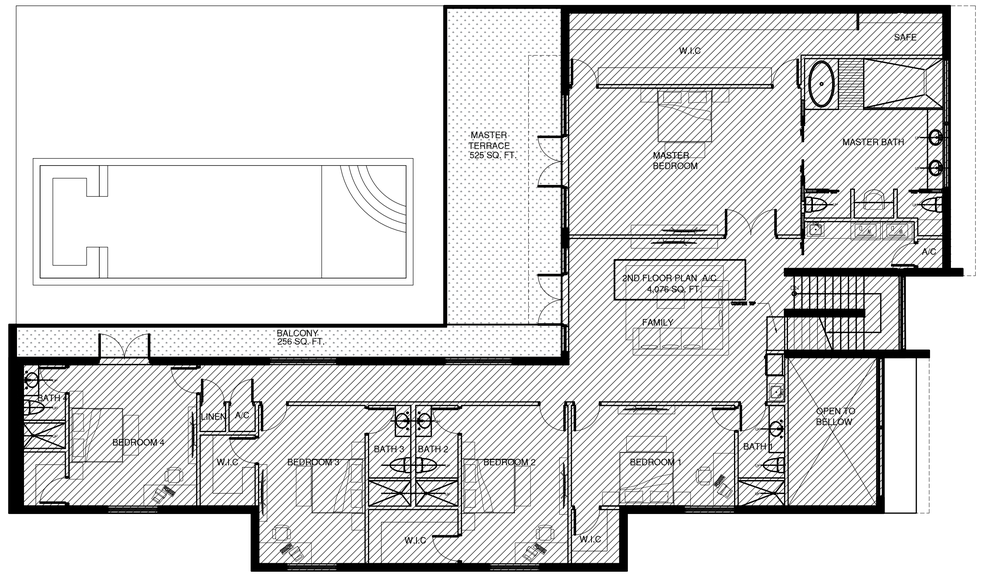


PERIMETER LINE DRAWING A/C - GROUD FLOOR PLAN

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

AREA BREAKDOWN	
GROUND FLOOR PLAN A/C	3,384 SQ. FT.
GARAGE AREA	692 SQ. FT.
COVERED TERRACE AREA	783 SQ. FT.
ENTRY HALL	99 SQ. FT.
TOTAL AREA	4,958 SQ. FT.
SECOND FLOOR PLAN A/C	4,076 SQ. FT.
BALCONY	256 SQ. FT.
MASTER TERRACE	525 SQ. FT.
TOTAL AREA	9,815 SQ. FT.

AREA BREAKDOWN A/C	
GROUND FLOOR PLAN A/C	3,384 SQ. FT.
SECOND FLOOR PLAN A/C	4,076 SQ. FT.
TOTAL A/C AREA	7,460 SQ. FT.



PERIMETER LINE DRAWING A/C - SECOND FLOOR PLAN

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

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

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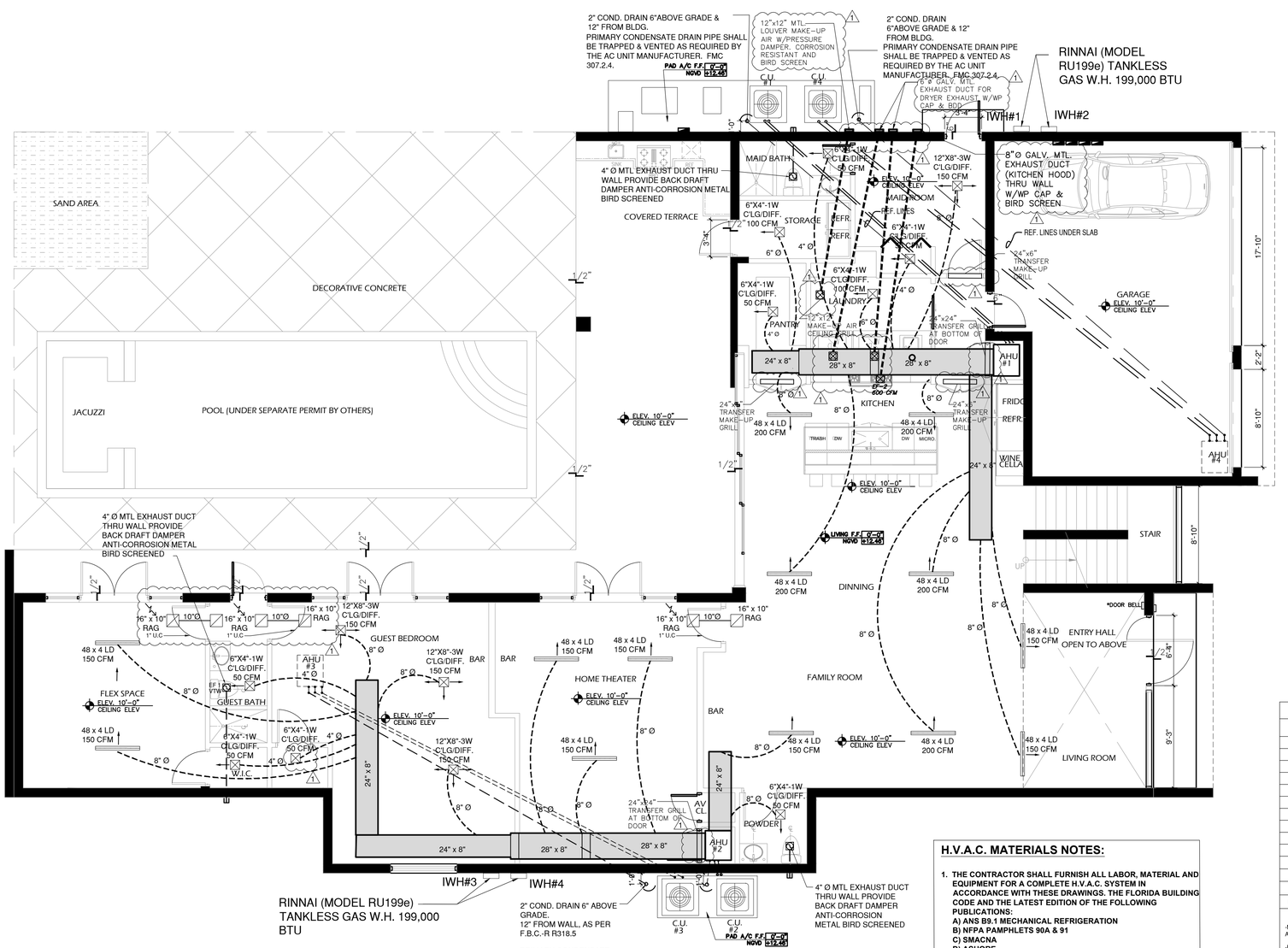
DESING BY:
ZECKY DA COSTA

DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

SHEET N0.
MECHANICAL
PERIMETER A/C
M-4

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MECHANICAL GROUND FLOOR PLAN

SCALE: 3/16" =1'-0"

AIR CONDITIONING GENERAL NOTES

1. SCOPE OF WORK:

A. INSTALL A COMPLETE NEW HVAC SYSTEM AS SHOWN ON DRAWINGS.
2. EQUIPMENT SHALL HAVE CAPACITIES REQUIRED TO OBTAIN A SUITABLE OPERATING BALANCE BETWEEN ASSOCIATED ITEMS OF EQUIPMENT. ALL DAMPERS AND CONTROLS SHALL BE ADJUSTED TO OBTEIN THE REQUIRED CAPACITIES UNDER ACTUAL OPERATING CONDITIONS OF EACH ITEMS OF EQUIPMENT SHALL NOT EXCEED THE RATED MOTOR HORSEPOWER. BALANCED CAPACITIES BE EQUAL TO THOSE SCHEDULED AT DESIGN CONDITIONS.

3. COOLING SYSTEM AREA DESIGNED FOR 78F D8 INSIDE , CONDITIONS WITH OUTSIDE AIR TEMPERATURE OF 91F D.B. 79F W.B. HEATING IS DESIGNED TO MAINTAIN MINIMUM INSIDE TEMPERATURES OF 72F D.B. WITH AND OUTSIDE TEMPERATURE OF 45F D.B.

4. AIR DISTRIBUTION DEVICES SHALL BE CONSTRUCTED OF ALLUMINIUM, AS MANUFACTURED BY TITUS, CEILING DIFFUSER TO BE TITUS SERIES 200-FS, W/ OPPOSED BLADE DAMPER, AND SUPPLY AIR REGISTERS TO BE MODEL 271-FL EXPOSED GRILLAGE SHALL BE PAINTED OF SAME COLOR OF THE CEILING OR WALL IN WICH IT IS LOCATED IN AND ALL SCREWS SHALL BE OF THE COUNTERSUNK TYPE ALSO PAINTED AS GRILLAGE.

5. CONSTRUCT AIR CONDITIONING DUCTWORK FROM ONE INCH THICK FOR DUCTWORK THAT RUNS BETWEEN FLOORS AND ONE HALF INCH THICK FOR DUCTWORK THAT RUNS WITHIN ATTIC SPACE STANDARD WEIGHT, FIBROUS GLASS DUCTBOARD, FABRICATED, SEAL AND INSTALLED PER LATEST SMACNA FIBROUS GLASS DUCT MANUAL, RECOMMENDATIONS. DUCT SIZES NOTED ARE CLEAR INSIDE DIMENSIONS PROVIDE ALL ELBOWS WITH DOUBLE THICKNESS TURNING VANES AT ALL BRANCH DUCT TAKE-OFFS AS REQUIRED FOR PROPER AIR BALANCING.

6. AIR COOLED CONDENSING UNITS TO BE AS SCHEDULE, OR APPROVED EQUAL PROVIDED EACH UNIT WITH ANTI- CYCLING DEVICE OR TIMER, HIGH AND LOW PRESSURE CONTROLLERS, AND FILTER DRIER.

7. FANCOIL UNIT TO BE AS SCHEDULE, OR APPROVED EQUAL COORDINATE WITH ELECTRICIAN TO CONNECT MULTI-SPEED FAN MOTOR TO PROPER SPEED TAPS TO DELIVER SCHEDULED AIR QUANTITIES, AGAINST SYSTEMS RESISTANCE AS INSTALLED DURING THE COOLING MODE; AND TO DELIVER MINIMUM SUPPLY AIR CFM, AS RECOMMENDED BY UNIT MANUFACTURER DURING THE HEATING MODE.

8. INSULATE REFRIGERANT SUCTION PIPE WITH 1/2 INCH THICK ARMAFLEX FINISH INSULATION EXPOSED TO WEATHER WITH TWO COATS OF GLASSFAB AND MASTIC. PROVIDE 3" PVC JACKET FOR ALL REFRIGERANT LINES UNDER GROUND FLOOR.

9. COORDINATE ALL WORK WITH OTHER TRADES INVOLVED, THIS INCLUDES WALL AND ROOF PENETRATIONS AND REQUIERED ELECTRICAL SERVICE AND CONTROL WIRING. PLUMBER IS TO PROVIDE A MINIMUM 1-1/4 INCH CONDENSATE TRAP SEAL AT EACH FANCOIL UNIT, PIPE TO OUTSIDE OF HOUSE 6" ABOVE FINISHED GRADE.

10. THERMOSTAT SHALL HAVE A MAXIMUM HEATING MODE TEMPERATURE SETTING OF 78F AND A MINIMUM COOLING MODE TEMPERATURE SETTING OF 70F , IT SHALL BE ADJUSTABLE TO PROVIDE A TEMPERATURE OF UP TO 10F BETWEEN FULL HEATING AND FULL COOLING. HEATING AND COOLING TO BE NON-CONCURRENT THERMOSTAT TO HAVE REQUIRED STAGES OF COOLING AND HEATING FOR COMPATIBILITY WITH AIR CONDITIONING EQUIPMENT PROVIDE.

11. THE AIR FLOW AT EACH SUPPLY OUTLET SHOWN ARE PRELIMINARY AND FINAL FLOW AT EACH OUTLET SHALL BE DETERMINED BY DEGREE OF COMFORT TEMPERATURE.

INSTALLATION OF ALL EXTERIOR AIR CONDITIONING CONDENSING UNITS, AT GROUND LEVEL, IN SINGLE FAMILY DUPLEX AND FEE SIMPLE TOWNHOUSES IN UNINCORPORATED MIAMI-DADE COUNTY SHALL BE CONCRETE SLAB, ON THE INSIDE OF THE UNIT, WITH AN ANCHOR BOLT OF 500 POUNDS MINIMUM PULL OF CAPACITY

A/C SPLIT SYSTEM SCHEDULE

UNIT NO.	A/C # 1	A/C #2, 4	A/C # 3
TOTAL CAPACITY BTU/HR	45,000	34,600	55,000
SENS CAPACITY BTU/HR	31,200	22,200	38,200
CFM SUPPLY	1,600	1,200	2,000
HEATER KW	7.5	7.5	7.5
ESP-IN WG.	0,30	0,30	0,30
TEMP. AIR ENT. COIL DB/WB	80/67	80/67	80/67
C.U. FLA	26,2	19,4	30,9
VOLTAGE	1-60-240	1-60-240	1-60-240
MANUFACTURER	RHEEM	RHEEM	RHEEM
AHU MODEL	RHMV4821SE	RHMV3621	RHMV6021
C.U. MODEL	RA18AZ48AJV	RA18AZ36	RA18AZ60
SEER2	18.0	18.0	18.0
REF. LIQUID/SUCTION	3/8" - 7/8"	3/8" - 7/8"	3/8" - 1 1/8"
REFRIGERANT TYPE	R-410A		

-MIN. DUCT INSULATION SHALL BE R-6 FOR A/C DUCT IN NON AIR CONDITIONING SPACES

-PROVIDE PROGRAMMABLE THERMOSTAT

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THERMAL VALUES

CMU WALL INSULATION R-7.1
WOOD WALL INSULATION R-11
ROOF INSULATION R-30
ROOF INSULATION UNDER SLAB R-7.1
WINDOW U-VALUE 1.06
WINDOW SHGC 0.43

EXHAUST FAN SCHEDULE

EF-1
SHALL BE BROAN MODEL n. 770 @ 120V/1 PH/60 HZ.
1/4" SP 50 CFM W/BACKDRAFT DAMPER.
EF-2
SHALL BE BROAN MODEL N. 676 @ 120V/1 PH/60 HZ.
1/4" SP 110 CFM W/BACKDRAFT DAMPER
EF-3
SHALL BE DAYTON 4D430T- @ 1/8" SP .PROVIDE BACK DRAFT DAMPER.

ALL EXHAUST DISCHARGES, EXCEPT THE DRYER ONE, SHALL BE PROVIDED WITH INSECT SCREENS AS PER FBCM 501.3.2
AIR EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3 FEET FROM OPERABLE AND NON-OPERABLE OPENINGS INTO THE BUILDING
EXTERIOR INSULATION SHALL BE COVERED WITH A PROTECTIVE MATERIAL TO PREVENT DAMAGE FROM SUNLIGHT, MOISTURE LANDSCAPING OPERATIONS, EQUIPMENT MAINTENANCE, AND WIND. ADHESIVE TAPE SHALL NOT BE PERMITTED
EXHAUST DUCT FOR DOMESTIC DRYER SHALL HAVE A SMOOTH INTERIOR FINISH AND SHALL BE CONSTRUCTED OF METAL A MIN. OF 28 GAGE, DUCT SIZE SHALL BE 4 INCHES NOMINAL IN DIAMETER.
HOOD VENTILATION SYSTEM TO BE PROVIDED WITH A BACK DRAFT DAMPER AND CORROSION RESISTANT SCREEN AS PER 2020 FMCR-M1503.1 AND FBCR-R303.6

HVAC DESIGN REQUIRES	YES	NO
DUCT SMOKE DETECTOR		X
FIRE DAMPER(S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X
CEILING FANS		X
PROGRAMMABLE THERMOSTAT	X	

TABLE 43-C2.2-1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE	U - FACTOR	SOLAR HEAT COEFFIENT (SHGC)
SINGLE PANE CLEAR		
SINGLE PANE TINT	1.02	0.25
DOUBLE PANE CLEAR		
DOUBLE PANE TINT		

GENERAL MECHANICAL SYSTEM REQUIREMENTS

M1301.2 IDENTIFICATION
EACH LENGTH OF PIPE AND TUBING AND EACH PIPE FITTING UTILIZED IN A MECHANICAL SYSTEM SHALL BEAR THE IDENTIFICATION OF THE MANUFACTURER

M1301.5 THIRD PARTY TESTING AND CERTIFICATION
PIPING, TUBING AND FITTINGS SHALL COMPLY WITH THE APPLICABLE REFERENCED STANDARDS, SPECIFICATIONS AND PERFORMANCE CRITERIA OF THIS CODE AND SHALL BE IDENTIFIED IN ACCORDANCE WITH SECTION M1301.2.PIPING, TUBING AND FITTING SHALL EITHER BE TESTED BY AN APPROVED THIRD-PARTY TESTING AGENCY OR CERTIFIED BY AN APPROVED THIRD-PARTY CERTIFICATION AGENCY.

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FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1 REVISION 2-6-25		
2 REVISION 5-14-25		

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.05.30 09:51:51 -04'00'

DRAWING NAME

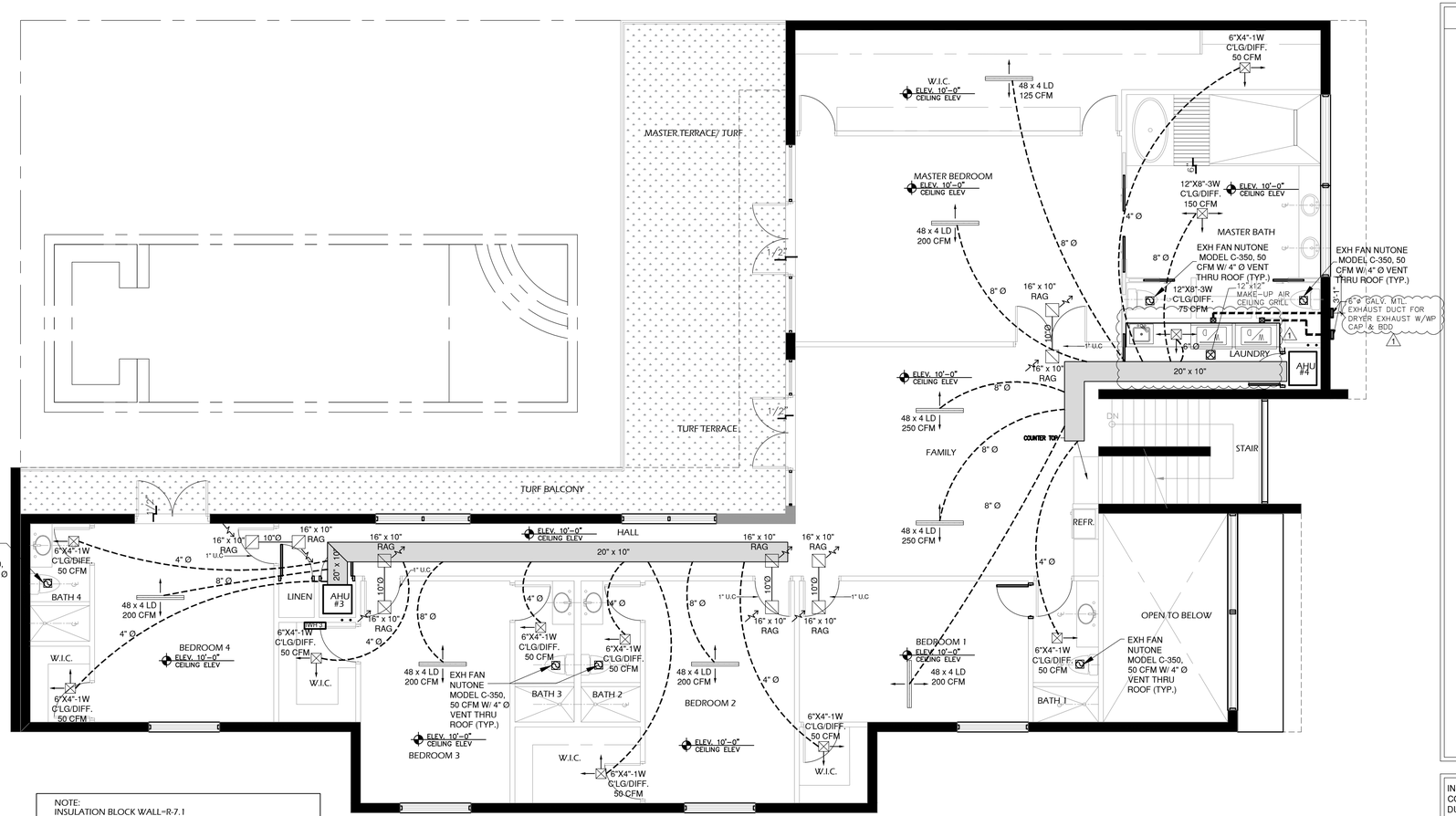
DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.
MECHANICAL GROUND FLOOR PLAN
M-1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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NOTE:
INSULATION BLOCK WALL=R-7.1
UNDER ROOF INSULATION= R-30 SPRAY FOAM ABOVE CEILING
ABOVE ROOF INSULATION= R-30

MECHANICAL SECOND FLOOR PLAN

SCALE: 3/16" =1'-0"

AIR CONDITIONING GENERAL NOTES

1. SCOPE OF WORK:

A. INSTALL A COMPLETE NEW HVAC SYSTEM AS SHOWN ON DRAWINGS.

2. EQUIPMENT SHALL HAVE CAPACITIES REQUIRED TO OBTAIN A SUITABLE OPERATING BALANCE BETWEEN ASSOCIATED ITEMS OF EQUIPMENT. ALL DAMPERS AND CONTROLS SHALL BE ADJUSTED TO OBTEIN THE REQUIRED CAPACITIES UNDER ACTUAL OPERATING CONDITIONS OF EACH ITEMS OF EQUIPMENT SHALL NOT EXCEED THE RATED MOTOR HORSEPOWER. BALANCED CAPACITIES BE EQUAL TO THOSE SCHEDULED AT DESIGN CONDITIONS.

3. COOLING SYSTEM AREA DESIGNED FOR 78F D8 INSIDE . CONDITIONS WITH OUTSIDE AIR TEMPERATURE OF 91F D.B. 79F W.B. HEATING IS DESIGNED TO MAINTAIN MINIMUM INSIDE TEMPERATURES OF 72F D.B. WITH AND OUTSIDE TEMPERATURE OF 45F D.B.

4. AIR DISTRIBUTION DEVICES SHALL BE CONSTRUCTED OF ALLUMINIUM, AS MANUFACTURED BY TITUS. CEILING DIFFUSER TO BE TITUS SERIES 200-F5, W/ OPPOSED BLADE DAMPER, AND SUPPLY AIR REGISTERS TO BE MODEL 271-FL EXPOSED GRILLAGE SHALL BE PAINTED OF SAME COLOR OF THE CEILING OR WALL IN WICH IT IS LOCATED IN AND ALL SCREWS SHALL BE OF THE COUNTERSUNK TYPE ALSO PAINTED AS GRILLAGE.

5. CONSTRUCT AIR CONDITIONING DUCTWORK FROM ONE INCH THICK FOR DUCTWORK THAT RUNS BETWEEN FLOORS AND ONE HALF INCH THICK FOR DUCTWORK THAT RUNS WITHIN ATTIC SPACE STANDARD WEIGHT, FIBROUS GLASS DUCTBOARD, FABRICATED, SEAL AND INSTALLED PER LATEST SMACNA FIBROUS GLASS DUCT MANUAL RECOMMENDATIONS. DUCT SIZES NOTED ARE CLEAR INSIDE DIMENSIONS PROVIDE ALL ELBOWS WITH DOUBLE THICKNESS TURNING VANES AT ALL BRANCH DUCT TAKE-OFFS AS REQUIRED FOR PROPER AIR BALANCING.

6. AIR COOLED CONDENSING UNITS TO BE AS SCHEDULE, OR APPROVED EQUAL PROVIDED EACH UNIT WITH ANTI- CYCLING DEVICE OR TIMER, HIGH AND LOW PRESSURE CONTROLLERS, AND FILTER DRIER.

7. FANCOIL UNIT TO BE AS SCHEDULE, OR APPROVED EQUAL COORDINATE WITH ELECTRICIAN TO CONNECT MULTI-SPEED FAN MOTOR TO PROPER SPEED TAPS TO DELIVER SCHEDULED AIR QUANTITIES, AGAINST SYSTEMS RESISTANCE AS INSTALLED DURING THE COOLING MODE; AND TO DELIVER MINIMUM SUPPLY AIR CFM, AS RECOMMENDED BY UNIT MANUFACTURER DURING THE HEATING MODE.

8. INSULATE REFRIGERANT SUCTION PIPE WITH 1/2 INCH THICK ARMAFLEX FINISH INSULATION EXPOSED TO WEATHER WITH TWO COATS OF GLASSFAB AND MASTIC. PROVIDE 3" PVC JACKET FOR ALL REFRIGERANT LINES UNDER GROUND FLOOR.

9. COORDINATE ALL WORK WITH OTHER TRADES INVOLVED, THIS INCLUDES WALL AND ROOF PENETRATIONS AND REQUIERED ELECTRICAL SERVICE AND CONTROL WIRING. PLUMBER IS TO PROVIDE A MINIMUM 1-1/4 INCH CONDENSATE TRAP SEAL AT EACH FANCOIL UNIT, PIPE TO OUTSIDE OF HOUSE 6" ABOVE FINISHED GRADE.

10. THERMOSTAT SHALL HAVE A MAXIMUM HEATING MODE TEMPERATURE SETTING OF 78F AND A MINIMUM COOLING MODE TEMPERATURE SETTING OF 70F . IT SHALL BE ADJUSTABLE TO PROVIDE A TEMPERATURE OF UP TO 10F BETWEEN FULL HEATING AND FULL COOLING. HEATING AND COOLING TO BE NON-CONCURRENT THERMOSTAT TO HAVE REQUIRED STAGES OF COOLING AND HEATING FOR COMPATIBILITY WITH AIR CONDITIONING EQUIPMENT PROVIDE.

11. THE AIR FLOW AT EACH SUPPLY OUTLET SHOWN ARE PRELIMINARY AND FINAL FLOW AT EACH OUTLET SHALL BE DETERMINED BY DEGREE OF COMFORT TEMPERATURE.

INSTALLATION OF ALL EXTERIOR AIR CONDITIONING CONDENSING UNITS, AT GROUND LEVEL, IN SINGLE FAMILY DUPLEX AND FEE SIMPLE TOWNHOUSES IN UNINCORPORATED MIAMI-DADE COUNTY SHALL BE CONCRETE SLAB, ON THE INSIDE OF THE UNIT, WITH ANA ANCHOR BOLT OF 500 POUNDS MINIMUM PULL OF CAPACITY

A/C SPLIT SYSTEM SCHEDULE

UNIT NO.	A/C # 1	A/C #2, 4	A/C # 3
TOTAL CAPACITY BTU/HR	45,000	34,600	55,000
SENS CAPACITY BTU/HR	31,200	22,200	38,200
CFM SUPPLY	1,600	1,200	2,000
HEATER KW	7.5	7.5	7.5
ESP-IN WG.	0.30	0.30	0.30
TEMP. AIR ENT. COIL DB/WB	80/67	80/67	80/67
C.U. FLA	26.2	19.4	30.9
VOLTAGE	1-60-240	1-60-240	1-60-240
MANUFACTURER	RHEEM	RHEEM	RHEEM
AHU MODEL	RHMV4821SE	RHMV3621	RHMV6021
C.U. MODEL	RA18AZ48AJV	RA18AZ36	RA18AZ60
SEER2	18.0	18.0	18.0
REF. LIQUID/SUCTION	3/8" - 7/8"	3/8" - 7/8"	3/8" - 1 1/8"
REFRIGERANT TYPE	R-410A		

-MIN. DUCT INSULATION SHALL BE R-6 FOR A/C DUCT IN NON AIR CONDITIONING SPACES

-PROVIDE PROGRAMMABLE THERMOSTAT

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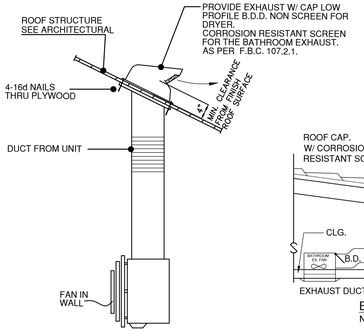
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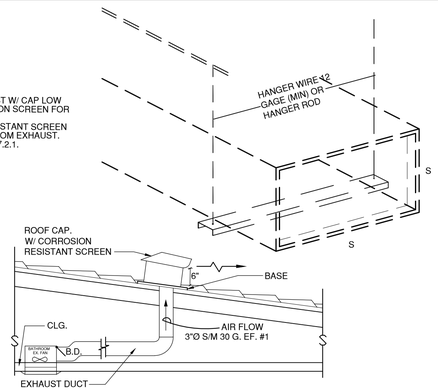
MECHANICAL
2ND FLOOR PLAN
M-2

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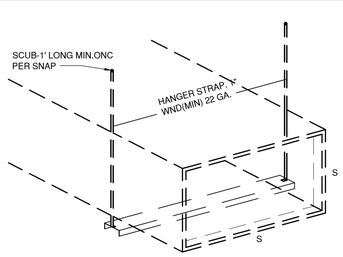
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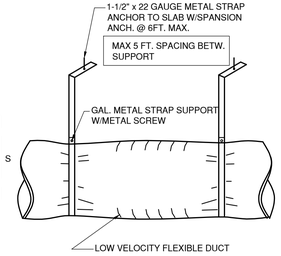
TYPICAL ROOF CAP DETAIL
A DRYER AND/OR TOILET EXH.
NTS



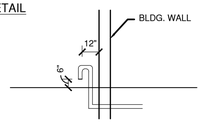
EXHAUST FAN & DUCT-DETAIL
N.T.S.



HANGER AND SUPPORTS

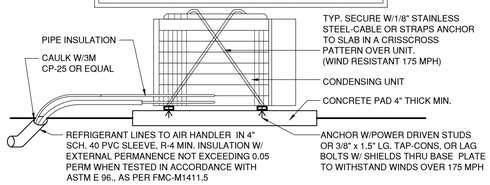


FLEXIBLE DUCT SUPPORT DETAIL
N.T.S.



CONDENSATE WATER DISCHARGE DETAIL
N.T.S.

*THE REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS OR SHALL BE OTHERWISE SECURED TO PREVENT UNAUTHORIZED ACCESS. F.B.C.-R M1411.8.



ALL INSTALLATIONS OF EXTERIOR AIR CONDITIONING CONDENSER UNITS IN SINGLE-FAMILY IN UNINCORPORATED MIAMI-DADE COUNTY SHALL COMPLY WITH THE FOLLOWING:
- AN ANCHOR BOLT WITH A MINIMUM OF 500 POUNDS PULL-OUT RESISTANCE SHALL SECURE THE AIR CONDITIONING CONDENSER UNIT FROM WITHIN THE UNIT THROUGH TO THE CONCRETE SLAB ON WHICH THE UNIT RESTS. (NOA No. 18-0719.07)

CONDENSING UNIT INSTALLATION DETAIL
N.T.S.

STANDARD 3" WIDE HANGERS

HANGER EXTENSION TO BE THE SUM OF THE DISTANCES BETWEEN THE HANGING WIRES AND THE DUCT SIZE, ID (SMACNA)

DUCT SIZE, INCHES	MAXIMUN HANGER SPACING
48: WIDE OR WRATER	4 FT.
LESS THAN 48" WIDE AND LESS THAN 48" DEEP	6 FT.
WIDTH BETWEEN 28" & 48" AND GREATER THAN 16" DEEP	6 FT.
LESS THAN 29" WIDE AND 16" DEPTH OR LESS	8 FT.

CHANNEL SECTION

IF TOTAL EXTENSION IS NOT GREATER THAN:	MINIMUN CHANNEL GAUGE	MINIMUM CHANNEL PROFILE
6"	24	3" x 1.5"
18"	22	3" x 2"
30"	18	3" x 2"

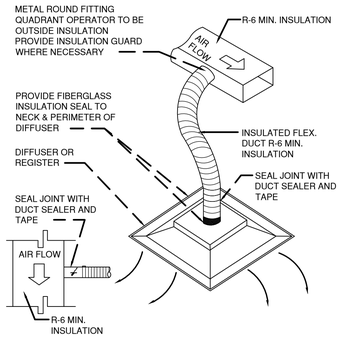
USE OF 2" WIDE

22 GAUGE 2' x 1.5" HANGER MAY BE SUBSTITUTED FOR 3" HANGER FOR DUCTS WITH WIDTHS NOT OVER 48" AND DEPTHS NOT OVER 24" PROVIDED THAT NOT MORE THAN ONE JOINT OCCURS BETWEEN HANGER AND THAN MAXIMUM HANGER SPACING 4 FT. EXCEPTION: WHEN DUCT PERIMETER IS 80" OR LESS AND DOES NOT REQUIRE REINFORCEMENT TWO JOINTS ARE PERMITTED BETWEEN HANGERS.

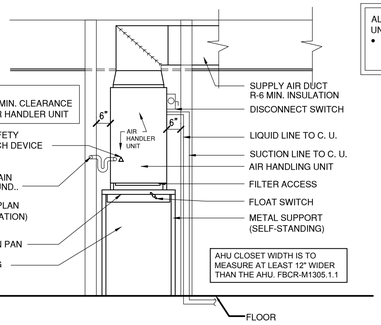
HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR		X
FIRE DAMPER(S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X
PROGRAMMABLE THERMOSTAT	X	

H.V.A.C. MATERIALS NOTES:

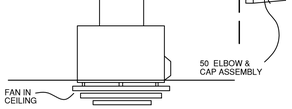
1. **THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE H.V.A.C. SYSTEM IN ACCORDANCE WITH THESE DRAWINGS. THE FLORIDA BUILDING CODE AND THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS:**
   A) ANS B9.1 MECHANICAL REFRIGERATION
   B) NFPA PAMPHLETS 90A & 91
   C) SMACNA
   D) ASHORE.
2. **ALL AIR CONDITIONING DUCTWORK SHALL BE 1-1/2 INCH STANDARD DUTY FOIL REINFORCED FIBERGLASS WITH MANUFACTURED LOGO PRINTED ON THE VAPOR BARRIER.**
3. **DUCT SIZE SHOWN ARE NET FREE AREA.**
4. **ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION, WITH EXPOSED SURFACE CHEMICALLY TREATED TO RECEIVE PAINT TO MATCH COLOR OR AIR GUIDE OR APPROVED EQUAL.**
5. **PROVIDE OPPOSED BLADE DAMPERS AT ALL DIFFUSERS AND REGISTERS.**
6. **PROVIDE TURNING VANES AND EXTRACTORS ALL ELBOWS AND TAKE OFF.**
7. **THERMOSTATS SHALL BE COMBINATION COOLING/HEATING WITH SYSTEM COOL/AUTO/HEAT/OFF AND FAN ON/AUTO SELECTOR SWITCHES.**
8. **FAN COIL SHALL BE MOUNTED ON A STRUCTURAL STEEL BASE WITH CONTINUOUS STRIP OF ISO MODE AROUND ITS PERIMETER. CONDENSING UNIT SHALL BE ANCHORED TO ITS BASE PER MANUFACTURER'S SPECIFICATIONS.**
9. **REFRIGERANT PIPING SHALL BE COPPER TYPE "L" ARMA-FLEX INSULATION SHALL BE PROVIDED FOR SUCTION LINES.**
10. **PROVIDE NEW FILTERS FOR FAN COIL BEFORE STARTING. THESE FILTERS MUST ALSO BE REPLACED PRIOR TO FINAL ACCEPTANCE BY OWNER.**
11. REFRIGERANT SUCTION LINE TO BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVELY OF AT LEAST R-4 AND HAVING AN EXTERNAL PERMANENT NOT EXCEEDING 0.05 PERM WHEN TESTED IN ACCORDANCE WITH ASTM E 96. FMC-M1411.5



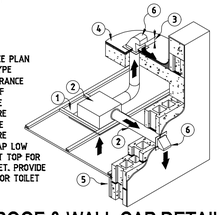
FLEXIBLE DUCT CONNECTION DETAIL
N.T.S.



AIR CONDITIONING CLOSET
N.T.S.

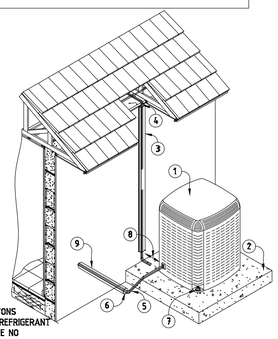


TYPICAL ROOF CAP DETAIL
TOILET EXH THRU WALL.
NTS



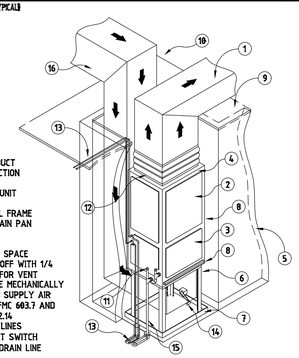
TYPICAL ROOF & WALL CAP DETAIL DRYER AND / TOILET EXH.

(TYPICAL)



CONDENSING UNIT MOUNTING DETAIL

(TYPICAL) N.T.S.



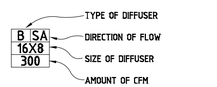
AHU CLOSET INSTALLATION

(TYPICAL) N.T.S.

NOTE:

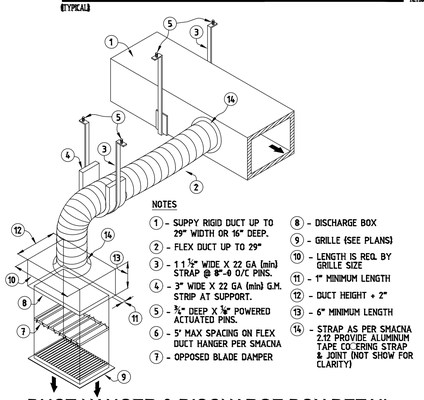
1. PROVIDE SECONDARY DRAIN PAN WITH AN APPROVED WATER LEVEL DETECTOR OR FLOAT SWITCH DEVICE THAT WILL CONTROL OVERFLOW BY AUTOMATICALLY SHUTTING DOWN THE AHU's. FOR SWITCH MANUF. AND MODEL NO PLEASE REFER TO PLUMBING DRAWINGS.

2. PROVIDE MIN. 4" CLEARANCE ALL AROUND AC UNIT INSTALLED INSIDE AC CLOSET AS PER FMC 603.1.4 AC CLOSET TO MEASURE AT LEAST 12" MORE THAN THE



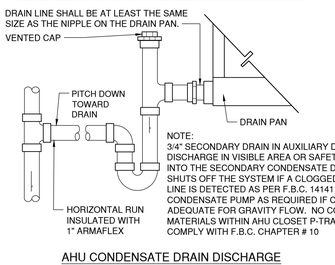
AIR OUTLET/INLET TAG

(TYPICAL) N.T.S.



DUCT HANGER & DISCHARGE BOX DETAIL

(TYPICAL) (DISCHARGE BOX DETAIL PER SMACNA 2.12) N.T.S.



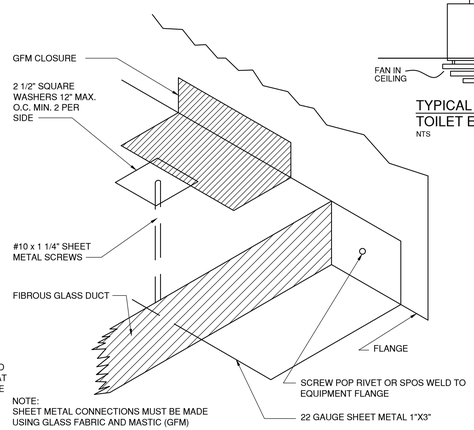
SECONDARY DRAIN PAN NOTES

*THE SECONDARY DRAIN PAN SHALL BE NOT LESS THAN THREE (3) INCHES LARGER THAN THE UNIT, OR THE COIL DIMENSIONS IN WIDTH AND LENGTH AND SHALL BE CONSTRUCTED OF CORROSION-RESISTANT MATERIAL. GALVANIZED SHEET STEEL PANS OF NOT LESS THAN 24 GAUGE. FBC-R M1411.3,1.

*THE SECONDARY DRAIN PAN FLOW SWITCH SHALL SHUT OFF THE AIR HANDLING UNIT IN THE EVENT THE PRIMARY DRAIN IS BLOCKED.
FBC-R M1411.3,1.

NOTE:
3/4" SECONDARY DRAIN IN AUXILIARY DRAIN PAN TO DISCHARGE IN VISIBLE AREA OR SAFETY SWITCH TIED INTO THE SECONDARY CONDENSATE DRAIN LINE THAT SHUTS OFF THE SYSTEM IF A CLOGGED CONDENSATE LINE IS DETECTED AS PER F.B.C. 141411.3.1 PROVIDE CONDENSATE PUMP AS REQUIRED IF CD SLOPE NOT ADEQUATE FOR GRAVITY FLOW. NO COMBUSTIBLE MATERIALS WITHIN AHU CLOSET P-TRAP SHALL COMPLY WITH F.B.C. CHAPTER # 10

AHU CONDENSATE DRAIN DISCHARGE
N.T.S.



NOTE:
SHEET METAL CONNECTIONS MUST BE MADE USING GLASS FABRIC AND MASTIC (GFM)
FIGURE 2-25
PG # 2.14
PER SMACNA

SHEET METAL AND EQUIPMENT CONNECTION DETAIL
N.T.S.

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DIC. 17, 2024

REVISION	DATE	BY

DRAWING NAME

DESING BY:
ZECKY DA COSTA

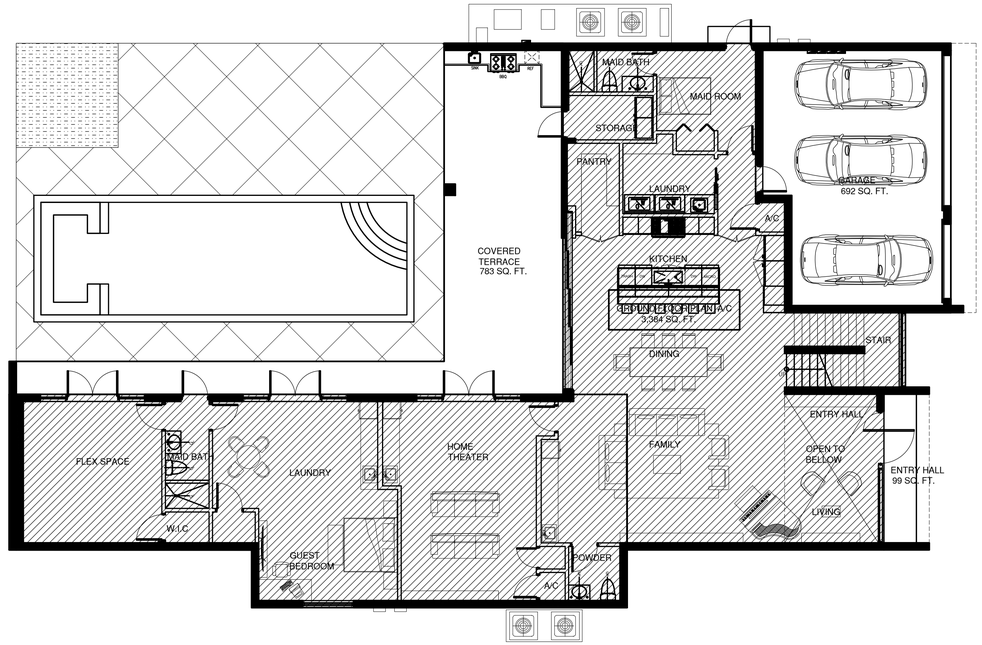
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DETAILS
M-3

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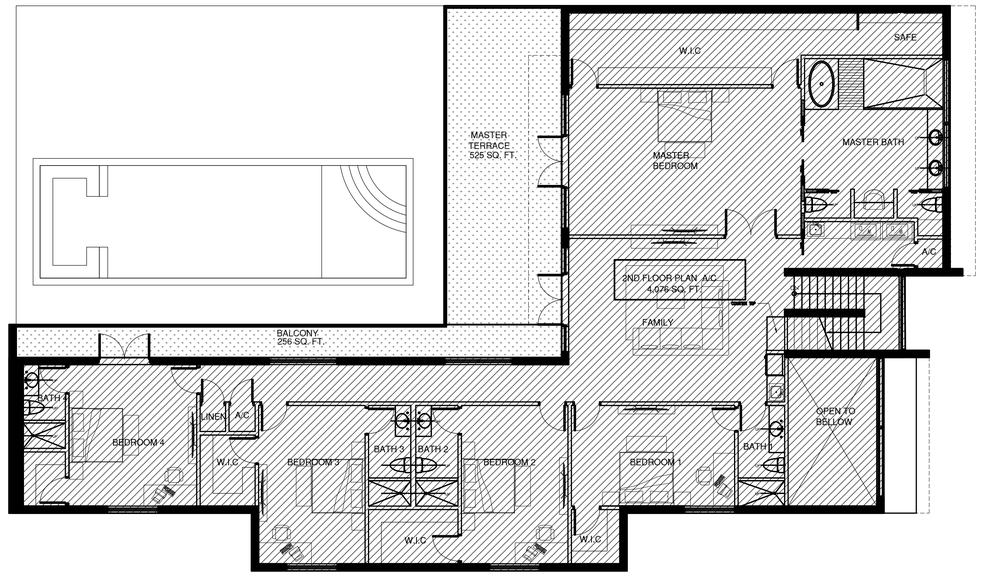


PERIMETER LINE DRAWING A/C - GROUD FLOOR PLAN

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

AREA BREAKDOWN	
GROUND FLOOR PLAN A/C	3,384 SQ. FT.
GARAGE AREA	692 SQ. FT.
COVERED TERRACE AREA	783 SQ. FT.
ENTRY HALL	99 SQ. FT.
TOTAL AREA	4,958 SQ. FT.
SECOND FLOOR PLAN A/C	4,076 SQ. FT.
BALCONY	256 SQ. FT.
MASTER TERRACE	525 SQ. FT.
TOTAL AREA	9,815 SQ. FT.

AREA BREAKDOWN A/C	
GROUND FLOOR PLAN A/C	3,384 SQ. FT.
SECOND FLOOR PLAN A/C	4,076 SQ. FT.
TOTAL A/C AREA	7,460 SQ. FT.



PERIMETER LINE DRAWING A/C - SECOND FLOOR PLAN

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

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PLANNING
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P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

DATE
DIC. 17, 2024

REVISION	DATE	BY

DRAWING NAME

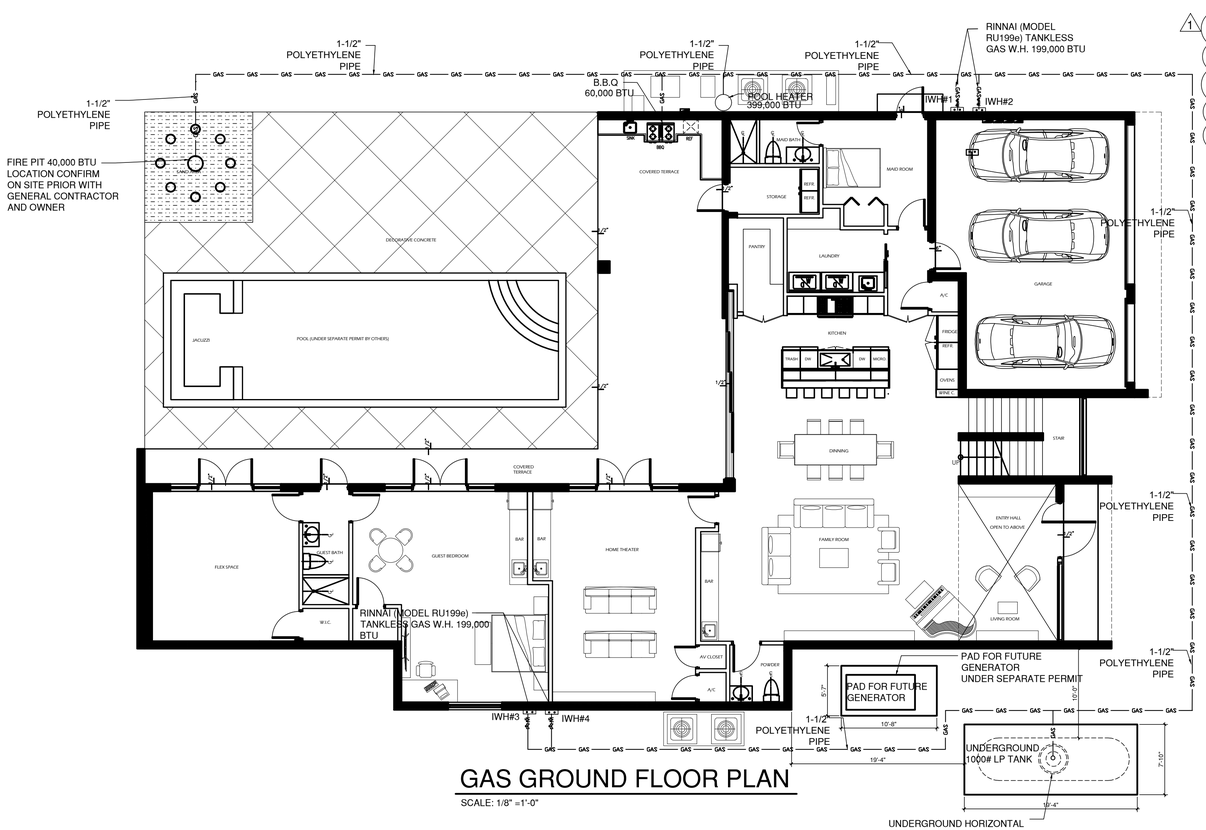
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SHEET N0.
MECHANICAL
PERIMETER A/C
M-4

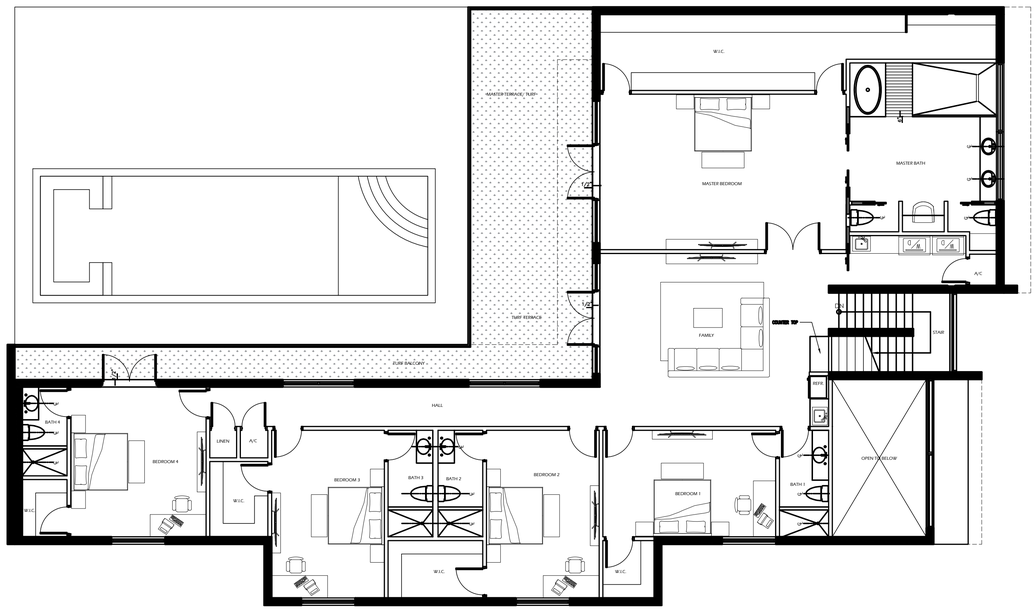
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GAS GROUND FLOOR PLAN

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



GAS SECOND FLOOR PLAN

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

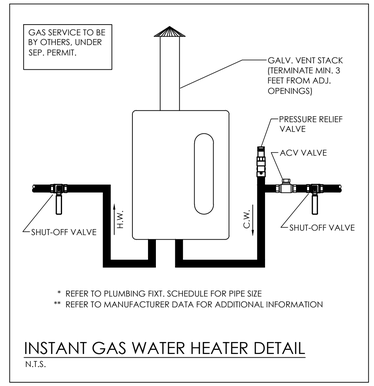
1

TO COMPLY WITH NFPA 58 § 6.4.4.3, ENSURE THE DISTANCE MEASURED HORIZONTALLY FROM THE POINT OF DISCHARGE OF A CONTAINER PRESSURE RELIEF VALVE TO ANY BUILDING OPENING BELOW THE LEVEL OF SUCH DISCHARGE IS IN ACCORDANCE WITH TABLE 6.4.4.3, WHICH SPECIFIES SEPARATION DISTANCES BASED ON CONTAINER TYPE.

