FINISH NOTES

1. ALL FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD-RESISTANT. (N/A)
2. (NOT USED)
3. EXTERIOR WALL FINISHES:
   HIGH QUALITY SMOOTH STUCCO, IPE, STONE & ALUMINUM FINISH (GC TO VERIFY IN THE ELEVATIONS THE SPECIFIC LOCATION)
4. INTERIOR FINISHES:
   COORDINATE WITH OWNER & INTERIOR DESIGNER.
5. FLOOR FINISHES:
   COORDINATE WITH OWNER & INTERIOR DESIGNER.
6. ALL EXPOSED STEEL COLUMNS TO RECEIVE BRONZE ALUMINUM FINISH TO MATCH EXTERIOR DOOR & WINDOW FRAMES.
7. ALL EXTERIOR DOORS & WINDOWS TO RECEIVE ESP BRONZE ALUMINUM FINISH.
8. ALL EXTERIOR GLAZING TO BE CLEAR, IMPACT RESISTANT GLASS
9. COORDINATE / VERIFY WITH OWNER & INTERIOR DESIGNER FOR ALL FINISHES.
10. THESE SPECIFICATIONS ARE ONLY TO BE USED AS A GUIDE FOR DETERMINING MAXIMUM ALLOWANCES. THE OWNER AND ARCHITECT SHALL BE CONSULTED PRIOR TO FINAL SELECTIONS AND ORDERING OF EACH ITEM SPECIFIED, OR ANY FINISH INVOLVED WITH THIS RESIDENCE.
11. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPMENT INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723 AS PER FBC R302.9
12. INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPMENT INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OF UL 723 AS PER FBC R302.10

CONTRACTOR NOTES

CONTRACTOR SHALL SUBMIT UNDER CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL

CONTRACTOR OR OWNER SHALL SUBMIT FINISHED CONSTRUCTION ELEVATION CERTIFICATE PRIOR TO FINAL BUILDING INSPECTION APPROVAL OR CO

SOIL STATEMENT:

INSPECTION ON THE SITE INDICATES UNDISTURBED LIMESTONE MATERIAL WITH A BEARING CAPACITY OF 2.000 PSF. SHOULD OTHER CONDITION OR MATERIAL BE ENCOUNTERED THE ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK. THE ENGINEER MUST SUBMIT A SEALED LETTER ATTESTING THAT THE FOUNDATION CONDITIONS ARE SIMILAR TO THIS WHICH THE DESIGN IS BASED. IF THE FOUNDATION CONDITIONS ARE DIFFERENT FROM THOSE WHICH THE DESIGN IS BASED UPON A GEOTECHNICAL REPORT WITH A SOIL RECOMMENDATIONS MUST BE SUBMITTED.

PLANS FOR NEW BUILDINGS, STRUCTURES AND ADDITIONS SHALL CREARLY IDENTIFY THE NATURE OF
THE SOIL UNDER THE STRUCTURE AND THE ALLOWABLE BEARING CAPACITY USE IN SIZING THE BUILDING FOUNDATION SUPPORT SYSTEM.

THE ENGINEER OF RECORD WILL SUMMIT A LETTER AFTER THE GROUND HAS BEEN BROKEN ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

IMPORTANT CONTRACTOR NOTE

CONTRACTOR SHALL VERIFY & COORDINATE ALL DISCIPLINES ON FIELD BEFORE START WORKING. IF ANY DISCREPANCY APPEARS, CONTRACTOR SHALL COMMUNICATE TO THE ARCHITECT & ENGINEERS OF RECORD BEFORE CONTINUE WORKING.

LIFE SAFETY NOTES

1. ALL INTERIOR GLAZING AND EXTERIOR GLAZING RAILING CALLED OUT FOR IN THESE PLANS IS TO BE CATEGORY II SAFETY GLASS AS PER FBC 2023 R308.4
2. HANDRAILS SHALL BE CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION - HANDRAILS MUST TERMINATE INTO WALL OR POST - HANDRAILS MUST COMPLY WITH FBC R311.5.6 - SHOP DRAWINGS TO BE PROVIDED BY RAIL MFR. - SEE DETAILS ON SHT. A-5.1
3. GUARDRAILS TO BE 3'-6" HIGH ABOVE FINISHED FLOOR - RAILING SHALL NOT ALLOW PASSAGE OF A 4"ϕ SPHERE, TYP, 6"ϕ AT TRIANGULAR OPENINGS FORMED BY TREAD, RISER AND BOTTOM RAIL OF RAILING AT STAIR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION - MFR. TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS - RAILS TO COMPLY WITH FBC R312 & R4403.7.3 - SEE DETAILS ON SHT. A-6.1
4. INTERIOR GLASS RAILINGS TO BE CLEAR SEAMLESS TEMPERED SAFETY GLASS - MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR APPROVAL UNDER SEPARATE PERMIT.
5. ANY OPENINGS IN RAILING OR BETWEEN RAILING & STRUCTURE ARE TO REJECT A 4"ϕ SPHERE & BOTTOM 6" OF RAILING IS TO REJECT A 2"ϕ SPHERE
6. PROVIDE POOL BARRIER AS PER FBC R4101.17. SEE ATTACHED SPEC'S BY "KATCHAKID". MANUFACTURER SPECIFICATIONS FOR APPROVAL UNDER SEPARATE PERMIT.
7. PROVIDE MIN. ½" GWB AT ALL GARAGE WALLS ABUTTING RESIDENCE & MIN. ⅝" TYPE "X" GWB AT GARAGE CEILING WITH HABITABLE ROOMS ABOVE AS PER FBC R302.6

PLAN NOTES LEGEND

- [1] CLEAR FRAMELESS CAT 2 SAFETY GLASS SHOWER ENCLOSURE AND DOOR, TUB ENCLOSURES OR HORIZONTAL SLIDING TUB/SHOWER DOORS WITH MINIMUM CLEAR ACCESS OF 22" IN COMPLIANCE WITH FBCR 2708.1.1.
- [2] BUILT-IN CLOSET FURNITURE. CONTRACTOR SHALL PROVIDE BID ALLOWANCE, COORDINATE WITH OWNER AND MANUFACTURER, AND CONSTRUCT PER OWNER'S SPECIFICATIONS.
- [3] ROD AND SHELF
- [4] 4 STAINED WOOD SHELVES W/ ADJUSTABLE STANDARDS AND BRACKETS
- [5] 4 EQUALLY SPACED PLASTIC LAMINATE SHELVES
- [6] MEDICINE CABINET W/ FRAMLESS MIRROR DOOR AND TOUCH LATCH, 3'-0" H.
- [7] 4 EQUALLY SPACED ⅝" THICK CLEAR TEMPERED GLASS SHELVES
- [8] (NOT USED)
- [9] LOW CREDENZA UNIT, BY OWNER
- [10] FULL POLISHED EDGE FRAMELESS MIRROR FROM TOP OF WAINSCOT OR BACKSPLASH TO CEILING ABOVE.
- [11] WALL CABINETS ABOVE
- [12] INSTALL NONABSORBENT SURFACE ON FLOORS AND WALLS UP TO 6' IN BATHTUBS & SHOWERS AS PER FBC R307.2

PUBLIC WORKS NOTES:

ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE MIAMI DADE COUNTY PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.