NOTE

- USE TABLE 402.4(2) SCHEDULE 40 FLORIDA GAS CODE 2023 FOR PIPES LOW PRESSURE LESS 2 PSI INSIDE THE BUILDING. (METALLIC PIPE SCH 40)
- USE TABLE 402.4(21) SCHEDULE 40 FLORIDA GAS CODE 2023 FOR PIPES LOW PRESSURE LESS THAN 2 PSI UNDERGROUND. (POLYETHYLENE PIPE)
- USE TABLE 402.4(22) SCHEDULE 40 FLORIDA GAS CODE 2023 FOR PIPES PRESSURE 2 PSI UNDERGROUND. (POLYETHYLENE PIPE)

METALLIC PIPE SHALL BE COMPLY WITH SECTION 403.4.1 THROUGH 403.4.4. FLORIDA GAS CODE 2023. PIPING SYSTEM SHALL BE COMPLY WITH SECTION 404.1 FGC 2023



* REFER TO PLUMBING FIXT. SCHEDULE FOR PIPE SIZE
** REFER TO MANUFACTURER DATA FOR ADDITIONAL INFORMATION

INSTANT GAS WATER HEATER DETAIL

N.T.S.

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FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-18-25 REVISION	

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.04.02 09:54:58 -04'00'

DRAWING NAME

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.
GAS GROUND FLOOR & SECOND PLAN
G-1

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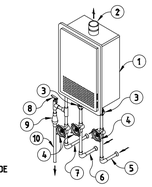
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PLUMBING NOTES

1. RUN 1-1/2" PIPE @ 1/4" FT FIXTURE ARM.
2. RUN 2" PIPE @ 1/4" FT.
3. RUN 3" & 4" PIPES @ 1/8" FT.
4. PROVIDE CLEANOUT AT BASE OF EACH SOIL AND WASTE STACK.
5. SHOWERS & TUBS VALVES TO BE ANTI-SCALD TYPE.
6. INSTALL 1/2" CW AT RIGHT SIDE OF FIXTURES. INSTALL 1/2" HW AT LEFT SIDE OF FIXTURES PROVIDE WATER HAMMER ARRESTOR.
7. DOMESTIC HOT WATER AND RECIRCULATING PIPING SHALL BE INSULATED WITH INSULATING MATERIAL HAVING A CONDUCTIVITY BETWEEN 0.24 AND 0.28 [BTU-IN/(H-FT^3-°F)] INSULATION THICKNESS SHALL BE AS FOLLOWS:
   - . FOR PIPES 3/4" AND SMALLER – 1/2" THICK
   - . FOR 1" PIPE – 3/4" THICK
   - . FOR PIPES 1-1/4" AND LARGE – 1" THICK
8. FLOOR DRAINS MUST BE PLACED WHERE THEY WILL NOT INTERFERE WITH WHEEL CHAIR TRAFFIC.

NOTES

1. GAS INSTANT WATER HEATER
2. VENT
3. UNION (TYP)
4. S.O.V.
5. 3/4" GAS PIPE
6. 3/4" COLD WATER PIPE
7. 3/4" HOT WATER PIPE
8. RELIEF VALVE
9. AIR GAP AS REQUIRED BY CODE
10. 3/4" P&T RELIEF PIPE TO OUTSIDE BUILDING TERMINATE 6" ABOVE GRADE



GAS INSTANT WATER HEATER PIPING DIAGRAM

N.T.S.

IWH-1 : GAS INSTANT WATER HEATER "NORITZ" (OR APPROVED EQUIVALENT)
OUTDOOR VENT MODEL NO. NRC71-DV-LP. ENERGY FACTOR 0.89

IWH-2 : GAS INSTANT WATER HEATER "NORITZ" (OR APPROVED EQUIVALENT)
OUTDOOR VENT MODEL NO. NRC71-OD-LP. ENERGY FACTOR 0.89

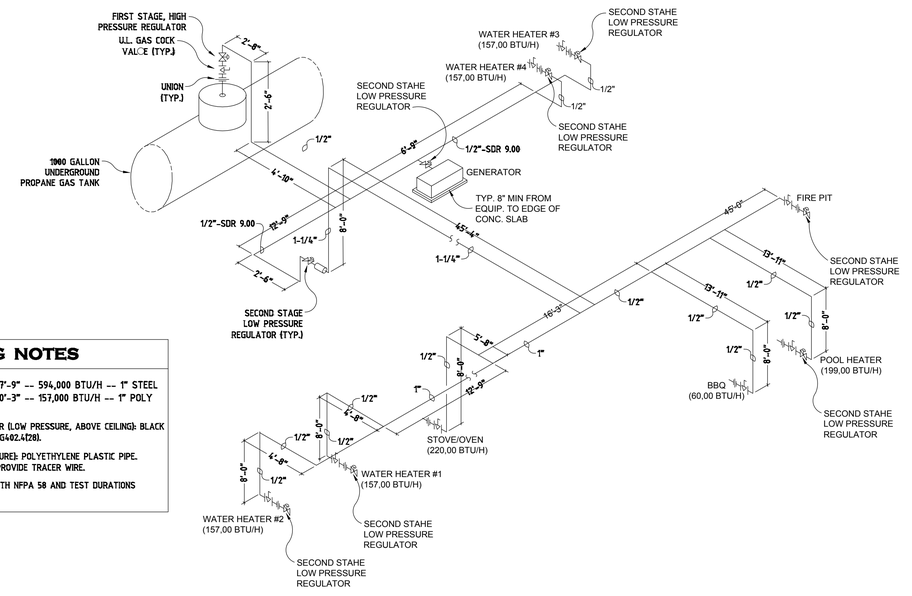
NOTES:

A. CONTRACTOR TO VERIFY MANUFACTURER SPECIFICATIONS.
B. DO NOT INSTALL THIS TANKLESS:
   - UNDER AN OVERHANG LESS THAN 3 FEET FROM ITS TOP OR EAVES.
   - WHERE WATER, DEBRIS OR FLAMMABLE VAPORS MAY GET INTO THE FLUE TERMINAL.
   - A PIT OR LOCATION WHERE GAS AND WATER CAN ACCUMULATE.
C. DO NOT INSTALL THE TANKLESS VENT TERMINATOR WITHIN 1 FT OF ANY AIR INTAKE OR BUILDING OPENING.
D. DO NOT HAVE THE VENT TERMINAL POINTING TOWARD ANY OPENING INTO A BUILDING.
E. PROVIDE CLEARANCE AROUND TANKLESS 36" TOP, 12" BOTTOM, 2" SIDES, 24" FRONT & 1" BACK.

GAS PIPING NOTES

LOW PRESSURE GAS PIPE LONGEST= 87'-9" -- 594,000 BTU/H -- 1" STEEL
HIGH PRESSURE GAS PIPE LONGEST= 20'-3" -- 157,000 BTU/H -- 1" POLY

1. ABOVE GROUND, EXTERIOR AND INTERIOR (LOW PRESSURE, ABOVE CEILING): BLACK STEEL PIPE. SIZED PER FBC,FG TABLE FG402.4(28).
2. BELOW GROUND, EXTERIOR (HIGH PRESSURE): POLYETHYLENE PLASTIC PIPE. SIZED PER FBC,FG TABLE FG402.4(36). PROVIDE TRACER WIRE.
3. INSTALL GAS PIPING IN ACCORDANCE WITH NFPA 58 AND TEST DURATIONS ACCORDING TO NFPA 54.



GAS PLUMBING ISOMETRIC DIAGRAM

N.T.S.

1 PLUMBING NOTES AND DIAGRAMS

N.T.S

NORTH

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PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
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FILE NAME

NEW SINGLE FAMILY RESIDENCE

DATE
DIC. 17, 2024

REVISION	DATE	BY

Jorge A. de la Llama — Digitally signed by Jorge A. de la Llama Date: 2025.04.02 09:56:42 -04'00'

DRAWING NAME

PLUMBING NOTES AND DIAGRAMS

DESING BY:
ZECKY DA COSTA

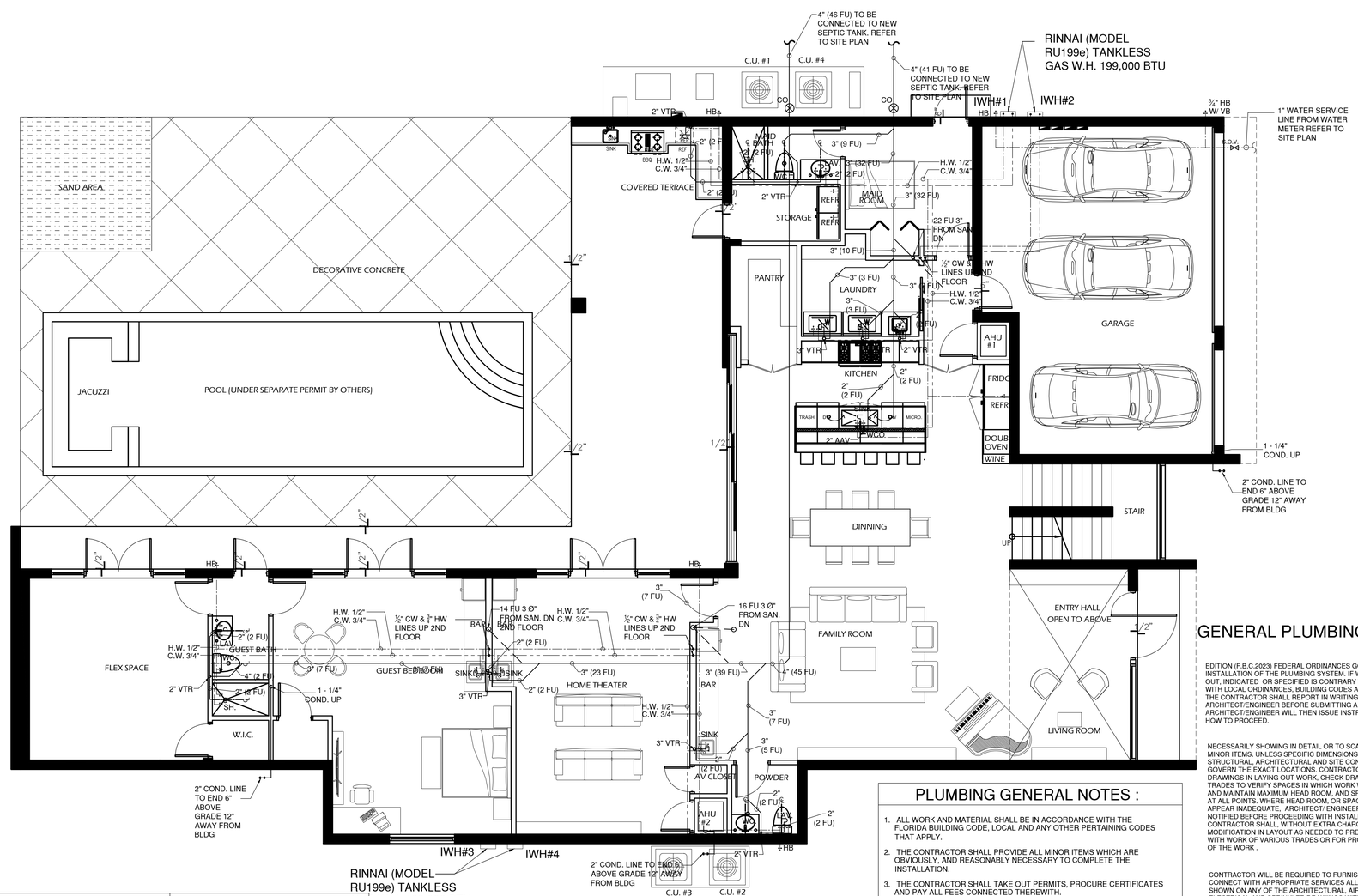
DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

SHEET NO.
PLUMBING NOTES AND DIAGRAMS

G-2

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PLUMBING LEGEND

	SANITARY SEWER LINE
	VENT LINE
CD	CONDENSATE DRAINAGE LINE
CTG	CLEANOUT TO GRADE
WCO	WALL CLEANOUT
FD	FLOOR DRAIN
	COLD WATER (C.W.) LINE
	HOT WATER (H.W.) LINE
PT	PRESS. & TEMP. RELIEF LINE
	GATE VALVE
	CHECK VALVE
	PRESS. & TEMP. RELIEF VALVE
	UNION
	HOSE BIBB
VB	VACUUM BREAKER
VIV	VALVE IN VERTICAL
VTR	VENT THRU ROOF
AFF	ABOVE FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER ON WALL BRACKET (2A-10BC)
FEC	FIRE EXTINGUISHER IN CABINET (2A-10BC)
FCO	FLOOR CLEAN OUT

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE TYPE	TRAP SIZE	C.W.	H.W.	DESCRIPTION
	WATER CLOSET	3"	1/2"	-	
	LAVATORY	1 1/2"	1/2"	1/2"	
	BATHTUB	2"	1/2"	1/2"	w/ ANTI SCALED-VALVE
	SHOWER	2"	1/2"	1/2"	w/ ANTI SCALED-VALVE
	KITCHEN SINK	1 1/2"	1/2"	1/2"	w/ GARBAGE DISPOSAL
	DISHWASHER	"	-	1/2"	DISCHARGE INTO GARBAGE DISPOSAL UNIT.
	WASHING MACHI.	2"	1/2"	1/2"	

NOTE: ALL DRAIN PIPING UNDER SLAB SHALL BE 2" MIN.

GENERAL PLUMBING NOTES

EDITION (F.B.C.2023) FEDERAL ORDINANCES GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.

NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, AND SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK .

CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, AIR CONDITIONING, ELECTRICAL AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES , CONFLICTS , INTERFERENCE OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.

CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.

ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER. TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL PLUMBING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.

FEES, PERMITS , ASSOCIATION DUES, ROYALTIES AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAID ALL THE INSPECTION FEES AS MAY REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF LAWS, RULES OR ORDINANCES.

7. PROVIDE MEANS "FURNISH AND INSTALL".

8. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.

9. SHOP DRAWINGS: CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.

10. AT COMPLETION OF JOB THE PLUMBING CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT LOCATION OF ALL INSTALLATIONS.

11. PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.

12. THE PLUMBING CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.

13. PROVIDE BATHROOM FIXTURES AS SPECIFIED OR AS SELECT BY OWNER AND TO COMPLY W/ F.B.C. 2023 SPECIALLY CHAPTER 11

14. PROVIDE SHUT-OFF VALVE FOR EACH FIXTURE.

15. WHEREVER NOT SIMILAR METALS ARE TO BE JOINED, A DI-ELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.

16. PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDESATE DRAIN AND TRAP. SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.

17. ALL SANITARY FITTINGS SHALL BE DIRECTIONAL TYPE.

18. MATERIALS

A. COLD WATER PIPING DOWNSTREAM OF WATER METER SHALL BE TYPE "L" COPPER BELOW GROUND AND TYPE "M" COPPER ABOVE GROUND. OR CPVC

B. COLD WATER PIPES INSIDE OF SLAB SHALL BE TYPE "K" SOFT COPPER INSTALL INSIDE POLYETHYLENE CONDUIT. NO JOINTS PERMITTED INSIDE SLAB.

C. SANITARY WASTE AND VENT 4" – AND SMALLER SHALL BE P.V.C., SCHEDULE 40

S. STORM LINES INSIDE BUILDING SHALL BE P.V.C. SCHEDULE 40

E. IN COASTAL AREAS ALL SANITARY AND STORM PIPING OUTSIDE OF BUILDING SHALL BE SCHEDULE 40, PVC.

F. CONDENSATE DRAIN PIPE SHALL BE SCHEDULE 40, PVC PIPE AND FITTINGS.

G. WATER HEATER RELIEF AND DRAIN LINE SHALL BE TYPE "L" COPPER, OR CPVC MIN 3/4" DIA.

PLUMBING GENERAL NOTES :

1. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, LOCAL AND ANY OTHER PERTAINING CODES THAT APPLY.
2. THE CONTRACTOR SHALL PROVIDE ALL MINOR ITEMS WHICH ARE OBVIOUSLY, AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION.
3. THE CONTRACTOR SHALL TAKE OUT PERMITS, PROCURE CERTIFICATES AND PAY ALL FEES CONNECTED THEREWITH.
4. BIDDERS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS SURROUNDING THE WORK.
5. THE CONTRACTOR SHOULD REFER TO THE DRAWING AND SPECIFICATIONS OF OTHER TRADES, AS SUCH ARE TO BE CONSIDERED PART OF THE PLUMBING CONTRACT DOCUMENTS.
6. DRAWINGS ARE DIA GRAMMATIC AND INTENDED TO SHOW THE APPROXIMATE LOCATION AND ARRANGEMENTS ONLY. PROVIDE ALL OFFSET, FITTING OR ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
7. ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY NORMALLY USED FOR THE PURPOSE, OF TYPE AND MAKE CALLED FOR , OR APPROVED EQUAL.
8. THE CONTRACTOR SHALL BE A LICENSED MASTER PLUMER.
9. THE ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST -CLASS WORKMANLIKE MANNER.
10. PLUMING WORK SHALL NOT INTERFERE WITH CLEARANCE REQUIRED FOR GENERAL AND HVAC CONSTRUCTIONS. INSTALLED PLUMBING WORK WHICH INERFERES WITH THE WORK OF OTHER CONTRACTOR SHALL BE CHANGED AT THE PLUMBING CONTRACTOR'S EXPENSE.

BATHROOMS NOTES

PLUMBING FIXTURES SHALL BE INSTALLED AND SPACED IN A MANNER TO PERMIT EASY ACCESS FOR CLEANING AND FOR THE INTENDED USE, AND SHALL BE SET WITH THE MINIMUM CLEARANCES AS SETH FORTH IN F.B.C. 2023 8TH. EDITION PLUMBING CODE .

ALL MIRRORS EXCEEDING 9 SQUARE FEET INSTALLED IN VERTICAL WALLS SHALL BE SUPPORTED ON THE BOTTOM AND SHALL BE SECURELY AFFIXED TO THE WALL IN ACCORDANCE WITH THE MFR. SPECS.

TOILET ROOMS SHALL COMPLY WITH F.B.C. 2023 8TH ED. FLOORS SHALL BE OF IMPERVIOUS MATERIAL AS PER F.B.C. 2023 8TH. EDITION PLUMBING CODE .

ALL WATER CLOSETS, LAVATORIES, SHOWERHEADS, AND SINKS SHALL COMPLY WITH PLUMBING CODE OF THE F.B.C. 2023 8TH. EDITION

PLUMBING FIXTURE OR FIXTURE FITTING	PLUMBING FIXTURE OR FIXTURE FITTING
LAVATORY FAUCET	2.2 gpm at 60 psi
SHOWER HEAD	2.5 gpm at 80 psi
SINK FAUCET	2.2 gpm at 60 psi
WATER CLOSET	1.6 gallons per flushing cycle

P2705.1 GENERAL.-FIXTURE INSTALLATION

THE INSTALLATION OF FIXTURES SHALL CONFORM TO THE FOLLOWING:

1.FLOOR-OUTLET OR FLOOR-MOUNTED FIXTURES SHALL BE SECURED TO THE DRAINAGE CONNECTION AND TO THE FLOOR, WHERE SO DESIGNED, BY SCREWS, BOLTS, WASHERS, NUTS AND SIMILAR FASTENERS OF COPPER, COPPER ALLOY OR OTHER CORROSION-RESISTANT MATERIAL.

2.WALL-HUNG FIXTURES SHALL BE RIGIDLY SUPPORTED SO THAT STRAIN IS NOT TRANSMITTED TO THE PLUMBING SYSTEM.

3.WHERE FIXTURES COME IN CONTACT WITH WALLS AND FLOORS, THE CONTACT AREA SHALL BE WATER TIGHT.

4.PLUMBING FIXTURES SHALL BE USABLE.

5.WATER CLOSETS, LAVATORIES AND BIDETS. A WATER CLOSET, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES (381 MM) FROM ITS CENTER TO ANY SIDE WALL, PARTITION OR VANITY OR CLOSER THAN 30 INCHES (762 MM) CENTER-TO-CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE A CLEARANCE OF NOT LESS THAN 21 INCHES (533 MM) IN FRONT OF A WATER CLOSET, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR.

6.THE LOCATION OF PIPING, FIXTURES OR EQUIPMENT SHALL NOT INTERFERE WITH THE OPERATION OF WINDOWS OR DOORS.

7.IN FLOOD HAZARD AREAS AS ESTABLISHED BY TABLE R301.2(1), PLUMBING FIXTURES SHALL BE LOCATED OR INSTALLED IN ACCORDANCE WITH SECTION R322.1.6.

8.INTEGRAL FIXTURE-FITTING MOUNTING SURFACES ON MANUFACTURED PLUMBING FIXTURES OR PLUMBING FIXTURES CONSTRUCTED ON SITE, SHALL MEET THE DESIGN

TABLE 604.4
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES

PLUMBING FIXTURES OR FIXTURE FITTING	MAXIMUM FLOW RATE (b)
LAVATORY, PRIVATE	1.5 GMP AT 60 PSI
SHOWER HEAD	1.5 GMP AT 80 PSI
SINK FAUCET	1.5 GMP AT 60 PSI
URINAL	WATERLESS OR 1.5 GALLON PER FLUSHING CYCLE
WATER CLOSET	1.28 GALLONS PER FLUSHING CYCLE
DISHWASHER (RESIDENTIAL)	6.5 GALLONS PER CYCLE OR LESS (ENERGY STAR/WATER SENSE CERTIFIED) (c)
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATER SENSE CERTIFIED) (c)
NOTE: FIXTURES TO COMPLY WITH F.B.C. 8TH. EDITION PLB 406 THROUGH 421	

GROUND FLOOR PLUMBING PLAN

SCALE: 3/16" =1'-0"

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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STATE OF FLORIDA
JORGE ARTURO DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

DATE
DIC. 17, 2024

REVISION	DATE	BY

DRAWING NAME

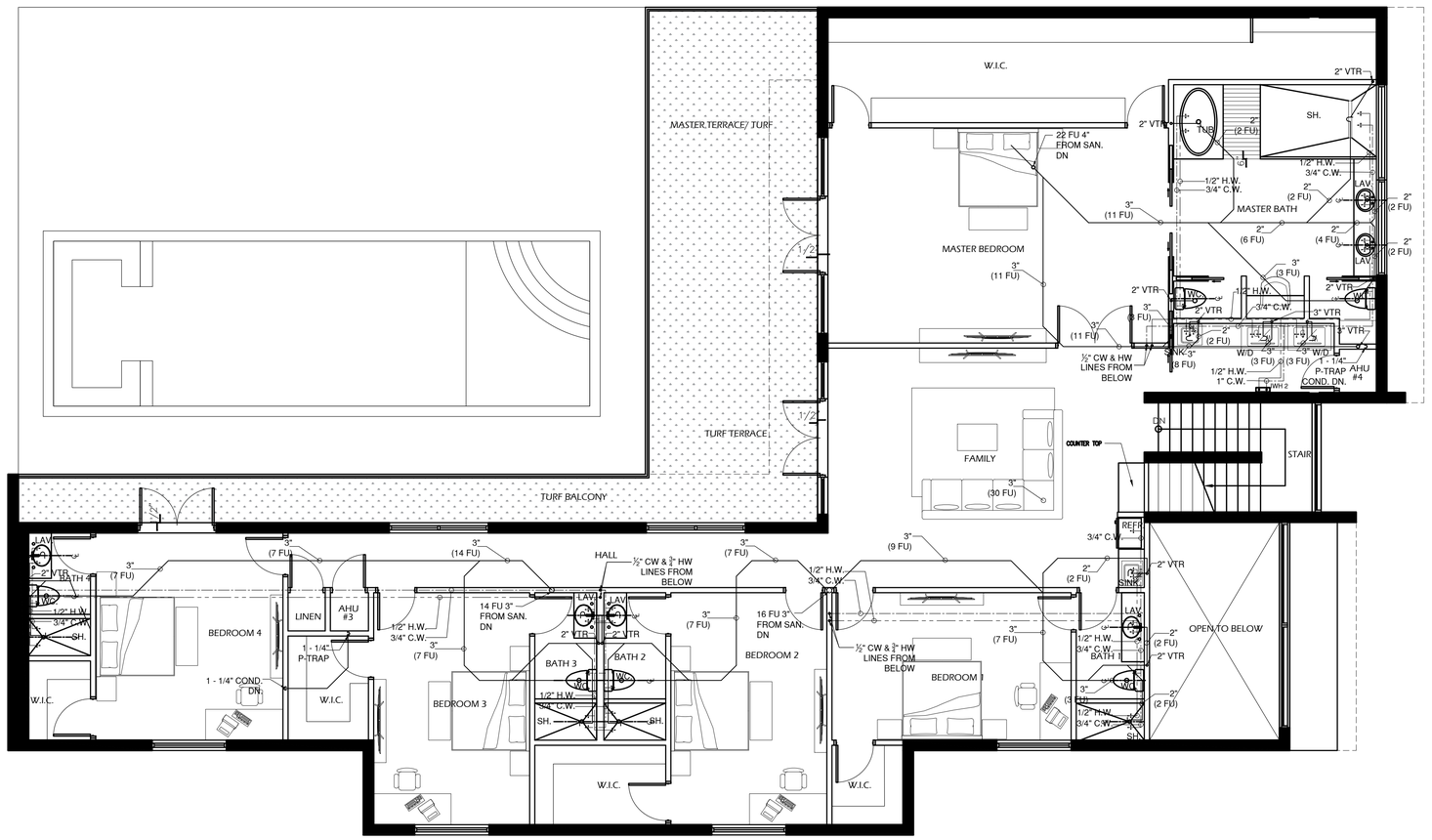
DESING BY:
ZECKY DA COSTA

DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

SHEET N0.
GROUND FLOOR PLUMBING PLAN
P-1

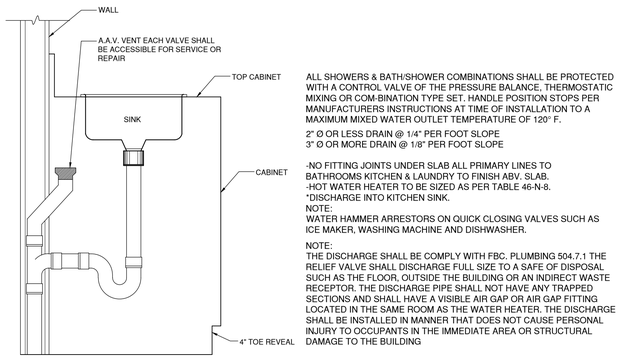
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SECOND FLOOR PLUMBING PLAN

SCALE: 3/16" =1'-0"



MECHANICAL VENTILATION DETAIL

NTS

ALL SHOWERS & BATH/SHOWER COMBINATIONS SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE BALANCE, THERMOSTATIC MIXING OR COM-BINATION TYPE SET. HANDLE POSITION STOPS PER MANUFACTURERS INSTRUCTIONS AT TIME OF INSTALLATION TO A MAXIMUM MIXED WATER OUTLET TEMPERATURE OF 120° F.

2" Ø OR LESS DRAIN @ 1/4" PER FOOT SLOPE
3" Ø OR MORE DRAIN @ 1/8" PER FOOT SLOPE

-NO FITTING JOINTS UNDER SLAB ALL PRIMARY LINES TO BATHROOMS KITCHEN & LAUNDRY TO FINISH ABV. SLAB.
-HOT WATER HEATER TO BE SIZED AS PER TABLE 46-N-8.
*DISCHARGE INTO KITCHEN SINK.
NOTE:
WATER HAMMER ARRESTORS ON QUICK CLOSING VALVES SUCH AS ICE MAKER, WASHING MACHINE AND DISHWASHER.

NOTE:
THE DISCHARGE SHALL BE COMPLY WITH FBC. PLUMBING 504.7.1 THE RELIEF VALVE SHALL DISCHARGE FULL SIZE TO A SAFE OF DISPOSAL SUCH AS THE FLOOR, OUTSIDE THE BUILDING OR AN INDIRECT WASTE RECEPTOR. THE DISCHARGE PIPE SHALL NOT HAVE ANY TRAPPED SECTIONS AND SHALL HAVE A VISIBLE AIR GAP OR AIR GAP FITTING LOCATED IN THE SAME ROOM AS THE WATER HEATER. THE DISCHARGE SHALL BE INSTALLED IN MANNER THAT DOES NOT CAUSE PERSONAL INJURY TO OCCUPANTS IN THE IMMEDIATE AREA OR STRUCTURAL DAMAGE TO THE BUILDING

GENERAL PLUMBING NOTES

1. ALL WORK SHALL CONFORM WITH FLORIDA BUILDING CODE EDITION (F.B.C.2023) FEDERAL ORDINANCES GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.

2. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, AND SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK .

3. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, AIR CONDITIONING, ELECTRICAL AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES , CONFLICTS , INTERFERENCE OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.

4. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.

5. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER. TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL PLUMBING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.

6. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS , ASSOCIATION DUES, ROYALTIES AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAID ALL THE INSPECTION FEES AS MAY REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF LAWS, RULES OR ORDINANCES.

7. PROVIDE MEANS "FURNISH AND INSTALL".

8. DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.

9. SHOP DRAWINGS: CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.

10. AT COMPLETION OF JOB THE PLUMBING CONTRACTOR SHALL GIVE THE OWNER AN AS–BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT LOCATION OF ALL INSTALLATIONS.

11. PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.

12. THE PLUMBING CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.

13. PROVIDE BATHROOM FIXTURES AS SPECIFIED OR AS SELECT BY OWNER AND TO COMPLY W/ F.B.C. 2023 SPECIALLY CHAPTER 11

14. PROVIDE SHUT–OFF VALVE FOR EACH FIXTURE.

15. WHEREVER NOT SIMILAR METALS ARE TO BE JOINED, A DI–ELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.

16. PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDESATE DRAIN AND TRAP. SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.

17. ALL SANITARY FITTINGS SHALL BE DIRECTIONAL TYPE.

18. MATERIALS

A. COLD WATER PIPING DOWNSTREAM OF WATER METER SHALL BE TYPE "L" COPPER BELOW GROUND AND TYPE "M" COPPER ABOVE GROUND. OR CPVC

B. COLD WATER PIPES INSIDE OF SLAB SHALL BE TYPE "K" SOFT COPPER INSTALL INSIDE POLYETHYLENE CONDUIT. NO JOINTS PERMITTED INSIDE SLAB.

C. SANITARY WASTE AND VENT 4" ~ AND SMALLER SHALL BE P.V.C., SCHEDULE 40

S. STORM LINES INSIDE BUILDING SHALL BE P.V.C. SCHEDULE 40

E. IN COASTAL AREAS ALL SANITARY AND STORM PIPING OUTSIDE OF BUILDING SHALL BE SCHEDULE 40, PVC.

F. CONDENSATE DRAIN PIPE SHALL BE SCHEDULE 40, PVC PIPE AND FITTINGS.

G. WATER HEATER RELIEF AND DRAIN LINE SHALL BE TYPE "L" COPPER, OR CPVC MIN 3/4" DIA.

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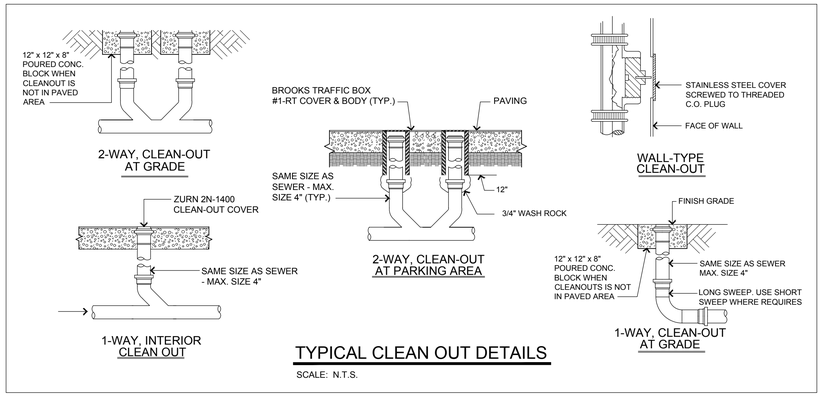
DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

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SECOND FLOOR PLUMBING PLAN

P-2

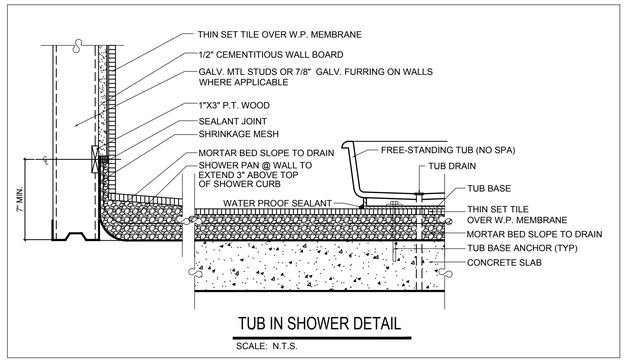
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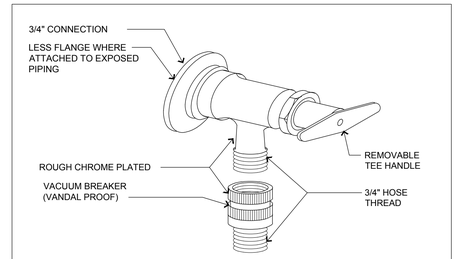
TYPICAL CLEAN OUT DETAILS

SCALE: N.T.S.



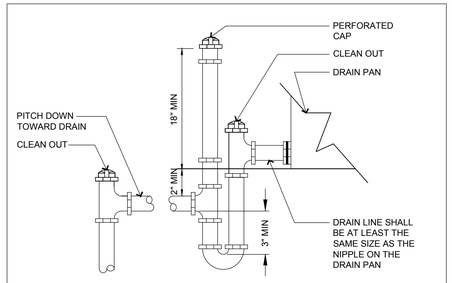
TUB IN SHOWER DETAIL

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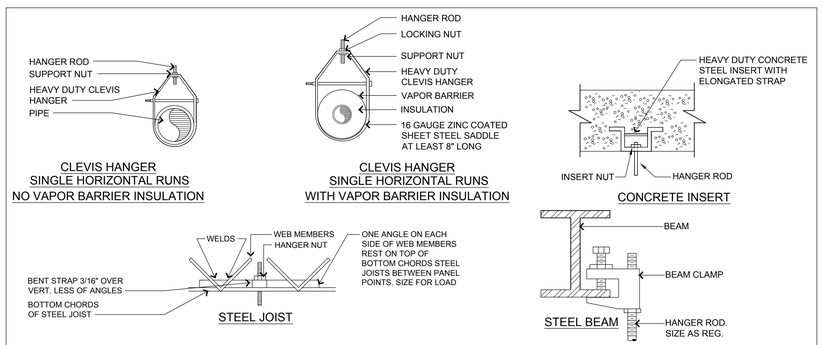
HOSE BIB DETAIL

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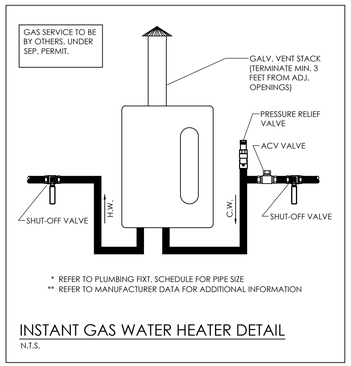
TYPICAL CONDENSATE DRAIN PIPE

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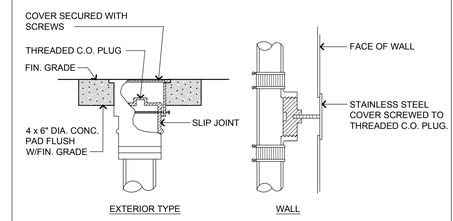
PIPE SUPPORT DETAILS

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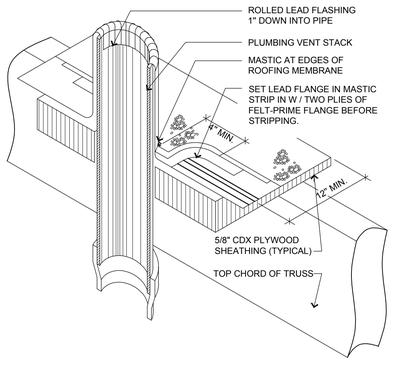
INSTANT GAS WATER HEATER DETAIL

N.T.S.



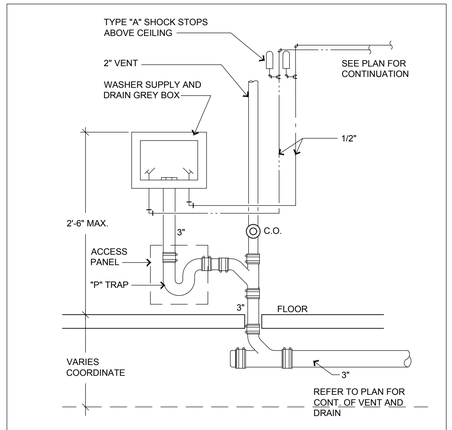
TYPICAL CLEAN OUT DETAIL

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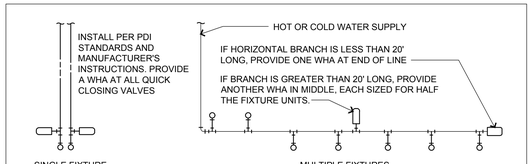
ROOF VENT DETAIL

SCALE: N.T.S.



WASHER SUPPLY & DRAIN PIPING

SCALE: N.T.S.



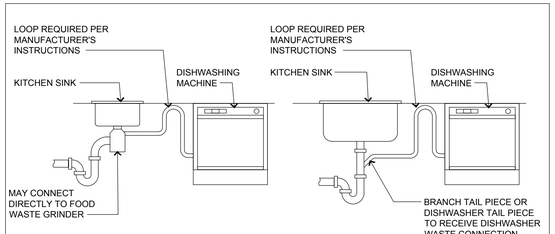
PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	1/2"	1-11
B	3/4"	12-32
C	1"	33-60
D	1-1/4"	61-113
E	1-1/2"	114-154
F	2"	154-330

FIXTURE UNIT TABULATION		
FIXTURE	COLD	HOT
VALVE WATER CLOSET	10	-
TANK WATER CLOSET	3	-
LAVATORY / SINK	2	2
SHOWER / BATHTUB	2	2

DO NOT PROVIDE AIR CHAMBERS. PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND 0-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE #1010 AND ANSI # A112.26.1M CERTIFICATION.
INSTALL HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOWN IF POSSIBLE. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE. SIOUX CHIEF "MINI-RESTER" MAY BE USED AT EACH FIXTURE. PROVIDE ACCESSIBILITY TO "WHA" WHERE REQUIRED BY LOCAL CODE

WATER HAMMER ARRESTOR DETAIL

SCALE: N.T.S.



DISHWASHER WASTE CONNECTIONS

SCALE: N.T.S.

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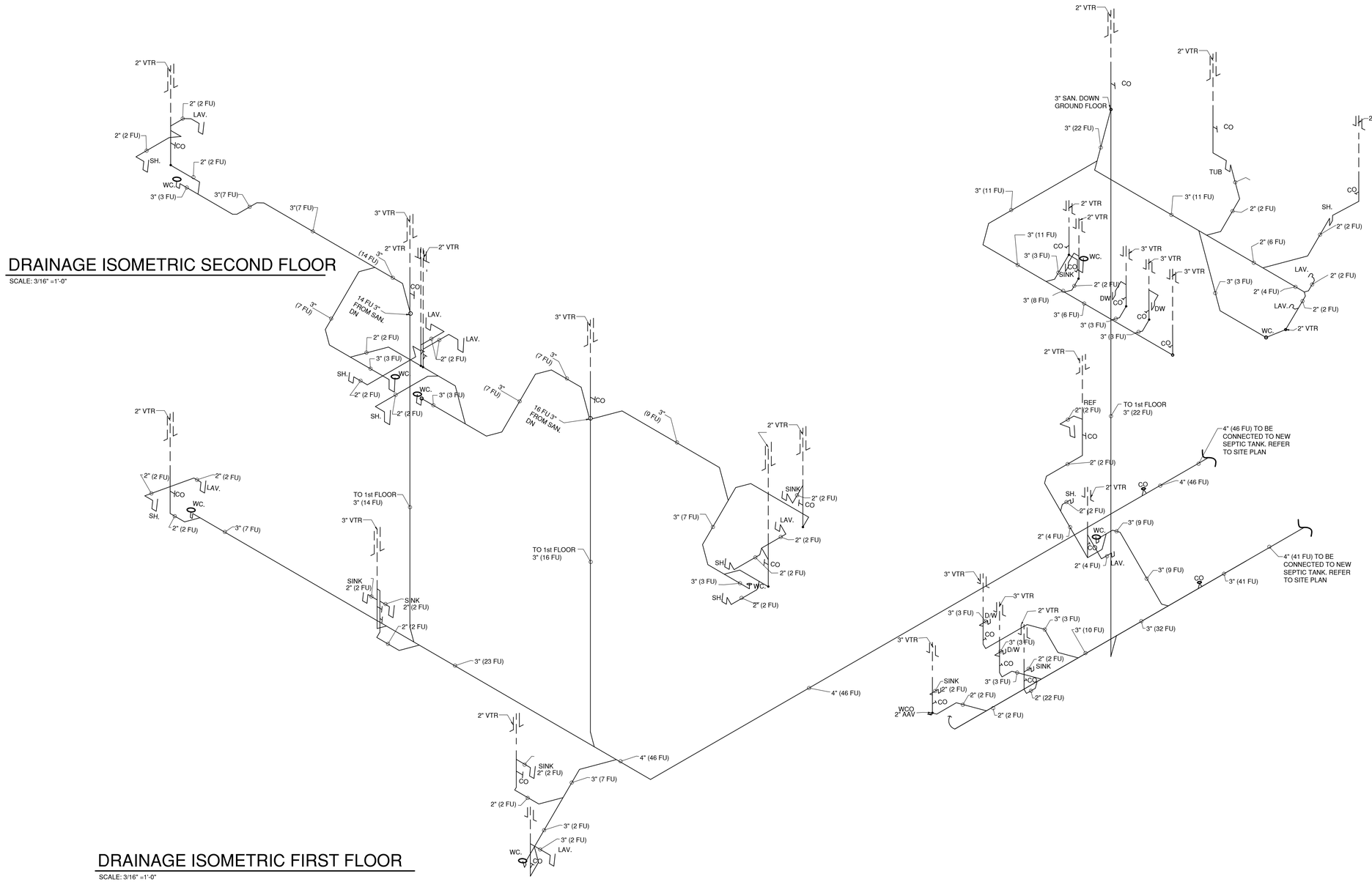
DESING BY:
ZECKY DA COSTA

DRAWN BY:
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SHEET N0.
PLUMBING DETAILS
P-3

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DRAINAGE ISOMETRIC SECOND FLOOR

SCALE: 3/16" =1'-0"

DRAINAGE ISOMETRIC FIRST FLOOR

SCALE: 3/16" =1'-0"

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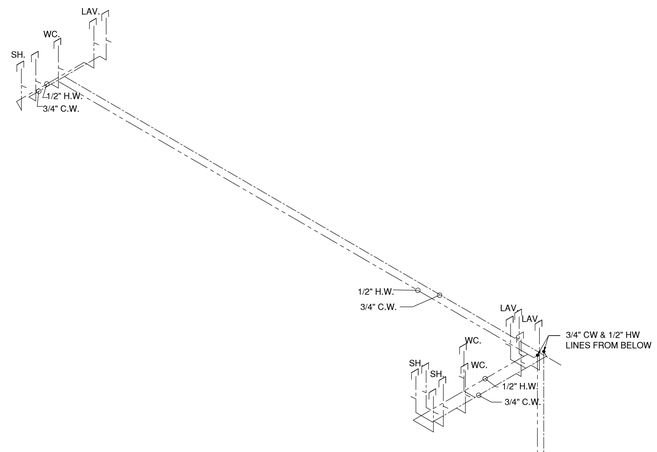
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DRAINAGE
ISOMETRIC PLAN
P-4

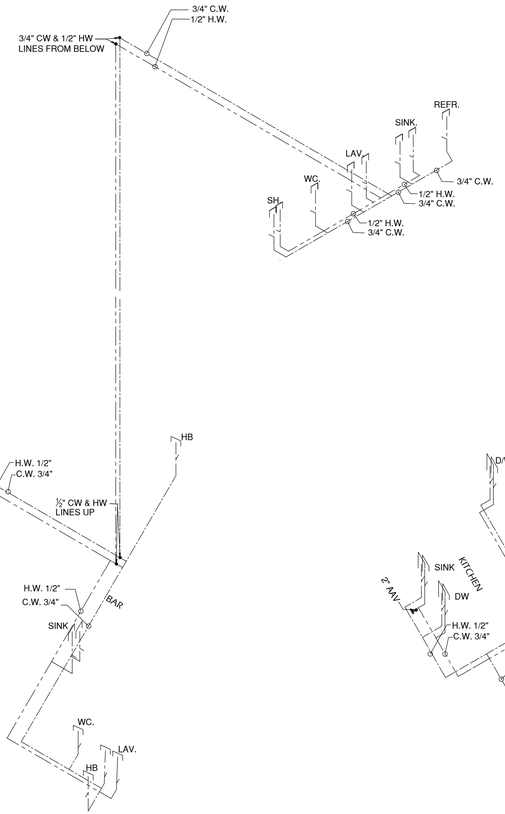
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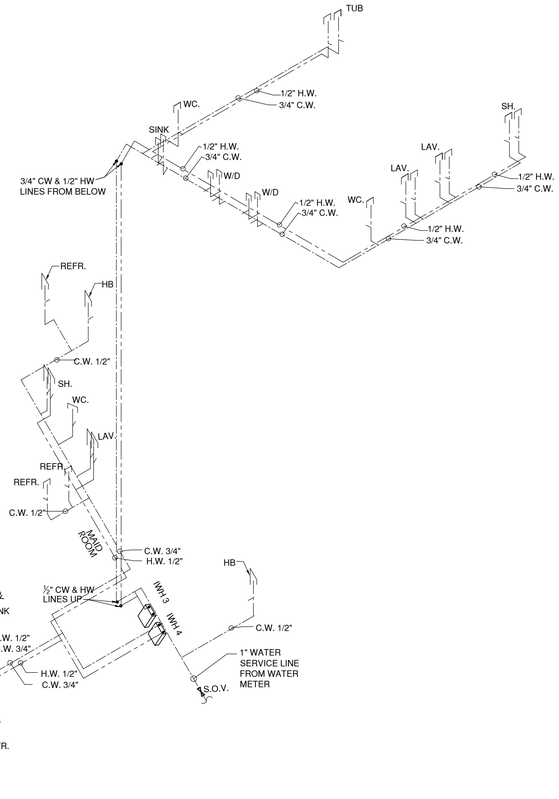
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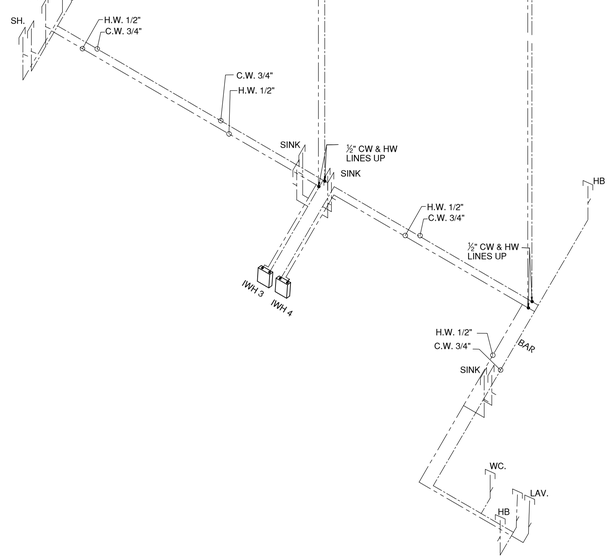


WATER ISOMETRIC SECOND FLOOR

SCALE: 3/16" =1'-0"







WATER ISOMETRIC FIRST FLOOR

SCALE: 3/16" =1'-0"

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CONSULTANTS

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SHEET NO.
WATER
ISOMETRIC PLAN
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Rinnai®

RXP199i, RXP160i
CONDENSING TANKLESS WATER HEATER

RESIDENTIAL



■ FLEXIBLE VENTING OPTIONS

- Concentric or Schedule 40 PVC/CPVC
- Direct Vent (Concentric and Twin Pipe)
- Non-Direct Vent (Room Air)
- Common Vent (Direct Vent and Room Air)
- Maximum Equivalent Vent Lengths:

Twin Pipe (PVC/CPVC and PP)

Vent Sizes	2 in. (51 mm)	3 in. (76 mm)
Vent Lengths	75 ft (23 m)	150 ft (46 m)

Concentric

Vent Sizes	2 in. X 4 in.	3 in. X 5 in.
Vent Lengths	75 ft (23 m)	150 ft (46 m)

■ EASE OF INSTALLATION AND SERVICEABILITY

- **Smart-Sense™**: Adaptive gas valve technology - No gas conversion kit required.
- **Versa-Vent™**: Outdoor vent cap adapts to any SENSEI™ RX Series model for outdoor installation.
- **Smart Connect™**: Allows you to connect your phone or tablet to SENSEI™ RX Series Via Bluetooth® using Rinnai Central™ app.
- **Quick-Flush™**: Provides an efficient flushing procedure to make periodic preventive maintenance a simple task to perform.

SUPER-HIGH-EFFICIENCY (CONDENSING) TANKLESS WATER HEATER	
Installation Type	Internal (Indoor) Residential Applications External (Outdoor) Residential Applications with Outdoor Vent Cap
Model Numbers	RXP199i (REU-NBP3237FF-US) RXP160i (REU-NBP2530FF-US)
Approved Gas Types	Natural and Propane
Efficiency	AHRI CERTIFIED. UEF: 0.98 (RXP199i) 0.97 (RXP160i)
High Altitude Approved	Up to 10,200 ft (3,109 m)
Water Flow Control	Water Flow Sensor, Electronic Water Control and Bypass Control
Controller	Standard: Integrated Controller Optional: MC-195T-US, MC-601-BK/W
Certifications	AHRI, ANSI Z21.10.3, CSA 4.3, and ENERGY STAR®

Warranty

- Heat Exchanger: 15 years or 12,000 operation hours, whichever occurs first
- All Other Parts and Components: 5 years
- Reasonable Labor: 5 years* *Requires product to be registered within 90 days of installation or labor warranty defaults to 1 year

Safety Devices

Flame Failure - Flame Rod, Boiling Protection, Combustion Fan RPM Check, Over Current - Glass Fuse, Remaining Flame (OHS) and Automatic Frost Protection

Included with Purchase

Tankless Water Heater, Wall Mounting Bracket, Vent Screens (x2), Screws (x2), Self-Tapping Screws (x4) and Thermal Bypass Valve

Additional Features

- Mobile Home Certified
- Ultra Low NOx
- Tankless Rack System™ Compatible
- 1/2 in. (13 mm) Gas Line Compatible
- Complies with South Coast Air Quality Management District 14 ng/J or 20 ppm NOx Emission Levels
- EZConnect—1 RXP and 1 RX as System

CERTIFIED TO ANSI Z21.10.3 — CSA 4.3

■ OPTIONAL ACCESSORIES

Description	Part Number	Description	Part Number	Description	Part Number
Isolation Valves and PRV	MIVK-T-LW	Pipe Cover*	PCD11-SHS	Controllers	MC-601-BK/W, MC-195T-US
Outdoor Vent Cap*	RXOVC	Recess Box for SENSEI™ RX Series*	RGBCTWHRX	Condensate Neutralizer	804000074
Dedicated Return with Isolation Valves and PRV*	107000639	Bottom Plate for Pipe Cover*	109001364	Scale Cutter	103000038
Retrofit Door for RX in RGB-CTWH-4*	104000335	Wireless Module*	RWM200	Scale Cutter Refill	103000039
Retrofit Door for RX in RGB-CTWH-3, 2, 1*	104000336	Recirculation Push Button*	RPB200	OPU Switch	REU-OPU3
Gas Conversion Kit (Labels Only)*	104000330	EZConnect Cable*	REU-EZC-3	Leak Detection Kit*	RXLeakKit

*New—for SENSEI™ RX/CX Series Water Heaters

RINNAI.US • 1-800-621-9419

SENSEI™ RXP TECHNICAL SPECIFICATIONS

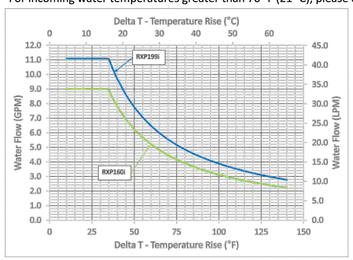
SPECIFICATION		RXP199i	RXP160i
Dimensions - w, h, d		18.5 in. x 25.8 in. x 11.4 in. (470 mm x 654 mm x 290 mm)	
Minimum Gas Consumption Btu/h		15,000	
Maximum Gas Consumption Btu/h		199,000	160,000
Flow Rate[1] (Min - Max)		0.13 - 11.0 GPM (0.5 - 42 L/min)	0.13 - 9.0 GPM (0.5 - 34 L/min)
Weight		58 lb (26 kg)	57 lb (26 kg)
Sound Level		49 dB	48 dB
Electrical	Normal	98 W	73 W
	Normal with Pump Operation	170 W	149 W
	Standby	1.3 W	
	Freeze Protection	174 W	
	Max Current	4 Amps	
	Fuse	10 Amps	
Temperature		• Minimum: 98° F (37° C) Default (Crossover Mode: 120°F (49°C)) • Maximum: 120° F (49° C) Default 140° F (60° C) With Parameter Adjustment	
By-Pass Flow Control		Electronic	
Gas Supply Pressure[2]		• Natural: 3.5 in. w.c. - 10.5 in. w.c. • Propane: 8.0 in. w.c. - 13.5 in. w.c.	
Ignition System		Direct Electronic Ignition	
Electronic Connections		• Appliance: AC 120 Volts, 60Hz. • Temperature Controller: DC 12 Volts (Digital)	
Water Supply Pressure		• Minimum: 15 PSI (Recommended 50 PSI for max performance) • Maximum: 150 PSI	
Service Connections		• Gas Supply: 3/4 in. (19 mm) NPT • Cold Water Inlet: 3/4 in. (19 mm) NPT • Hot Water Outlet: 3/4 in. (19 mm) NPT • Condensate Drain: 1/2 in. (13 mm) NPT	
Clearances		• Top: 2 in. (51 mm)* • Bottom/Ground: 12 in. (305 mm) • Front: 0 in.**	• Back: 0 in. • Sides: 2 in. (51 mm)*** • Vent: 0 in.

* 0 in. from vent components.
** Clearance for servicing is 24 in. (610 mm) in front of water heater.
*** Add 0.25 in. (6.35 mm) for recess box.

[1] Activation flow rate may vary slightly depending on the temperature setting and the inlet water temperature.
[2] The maximum gas supply pressure must not exceed the value specified by the manufacturer.
Rinnai products are continually being updated and improved; therefore, specifications are subject to change without prior notice.

SENSEI™ RXP WATER FLOW CURVE

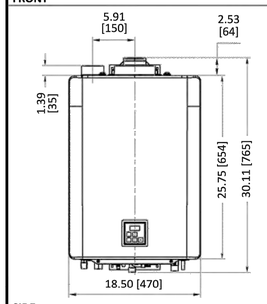
Flow curves apply only to incoming water temperatures of 70° F (21° C) or less.
For incoming water temperatures greater than 70° F (21° C), please contact Rinnai.



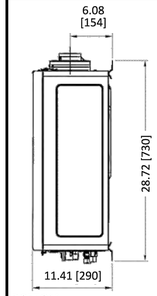
NOTE: Maximum flow rates may vary based on set temperature, Delta T and altitude.

SENSEI™ RXP DIMENSIONS in. (mm)

FRONT

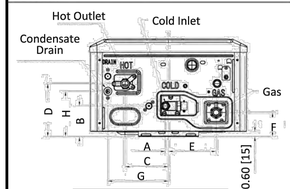


SIDE



Vent Connection:
2 in. (51 mm) nominal PVC/CPVC/PP or
3 in./5 in. Concentric.

BOTTOM



Connection		in.	mm
COLD	A	0.37	9
	B	3.60	91
HOT	C	5.10	130
	D	6.20	158
GAS	E	5.60	142
	F	2.83	72
DRAIN	G	7.13	181
	H	5.32	135

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Local, state, provincial, federal and national fuel gas codes must be adhered to prior to and upon installation.

RINNAI RXP199I SPECIFICATIONS
SCALE: 3/16" =1'-0"

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL : JADLLARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA
JORGE ANTURO DE LA LLAMA
AR0007707
REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

DATE
DIC. 17, 2024

REVISION	DATE	BY

DRAWING NAME

DESING BY:
ZECKY DA COSTA

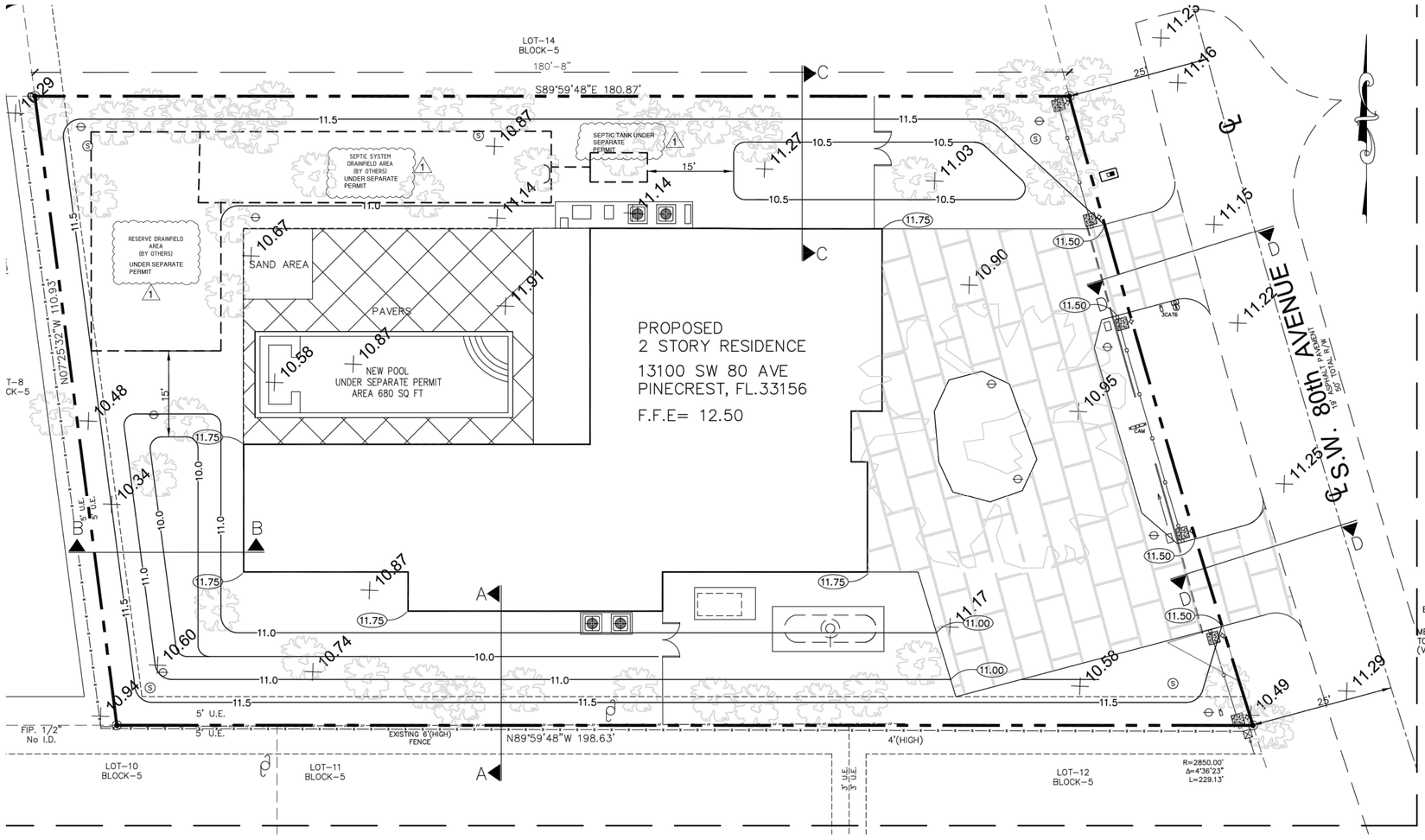
DRAWN BY:
RAMSES TERRERO / HERMES PEREZ

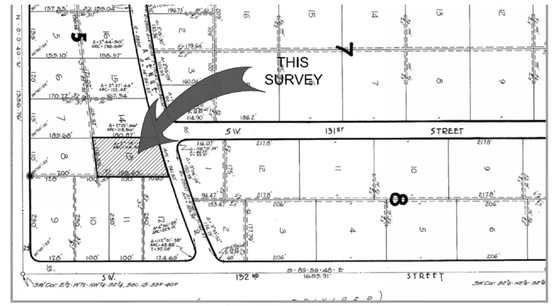
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RINNAI RXP199I SPECIFICATIONS
P-6

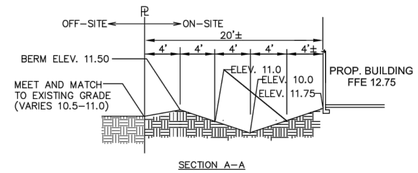
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2025013747 - 9/9/2025 10:01:40 AM
Plans - Plumbing REV-1.pdf

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THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.

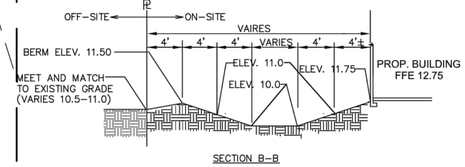




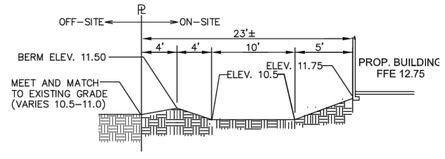
LOCATION SKETCH
SCALE: 1" = 150'



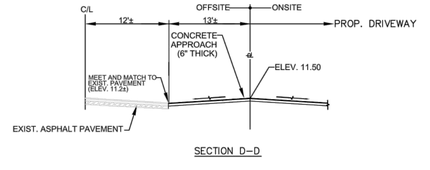
SECTION A–A



SECTION B–B



SECTION C–C



SECTION D–D

LEGEND

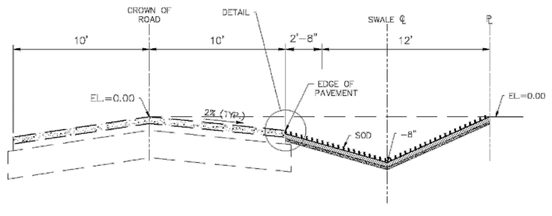
- EXISTING ELEVATIONS
- PROPOSED CONTOUR ELEVATIONS
- PROPOSED GROUND ELEVATIONS

SITE NOTES:

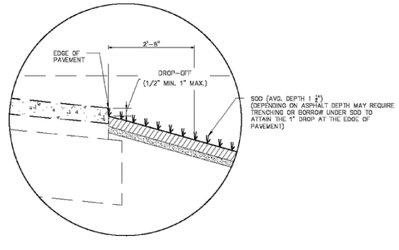
1. MINIMUM PERMITER BERM ELEVATION SHALL BE 12.0 OR 6" HIGHER THAN ADJACENT GRADE (WHICHEVER IS HIGHER)
2. REFER TO LANDSCAPE PLANS FOR EXISTING, NEW AND RELOCATED TREES.
3. MAINTAIN A MAXIMUM OF 4:1 SLOPE ON SWALE AREAS
4. CONTOUR ELEVATIONS ARE ESTIMATED. FINAL GRADING SHALL BE COORDINATED WITH LANDSCAPE PLANS.

PUBLIC WORKS CONDITION OF PERMIT

1. No fill of ANY KIND can be brought on site or to the ROW outside of the building footprint.
2. No runoff generated from the driveway is permitted to discharge directly to the ROW or adjacent properties.
3. The ROW swale is to be graded using the Village PW Standard.
4. No trees are to be planted in the ROW before a conditional approval of the rough grading of the swale has been approved by Public Works.
5. No shrubs are to be planted in the ROW and any existing shrubs are to be removed.
6. No IRRIGATION, LIGHTING, or ELECTRICAL COMPONENTS of any kind may be installed in the ROW.
7. All proposed trees in the ROW will be planted a minimum of 7' from the edge of pavement to the face of the tree and will be of a type, kind, and spacing as approved by the Public Works Department. Public Works contact information is: publicworks@pinecrest-fl.gov
8. Any decorative d/w in the ROW shall have an 8"W x 12"D, 3,000-psi, fiber mesh concrete header curb located between the asphalt and the proposed d/w. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE CENTERLINE OR TO THE EDGE OF THEE EXISTING ASPHALT EDGE, WHICHEVER IS GREATER.
9. No materials of ANY kind will be stored for any length of time on the public swale.
10. Existing sidewalks will be maintained at all times, free of any loose material, and open to pedestrian traffic at all times. No vehicles can park on the sidewalk at any time.
11. Any sidewalk crossed by a d/w approach must be replaced with 6?thick sidewalk and extend to the next adjacent whole flag on either side of the new approach. Longitudinal slope cannot exceed 5% and maximum cross slope is 2%. All sidewalk construction that intersects with a crosswalk must be parallel with that cross walk and will have detectable warning surface placed permanently in concrete NO screw-down detectable warning surface is permitted. ALL sidewalk in the ROW will be a MINIMUM of 10' from the nearest edge of pavement and marked as such in the signed and sealed plans.
12. ALL work conducted in the ROW will implement the applicable FDOT Standard Index 600 Series for MOT.
13. All sidewalk replacement will be open to traffic within 48 hours of the sidewalk being closed for demo. This includes demolition of existing sidewalk, placing forms, placing and finishing concrete and stripping forms.
14. No portion of the public ROW and can be enclosed by the contractor's fence at any time.
15. ALL sod in the ROW will be SAND GROWN ,'EMPIRE ZOYSIA'
16. All driveway approaches will meet all ADA requirements for obstructions, both vertical and horizontal and for slope, both cross slope and longitudinal.



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL



DETAIL

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
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STATE OF COLORADO - ARC.00404538

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EMAIL : JADLLARCH@AOL.COM

CONSULTANTS

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.04.08 11:11:20 -04'00'

DRAWING NAME

SITE
PLAN GRADING & DRAINAGE

DESIGN BY:
ZECKY DA COSTA

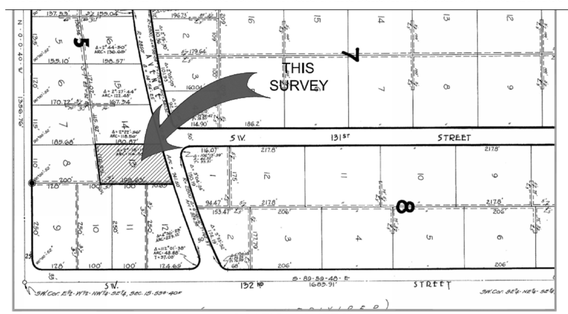
DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

S-PD.1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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Plans - Site Plan Grading and Drainage REV-1.pdf

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LOCATION SKETCH
SCALE: 1" = 150'

APPLICABLE CODES

FLORIDA BUILDING CODE 2023 8TH EDITION
NEC (ELECTRICAL CODE) 2023
PLUMBING CODE FBC 2023 8TH EDITION
MECHANICAL CODE FBC 2023 8TH EDITION
STRUCTURAL DESIGN CRITERIA AS PER FBC 2023 8th EDITION

VISIBILITY TRIANGLES NOTE:

ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

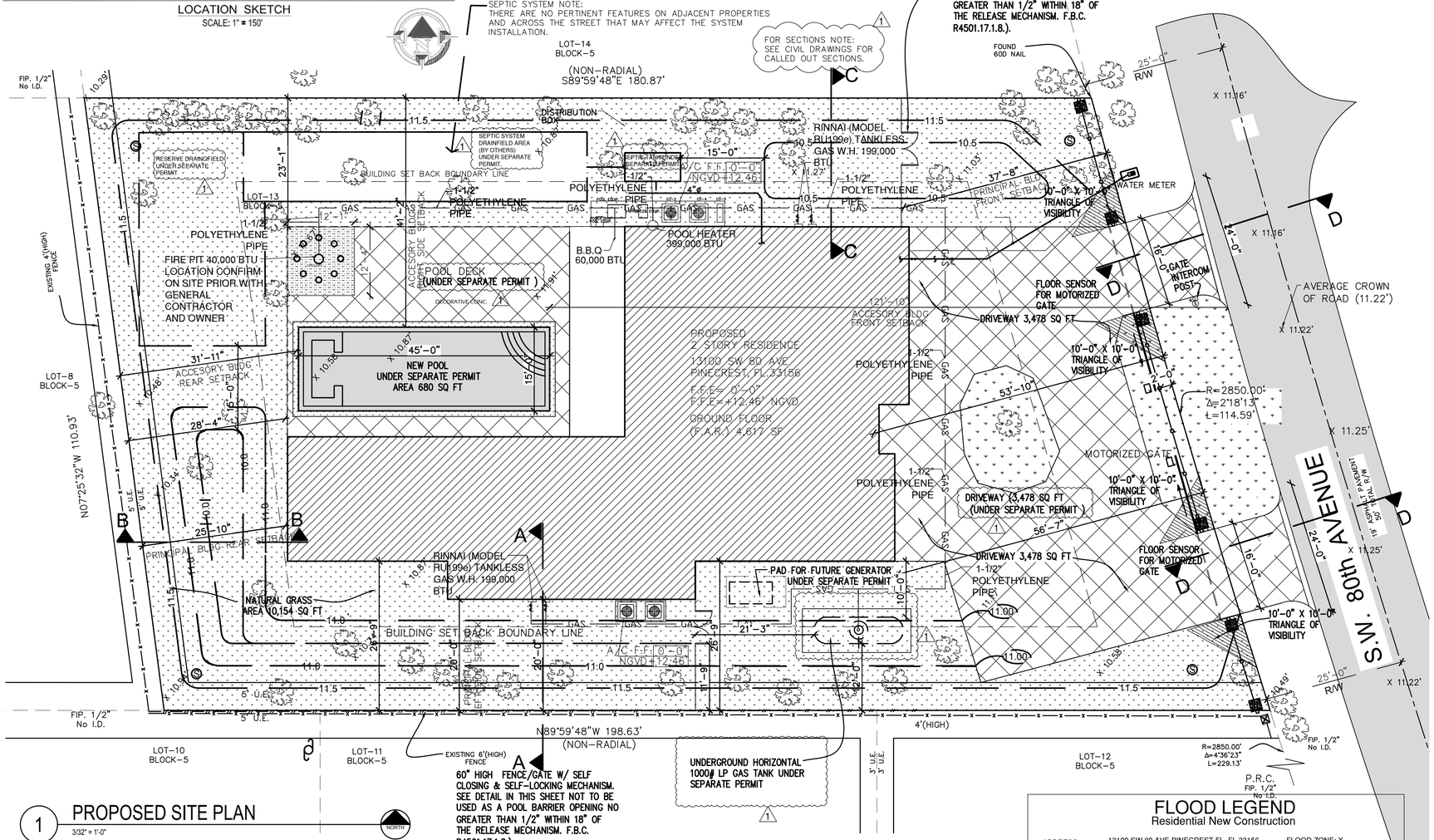
SITE CALCULATIONS

LOT INFORMATION - EU-M	REQUIRED (Max.)	PROVIDED
NET LOT AREA		21,077 sq.ft. (0.48 Acres)
ZONING REQUIREMENTS - EU-M		
FRONT SETBACK	25'-0"	37'-8"
REAR SETBACK	25'-0"	25'-10"
SOUTH SIDE SETBACK (SIDE STREET)	25'-0" (N/A)	(N/A)
NORTH SIDE SETBACK	15'-0"	23'-1"
SOUTH SIDE SETBACK	15'-0"	20'-0"
BUILDING HEIGHT	35'-0"	24'-6"
LOT COVERAGE BUILDING		4,617 sq.ft
DRIVEWAY		3,478 sq.ft
POOL		578 SqFt
POOL DECK DECORATIVE CONC.		1,055 SqFt
SENSITIVE GRASS		117 SqFt
SAND AREA		150 SqFt
EQUIPMENT SLABS		139 SqFt
TOTAL IMPERVIUS AREA		10,125 SqFt
		1
FLOR AREA RATIO (F.A.R.) - EU-M		
MAXIMUM 1ST FLOOR	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
MAXIMUM 2ND FLOOR	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
LOT COVERAGE - EU-M		
MAXIMUM LOT COVERAGE (INCLUDING ACCESSORY BLDGS)	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
GREEN AREA - EU-M		
MINIMUM GREEN / PERVIOUS AREA	7,376.95 sq.ft (35% min)	10,125 sq.ft (48.03%)
MAXIMUM IMPERVIOUS AREA	13,700.05 sq.ft (65% max)	10,125 sq.ft (48.03%)
		1

SEPTIC SYSTEM NOTE:
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION.

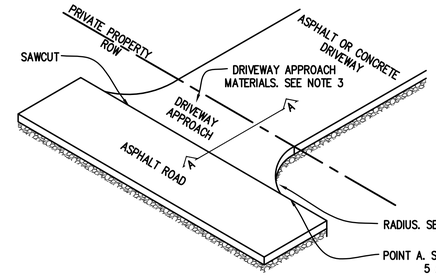
FOR SECTIONS NOTE: SEE CIVIL DRAWINGS FOR CALLED OUT SECTIONS.

60" HIGH FENCE/GATE W/ SELF CLOSING & SELF-LOCKING MECHANISM. SEE DETAIL IN THIS SHEET NOT TO BE USED AS A POOL BARRIER OPENING NO GREATER THAN 1/2" WITHIN 18" OF THE RELEASE MECHANISM. F.B.C. R4501.17.1.8.).

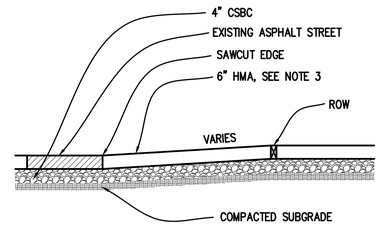


1 PROPOSED SITE PLAN
3/32" = 1'-0"

60" HIGH FENCE/GATE W/ SELF CLOSING & SELF-LOCKING MECHANISM. SEE DETAIL IN THIS SHEET NOT TO BE USED AS A POOL BARRIER OPENING NO GREATER THAN 1/2" WITHIN 18" OF THE RELEASE MECHANISM. F.B.C. R4501.17.1.8.).



DRIVEWAY APPROACH DETAIL



SECTION A-A

LEGAL DESCRIPTION :

LOT 13, BLK 5, "PINE TREE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

* VISIBILITY TRIANGLES NOTE:

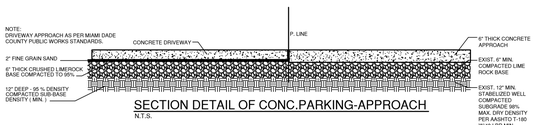
ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

TERMITE SOIL STATEMENT :

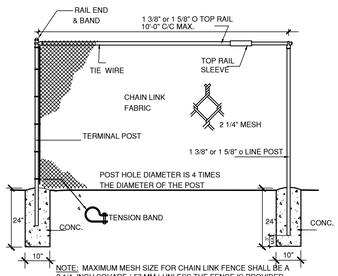
ALL BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: " THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (AS PER R4409.13.5 FBC 2023)

VIOLATION NOTE:

FAILURE TO MAINTAIN LANDSCAPING ACCORDING TO APPROVED PLANS IS A CODE VIOLATION. FAILURE TO PLANT, PRESERVE, OR MAINTAIN IS A SEPARATE VIOLATION, EACH PLANT, EACH DAY. 18A-13 (C)



SECTION DETAIL OF CONC.PARKING-APPROACH
N.T.S.



NOTE: MAXIMUM MESH SIZE FOR CHAIN LINK FENCE SHALL BE A 2 1/4 INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4 INCHES (44 MM). FBC R4501.17.1.6.

ACCESS GATE

NOTE:
POOL GATES SHALL BE SELF-CLOSING, SELF LATCHING AND LATCH SHALL BE 54" ABOVE BOTTOM OF GATE OR MIN. 3" BELOW THE TOP OF THE GATE ON THE POOL SIDE.
LOCKS, IF SELF-LOCKING, MAY BE 34"-48" ABOVE FLOOR OR GROUND. FBC. 424.1.3.1.9

FLOOD LEGEND
Residential New Construction

ADDRESS: 13100 SW 80 AVE PINECREST FL, FL 33156 FLOOD ZONE: X

LOT: 13 BLOCK: 5 PLAT BOOK: 53 PAGE: 7

HIGHEST CROWN OF ROAD ELEV.: 10.22 FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY:

GINO FURLANO (SURVEYOR'S NAME) PLS LIC.#: 5044

PROPOSED FINISH. FLOOR ELEVATION	CROWN OF ROAD ELEVATION	GARAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	A/C AND POOL EQUP. ELEVATION
12.46' FT. NGVD	11.22' FT. NGVD	11.96' FT. NGVD	11.29' FT. NGVD	12.46' FT. NGVD
ENCLOSED AREA	OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT			

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE

MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION BY P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

SOLAR READY CONSTRUCTION

A. CONSTRUCTION OF NEW BUILDINGS AND REMODELING WHERE THE COST OF REMODELING IS MORE THAN 50 PERCENT OF THE ASSESSED VALUE OF THE BUILDING SHALL PROVIDE A ROOF LAYOUT PLAN THAT SHOWS A SOLAR ZONE AREA FOR FUTURE SOLAR PANELS. THE ROOF LAYOUT SHALL ALSO SHOW THAT SOLAR HEATING SYSTEM COULD BE ACCOMMODATED. THE PROPERTY OWNER SHALL BE REQUIRED TO INSTALL SOLAR PANELS AT A LATER DATE IF THE FOLLOWING CONDITIONS ARE MET:

1. PHOTOVOLTAIC SYSTEMS: INSTALLATION OF AN APPROPRIATE SIZED CONDUIT, A MINIMUM OF ONE INCH DIAMETER, LEADING FROM AN OUTDOOR SOUTH-FACING, EAST-FACING, OR WEST-FACING ROOF, WHERE A MINIMUM OF FOUR HOURS OF DIRECT SUNLIGHT IS ACHIEVED, TO AN INDOOR LOCATION NEAR THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE CONCEALED WITHIN WALLS, OR ATTACHED TO THE BUILDING'S EXTERIOR WALLS BEHIND GUTTERS AND DOWNSPOUTS. ALL EXPOSED CONDUIT SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING. THE CONDUIT SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH-FACING ROOF. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.

2. SOLAR HEATING SYSTEMS: INSTALLATION OF THREE-FOURTHS INCH DIAMETER HOT AND COLD COPPER WATER PIPES FROM A SOUTH-FACING, EAST-FACING, OR WEST-FACING ROOF, WHERE A MINIMUM OF FOUR HOURS OF DIRECT SUNLIGHT IS ACHIEVED, TO AN INDOOR LOCATION NEAR THE EXISTING WATER HEATER. ALL EXPOSED COPPER PIPES SHALL BE STUBBED OUT AND SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH-FACING ROOF. ALL EXPOSED PIPES SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025013747 - 9/9/2025 10:01:40 AM
Plans - Site Plan REV-1.pdf

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADERA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL : JADLLARCH@AOL.COM

CONSULTANTS

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.04.08 11:10:18 -04'00'

DRAWING NAME

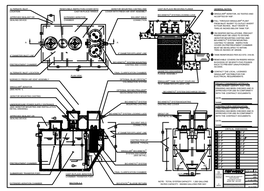
SITE PLAN

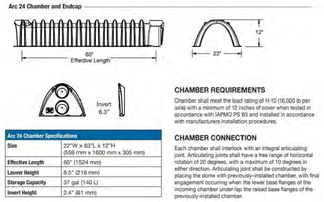
DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET N0.

S-P.1





Arc 24 Chamber Specifications	
Size	22"W x 63"L x 12"H (559 mm x 1600 mm x 305 mm)
Effective Length	60" (1524 mm)
Leaver Height	8.5" (216 mm)
Storage Capacity	37 gal (140 L)
Invert Height	2.4" (61 mm)

CHAMBER REQUIREMENTS

Chamber shall meet the load rating of H-10 (16,000 lb per axle) with a minimum of 12 inches of cover when tested in accordance with IAPMO PS 63 and installed in accordance with manufacturers installation procedures.

CHAMBER CONNECTION

Each chamber shall interlock with an integral articulating joint. Articulating joints shall have a free range of horizontal rotation of 20 degrees, with a maximum of 10 degrees in either direction. Articulation shall be accomplished by joining the dome with previously-installed chamber, with final engagement occurring when the lower base flanges of the incoming chamber under-lap the raised base flanges of the previously-installed chamber.

WTI/MDR ENGINEERED ATU POERATION,MAINTENANCE AND INSPECTION SPECIFICATIO

Operation:

Power supply to all electric components must remain constant at all times.It is not acceptable to disconnect power from the sytem at any time except under the direction of the maintenance entity or in case of emergency.

Homeowner is not to power off during extended absences from home, vacation or otherwise.Liquid waste treatment additives shall not be used .

Maintenance and inspection 2/ year contract

-Inspections Effluent monitoring and preventative maintenance shall be performed as required by 62-6 Part I, FAC.

-First inspection :At system installation by engineer

-Second :After system has been in operation a total of 6 months by maintenance entity.

-Thereafter:Every 6 months, as part of maintenance entity inspection.Maintenance entity inspection include.

Solids Check accumulation (expect pump- out every 3 to 5 years)

Blower:Confirm proper operation, clean air filter as required.

Alarm:Trip all alarms manually to confirm affective operation.

Outlet Filter: Operate filter plunger.remove,clean and reinstall as required.

Pump: Check operation by manually tripping float switch.Operate each pump manually at control panel.

-Monitoring to be conducted semi Annually

Monitoring Sampling :At SAMPLING PORT pollutant to be check

Pollutant to be check *Ponding depth quarterly

- TP ≤ 10 mg/l
- TSS 10mg/l Reduction
- TN ≤ 50% Reduction
- CBOD 10mg/lReduction
- Fecal coliform = ≤ 200 fc col/100 ml

CONTINGENCY

1- At the high water level, the system alarm sound.The owner must contact the Maintenance entity within 24 hours of alarm.

2- Maintenance entity personnel will inspect the system, and order a repair on the problem as necessary, within 36 hours as specified in 62-6 FAC.

3- Owner shall be have tanks pumped as required to prevent the creation of sanitary nuisance conditions until sunch time as repairs are effected which prevent sanitary nuisance conditions.

Certification of design

I Certified that the engineering features of this performance-based systemhave been designed or specified by me and conform to engineering principles applicable to such projects. In my professional judment this system, when properly constructed operated and maintained will achive the established performance standard and comply witth all applicable status of the Status of Florida and rules of the Department.

This is based on average Testing Performance Data for components of Performance-Based Treatment System (PBTS) by E. Roeder for innovative system testing in Florida or from test center for evaluation of use in nutrient and fecal caliform reducing PBTS or from test center for NSF-certification as Aerobic Treatment Unit s(ATUs)
Florida-approved NSF 40-Certified Models

Florida-approved NSF standard 245
Nitrogen-Reducing,certified Aerobic Treatment Unit in Florida
(Rule 62-6 FAC, Florida Administrative Code)
Norweco Singular 960-500, 600, 750, 800, 1000, 1250, 1500
Average total nitrogen reduction NSF 245 Completion report 68%
Singular TNT TN=6.80 mg/l, CBOD5=6 mg/l, TSS=10 mg/l
TP treatment anticipates sufficiently low influent concentration and is expected to meet the stablish performance standard testing facility Chelsea

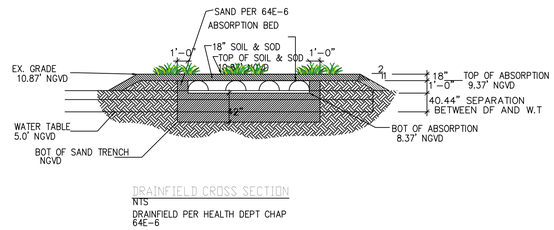
COVER LETTER REQUESTING APPROVAL OF A PBTS

Aida Sardinas P.E
FL reg 61836
15263 SW 35 TER MIAMI FL 33185

Property for PBTS request.
13100 SW 80 AVE
MIAMI FL
Folio# 20-5015-006-0770

We are hereby requesting approval of a Performance-Base Treatment system (PBTS)

TREATMENT STANDARDS		
POLLUTANT	REQUIRED (M G/L) (ANNUAL AVERAGE)	PROPOSED(MG/L) (ANNUAL AVERAGE)
CBOD	10 MG/L	4 MG/L
TSS	10 MG/L	9 MG/L
TN	50 % REDUCTION	68 %
TP	10 MG/L	10 MG/L
FECAL COLIFORM (CFU/100M/)	200 CFU/100 ML	2 CFU/100ML



DRAINFIELD CROSS SECTION
NTS
DRAINFIELD PER HEALTH DEPT CHAP 64E-6

DETERMINATION OF OSTDS TYPR AND STANDARDS PER SECTION 24-42.7

GROSS LOT SIZE= 23,850 FT= 0.54 ACRES

LAND USE: RESIDENCE

GROSS BUILDING AREA = 9,234 FT

SEWAGE FLOW = 510 FT

SEWAGE LOADING = 510 GPD/ 0.54 ACRES = 944 GPD/ACRE

Y	N	CRITERIA FOR OSTDS TYPE SELECTION
X		PROPERTY WILL BE SERVED BY PUBLIC WATER
X		PROPERTY COMPLETELY OUTSIDE WELLFIELD PROTECTION AREA
X		SURFACE WATER BODIES BEYOND 1000 FEET
	X	SEWAGE FLOW IS LESS THAN 500 GPD FOR SFR/DUPLEX
		SEWAGE FLOW IS LESS THAN 1000 GPD FOR MULTI-FAMILY/OTHER USES
	X	SEWAGE LOADING LESS THAN 500 GPD/ACRE
Y	N	OTHER CONSIDERATIONS FOR OSTDS APPROVAL
X		SANITARY SEWERS NOT AVAILABLE, ABUTTING, OR OPERATIVE
X		SYSTEM WILL SERVE ONLY ONE LOT
		PROPERTY LINES OVER 50 FT IN PROPERTIES SERVED BY A POTABLE WATER WELL

TYPE OF SYSTEM REQUIRED: TYPE 3 ADVANCED SECONDARY TREATMENT STANDARDS

TOTAL NITROGEN TREATED BY: NORWECO SINGULAR MODEL TNT-750

TOTAL PHOSPHORUS TREATED BY: NO REDUCTION REQUIRED

FECAL COLIFORM TREATED BY: CHLORINATOR / DECHLORINATOR BIOKINETIC FILTER

SOURCE OF TREATMENT STANDARDS: FDEP TESTING PERFORMANCE DATE FOR PBTS

OSTDS Calculations per chapter 62-6 F.A.C

NET LOT SIZE = 21,077 FT= 0.48 ACRES

LAND USE: RESIDENCE

BUILDING AREA= 7,641 FT 6 BED

SEWAGE FLOW

MAXIMUN SEWAGE LOADING ALLOWANCE= 2500 GPD/ACRE (1500 GPD/ACRE OR 2500 GPD/ACRE)

AUTHORIZED SEWAGE FLOW= 2500 GPD/ACRE X 0.48 ACRES= 1,200 GPD

UNIT FLOW CRITERIA (PER TABLE 1) # OF BEDROOM, BUILDING AREA

SEWAGE FLOW PER UNIT FLOW = 100 GPD PER BEDROOM AND/OR 750 SF AFTER 400 GPD FOR EACH ADDITIONA BEDROOM OR EACH ADDITIONAL 750 SF OF BUILDING AREA OR FRACTION THEREOF IN A DWELLING UNIT, SYSTEM SIZING SHALL BE INCREASED BY 60 GAL PER DWELLING UNIT.

TOTAL SEWAGE FLOW= 760 GPD

TREATMENT TANK AND DRAINFIELD

PROPOSE SYSTEM: NORWECO SINGULAIR TNT-750 750-800 GPD

MINIMUM REQUIRED TREATMENT CAPACITY =760 GPD

DRAINFIELD CONFIGURATION: TRENCH

DRAINFIELD TYPE: STANDARD

DRAINFIELD MATERIAL: ARC24

MAXIMUM SEWAGE LOADING RATE FOR THE PROPOSED DRAINFILED= .8 GAL/FT DAY

DRAINFIELD SIZE= 760 GPD/ .8 GAL/FT DAY= 950 FT

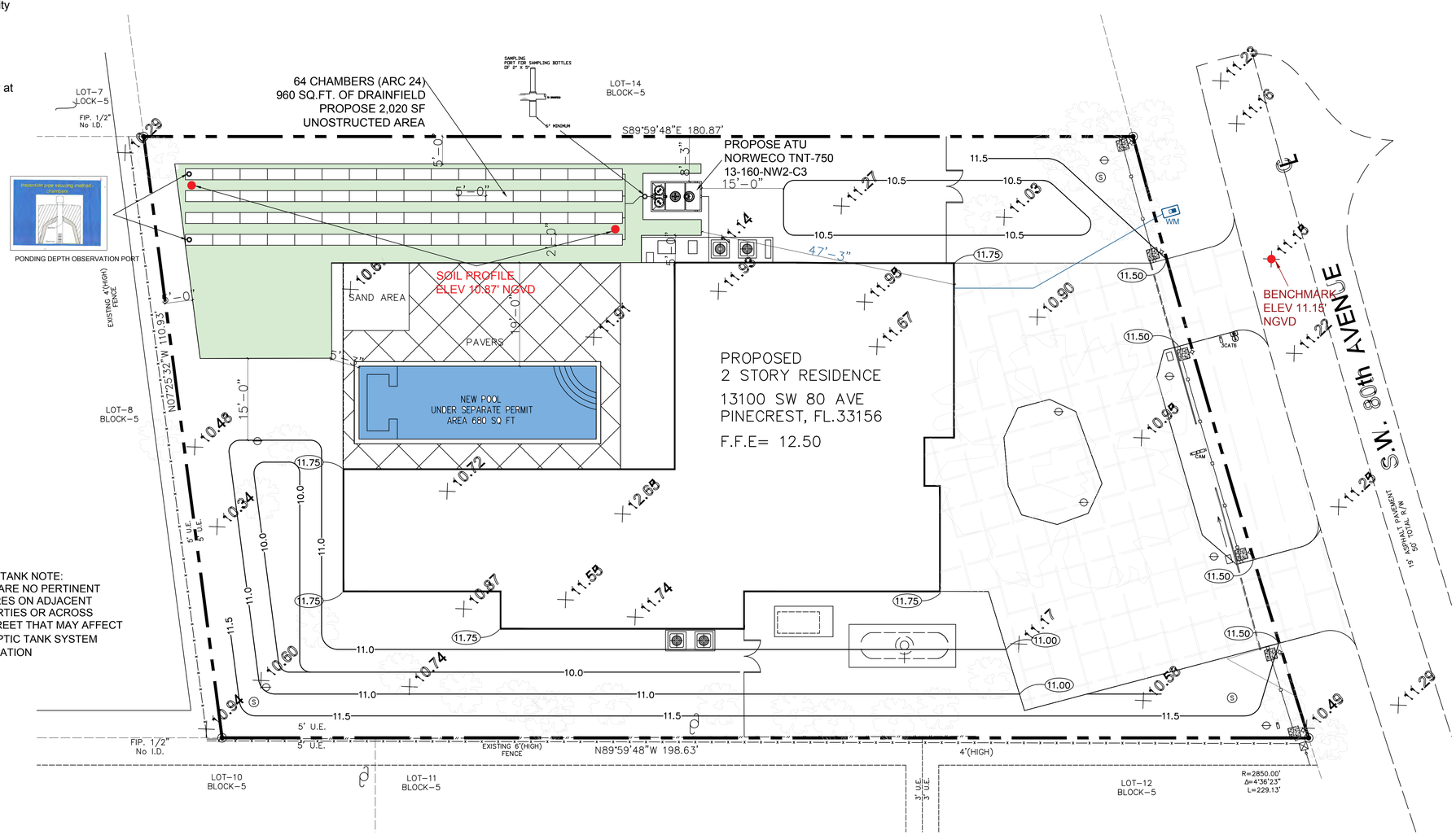
SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD

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ELEVATION AT THE BOTTOM OF THE DRAINFIELD = 8.37 FT

SEPARATION BETWEEN SHWT AND BOTTOM OF DRAINFIELD= 40.44 INCH



REVISIONS	BY

A S M
AIDA SARDINAS, P.E.
MECHANICAL ● PLUMBING ● ELECTRICAL
Florida P.E. 61836

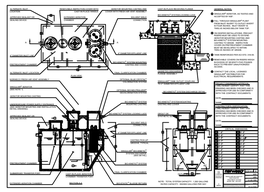
AIDA SARDINAS LICENSE No. 61836 STATE OF FLORIDA PROFESSIONAL ENGINEER

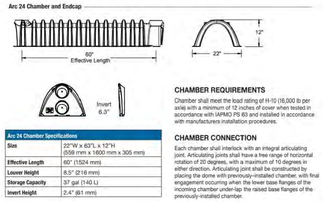
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Reason: THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY AIDA SARDINAS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
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FPM PINECREST 8 LLC
13100 SW 80 AVE MIAMI FL

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CHECKED	CM
DATE	3/13/2025
SCALE	3/32"=1'
JOB NO.	
SHEET NUMBER	SP-SEPTIC

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Plans - Site Plan Septic 3_20_25.pdf





Arc 24 Chamber Specifications	
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Storage Capacity	37 gal (140 L)
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Blower:Confirm proper operation, clean air filter as required.
Alarm:Trip all alarms manually to confirm affective operation.
Outlet Filter: Operate filter plunger.remove,clean and reinstall as required.
Pump: Check operation by manually tripping float switch.Operate each pump manually at control panel.
-Monitoring to be conducted semi Annually
Monitoring Sampling :At SAMPLING PORT pollutant to be check
Pollutant to be check *Ponding depth quarterly
- TP ≤ 10 mg/l
- TSS 10mg/l Reduction
- TN ≤ 50% Reduction
- CBOD 10mg/lReduction
- Fecal coliform = ≤ 200 fc col/100 ml

CONTINGENCY

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Florida-approved NSF 40-Certified Models

Florida-approved NSF standard 245
Nitrogen-Reducing,certified Aerobic Treatment Unit in Florida (Rule 62-6 FAC, Florida Administrative Code)
Norweco Singular 960-500, 600, 750, 800, 1000, 1250, 1500
Average total nitrogen reduction NSF 245 Completion report 68%
Singular TNT TN=6.80 mg/l, CBOD5=6 mg/l, TSS=10 mg/l
TP treatment anticipates sufficiently low influent concentration and is expected to meet the stablish performance standard testing facility Chelsea

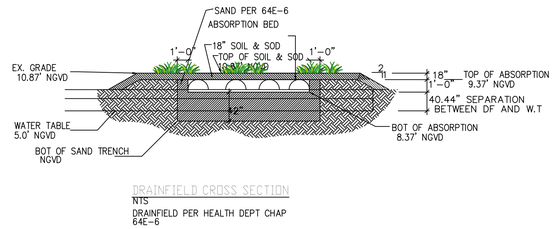
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Folio# 20-5015-006-0770

We are hereby requesting approval of a Performance-Base Treatment system (PBTS)

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DRAINFIELD CROSS SECTION
NTS
DRAINFIELD PER HEALTH DEPT CHAP 64E-6

DETERMINATION OF OSTDS TYPR AND STANDARDS PER SECTION 24-42.7

GROSS LOT SIZE= 23,850 FT= 0.54 ACRES
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GROSS BUILDING AREA = 9,234 FT
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TOTAL PHOSPHORUS TREATED BY: NO REDUCTION REQUIRED
FECAL COLIFORM TREATED BY: CHLORINATOR / DECHLORINATOR BIOKINETIC FILTER
SOURCE OF TREATMENT STANDARDS: FDEP TESTING PERFORMANCE DATE FOR PBTS

OSTDS Calculations per chapter 62-6 F.A.C

NET LOT SIZE = 21,077 FT= 0.48 ACRES
LAND USE: RESIDENCE
BUILDING AREA= 7,641 FT 6 BED

SEWAGE FLOW

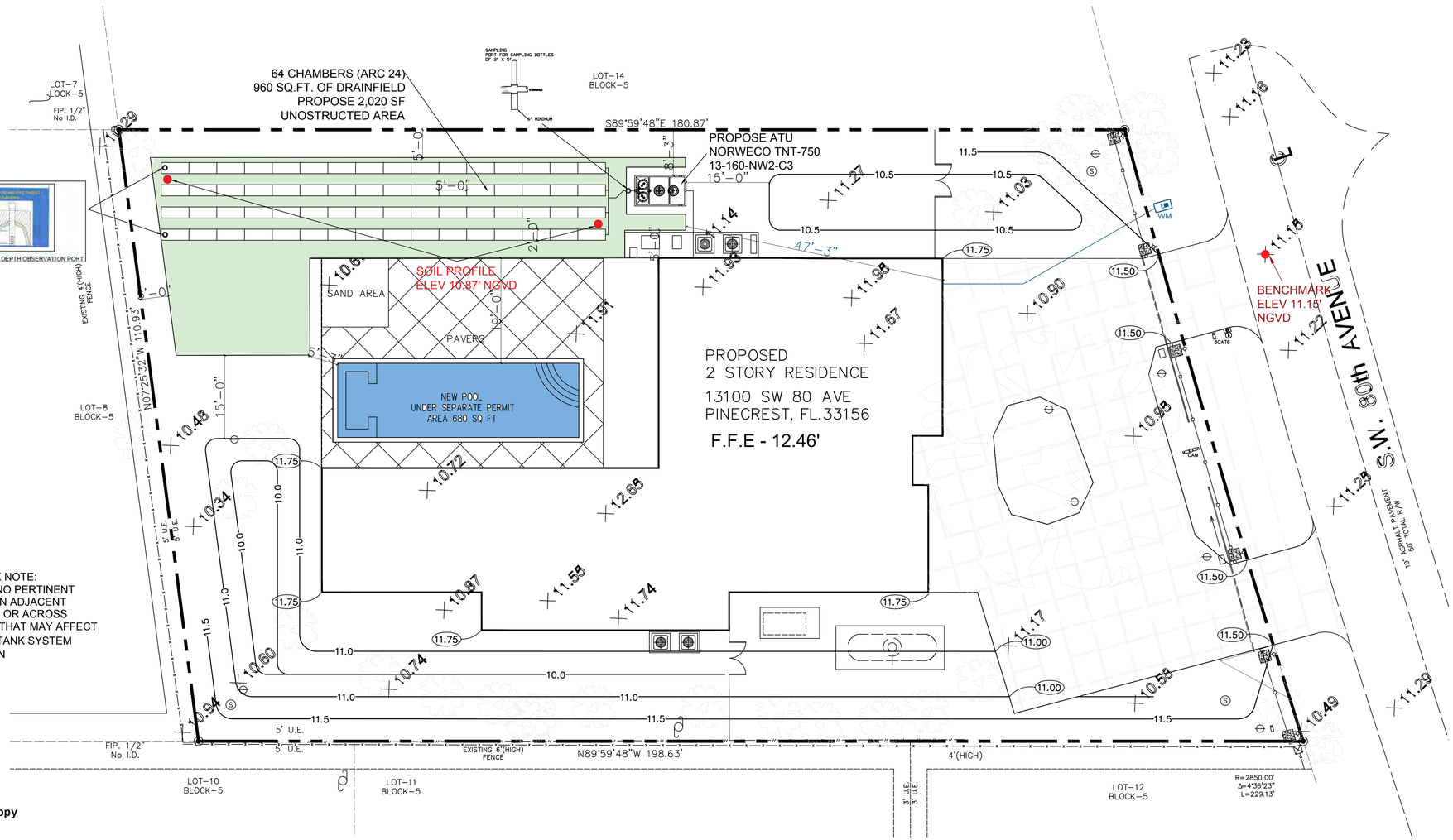
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TOTAL SEWAGE FLOW= 760 GPD

TREATMENT TANK AND DRAINFIELD

PROPOSE SYSTEM: NORWECO SINGULAIR TNT-750 750-800 GPD
MINIMUM REQUIRED TREATMENT CAPACITY =760 GPD
DRAINFIELD CONFIGURATION: TRENCH
DRAINFIELD TYPE: STANDARD
DRAINFIELD MATERIAL: ARC24
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DRAINFIELD SIZE= 760 GPD/ .8 GAL/FT DAY= 950 FT

SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD

GRADE ELEVATION = 10.87 FT
SEASONAL HIGH WATER TABLE ELEVATION= 5.0 FT
ELEVATION AT THE BOTTOM OF THE DRAINFIELD = 8.37 FT
SEPARATION BETWEEN SHWT AND BOTTOM OF DRAINFIELD= 40.44 INCH



REVISIONS	BY

A S M
AIDA SARDINAS, P.E.
MECHANICAL ● PLUMBING ● ELECTRICAL
Florida P.E. 61836

AIDA SARDINAS
LICENSE
No. 61836
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY AIDA SARDINAS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
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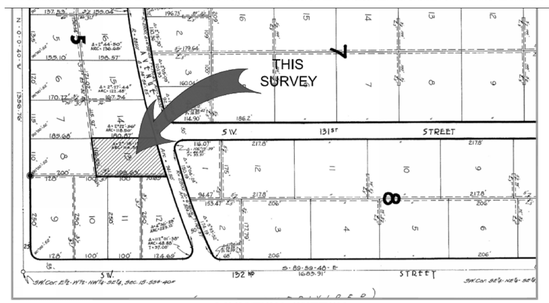
FPM PINECREST 8 LLC
13100 SW 80 AVE MIAMI FL

DRAWN	AS
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JOB NO.	
SHEET NUMBER	SP-SEPTIC

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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Plans - SP Septic Site Plan.pdf

Examiner	Date Time Stamp	Trade	Stamp Name
VALDIVIESO, JOSE	9/4/2025 11:33:03 AM	HRS	Approved
VALDIVIESO MERA, JOSE	6/5/2025 10:33:59 AM	OTDS	Approved

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LOCATION SKETCH
SCALE: 1" = 150'

APPLICABLE CODES

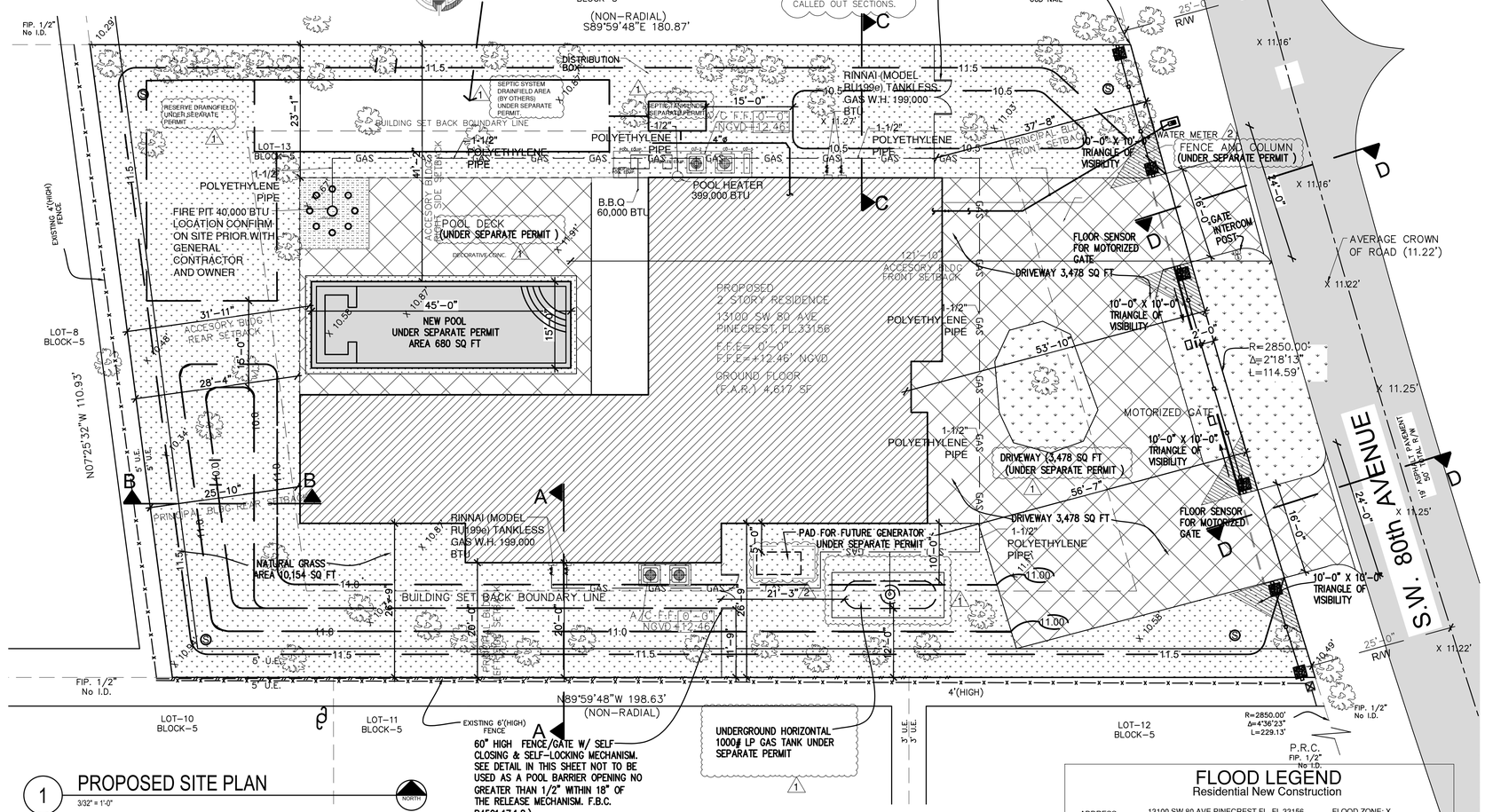
FLORIDA BUILDING CODE 2023 8TH EDITION
NEC (ELECTRICAL CODE) 2023
PLUMBING CODE FBC 2023 8TH EDITION
MECHANICAL CODE FBC 2023 8TH EDITION
STRUCTURAL DESIGN CRITERIA AS PER FBC 2023 8th EDITION

VISIBILITY TRIANGLES NOTE:

ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

SITE CALCULATIONS

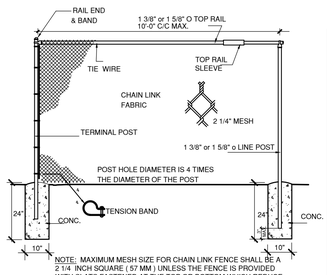
LOT INFORMATION - EU-M		
	REQUIRED (Max.)	PROVIDED
NET LOT AREA		21,077 sq.ft. (0.48 Acres)
ZONING REQUIREMENTS - EU-M		
FRONT SETBACK	25'-0"	37'-8"
REAR SETBACK	25'-0"	25'-10"
SOUTH SIDE SETBACK (SIDE STREET)	25'-0" (N/A)	(N/A)
NORTH SIDE SETBACK	15'-0"	23'-1"
SOUTH SIDE SETBACK	15'-0"	20'-0"
BUILDING HEIGHT	35'-0"	24'-6"
LOT COVERAGE BUILDING		4,617 sq.ft
DRIVEWAY		3,478 sq.ft
POOL		680 SqFt
POOL DECK PAVERS		607 SqFt
SAND AREA		150 SqFt
EQUIPMENT SLABS		130 SqFt
TOTAL IMPERVIUS AREA		9,662 SqFt
FLOR AREA RATIO (F.A.R.) - EU-M		
MAXIMUM 1ST FLOOR	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
MAXIMUM 2ND FLOOR	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
LOT COVERAGE - EU-M		
MAXIMUM LOT COVERAGE (INCLUDING ACCESSORY BLDGS)	6,323.1 sq.ft (30% max)	4,617 sq.ft (21.9%)
GREEN AREA - EU-M		
MINIMUM GREEN / PERVIOUS AREA	7,376.95 sq.ft (35% min)	10,154 sq.ft (48.18%)
MAXIMUM IMPERVIOUS AREA	13,700.05 sq.ft (65% max)	9,662 sq.ft (45.84%)



1 PROPOSED SITE PLAN
3/32" = 1'-0"



SECTION DETAIL OF CONC.PARKING-APPROACH
N.T.S.