SURVEYOR NOTE

CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMNENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCH. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

CONSTRUCTION NOTES

1. ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED ¾" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL
2. ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED
3. COORDINATE WITH ELECTRICAL, AV & LOW VOLTAGE DRAWINGS PRIOR TO FORMING OR POURING CONCRETE SLABS, WALLS OR COLUMNS. PROVIDE FOR EMBEDMENTS OF LIGHT FIXTURES & SPEAKERS AS PER MFR. SPEC'S.
4. TYPICAL EXTERIOR WALL CONSTRUCTION TO BE 8" CONCRETE BLOCK w/STUCCO ON EXTERIOR & 5/8" G.W.B. ON 1½" METAL FRAMING @ 16" O.C. ON INTERIOR - PROVIDE (R-4.1) INSULATION
5. TYPICAL EXTERIOR FRAMING TO BE 1½"x3⅝" 18 GAUGE METAL STUDS @ 16" O.C. TO RECEIVE STUCCO ON PAPER BACKED METAL LATH OVER ⅝" CDX PLYWOOD SHEATHING.
6. ALL INTERIOR PARTITIONS TO BE 1½"x3⅝" MTL. STUDS (OR 2x4 WOOD STUDS) @ 16" O.C. FACED w/ 5/8" G.W.B. - PROVIDE HORIZONTAL FIREBLOCKING EVERY 8'-0" OF WALL TO COMPLY w/SECTION 4409.7.2 OF THE FBC RESIDENTIAL.
7. PROVIDE FULL, THICK, BATT SOUND INSULATION AT ALL INTERIOR PARTITIONS SHOWN ON FLOOR PLANS.
8. ALL INTERIOR PARTITIONS AT ALL WALL HUNG CABINET LOCATIONS PROVIDE (2) 2"x6" OR (2) 2"x4" WOOD MEMBERS BACKING TO COMPLY w/SECTION 2318.1.14 FBC
9. STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864" - AS PER FBC R4411.4.5.1
10. PROVIDE CEMENT BOARD IN LIEU OF GYPSUM WALL BOARD AT ALL PARTITIONS LOCATED IN WET AREAS
11. ALL DROPPED CEILINGS TO BE 1/2" G.W.B. ON 1½"x1½" 20 GAUGE METAL STUDS @ 16" O.C. - PROVIDE (R-30) BATT INSULATION AT ALL CEILINGS w/ROOF ABOVE.
12. PROVIDE A HIGH QUALITY SMOOTH PLASTER / PAINT (WHITE) FINISH AT ALL UNDERSIDE OF FLOOR / ROOF SLABS AT CURTAIN POCKET LOCATIONS WITHOUT A DROPPED CEILING
13. ALL POOL & SPA TO BE FINISHED SELECTED BY OWNER.
14. INTERIOR FINISHES THAT EMIT LOW/NO LEVELS OF VOLATILE ORGANIC COMPOUNDS (VOC) - SITE-APPLIED FINISHES, INCLUDING, PAINTS, STAINS AND VARNISHES, SHALL MEET SPECIFIED VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS LIMITS IN ACCORDANCE WITH GREENGUARD ENVIRONMENTAL INSTITUTE GGPS.001 STANDARD FOR BUILDING MATERIALS AND FINISHES± OR GREEN SEAL® STANDARDS.
15. ALL ROOFS, OVERHANGS & BALCONIES ARE TO BE FINISHED WITH "VULKEM" CT SYSTEM (NOA #11-0516.02) AS PER MFR. SPECIFICATIONS - PROVIDE SEALAMENT PLUS PRIMER (COLOR: WHITE OR GREY TO MATCH EXTERIOR WALLS) OR 3-PLY BUILT-UP ROOFING (NOA #15-1001.04) - UNDER SEPARATE PERMIT
16. CONTRACTOR SHALL PERFORM AN IMPERMEABILITY TEST ON ALL ROOF SLABS FOR A PERIOD OF NO LESS THAN 24 HOURS
17. ANY AIR EXHAUST AND INTAKE OPENINGS WHICH TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES WITH OPENINGS BETWEEN ¼" AND ½" AS PER FBC 303.5
18. 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 (1)
19. ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE. (ASCE 4.6.2).
20. ALL BATHROOM FIXTURES SHALL BE INSTALLED AS PER FBC R307.1 & P2708.1.1
21. PROVIDE FIRE BLOCKING IN WALLS EVERY 8', AT INTERCONNECTIONS, BETWEEN STRINGERS, AT OPENINGS,AT CHIMNEYS, AT FLOOR JOIST & AROUND DOOR POCKETS AS PER FBC R4409.7.2
22. WOOD BLOCKING SHALL NOT BE LESS THAN NOMINAL 2"x6" AS PER FBC R4409.17.1.4
23. ALL PENETRATIONS OF FIRESTOPS OR DRAFT STOPS SHALL BE SEALED OR PROTECTED IN AN APPROVED MANNER AS PER FBC R4409.7.1.6