NOTE: MAXIMUM MESH SIZE FOR CHAIN LINK FENCE SHALL BE A 2 1/4 INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4 INCHES (44 MM). FBC R4501.17.1.6.

ACCESS GATE

NOTE:
POOL GATES SHALL BE SELF-CLOSING, SELF LATCHING AND LATCH SHALL BE 54" ABOVE BOTTOM OF GATE OR MIN. 3" BELOW THE TOP OF THE GATE ON THE POOL SIDE.
LOCKS, IF SELF-LOCKING, MAY BE 34"-48" ABOVE FLOOR OR GROUND. FBC. 424.1.3.1.9

FLOOD LEGEND
Residential New Construction

ADDRESS: 13100 SW 80 AVE PINECREST FL, FL 33156 FLOOD ZONE: X

LOT: 13 BLOCK: 5 PLAT BOOK: 53 PAGE: 7

HIGHEST CROWN OF ROAD ELEV.: 10.22 FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY:

GINO FURLANO (SURVEYOR'S NAME) PLS LIC.#: 5044

PROPOSED FINISH FLOOR ELEVATION	CROWN OF ROAD ELEVATION	GARAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	A/C AND POOL EQUIP. ELEVATION
12.46' FT. NGVD	11.22' FT. NGVD	11.96' FT. NGVD	11.29' FT. NGVD	12.46' FT. NGVD
ENCLOSED AREA	OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT			

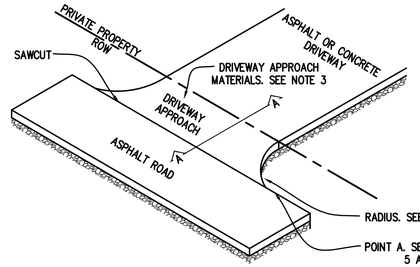
ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE

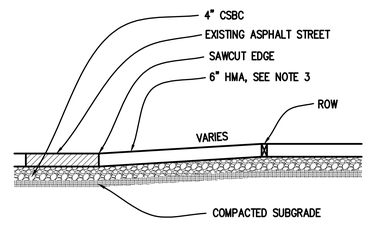
MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION BY P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.



DRIVEWAY APPROACH DETAIL



SECTION A-A

LEGAL DESCRIPTION :

LOT 13, BLK 5, "PINE TREE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

* VISIBILITY TRIANGLES NOTE:

ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

TERMITE SOIL STATEMENT :

ALL BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: " THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (AS PER R4409.13.5 FBC 2023)

VIOLATION NOTE:

FAILURE TO MAINTAIN LANDSCAPING ACCORDING TO APPROVED PLANS IS A CODE VIOLATION. FAILURE TO PLANT, PRESERVE, OR MAINTAIN IS A SEPARATE VIOLATION, EACH PLANT, EACH DAY. 18A-13 (C)

SOLAR READY CONSTRUCTION

A. CONSTRUCTION OF NEW BUILDINGS AND REMODELING WHERE THE COST OF REMODELING AS IN EXCESS THAN 50 PERCENT OF THE ASSESSED VALUE OF THE BUILDING SHALL PROVIDE A ROOF LAYOUT PLAN FOR THE FUTURE INSTALLATION OF SOLAR WATER HEATING SYSTEMS. IF THE ROOF LAYOUT FOR SOLAR HEATING SYSTEMS COULD BE ACCOMMODATED, THE PROPERTY OWNER SHALL BE REQUIRED TO PROVIDE FOR THE EVENTUAL INSTALLATION OF ONE SYSTEM. REQUIREMENTS ARE AS FOLLOWS:

1. PHOTOVOLTAIC SYSTEMS. INSTALLATION OF AN APPROPRIATE SIZED CONDUIT, A MINIMUM OF ONE INCH DIAMETER, LEADING FROM AN EXTERIOR SOUTH FACING LOCATION TO THE ELECTRICAL PANEL SHALL BE INSTALLED DURING CONSTRUCTION. DIRECT SUNLIGHT IS ACHIEVED: TO A STUBBED JUNCTION BOX ADJACENT TO THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE PAINTED TO MATCH THE COLOR OF THE BUILDING.

2. SOLAR HEATING SYSTEM. INSTALLATION OF THREE-FOURTHS INCH DIAMETER HOT AND COLD COPPER WATER PIPES FROM A SOUTH FACING, EAST FACING, OR WEST FACING LOCATION TO WITHIN FIVE FEET OF THE LOCATION OF THE EXISTING OR FUTURE SOLAR WATER HEATER TANK. BOTH ENDS OF THE THREE-FOURTHS INCH DIAMETER COPPER PIPES SHALL BE STUBBED OUT AND SHALL NOT BE LOCATED ON OR IN THE ROOF. THE ROOF SHALL BE CAPABLE OF SUPPORTING THE SOLAR HEATING SYSTEM PROVIDED WITH ADEQUATE PLANNING. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025013747 - 9/9/2025 10:01:40 AM
Plans - SP-1 REV-2.SITE PLAN.pdf
Examiner Date Time Stamp Trade Stamp Name
HIDALGO, MARTA 6/3/2025 9:01:00 AM DERM Approved

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL: JADELARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA JORGE ARTURO DE LA LLAMA AR0007707 REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	
2	5-13-25 REVISION	

Jorge A. de la Llama — Digitally signed by Jorge A. de la Llama Date: 2025.05.30 09:53:01 -04'00'

DRAWING NAME

SITE PLAN

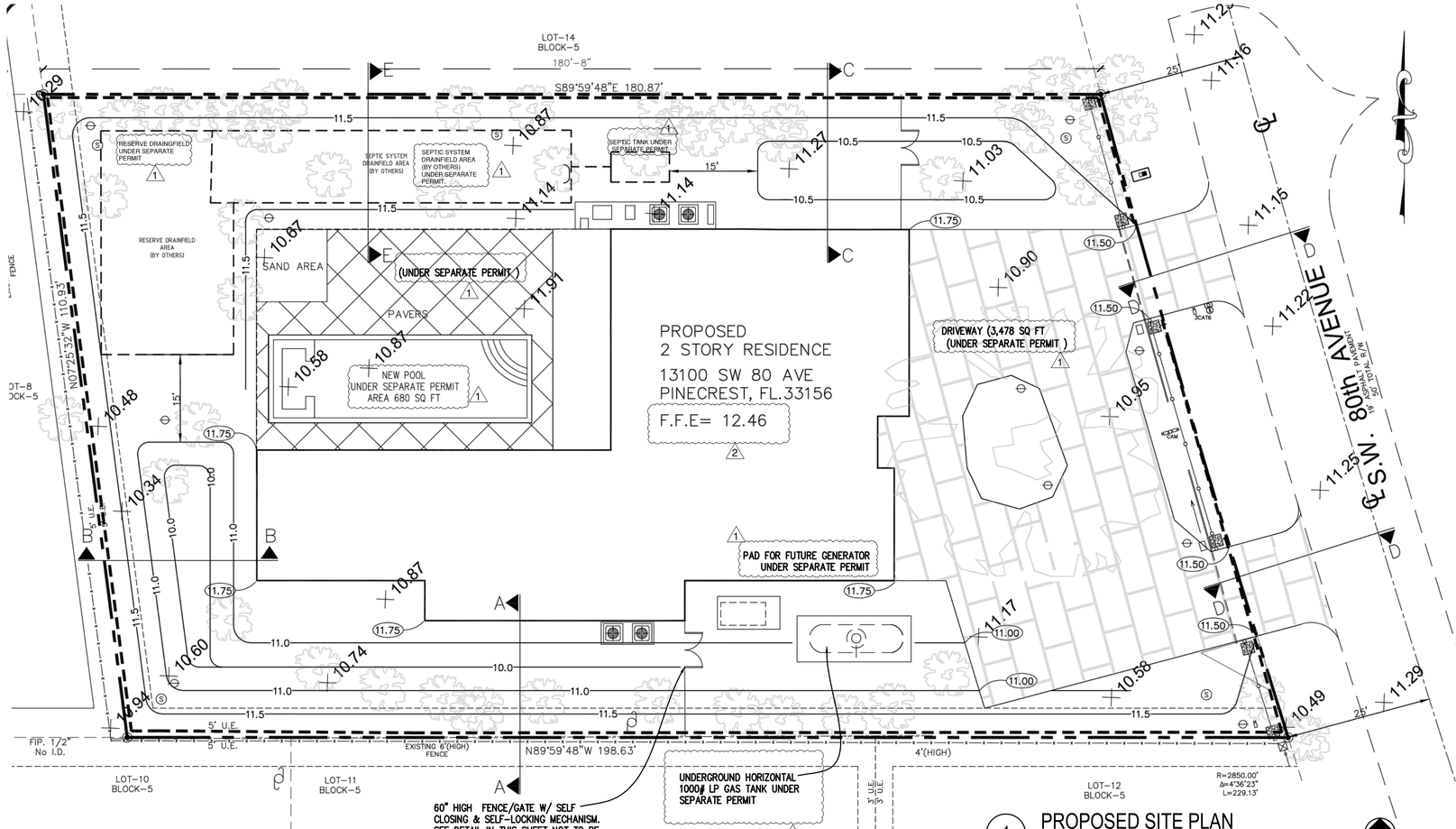
DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

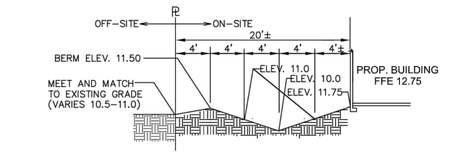
SHEET NO.

S-P.1

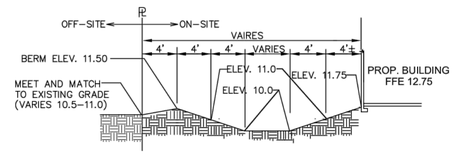
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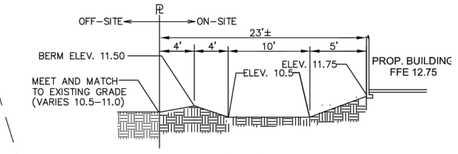
1 PROPOSED SITE PLAN
3/32" = 1'-0"



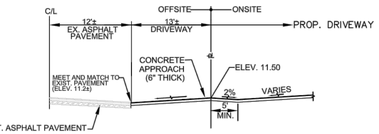
SECTION A-A



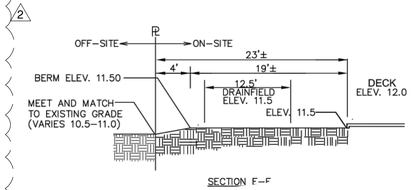
SECTION B-B



SECTION C-C



SECTION D-D



SECTION F-F

LEGEND

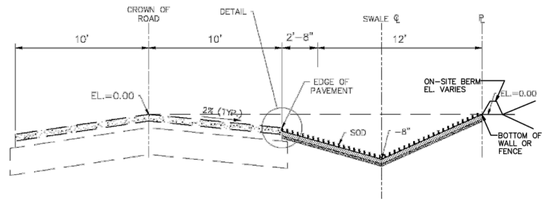
9.00	EXISTING ELEVATIONS
—10.0—	PROPOSED CONTOUR ELEVATIONS
(12.0)	PROPOSED GROUND ELEVATIONS

SITE NOTES:

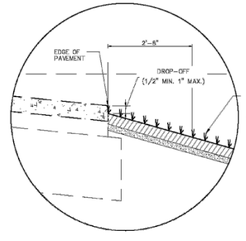
1. MINIMUM PERMITER BERM ELEVATION SHALL BE 12.0 OR 6" HIGHER THAN ADJACENT GRADE (WHICHEVER IS HIGHER)
2. REFER TO LANDSCAPE PLANS FOR EXISTING, NEW AND RELOCATED TREES.
3. MAINTAIN A MAXIMUM OF 4:1 SLOPE ON SWALE AREAS
4. CONTOUR ELEVATIONS ARE ESTIMATED. FINAL GRADING SHALL BE COORDINATED WITH LANDSCAPE PLANS.

PUBLIC WORKS CONDITION OF PERMIT

1. No fill of ANY KIND can be brought on site or to the ROW outside of the building footprint.
2. No runoff generated from the driveway is permitted to discharge directly to the ROW or adjacent properties.
3. The ROW swale is to be graded using the Village PW Standard.
4. No trees are to be planted in the ROW before a conditional approval of the rough grading of the swale has been approved by Public Works.
5. No shrubs are to be planted in the ROW and any existing shrubs are to be removed.
6. No IRRIGATION, LIGHTING, or ELECTRICAL COMPONENTS of any kind may be installed in the ROW.
7. All proposed trees in the ROW will be planted a minimum of 7' from the edge of pavement to the face of the tree and will be of a type, kind, and spacing as approved by the Public Works Department. Public Works contact information is: publicworks@pinecrest-fl.gov
8. Any decorative d/w in the ROW shall have an 8"W x 12"D, 3,000-psi, fiber mesh concrete header curb located between the asphalt and the proposed d/w. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE CENTERLINE OR TO THE EDGE OF THEE EXISTING ASPHALT EDGE, WHICHEVER IS GREATER.
9. No materials of ANY kind will be stored for any length of time on the public swale.
10. Existing sidewalks will be maintained at all times, free of any loose material, and open to pedestrian traffic at all times. No vehicles can park on the sidewalk at any time.
11. Any sidewalk crossed by a d/w approach must be replaced with 6?thick sidewalk and extend to the next adjacent whole flag on either side of the new approach. Longitudinal slope cannot exceed 5% and maximum cross slope is 2%. All sidewalk construction that intersects with a crosswalk must be parallel with that cross walk and will have detectable warning surface placed permanently in concrete NO screw-down detectable warning surface is permitted. ALL sidewalk in the ROW will be a MINIMUM of 10'from the nearest edge of pavement and marked as such in the signed and sealed plans.
12. ALL work conducted in the ROW will implement the applicable FDOT Standard Index 600 Series for MOT.
13. All sidewalk replacement will be open to traffic within 48 hours of the sidewalk being closed for demo. This includes demolition of existing sidewalk, placing forms, placing and finishing concrete and stripping forms.
14. No portion of the public ROW and can be enclosed by the contractor?s fence at any time.
15. ALL sod in the ROW will be SAND GROWN ,'EMPIRE ZOYSIA'
16. All driveway approaches will meet all ADA requirements for obstructions, both vertical and horizontal and for slope, both cross slope and longitudinal.



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL

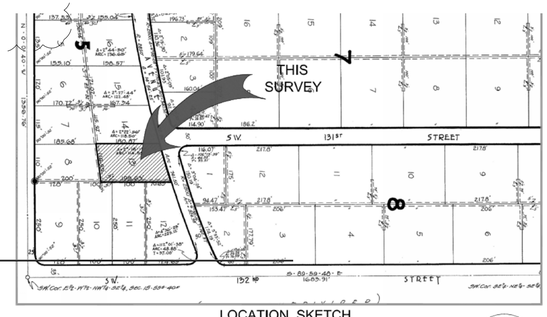


DETAIL

Div. 6.12. – Excavation and fill.

c) Maintenance of natural grade and elevation. Development and construction in the Village of Pinecrest shall be designed and constructed with an elevation and grading that are consistent with the requirements of the Village's Floodplain Management Ordinance, Stormwater Management Plan, and Comprehensive Development Master Plan. The established natural elevation and grade of a property under construction shall be fundamentally preserved and the finished grade and elevation shall be consistent and compatible with the grade and elevation of adjoining properties.

d) Fill water ward of the top of slope of any lake or waterway or alteration of an established shoreline in the VoP shall not be permitted unless approved as a conditional use.



LOCATION SKETCH
SCALE: 1" = 150'

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ARCHITECTURE
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Jorge A. de la Llama — Digitally signed by Jorge A. de la Llama Date: 2025.05.30 09:30:58 -04'00'

DRAWING NAME

SITE
PLAN GRADING & DRAINAGE

DESIGN BY:
ZECKY DA COSTA

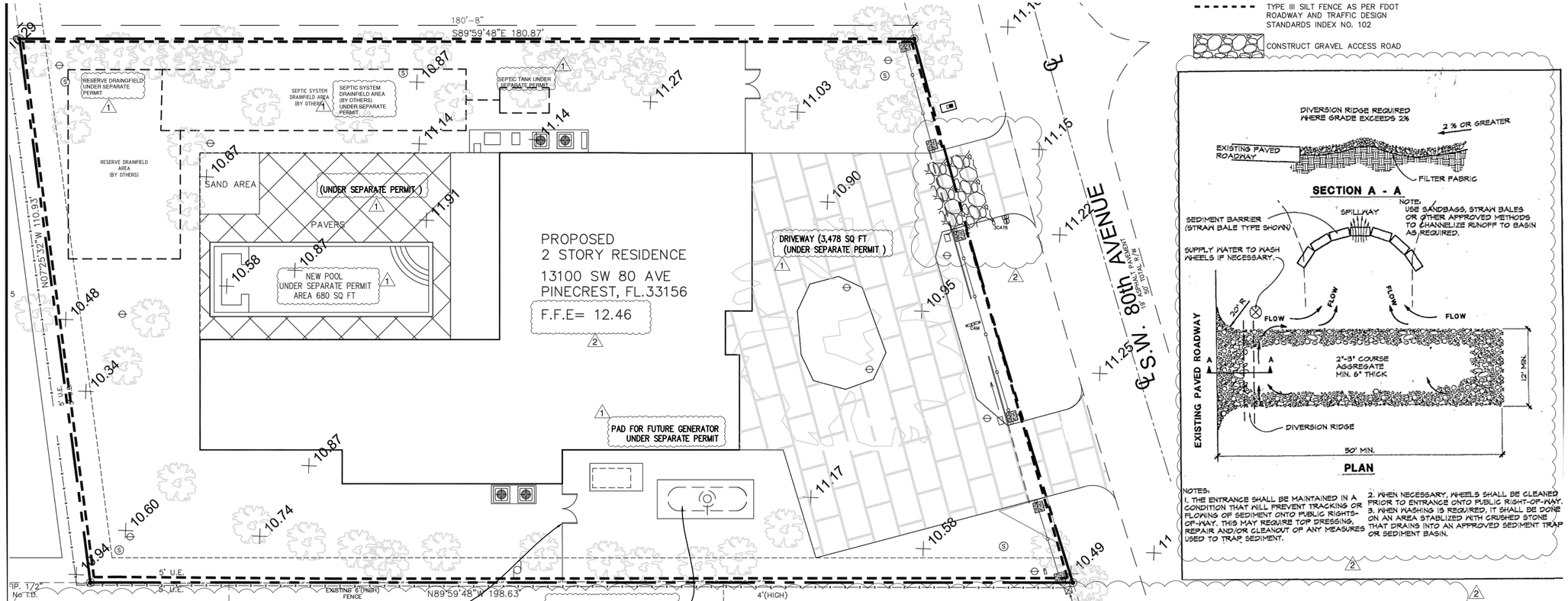
DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

S-PD.1

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2025013747 - 9/9/2025 10:01:40 AM
Plans - SPD-1 REV-2.pdf

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NATURE OF ACTIVITY / NARRATIVE

THE PROJECT CONSISTS OF NEW BUILDING, ROADWAYS, SIDEWALKS, LANDSCAPE AND UTILITES.

APPROXIMATELY 0.5 ACRES WILL BE DISTURBED.

SYSTEM OF EXFILTRATION TRENCHES WILL DISPOSE OF THE RAIN WATER RUNOFF ON THE PROPERTY.

THEIR ARE NO NON-STORMWATER DISCHARGES ANTICIPATED

CONTRACTOR WILL MAINTAIN THE INLET PROTECTION, SILT FENCE AND WILL PROVIDE DUST CONTROL

CONTRACTOR SHALL INSTALL AND MAINTAIN THE EROSION AND SEDIMENT CONTROL. DESCRIBED HEREIN. AFTER ANY RAIN EVENT, THE CONTRACTOR WILL REPAIR AND REPLACE AND AFFECTED CONTROLS (SILT FENCE, WINDSCREEN, FILTER FABRIC, SYTHETIC BALES).

GENERAL NOTES

A COPY OF THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND THE NOTICE THE INTENT (N.I.O.) SHALL BE POSTED AT THE CONSTRUCTED SITE IN A PROMINENT PLACE FOR PUBLIC VIEWING.

CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. IN PARTICULAR, SEDIMENT AND EROSION CONTROLS AND STORM WATER MANAGEMENT MEASURES SHALL BE STRICTLY FOLLOWED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION, SEDIMENTATION AND STORM WATER MANAGEMENT MEASURES FOR THE DURATION OF THE PROJECT. ONCE THE PROJECT HAS BEEN COMPLETED, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY STORM WATER MANAGEMENT MEASURES AND SHALL DISPOSE THEM ACCORDING TO CODE.

MAINTENANCE AND INSPECTION PROCEDURES

1. THE GENERAL CONTRACTOR'S SITE SUPERINTENDENT SHALL SELECT THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION MAINTENANCE REPORT. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE PROPER TRAINING IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

2. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH. ALL CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE AREA THEY PROTECT HAS BEEN COMPLETELY STABILIZED AND THE CONSTRUCTION IS COMPLETE.

3. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE THIRD OF THE HEIGHT OF THE FENCE.

4. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, IF FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND IF FENCE POSTS ARE FIRMLY IN THE GROUND.

5. TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

6. THE INSPECTOR SHALL RECORD ANY DAMAGES OR DEFICIENCES IN THE CONTROL MEASURES ON AN INSPECTION REPORT FORM PROVIDED FOR THIS PURPOSE. THESE REPORTS SHALL DOCUMENT THE INSPECTION OF ALL POLLUTION PREVENTION MEASURES AND SHALL ALSO BE USED TO REQUEST MAINTENANCE AND REPAIR. THE CONTRACTOR SHALL CORRECT DAMAGE OR PROVIDE MAINTENANCE AS RECOMMENDED BY REPORT AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION. FAILURE TO DO SO SHALL BE REPORTED TO THE DEP.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL TYPE III SILT FENCE AT BOUNDARIES OF PROPOSED CONSTRUCTION. AND INSTALL CONSTRUCTION ENTRANCE.

2. COMMENCE SITE CONSTRUCTION ACTIVITIES.

3. AS PROPOSED INLETS ARE CONSTRUCTED, INSTALL HAY BALE SILT BARRIER.

4. INSTALL TEMPORARY SEED AND MULCH IN AREAS WHERE CONSTRUCTION TEMPORARILY CEASES FOR AT LEAST 7 DAYS NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES.

5. INSTALL PERMANENT SEEDING AND PLANTING IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY VEASED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES.

6. REMOVE ACCUMULATED SEDIMENT.

7. REMOVE TEMPORARY POLLUTION PREVENTION MEASURES AFTER ALL CONSTRUCTION ON SITE HAS BEEN COMPLETED AND DISPOSE OF ACCORDING TO CODE.

EROSION AND SEDIMENTATION CONTROLS

1. CONTRACTOR SHALL INSTALL A TYPE III SILT FENCE, AS PER FDOT STANDARD INDEX NO. 102, AROUND THE LIMITS OF CONSTRUCTION PRIOR TO ANY DEMOLITION, FILLING OR GRADING OF ANY PORTIONS OF THE SITE.

2. PROPOSED INLETS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF SYNTHETIC BALES AS PER FDOT STANDARD INDEX NO. 102.

3. A GRAVEL ACCESS ROAD SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF OF THE SITE.

4. TOP OF SOIL PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 14 DAYS SHALL BE STABILIZED WITH SEED AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE SEEDING SHALL BE RYE (GRAIN) APPLIED AT THE RATE OF 120 POUNDS PER ACRE. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 4,000 POUNDS OF STRAW PER ACRE.

5. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.

OTHER CONTROLS

1. ALL CONSTRUCTION WASTE MATERIAL SHALL BE COLLECTED AND STORED IN A SECURELY METAL DUMPSTER RENTED FROM A LOCAL WASTE MANAGEMENT COMPANY. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANANGEMENT REGULATIONS. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURES FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE OFFICE TRAILER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

2. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, AS REQUIRED BY LOCAL REGULATIONS.

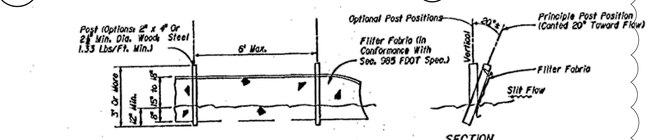
3. DUMP TRUCKS IMPORTING FILL MATERIALS TO THE SITE SHALL COVER THEIR LOADS WITH A TARPAULIN TO AVOID UNECESSARY GENERATION OF DUST.

4. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF AS PER LOCAL AND/OR STATE REGULATIONS OR AS RECOMMENDED BY THE MANUFACTURER. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

5. A STABILIZED CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE SHALL BE SWEPT DAILY TO REMOVE ANY EXCESS OF MUD, DIRT, OR ROCK TRACKED FROM THE SITE.

1 PROPOSED SITE PLAN

3/32" = 1'-0"



SILT FENCE DETAIL
N.T.S.



Notes

1. Spacing for Type III Fence to be in accordance with Chart 1, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3 per 2010 FDOT Design Standards Index 102

2. Do not deploy in a manner that silt fences will act as a dam across wa watercourses. Silt fences are to be used at upland locations and Kerb used at permanent bodies of water.

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

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STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	
2	5-14-25 REVISION	

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.05.30 09:39:18 -04'00'

DRAWING NAME

SITE
PLAN GRADING & DRAINAGE

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

S-PD.2

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.

GENERAL STRUCTURAL NOTES

COORDINATION:

1. COORDINATE ALL DIMENSIONS, ELEVATIONS & OPENINGS WITH ARCHITECTURAL DRAWINGS. REPORT ANY DISCREPANCIES TO OUR OFFICE.
2. SEE ARCHITECTURAL DRAWINGS FOR SLAB FINISHES, DETAILS. AND EXACT LOCATION OF DEPRESSED SLAB AREAS AND FLOOR DRAINS.

OWNER, ARCHITECT, AND CONTRACTOR NOTES:

1. IF OUR OFFICE WERE TO BE HELD RESPONSIBLE FOR THE STRUCTURAL ADEQUACY OF THE CONSTRUCTED BUILDING, WE WOULD NEED TO PERFORM THE REVIEW OF ALL REQUIRED SHOP DRAWINGS AND PERFORM THE STRUCTURAL INSPECTIONS FOR THE BUILDING ENVELOPE AND ITS STRUCTURAL COMPONENTS.
2. CONTRACTOR, BUILDER AND SUBCONTRACTORS INVOLVED IN ANY FORM OF CONSTRUCTION USING THESE DOCUMENTS SHALL INFORM THE OWNER AND DEVELOPER IN WRITING PRIOR TO CONSTRUCTION OF THE FOLLOWING RESPONSIBILITIES, PERFORMANCE CRITERIA AND LIMITATIONS AND RISKS ASSOCIATED WITH CONSTRUCTION. IF THE OWNER, DEVELOPER OR CONTRACTOR IS NOT ABLE TO ACCEPT RESPONSIBILITIES OR PERFORMANCE CRITERIA AND LIMITATIONS, NOTIFY OUR OFFICE PRIOR TO START OF CONSTRUCTION. IT SHALL BE EXPRESSLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE OR LIABLE FOR THE LACK OF PERFORMANCE OF MATERIALS, SYSTEMS OR DESIGNS NOT BEING LIMITED TO ITEMS OUTLINED BELOW. CONTRACTORS AND SUBCONTRACTORS SHALL THOROUGHLY REVIEW ALL CONDITIONS AND RESPONSIBILITIES STATED IN THESE NOTES, GENERAL STRUCTURAL NOTES, PLANS SECTIONS AND DETAILS AND SHALL NOTIFY THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION OF ANY CONDITIONS OR RESPONSIBILITIES WHICH ARE NOT ACCEPTABLE OR NOT UNDERSTOOD.
3. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR VARIATIONS TO PLANS BETWEEN BID PROCESS AND FINALIZED APPROVED DOCUMENTS RELEASED FOR CONSTRUCTION. ADDITIONS AND ALTERATIONS MAY BE MADE BETWEEN RELEASE OF BID DOCUMENTS AND FINALIZED CONSTRUCTION DOCUMENTS.
4. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR, SUBCONTRACTOR AND/OR WORKPERSONS WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL WORK NOT EXPLICITLY SHOWN.
5. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORMWORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED. VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED BEFORE START OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY. WHERE DISCREPANCIES OCCUR IN THESE DRAWINGS, NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
8. DUE TO MOISTURE VARIATIONS AS A RESULT OF AMBIENT CONDITIONS AND MATERIAL CONDITIONS AT TIME OF CONSTRUCTION, WOOD MEMBERS ARE SUSCEPTIBLE TO VOLUME AND SHAPE CHANGES AND DIMENSIONAL VARIATIONS. SPANNING MEMBERS MAY ALSO DEFLECT VERTICALLY OR LATERALLY. SHEATHING, DRYWALL OR ARCHITECTURAL SURFACES SUPPORTED BY WOOD MEMBERS MAY DISTORT, CRACK AND BULGE DUE TO THESE FACTORS.
9. PLAIN CONCRETE, REINFORCED CONCRETE, POST-TENSIONED CONCRETE, OR CONCRETE MASONRY DEVELOP CRACKS. THE CRACKS ARE DUE TO INHERENT SHRINKAGE, CREEP AND RESTRAINING EFFECTS. CRACKS ARE NORMALLY COSMETIC AND THE SYSTEM MAINTAINS SERVICEABILITY AND STRENGTH REQUIREMENTS. JOINTS MAY BE INDICATED TO CONTROL CRACKING, BUT ARE NOT MEANT TO ELIMINATE ALL CRACKING, AS THIS IS NOT PRACTICAL. THE CONTRACTOR SHALL USE ALL STANDARD MEANS TO INSURE PROPER PROTECTION AND CURING OF CEMENTIOUS MATERIALS TO REDUCE CRACKING. SURFACE SPALLING OR EXTREME CRACKING MAY BE CAUSED BY POOR MATERIAL OR PLACEMENT.

APPLICABLE CODES:

1. ALTHOUGH THE ENGINEER OF RECORD HAS STRIVED TO MEET ALL APPLICABLE CODES AND LOCAL ORDINANCE REQUIREMENTS, THE CONTRACTOR IS STILL RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND ORDINANCES OF THE EVENT OF CONFLICT OR OVERSIGHT IN THE DRAWINGS THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF ANY CONFLICT OF DISCREPANCY ENCOUNTERED SO THAT APPROPRIATE REMEDIES MAY BE UNDERTAKEN.

DESIGN LOAD & CRITERIA					
DESIGN CODES	BUILDING CODES	FLORIDA BUILDING CODE (2023 EDITION) ASCE 7-22			
	STRUCTURAL STEEL	ANSI/AISC 360-16 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (16th EDITION)			
	CONCRETE	ACI 318-19 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.			
WIND	RISK CATEGORY	II			
	BASIC WIND SPEED (3 SECOND GUST)	V_{ult} = 175 M.P.H. V_{asd} = 136 M.P.H.			
	EXPOSURE CATEGORY	"C"			
	DIRECTIONALITY FACTOR	Kd = 0.85			
	TOPOGRAPHIC FACTOR	Kzt = 1.0			
GRAVITY	LOCATION	LIVE LOAD		SUPERIMPOSED DEAD LOAD	
		UNIFORM	CONCENTRATED	UNIFORM	CONCENTRATED
	ROOF	30 PSF	-----	35 PSF	-----
	APARTMENT	40 PSF	-----	35 PSF	-----
	CORRIDORS	40 PSF	-----	35 PSF	-----
	STAIRS	40 PSF	-----	20 PSF	-----
	TERRACE	100 PSF	-----	35 PSF	-----
	NO LIVE LOAD REDUCTION HAS BEEN USED.				

2. THIS BUILDING IS LOCATED IN A HVHZ (HIGH VELOCITY HURRICANE ZONE) WIND BORN DEBRIS REGION AND HAS BEEN DESIGNED AS ENCLOSED. ALL PARTS OF THE BUILDING ENVELOPE, INCLUDING BUT NOT LIMITED TO, CLADDING SYSTEMS, EXTERIOR DOORS AND WINDOWS, SKYLIGHTS, AND GLASS BLOCK MEMBERS SHALL MEET IMPACT TEST CRITERIA OR BE PROTECTED WITH AN EXTERNAL PROTECTION DEVISE THAT HAS BEEN TESTED AND MEETS THE IMPACT TEST CRITERIA IN ACCORDANCE WITH SECTION 1626 OF THE FLORIDA BUILDING CODE AND SHALL HAVE A CURRENT NOTICE OF ACCEPTANCE (NOA).

TERMITE PROTECTION:

1. AS PER F.B.C. 105.11 BUILDING COMPONENTS AND BUILDING SURROUNDINGS REQUIRED TO BE PROTECTED FROM TERMITE DAMAGE IN ACCORDANCE WITH 1503.6, 2304.11 , 2603.9, OR REQUIRED TO HAVE CHEMICAL SOIL TREATMENT IN ACCORDANCE WITH 1816 SHALL NOT BE COVERED OR CONCEALED UNTIL THE RELEASE FROM THE BUILDING OFFICIAL HAS BEEN RECEIVED.
2. ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. 1816. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

GEOTHECNICAL CRITERIA:

1. FOUNDATIONS HAVE BEEN DESIGNED PER THE RECOMMENDATIONS DONE BY ALL STATE ENGINEERING & TESTING CONSULTANTS, INC. PROJECT DATED FEBRUARY 28 th 2024. FOR THE PROPOSED PROJECT LOCATED AT 13100 SW 80th AVE, MIAMI, FLORIDA 33156
2. FOUNDATIONS HAVE BEEN DESIGNED AS A SHALLOW FOUNDATION SYSTEM WITH A SOIL CAPACITY OF 25000 lb/F2

CONTRACTOR SHALL FAMILIARIZE WITH TERMS SPECIFIED ON THE SOILS REPORT BEFORE SOIL PREPARATION OPERATIONS BEGIN. AN ORIGINAL COPY OF THE REPORT SHALL BE KEPT AT THE JOB SITE AT ALL TIMES DURING BUILDING PAD PREPARATION.

CONCRETE:

1. ALL STRUCTURAL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH THE ACI 318 LATEST EDITION AND THE BUILDING CODE.
2. THE CONCRETE REQUIREMENTS ARE:
   A. CEMENT SHALL BE TYPE I OR II CONFORMING TO ASTM C150.
   B. FINE AND COURSE AGGREGATES SHALL CONFORM TO ASTM C33.
   C. NOMINAL MAXIMUM SIZE OF COARSE AGGREGATE SHALL BE NOT LARGER THAN ¾"
   D. SLUMP SHALL BE 3" TO 6" (UNLESS UTILIZING WATER REDUCING ADMIXTURES)
3. COMPRESSIVE STRENGTH AT 28 DAYS:
   ALL EXTERIOR CONCRETE (EXPOSED TO EARTH OR WEATHER) SHALL COMPLY WITH ACI 318-14, TABLES 19.3.1.1 & 19.3.2.1, AND SHALL HAVE A MAXIMUM WATER-SOLUBLE ION CONTENT IN CONCRETE PER TABLE BELOW. SEE TABLE BELOW FOR MAXIMUM WATER-CEMENT RATIO.

DISTANCE TO MOISTURE AND CHLORIDES (*)	EXPOSURE CLASS	MAXIMUM WATER-SOLUBLE CHLORIDE ION (Cl-) CONTENT IN CONCRETE BY WEIGHT OF CEMENT
> 4 MILES	C0 (N/A)	N/A
2-4 MILES	C1 (MODERATE)	0.30
< 2 MILES	C2 (SEVERE)	0.15

(*) INCLUDES DEICING CHEMICALS, SALT, SALT WATER, BRACKISH WATER, SEAWATER, OR SPRAY FROM THESE SOURCES.

	WATER/CEMENT RATIO
f'c [PSI]	NON-AIR ENTRAINED (NO EXPOSURE TO FREEZING AND THAWING)
2000	0.82
3000	0.68
4000	0.57
5000	0.48
6000	0.41

f'c [PSI]	MINIMUM MODULUS OF ELASTICITY (KSI)
3000	3156
4000	3644
5000	4074
6000	4463
7000	4821

f'c [PSI]	MINIMUM MODULUS OF ELASTICITY (KSI)
8000	4884
9000	4947
10000	5215
11000	5469
12000	5712

FOOTINGS: ..... 3000 PSI
SLAB ON FILL: ..... 3000 PSI
COLUMNS: ..... 4000 PSI
BEAMS & SLAB ..... 4000 PSI
ALL OTHER POURED-IN-PLACE CONCRETE: ..... 4000 PSI

4. TEST: AS PER ACI 5.6.2 THE MINIMUM SAMPLING FREQUENCY PER CLASS OF CONCRETE SHALL BE ONE SET PER POUR PER DAY FOR VOLUMES BETWEEN 5 AND 25 CU YD, AND ADDITIONAL SETS FOR EVERY ADDITIONAL 50 CU YD THEREAFTER. A SET CONSISTS OF A MIN. OF 6 CONCRETE SPECIMENS THAT SHALL BE TAKEN FROM EACH CLASS OF CONCRETE. SPECIMENS SHALL BE TESTED ACCORDING TO A.S.T.M. C-39, ONE AT 3, ONE AT 7, 3 AT 28 DAYS AND 1 AT 56 DAYS.
5. COVER:
   CONCRETE DEPOSITED AGAINST THE GROUND: ..... 3"
   FORMED CONCRETE IN CONTACT WITH THE GROUND: ..... 2"
   INTERIOR BEAMS AND COLUMNS: ..... 1 ½"
   EXTERIOR BEAMS AND COLUMNS ..... 2"
   INTERIOR SLABS: ..... ¾"
   EXTERIOR SLABS: ..... 1 ½"
   EXTERIOR POST-TENSIONED SLABS: ..... 1"
   INTERIOR POST-TENSIONED SLABS: ..... ¾"
6. LIGHTWEIGHT INSULATING CONCRETE (LWIC) SHALL HAVE A MAXIMUM SPECIFIC WEIGHT OF 38 PCF.
7. LIGHTWEIGHT CONCRETE SHALL HAVE A MAXIMUM SPECIFIC WEIGHT OF 115 PCF, MINIMUM F'C OF 3000 PSI AND A MAXIMUM SLUMP OF 6" (+/- 1").

REINFORCING STEEL:

1. REINFORCING BARS CONFORMING TO A.S.T.M. A-615 GRADE 60, INCLUDING COLUMN AND BEAM TIES.
2. WELDED FIRE FABRIC CONFORMING TO A.S.T.M. A-185 AND SUPPORTED ON SLAB BOLSTERS SPACED AT 3'-0" O/C.
3. REINFORCING BARS REQUIRED TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706 GRADE 60. WELDING OF REINFORCING OTHER THAN SPECIFIED IS PROHIBITED.
4. MECHANICAL CONNECTORS SHALL BE IN ACCORD WITH ACI 439-3R-83.
5. FABRICATION AND DETAILING ACCORDING TO A.C.I.-315.
6. ALL ACCESSORIES TO HAVE UPTURNED LEGS AND BE PLASTIC DIPPED AFTER FABRICATION. THE CONTRACTOR SHALL INCLUDE IN HIS BASE BID THE COST
7. ALL REINFORCING STEEL AT BALCONIES, EXPOSED CORRIDORS, PLANTERS SHALL BE HOT DIP GALVANIZED.
8. EXTRA STOCK: OF 5000 LBS. OF ADDITIONAL REINFORCING STEEL, INCLUDING FABRICATION, BENDING, FURNISHING AND PLACING. THIS EXTRA STOCK SHALL BE FURNISHED AND USED FOR SPECIAL CONDITIONS AS DIRECTED BY THE ARCHITECT, THE ARCHITECTS AGENT, OR THE OWNERS CONSTRUCTION SUPERVISOR. THE PRICE OF ALL UN-USED EXTRA STOCK SHALL BE CREDITED TO THE OWNERS ACCOUNT.

SHORING, RE-SHORING, AND TEMPORARY BRACING:

1. ALL SHORING, RE-SHORING AND TEMPORARY BRACING REQUIRED IN THIS PROJECT IS TO BE DESIGNED BY FLORIDA PROFESSIONAL ENGINEER WHO SPECIALIZES IN FORM WORK/TEMPORARY BRACING DESIGN. AND WHO HAS BEEN HIRED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS THE ULTIMATE RESPONSIBLE PARTY FOR SHORING, RE-SHORING, AND TEMPORARY BRACING REQUIRED ON THIS PROJECT AND MUST SATISFY HIMSELF WITH THE ADEQUACY OF THE INSTALLATION OF THESE ITEMS AT ALL TIMES. IN THE SPECIFIC CASE OF POURED SLABS IT IS HIGHLY RECOMMENDED THAT FROM THE SHORING DESIGNER OR HIS AGENT PRIOR TO THE PLACEMENT OF CONCRETE THE GENERAL CONTRACTOR SECURE A CERTIFICATION OF THE INSTALLED SHORING.

SLAB ON FILL-(PLACED ACCORDING TO ACI-302):

1. THE FLOOR SLAB ON GRADE SHALL BE SUPPORTED ON A 4" COMPACTED LAYER OF FREE DRAINING, GRANULAR SUBBASE MATERIAL. IF OWNER IS CONCERNED ABOUT VAPOR TRANSMISSION THOUGHT THE CONCRETE FLOOR SLAB, A VAPOR BARRIER SHALL BE USED. IF USED, SEE NOTE 6. VAPOR BARRIER IS REQUIRED AT ALL SLABS ON GRADE COVERED WITH WOOD, TILE, CARPET OR OTHER MOISTURE SENSITIVE OR IMPERVIOUS COVERINGS, OR WHEN SLAB SUPPORTS EQUIPMENTS SENSITIVE TO MOISTURE.
2. JOINTS:
   ISOLATION JOINTS MUST BE USED AT JUNCTIONS WITH WALLS AND COLUMNS, USE 1/2" THICK PREMOLDED JOINTS FULL DEPTH OF SLAB. CONTROL JOINTS PLACED AT CENTERLINE OF COLUMN LINES PROVIDE INTERMEDIATE JOINTS IF COLUMN SPACING IS GREATER THAN 30'. IN SIDEWALKS PROVIDE TOOLED JOINTS SPACED AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB.
   4" & 5" SLABS: ..... 1" DEEP TOOLED
3. JOINTS MUST BE SAWED BEFORE 24 HOURS AFTER CONCRETING. CONSTRUCTION JOINTS MUST BE PLACED IN THE WHERE BUILDING EXPANSION JOINTS ARE SHOWN AND WHERE CONTROL JOINTS ARE SHOWN OR AS PER FOLLOWING:

   SLAB 4" THICK ..... 12 FT
   5" THICK ..... 13 FT
   6" THICK ..... 15 FT
   7" THICK ..... 18 FT
   8" THICK ..... 20 FT
   9" THICK ..... 23 FT
   10"THICK ..... 25 FT

4. WHEN CONCRETING AND OPERATING ARE CONCLUDED FOR THE DAY, CONSTRUCTION JOINTS SHALL BE FORMED WITH BURKE KEYED KOLD METAL JOINT FORM OR APPROVED EQUAL.
5. VAPOR BARRIERS:
   WATERPROOF MEMBRANES NOT LESS THAN 6-MIL POLYVINYL CHLORIDE (OVERLAPPED 6" AT JOINTS) WITH A PERMEANCE OF LESS THAN 0.3% PERMS IN ACCORDANCE WITH A.S.T.M. E-98 SHALL BE PROVIDED UNDER INTERIOR SLAB. WHERE NO VAPOR BARRIER IS USED THE SUB-GRADE MUST BE DAMPENED WITH WATER IN ADVANCE OF CONCRETING NO FREE WATER STANDING ON THE SUB-GRADE NOR ANY MUDDY OR SOFT SPOT IS PERMITTED.
6. ANY STRUCTURAL MEMBER PENETRATING SLAB ON FILL IS TO BE 1/2" PRE-MOLDED JOINT FILLER COMPLYING WITH A.S.T.M. D-1752, TYPE I.
7. FINISHING:
   NO PREMATURE FINISHING SHALL BE ALLOWED. IMMEDIATE FOLLOWING FLOATING TROWELING WITH STEEL TROWELS SHOULD BE COMMENCED IF REQUIRED BROOMING SHALL BE AFTER THE STEEL TROWELING OPERATION.
8. SLAB FINISHES: (UNLESS OTHERWISE NOTED BY THE ARCHITECT)
   BUILDING: ..... STEEL TROWELED
   OUTSIDE SLAB: ..... BROOMED

MASONRY WALLS:

1. CONCRETE BLOCK MASONRY WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH f'm AS SCHEDULED AND COMPLY WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES": TMS 402/602.
2. THE CONCRETE BLOCK UNITS, TO BE TYPE II-NONMOISTURE CONTROLLED, CONFORMING TO ASTM C90, WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH AS SCHEDULED (AVERAGE OF THREE).
3. THE MORTAR SHALL COMPLY WITH ASTM C270, AND SHALL BE TYPE "M" WITH MINIMUM COMPRESSIVE STRENGTH AS SCHEDULED AT 28 DAYS.
4. GROUT FOR GROUTING CELLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AS SCHEDULED AT 28 DAYS AND SHALL BE IN ACCORDANCE WITH WITH ASTM C476. GROUT TO HAVE A SLUMP BETWEEN 8" TO 11".

WALL TYPE:	UNIT STRENGTH (PSI)	MORTAR STRENGTH (PSI)	GROUT STRENGTH (PSI)	f'm DESIGN STRENGTH (PSI)
CMU-1	2000	2000	2000	2000
CMU-2	3250	3250	2500	2500
CMU-3	4500	4500	3000	3000

ALL CMU WALLS SHALL BE TYPE CMU-1 U.N.O.

5. MASONRY WALLS SHALL BE REINFORCED HORIZONTALLY EVERY OTHER COURSE, WITH 9 GAUGE GALVANIZED, PREFABRICATED STEEL, DUR-O-WAL, "LADDER TYPE", OR EQUAL. EXTEND 4" INTO ADJACENT COLUMNS.
6. FOR CORNER BARS SEE NOTE 13 AT TYPICAL BEAM DIAGRAM ON SCHEDULES SHEET.
7. PROVIDE CLEAN OUTS WHEN GROUTING BLOCK CELLS AND CLEAN OUT BLOCK CELLS OF ALL MORTAR DROPPINGS, MAXIMUM VERTICAL DROP FOR GROUTING IS 4'-0".
8. WHENEVER ANCHORS BOLTS ARE TO BE SET IN MASONRY. TWO CELLS AT THE SETTING LOCATION AND TWO COURSES ABOVE AND BELOW ANCHORS SHALL BE FILLED WITH GROUT.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE AND AISC SPECIFICATIONS NINTH EDITION. STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS NOTED OTHERWISE ON THE DRAWINGS:

TYPE	ASTM	GRADE	Fy
ALL STANDARD STEEL SHAPES	A36	-----	36 KSI
ANCHOR BOLTS	A307	-----	
STRUCTURAL BOLTS	A325	-----	
HOLLOW STRUCTURAL STEEL	A500	B	46 KSI

2. ALL WELDING SHALL BE IN ACCORDANCE WITH LATEST AWS CODE. ALL WELDS SHALL USE E70XX ELECTRODES SERIES LOW HYDROGEN ELECTRODES.
3. WELDERS SHALL BE AWS CERTIFIED.
4. PROVIDE ONE SHOP COAT OF RUST INHIBITING PAINT MIN. 3 ML. DRY FILM THICKNESS).
5. ALL STEEL EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 FOR MEMBERS AND ASTM A153 FOR CONNECTION ELEMENTS. THIS INCLUDES ALL STRUCTURAL STEEL USED TO SUPPORT MECHANICAL EQUIPMENT AND ALL ROOF BRACING AND OTHER STRUCTURAL MEMBERS.
6. PLATES SHALL BE TOUCHED AFTER WELDING HAS TAKEN PLACE.
7. ALL ANCHOR BOLTS/NUT SHALL BE A307 U.N.O. HEAD PLATE SHALL CONFORM TO ASTM-A36.
8. NUTS SHALL BE HEAVY HEX
9. DRILL OR PUNCH BOLT HOLES 1/16" LARGER THAN BOLT DIAMETER.
10. STRUCTURAL BOLTS CONNECTION TYPE SHALL BE SLIP CRITICAL CLASS A
11. FINISH COLOR OF PAINT TO BE SELECTED BY THE OWNER AND APPLIED IN THE FIELD.

SAFETY OSHA AND LABOR LAWS:

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, ETC. THAT MAY BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.
2. THE STRUCTURAL ENGINEER OF RECORD DOES NOT POSSES, NOR PRESUMES TO POSSES ANY KNOWLEDGE OR EXPERTISE IN MATTERS TO JOB SITE EMPLOYEE SAFETY, OSHA OR LABOR LAE REQUIREMENTS FOR A CONSTRUCTION PROJECT. SAFETY AND COMPLIANCE WITH OSHA AND LABOR LAWS ARE THE ABSOLUTE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THOSE CONSULTANTS HE HIRES TO ADDRESS THESE MATTERS. THE STRUCTURAL ENGINEER OF RECORD SPECIALIZES IN STRUCTURAL DESIGN ONLY, AND THE BOARD OF PROFESSIONAL REGULATION FORBIDS HIM FROM ASSUMING RESPONSIBILITY OUTSIDE HIS AREA OF EXPERTISE.

SHOP DRAWING SUBMITTALS:

1. SUBMIT MINIMUM 3 COPIES OF ALL SHOP DRAWINGS LISTED BELOW. IF SIGNED AND SEALED SHOP DRAWINGS ARE REQUIRED, THEN SUBMIT TWO ADDITIONAL SIGNED AND SEALED PRINTS FOR APPROVAL.
2. SHOP DRAWINGS:
   REINFORCED STEEL
   CONCRETE MIX DESIGN. (SIGNED & SEALED)
   RAILINGS (SIGNED & SEALED)
   WINDOWS & DOORS (SIGNED & SEALED)
   SHORING AND RE-SHORING (SIGNED & SEALED)

NOTE:
ENGINEERING CALCULATIONS AND SHOP DRAWINGS SIGNED AND SEALED BY A P.E. REGISTERED IN FLORIDA MUST BE SUBMITTED TO EOR FOR REVIEW AND APPROVAL.

INDEX OF DRAWINGS

SHEET	DESCRIPTION
S-0.0	GENERAL NOTES
S-1.0	FOUNDATION FRAMING PLAN
S-1.1	2ND FLOOR FRAMING PLAN
S-1.2	ROOF FLOOR FRAMING PLAN
S-2.0	SCHEDULES
S-2.1	SCHEDULES
S-3.0	SECTION
S-3.1	SECTION
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S-4.1	DETAILS
S-5.0	WALL WIND PRESSURES
S-5.1	WALL WIND PRESSURES
S-5.2	ROOF WIND PRESSURES

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES FOR STRUCTURAL REQUIREMENTS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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Raissa R Lopez
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☐ *RAISSA LOPEZ, P.E. LIC No. 59399*

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P8
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FILE NAME
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DATE
NOVEMBER 7TH, 2024

REVISION	DATE	BY

DRAWING NAME
GENERAL NOTES

DESING BY:
RAISSA LOPEZ

DRAWN BY:
N. C / A.G

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NOTES:

1. TOP OF SLAB ELEVATION AS SHOWN AS THUS — ELEV. / T.O. SLAB
2. SLAB NOTE:
   a) 4" CONCRETE SLAB ON VAPOR BARRIER OVER WELL-COMPACTED FILL REINFORCED WITH 6x6W1.4xW1.4 WELDED WIRE FABRIC PLACED 1" FROM THE TOP OF SLAB, SEE DETAIL C/S-4.0 FOR TYPICAL CONTROL JOINTS AT SLAB-ON-GRADE.
3. FOR GENERAL STRUCTURAL NOTES SEE S-0.0.
4. TOP OF WALL FOOTING & ISOLATED FOOTINGS SHALL BE 1'-4" BELOW EXISTING GRADE (TYP.) U.N.O.
5. COORDINATE SLAB DEPRESSIONS, SLOPES AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
6. FOR FOOTING SCHEDULE REFER TO SHEET S-2.0.
7. FOR COLUMN SCHEDULE REFER TO SHEET S-2.0.
8. CENTERLINE OF COLUMNS AND/OR WALLS SHALL COINCIDE WITH THE CENTERLINE OF FOUNDATIONS BELOW, U.N.O. OR SHOWN OTHERWISE.
9. SEE ARCHITECTURAL PLANS FOR ANY MECHANICAL PENETRATION AT C.M.U. WALLS.
10. FOR GROUND LEVEL CMU JAMB REINFORCEMENT, SEE PLAN AND DETAIL N/S-4.0
11. REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING REQUIREMENTS.
12. ALL CMU WALLS SHALL BE TYPE CMU-1. FOR CONCRETE BLOCK WALL NOTES SEE SHEET S-0.0.
13. FOR CONTROL JOINTS IN MASONRY WALLS, SEE DETAILS K/S-4.0.
14. MF-16 DENOTES MONOLITHIC FOOTING, SEE SCHEDULE ON S-2.0.
15. T.E. DENOTES 8"x12"(MIN.)THICKENED CONCRETE SLAB EDGE REINFORCED W/ 2-#5 BOTTOM CONTINUOUS. SEE DETAIL A/S-4.0
16. 8"x8" CONC. WINDOW SILL REINFORCED W/2#5 CONT. (TYP.) FOR OPENINGS LESS THAN 8'-0". 8"X12" CONC. WINDOW SILL REINFORCED W/2#5 TOP, 2#5 BOTTOM AND #3 STIRRUPS @6" FOR OPENINGS MORE THAN 8'-0".
17. PROVIDE CONCRETE LINTEL AT EACH OPENINGS, SEE SHEET S-2.1 FOR LINTEL SCHEDULE.
18. PROVIDE ONE FILLED CELL #5 AT EACH SIDE OF OPENINGS SMALLER THAN 4'-6" WIDE AND TWO FILLED CELLS #5 AT EACH SIDE OF OPENINGS FROM 4'-6" TO 8'-6" WIDE (U.N.O.), SEE DETAIL N/S-4.0.
19. CW DENOTES 8" CONC. WALL REINFORCED W/ #5@12" O.C VERTICAL BARS & W/ #4@12" O.C HORIZONTAL BARS.

LEGEND:

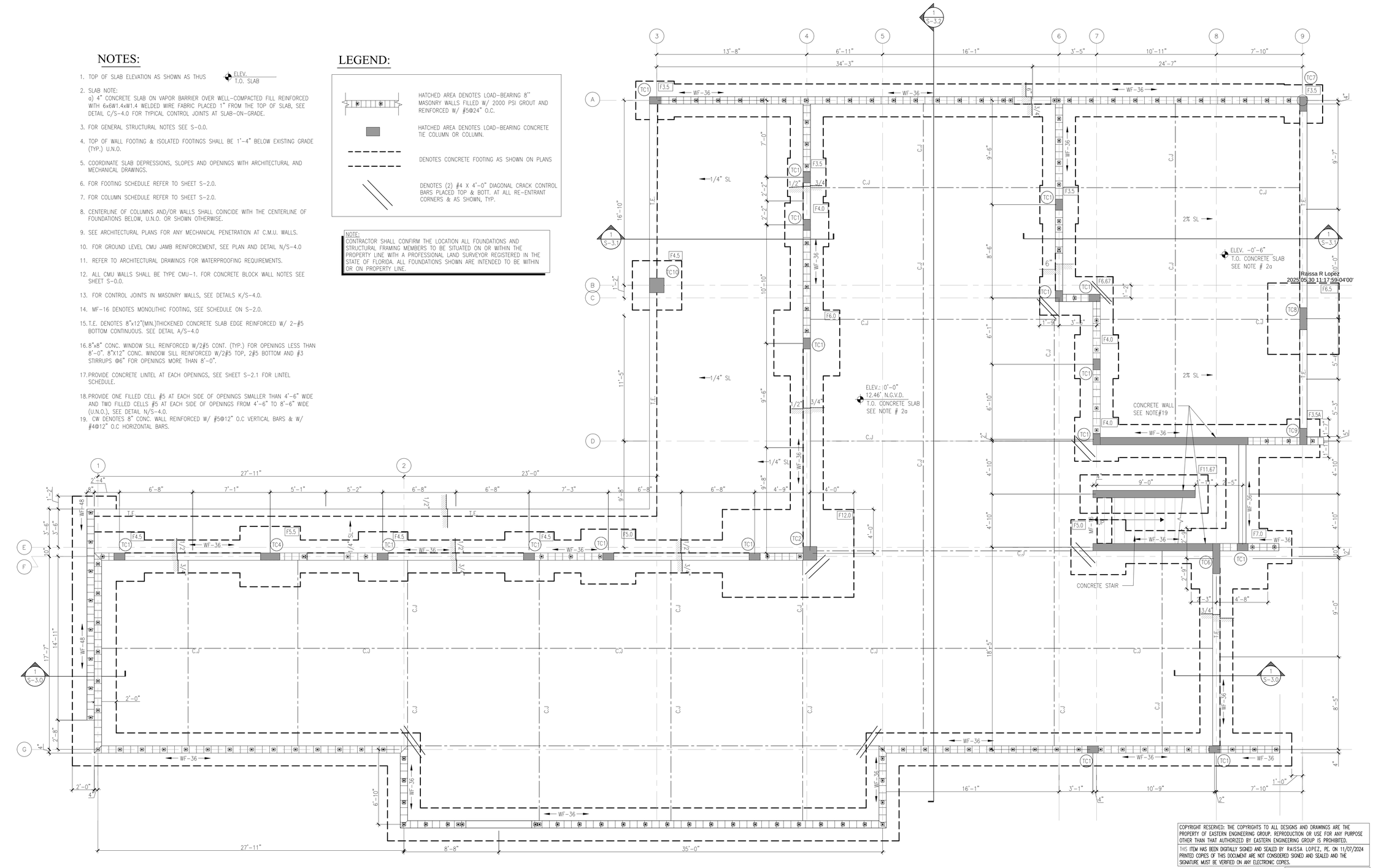
HATCHED AREA DENOTES LOAD-BEARING 8" MASONRY WALLS FILLED W/ 2000 PSI GROUT AND REINFORCED W/ #5@24" O.C.

HATCHED AREA DENOTES LOAD-BEARING CONCRETE TIE COLUMN OR COLUMN.

DENOTES CONCRETE FOOTING AS SHOWN ON PLANS

DENOTES (2) #4 X 4'-0" DIAGONAL CRACK CONTROL BARS PLACED TOP & BOTT. AT ALL RE-ENTRANT CORNERS & AS SHOWN, TYP.

NOTE:
CONTRACTOR SHALL CONFIRM THE LOCATION ALL FOUNDATIONS AND STRUCTURAL FRAMING MEMBERS TO BE SITUATED ON OR WITHIN THE PROPERTY LINE WITH A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA. ALL FOUNDATIONS SHOWN ARE INTENDED TO BE WITHIN OR ON PROPERTY LINE.



FOUNDATION FRAMING PLAN

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

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FILE NAME
24-0609

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NOVEMBER 7TH, 2024

REVISION	DATE	BY

DRAWING NAME

FOUNDATION FRAMING PLAN

DESING BY:
RAISSA LOPEZ

DRAWN BY:
N. C / A.G

SHEET NO.
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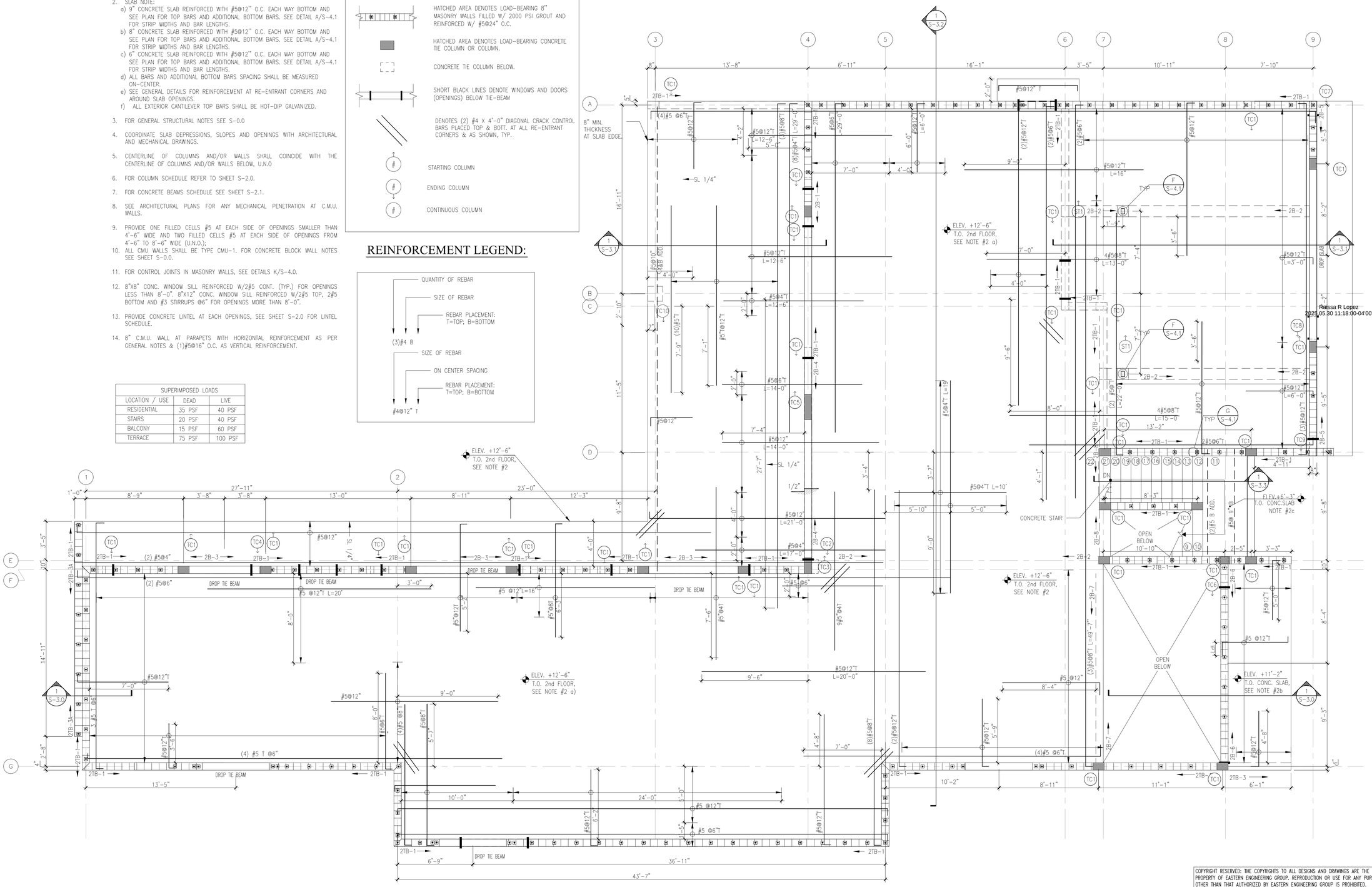
NOTES:

1. TOP OF SLAB ELEVATION AS SHOWN AS THUS
2. SLAB NOTE:
   a) 9" CONCRETE SLAB REINFORCED WITH #5@12" O.C. EACH WAY BOTTOM AND SEE PLAN FOR TOP BARS AND ADDITIONAL BOTTOM BARS. SEE DETAIL A/S-4.1 FOR STRIP WIDTHS AND BAR LENGTHS.
   b) 8" CONCRETE SLAB REINFORCED WITH #5@12" O.C. EACH WAY BOTTOM AND SEE PLAN FOR TOP BARS AND ADDITIONAL BOTTOM BARS. SEE DETAIL A/S-4.1 FOR STRIP WIDTHS AND BAR LENGTHS.
   c) 6" CONCRETE SLAB REINFORCED WITH #5@12" O.C. EACH WAY BOTTOM AND SEE PLAN FOR TOP BARS AND ADDITIONAL BOTTOM BARS. SEE DETAIL A/S-4.1 FOR STRIP WIDTHS AND BAR LENGTHS.
   d) ALL BARS AND ADDITIONAL BOTTOM BARS SPACING SHALL BE MEASURED ON-CENTER.
   e) SEE GENERAL DETAILS FOR REINFORCEMENT AT RE-ENTRANT CORNERS AND AROUND SLAB OPENINGS.
   f) ALL EXTERIOR CANTILEVER TOP BARS SHALL BE HOT-DIP GALVANIZED.
3. FOR GENERAL STRUCTURAL NOTES SEE S-0.0
4. COORDINATE SLAB DEPRESSIONS, SLOPES AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
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6. FOR COLUMN SCHEDULE REFER TO SHEET S-2.0.
7. FOR CONCRETE BEAMS SCHEDULE SEE SHEET S-2.1.
8. SEE ARCHITECTURAL PLANS FOR ANY MECHANICAL PENETRATION AT C.M.U. WALLS.
9. PROVIDE ONE FILLED CELLS #5 AT EACH SIDE OF OPENINGS SMALLER THAN 4'-6" WIDE AND TWO FILLED CELLS #5 AT EACH SIDE OF OPENINGS FROM 4'-6" TO 8'-6" WIDE (U.N.O.);
10. ALL CMU WALLS SHALL BE TYPE CMU-1. FOR CONCRETE BLOCK WALL NOTES SEE SHEET S-0.0.
11. FOR CONTROL JOINTS IN MASONRY WALLS, SEE DETAILS K/S-4.0.
12. 8"X8" CONC. WINDOW SILL REINFORCED W/2#5 CONT. (TYP.) FOR OPENINGS LESS THAN 8'-0". 8"X12" CONC. WINDOW SILL REINFORCED W/2#5 TOP, 2#5 BOTTOM AND #3 STIRRUPS @6" FOR OPENINGS MORE THAN 8'-0".
13. PROVIDE CONCRETE LINTEL AT EACH OPENINGS, SEE SHEET S-2.0 FOR LINTEL SCHEDULE.
14. 8" C.M.U. WALL AT PARAPETS WITH HORIZONTAL REINFORCEMENT AS PER GENERAL NOTES & (1)#5@16" O.C. AS VERTICAL REINFORCEMENT.

SUPERIMPOSED LOADS		
LOCATION / USE	DEAD	LIVE
RESIDENTIAL	35 PSF	40 PSF
STAIRS	20 PSF	40 PSF
BALCONY	15 PSF	60 PSF
TERRACE	75 PSF	100 PSF

LEGEND:

REINFORCEMENT LEGEND:



2nd FLOOR FRAMING PLAN

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

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FILE NAME
24-0609

DATE
NOVEMBER 7TH, 2024

REVISION	DATE	BY

DRAWING NAME

2do FLOOR FRAMING PLAN

DESING BY:
RAISSA LOPEZ

DRAWN BY:
N. C / A.G

SHEET NO.
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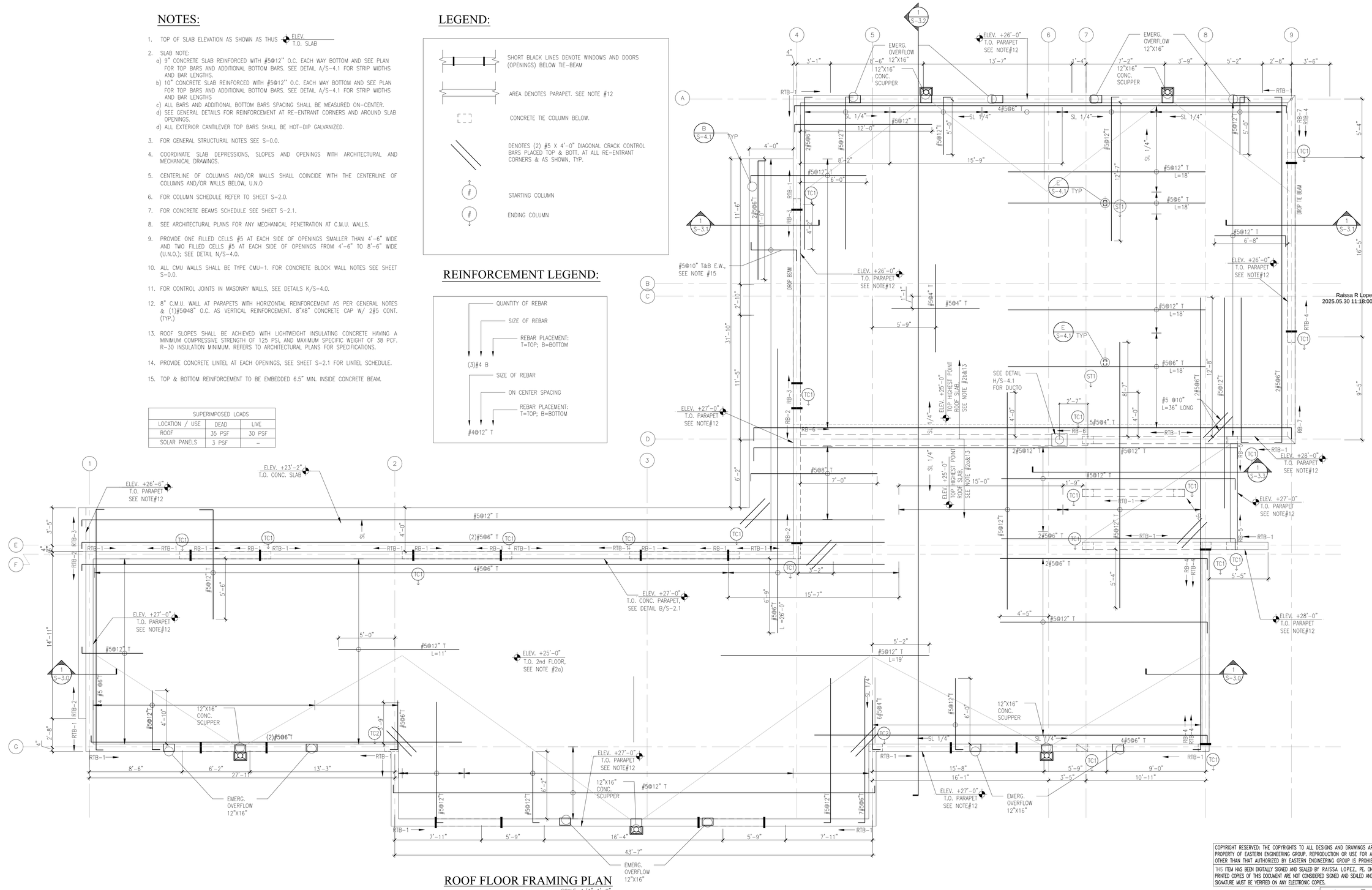
1. TOP OF SLAB ELEVATION AS SHOWN AS THUS ELEV. / T.O. SLAB
2. SLAB NOTE:
   a) 9" CONCRETE SLAB REINFORCED WITH #5@12" O.C. EACH WAY BOTTOM AND SEE PLAN FOR TOP BARS AND ADDITIONAL BOTTOM BARS. SEE DETAIL A/S-4.1 FOR STRIP WIDTHS AND BAR LENGTHS.
   b) 10" CONCRETE SLAB REINFORCED WITH #5@12" O.C. EACH WAY BOTTOM AND SEE PLAN FOR TOP BARS AND ADDITIONAL BOTTOM BARS. SEE DETAIL A/S-4.1 FOR STRIP WIDTHS AND BAR LENGTHS
   c) ALL BARS AND ADDITIONAL BOTTOM BARS SPACING SHALL BE MEASURED ON-CENTER.
   d) SEE GENERAL DETAILS FOR REINFORCEMENT AT RE-ENTRANT CORNERS AND AROUND SLAB OPENINGS.
   d) ALL EXTERIOR CANTILEVER TOP BARS SHALL BE HOT-DIP GALVANIZED.
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7. FOR CONCRETE BEAMS SCHEDULE SEE SHEET S-2.1.
8. SEE ARCHITECTURAL PLANS FOR ANY MECHANICAL PENETRATION AT C.M.U. WALLS.
9. PROVIDE ONE FILLED CELLS #5 AT EACH SIDE OF OPENINGS SMALLER THAN 4'-6" WIDE AND TWO FILLED CELLS #5 AT EACH SIDE OF OPENINGS FROM 4'-6" TO 8'-6" WIDE (U.N.O.); SEE DETAIL N/S-4.0.
10. ALL CMU WALLS SHALL BE TYPE CMU-1. FOR CONCRETE BLOCK WALL NOTES SEE SHEET S-0.0.
11. FOR CONTROL JOINTS IN MASONRY WALLS, SEE DETAILS K/S-4.0.
12. 8" C.M.U. WALL AT PARAPETS WITH HORIZONTAL REINFORCEMENT AS PER GENERAL NOTES & (1)#5@48" O.C. AS VERTICAL REINFORCEMENT. 8"X8" CONCRETE CAP W/ 2#5 CONT. (TYP.)
13. ROOF SLOPES SHALL BE ACHIEVED WITH LIGHTWEIGHT INSULATING CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 125 PSI, AND MAXIMUM SPECIFIC WEIGHT OF 38 PCF. R-30 INSULATION MINIMUM. REFERS TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.
14. PROVIDE CONCRETE LINTEL AT EACH OPENINGS, SEE SHEET S-2.1 FOR LINTEL SCHEDULE.
15. TOP & BOTTOM REINFORCEMENT TO BE EMBEDDED 6.5" MIN. INSIDE CONCRETE BEAM.

SUPERIMPOSED LOADS		
LOCATION / USE	DEAD	LIVE
ROOF	35 PSF	30 PSF
SOLAR PANELS	3 PSF	–

LEGEND:

- SHORT BLACK LINES DENOTE WINDOWS AND DOORS (OPENINGS) BELOW TIE-BEAM
- AREA DENOTES PARAPET. SEE NOTE #12
- CONCRETE TIE COLUMN BELOW.
- DENOTES (2) #5 X 4'-0" DIAGONAL CRACK CONTROL BARS PLACED TOP & BOTT. AT ALL RE-ENTRANT CORNERS & AS SHOWN, TYP.
- # STARTING COLUMN
- # ENDING COLUMN

REINFORCEMENT LEGEND:



ROOF FLOOR FRAMING PLAN

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

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DRAWN BY:
N. C / A.G

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REBAR TENSION (Ldt)/COMPRESSION (Ldc) DEVELOPMENT LENGTH & HOOKS (Ldh) IN CONCRETE

BAR SIZE	MIN BAR SPACING (IN) NOTE 3	TENSION EMBEDMENT/ DEVELOPMENT LENGTH (Ldt)						COMPRESSION EMBEDMENT/ DEVELOPMENT LENGTH (Ldc)			HOOKED BARS (Ldh) (TENSION ONLY)		
		3000 PSI		4000 PSI		≥ 5000 PSI							
		TOP BARS NOTE 4	OTHER BARS	TOP BARS NOTE 4	OTHER BARS	TOP BARS NOTE 4	OTHER BARS	3000 PSI	4000 PSI	≥ 5000 PSI	3000 PSI	4000 PSI	≥ 5000 PSI
3	1	22	17	19	15	17	13	8.5	7.5	7	8.5	7.5	6.5
4	1	29	22	25	19	23	17	11	9.5	9	11	9.5	8.5
5	1 1/4	36	28	31	24	28	22	14	12	11.5	14	12	11
6	1 1/2	43	33	37	29	34	26	16.5	14.5	13.5	16.5	14.5	13
7	1 3/4	63	48	54	42	49	38	19.5	17	16	19.5	17	15
8	2	71	55	62	48	56	43	22	19	18	22	19	17
9	2 1/4	81	62	70	54	63	48	25	21.5	20.5	25	21.5	19.5
10	2 1/2	91	70	79	61	71	54	28	24.5	23	28	24.5	22
11	3	101	78	87	67	78	60	31	27	25.5	31	27	24

GENERAL NOTES

1. LENGTHS SHOWN CONFORM TO NON-SEISMIC PROVISIONS OF ACI 318-14 FOR NORMAL WT CONCRETE AND UNCOATED BARS W/ Fy=60 KSI (YIELD STRENGTH OF REBARS).
2. ALL LENGTHS ARE IN INCHES.
3. BAR SPACING IS MEASURED AS CLEAR DISTANCE BETWEEN BARS. FOR BARS WITH A CLEAR SPACING OF LESS THAN 2db, MULTIPLY TABULATED VALUES BY 1.5.
4. TOP BARS ARE BARS SO PLACED THAT 12 INCHES OR MORE OF FRESH CONCRETE IS CAST IN MEMBER BELOW REINFORCEMENT.
5. SEE CONCRETE NOTES FOR SPECIFIED CONCRETE STRENGTH.
6. CLEAR COVER FOR REINFORCING SHALL NOT BE LESS THAN 1 BAR DIAMETER OR AS SPECIFIED IN SECTION 20.6.1.3 OF ACI 318-14.
7. MULTIPLY THE ABOVE LENGTHS BY 1.33 FOR CONCRETE WITH LIGHTWEIGHT AGGREGATE.
8. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINFORCING.
9. COMPRESSION DEVELOPMENT LENGTH OF REBARS ENCLOSED WITHIN #3 SPIRAL REINFORCEMENT W/ NO MORE THAN @4" PITCH OR #4 TIES @4"OC MAY BE MULTIPLIED BY 0.75.

LAP SPLICE LENGTH (Lst& Lsc) IN CONCRETE

BAR SIZE	TENSION LAP SPLICE (Lst)			COMPRESSION LAP SPLICE (Lsc)
	3000 PSI	4000 PSI	≥5000 PSI	≥ 3000 PSI
3	22	19	17	12
4	29	25	23	15
5	36	31	28	19
6	43	37	34	22.5
7	63	54	49	26.5
8	72	62	56	30
9	81	70	63	34
10	91	79	71	38.5
11	101	87	78	42.5

GENERAL NOTES

1. LENGTHS SHOWN CONFORM TO NON-SEISMIC PROVISIONS OF ACI 318-14 FOR NORMAL WT CONCRETE AND UNCOATED BARS W/ Fy=60 KSI (YIELD STRENGTH OF REBARS).
2. ALL LENGTHS ARE IN INCHES.
3. SPLICES SHALL BE STAGGERED MINIMUM OF 24" O.C.
4. SEE CONCRETE NOTES FOR SPECIFIED CONCRETE STRENGTH.
5. CLEAR COVER FOR REINFORCING SHALL NOT BE LESS THAN 1 BAR DIAMETER OR AS SPECIFIED IN SECTION 20.6.1.3 OF ACI 318-14.
6. MULTIPLY THE ABOVE LENGTHS BY 1.33 FOR CONCRETE WITH LIGHTWEIGHT AGGREGATE.
7. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINFORCING.
8. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR BARS SPACED LESS THAN 2db CLEAR.
9. COMPRESSION DEVELOPMENT LENGTH OF REBARS ENCLOSED WITHIN #3 SPIRAL REINFORCEMENT W/ NO MORE THAN @4" PITCH OR #4 TIES @4" O.C. MAY BE MULTIPLIED BY 0.75.

TENSION DEVELOPMENT & TENSION LAP SPLICE LENGTH OF REBARS IN MASONRY

BAR SIZE	3	4	5	6	7	8	9
D&S LENGTH	18	32	49	98	143	216	296
HOOKS	5	7	8	10	12	13	15

GENERAL NOTES

1. LENGTHS SHOWN CONFORM TO NON-SEISMIC PROVISIONS OF TMS 402-13/ACI 530-13/ FOR NORMAL WT MASONRY BLOCK (f'm=1500 PSI OR BETTER) AND UNCOATED BARS W/ Fy=60 KSI (YIELD STRENGTH OF REBARS).
2. ALL LENGTHS ARE IN INCHES.
3. SPLICED BARS SHALL NOT BE FARTHER APART THAN THE MINIMUM OF 8" OR ⅓ THE DEVELOPMENT LENGTH.
4. SEE MASONRY NOTES FOR SPECIFIED BLOCK STRENGTH.
5. MULTIPLY THE ABOVE LENGTHS BY 1.33 FOR CONCRETE WITH LIGHTWEIGHT AGGREGATE.
6. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINFORCING.
7. AT WALL INTERSECTIONS HORIZONTAL REBARS SHALL BENT AROUND EDGE VERTICAL REINFORCEMENT W/ A 90° HOOK & SHALL EXTEND INTO INTERSECTING WALL FOR A DISTANCE OF, AT MINIMUM, THE DEVELOPMENT LENGTH.
8. AT ALL OTHER INTERSECTIONS HORIZONTAL REBARS SHALL BENT AROUND EDGE VERTICAL REINFORCEMENT W/ A 180° HOOK. THE ENDS OF SINGLE LEG OR U-STIRRUP SHALL BE ANCHORED BY A STANDARD HOOK PLUS AN EFFECTIVE EMBEDMENT OF ½ OF THE DEVELOPMENT LENGTH.

COLUMN SCHEDULE

MARK	SIZE	REINFORCEMENT VERTICAL OR BASE PLATE	REINFORCEMENT TIES OR CAP PLATE	REMARKS
TC1	8"x12"	4-#5	#3 @ 8" O.C	CONCRETE COLUMN
TC2	15"x15"	8-#6	#3 @ 8" O.C	CONCRETE COLUMN
TC3	8"x17"	6-#5	#3 @ 8" O.C	CONCRETE COLUMN
TC4	8"x21"	8-#5	#3 @ 8" O.C	CONCRETE COLUMN
TC5	8"x25	8-#5	#3 @ 8" O.C	CONCRETE COLUMN
TC6	8"x33	12-#5	#3 @ 8" O.C	CONCRETE COLUMN
TC7	8"x16"	6-#5	#3 @ 8" O.C	CONCRETE COLUMN
TC8	8"x24"	8-#5	#3 @ 8" O.C	CONCRETE COLUMN
TC9	8"x18"	6-#5	#3 @ 8" O.C	CONCRETE COLUMN
TC10	16"X16"	8-#6		CONCRETE COLUMN
			#3 @ 8" O.C	
ST1	HSS 6"x4"x1/4"	12"x12"x1" THK STEEL PLATE, SEE COLUMN BAR ARRANGEMENT	12"x12"x1" THK STEEL PLATE, SEE COLUMN BAR ARRANGEMENT	STEEL COLUMN Fy= 46 KSI LOAD BEARING

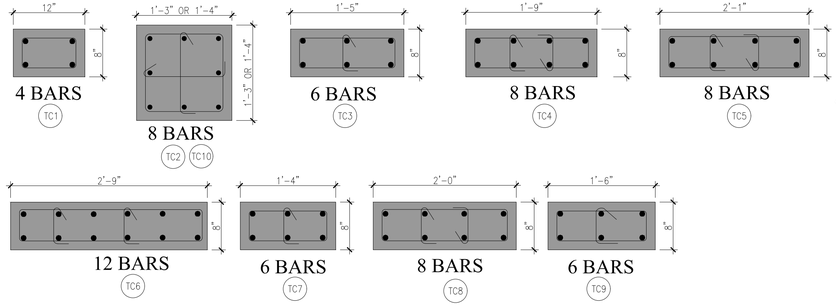
FOOTING SCHEDULE

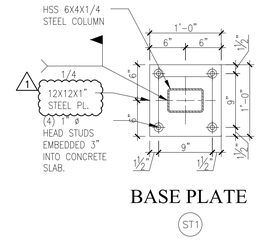
MARK	SIZE (W x L)	DEPTH	REINFORCEMENT SHORT BARS	REINFORCEMENT LONG BARS	REMARKS	f'c
MF-16	16" CONT.	12"	#5 @12"	3 #5 CONT.	MONOLITHIC FOOTING	3000 PSI
WF-36	36" CONT.	12"	#5 @ 12"	5 #5 CONT.	WALL FOOTING	3000 PSI
WF-48	48" CONT.	14"	#5 @ 12"	5 #5 CONT.	WALL FOOTING	3000 PSI
F3.0	3'-0" x 3'-0"	12"	3-#5	3-#5	ISOLATED FOOTING	3000 PSI
F3.5	3'-6" x 3'-6"	12"	3-#5	3-#5	ISOLATED FOOTING	3000 PSI
F3.5A	3'-6" x 3'-0"	12"	3-#5	3-#5	ISOLATED FOOTING	3000 PSI
F4.0	4'-0" x 4'-0"	12"	4-#5	4-#5	ISOLATED FOOTING	3000 PSI
F4.5	4'-6" x 4'-6"	12"	4-#5	4-#5	ISOLATED FOOTING	3000 PSI
F5.0	5'-0" x 5'-0"	12"	5-#5	5-#5	ISOLATED FOOTING	3000 PSI
F5.5	5'-6" x 5'-6"	14"	5-#5	5-#5	ISOLATED FOOTING	3000 PSI
F6.0	6'-0" x 6'-0"	14"	6-#5	6-#5	ISOLATED FOOTING	3000 PSI
F6.5	6'-6" x 6'-6"	15"	7-#5	7-#5	ISOLATED FOOTING	3000 PSI
F6.67	6'-8" x 3'-6"	12"	6-#5 T&B	4-#5 T&B	ISOLATED FOOTING	3000 PSI
F7.0	7'-0" x 5'-6"	12"	5-#5 T&B	5-#5 T&B	ISOLATED FOOTING	3000 PSI
F12.0	12'-0" x 8'-0"	15"	13-#5 T&B	12-#5 T&B	ISOLATED FOOTING	3000 PSI

NOTES

1. CONTRACTOR TO PROVIDE NUMBER OF CORNER BARS AS FOOTING LONGITUDINAL REINF. LAPPED MIN. 48" BAR DIAMETERS, WHEN FOOTING HAS MORE BARS, THE TOTAL OF CORNER BARS SHALL BE THE SAME AS THE NUMBER OF BARS IN THE LARGER FOOTING.
2. PROVIDE 2 # 5 CONTINUOUS WALL FOOTING TOP BARS (TYP) AT EACH OPENING GREATER THAN 6'-0". EXTEND 2'-0"(MIN) BEYOND EACH OPENING.

COLUMN BAR ARRANGEMENT





BASE PLATE
ST1

Raissa R Lopez
2025.05.30 11:18:01-04'00'

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PINECREST, FLORIDA 33156

FILE NAME
24-0609

DATE
NOVEMBER 7TH, 2024

REVISION	DATE	BY
REVISION #1	4/22/2025	B.D.C

DRAWING NAME

SCHEDULES

DESING BY:
RAISSA LOPEZ

DRAWN BY:
N. C / A.G

SHEET NO.
S-2.0

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BEAM SCHEDULE

E.F. = EACH FACE
E.E. = EACH END PER SPAN, O.C. = ON-CENTER

MARK	TOP OF BEAM ELEV.	SIZE (in.) b x d	LONGITUDINAL REINFORCEMENT B	A	T	C	E	F(E.F.)	STIRRUPS No.	TYPE	SPACING EA. END	REMARKS
RTB-1	+24'-5"	8" x 12"(MIN)	2 #5		2 #5				#3	☐	@ 48"	(4) @ 12" E.E. BAL @ 48" O.C.
RTB-2	+24'-5"	(**)	(**)		(**)				#3	☐	(*) @ 48"	(*)(4)@12"E.E. BAL @48"O.C. (**)SEE DETAIL A/S-2.1
RTB-3	+23'-8"	8" x 12"(MIN)	2 #5		2 #5				#3	☐	@ 48"	(4) @ 12" E.E. BAL @ 48" O.C.
RTB-4	+20'-4"	8" x 24"	2 #5		2 #5			2 #5	#3	☐	@ 48"	(4) @ 12" E.E. BAL @ 48" O.C.
RB-1	+24'-5"	8" x 12"	2 #5		2 #5			1 #5	#3	☐	@ 4"	
RB-2	+24'-5"	8" x 30"	2#7		2 #7			1 #5	#3	☐	@ 7"	
RB-3	+24'-5"	8" x 24"	2#6		2 #5			1 #5	#3	☐	@ 6"	
RB-4	+24'-5"	8" x 30"	(*)4 #5		2 #5				#3	☐	@ 13"	(*) 2 LAYERS(2&2)
RB-5	+24'-5"	8" x 12"	2 #5		2 #5				#3	☐	@ 12"	
RB-6	+24'-5"	12" x 23"	4 #6		2 #6			1 #5	#3	☐	@ 13"	SEE DETAIL H/S-4.1
RB-7	+24'-5"	8" x 24"	2 #5		2 #5				#3	☐	@ 10"	
2TB-1	+12'-6"	8"x 12"(MIN)	2 #5		2 #5				#3	☐	@ 48"	(4) @ 12" E.E. BAL @ 48" O.C.
2TB-2	+12'-6"	8" x 12"(MIN)	2 #5		2 #5				#3	☐	@ 48"	(4) @ 12" E.E. BAL @ 48" O.C.
2TB-3	+11'-2"	8" x 12"(MIN)	2 #5		2 #5				#3	☐	@ 48"	(4) @ 12" E.E. BAL @ 48" O.C.
2TB-3A	+12'-6"	16" x 12"(MIN)	2 #5		2 #5				#3	☐	@ 48"	(4) @ 12" E.E. BAL @ 48" O.C.
2B-1	+12'-6"	8" x 24"	2 #5		2 #5				#3	☐	@ 7"	
2B-2	+12'-6"	12" x 24"	3 #7		3 #6			1 #5	#3	☐	@ 7"	
2B-3	+12'-6"	8" x 24"	2 #5		2 #5			1 #5	#3	☐	@ 10"	
2B-4	+12'-6"	8" x 16"	(*)4 #6		2 #5			1#5	#3	☐	@ 6"	(*) 2 LAYERS(2&2)
2B-5	+12'-6"	8" x 33"	(*)4 #5		4 #5			1 #5	#3	☐	@ 7"	(*) 2 LAYERS(2&2)
2B-6	+12'-6"	8" x 30"	2 #7		2 #7			1 #5	#3	☐	@ 10"	
2B-7	+12'-6"	8" x 30"	2 #7		2 #7			1 #5	#3	☐	@ 7"	
2B-8	+12'-6"	12" x 12"	3 #5		3#5			1 #5	#3	☐	@ 4"	
												(4) @ 12" E.E. BAL @ 48" O.C.
TB-1	+6'-6 1/2"	8" x 12"(MIN)	2 #5		2 #5				#3	☐	@ 48"	

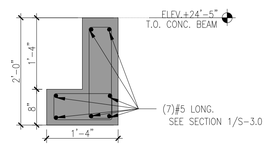
CONCRETE LINTEL SCHEDULE

WIDTH	HEIGHT	CLEAR SPAN IN FEET	REINFORCING TOP	REINFORCING BOTTOM	TIES
8"	8"	5'-0" TO 7'-0"	2#4	2#5	#3@12"OC
8"	12"	7'-0" TO 9'-0"	2#5	2#5	5#3@4"EE, BAL @12"OC
8"	16"	9'-0" TO 12'-0"	2#5	2#6	5#3@6"EE, BAL @12"OC

BEAM INTERMEDIATE REINFORCEMENT

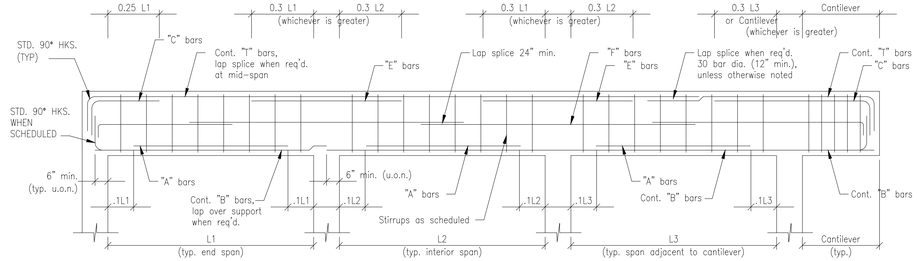
E.F.=EACH FACE

BEAM DEPTH	BEAMS 6" TO 8" WIDE	BEAMS 9" TO 14" WIDE	BEAMS 15" TO 20" WIDE	BEAMS 21" TO 24" WIDE
UP TO 24"	NONE	NONE	NONE	NONE
25" TO 36"	1-#5 EACH FACE	1-#5 EACH FACE	1-#5 EACH FACE	1-#6 EACH FACE
37" TO 54"	2-#5 EACH FACE	2-#5 EACH FACE	2-#5 EACH FACE	2-#6 EACH FACE
55" TO 72"	3-#5 EACH FACE	3-#5 EACH FACE	3-#5 EACH FACE	3-#6 EACH FACE



RTB-2

A S-2.1 TIE BEAM DETAIL
SCALE: 3/4"=1'-0"



TYPICAL BEAM DIAGRAM

BAR PLACEMENT NOTES:

1. BEAMS SHOWN IN PLAN ARE READ FROM LEFT TO RIGHT.
2. THE MINIMUM CLEAR DISTANCE BETWEEN PARALLEL BARS IN A LAYER SHALL BE EQUAL TO THE NOMINAL DIAMETER OF THE BARS, IN NO CASE SHALL THE CLEAR DISTANCE BETWEEN BARS BE LESS THAN ONE INCH, NOR LESS THAN ONE AND ONE-HALF TIMES THE MAXIMUM SIZE OF THE COARSE AGGREGATE.
3. WHEN REINFORCEMENT IS PLACED IN TWO OR MORE LAYERS, THE CLEAR DISTANCE BETWEEN LAYERS SHALL NOT BE LESS THAN ONE INCH NOR LESS THAN THE DIAMETER OF THE BARS, AND THE BARS IN THE UPPER LAYERS SHALL BE PLACED DIRECTLY ABOVE THOSE IN THE BOTTOM LAYER.
4. "B" BARS ARE BOTTOM BARS. "B" BARS OF INTERIOR BEAMS SHALL EXTEND OVER SUPPORTS 6" MIN. UNLESS OTHERWISE NOTED OR THEY MAY BE CONTINUOUS.
"B" BARS OF PERIMETER BEAMS SHALL BE SPLICED (IF REQUIRED) AT OR NEAR THE SUPPORT WITH CLASS "B" TENSION SPLICE, AND 25% OF "B" BARS SHALL PASS CONTINUOUS OVER SUPPORT AREA BUT NOT LESS THAN TWO BARS, THESE BARS SHALL BE ANCHORED AT END SUPPORT TO DEVELOP fy USING A STANDARD HOOK OR HEADED DEFORMED BAR, SEE SCHEDULE FOR HOOKED BARS LENGTH.
5. "A" BARS ARE BOTTOM BARS. "A" BARS DO NOT EXTEND OVER SUPPORTS. "A" BARS SHALL BE PLACED IN THE SAME LAYER AS "B" BARS (U.O.N.).
6. "T" BARS ARE CONTINUOUS TOP BARS. "T" BARS SHALL BE LAP SPLICED WHEN REQUIRED AT MID-SPAN WITH A CLASS "B" TENSION SPLICE. FOR PERIMETER BEAMS AT LEAST 17% OF "T" BARS SHALL PASS CONTINUOUS OVER SUPPORT AREA BUT NOT LESS THAN TWO BARS, THESE BARS SHALL BE ANCHORED AT END SUPPORT TO DEVELOP fy USING A STANDARD HOOK OR HEADED DEFORMED BAR, SEE SCHEDULE FOR HOOKED BARS LENGTH.
7. "C" BARS ARE TOP BARS AT THE DISCONTINUOUS END OF END SPANS. "C" BARS SHALL BE PLACED IN THE SAME LAYER AS "T" BARS UNLESS OTHERWISE NOTED.
8. "E" BARS ARE TOP BARS OVER INTERIOR SUPPORTS. "E" BARS SHALL BE PLACED IN THE SAME LAYER AS "T" BARS UNLESS OTHERWISE NOTED.
9. "F" BARS SHALL BE EQUALLY SPACED BETWEEN "B" AND "T" BARS, HALF ON EACH VERTICAL FACE. "F" BARS MAY BE CONTINUOUS. SEE BEAM INTERMEDIATE REINFORCEMENT TABLE UNLESS SCHEDULE NOTE.
10. STIRRUPS SPACING IS FROM FACE OF SUPPORT. STIRRUPS SHALL HAVE "B" OR "T" BARS TIED IN EACH CORNER.
11. ALL REINFORCING BARS TO HAVE A MINIMUM OF 1 1/2" CLEAR COVER (U.O.N.) 12. . MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE PROVIDED IN ACCORDANCE WITH ACI 318-11, SECTION 7.7.1.
12. STIRRUPS IN TIE BEAMS SHALL BE #3 TIES, 4 AT 12"c/c EACH END, BAL. AT 48"c/c U.N.O.
13. PROVIDE 2-#5 CORNER BARS (EXTEND 30" IN EACH DIRECTION FROM CORNER).
14. WHERE CONC. LINTELS NOT USED DROP TIE-BEAM ABOVE OPENING, ADD 2#5 BOTT AND #3 STIRRUPS @ 8".