PERMIT NOTES

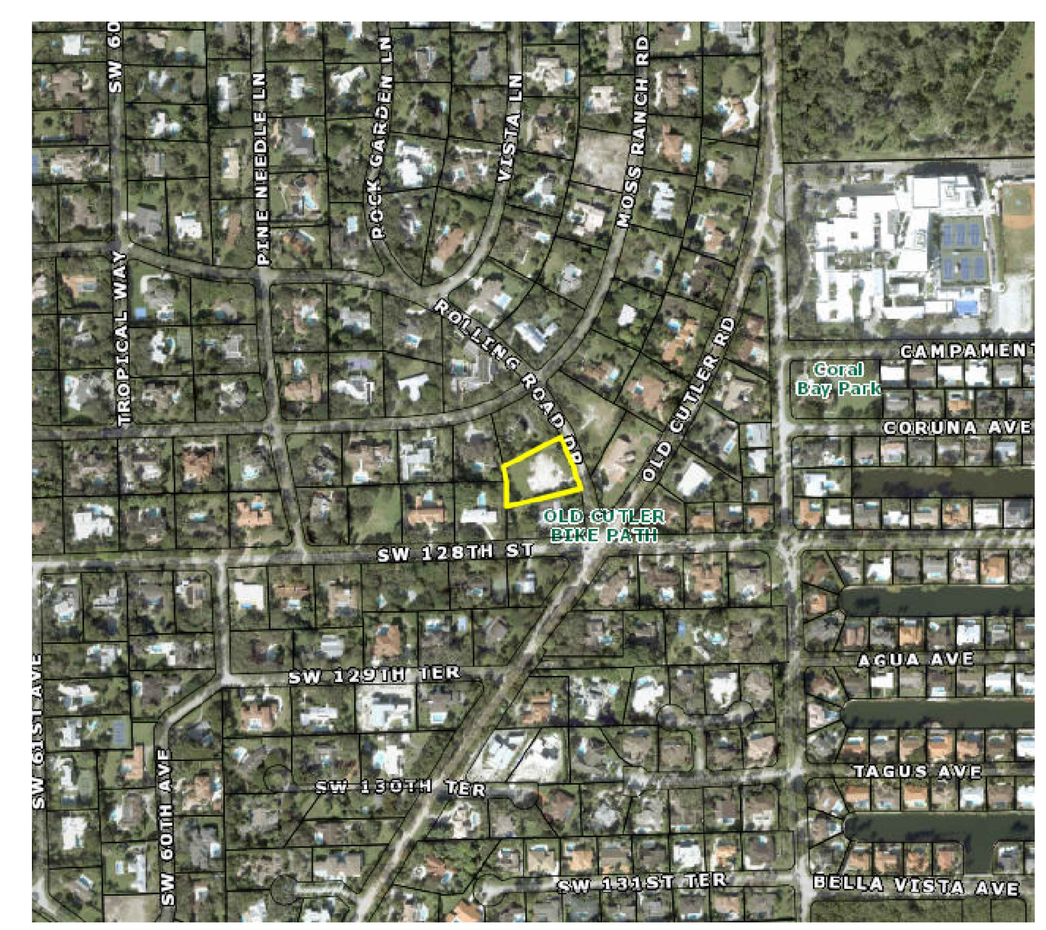
1. ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. RESIDENTIAL 2023.
2. FENCES, DRIVEWAYS, GAS TANKS, SEPTIC TANKS, ELEVATOR, ROOFING, POOL DECK, POOL, PONDS, WATERPROOFING, RAILINGS, GENERATOR, HORIZ. ROLLING GATES, GARAGE DOORS, EXTERIOR DOORS & WINDOWS ARE UNDER SEPARATE PERMIT. (1)

PUBLIC WORKS NOTES

1. RECONSTRUCT SWALE ALONG ENTIRE FRONTAGE OF PROPERTY
2. ANY WORK OR IMPROVEMENT TO / FROM RIGHT-OF-WAY, INCLUDING LANDSCAPING & IRRIGATION, REQUIRE A SEPERATE CITY OF MIAMI BEACH PUBLIC WORKS RIGHT-OF-WAY CONSTRUCTION PERMIT
3. ALL CONSTRUCTION AND/OR USE OF EQUIP. IN THE RIGHT-OF-WAY AND/OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPT. PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION

SITE WORK NOTES

1. CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET AS PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER SITE PLAN.
2. ALL CONCRETE SLABS ON GRADE WITH ENCLOSED AIR CONDITIONED SPACES ABOVE ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE BOTTOM OF SLAB & THE BASE COURSE OR PREPARED SUBGRADE AS PER FBC R506.2.3
3. ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY & SHALL NOT DRAIN INTO NEIGHBORING PROPERTIES. SLOPE GRADE AWAY FROM ALL NEW CONSTRUCTION.
4. TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION
5. SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION
6. CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED IDENTITY OR APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED



N

AERIAL view.
SCALE: nts

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CPC 1458944.
A: 8879 SW 131st ST MIAMI, FL. 33176
O: C: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
w: www.jd-miami.com

OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

Felix D Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.05.20 14:44:09 -04'00'
Adobe Acrobat version: 2025.001.20474

FELIX DAYAN GUERRA LICENSE No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

1	REV#1 04-02-2025: B.D. COMMENTS

JOB:
6350

SHEET:
G-01

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-04-21

ZONING REQUIREMENTS:

EU-1		AREA		
LOT AREA		42,772 SQFT.		
0' - 0" = 20.00' NGVD		ALLOWED	EXISTING	PROPOSED
LOT COVERAGE		11,630.40 SQ. FT.		11,594 SQFT.
1st FLOOR	20%	8,554.40 SQ. FT.		7,444 SQFT.
2nd FLOOR	10%	4,277.20 SQ. FT.	(+ CREDIT)	4,150 SQFT.
		(SEE G-03 FOR DETAILS)		
MAXIMUN IMPERVIOUS SURFACE:	45% MAX	20,033.10 SQ. FT.		16,271 SQFT.
MINIMUM GREEN SPACE:	55% MIN.	24,484.90 SQ. FT.		22,497 SQFT.
		(SEE G-04 FOR DETAILS)		
SET BACK:				
FRONT		50.00'		54'-11 ½'
REAR		25.00'		94'-6'
NORTH SIDE		20'		37'-10 ½'
SOUTH SIDE		20'		26'-8'
ACCESSORY STRUCTURE	5%	2,138.60 SQFT.		796 SQFT.
SET BACK:				
BETWEEN BUILDINGS		10'		42'-2'
REAR		20'		27'-5'
NORTH SIDE		20'		21'-4 ½'
SOUTH SIDE		20'		99'-4'

PROJECT DATA

SCOPE OF WORK:
NEW 1-STORY, CBS, SINGLE FAMILY RESIDENCE.

ZONING CODE:	CONSTRUCTION TYPE:	FLOOD ZONE:
RESIDENTIAL EU-1	TYPE V-B	X

CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT DESIGN AND CONSTRUCTION:
CATEGORY II

ELEVATION CROWN OF ROAD:	17.57' (N.G.V.D.) + 0.67' = 18.24' (N.G.V.D.)	EXISTING
ELEVATION FINISHED FLOOR:		20.00' (N.G.V.D.)
BUILDING HEIGHT:	35.00'	28'-5 1/8' (FROM 17.57' NGVD)

NOTE: ELEVATIONS SHOWN ARE BASED ON N.G.V.D.