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DE LA LLAMA
ARCHITECTURE
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Raissa R Lopez
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☐ *RAISSA LOPEZ, P.E. LIC No. 59399*

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME
24-0609

DATE
NOVEMBER 7TH, 2024

REVISION	DATE	BY

DRAWING NAME

SCHEDULES

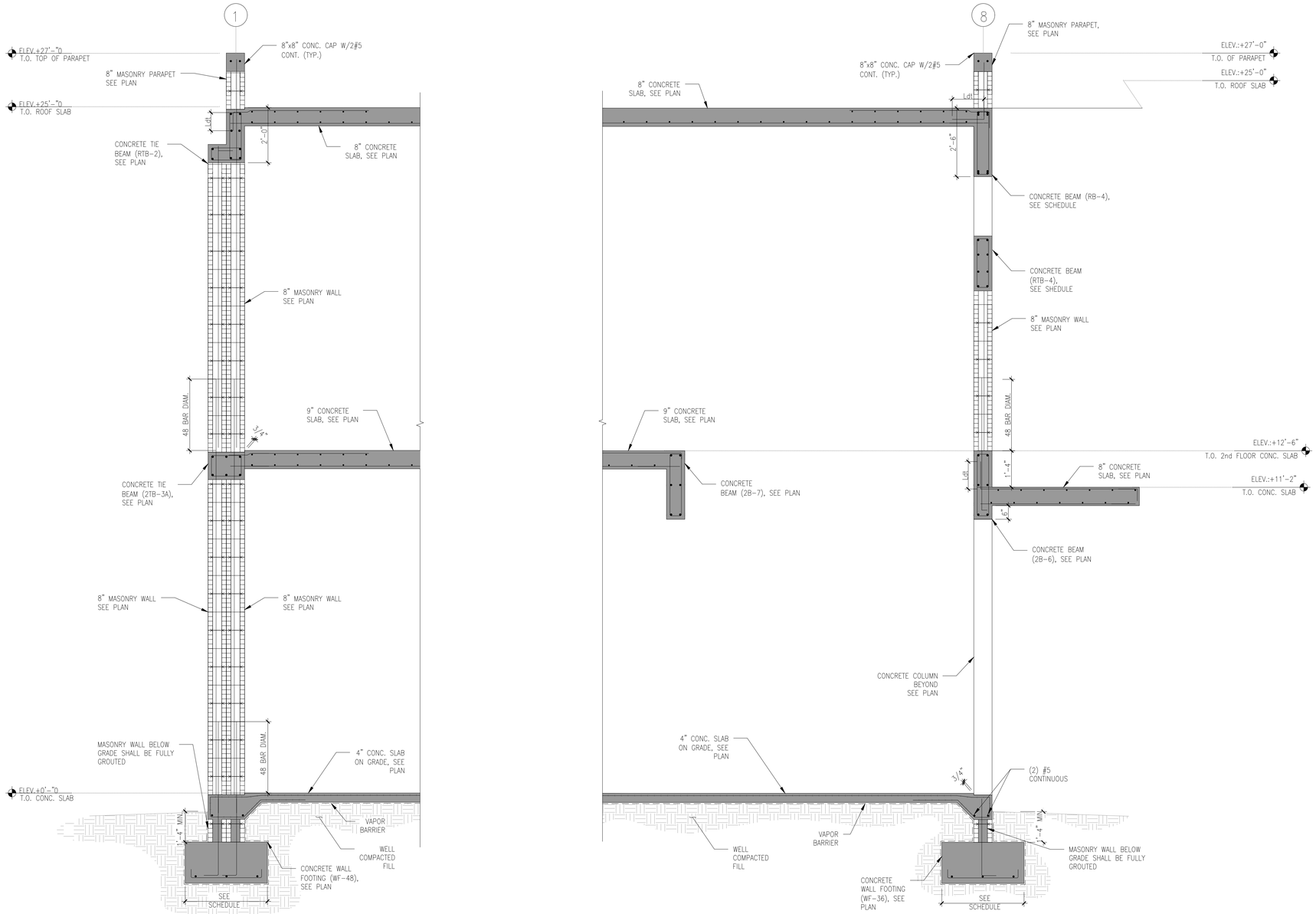
DESING BY:
RAISSA LOPEZ

DRAWN BY:
N. C / A.G

SHEET NO.
S-2.1

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1 / S-3.0 SECTION
SCALE: 1/2"=1'-0"

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PLANNING
INTERIOR DESIGN

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RAISSA R. LOPEZ LICENSE No 59399 STATE OF FLORIDA PROFESSIONAL ENGINEER

Raissa R Lopez
2025.05.30 11:18:02-04'00'

☐ *RAISSA LOPEZ, P.E. LIC No. 59399*

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME
24-0609

DATE
NOVEMBER 7TH, 2024

REVISION	DATE	BY

DRAWING NAME

SECTIONS

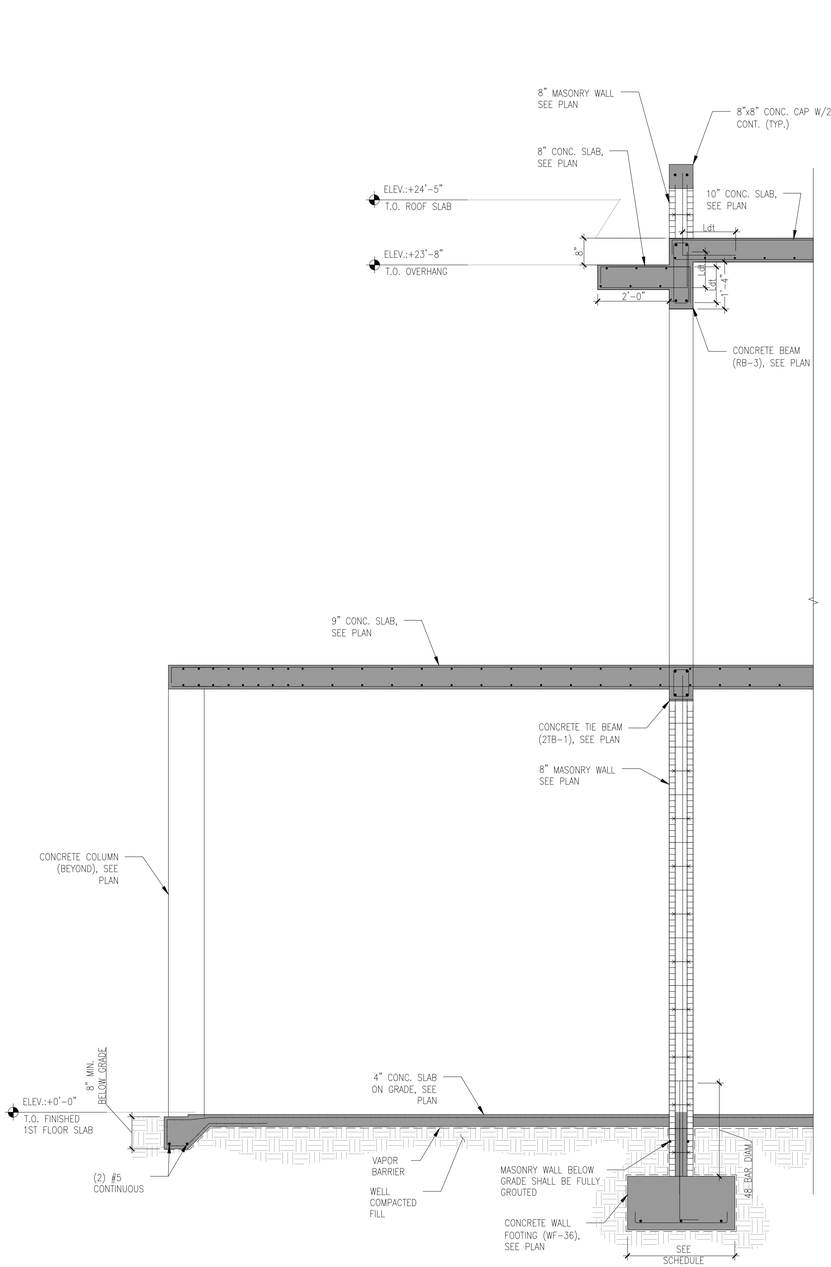
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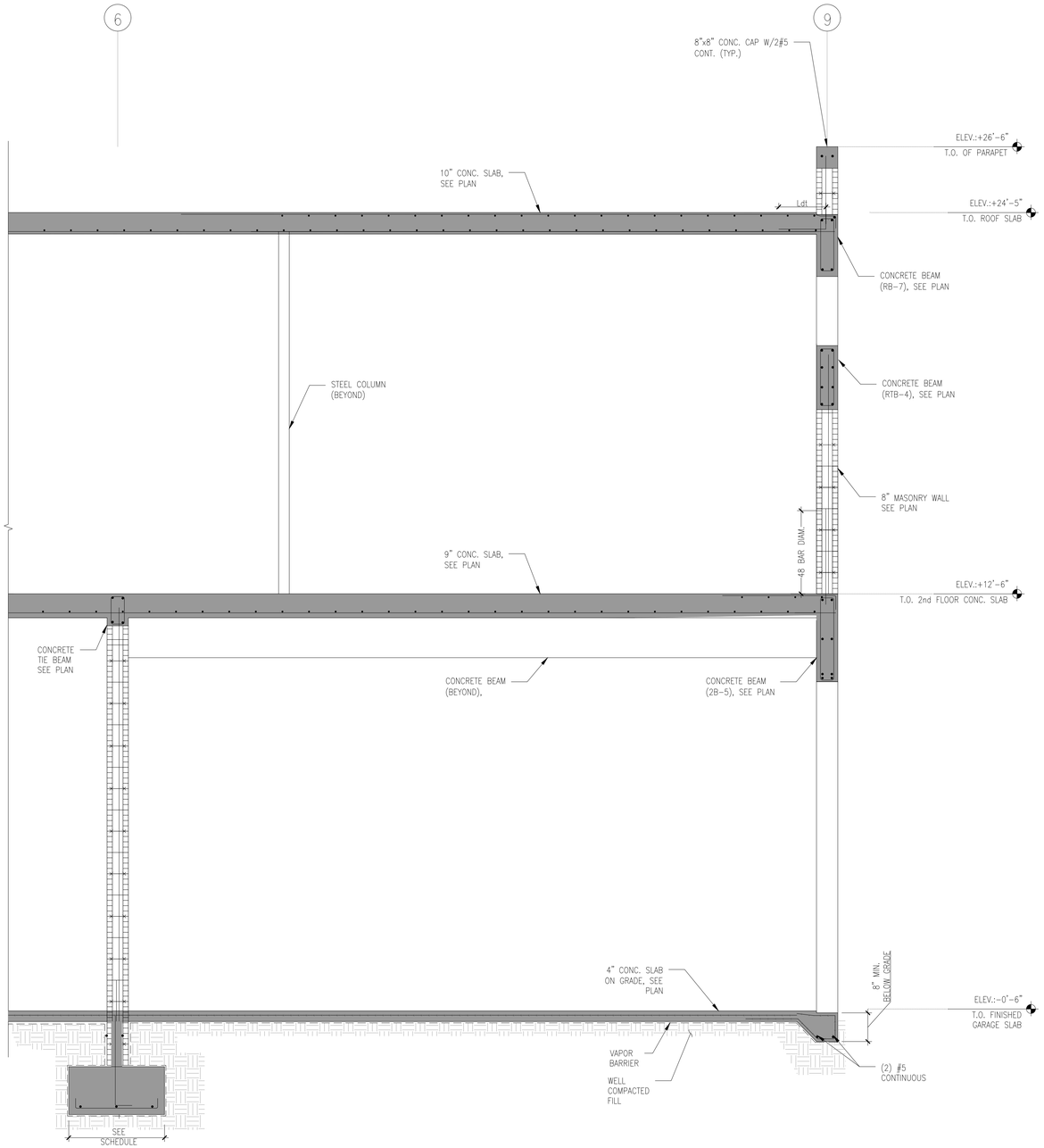
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1 SECTION
S-3.1
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Raissa R Lopez
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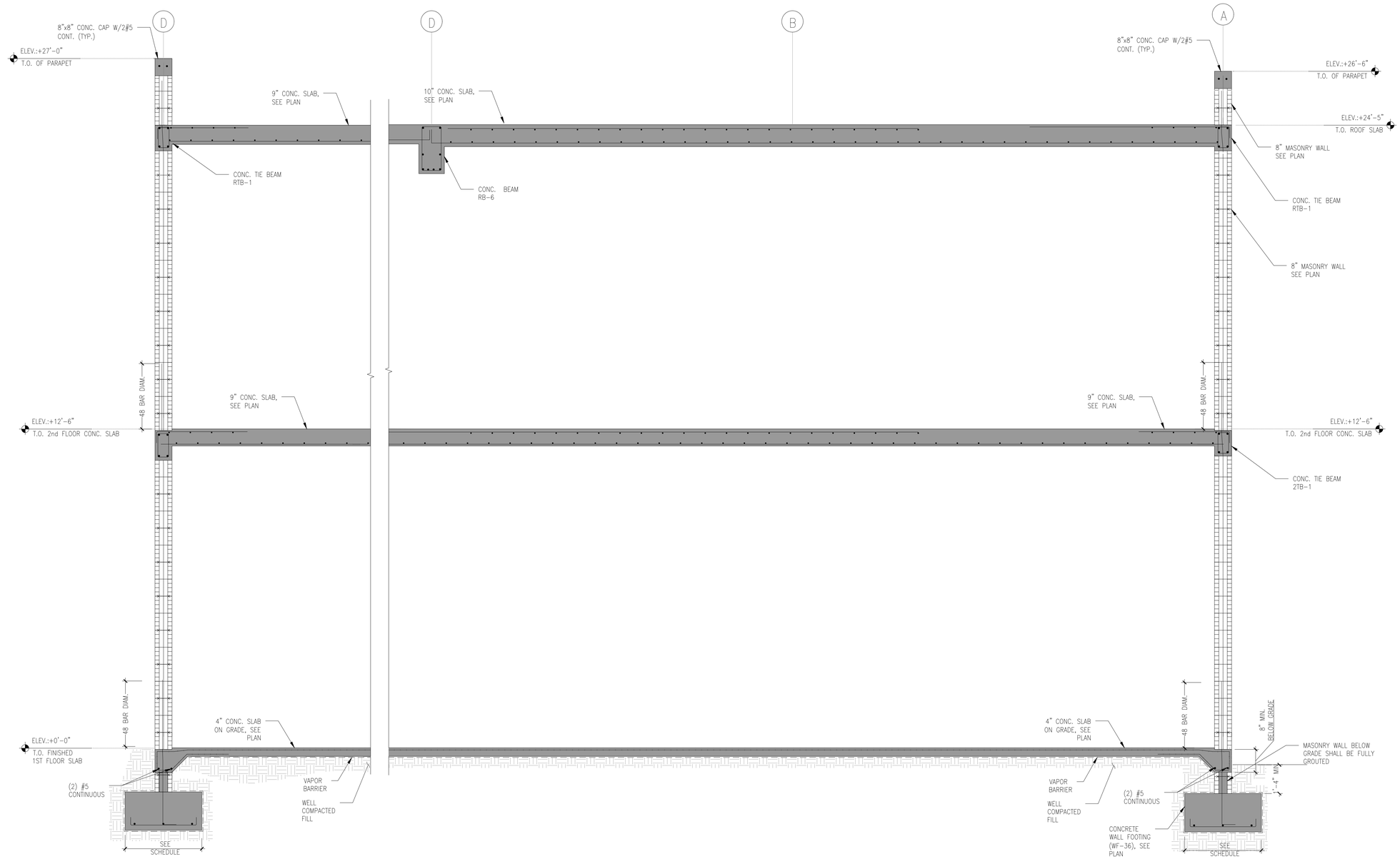
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REVISION	DATE	BY

DRAWING NAME
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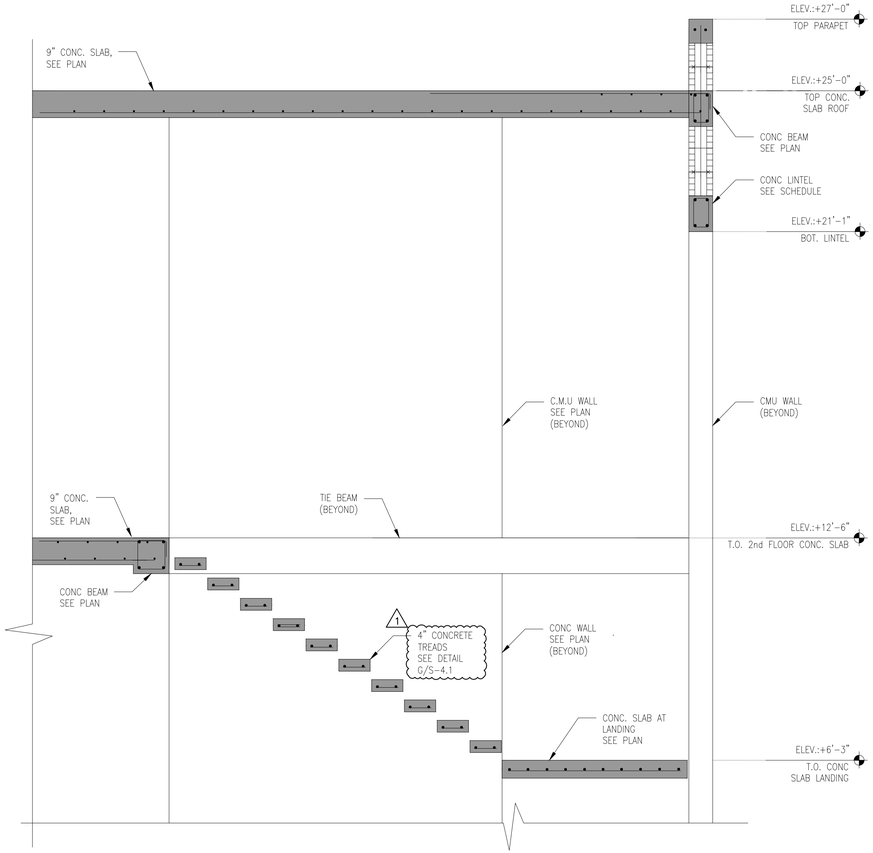
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24-0609

DATE
NOVEMBER 7TH, 2024

REVISION	DATE	BY
REVISION #1	**4/22/2025**	**B.D.C**

DRAWING NAME

SECTIONS

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DRAWN BY:
N. C / A.G

SHEET NO.
S-3.3

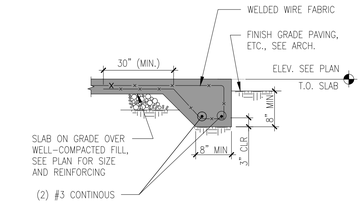
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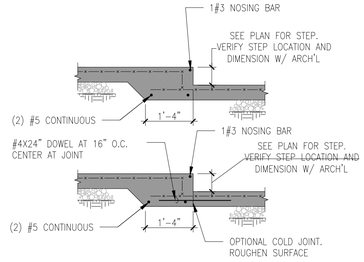
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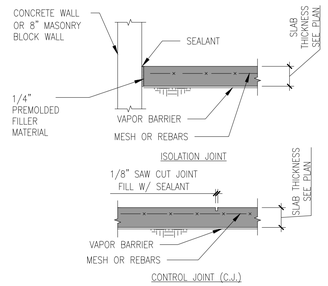
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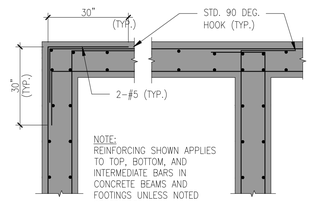
A S-4.0 TYP. THICKENED EDGE DETAIL
SCALE: 1/2"=1'-0"



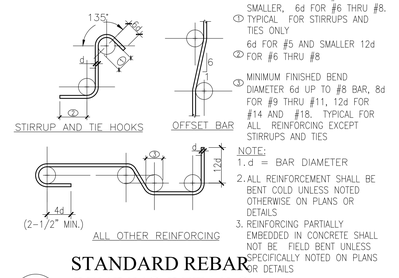
B S-4.0 STEP AT SLAB-ON-GRADE
SCALE: 1/2"=1'-0"



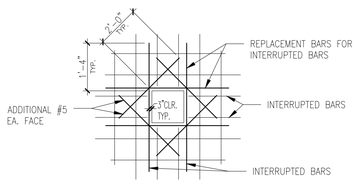
C S-4.0 TYP. SLAB CONTROL JOINTS
SCALE: 1/2"=1'-0"



D S-4.0 TYP. CORNER BARS DETAIL FOR BEAMS & FOOTINGS
SCALE: 1/2"=1'-0"

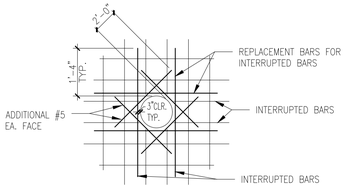


E S-4.0 STANDARD REBAR BENDING DETAILS
SCALE: 1/2"=1'-0"



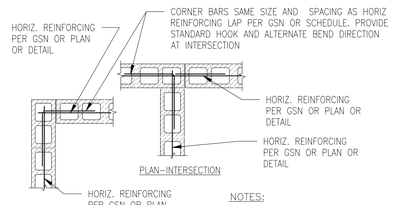
NOTE:
1. USE THIS DETAIL FOR ALL OPENINGS IN CONCRETE WALLS AND SLABS GREATER THAN 8", PROVIDE 2-#5's ON DIAGONAL AT EACH CORNER AS SHOWN. EXTEND BARS 47 BAR DIAM. OR 2'-0" PAST OPENING. REPLACE ALL VERTICAL AND HORIZONTAL BARS INTERUPTED BY THE OPENING WITH AN EQUAL NUMBER AND SIZE BARS EVENLY DIVIDED ON EACH SIDE OF THE OPENING UNLESS NOTED OTHERWISE.
2. REFER TO PLANS FOR ALL OPENING LOCATIONS.

F S-4.0 OPENING IN CONCRETE SLAB
SCALE: 1/2"=1'-0"



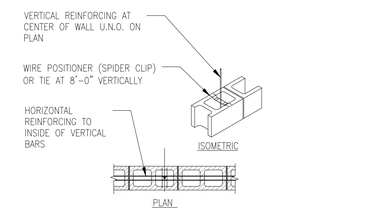
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1. USE THIS DETAIL FOR ALL OPENINGS IN CONCRETE WALLS AND SLABS GREATER THAN 8", PROVIDE 2-#5's ON DIAGONAL AT EACH CORNER AS SHOWN. EXTEND BARS 47 BAR DIAM. OR 2'-0" PAST OPENING. REPLACE ALL VERTICAL AND HORIZONTAL BARS INTERUPTED BY THE OPENING WITH AN EQUAL NUMBER AND SIZE BARS EVENLY DIVIDED ON EACH SIDE OF THE OPENING UNLESS NOTED OTHERWISE.
2. REFER TO PLANS FOR ALL OPENING LOCATIONS.

G S-4.0 OPENING IN CONC. SLAB
SCALE: 1/2"=1'-0"



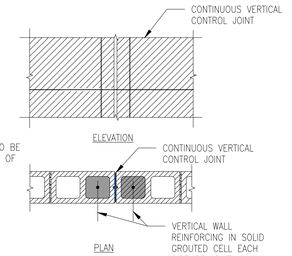
NOTES:
1. VERT. REINFORCING AND GROUT NOT SHOWN FOR CLARITY.
2. AT DOUBLE HORZ. REINFORCING PROVIDE CORNER BAR FOR EACH HORIZ. BAR (TYPICAL).

H S-4.0 TYP. CORNER REINF. IN MASONRY
SCALE: 1/2"=1'-0"

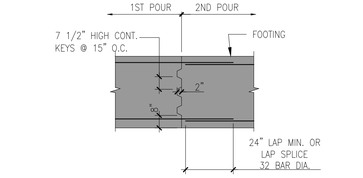


NOTE: WIRE POSITIONERS AS SHOWN SHALL BE USED IN ALL WALLS REQUIRING 1 BAR IN A CELL

J S-4.0 VERTICAL REINF. IN MASONRY
SCALE: 1/2"=1'-0"

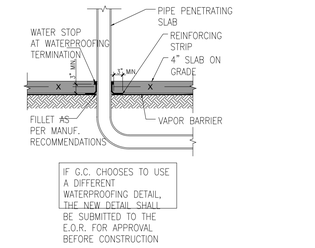


K S-4.0 TYP. CONTROL JOINT IN MASONRY WALL
SCALE: 1/2"=1'-0"

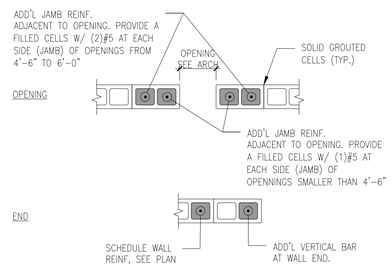


NOTE:
WELDED SPLICES REQ'D FOR #14 & LARGER BARS. WHERE CONT. FOOTING IS UNDER A WALL LOCATE CONSTRUCTION JOINT AT 1/4 OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.

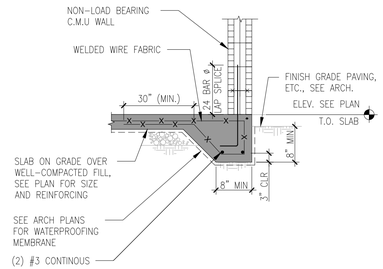
L S-4.0 TYP. FOOTING CONST. JOINT
SCALE: 1/2"=1'-0"



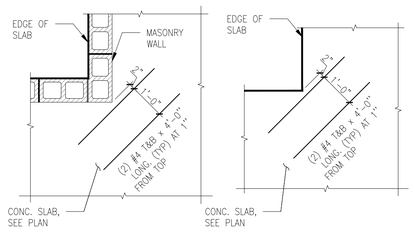
M S-4.0 SLAB ON GRADE PENETRATION
SCALE: 1/2"=1'-0"



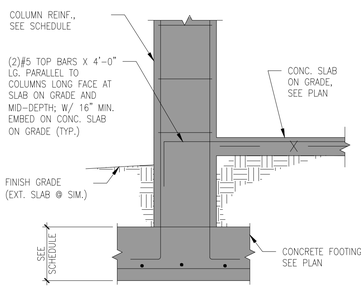
N S-4.0 TYPICAL OPENING AND END DETAILS
SCALE: 1/2"=1'-0"



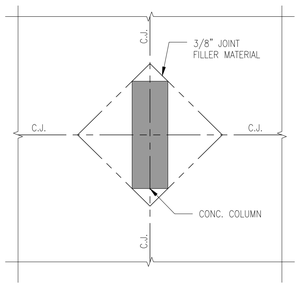
P S-4.0 TYP. THICKENED EDGE DETAIL
SCALE: 1/2"=1'-0"



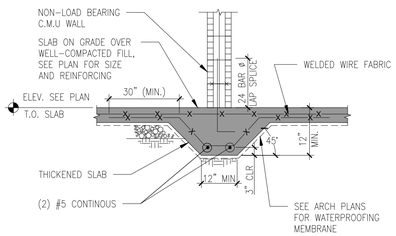
Q S-4.0 REENTRANT CORNER DETAIL
SCALE: 1/2"=1'-0"



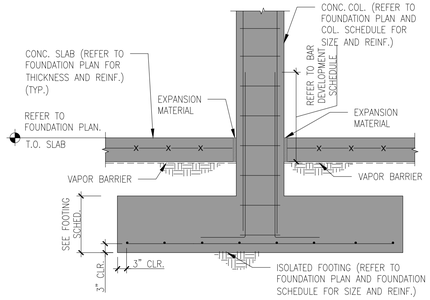
R S-4.0 COLUMN BRACING DETAIL
SCALE: 3/4"=1'-0"



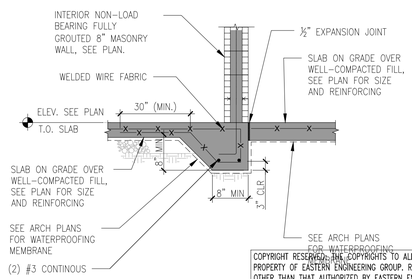
S S-4.0 TYPICAL CONTROL JOINT AROUND COLUMN DETAIL
SCALE: 1/2"=1'-0"



T S-4.0 TYPICAL THICKENED SLAB AT NON-LOAD BEARING WALL
SCALE: 1/2"=1'-0"



U S-4.0 TYP. ISOLATED CONC. FOOTING
SCALE: 1/2"=1'-0"



V S-4.0 TYP. THICKENED EDGE DETAIL FOR DOMESTIC & FIRE PUMP ROOM
SCALE: 1/2"=1'-0"

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PLANNING
INTERIOR DESIGN

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RAISSA R. LOPEZ LICENSE No 59399 STATE OF FLORIDA PROFESSIONAL ENGINEER

Raissa R Lopez
2025.05.30 11:18:04-04'00'

☐ *RAISSA LOPEZ, P.E. LIC No. 59399*

PROJECT NAME

P8
PINECREST
EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME
24-0609

DATE
NOVEMBER 7TH, 2024

REVISION	DATE	BY

DRAWING NAME

DETAILS

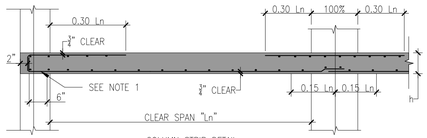
DESING BY:
RAISSA LOPEZ

DRAWN BY:
N. C / A.G

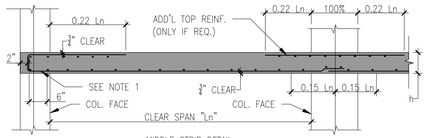
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COLUMN STRIP DETAIL



MIDDLE STRIP DETAIL

FLAT PLATE SECTION

NOTES:

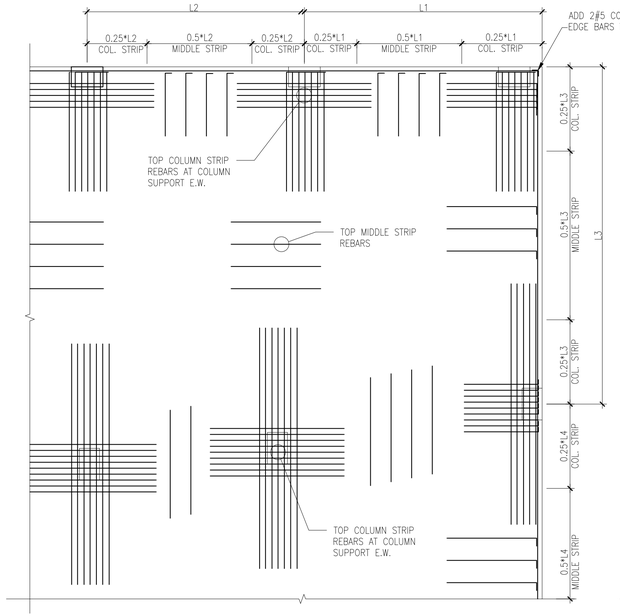
1–INTEGRITY REINFORCEMENT IS REQUIRED (ACI 8.7.4.2.1), ALL BOTTOM BARS IN THE COLUMN STRIP MUST BE CONTINUOUS OR SPLICE OVER THE SUPPORT WITH CLASS "B" TENSION LAP SPLICE. AT LEAST TWO OF THE COLUMN STRIP BOTTOM BARS IN EACH DIRECTION MUST PASS WITHIN THE COLUMN AREA AND BE ANCHORED (HOOKED) AT EXTERIOR SUPPORTS.

2–60% OF TOP BARS SHALL BE CONCENTRATED WITHIN WIDTH OF THE COLUMN PLUS 1.5*h EACH SIDE OF COLUMN (ACI 8.4.2.3.2 AND 8.4.2.3.5). REMAINING TOP BARS SHALL BE DISTRIBUTED ALONG THE COLUMN STRIP WIDTH.

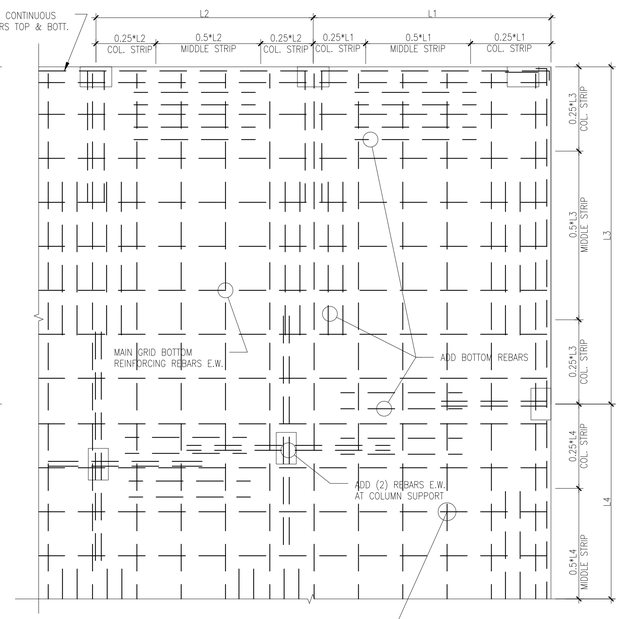
3–MAIN BOTTOM REINFORCING SHALL BE A CONTINUOUS MAT IN EACH DIRECTION.

4–AT LEAST 50% OF BOTTOM REINFORCING SHALL BE CONTINUOUS OVER SUPPORTS AND SPLICE SHALL BE MADE IN COLUMN LINE (U.N.O.)

5–ADD 2#5 CONTINUOUS EDGE BARS TOP & BOTTOM.

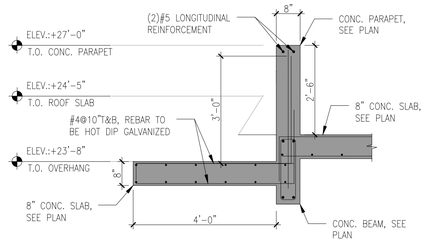


TOP REINFORCEMENT

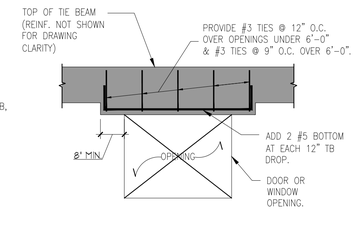


BOTTOM REINFORCEMENT

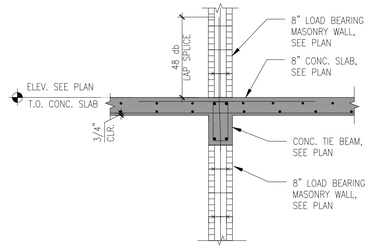
A TYP. FLAT PLATE REINF. PLACEMENT
S–4.1
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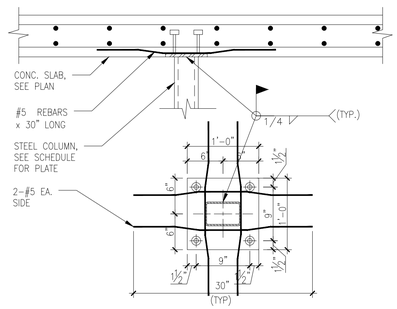
B OVERHANG DETAIL
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SCALE: 1/2"=1'–0"



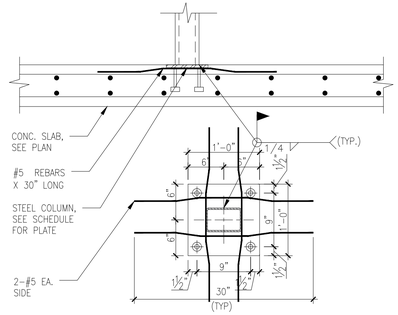
C DROPPED TIE-BEAM DETAIL
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SCALE: 1/2"=1'–0"



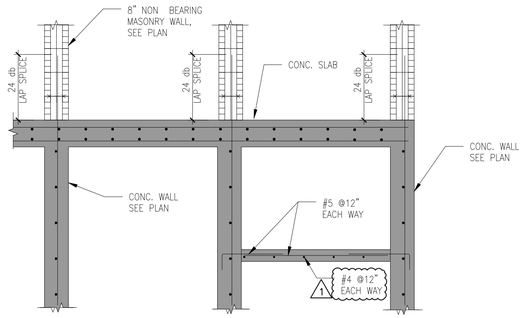
D MASONRY SHEAR WALL DETAIL
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SCALE: 1/2"=1'–0"



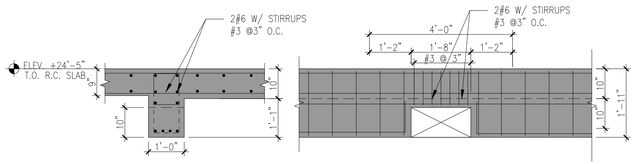
E STEEL COLUMN TO SLAB DETAIL
S–4.1
SCALE: 1"=1'–0"



F STEEL COLUMN TO SLAB DETAIL
S–4.1
SCALE: 1"=1'–0"



G DETAIL STAIR AT CONC. WALL
S–4.1
SCALE: 1/2"=1'–0"



NOTE: THE DUCTO WILL BE PLACED ON BOTTOM OF BEAM NOT ON BOTTOM OF SLAB

H AC DUCT REINFORCING FOR RB-6
S–4.1
SCALE: 1/2"=1'–0"

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REVISION	DATE	BY
REVISION #1	4/22/2025	B.D.C

DRAWING NAME

DETAILS

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DRAWN BY:
N. C / A.G

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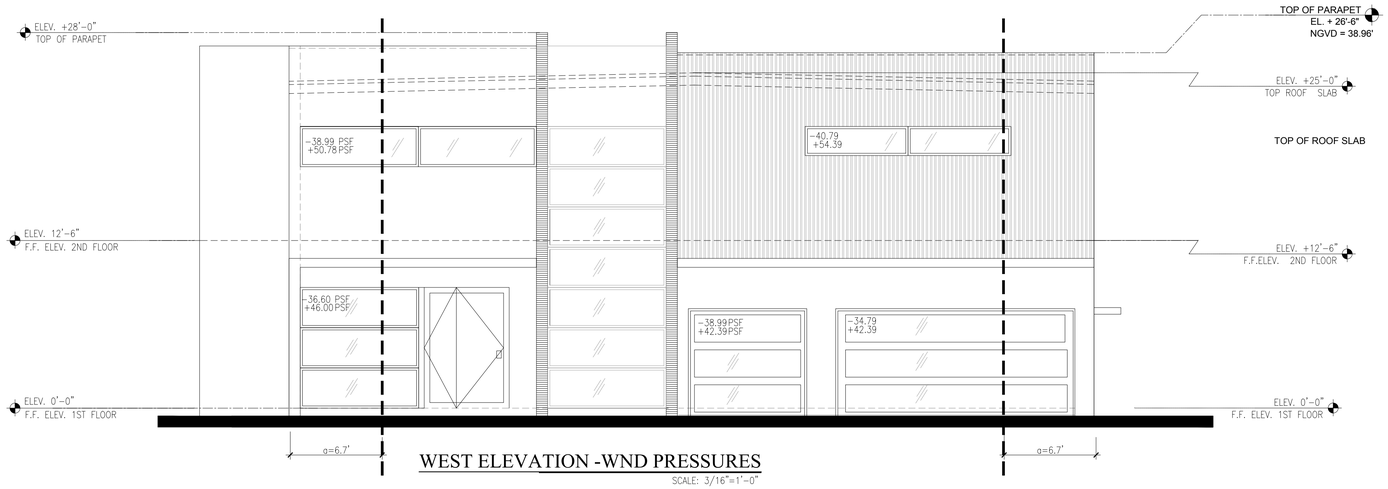
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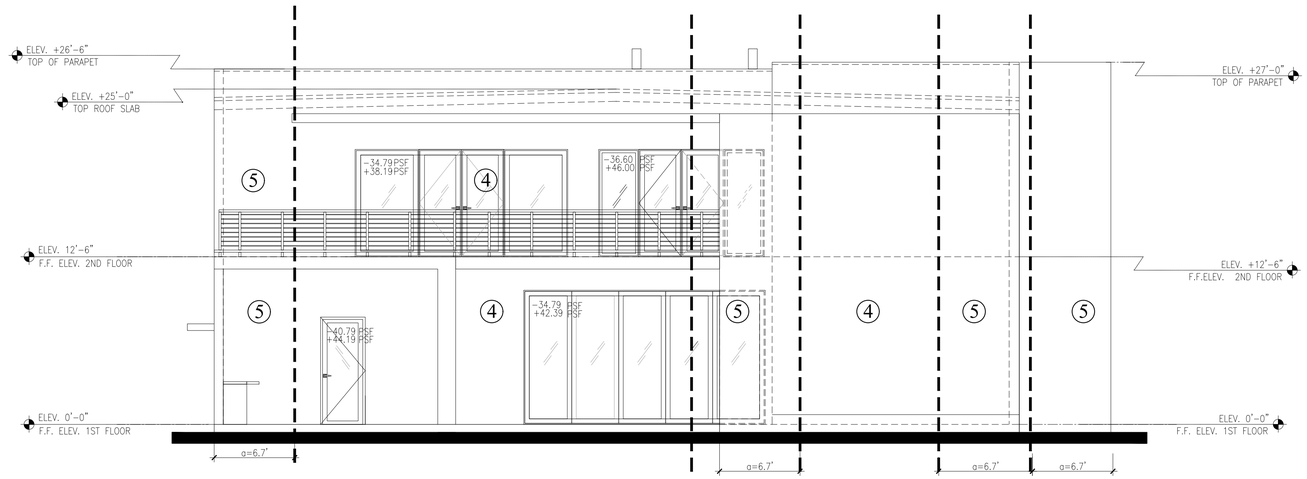
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WEST ELEVATION -WND PRESSURES

SCALE: 3/16"=1'-0"



EAST ELEVATION -WND PRESSURES

SCALE: 3/16"=1'-0"

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FILE NAME
24-0609

DATE
NOVEMBER 7TH, 2024

REVISION	DATE	BY

DRAWING NAME

WALL WIND PRESSURES

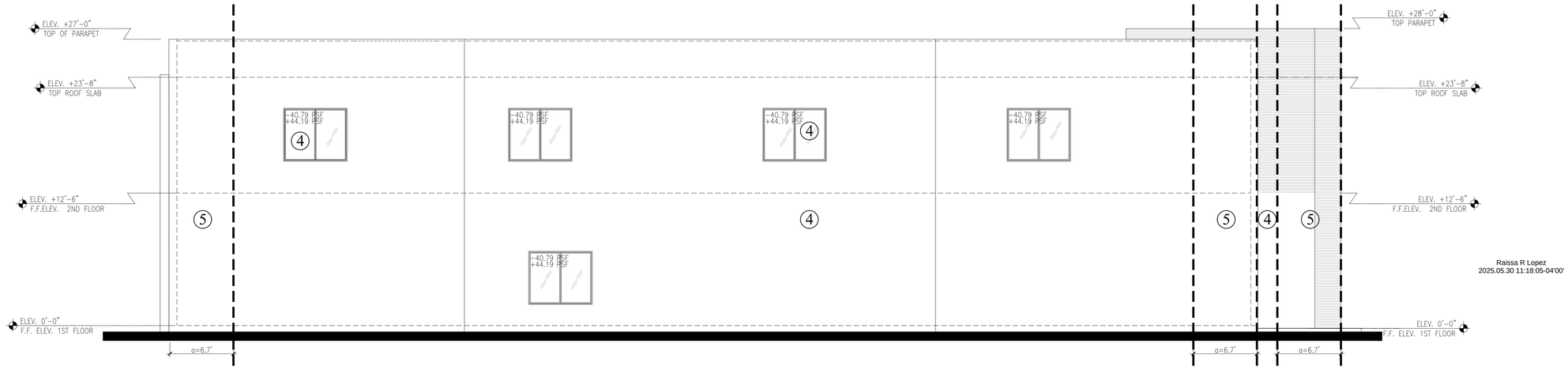
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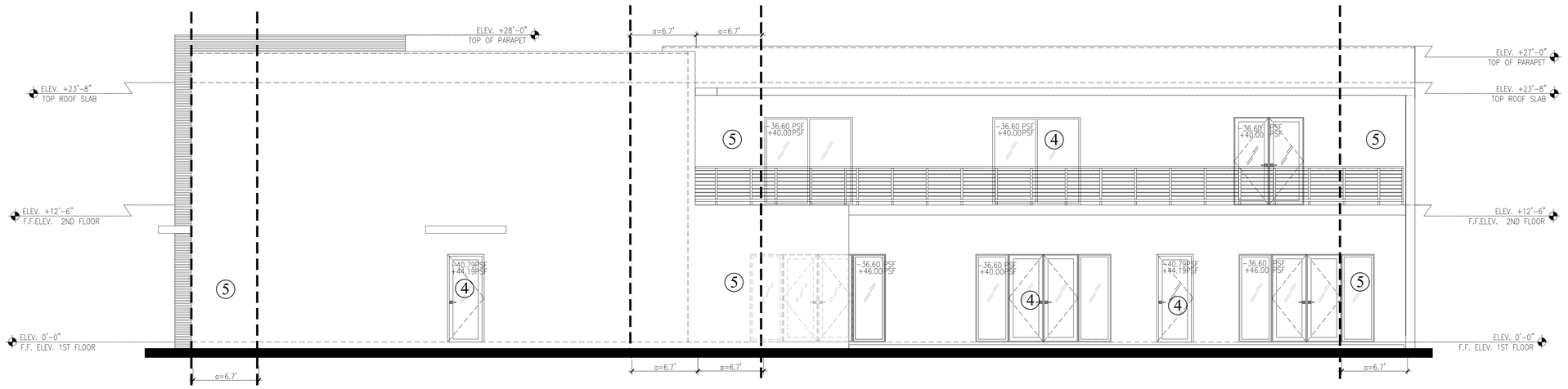
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NORTH ELEVATION -WND PRESSURES

SCALE: 3/16"=1'-0"



SOUTH ELEVATION -WND PRESSURES

SCALE: 3/16"=1'-0"

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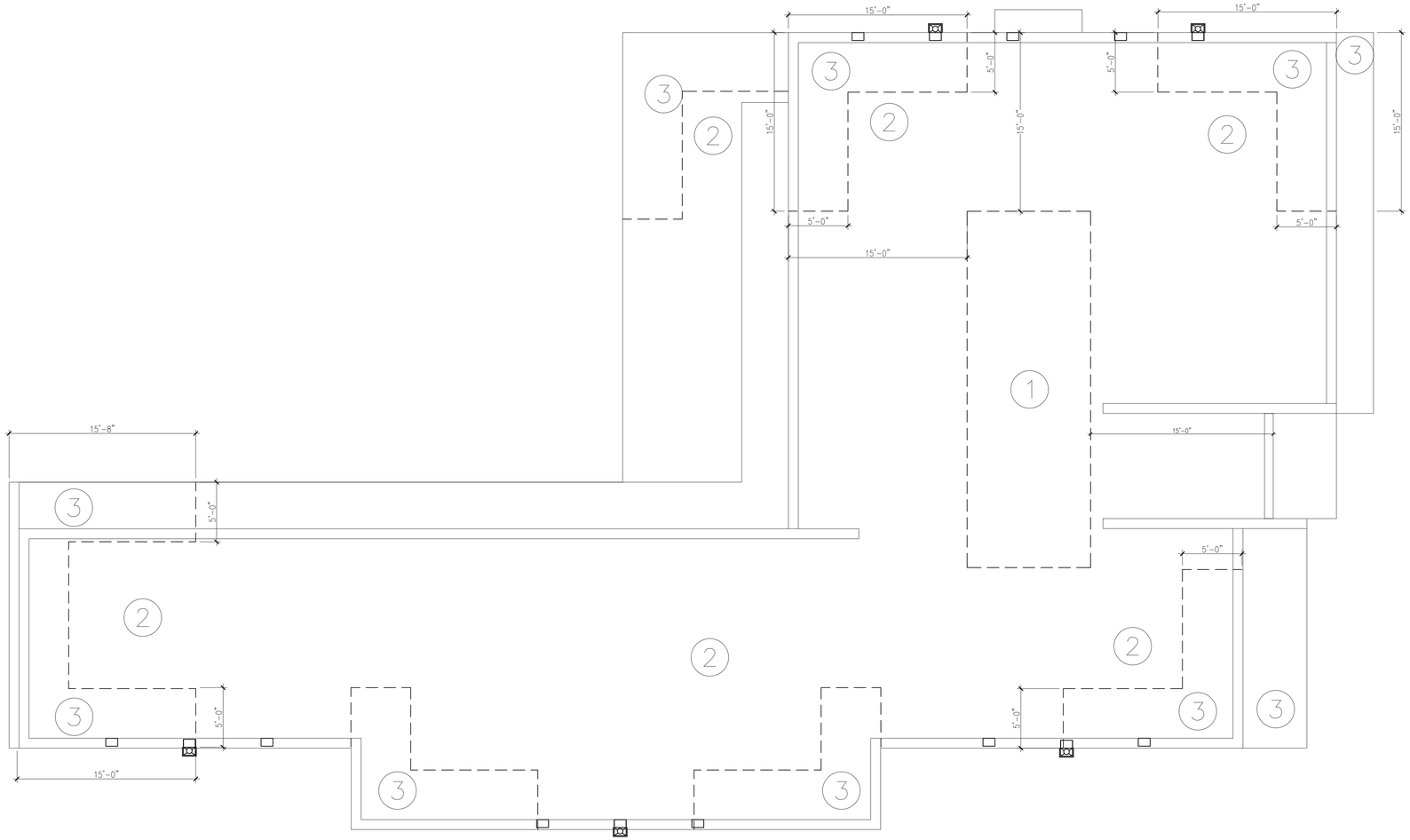
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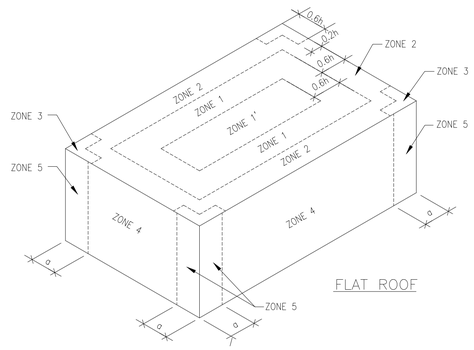
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FLAT ROOF

24 0609 13100 SW 80 TH AVE, PINECREST, FL 33156
BUILDING MEAN ROOF HEIGHT: 25.00 FEET
BUILDING EXPOSURE COEFF, @ ROOF: Kh= 0.945
VELOCITY PRESSURE @ ROOF HEIGHT: qh= 44.44 PSF
ROOF GUST FACTOR COEFF: Gh= 0.85
INTERNAL PRESSURE COEFF: GCpi=+/- 0.18

FOR COMPONENTS AND CLADDING: WIND PRESSURE COEFF. ZONE:
a = 0.1 X WIDTH = 6 OR
a = 0.04 X LHD = 2.4 NOT LESS THAN
a = 3
USE a = 6.7 FEET

MAXIMUM VERTICAL (ASD) WIND LOAD (ROOF)

ZONE 1	
AREA	PRESSURE
10SF	-71.01PSF
20SF	-66.33PSF
50SF	-60.13PSF

ZONE 2	
AREA	PRESSURE
10SF	-93.67PSF
20SF	-87.65PSF
50SF	-79.69PSF

ZONE 1'	
AREA	PRESSURE
10SF	-40.79
20SF	-40.79
50SF	-40.79

ZONE 3	
AREA	PRESSURE
10SF	-122.67
20SF	-115.62
50SF	-99.70

MAXIMUM VERTICAL (ASD) WIND LOAD (OVERHANGS)

ZONE 2_OHS	
AREA	PRESSURE
10SF	-96.88 PSF
20SF	-78.84 PSF
50SF	-68.23 PSF

ZONE 3_OHS	
AREA	PRESSURE
10SF	-120.87 PSF
20SF	-106.82 PSF
50SF	-88.24 PSF

MAXIMUM HORIZONTAL (ASD) WIND LOAD (WALLS)

ZONE 4	
AREA	PRESSURE
10SF	-40.79PSF +44.19PSF
20SF	-38.99PSF +42.39PSF
50SF	-36.60 PSF +40.00PSF

ZONE 5	
AREA	PRESSURE
10SF	-40.79 PSF +54.39PSF
20SF	-38.99 PSF +50.78 PSF
50SF	-36.60 PSF +46.00 PSF

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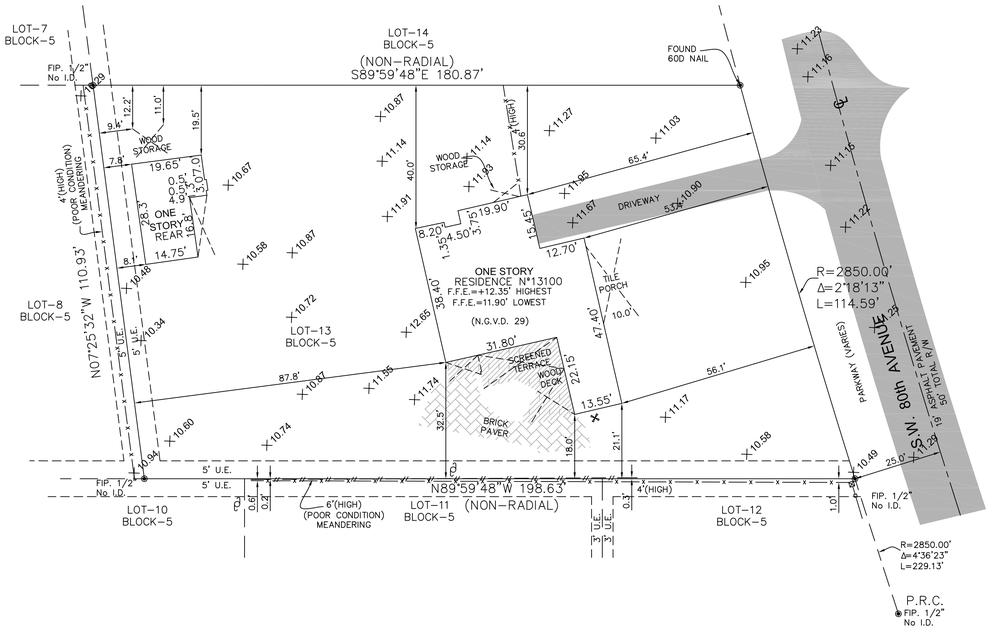
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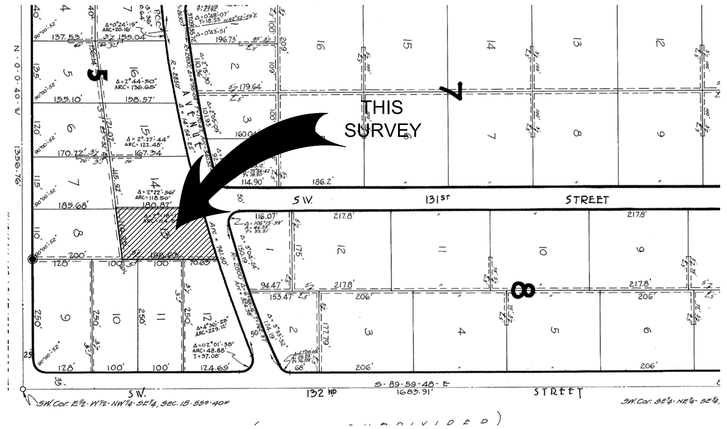
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GRAPHIC SCALE

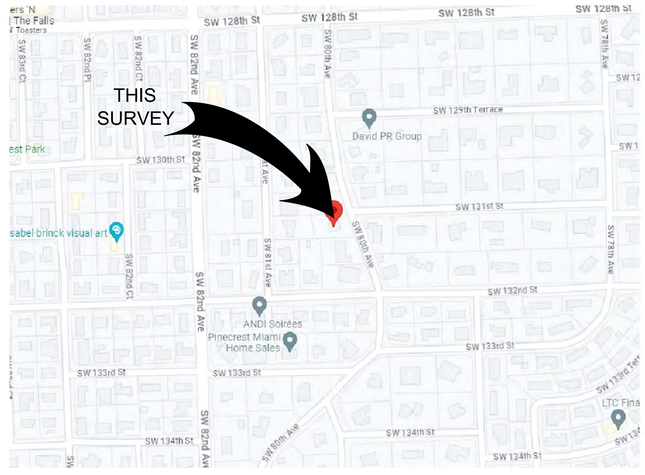
20 0 10 20

(IN FEET)
1 inch = 20 ft.





LOCATION SKETCH
SCALE: 1" = 150'



VICINITY MAP
(NOT TO SCALE)

ABBREVIATIONS AND LEGEND

A = ARC
A/C = AIR CONDITIONER
B.C.R. = BROWARD COUNTY RECORDS
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
C.G = CONCRETE GUTTER OR VALLEY GUTTER
C&G = CURB & GUTTER
CH = CHORD
CHBRG = CHORD BEARING
C.N.A. = CORNER NOT ACCESSIBLE
CONC = CONCRETE
Δ = DELTA
ø = DIAMETER
D.C.R. = DADE COUNTY RECORDS
D.E. = DRAINAGE EASEMENT
E.O.P. = EDGE OF PAVEMENT/F.C. = FENCE CORNER
F.D.H. = FOUND DRILL HOLE
F.E. = FENCE ENDS
F.F.E. = FINISHED FLOOR ELEVATION
F.I.P./F.I.R. = FOUND IRON PIPE/ROD
F.N. = FOUND NAIL
F.N.&D. = FOUND NAIL AND DISC
F.P.N.N. = FOUND PARKER KALON NAIL
GAR. = GARAGE
I.D. = SURVEYOR'S IDENTIFICATION
L = LENGTH
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
o/S = OFFSET
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLATTED
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
PG. = PAGE
PL. = PLANTER OR PLANTED
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R = RADIUS
(R) = RECORD
R/W = RIGHT-OF-WAY
S.I.R./S.I.P. = SET 1/2" IRON ROD/PIPE
S.N.D. = SET NAIL AND DISC
TAN = TANGENT
(TYP.) = TYPICAL
U.E. = UTILITY EASEMENT
W.E. = WATER'S EDGE

SYMBOL LEGEND

= AIR CONDITIONER
= BELLSOUTH BOX
= BOLLARD
= CABLE BOX
= CATCH BASIN
= CLEAN OUT
= COLUMN
= CONCRETE POWER POLE
= CONCRETE LIGHT POLE
= CONTROL VALVE BOX
= ELECTRIC BOX
= EXISTING ELEVATIONS
= ELECTRIC METER
= ELECTRIC SERVICE BOX
= FIRE HYDRANT
= FLORIDA POWER & LIGHT BOX
= GOLF COURSE
= HANDICAP SPACE
= INLET
= LIGHT POLE
= METAL LIGHT POLE
= METAL LID
= MONITORING WELL
= POOL PUMP
= PROPANE TANK
= SANITARY MANHOLE
= SINGLE POLE SIGN
= STORM MANHOLE
= TELEPHONE BOX
= TREE
= WATER METER
= WATER VALVE
= WOOD POLE
ANCHOR
OVERHEAD WIRE LINE
WOOD FENCE
CHAIN LINK FENCE
IRON/ALUMINUM FENCE
POLYVINYLCHLORIDE FENCE (PVCF)
MONUMENT LINE
CENTERLINE
PROPERTY LINE
ASPHALT PAVING
BRICK
BRICK PAVER
CONCRETE
CONCRETE BLOCK STUCCO
TILED
WOOD DECK/DOCK
OVERHANG (O/H) OR ROOF

LEGAL DESCRIPTION:

LOT 13, BLOCK 5, "PINE TREE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. ANY ELEVATIONS SHOWN HEREON ARE PER NGVD (NORTH AMERICAN VERTICAL DATUM) OF 1929.
3. NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
4. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
5. THIS SURVEY WAS PREPARED FOR PERMITTING.
6. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Gino Furlano
Digitally signed by Gino Furlano
Date: 2025.04.25 07:37:45 -04'00'

NO. 5044
STATE OF
FLORIDA
REGISTERED
LAND SURVEYOR
AND MAPPER

SIGNED: _____
GINO FURLANO, SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

FOLIO NO: 20-5015-006-0770	CERTIFIED TO:	FLOOD ELEVATION INFORMATION:
PROPERTY ADDRESS:	1. FPM PINECREST 8 LLC	Date of Field Work: 10-24-2023
13100 S DIXIE HIGHWAY		DATE OF FIRM: 09/11/2009
MIAMI, FLORIDA 33156-6135		COMMUNITY No: 120425/PINECREST
		PANEL: 0464 SUFFIX: L
		ZONE: X
		BASE FLOOD ELEVATION: N/A
		BENCHMARK NO: P-610
		ELEVATION: 11.76' N.G.V.D. 29

NO.	DATE	DESCRIPTION	BY	APP.
1	8/1/24	TOPO ELEVATIONS	GF	LR

RECORD OF REVISION

J A F SURVEYING SERVICES, INC.
7178 WEST 29TH WAY, HIALEAH, FLORIDA 33018, PHONE: 786-416-1018, FAX: 305-817-9709
E-MAIL: jafsurveyorsinc@gmail.com

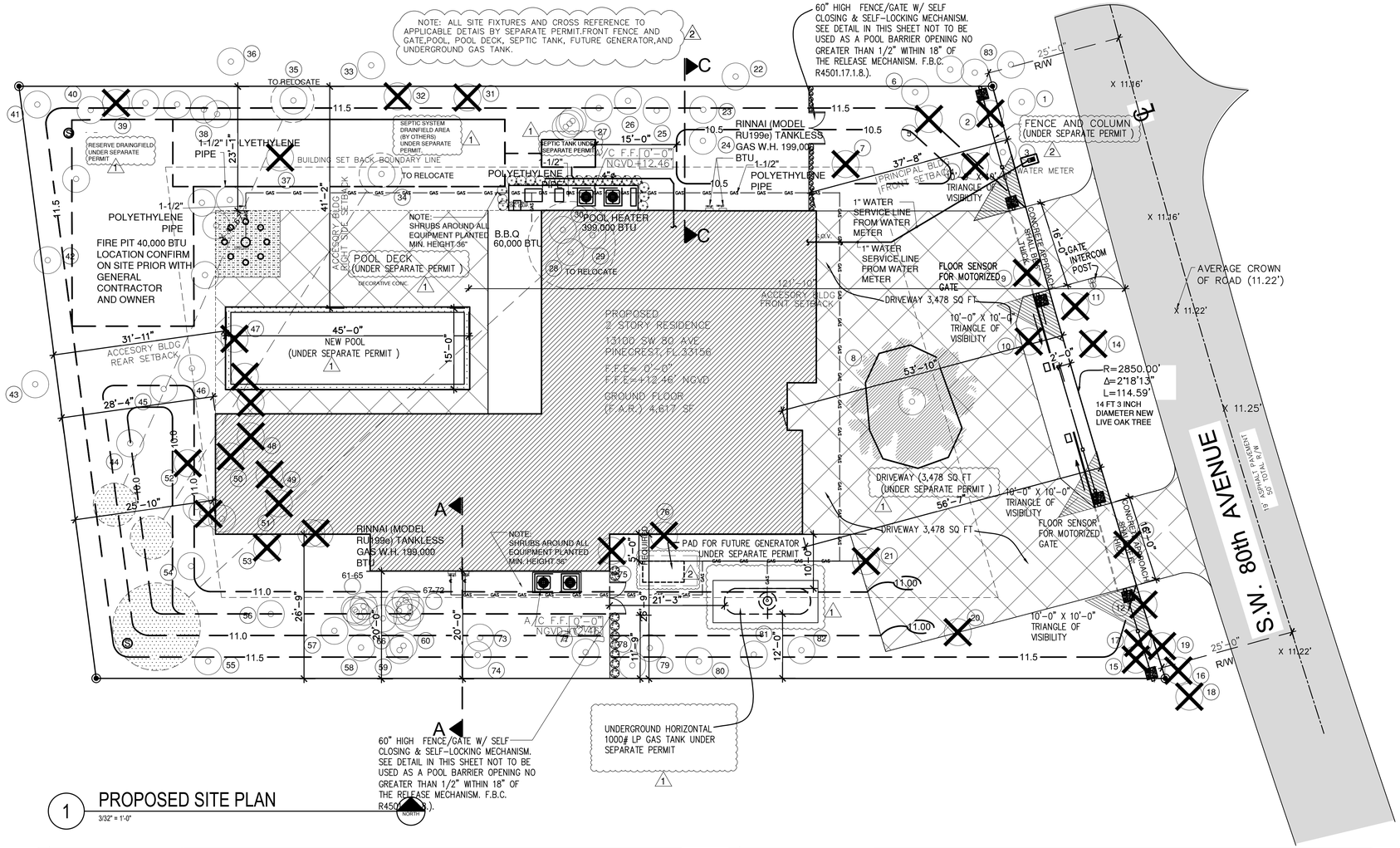
TYPE OF PROJECT: SKETCH OF SURVEY

PREPARED FOR: FPM PINECREST 8 LLC

DRAWN: L.R.
CHECKED: G.F.
SCALE: 1" = 20'
FIELD DATE: 10-24-2023
JOB No.: JAF-13100-23
SHEET: 1 OF 1 SHEET

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025013747 9/9/2025 10:01:49 AM
Plans - Survey 4 25 25.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 9/4/2025 11:32:55 AM HRS Approved

THE CONTENTS OF THIS DOCUMENT, ITS DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DE LA LLAMA + ASSOCIATES INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DE LA LLAMA + ASSOCIATES, INC.
THE GENERAL CONTRACTOR AND ALL TRADES PERFORMING WORK ON THIS PROJECT SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH REPORTING ANY DISCREPANCIES TO THE DE LA LLAMA + ASSOCIATES, INC. BEFORE COMMENCING ANY WORK.



1 PROPOSED SITE PLAN
3/32" = 1'-0"

Tree #	Common Name	Scientific Name	DBH (in)	# of Stems	Heith (ft)	Spread (ft)	Canopy (sf)	Prohibited	Specimen	Comments	Mitigation	Condition	Tree #	Disposition
1	live oak	Quercus virginiana	9	1	20	20	314				(NO) Remain	Good	1	Remain
2	coconut palm	Cocos nucifera	9	1	38	18	254			28'c.t.	Yes	Good	2	To Remove
3	Florida thatch palm	Thrinax radiata	4	1	30	12	113			25'c.t.	(NO) Relocate	Good	3	To Relocate
4	coconut palm	Cocos nucifera	9	1	45	18	254			38'c.t.	Yes	Good	4	To Remove
5	coconut palm	Cocos nucifera	7	1	42	18	254			32'c.t.	Yes	Good	5	To Remove
6	coconut palm	Cocos nucifera	7	1	42	18	254			32'c.t.	(NO) Remain	Good	6	Remain
7	bishopwood	Bischofia javanica	23	1	45	32	804	YES			(NO) Invasive	Fair	7	To Remove (invasive)
8	strangler fig	Ficus aurea	40	4	55	75	4416		Yes	aerial roots not measured	(NO) Remain	Good	8	Remain
9	Florida thatch palm	Thrinax radiata	5	1	18	10	79			ROW,10'c.t.	(NO) ROW	Good	9	To Remove (In the ROW)
10	Montgomery palm	Veitchia arecina	3	1	20	10	79			ROW,12'c.t.	(NO) ROW	Good	10	To Remove (In the ROW)
11	coconut palm	Cocos nucifera	10	1	36	16	201			ROW,30'c.t.	(NO) ROW	Good	11	To Remove (In the ROW)
12	coconut palm	Cocos nucifera	10	1	42	12	113			ROW,38'c.t.	(NO) ROW	Good	12	To Remove (In the ROW)
13	Montgomery palm	Veitchia arecina	3	1	32	12	113			ROW,26'c.t.	(NO) ROW	Good	13	To Remove (In the ROW)
14	Montgomery palm	Veitchia arecina	3	1	28	12	113			20'c.t.	(NO) ROW	Good	14	To Remove (In the ROW)
15	royal poinciana	Delonix regia	22	3	50	55	2375		Yes	ROW	(NO) Remain	Good	15	Remain
16	Montgomery palm	Veitchia arecina	3	2	18	10	79			8'c.t.	(NO) ROW	Good	16	To Remove (In the ROW)
17	Montgomery palm	Veitchia arecina	4	3	21	10	79			10'c.t.	(NO) Relocate	Good	17	To Relocate
18	bamboo palm	Chamardorea seifrizii	cluster	2	12	10	79			ROW	(NO) ROW	Good	18	To Remove (In the ROW)
19	bamboo palm	Chamardorea seifrizii	cluster	1	15	10	79			ROW	(NO) ROW	Good	19	To Remove (In the ROW)
20	pongam	Pongmia pinnata	15	2	40	35	962			low aspect codom	Yes	Fair	20	To Remove
21	strangler fig	Ficus aurea	3	1	18	18	254			aerial root, over roof	(NO) Too Small	Poor	21	To Remove
22	coconut palm	Cocos nucifera	6	1	20	16	201			off site	(NO) Remain	Fair	22	Remain
23	Christmas palm	Adonidia merrellii	5	2	25	12	113			12'c.t.	(NO) Remain	Good	23	Remain
24	fishtail palm	Caryota mitis	4	1	20	12	113			6'c.t.	(NO) Remain	Fair	24	Remain
25	Montgomery palm	Veitchia arecina	4	1	24	12	113			12'c.t.	(NO) Remain	Fair	25	Remain
26	mango	Mangifera indica	13	4	35	35	962			low aspect codom	(NO) Remain	Good	26	Remain
27	areca palm	Dypsis lutescens	cluster	1	24	20	314				(NO) Remain	Good	27	Remain
28	Montgomery palm	Veitchia arecina	4	1	18	12	113			8'c.t.	(NO) Relocate	Good	28	To Relocate
29	Montgomery palm	Veitchia arecina	4	1	25	12	113			18'c.t.	(NO) Relocate	Good	29	To Relocate
30	sabal palm	Sabal palmetto	0	1	12	12	113			3'c.t.	(NO) Relocate	Good	30	To Relocate
31	coconut palm	Cocos nucifera	10	1	48	16	201			42'c.t.	Yes	Good	31	To Remove
32	coconut palm	Cocos nucifera	9	1	36	16	201			30'c.t.	Yes	Good	32	To Remove
33	avocado	Persea americana	9	1	45	20	314			off site	(NO) Remain	Fair	33	Remain
34	Montgomery palm	Veitchia arecina	4	1	18	10	79			8'c.t.	(NO) Relocate	Good	34	To Relocate
35	white bird of paradise	Strelitzia nicolai	cluster	3	24	18	254			in fence	(NO) Relocate	Fair	35	To Relocate
36	royal poinciana	Delonix regia	22	2	45	50	1963		Yes	off site	(NO) Remain	Good	36	Remain
37	pongam	Pongmia pinnata	13	3	35	35	962				Yes	Fair	37	To Remove
38	pongam	Pongmia pinnata	9	2	35	25	491				(NO) Remain	Fair	38	Remain
39	weeping fig	Ficus benjamina	20	1	45	40	1256	YES			(NO) Invasive	Poor	39	To Remove (invasive)
40	fishtail palm	Caryota mitis	cluster	1	25	25	491				(NO) Remain	Fair	40	Remain
41	Christmas palm	Adonidia merrellii	6	1	28	12	113			OHU	(NO) Remain	Good	41	Remain
42	live oak	Quercus virginiana	30	1	50	50	1963		Yes	OHU	(NO) Remain	Fair	42	Remain

Tree #	Common Name	Scientific Name	DBH (in)	# of Stems	Heith (ft)	Spread (ft)	Canopy (sf)	Prohibited	Specimen	Comments	Mitigation	Condition	Tree #	Disposition
43	tropical almond	Terminalia catappa	7	2	26	25	491			OHU,off site	(NO) Remain	Fair	43	Remain
44	coconut palm	Cocos nucifera	9	1	45	16	201			30'c.t.	(NO) Remain	Good	44	Remain
45	coconut palm	Cocos nucifera	10	1	45	16	201			30'c.t.	(NO) Remain	Good	45	Remain
46	coconut palm	Cocos nucifera	9	1	45	16	201			30'c.t.	(NO) Remain	Good	46	Remain
47	coconut palm	Cocos nucifera	10	2	45	16	201			30'c.t.	Yes	Good	47	To Remove
48	coconut palm	Cocos nucifera	9	1	45	16	201			30'c.t.	Yes	Good	48	To Remove
49	coconut palm	Cocos nucifera	10	1	45	16	201			30'c.t.	Yes	Good	49	To Remove
50	Montgomery palm	Veitchia arecina	5	1	35	14	154			28'c.t.	Yes	Good	50	To Remove
51	Montgomery palm	Veitchia arecina	5	1	35	14	154			28'c.t.	Yes	Good	51	To Remove
52	Florida thatch palm	Thrinax radiata	4	1	32	12	113			25'c.t.	Yes	Good	52	To Remove
53	Christmas palm	Adonidia merrellii	5	1	30	12	113			22'c.t.	Yes	Good	53	To Remove
54	Montgomery palm	Veitchia arecina	3	2	20	10	79			16'c.t.	(NO) Remain	Good	54	Remain
55	firebush	Hamelia patens	7	3	20	20	314				(NO) Remain	Fair	55	Remain
56	areca palm	Dypsis lutescens	cluster	2	20	20	314				(NO) Remain	Fair	56	Remain
57	Chinese fan palm	Livistona chinensis	18	1	60	16	201		Yes	48'c.t.	(NO) Remain	Fair	57	Remain
58	Montgomery palm	Veitchia arecina	5	1	22	14	154			12'c.t.	(NO) Remain	Good	58	Remain
59	Montgomery palm	Veitchia arecina	3	1	16	10	79			7'c.t.	(NO) Remain	Fair	59	Remain
60	areca palm	Dypsis lutescens	cluster	1	18	18	254				(NO) Remain	Good	60	Remain
61	Christmas palm	Adonidia merrellii	4	1	20	12	113			24'c.t.	(NO) Remain	Good	61	Remain
62	white bird of paradise	Strelitzia nicolai	cluster	1	25	20	314			18'c.t.	(NO) Remain	Good	62	Remain
63	Alexander palm	Archontophoenix alexand 6ra e	3	32	14	154				28'c.t.	(NO) Remain	Good	63	Remain
64	Alexander palm	Archontophoenix alexan d5r,a5b	1	24	12	113				8'c.t.	(NO) Remain	Good	64	Remain
65	alexander palm	Archontophoenix alexand7rae	1	35	16	201					(NO) Remain	Good	65	Remain
66	fishtail palm	Caryota mitis	4	1	22	12	113			16'c.t.	(NO) Remain	Fair	66	Remain
67	firebush	Hamelia patens	8	2	12	12	113			16'c.t.	(NO) Remain	Fair	67	Remain
68	Montgomery palm	Veitchia arecina	4,5	1	22	12	113			16'c.t.	(NO) Remain	Fair	68	Remain
69	Montgomery palm	Veitchia arecina	4	1	22	10	79			16'c.t.	(NO) Remain	Good	69	Remain
70	Montgomery palm	Veitchia arecina	5,4	1	22	10	79			16'c.t.	(NO) Remain	Good	70	Remain
71	Montgomery palm	Veitchia arecina	5	1	22	10	79			16'c.t.	(NO) Remain	Good	71	Remain
72	Montgomery palm	Veitchia arecina	4	1	22	10	79			16'c.t.	(NO) Remain	Good	72	Remain
73	Montgomery palm	Veitchia arecina	4	1	22	10	79			16'c.t.	(NO) Remain	Good	73	Remain
74	sapodilla	Manikara zapota	8	2	32	30	707				(NO) Remain	Good	74	Remain
75	sabal palm	Sabal palmetto	18	1	28	16	201		Yes	18'c.t.	Yes	Good	75	To Remove
76	verawood	Bulnesia arboria	15	2	35	35	962				Yes	Good	76	To Remove
77	Montgomery palm	Veitchia arecina	4	1	25	10	79			18'c.t.	(NO) Remain	Good	77	Remain
78	sabal palm	Sabal palmetto	16	2	14	12	113			6'c.t.	(NO) Remain	Good	78	Remain
79	live oak	Quercus virginiana	22	1	55	50	1963		Yes		(NO) Remain	Good	79	Remain
80	areca palm	Dypsis lutescens	cluster	1	12	10	79				(NO) Remain	Fair	80	Remain
81	areca palm	Dypsis lutescens	cluster	1	16	16	201				(NO) Remain	Fair	81	Remain
82	queen palm	Syagrus romanzoffiana	8	1	25	12	113			18'c.t.	(NO) Remain	Fair	82	Remain
83	seagrape	Coccoloba uvifera	12	3	10	20	314			off site	(NO) OFF Site	Good	83	Off Site

PLANTING NOTES

1.ALL PLANT MATERIAL IS TO BE FLORIDA No.1 OR BETTER PURSUANT TO THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS.
2.-SOD IS TO BE GRADE "A" WED FREE.
3.-ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD. SEE LIMIT ON PLANS. ALL AREAS MARKED "BAHIA GRASS" SHALL BE SOLID SODDED WITH PASPALUM NOTATUM. ALL SOD IS TO BE LAID LEVEL, TIGHT, AND CUT EVEN ALONG PLANTING BEDS.
4.-ALL PLANTS ARE TO BE TOP DRESSED WITH A MINIMUM 3"LAYER OF MELALUCA MULCH, EUCALYPTUS MULCH OR EQUAL.
5.-PLANTING PLANS SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
6.-NO CHANGES ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER. ADDITIONS AND/OR DELETIONS TO THE PLANT MATERIAL MUST BE APPROVED BY THE PROJECT ENGINEER.
7.-LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN SQUARE FOOTAGE TAKEOFFS AND FIELD VERIFICATIONS FOR 100% SOD COVERAGE FOR ALL AREAS SPECIFIED.
8.-ALL LANDSCAPE AREAS ARE TO BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM WHICH PROVIDE 100% COVERAGE, AND 50% OVERLAP.
9.-ALL TREES IN LAWN AREAS TO RECEIVE A 24" DIAMETER MULCHED SAUCER AT THE BASE OF THE TRUNK.
10.-ALL LAWN LOCATED IN PARKING ISLANDS IS TO BE SET FLUSH WITH TOP OF CURB. PROVIDE ADEQUATE SOIL WITHIN 3" OF TOP OF CURB.
11.-TREES ARE TO BE PLANTED WITHIN PARKING ISLANDS AFTER SOIL IS BROUGHT UP TO GRADE. DEEPLY SET ROOT BALLS ARE NOT ACCEPTABLE.
12.-PLANTING SOIL FOR TOPSOIL AND BACKFILL SHALL BE 50/50 MIX, NEMATODE FREE BY MORRIS MAGIC SOIL, HIALEAH, FLORIDA.PLANTING SOIL FOR ANNUAL BEDS TO BE COMPRISED OF 50% CANADIAN PEAT MOSES, 25% SALT FREE COARSE SAND AND 25% AEROLITE.
13.-TREE AND SHRUB PITS WILL BE SUPPLEMENTED WITH "AGRIFORM PELLS", 21 GRAM SIZE WITH A 20-10-5 ANALYSIS, OR SUBSTITUTE APPLICATION.
14.-ALL EXISTING TREES SHALL BE PROTECTED DURING THE CONSTRUCTION PHASE

* VISIBILITY TRIANGLES NOTE:

ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

TERMITE SOIL STATEMENT :

ALL BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: " THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (AS PER R4409.13.5 FBC 2023)

VIOLATION NOTE:

FAILURE TO MAINTAIN LANDSCAPING ACCORDING TO APPROVED PLANS IS A CODE VIOLATION. FAILURE TO PLANT, PRESERVE, OR MAINTAIN IS A SEPARATE VIOLATION, EACH PLANT, EACH DAY. 18A-13 (C)

APPLICABLE CODES

FLORIDA BUILDING CODE 2023 8TH EDITION
NEC (ELECTRICAL CODE) 2023
PLUMBING CODE FBC 2023 8TH EDITION
MECHANICAL CODE FBC 2023 8TH EDITION
STRUCTURAL DESIGN CRITERIA AS PER FBC 2023 8th EDITION

DE LA LLAMA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

522 MADEIRA CORAL GABLES , FLORIDA 33134
(305) 461-5590 (305) 567-1425 FAX
EMAIL: JADELARCH@AOL.COM

CONSULTANTS

STATE OF FLORIDA JORGE ARTURO DE LA LLAMA AR0007707 REGISTERED ARCHITECT

JORGE A. DE LA LLAMA
STATE OF FLORIDA - AR0007707
STATE OF COLORADO - ARC.00404538

PROJECT NAME

P8
PINECREST EIGHT

13100 SW 80TH AVE
PINECREST, FLORIDA 33156

FILE NAME

JUNCO
RESIDENCE

DATE
DEC 16, 2024

REVISION	DATE	BY
1	3-20-25 REVISION	
2	5-14-25 REVISION	

Jorge A. de la Llama
Digitally signed by Jorge A. de la Llama
Date: 2025.05.30 09:54:09 -04'00'

DRAWING NAME

TREE DISPOSITION PLAN

DESIGN BY:
ZECKY DA COSTA

DRAWN BY:
HUMBERTO LANTIGUA

SHEET NO.

TD-1

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025013747 - 9/9/2025 10:01:40 AM
Plans - TD-1 REV-2.pdf

DRAINAGE REPORT

FOR

PINECREST P8
13100 SW 80 AVENUE
PINECREST, FLORIDA 33156



This item has been digitally signed and sealed by Juan C. Muniz, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

03-11-2025

Juan C. Muniz, PE #55484

Prepared by:

JCM CONSULTANTS
8401 S.W. 184 STREET
PALMETTO BAY, FLORIDA 33157
305-772-0088

JANUARY 2025

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025013747 - 9/9/2025 10:01:40 AM
Report - Drainage Report Calculations.pdf

I. PROJECT DESCRIPTION

The project consists of a new single family home addition.

II. EXISTING CONDITIONS (Vacant)

Site Area = 20,786 SF
Pervious Area = 16,440 SF
Impervious Area = 4,346 SF

III. PROPOSED SITE DISTRIBUTION

Site Area = 20,786 SF
Pervious Area = 9,990 SF
Impervious Area = 10,796 SF

IV. REQUIRED STORAGE

Rainfall Amount (P) = 9.5 inches
Average October Water Table Elevation = 3.50' N.G.V.D.
Average Pervious Elevation = 11.0
Depth to water table = 11.0' – 3.50' = 8.5'
Compacted Soil Storage = 8.175'*
**According to Section 8.4.2 "Ground Storage" from the South Florida Water Management District's "Management and Storage of Surface Waters Permit Information Manual, Volume IV", compacted, cumulative water storage.*

Existing Conditions
S = (Pervious Area/ Site Area)*(Compacted Soil Storage) = (16,440/20,786)*8.175
S(exist.) = 6.46 in
Runoff (R) = (P-0.2S)^2/(P+0.8S) = 4.59 in
Volume of Runoff (V) = A*R/12 = **7,950CF**

Proposed Conditions
S = (Pervious Area/ Site Area)*(Compacted Soil Storage) = (9,990/20,786)*8.175
S(proposed) = 3.93 in
Runoff (R) = (P-0.2S)^2/(P+0.8S) = 6.32 in
Volume of Runoff (V) = A*R/12 = **10,983 CF**

10,983 CF – 7,950 CF = 3.033 CF **CONTROL VOLUME)** <<<<<<<<<<<<<<<<<<<<<<<<<<
1.0 in x 20,786 SF / 12 in/ FT = 1,732CF
2.5 in x 10,796 SF / 12 in/FT = 2,249 CF

V. PROVIDED STORAGE

Swale Area Storage = (Top Area + Bottom Area)/2 * Depth of Swale Area
Depth of Swale Area = 11.00 – 10.0 = 1.0'
Area @ elevation 11.00 = 5,700 SF
Swale Area @ elevation 10.00 = 800 SF
Total on-site storage = (5,700 + 800)/2 * 1.00' = ***3,250CF***

>>>>>>>>>>>>>>>>>>**3,250CF > 3,033 CF (*OK*)**<<<<<<<<<<<<<<<<<<

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TESTING LABORATORIES-ENGINEERS-INSPECTION SERVICES-CHEMISTS-DRILLING-ENVIRONMENTAL SERVICES

February 28, 2024

Eco Modern Custom Homes
7745 SW 188th Lane
Miami, FL 33157

John H Buscher

Digitally signed by John H Buscher
Date: 2025.04.30 12:30:52 -04'00'

RE: **Single Family Residence**
13100 SW 80th Ave
Pinecrest, FL 33156

To Whom It May Concern,

This letter presents the results of All State Engineering & Testing Consultants, Inc. (ASETC) Geotechnical Engineering Study for the above referenced project. The purpose of the geotechnical engineering study was to evaluate the site subsurface conditions and provide foundation recommendations for the project.

Project Description
Our understanding of the site is based on our observations during our subsurface investigation. Information you provided to us indicates the project consists of the construction of a New Single Family Residence.

Test Method and Subsurface Investigation
The borings were conducted in accordance with procedures outlined for Standard Penetration Test and split spoon sampling of soils by ASTM Method D-1586 as described below.

Two (2) feet long, two (2) inches O.D. split spoon sampler was driven into the ground by successive blows with a 140 lbs hammer dropping thirty (30) inches. The soil sampler was driven two (2) feet at a time (continuous method) then extracted for visual examination and classification of the soil samples.

The number of blows required for one (1) foot penetration of the sample is designated as "N" (known as the standard Penetration Resistance Value). The N Value provides an indication of the relative density of non-cohesive soils and the consistency of cohesive soils. A general evaluation of soils is made from the established correlation between "N" and the relative density or consistency of soils. This dynamic method of soil testing has been widely accepted by foundation engineers and architects to conservatively evaluate the bearing capacity of soils.

The subsurface investigation consisted of performing Four (4), 30-ft deep Standard Penetration Test (SPT) borings (B-1, B-2, B-3, B-4). The borings were performed on February 28, 2024.

12946 W. Okeechobee Rd. Hialeah Gardens, FL 33018 / Phone: 305-888-3373 Fax: 305-888-7443

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Based on the information obtained from the SPT borings,

Boring B-1 comprised of
0'-0" to 3'-0" Top Soil with Sand and Rock Pieces with N-Values ranging from 11 to 17;
3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments with N-Values ranging from 17 to 32;
10'-0" to 16'-0" Dark Tan Sand with Lime Sand Fragments with N-Values ranging from 39 to 51;
16'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks with N-Values ranging from 50 to 61;
22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand with N-Values ranging from 66 to 81.

Boring B-2 comprised of
0'-0" to 3'-0" Top Soil with Sand and Rock Pieces with N-Values ranging from 11 to 15;
3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments with N-Values ranging from 15 to 26;
10'-0" to 16'-0" Dark Tan Sand with Lime Sand Fragments with N-Values ranging from 34 to 39;
16'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks with N-Values ranging from 47 to 61;
22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand with N-Values ranging from 67 to 81.

Boring B-3 comprised of
0'-0" to 3'-0" Top Soil with Sand and Rock Pieces with N-Values ranging from 11 to 12;
3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments with N-Values ranging from 11 to 29;
10'-0" to 16'-0" Dark Tan Sand with Lime Sand Fragments with N-Values ranging from 34 to 53;
16'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks with N-Values ranging from 61 to 71;
22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand with N-Values ranging from 65 to 81.

Boring B-4 comprised of
0'-0" to 3'-0" Top Soil with Sand and Rock Pieces with N-Values ranging from 10 to 13;
3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments with N-Values ranging from 13 to 22;
10'-0" to 18'-0" Dark Tan Sand with Lime Sand Fragments with N-Values ranging from 27 to 47;
18'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks with N-Values ranging from 51 to 55;
22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand with N-Values ranging from 63 to 80.

Groundwater Conditions
The groundwater table was encountered across 5'-7" to 5'-8" below the existing ground surface during the performance of the borings. The groundwater elevation is expected to change with seasonal and tidal fluctuations, and during storm/hurricane events. The possibility of groundwater level fluctuations should be considered when developing the design and construction plans for the project.

Foundation Evaluation and Recommendations - Shallow Foundation
Site Preparation Procedures

The site preparation work is expected to include site clearing, subgrade leveling, the placement and compaction of fill and backfill material, and proofrolling.

The site clearing should be performed in all the areas of proposed foundation construction and support of on-grade site features. Site clearing should encompass removing all unsuitable materials such as topsoil, organics, trash, and any other deleterious materials. Upon clearing, proofrolling of the areas of proposed construction or support of on-grade features should be performed. Any soft area observed during proofrolling should be removed and replaced with approved fill material.

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We recommend excavate entire building area plus 5'-0" outside the perimeter of construction and remove all unsuitable subsurface material to the necessary depth. We anticipate an average excavation depth of 2'-0 minimum below soil surface elevation.

Any fill and backfill materials should be placed in lifts which do not exceed twelve (12) inches. The fill and backfill materials are to be compacted to field dry densities of not less than **98%** of their Maximum Dry Density as determined by the Modified Proctor Compaction Test (ASTM D-1557). The fill and backfill materials should consist of inorganic granular soils, free from deleterious materials, and should be pre-approved by our firm.

The footing and slab subgrades should be compacted to field dry densities of not less than **98%** of their Maximum Dry Density as determined by the Modified Proctor Compaction Test (ASTM D-1557).

Based on the proposed construction, our evaluation of the site subsurface conditions, the Site Preparation Procedures given above having been achieved and verified, we confirm that spread footings and single column pads may be appropriately designed for a ***safe soil bearing capacity of 2500 lb/ft²***.

Limitations

Regardless of the thoroughness of our geotechnical exploration there is always a possibility that conditions on the subject project may be different from those at the test locations. With this being said, ASETC reserves the right to amend/supplement this report upon discovery of new information. Should any subsoil conditions different from those reported in our boring logs be encountered during construction, All State Engineering and Testing Consultants, Inc. should be notified immediately.

The conclusions provided by All State Engineering & Testing Consultants, Inc. are based solely on the information presented in this report. 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.

We appreciate the opportunity to have been of service to you. Please feel free to contact us if there are any questions or comments pertaining to this report.

Sincerely,



John Buscher PE#41844
All State Engineering &
Testing Consultants, Inc.

ATTACHMENT 1.0 – BORING LOGS

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ATTACHMENT 1.0 – BORING LOGS

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All State Engineering & Testing Consultants, Inc.

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SPT SOIL BORING REPORT

CLIENT:	Eco Modern Custom Homes	**Page:**	1 of 1
CLIENT ADDRESS:	7745 SW 188th Lane, Miami, FL 33157	**Report #:**	1
PROJECT:	SFR	**Boring #:**	B-1
PROJECT ADDRESS:	13100 SW 80th Ave, Pinecrest, FL 33156	**Date:**	2/28/24
BORING LOCATION:	South Area	**Driller:**	TH

DEPTH (FEET)	DESCRIPTION OF MATERIALS	Sample No.	Hammer blows on sampler		"N" Value
1	0'-0" to 3'-0" Top Soil with Sand and Rock Pieces		4	5	11
2		0'-2'	6	7	
3			7	8	17
4	3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments	2'-4'	9	10	
5			11	12	24
6		4'-6'	12	13	
7			13	14	28
8		6'-8'	14	15	
9			15	16	32
10		8'-10'	16	17	
11	10'-0" to 16'-0" Dark Tan Sand with Lime Sand Fragments		18	19	39
12		10'-12'	20	20	
13			21	22	43
14		12'-14'	21	23	
15			23	25	51
16		14'-16'	26	24	
17	16'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks		24	24	50
18		16'-18'	26	29	
19			28	30	59
20		18'-20'	29	29	
21			29	30	61
22		20'-22'	31	32	
23	22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand		32	33	66
24		22'-24'	33	34	
25			36	37	74
26		24'-26'	37	38	
27			36	39	77
28		26'-28'	38	39	
29			39	41	81
30		28'-30'	40		

End of Boring @ 30'-0"

WATER TABLE: 5'-8" below surface

Respectfully Submitted:

John Buscher PE # 41844
All State Engineering &
Testing Consultants, Inc.



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SPT SOIL BORING REPORT

CLIENT:	Eco Modern Custom Homes	**Page:**	1 of 1
CLIENT ADDRESS:	7745 SW 188th Lane, Miami, FL 33157	**Report #:**	1
PROJECT:	SFR	**Boring #:**	B-2
PROJECT ADDRESS:	13100 SW 80th Ave, Pinecrest, FL 33156	**Date:**	2/28/24
BORING LOCATION:	North Area	**Driller:**	TH

DEPTH (FEET)	DESCRIPTION OF MATERIALS	Sample No.	Hammer blows on sampler		"N" Value
1	0'-0" to 3'-0" Top Soil with Sand and Rock Pieces	0'-2'	4	5	11
2			6	7	
3		2'-4'	7	7	15
4	3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments		8	8	
5		4'-6'	10	11	22
6			11	12	
7		6'-8'	12	13	26
8			13	14	
9		8'-10'	12	13	26
10			13	15	
11	10'-0" to 16'-0" Dark Tan Sand with Lime Sand Fragments	10'-12'	16	17	34
12			17	18	
13		12'-14'	18	19	39
14			20	19	
15		14'-16'	21	19	38
16			19	20	
17	16'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks	16'-18'	21	23	47
18			24	25	
19		18'-20'	26	27	54
20			27	27	
21		20'-22'	29	30	61
22			31	33	
23	22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand	22'-24'	33	32	67
24			35	36	
25		24'-26'	37	39	78
26			39	41	
27		26'-28'	41	39	81
28			42	40	
29		28'-30'	39	39	78
30			39	39	

End of Boring @ 30'-0"

WATER TABLE: 5'-7" below surface

Respectfully Submitted,

John Buscher PE #.41844
All State Engineering &
Testing Consultants, Inc.

JOHN H. BUSCHER PE. LICENSE NO. 41844 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SPT SOIL BORING REPORT

CLIENT:	Eco Modern Custom Homes	**Page:**	1 of 1
CLIENT ADDRESS:	7745 SW 188th Lane, Miami, FL 33157	**Report #:**	1
PROJECT:	SFR	**Boring #:**	B-3
PROJECT ADDRESS:	13100 SW 80th Ave, Pinecrest, FL 33156	**Date:**	2/28/24
BORING LOCATION:	East Area	**Driller:**	TH

DEPTH (FEET)	DESCRIPTION OF MATERIALS	Sample No.	Hammer blows on sampler		"N" Value
1	0'-0" to 3'-0" Top Soil with Sand and Rock Pieces		3	6	
2		0'-2'	6	7	12
3			8		
4	3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments	2'-4'	11	9	11
5			10	13	
6		4'-6'	12	12	25
7			14	13	
8		6'-8'	14	13	27
9			13	15	
10		8'-10'	14	13	29
11	10'-0" to 16'-0" Dark Tan Sand with Lime Sand Fragments		16	15	
12		10'-12'	19	18	34
13			20	21	
14		12'-14'	22	21	43
15			25	24	
16		14'-16'	29	27	53
17	16'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks		30	29	
18		16'-18'	32	31	61
19			31	31	
20		18'-20'	32	33	63
21			33	35	
22		20'-22'	36	32	71
23	22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand		33	30	
24		22'-24'	35	34	65
25			39	37	
26		24'-26'	37	39	74
27			41	40	
28		26'-28'	41	40	81
29			39	41	
30		28'-30'	40	41	81

End of Boring @ 30'-0"

WATER TABLE: 5'-8" below surface

Respectfully Submitted:

John Buscher PE # 41844
All State Engineering &
Testing Consultants, Inc.

JOHN H. BUSCHER P.E. LICENSE NO. 41844 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SPT SOIL BORING REPORT

CLIENT:	Eco Modern Custom Homes	**Page:**	1 of 1
CLIENT ADDRESS:	7745 SW 188th Lane, Miami, FL 33157	**Report #:**	1
PROJECT:	SFR	**Boring #:**	B-4
PROJECT ADDRESS:	13100 SW 80th Ave, Pinecrest, FL 33156	**Date:**	2/28/24
BORING LOCATION:	West Area	**Driller:**	TH

DEPTH (FEET)	DESCRIPTION OF MATERIALS	Sample No.	Hammer blows on sampler		"N" Value
1	0'-0" to 3'-0" Top Soil with Sand and Rock Pieces	0'-2'	4	5	10
2			5	6	
3		2'-4'	6	6	13
4	3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments		7	8	
5		4'-6'	8	8	16
6			8	9	
7		6'-8'	9	12	22
8			10	10	
9		8'-10'	10	11	22
10			11	11	
11	10'-0" to 18'-0" Dark Tan Sand with Lime Sand Fragments	10'-12'	14	13	27
12			14	14	
13		12'-14'	16	16	33
14			17	15	
15		14'-16'	19	19	40
16			21	21	
17		16'-18'	22	23	47
18			24	24	
19	18'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks	18'-20'	26	25	51
20			26	26	
21		20'-22'	27	26	55
22			29	26	
23	22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand	22'-24'	31	30	63
24			33	33	
25		24'-26'	36	32	69
26			37	38	
27		26'-28'	39	39	80
28			41	39	
29		28'-30'	38	40	80
30			40	42	

End of Boring @ 30'-0"

WATER TABLE: 5'-7" below surface

Respectfully Submitted,

John Buscher PE # 41844
All State Engineering &
Testing Consultants, Inc.

JOHN H. BUSCHER PE LICENSE NO. 41844 4-30-25 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Boring Location Map

13100 SW 80th Avenue, Pinecrest, FL 33156



N

Legend
⊗ Boring Location

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BUILDING COMMENTS

:

4/24/2025 5:21:37 PM

**** Pending outside agency approval for process # M2025013747

-DERM APPROVAL REQUIRED

-HEALTH DEPARTMENT

-WASD APPROVAL REQUIRED

-IMPACT FEE REVIEW

1. coordination; FFE indicated on sheet S-P.1 does not match sheet S-PD.1

SEE NEW CHANGES SPD-1

2. SP-1: IDENTIFY ALL SITE FEATURES AND CROSS-REFERENCE TO APPLICABLE DETAILS OR NOTE AS BY SEPARATE PERMIT. FRONT FENCE & COLUMNS?

SEE NEW CHANGES ON SHEET SP-1 AND LP-1

3. GENERATOR LOCATION MUST BE 10' AWAY FROM OPERABLE WINDOW. CONFIRM COMPLIANCE TO 2ND FLOOR BEDROOM WINDOW.

MUST BE 5’-0” AWAY OF WINDOW, SEE NEW CHANGES ON SHEET SP-1 AND LP-1

4. @ DOOR #D02 LANDING TO COMPLY w R311.3.

***NEEDS 36" MIN. FLOOR LANDING IN FRONT OF DOOR.

SEE NEW CHANGES ON SHEET A-1

5. COORDINATE ENERGY CALCS w/ ACTUAL PROPOSED WORK. NOTE ATTIC INSULATION COMPLIANCE REQUIRED UNDER ROOF SLAB-SEE NOTE A-2.0.

***CORRECT SHEET A-2.0 TO INDICATE R30 UNDER SLAB. SEE ATTACHED NEW ENERGY CAL CULATION

***CALCULATION SHOWS FLAT CEILING UNDER VENTED ATTIC & VENTED BARREL TILE ROOF, WHICH IS NOT AS PER DRAWINGS.

SEE NEW CHANGES ON SHEET A-2.0

6. VALUE OF WORK ON PERMIT APPLICATION IS NOT CORRECT. REVISE TO A REALISTIC VALUE.

SEE NEW VALUE OF WORK ON PERMIT APPLICATION

7. SURVEY IS MISSING CROWN OF ROAD ELEVATION MARKS.

PROVIDE A SURVEY w/ COR VALUES

SEE ATTACHED NEW SURVEY

COMMENTS: MECHANICAL

Notes:

4/9/2025 7:32:52 AM

LAUNDRY ROOM MUA FROM OUTSIDE?

SEE NEW CHANGES SHEET M-2

EF-2 ON SCHEDULE SAYS 110 CFM, ON FIELD PLAN SAYS 600 CFM.

SEE NEW CHANGES ON SHEET M-1

NEED RETURN AIR FOR ALL ROOMS SERVED BY AHU-2.

SEE NEW CHANGES ON SHEET M-1

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COMMENTS: PLUMBING

1-

Notes: 4/9/2025 8:33:18 AM PENDING OUTSIDE AGENCIES

COMMENTS: PUBLIC WORKS

Notes:

3/3/2025 9:26:52 AM

1. ALL PLANS AND MATERIAL REQUIREMENTS FOR THE D/W AND THE D/W APPROACH WILL BE IN THE PAVING, GRADING, & DRAINAGE PLAN, SOLELY.
   SEE NEW CHANGES ON SHEET C-1AND C-2

2. NO LANDSCAPE PLANS PROVIDED. PW APPROVAL WILL NOT BE PROVIDED UNTIL THE LANDSCAPE PLANS FOR THE ROW HAVE BEEN REVIEWED AND APPROVED BY PW.
   SEE NEW CHANGES ON LP-1

3. INCLUDE ALL OF THE LATEST DETAILS – CURRENT DETAILS PROVIDED ARE OUT OF DATE.
   SEE NEW CHANGES ON SHEET C-I AND C-2

4. EACH D/W APPROACH NEEDS A PROFILE FROM THE CL OF THE STREET TO THE END OF THE D/W.

   SEE NEW CHANGES ON SHEET C-I AND C-2

5. AS THIS SUBMITTAL IS LACKING, ADDITIONAL COMMENTS WILL BE MADE ON SUBSEQUENT REVIEWS.

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COMMENTS: STORM DRAINAGE

Notes:

4/24/2025 10:56:26 AM

Notes:

1. THE SURVEY PLAN MUST HAVE ELEVATIONS AND/OR TOPOGRAPHIC PROVIDED TO PREPARE OR CHECK A STORMWATER MANAGEMENT SYSTEM. THE SURVEY SUBMITTED HAS NONE.

   SEE ATTACHED NEW SURVEY

2. THE SHEET S-P.1 MADE REFERENCE TO NOTES NOT SHOWN ON PLANS
   .
   SEE NEW SITE PLAN

3. MUST COMPLY WITH THE FOLLOWING VOP REQUIREMENTS FOR DRAINAGE PLANS: 1) PROVIDE DRAINAGE CALCULATIONS AND MUST COMPLY WITH THE FOLLOWING: 2) SEE VILLAGE OF PINECREST WEBSITE FOR STORMWATER MANAGEMENT REQUIREMENTS. HTTPS://LIBRARY.MUNICODE.COM/FL/PINECREST/CODES/CODE_OF_ORDINANCES?NODEID=COORVIPIFL_CH30LADERE_ART6ENRE_DIV._6.15STMA

   SEE ATTACHED NEW CALCULATION

Eastern
Engineering Group

3401 NW 82nd Ave.
Suite 370
Doral, FL. 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com

Date: April 25th, 2025

To: Building Official
City of Miami Building Department

RE: **13100 SW 80th Ave, Miami, Fl 33156**
Response to Comments – Process Number BL2025-0117

1. **Please provide special inspector form for reinforced masonry, soil compaction, welding.**

   The special inspector Form has been provided

2. **Sheet S-2 steel base plate should be 1" thick per calcs. and schedule see detail on plan make correction**
   The steel base plate has been updated on sheet S-2.0 under revision #1

3. **provide reinforcing and details for support of stair concrete floating steps**

   The detail G/S-4.1 has been updated on sheet S-4.1, and the stair section has also been updated on sheet S-3.3 under Revision #1

4. **Submit geotechnical report digitally signed with soil capacity.**

   The geotechnical soil report has been provided by the owner or the architect.

If you have questions or require additional information, please do not hesitate to contact our office for further assistance.

Sincerely,

Raissa R. Lopez, PE
Lic No. 59399

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VILLAGE OF PINECREST

COVENANT FOR MAINTENANCE OF LANDSCAPING AND GRASS WITHIN RIGHT OF WAY

WHEREAS, FPM Pinecrest 8 LLC hereinafter referred to as the Owner of
(owner)

the following described property:

Legal description/folio #: PINE TREE ESTS PB 53-7 LOT 13 BLK 5
FOLIO - 20-5015-006-0770

Requesting permission to install _____

_____

_____

within the public road right of way 13100 SW 80 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 7 day of May, 20 24.

GIANPAOLO GUARINO (Owner)

SIGNED, SEALED AND DELIVERED in the presence of:

_____ (SEAL)

_____ (SEAL)

Ramses Terrero

_____

Notary Public, State of Florida
My Commission Expires:

NOTARY PUBLIC Expires 2/1/2028 Ramses Terrero My Commission HH 487970 STATE OF FLORIDA

Revised 8/2016

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VILLAGE OF PINECREST

Building & Planning Department

COVENANT OF CONSTRUCTION WITHIN RIGHT OF WAY

WHEREAS, FPM Pinecrest 8 LLC hereinafter referred to as the Owner of

(owner)

the following described property:

Legal description/folio #: PINE TREE ESTS PB 53-7 LOT 13 BLK 5

FOLIO - 20-5015-006-0770

Requesting permission to install _____

_____

within the public road right of way 13100 SW 80 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 repair, when necessary, the above-mentioned item(s) installed within the dedicated right-of-way. If it becomes necessary for the Village of Pinecrest or Miami-Dade County to make repairs or maintain said items within the public right-of-way including restoration of the street by reason of the Owner's failure to do so, such expense shall be paid by the Owner or shall constitute a lien against the above described property until paid.

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

3. The Owner does hereby agree to remove or relocate their facilities at their own expense, within 60 days notice to do so by the Village of Pinecrest. Failure to comply with this notice will result in the Village of Pinecrest causing the item(s) to be removed and a lien being placed on the property and/or assessed against the Owner for all costs incurred in the removal and disposal of the item(s).

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

SIGNED, SEALED, EXECUTED AND ACKNOWLEDGED on this 7 day of May, 20 24.

GIANDAOLO GUARINO

(Owner's Signature)

Sworn to and subscribed before me this 7 day of May, 20 24

Personally known Giampaolo Guarino, or produced identification DL.

(Type of identification)

NOTARY PUBLIC STATE OF FLORIDA Expires 2/1/2028 Ramses Terrero My Commission HH 487970

Notary Public, State of Florida
My Commission Expires:

Revised 8/2016

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VILLAGE OF PINECREST

DECLARATION OF RESTRICTIVE COVENANT/ DECLARATION OF USE

PREPARED BY: Luis M. Junco

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned FPM Pinecrest 8 LLC is/are the fee simple owner(s) of the following described property situated and being in the Village of Pinecrest:

Lot(s) 13 Block 5 of PINE TREE ESTS (subdivision), A.K.A. 13100 SW 80 AVE (address), according to the plat thereof, as recorded in Plat Book 53 Page 7 of the Public Records of Miami-Dade County, Florida, and

WHEREAS, the undersigned owner(s) FPM Pinecrest 8 LLC 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 _____ hand(s) and seal(s) to be affixed hereto on this 7 day of May, 20 24.

WITNESS(ES): Luis M. Junco (SIGN/PRINT) GIANPAOLO GUARINO

_____ (SIGN/PRINT) _____

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 7 day of May, 20 24, before me personally appeared, Giampaolo Guarino, who is personally known to me or has produced DL 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 7 day of May, 20 24.

NOTARY PUBLIC STATE OF FLORIDA Expires 2/1/2028 Ramses Terrero My Commission HH 487970

Notary Public, State of Florida
My Commission Expires:

Revised 8/2016

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STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)

PERMIT NO. _____
DATE PAID: _____
FEE PAID: _____
RECEIPT #: _____

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:
[x] New System [ ] Existing System [ ] Holding Tank [ ] Innovative
[ ] Repair [ ] Abandonment [ ] Temporary [ ] _____

APPLICANT: FPM PINECREST 8 LLC EMAIL: GYOSDEL@GMAIL.COM

AGENT: AIDA SARDINAS P.E. TELEPHONE: 7-439-9698

MAILING ADDRESS: 11099 SW 69 DR MIAMI FL 33173

==========

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

==========

PROPERTY INFORMATION OSTDS REMEDIATION PLAN? [Y / N]

LOT: 13 BLOCK: 5 SUBDIVISION: PINE TREE ESTS PLATTED: 1954

PROPERTY ID #: 20-5015-006-0770 ZONING: EU-M I/M OR EQUIVALENT: [Y / (N)]

PROPERTY SIZE: 0.48 ACRES WATER SUPPLY: [ ] PRIVATE PUBLIC [x]<=2000GPD [ ]>2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [Y / (N)] DISTANCE TO SEWER: N/A FT

PROPERTY ADDRESS: 13100 SW 80 AVE PINECREST FL 33156

DIRECTIONS TO PROPERTY: TAKE CORAL WAY TO 80 AVE TURN SOUTH TO 131 ST TO THE PROPERTY.

BUILDING INFORMATION [x] RESIDENTIAL [ ] COMMERCIAL

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
1	S.F.R	6	7,641	
2				
3				
4				

[ ] Floor/Equipment Drains [ ] Other (Specify) _____

SIGNATURE: AIDA SARDINAS P.E. DATE: 3/13/2025

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STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

PERMIT NO. _____

SITE EVALUATION AND SYSTEM SPECIFICATIONS

APPLICANT: FPM PINECREST 8 LLC **AGENT:** AIDA SARDINAS P.E.

LOT: 13 **BLOCK:** 5 **SUBDIVISION:** PINE TREE ESTS

PROPERTY ID #: 20-5015-006-0770 **[Section/Township/Parcel No. or Tax ID Number]**

TO BE COMPLETED BY ENGINEER, HEALTH DEPARTMENT EMPLOYEE,OR OTHER QUALIFIED PERSON. ENGINEERS MUST PROVIDE REGISTRATION NUMBER AND SIGN AND SEAL EACH PAGE OF SUBMITTAL. COMPLETE ALL ITEMS.

PROPERTY SIZE CONFORMS TO SITE PLAN: [×] YES [ ] NO NET USABLE AREA AVAILABLE: 0.31 **ACRES**
TOTAL ESTIMATED SEWAGE FLOW: 760 **GALLONS PER DAY [TABLE I / OTHER]**
AUTHORIZED SEWAGE FLOW: 1,200 **GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]**
UNOBSTRUCTED AREA AVAILABLE: 1,425 **SQFT UNOBSTRUCTED AREA REQUIRED:** 1,425 **SQFT**

BENCHMARK/REFERENCE POINT LOCATION: BENCHMARK IN 80 AVE PROP LINE ELEV + 11.15' NGVD
ELEVATION OF PROPOSED SYSTEM SITE IS _____ **[INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT**

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: N/A **FT DITCHES/SWALES:** N/A **FT NORMALLY WET? [ ] YES [×] NO**
WELLS: PUBLIC: N/A **FT LIMITED USE:** N/A **FT PRIVATE:** N/A **FT NON-POTABLE:** N/A **FT**
BUILDING FOUNDATIONS: 5 **FT PROPERTY LINES:** 5 **FT POTABLE WATER LINES:** 46.3 **FT**

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [×] NO 10 YEAR FLOODING? [ ] YES [×] NO
10 YEAR FLOOD ELEVATION FOR SITE: 5.0 **FT MSL/NGVD SITE ELEVATION:** 10.87 **FT MSL/NGVD**

SOIL PROFILE INFORMATION SITE 1

MUNSELL #/COLOR	TEXTURE	DEPTH
		TO
10YR3/3	SAND	0 TO 12"
D.B		TO
		TO
10YR 8/3	LIMESTONE	12" TO
V.P.B	REFUSAL	TO 12"
		TO
		TO
		TO

USDA SOIL SERIES: UDORTHENTS

SOIL PROFILE INFORMATION SITE 2

MUNSELL #/COLOR	TEXTURE	DEPTH
		TO
10YR 3/3	SAND	0 TO 11"
D.B		TO
		TO
10YR 8/3	LIMESTONE	11" TO
V.P.B	REFUSAL	TO 11"
		TO
		TO
		TO

USDA SOIL SERIES: UDORTHENTS

OBSERVED WATER TABLE: _____ **INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT]**
ESTIMATED WET SEASON WATER TABLE ELEVATION: 70.44 **INCHES [ABOVE / BELOW] EXISTING GRADE**
HIGH WATER TABLE VEGETATION: [ ] YES [×] NO WSWT INDICATOR: [ ] YES [×] NO DEPTH: ___ **INCHES**

SOIL TEXTURE/LOADING RATE FOR SYSTEM SIZING: 0.80 **DEPTH OF EXCAVATION:** 72 **INCHES**
DRAINFIELD CONFIGURATION: [×] TRENCH [ ] BED [ ] OTHER (SPECIFY) _____
REMARKS/ADDITIONAL CRITERIA: _____

SITE EVALUATED BY: AIDA SARDINAS P.E.# 61836 **DATE:** 3/13/2025

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WELL FORM

DOH#_____

Chapter 62-6.004(3)(a), F.A.C.:

A plan or plat of the lot or total site ownership drawn to scale, showing boundaries with dimensions, locations of any existing or proposed residences or buildings, swimming pools, recorded easements, the on-site sewage treatment and disposal system components and their location on the property, the slope of the property and any existing or proposed wells, potable and non-potable water lines, including valves, drainage features, filled areas, unobstructed areas, and surface water bodies. The site plan shall indicate the location of wells, on-site sewage treatment and disposal systems, surface waters and other pertinent facilities or features on contiguous or adjacent property. If the features are within 75 feet of the applicant lot, the estimated to the feature must also be shown but need not be drawn to scale. The location of any public drinking water well, as defined in Chapter 62.-6.002(44)(b), within 200 feet of the applicant's lot shall also be shown, with the distance indicated from the system to the well, and the location of limited use public water system or other public wells, as defined in Chapter 62-6.002(44)(b), within 100 feet of the applicant lot must also be shown, or as defined in Chapter 62-6.002(44)(a), F.A.C., within 75 feet from a private potable water well (well used only by one or two residences).