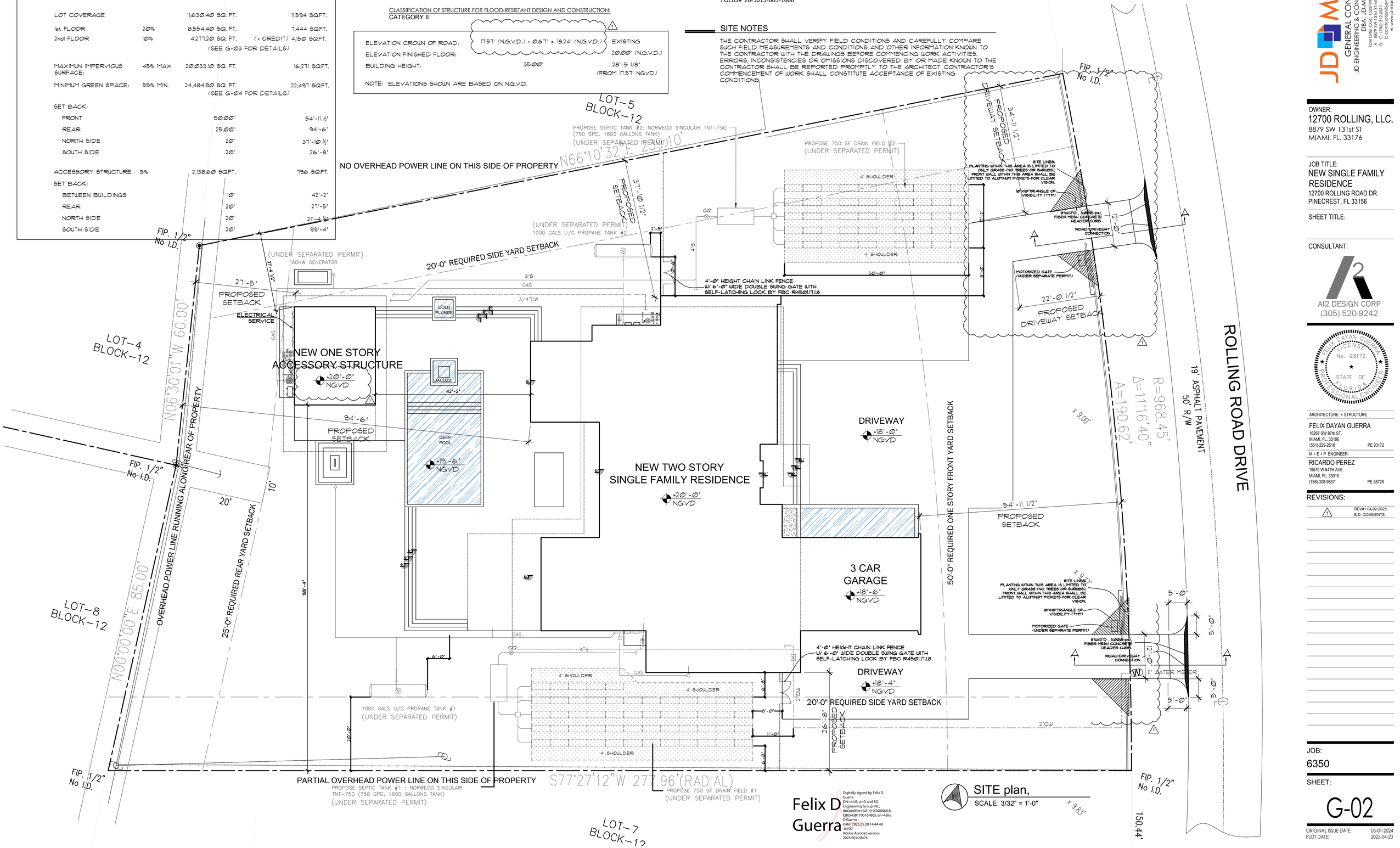
LEGAL DESCRIPTION

LOT 6, BLOCK 12, OF "TOWN AND RANCH ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50 AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO# 20-5013-003-1080

SITE NOTES

THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE DRAWINGS BEFORE COMMENCING WORK ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR SHALL BE REPORTED PROMPTLY TO THE ARCHITECT. CONTRACTOR'S COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.



SITE plan,
SCALE: 3/32" = 1'-0"

Felix D Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B1700161F805, cn=Felix D Guerra
Date: 2025.05.20 14:44:48 -04'00'
Adobe Acrobat version: 2025.001.20474

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Ohtz, CGC: 1522799, CFC: 1428944,
8880 SW 131st ST, Miami, FL. 33176
O: C: (786) 312-4311 | (305) 209-3626
E: construction@jd-miami.com
w: www.jd-miami.com

OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

FELIX DAYAN GUERRA LICENSED REGISTERED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

1	REV#1 04-02-2025: B.D. COMMENTS

JOB:
6350

SHEET:
G-02

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-04-20

PROJECT DATA

SCOPE OF WORK:
NEW 1-STORY, CBS, SINGLE FAMILY RESIDENCE.

ZONING CODE:	CONSTRUCTION TYPE:	FLOOD ZONE:
RESIDENTIAL EU-1	TYPE V-B	X

CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT DESIGN AND CONSTRUCTION:
CATEGORY II

LEGAL DESCRIPTION

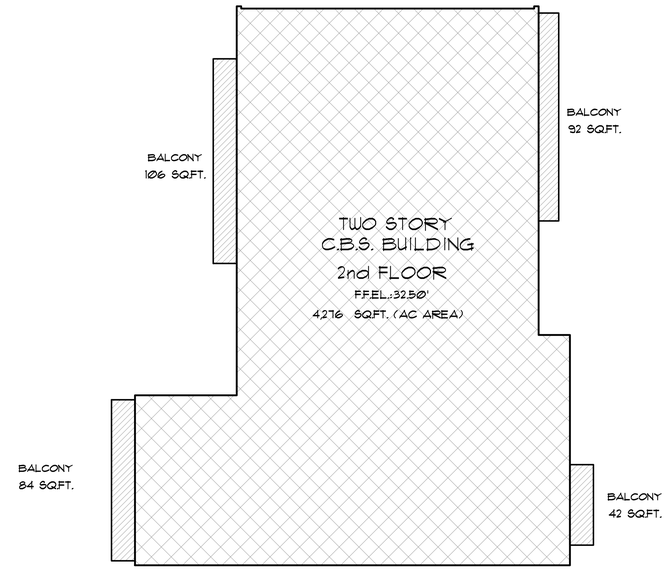
LOT 6, BLOCK 12, OF "TOWN AND RANCH ESTATES", ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50 AT
PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO# 20-5013-003-1080

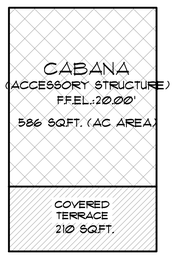
LOT AREA			42,772 SQFT.
F.A.R.			
FIRST FLOOR	20%	8,554.40 SQFT. (MAX.)	8,208 SQFT.
SECOND FLOOR	10%	4,277.20 SQFT. (MAX.)	4,276 SQFT.

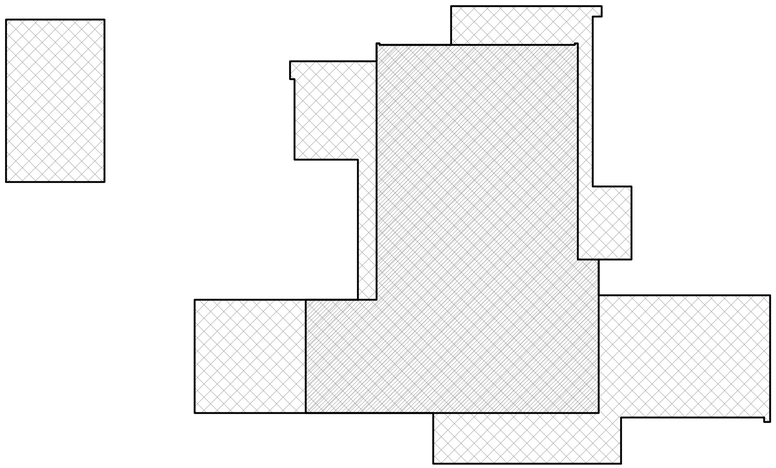
3,346.40 SQFT. CREDIT FOR 2nd FLOOR BALCONIES

PROPOSED.	NON A/C.	A/C.	F.A.R.
FIRST FLOOR		5,546 SQFT.	5,546 SQFT.
GARAGE	1,046 SQFT.		1,046 SQFT.
ACCESSORY STRUCTURE		586 SQFT.	586 SQFT.
ENTRY COVERED	188 SQFT.		188 SQFT.
COVERED TERRACES	842 SQFT.		842 SQFT.
			8,208 SQFT.
SECOND FLOOR		4,276 SQFT.	4,276 SQFT.
BALCONIES	324 SQFT.		324 SQFT.
			4,600 SQFT.
TOTAL			12,808 SQFT.

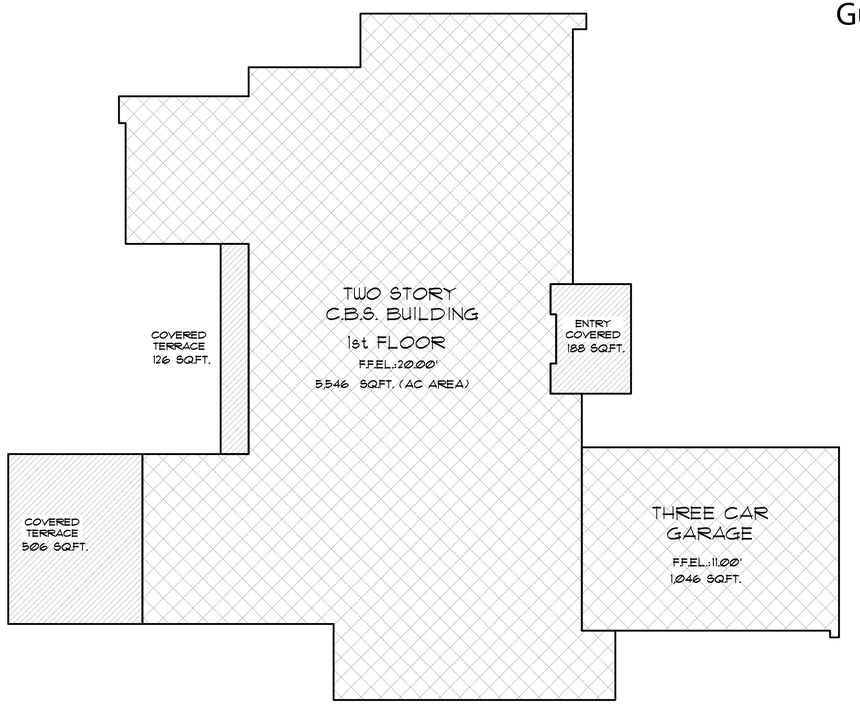


2nd floor BUILDING FAR
SCALE: 3/32" = 1'-0"





BUILDING FAR (Overlay w/ 2nd Floor)
SCALE: 3/32" = 1'-0"



1st floor BUILDING FAR
SCALE: 3/32" = 1'-0"

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018C865438170016F805, cn=Felix D Guerra
Date: 2025.05.20 14:45:03 -04'00'
Adobe Acrobat version: 2025.001.20474

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CPC: 1458944.
8800 NW 36 ST. Unit # 1, 376
Miami, FL. 33178
O: C: (786) 312-6511 (305) 209-3626
E: construction@jd-miami.com
w: www.jd-miami.com

OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

AI2 DESIGN CORP
(305) 520-9242

FELIX DAYAN GUERRA LICENSED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

1	REV#1 04-02-2025: B.D. COMMENTS

JOB:
6350

SHEET:
G-03

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-05-15

NOTES:
SEE SHEET G-01 FOR ADDITIONAL NOTES
SEE SHEET G-02 & G-03 FOR PROJECT DATA
SEE SHEET A-5.0 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-6.1 FOR ADDITIONAL DETAILS

APPLICABLE CODE NOTE:
APPLICABLE CODE: F.B.C. 2023 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2023 RESIDENTIAL

TERMITE PROTECTION NOTE:
TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION AS PER SECTION FBCR 318

Felix D Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D000001BC9655A3B170016F805, cn=Felix D Guerra
Date: 2025.05.20 14:45:28 -04'00'
Adobe Acrobat version: 2025.001.20474

STORAGE 13'-8" | SAUNA | WIC | GYM/BATH | GYM 1st F.F.E. +20'-0" NGVD (EL.+/- 0'-0") | COVERED TERRACE +19'-6" NGVD EL. -0'-6" | GAS FIREPIT +18'-0" NGVD EL. -2'-0" | COLD PLUNGE | POOL DECK (UNDER SEPARATE PERMIT - BY OTHERS) +19'-6" NGVD EL. -0'-6" | JACUZZI | DEEP POOL (UNDER SEPARATE PERMIT - BY OTHERS) | POOL DECK (UNDER SEPARATE PERMIT - BY OTHERS) +19'-6" NGVD EL. -0'-6" | FAMILY DEN | BAR | AV CLOSET | POWDER | HOME THEATER | MAIN HALLWAY | WIC | OFFICE/GUEST BATH | DEN / GUEST SUITE | GRAND LIVING ROOM | ENTRANCE FOYER | 1st F.F.E. +20'-0" NGVD (EL.+/- 0'-0") | COVERED TERRACE +19'-6" NGVD EL. -0'-6" | FAMILY ROOM | DINING ROOM | ELEVATOR UNDER SEPARATE PERMIT - BY OTHERS | WINE CELLAR | LAUNDRY | KITCHEN | PANTRY | KITCHEN BOH | STAFF BEDROOM | STAFF BATH | MUD ROOM | UTILITY ROOM / AV ROOM | STAIR | 3 CAR GARAGE +18'-0" NGVD EL. -2'-0" | WATER FEATURE