Chapter 24-12(18), Miami-Dade County Code:

The minimum separation between a well or wells and possible sources of contamination shall be a function of the drawdown radius of influence of the well or wells. In no case shall the well be located less than one hundred (100) horizontal feet from any source of contamination.

I have read the above and to the best of my knowledge I have provided the Department with full information regarding pertinent facilities and features on all adjacent properties. Furthermore, I understand that any on-site sewage treatment and disposal system permit issued on the basis of said facilities and feature as provided by me and found to be incorrect will be subject to revocation in accordance with the provisions of Chapter 120, Florida Statutes.

Property Address: 13100 SW 80 AVE MIAMI FL 33156

Date: 3/13/2025 Signature: AIDA SARDINAS P.E.

Florida Department of Health
Division of Environmental Health and Engineering
Miami-Dade County
1725 NW 167th Street, Miami, FL 33056
PHONE: 786-454-6020 Email: Health Office@flhealth.gov

Accredited Health Department
Public Health Accreditation Board

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norweco®

SINGULAIR® BIO-KINETIC®

WASTEWATER TREATMENT SYSTEM WITH SERVICE PRO® CONTROL CENTER

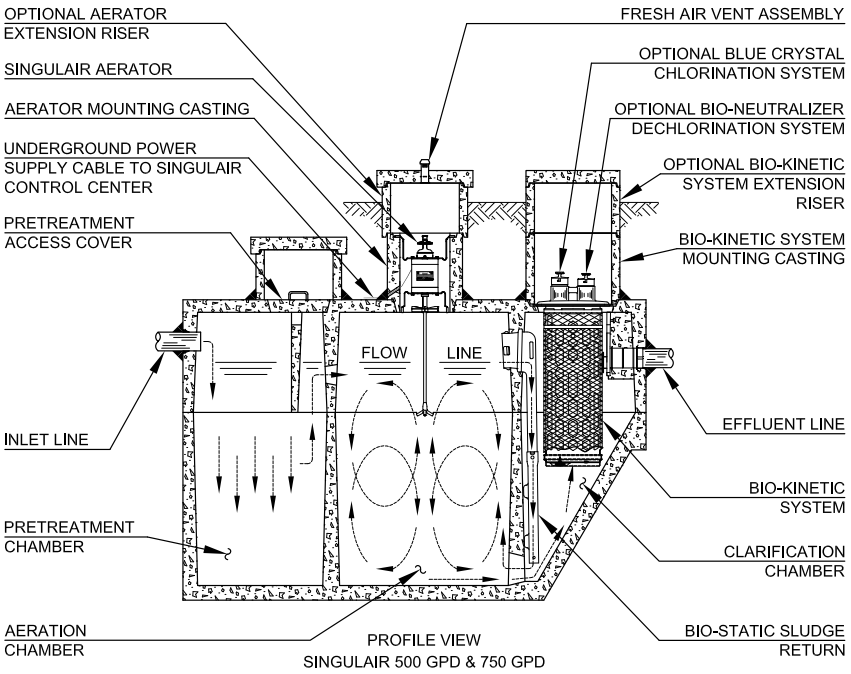
MODELS 960 AND TNT OWNER'S MANUAL

INTRODUCTION

The Singulair system is the finest equipment available and utilizes the most up-to-date wastewater treatment technology. It is a sound investment that protects you and the environment. Please take the time to familiarize yourself with the contents of this manual.

HOW THE SINGULAIR® SYSTEM WORKS

Developed to serve homes and small businesses beyond the reach of city sewers, the Singulair system employs the extended aeration process. Similar to the treatment method used by most municipal wastewater treatment facilities, this process involves a natural, biological breakdown of the organic matter in wastewater.



Wastewater enters the pretreatment chamber where anaerobic bacterial action combines with the effects of gravity to precondition the waste before it flows into the aeration chamber. Once in the aeration chamber, aerobic bacteria utilize the organic matter in the wastewater to biologically convert the waste into stable substances. Following aeration, flow is transferred to the clarification chamber where the effects of gravity settle out biologically active material. The Bio-Static sludge return, located in the clarification chamber, creates hydraulic currents that gently transfer settled particles back to the aeration chamber. As clarified liquids pass through the Bio-Kinetic system, they are filtered, settled and flow equalized. As a result, complete pretreatment, aeration, clarification and final filtration are assured. The Singulair system reliably protects you, your property and the environment.

FEATURES AND ADVANTAGES

Singulair tanks are reinforced precast concrete, manufactured by the licensed Norweco distributor. Internal walls and baffles are cast-in-place to insure uniformity and maximum strength. Risers and access covers are either heavy duty plastic or concrete construction. All components within the system that will contact the wastewater are constructed entirely of molded plastic, stainless steel or rubber.

The Singulair aerator is powered by a 1725 RPM, 115 volt, 60 hertz, single-phase, fractional horsepower motor. It is the only electrically powered component in the Singulair system. The aerator has been designed specifically for use in the Singulair system. It costs less to operate and consumes fewer kilowatt hours of electricity than most major appliances.

Singulair aerators are supplied with a Service Pro control center with MCD technology. The NEMA rated control center contains a power switch and time clock that control aerator operation. The local distributor's name, address and telephone number are displayed on the control center cover. All system controls and necessary owner information are conveniently located at your fingertips.

Non-mechanical flow equalization and final filtration is accomplished within the Singulair tank by the Bio-Kinetic system. This revolutionary device is installed in the clarification chamber and connected to the system outlet. Optional chlorination and dechlorination may be included in the Bio-Kinetic system if required. All Singulair components work together to assure complete pretreatment, aeration, clarification and final filtration.

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SINGULAIR® SYSTEM PERFORMANCE

Rivaling the performance of the most advanced wastewater treatment plants in the world, the Singulair system complies with USEPA wastewater treatment guidelines for secondary treatment systems and meets all requirements of NSF/ANSI Standard 40. In ecologically sensitive areas, the most stringent effluent standards are 10 mg/L CBOD and 10 mg/L TSS. Rated Class I after successfully completing the 7 month Standard 40 test protocol, the Model 960 system averaged effluent of 6 mg/L CBOD and 10 mg/L TSS. The Model TNT system averaged effluent of 4 mg/L CBOD, 9 mg/L TSS and 12 mg/L Total Nitrogen.

OPERATIONAL REQUIREMENTS

The Singulair system is designed to treat only domestic wastewater. Domestic wastewater is defined as the waste generated from a typical residence. This includes flows originating from: bathtubs, clothes washers, dishwashers, drinking fountains, water coolers, food grinders, kitchen sinks, lavatories, mop basins, service sinks, shower stalls, sinks, wash sinks, water closets and whirlpool baths. While the use of bio-degradable detergents is recommended, the Singulair system has been designed to handle any reasonable amount of bathroom, kitchen or laundry waste. However, some care should be exercised to insure that non-biodegradable and/or toxic materials are not disposed of via the domestic wastewater plumbing. Do not use the plumbing system for disposal of lint, cooking grease, scouring pads, diapers, sanitary napkins, cotton balls, cotton swabs, cleaning rags, dental floss, strings, cigarette filters, rubber or plastic products, paints and thinning agents, gasoline, motor oil, drain cleaners or other harsh chemicals. These items could plug portions of the plumbing, interfere with biological treatment, accumulate in the treatment system and adversely affect system performance. Never connect roofing down spouts, footer drains, sump pump piping, garage and basement floor drains or water softener backwash to the domestic wastewater plumbing or the treatment system. Water softener backwash will interfere with biological treatment and must be disposed of separately.

ELECTRICAL REQUIREMENTS

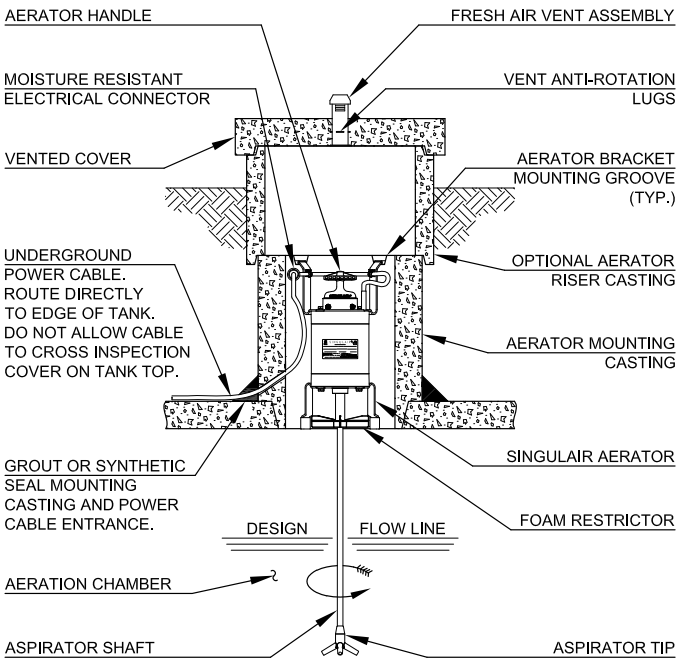
Each Singulair control center must be wired to a dedicated 115 VAC, single-phase circuit at the main electrical service panel. A 15 amp circuit is recommended (10 amp minimum). A pictorial wiring diagram is provided inside the control center enclosure. All electrical work must be performed in accordance with the requirements of the National Electrical Code and all applicable local codes. Electrical connections should be made only by a qualified electrician following proper procedures and using safe tools.

CAUTION: Any time service is required, first shut off the dedicated circuit breaker in the main electrical service panel. Next, shut off the power switch in the Singulair control center. Failure to do so could result in personal injury or equipment damage.

SINGULAIR® AERATOR

The aerator has been specifically designed for use in the Singulair system and includes special alloy and molded plastic parts to prolong aerator life. Aerator bearings are pre-lubricated and sealed. Singulair aerators are installed in a concrete mounting casting above the aeration chamber. Fresh air enters the aerator through four intake ports located under the aerator handle. The air is drawn down the hollow aspirator shaft where it is introduced below the liquid surface. Only the molded plastic aspirator and the lower portion of the stainless steel aspirator shaft are submerged.

The aerator is not designed to run under water and will automatically shut off if a high water condition occurs. If the liquid rises to the level of the foam restrictor, the control center will shut off power to the aerator. Next, an automatic diagnostic sequence begins, as outlined in the section titled “Service Pro Control Center”.

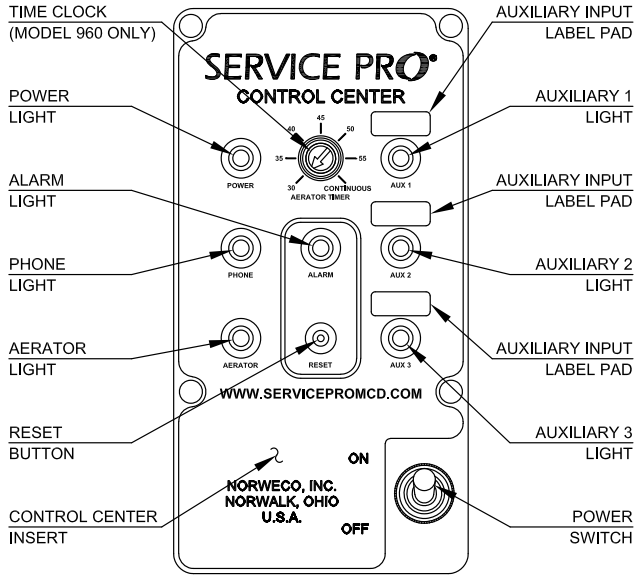


Each Singulair aerator is a precision engineered electro-mechanical device. Do not remove it from its installed position. Do not attempt any type of repair. Contact your Singulair service provider if service is needed. Unauthorized tampering or repair will void important provisions of the limited warranty and exchange program.

FRESH AIR VENTING SYSTEM

An aerator vent assembly is cast into the concrete access cover above each aerator. The vent assembly supplies fresh air to the aerator, which is drawn through the aspirator and into the wastewater. Finished landscaping should be maintained six inches below the top of the vented access cover and graded to drain runoff away from the cover. Do not allow plants, shrubbery, mulch or landscaping of any type to restrict the flow of air to the vent assembly or obstruct the access cover.

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SERVICE PRO® CONTROL CENTER

Every Singulair aerator is supplied with a prewired UL Listed Service Pro control center featuring MCD technology to permit fully automatic aerator operation. The control center provides MONITORING, COMPLIANCE and DIAGNOSTIC functions complete with telemetry for communication with the Service Pro remote monitoring center. If an alarm condition occurs for any reason within the Singulair system or monitored auxiliary equipment, the red alarm light will flash. If aerator operation has been interrupted, the Service Pro control center will attempt to restart the aerator every five minutes for two hours. If the aerator does not restart after two hours, the audible alarm will sound. If the Singulair system is covered by a Service Pro monitoring agreement, the Singulair service provider will be automatically notified and the alarm condition will be displayed on the remote monitoring center website, **www.servicepromcd.com**. Each control center for the Model 960 treatment system is supplied with a time clock adjustable in five minute increments up to continuous run. This clock is factory preset to run 30 minutes per hour and should only be adjusted by an authorized Singulair service provider. Each control center for the Model TNT system is supplied with a non-adjustable time clock.

SERVICE PRO® MONITORING CENTER

When connected to a telephone line, the control center will automatically notify the Service Pro monitoring center of any service required by the Singulair system or accessory components. The Service Pro monitoring center will automatically record the time and date of any alarm condition and post this information to your system's history record accessible at **www.servicepromcd.com**. The monitoring center will also notify your Singulair service provider that the system needs attention and record the time and date when service is performed. All information regarding your system is available to you on the secure, password protected Service Pro website. Contact your Singulair service provider for your user name and password.

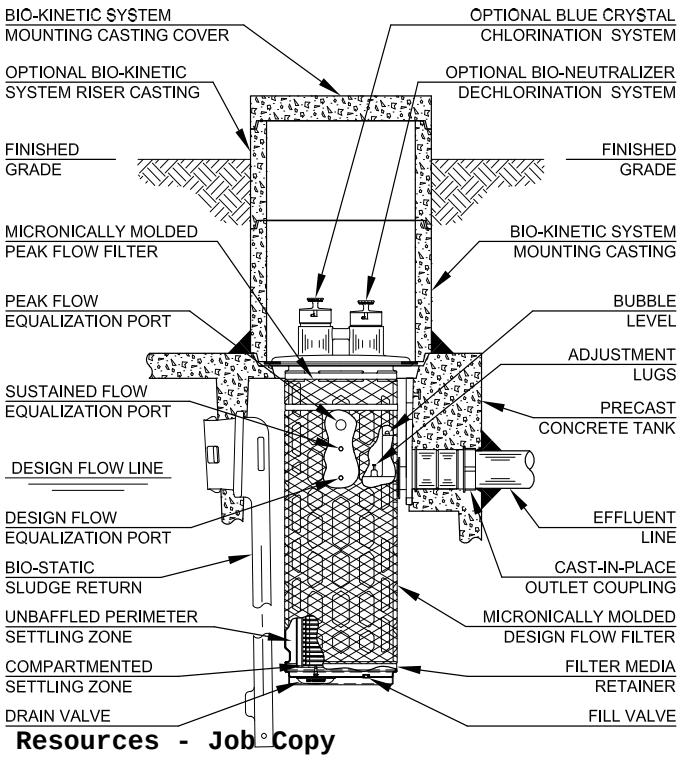
NOTE: The control center regularly communicates with the Service Pro monitoring center using your telephone line and a toll free number. If the control center is using the line when you attempt to place a call, a high pitched digital communication signal will be heard. Hang up all telephones sharing the line and wait a few seconds. This will automatically disconnect the control center and make the line available for use.

BIO-STATIC® SLUDGE RETURN

Each Bio-Static sludge return is installed in the aeration/clarification chamber wall. Aeration chamber hydraulic currents enter the sludge return(s) and transfer solids from the clarification chamber back to the aeration chamber for additional treatment. The Bio-Static sludge return accomplishes resuspension and return of settled solids without disturbing the contents of the clarification chamber.

BIO-KINETIC® SYSTEM

Bio-Kinetic systems provide non-mechanical flow equalization through all plant processes. The Bio-Kinetic system contains 3 separate filtration zones, 8 independent settling zones, optional chlorination and dechlorination tablet feed systems and serves as its own chlorine contact chamber. When used with Blue Crystal disinfecting tablets, the performance of the Bio-Kinetic system as a chlorination device is certified to NSF/ANSI Standard 46, Section 11. All components are manufactured from plastic or rubber. Your service provider has the necessary training, tools and equipment for removal and cleaning. If your Bio-Kinetic system is in need of service, contact your service provider. During each semi-annual service inspection, your service provider will remove and clean the Bio-Kinetic system or replace it with a unit from their service stock.



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NON-MECHANICAL FLOW EQUALIZATION

The patented design of the Bio-Kinetic system provides non-mechanical flow equalization for the Singulair wastewater treatment plant. Equalization reduces incoming hydraulic surges (e.g. typical shower of 10 minutes duration, bathtub discharge of 5 minutes duration, clothes washer discharge of 2 minutes duration and dishwasher discharge of 2 minutes duration) throughout the system. The flow equalization provided by the Bio-Kinetic system causes wastewater to be held upstream of the final outlet during hydraulic surges, which preserves treatment integrity and enhances system operation. The actual rate of equalization varies and depends upon specific loading patterns and the duration of each flow surge. At the design loading pattern used during the NSF/ANSI Standard 40 performance evaluation, the Singulair system equalizes all flow an average of 48%. As a result, hydraulic surges and periods of high wastewater flow are automatically reduced to protect the environment and all treatment plant processes on a demand use, as needed, basis.

BLUE CRYSTAL® RESIDENTIAL DISINFECTING TABLETS

If local regulations require, an initial supply of Blue Crystal disinfecting tablets will be placed in the Bio-Kinetic system chlorine feed tube(s) at system start-up. Specifically formulated for use in the Singulair system, Blue Crystal disinfecting tablets provide efficient and reliable disinfection when effluent chlorination is desirable. Manufactured from calcium hypochlorite, Blue Crystal disinfecting tablets provide effective, economical bacteria killing power. Liquid entering the Bio-Kinetic system contacts the installed Blue Crystal disinfecting tablets, just downstream of the equalization ports. A fully charged feed tube will last an average of six months. During each semi-annual inspection, your Singulair service provider will check system operation, the rate of tablet consumption and install tablets during routine service inspections.

NOTE: USEPA guidelines state "On the average, satisfactory disinfection of secondary wastewater effluent can be obtained when the chlorine residual is 0.5 ppm after 15 minutes contact." Retention time must comply with the controlling regulatory jurisdiction.

CAUTION: The improper handling of Blue Crystal tablets may cause personal injury or property damage. Keep out of the reach of children and do not allow the tablets or feed tube to contact skin, eyes, or clothing. Tablets may be fatal if swallowed and tablet dust is irritating to the eyes, nose and throat. Do not handle the tablets or feed tubes without first carefully reading the product container label, MSDS information and the handling and storage instructions. Mixing of chemicals may cause a violent reaction leading to fire or explosion. For additional information about Blue Crystal tablets contact your Singulair service provider.

BIO-NEUTRALIZER® DECHLORINATION TABLETS

In environmentally sensitive areas, environmental regulations may require the use of Bio-Neutralizer dechlorination tablets. Manufactured as an efficient and dependable means to chemically neutralize both free and combined chlorine, Bio-Neutralizer dechlorination tablets provide consistent reduction or elimination of chlorine residual without unnecessarily reducing the level of dissolved oxygen in the treatment system effluent. Bio-Neutralizer dechlorination tablets utilize a unique chemical mixture for chlorine reduction and environmental protection. As liquid passes through the final discharge zone of the Bio-Kinetic system, the flow contacts the installed Bio-Neutralizer tablets and residual chlorine is removed from the system effluent. A fully charged Bio-Neutralizer feed tube will last an average of six months. During each semi-annual inspection, your Singulair service provider will check system operation, the rate of tablet consumption and install tablets during routine service inspections.

CAUTION: Bio-Neutralizer tablets or feed tubes should not be mixed with Blue Crystal tablets. Do not handle the tablets or feed tubes without first carefully reading the product container label, MSDS information and the handling and storage instructions. For additional information about Bio-Neutralizer tablets contact your Singulair service provider.

NO OWNER MAINTENANCE

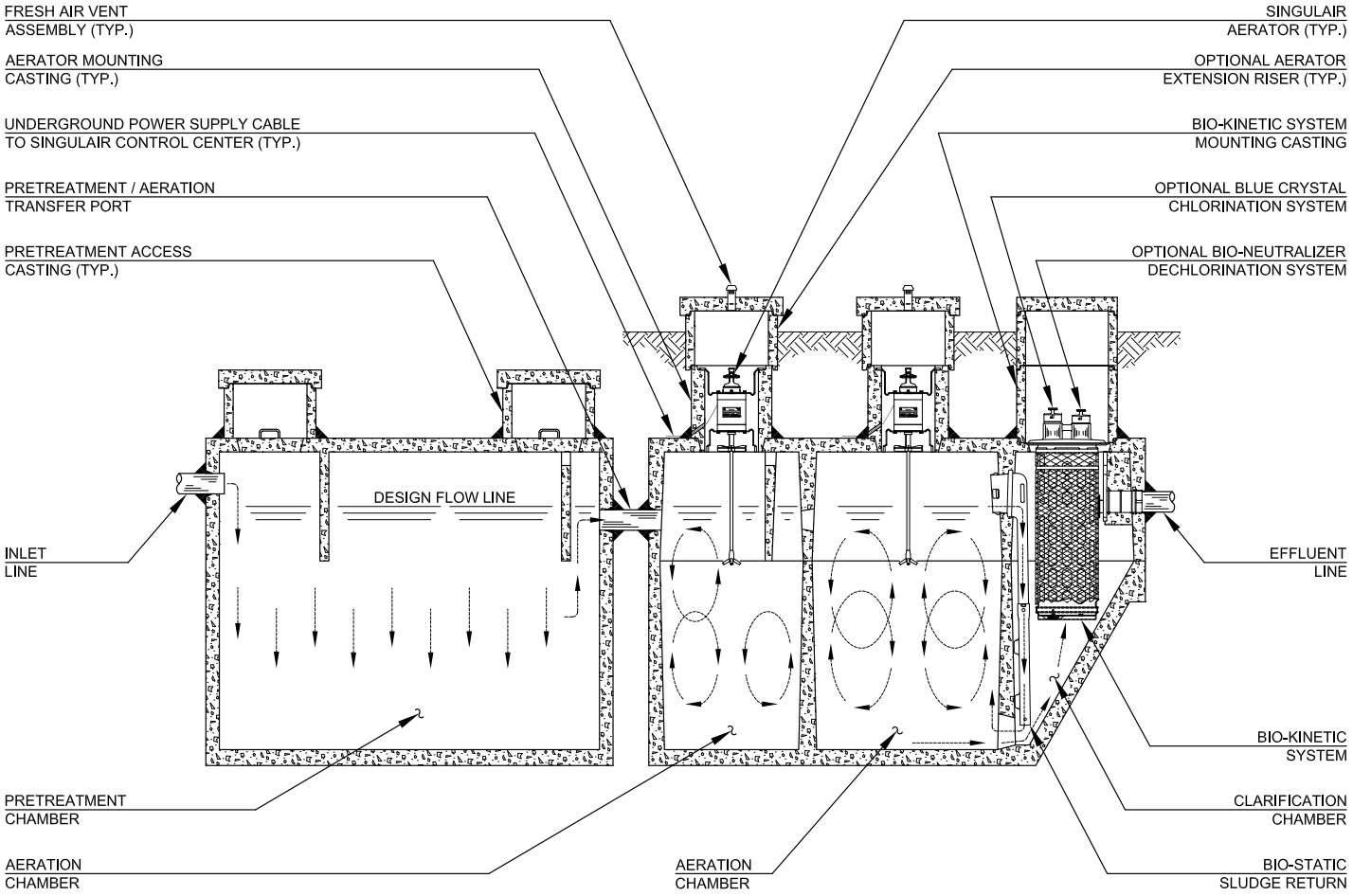
The Singulair system is inspected and serviced by a local, factory-trained service provider, therefore, no owner maintenance is required during the warranty period. The Singulair system does not require pumping as often as a septic tank. Under normal use only the pretreatment chamber should be pumped. How often pumping is necessary depends on system use. The local Singulair service provider will inspect the aeration chamber contents and plant effluent at six month intervals to determine if the pretreatment chamber is discharging excessive solids. Every three years, the pretreatment chamber should be inspected. The pretreatment chamber will normally require pumping at three to five year intervals. Contact your local service provider prior to tank pumping for complete information on removal of equipment, access to individual chambers, coordination of services and proper disposal of tank contents. A tank pumping service licensed by the local regulatory agency must be used for removal and disposal of tank contents. The tank pumper should consult with local authorities to determine the proper disposal method.

If a period of intermittent use, or an extended period of non-use of the Singulair system is anticipated, contact your Singulair service provider for instructions. Your service provider has comprehensive Singulair service instructions and has been factory-trained in troubleshooting procedures. Contact your service provider if you require service or information regarding tank pumping.

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SINGULAIR® SERVICE PROGRAM

Semi-annual service inspections, at six month intervals for the first two years of system operation, are provided by your local Norweco distributor and are included in the original purchase price of the Singulair system. Costs for travel and labor are not charged to the owner. During an inspection, each mechanical aerator, Bio-Kinetic system and other plant components are serviced as outlined in the Singulair Product Manual. After the initial two year service program is completed, the local service provider will provide continued service at the owner's option. The service program should be renewed by the owner to insure maximum system performance.



PROFILE VIEW
SINGULAIR 1000 GPD, 1250 GPD & 1500 GPD

Ask your Singulair service provider about a renewable service contract. If you allow service coverage to expire, you can still obtain the professional assistance of a factory-trained technician. However, these special service calls will be performed on a time and materials basis. Professional service is important to proper system operation and should not be allowed to lapse. Be sure to consider the advantages of a renewable service contract.

The Singulair service provider will perform the following services during each service inspection:

- ✓ Check aerator operation
- ✓ Check aerator power consumption
- ✓ Check aerator air delivery
- ✓ Clean stainless steel aspirator shaft
- ✓ Clean aspirator tip
- ✓ Clean fresh air vent in concrete cover
- ✓ Inspect aeration chamber contents
- ✓ Check operation of control center
- ✓ Adjust time clock when required
- ✓ Remove the Bio-Kinetic system
- ✓ Scrape the clarification chamber
- ✓ Inspect the Bio-Static sludge return
- ✓ Inspect outlet coupling
- ✓ Install a clean Bio-Kinetic system
- ✓ Fill Blue Crystal feed tube
- ✓ Fill Bio-Neutralizer feed tube
- ✓ Inspect effluent quality
- ✓ Inspect outlet line
- ✓ Inspect ground water relief point
- ✓ Inspect effluent disposal system
- ✓ Complete 3-part service record
- ✓ Hang owner's record on front door
- ✓ Enter record into **www.servicepromcd.com**
- ✓ Mail health department notification

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WARRANTY REGISTRATION

A Warranty Registration Card was included with the Model 206C aerator before it was shipped from the factory. If this card has not been returned to Norweco, complete and mail it immediately. If it is not returned within thirty days of the installation date, the three year limited warranty and lifetime aerator exchange program will begin on the date of component shipment from the factory.

Remove the aerator model number and serial number record card and store it in a safe location with this Owner's Manual for future reference. If it is necessary to call your service provider for service, make note of the information on the control center data plate and the aerator serial number before calling. Warranty and service records are cross-indexed by owner name, aerator serial number or control center serial number. Supplying the aerator serial number and control center serial number with the service request will give the service provider a ready reference so that changes in system ownership will not delay service.

SINGULAIR® LIMITED WARRANTY

The Singulair aerator enjoys the distinction of being the only aerator on the market today backed by a lifetime warranty and exchange program. Each Singulair aerator, Service Pro control center, Bio-Kinetic system and any other components manufactured by Norweco, are warranted to be free from defects in material and workmanship, under normal use and service, for a period of three years from the date of purchase. The three year limited warranty is included in the original purchase price of every Singulair system. The comprehensive aerator exchange program offers Singulair owners a lifetime of protection. Owners with a Singulair system may exchange any aerator of any age for a replacement unit at a prorated cost. If the Singulair aerator or Service Pro control center fails, do not use or dismantle the unit. The local, licensed distributor has detailed warranty and exchange information and should be contacted for service or replacement instructions.

SERVICE PRO® SECURITY LOG IN

For your convenience, record your **www.servicepromcd.com** access information here:

User name:	**Password:**

SUPPLEMENTAL SERVICE RECORD

For your reference, please document service performed on the following chart:

DATE	DESCRIPTION

norweco®
Engineering the future of water and wastewater treatment

220 REPUBLIC STREET
NORWALK, OHIO, USA 44857-1156
TELEPHONE (419) 668-4471
FAX (419) 663-5440
www.norweco.com

DISTRIBUTED LOCALLY BY:

A.J. FOSS INC.

Norweco®, Norweco.com®, Singulair®, Modulair®, Travalair®, Singulair Green®, Lift-Rail®, Microsonic®, Bio-Dynamic®, Bio-Sanitizer®, Bio-Neutralizer®, Bio-Kinetic®, Bio-Static®, Bio-Gem®, Bio-Regeneration®, Bio-Perc®, Blue Crystal®, Bio-Max®, ClearCheck®, ChemCheck®, Service Pro®, Powered by BUSTER® are registered trademarks of Norweco Wastewater Equipment Company, Inc.
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VILLAGE OF PINECREST
Building & Planning Department

SPECIAL INSPECTOR

Date: 5/14/25

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 Owner, to perform special inspection services under the Florida Building Code, at the project located at 13100 SW 80th Ave, Pinecrest, Fl 33156 on the below listed items as of 5/14/25. I am a registered engineer/architect licensed in the State of Florida.

Permit Numbers BL2025-0117

- ❑ 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. *

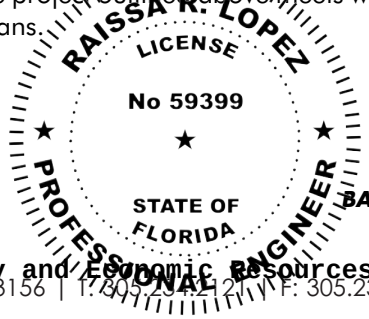
1. Alberto Gaston Santamarina
2. Antonio Figueroa

**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 special inspector.*

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

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

Raissa R Lopez
2025.05.15 09:31:18-04'00'
Engineer or Architect's signature
State Registration Number
Sign & Seal



BASED ON FBC 2023 – EIGHTH EDITION

Revised 1/2024

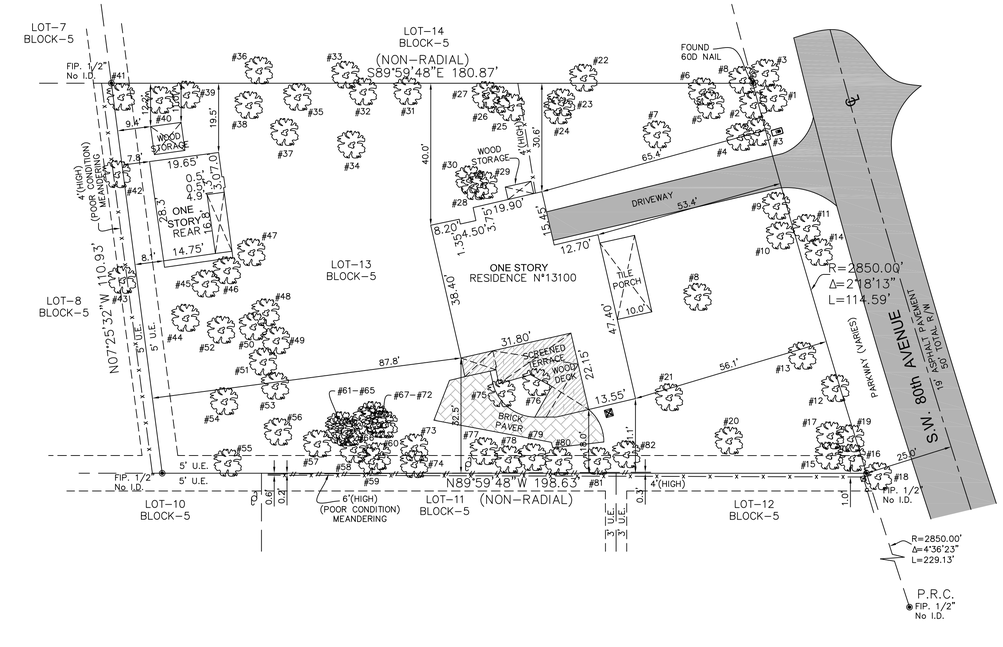
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GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

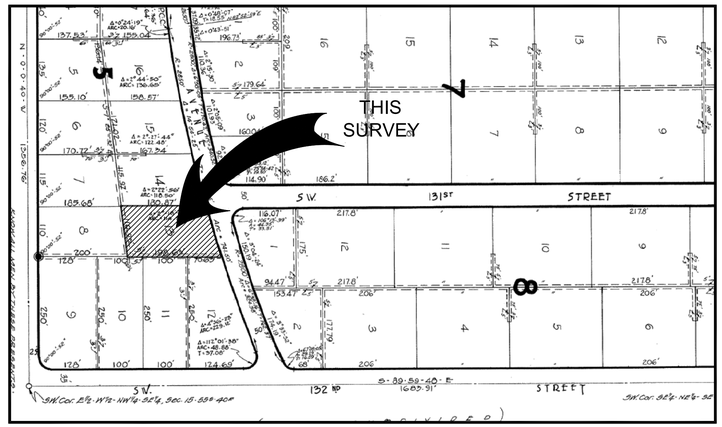


TREE TABULATION:

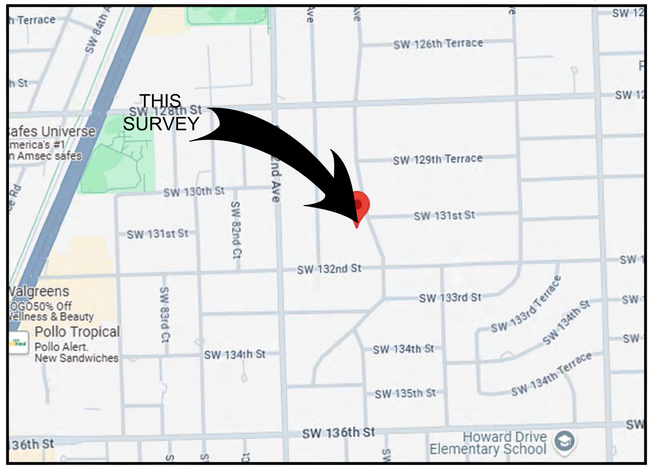
Tree #	Common Name	Scientific Name	DBH (Inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Canopy (square feet)
1	Live oak	Quercus virginiana	9	Good	1	20	20	314
	Coconut Palm	Cocos nucifera	9	Good	1	38	18	254
3	Florida Thatch Palm	Thrinax radiata	4	Good	1	30	12	113
4	Coconut Palm	Cocos nucifera	9	Good	1	45	18	254
5	Coconut Palm	Cocos Nucifera	7	Good	1	42	18	254
6	Coconut Palm	Cocos Nucifera	7	Good	1	42	18	254
7	Bishopwood	Bischofia Novanica	23	Fair	1	45	32	804
8	Strangler Fig	Ficus Aurea	40	Good	4	55	75	4416
9	Florida Thatch Palm	Thrinax Radiata	5	Good	1	18	10	79
10	Montgomery Palm	Veitchia Arecina	3	Good	1	20	10	79
11	Coconut Palm	Cocos Nucifera	10	Good	1	36	16	201
12	Coconut Palm	Cocos Nucifera	10	Good	1	42	12	113
13	Montgomery Palm	Veitchia Arecina	3	Good	1	32	12	113
14	Montgomery Palm	Veitchia Arecina	3	Good	1	28	12	113
15	Royal Poinciana	Delonix Regia	22	Good	3	50	55	2375
16	Montgomery Palm	Veitchia Arecina	3	Good	2	18	10	79
17	Montgomery Palm	Veitchia Arecina	4	Good	3	21	10	79 .
18	Bamboo Palm	Chamardorea Seifrizii	cluster	Good	2	12	10	79
19	Bamboo Palm	Chamardorea Seifrizii	cluster	Good	1	15	10	79
20	Pongam	Pongmia Pinnata	15	Fair	2	40	35	962
21	Strangler Fig	Ficus Aurea	3	Poor	1	18	18	254
22	Coconut Palm	Cocos Nucifera	6	Fair	1	20	16	201
23	Christmas Palm	Adonidia Merrelii	5	Good	2	25	12	113
24	Fishtail Palm	Caryota Mitis	4	Fair	1	20	12	113
25	Montgomery Palm	Veitchia Arecina	4	Fair	1	24	12	113.
26	Mango	Mangifera Indica	13	Good	4	35	35	962
27	Areca Palm	Dypsis Lutescens	cluster	Good	1	24	20	314
28	Montgomery Palm	Veitchia Arecina	4	Good	1	18	12	113
29	Montgomery Palm	Veitchia Arecina	4	Good	1	25	12	113
30	Sabal Palm	Sabal Palmetto	0	Good	1	12	12	113
31	Coconut Palm	Cocos Nucifera	10	Good	1	48	16	201
32	Coconut Palm	Cocos Nucifera	9	Good	1	36	16	201
33	Avocado	Persea Americana	9	Fair	1	45	20	314
34	Montgomery Palm	Veitchia Arecina	4	Good	1	18	10	79
35	White Bird of Paradise	Strelitzia Nicolai	cluster	Fair	3	24	18	254
36	Royal Poinciana	Delonix Regia	22	Good	2	45	50	1963
37	Pongam	Pongmia Pinnata	13	Fair	3	35	35	962
38	Pongam	Pongmia Pinnata	9	Fair	2	35	25	491
39	Weeping Fig	Ficus Benjamina	20	Poor	1	45	40	1256
40	Fishtail Palm	Caryota Mitis	cluster	Fair	1	25	25	491
41	Christmas Palm	Adonidia Merrelii	6	Good	1	28	12	113
42	Live Oak	Quercus Virginiana	30	Fair	1	50	50	1963
43	Tropical Almond	Terminalia Catappa	7	Fair	2	26	25	491
44	Coconut Palm	Cocos Nucifera	9	Good	1	45	16	201
45	Coconut Palm	Cocos Nucifera	10	Good	1	45	16	201
46	Coconut Palm	Cocos Nucifera	9	Good	1	45	16	201
47	Coconut Palm	Cocos Nucifera	10	Good	2	45	16	201
48	Coconut Palm	Cocos Nucifera	9	Good	1	45	16	201
49	Coconut Palm	Cocos Nucifera	10	Good	1	45	16	201
50	Montgomery Palm	Veitchia Arecina	5	Good	1	35	14	154

Tree #	Common Name	Scientific Name	DBH (Inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Canopy (square feet)
51	Montgomery Palm	Veitchia Arecina	5	Good	1	35	14	154
52	Florida Thatch Palm	Thrinax Radiata	4	Good	1	32	12	113
53	Christmas Palm	Adonidia Merrelii	5	Good	1	30	12	113
54	Montgomery Palm	Veitchia Arecina	3	Good	2	20	10	79
55	Firebush	Hamelia Patens	7	Fair	3	20	20	314
56	Areca Palm	Dypsis Lutescens	cluster	Fair	2	20	20	314
57	Chinese Fan Palm	Livistona Chinensis	18	Fair	1	60	16	201
58	Montgomery Palm	Veitchia Arecina	5	Good	1	22	14	154
59	Montgomery Palm	Veitchia Arecina	3	Fair	1	16	10	79
60	Areca Palm	Dypsis Lutescens	cluster	Good	1	18	18	254
61	Christmas Palm	Adonidia Merrelii	4	Good	1	20	12	113'
62	White Bird of Paradise	Strelitzia Nicolai	Cluster	Good	1	25	20	314
63	Alexander Palm	Archontophoenix Alexandrae	6	Good	3	32	14	154
64	Alexander Palm	Archontophoenix Alexandrae	5,5	Good	1	24	12	113
65	Alexander Palm	Archontophoenix Alexandrae	7	Good	1	35	16	201
66	Fishtail Palm	Caryota Mitis	4	Fair	1	22	12	113
67	Firebush	Hamelia Patens	8	Fair	2	12	12	113
68	Montgomery palm	Veitchia Arecina	4,5	Fair	1	22	12	113
69	Montgomery Palm	Veitchia Arecina	4	Good	1	22	10	79
70	Montgomery Palm	Veitchia Arecina	5,4	Good	1	22	10	79
71	Montgomery Palm	Veitchia Arecina	5	Good	1	22	10	79
72	Montgomery Palm	Veitchia Arecina	4	Good	1	22	10	79
73	Montgomery Palm	Veitchia Arecina	4	Good	1	22	10	79
74	Sapodilla	Manikara Zapota	8	Good	2	32	30	707
75	Sabal Palm	Sabal Palmetto	18	Good	1	28	16	201
76	Verawood	Bulnesia Arboria	15	Good	2	35	35	962
77	Montgomery Palm	Veitchia Arecina	4	Good	1	25	10	79
78	Sabal Palm	Sabal Palmetto	16	Good	2	14	12	113
79	Live Oak	Quercus Virginiana	22	Good	1	55	50	1963
80	Areca Palm	Dypsis Lutescens	cluster	Fair	1	12	10	79
81	Areca Palm	Dypsis Lutescens	cluster	Fair	1	16	16	201
82	Queen Palm	Syagrus Romanzoffiana	8	Fair	1	25	12	113
83	Seagrape	Coccoloba Uvifera	12	Good	3	10	20	314

ARBORIST REPORT PROVIDED BY: NEW LEAF ENVIRONMENTAL
DATED: JULY 23, 2024
NLE PROJECT NUMBER: 52124001
MICHAEL MCCOY, MA 4243A



LOCATION SKETCH
SCALE: 1" = 150'



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION:

LOT 13, BLOCK 5, "PINE TREE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. ANY ELEVATIONS SHOWN HEREON ARE PER NGVD 1929 .
3. NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
4. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
5. THIS SURVEY WAS PREPARED FOR PERMITTING.
6. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Gino Furlano
Digitally signed by Gino Furlano
Date: 2024.11.20 06:09:16 -05'00'

SIGNED: _____ STATE OF FLORIDA
GINO FURLANO, SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

ABBREVIATIONS AND LEGEND

A = ARC
A/C = AIR CONDITIONER
B.C.R. = BROWARD COUNTY RECORDS
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
C.G = CONCRETE GUTTER OR VALLEY GUTTER
C&G = CURB & GUTTER
CH = CHORD
CHBRG = CHORD BEARING
C.N.A. = CORNER NOT ACCESSIBLE
CONC = CONCRETE
Δ = DELTA
Ø = DIAMETER
D.C.R. = DADE COUNTY RECORDS
D.E. = DRAINAGE EASEMENT
E.O.P. = EDGE OF PAVEMENT/C. = FENCE CORNER
F.D.H. = FOUND DRILL HOLE
F.E. = FENCE ENDS
F.F.E. = FINISHED FLOOR ELEVATION
F.I.P./F.I.R. = FOUND IRON PIPE/ROD
F.N. = FOUND NAIL
F.N&D. = FOUND NAIL AND DISC
F.P.K.N. = FOUND PARKER KALON NAIL
GAR. = GARAGE
I.D. = SURVEYOR'S IDENTIFICATION
L = LENGTH
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
O/S = OFFSET
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLATTED
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
PG. = PAGE
PL. = PLANTER OR PLANTED
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R = RADIUS
(R) = RECORD
R/W = RIGHT-OF-WAY
S.I.R./S.I.P. = SET 1/2" IRON ROD/PIPE
S.N.D. = SET NAIL AND DISC
TAN = TANGENT
(TYP.) = TYPICAL
U.E. = UTILITY EASEMENT
W.E. = WATER'S EDGE

SYMBOL LEGEND

= AIR CONDITIONER
= BELLSOUTH BOX
= BOLLARD
= CABLE BOX
= CATCH BASIN
= CLEAN OUT
= COLUMN
= CONCRETE POWER POLE
= CONCRETE LIGHT POLE
= CONTROL VALVE BOX
= ELECTRIC BOX
= EXISTING ELEVATIONS
= ELECTRIC METER
= ELECTRIC SERVICE BOX
= FIRE HYDRANT
= FLORIDA POWER & LIGHT BOX
= GOLF COURSE
= HANDICAP SPACE
= INLET
= LIGHT POLE
= METAL LIGHT POLE
= METAL LID
= MONITORING WELL
= POOL PUMP
= PROPANE TANK
= SANITARY MANHOLE
= SINGLE POLE SIGN
= STORM MANHOLE
= TELEPHONE BOX
= TREE
= WATER METER
= WATER VALVE
= WOOD POLE

ANCHOR
OH OVERHEAD WIRE LINE
WOOD FENCE
X CHAIN LINK FENCE
IRON/ALUMINUM FENCE
PVC POLYVINYLCHLORIDE FENCE (PVCF)
M MONUMENT LINE
CL CENTERLINE
PROPERTY LINE
ASPHALT PAVING
BRICK
BRICK PAVER
CONCRETE
CONCRETE BLOCK STUCCO
TILED
WOOD DECK/DOCK
OVERHANG (O/H) OR ROOF

NO.	DATE	DESCRIPTION	BY	APP.
1	11/18/24	ARBORIST REPORT	EI	

RECORD OF REVISION

FOLIO NO: 20-5015-006-0770

PROPERTY ADDRESS:
13100 S.W. 80th AVENUE
PINECREST, FLORIDA 33156-6133

CERTIFIED TO:
1. FPM PINECREST 8 LLC

FLOOD ELEVATION INFORMATION:

Date of Field Work:	10-24-2023
DATE OF FIRM:	09/11/2009
COMMUNITY No:	120425/PINECREST
PANEL:	0464 SUFFIX: L
ZONE:	X
BASE FLOOD ELEVATION:	N/A
BENCHMARK NO:	P-610
ELEVATION:	11.76' N.G.V.D. 29

J A F SURVEYING SERVICES, INC.
7178 WEST 29th WAY, HIALEAH, FLORIDA 33018, PHONE: 786-416-1018, FAX: 305-817-9709
E-MAIL: jafsurveyorsinc@gmail.com

PREPARED FOR: FPM PINECREST 8 LLC

TYPE OF PROJECT: SKETCH OF SURVEY

DRAWN: L.R.
CHECKED: G.F.
SCALE: 1" = 20'
FIELD DATE: 10-24-2023
JOB No.: JAF-13100-23
SHEET: 1 OF 1 SHEET

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025013747 - 9/9/2025 10:01:40 AM
Survey.pdf

Water and Sewer
PO Box 330316
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

VERIFICATION FORM

DATE:	April 30, 2025	BLDG PROCESS #:	M2025013747
VF#	25-2025-W-VF - 4807	INVOICE(S)#:	N00170494 N00170494

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON THE FORM

PROJECT NAME:	P8 PINECREST EIGHT - 13100 SW 80 AVE - M2025013747
PROJECT/AGREEMENT NUMBER:	2025
PROJECT DESCRIPTION:	7476 SQ FT TWO STORY SFR (1ST FLR 3447 SQ FT 2ND FLR 4029 SQ FT) PER PLANS REPLACING 2067 SQ FT SFR (FIRST TIME CONNECTION CHARGES WERE NEVER PAID) PER PLANS CCB SP ID# 1928707304
IS THIS AN AFFORDABLE HOUSING PROJECT? **No**	

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
2050150060770	13100 SW 80 AVE	33156	13	5	7,476	2,067

Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspection #
Water	New Construction	No	No	No	N/A

THIS VERIFICATION LETTER CERTIFIES THAT AVAILABILITY OF A WATER AND/OR SEWER MAIN ONLY, AND IT DOES NOT GUARANTEE THE EXISTENCE OF A WATER SERVICE LINE, FIRE LINE OR OF A SEWER LATERAL WITH SUFFICIENT DEPTH TO SERVE THE PROPERTY. FOR ADDITIONAL INFORMATION EMAIL **NEWBUSINESSSUPVLIST@MIAMIDADE.GOV**. SHOULD IT BECOME NECESSARY TO INSTALL A SERVICE LINE AND/OR A SEWER LATERAL MDWASD REQUIRES THAT THE DEVELOPER RETAINS SERVICES FROM DESIGNERS AND CONTRACTORS WITH SKILL SETS FOR DESIGNING, BUILDING, AND CONNECTING TO PUBLIC WATER AND SEWER SYSTEMS. A WATER AND/OR SEWER AGREEMENT MAY BE REQUIRED. **AN INSPECTION FOR ANY EXISTING SERVICES WILL BE PROCESSED WITH THIS FORM, AND A SERVICE UPGRADE MAY BE REQUIRED WHICH MAY TAKE UP TO 12 WEEKS.**
THIS IS TO CERTIFY THAT THE MIAMI-DADE WATER AND SEWER DEPARTMENT **DOES HAVE** A(N) **8** INCH WATER MAIN AND/OR **DOES NOT HAVE** A(N) INCH GRAVITY SEWER MAIN ABUTTING THE SUBJECT PROPERTY.

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
SFR more than 5000 sqft (510 gpd/unit)	1	510	0

Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
Vacant Land (0 gpd)	1	0	0

Water Service Area	**WASD Water**	**Sewer Service Area**	**N/A**
Net Water GPD	510	**Net Sewer GPD**	0
Net Water Cost ($)	$ 708.90	**Net Sewer Cost ($)**	$ 0.00
Water Basin Charge ($)	No	**Sewer Basin Charge ($)**	No
Total Connection Charges ($)			$ 708.90
Total Construction Connection Charges ($) (accrues interest daily)			$ 0.00
Construction Connection Charges Status			N/A

WE ARE WILLING TO SERVE THE SUBJECT PROPERTY, SUBJECT TO PROHIBITIONS, OR RESTRICTIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER MATTERS OF THE ANTICIPATED DAILY WATER AND/OR SEWAGE FLOW FOR THIS PROJECT WHICH WILL BE THE NUMBER OF GALLONS PER DAY INCREASE STATED ABOVE. IF "**WILL HAVE**", UPON PROPER CONVEYANCE AND PLACEMENT INTO SERVICE OF WATER AND/OR SEWER FACILITIES BY THE DEVELOPER UNDER AGREEMENT IF APPLICABLE WITH THE DEPARTMENT. FURTHERMORE, APPROVAL OF ALL SEWAGE FLOWS INTO THE DEPARTMENT'S SYSTEM MUST BE OBTAINED FROM D.E.R.M. SUBJECT TO RER'S TERMS AND CONDITIONS SET FORTH IN THE CONSENT DECREE (CASE NO. 1:12-CV-24400-FAM) OR DOH ONSITE SEWER TREATMENT & DISPOSAL SYSTEM RULES & STATUES.

Fixed Fee Item	Price ($)	Total Quantity	Total Fees ($)
Verification Form - Residential (R-A) Water	30	1.00	30.00
Water Allocation Certificate - Initial	90	1.00	90.00
Total Fixed Fee			$ 120.00
Verification Form Total ($)			$ 828.90
Connection Charges Paid?			**Yes**

COMMENTS: Refunds are based on the payment date and subject to State Statute 95-11. Some fees are not refundable. Only 5/8" meter for domestic service and no irrigation meter: N/A

CUSTOMER NAME: LUIS JUNCO	CUSTOMER PHONE:
Prepare by: Heidi Diaz	Approved by: Vanessa Bauza
Printed Name of Reviewer	Printed Name of Supervisor

Attached is the Comprehensive Planning and Water Supply Certification Letter

Water & Sewer Department
Utilities Development Division
PO Box 33016 · 3575 S Lejeune Road
Miami, FL 33233-0316
T 786-268-5360 F 786-268-5150
NewBusinessSupvList@miamidade.gov

04.24.2025 03:30PM

The Verification Form for the Project P8 PINECREST EIGHT - 13100 SW 80 AVE - M2025013747, Number 25-2025-W-VF - 4807, is approved. You can review WASD comments on RER's Plans Status and Application Submittal Portal.

Online Payment is only accepted by Credit Card.
To request an invoice for online payment, please visit our website at Construction and Development Payments link. Once the invoice request is submitted, you will receive an email confirmation that the invoice will be sent to you within 24 hours. To avoid any delays, payment must be received within 72 hours. Once payment confirmation is received, your project will be approved. The Verification Form Letter will be uploaded to the Building Department's Gold Key system making it available to all County Departments. You can also print it if you need it.

Note: DERM needs to be notified once WASD approval has been granted on the system so the DERM review can also be completed.

New Business Offices
Payments accepted: Cash, credit card, check, cashier's check, or money order. No payments are received at the Overtown Transit Village office.

Lejeune Office See Map
3575 South Lejeune Road
Miami, FL 33146
Phone: 786-268-5360
Monday - Friday, 8 a.m. - 4 p.m.

West Office See Map
Permitting & Inspection Center (PIC)
11805 SW 26th Street
Phone: 786-315-2717
Monday - Friday, 7:30 a.m. - 3:30 p.m.

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