1st floor plan
SCALE: 3/16" = 1'-0"

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CPC 1458944.
8491 NW 68th St. Miami, FL 33166
O.: C: (786) 312-4311 | (305) 209-3626
E: construction@jd-miami.com
W: www.jd-miami.com

OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

FELIX DAYAN GUERRA LICENSED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

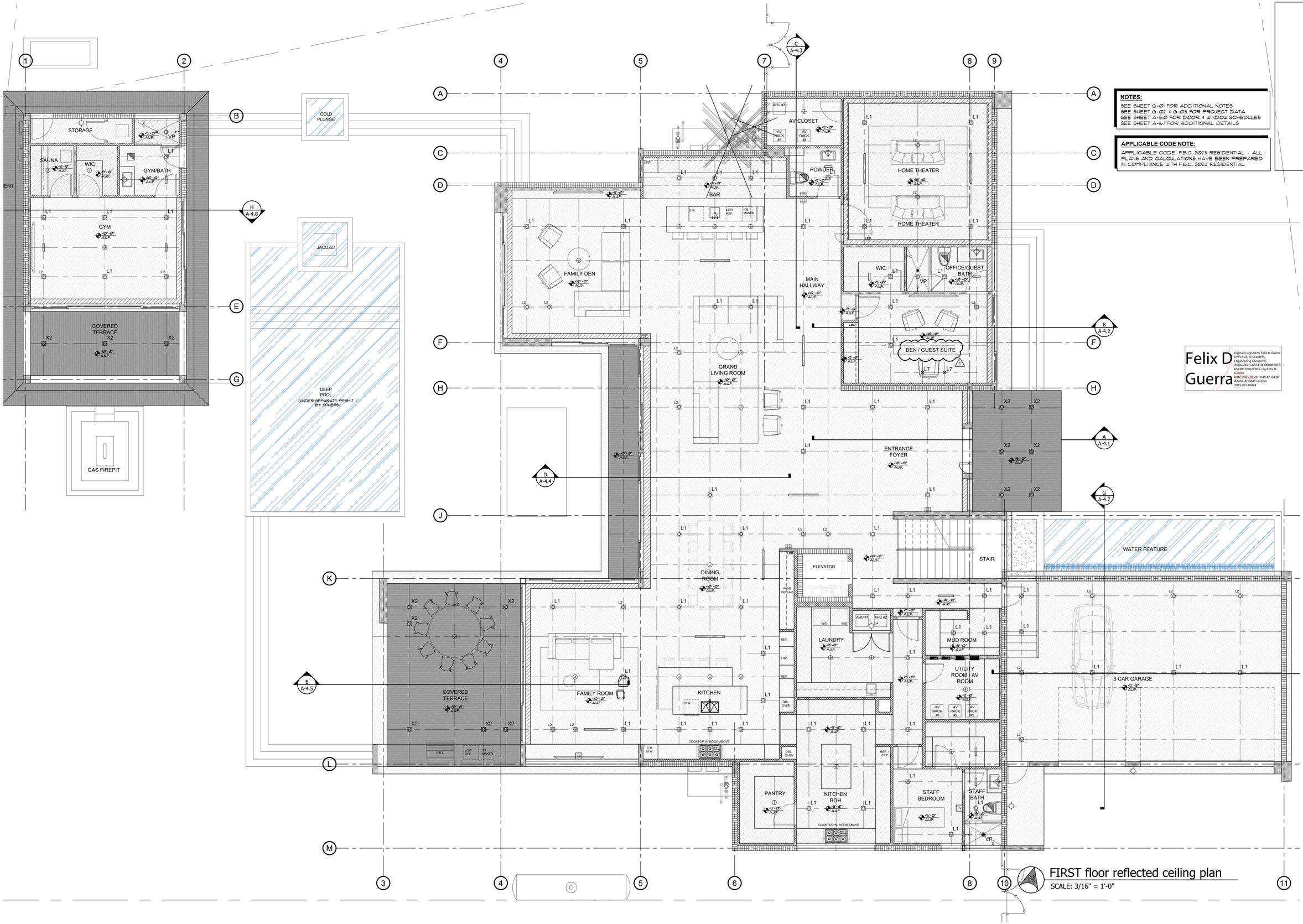
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:
1 REV#1 04-02-2025: B.D. COMMENTS

JOB:
6350

SHEET:
A-1.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-04-20



FIRST floor reflected ceiling plan

SCALE: 3/16" = 1'-0"

NOTES:

SEE SHEET G-01 FOR ADDITIONAL NOTES
SEE SHEET G-02 & G-03 FOR PROJECT DATA
SEE SHEET A-5.0 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-6.1 FOR ADDITIONAL DETAILS

APPLICABLE CODE NOTE:

APPLICABLE CODE: F.B.C. 2023 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2023 RESIDENTIAL

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC., dnQualifier=A01410D000001BCB6543B170016F805, cn=Felix D Guerra
Date: 2025.05.20 14:45:47 -04'00'
Adobe Acrobat version: 2025.001.20474

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CFC 1428944.
8900 SW 31st Street, Suite 415, Miami, FL 33156
O: C: (786) 312-4311 (305) 209-3626
E: construction@jd-miami.com
W: www.jd-miami.com

OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

AI2 DESIGN CORP
(305) 520-9242

FELIX DAYAN GUERRA LICENSED PROFESSIONAL ENGINEER No. 93172 STATE OF FLORIDA

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

1	REV#1 04-02-2025: B.D. COMMENTS

JOB:
6350

SHEET:
A-2.1

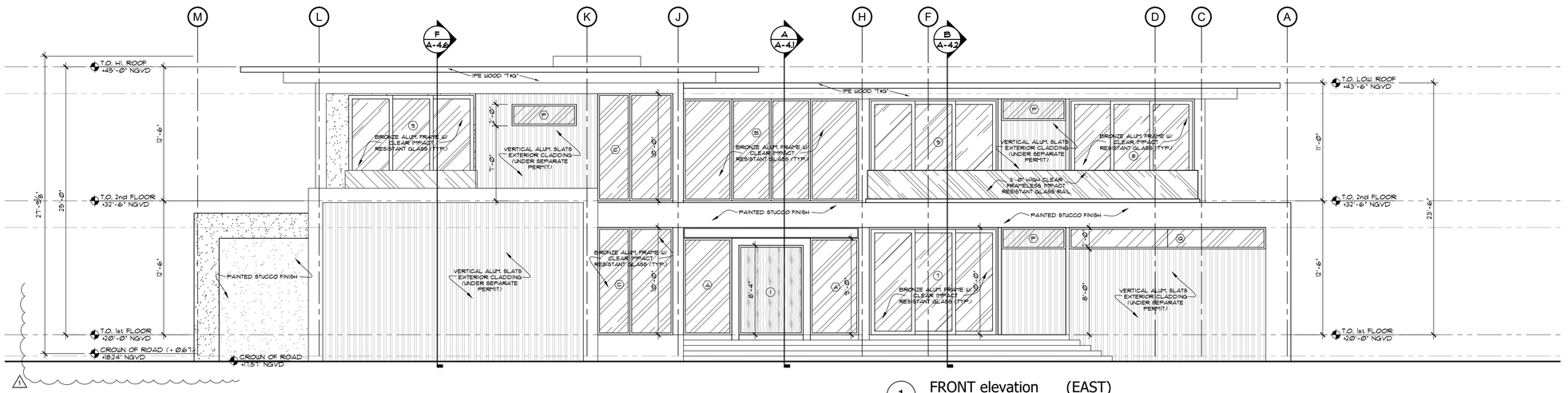
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-04-20

NOTES:

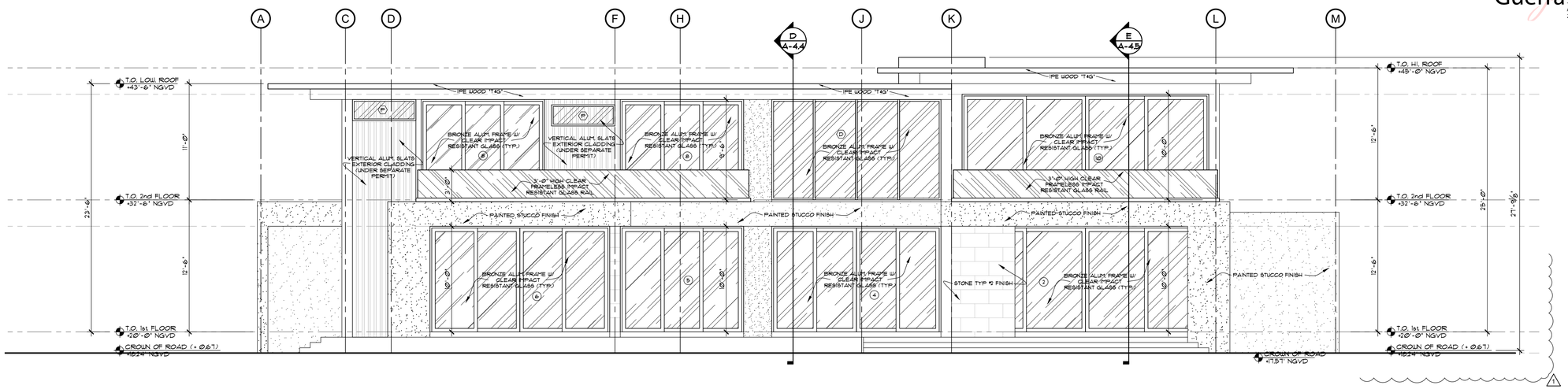
SEE SHEET G-01 FOR ADDITIONAL NOTES
SEE SHEET G-02 & G-03 FOR PROJECT DATA
SEE SHEET A-5.0 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-6.1 FOR ADDITIONAL DETAILS

APPLICABLE CODE NOTE:

APPLICABLE CODE: F.B.C. 2023 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2023 RESIDENTIAL



1 FRONT elevation (EAST)
Scale: 3/16" = 1'-0"



2 REAR elevation (WEST)
Scale: 3/16" = 1'-0"

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000001BCB654381700166F805, cn=Felix D Guerra
Date: 2025.05.20 14:46:08 -04'00'
Adobe Acrobat version: 2025.001.20474

FELIX DAYAN GUERRA
No. 93172
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CFC: 1438944.
8600 NW 36th Street # 1376
Miami, FL 33166
O: C: (786) 312-4311 (305) 209-3626
E: construction@jd-miami.com
W: www.jd-miami.com

OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

AI2 DESIGN CORP
(305) 520-9242

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

1	REV#1 04-02-2025: B.D. COMMENTS

JOB:
6350

SHEET:
A-3.1

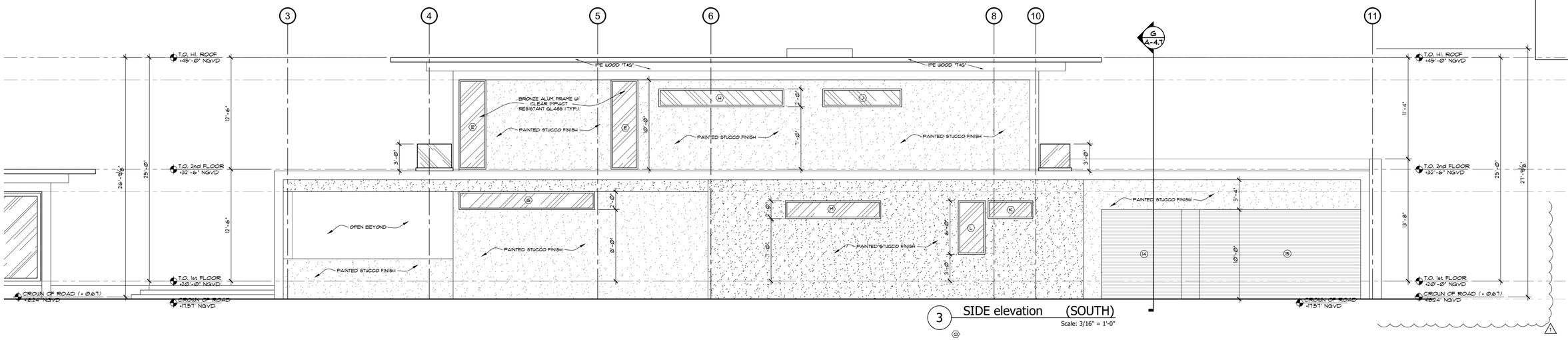
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-04-20

NOTES:

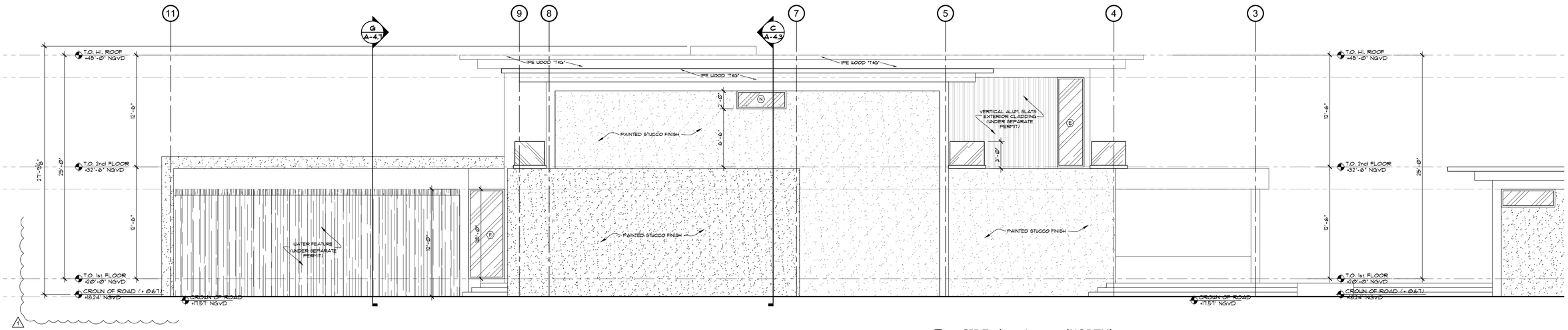
SEE SHEET G-01 FOR ADDITIONAL NOTES
SEE SHEET G-02 & G-03 FOR PROJECT DATA
SEE SHEET A-5.0 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-6.1 FOR ADDITIONAL DETAILS

APPLICABLE CODE NOTE:

APPLICABLE CODE: F.B.C. 2023 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2023 RESIDENTIAL



3 SIDE elevation (SOUTH)
Scale: 3/16" = 1'-0"



4 SIDE elevation (NORTH)
Scale: 3/16" = 1'-0"

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CPC 1458944.
Alvaro Ortiz, CGC 1531314, CBC 1263
O: C: (786) 312-4511 (305) 209-3626
E: construction@jd-miami.com
W: www.jd-miami.com

OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

AI2 DESIGN CORP
(305) 520-9242

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D00000 18C865438170016F805, cn=Felix D Guerra
Date: 2025.05.20 14:46:26 -04'00'
Adobe Acrobat version: 2025.001.20474

FELIX DAYAN GUERRA LICENSE No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

1	REV#1 04-02-2025: B.D. COMMENTS

JOB:
6350

SHEET:
A-3.2

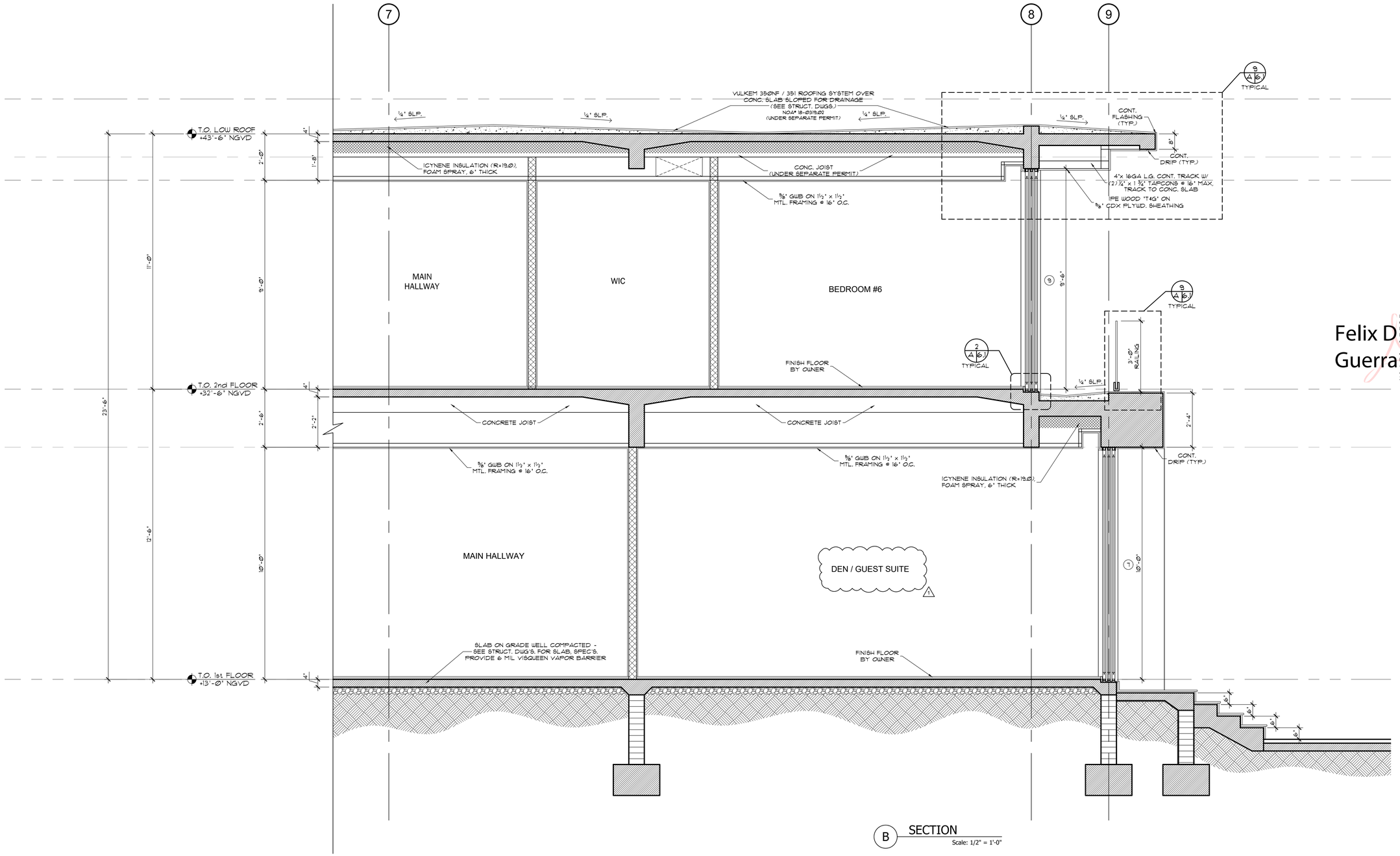
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-04-20

NOTES:

SEE SHEET G-01 FOR ADDITIONAL NOTES
SEE SHEET G-02 & G-03 FOR PROJECT DATA
SEE SHEET A-5.0 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-6.1 FOR ADDITIONAL DETAILS

APPLICABLE CODE NOTE:

APPLICABLE CODE: F.B.C. 2023 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2023 RESIDENTIAL



B SECTION
Scale: 1/2" = 1'-0"

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CFC: 1438944.
Address: 1414 Madruga Ave, Suite 326
O: C: (786) 312-4511 (305) 209-3626
E: construction@jd-miami.com
W: www.jd-miami.com

OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

AI2 DESIGN CORP
(305) 520-9242

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D00000 18CB6543B170016F805, cn=Felix D Guerra
Date: 2025.05.20 14:46:42 -04'00'
Adobe Acrobat version: 2025.001.20474

FELIX DAYAN GUERRA
LICENSED
No. 93172
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16287 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172

M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

1	REV#1 04-02-2025: B.D. COMMENTS

JOB:
6350

SHEET:
A-4.2

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-04-20