

NEW SINGLE FAMILY RESIDENCE

12700 ROLLING ROAD DR.

PINECREST, FLORIDA

CLIENT	DESIGNER	ARCHITECT	STRUCTURAL ENGINEER	MEP ENGINEERS	CIVIL ENGINEER	LANDSCAPING
12700 ROLLING LLC 12700 ROLLING ROAD DR. PINECREST, FL 33156	AI2 DESIGN CORP 3631 TORREMOLINOS AVE DORAL, FL 33178 (305) 520-9242	FELIX DAYAN GUERRA 16267 SW 97th STREET MIAMI, FL 33196 (305)857-5189 PE 93172	FELIX DAYAN GUERRA 16267 SW 97th STREET MIAMI, FL 33196 (305)857-5189 PE 93172	RICARDO PEREZ 19570 NW 84TH AVE HIALEAH, FL. 33015 (305) 308-9857 PE 58728	CARLAB ENGINEERING HOLLYWOOD, FL (786) 302-7693 PE 76036	FELIX DAYAN GUERRA 16267 SW 97th STREET MIAMI, FL 33196 (305)857-5189 PE 93172

SCOPE OF WORK

* NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE, POOL, CABANA & LANDSCAPING



SEPARATE PERMIT NOTE:

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.

Felix D Guerra
a

Digitally signed by Felix D Guerra
DN: cn=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.09.24 16:09:18 -04'00'
Adobe Acrobat version: 2025.001.20693

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
12700 ROLLING ROAD DR.
PINECREST, FL 33156
A: 8879 SW 131st ST MIAMI, FL 33176
C: (786) 312-6511 (305) 209-9436
E: construction@jd-miami.com
www.jdmiami.com

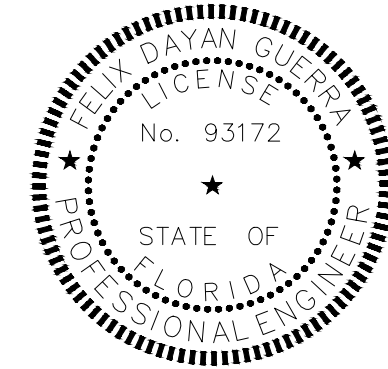
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

REVISIONS:

REV#2 07-08-2025:
B.D. COMMENTS

JOB:
12700 - 2409

SHEET:

COVER

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15

NEW RESIDENCE AT:
12700 ROLLING ROAD DR.
PINECREST, FL 33156

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

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

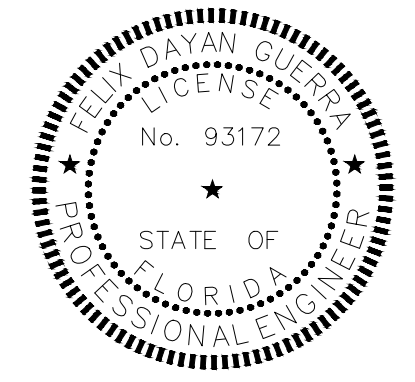
SHEET TITLE:

CONSULTANT:



Felix D
Guerra
a

Digitally signed by Felix D Guerra
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Date: 2025.09.24 16:09:53 -04'00'
Adobe Acrobat version: 2025.001.20693



ARCHITECTURE + STRUCTURE
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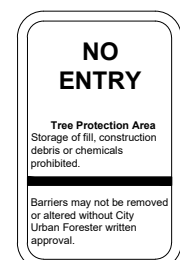
REVISIONS:

JOB:
12700 - 2409
SHEET:

I-0.0

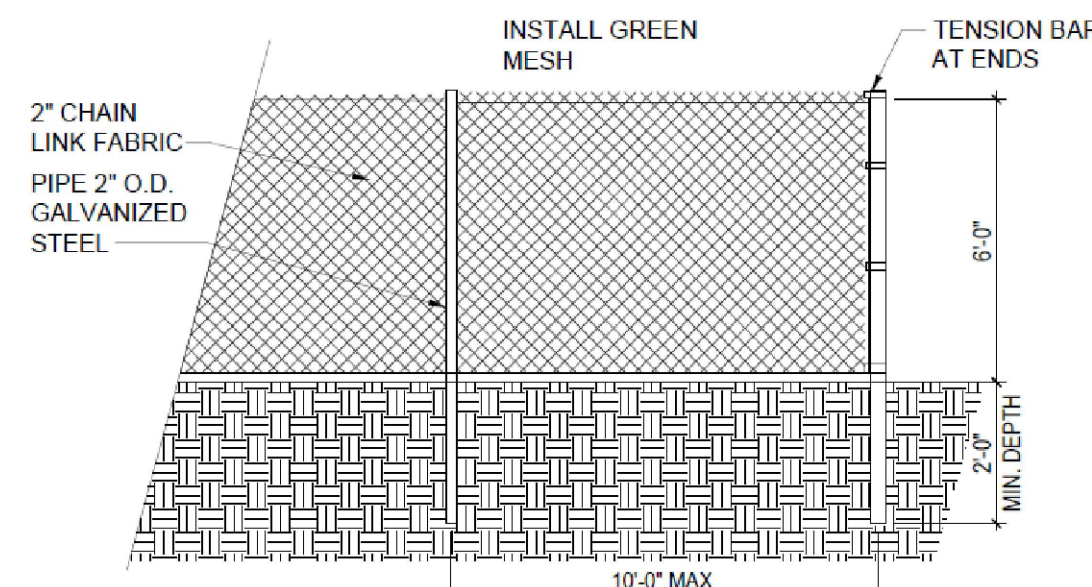
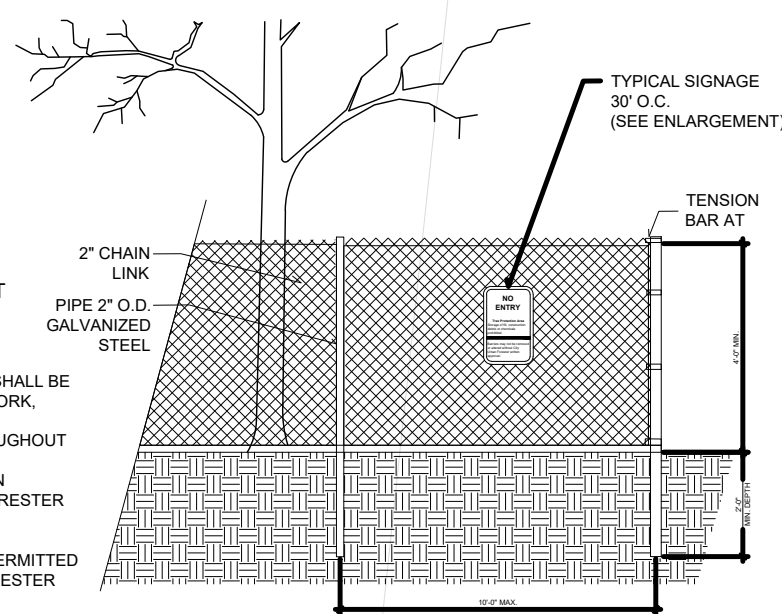
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15

DRAWING INDEX						DRAWING INDEX					
NO.	SHEET NAME	ORIGINAL ISSUE DATE	REV NO	REVISION DATE	PREVIOUS REVISION	NO.	SHEET NAME	ORIGINAL ISSUE DATE	REV NO	REVISION DATE	PREVIOUS REVISION
C-0.0	COVER SHEET	11/13/2024	-	-	-		STRUCTURAL				
I-0.0	INDEX	11/13/2024	-	-	-	S-0.0	GENERAL NOTES	11/13/2024	-	-	-
A-0.01	SURVEY	11/13/2024	-	-	-	S-1.0	FOUNDATION PLAN	11/13/2024	-	-	-
	CIVIL					S-1.1	ROOF FRAMING PLAN	11/13/2024	-	-	-
C-100	GENERAL NOTES & SPECIFICATIONS	11/13/2024	-	-	-	S-2.0	SCHEDULES-MECHANICAL	11/13/2024	-	-	-
C-200	PAVING,GRADING & DRAINAGE PLAN	11/13/2024	-	-	-	S-3.0	BUILDING SECTIONS	11/13/2024	-	-	-
C-300	WATER & SEWER PLAN	11/13/2024	-	-	-	S-3.1	BUILDING SECTIONS	11/13/2024	-	-	-
C-400	DRAINAGE DETAILS	11/13/2024	-	-	-	S-4.1	GENERAL DETAILS	11/13/2024	-	-	-
C-500	SEDIMENTATION & EROSION CONTROL PLAN	11/13/2024	-	-	-	S-5.0	WIND PRESSURES	11/13/2024	-	-	-
C-600	SEDIMENTATION & EROSION CONTROL NOTES	11/13/2024	-	-	-		ELECTRICAL				
	LANDSCAPE					E-0	ELECTRICAL SYMBOL LEGEND & NOTES	11/13/2024	-	-	-
L-0.0	COVER SHEET & INDEX	11/13/2024	-	-	-	E-0.1	ELECTRICAL SITE PLAN	11/13/2024	-	-	-
L-1.0	EXISTING PALM SURVEY & DISPOSITION PLAN	11/13/2024	-	-	-	E-1.0	GROUND FLOOR ELECTRICAL PLAN	11/13/2024	-	-	-
L-2.0	LANDSCAPE PLAN	11/13/2024	-	-	-	E-1.1	FIRST FLOOR ELECTRICAL PLAN	11/13/2024	-	-	-
L-2.1	LANDSCAPE LEGEND, NOTES & DETAILS	11/13/2024	-	-	-	E-1.2	SECOND FLOOR ELECTRICAL PLAN	11/13/2024	-	-	-
L-3.0	IRRIGATION PLAN	11/13/2024	-	-	-	E-1.3	ROOF ELECTRICAL PLAN	11/13/2024	-	-	-
L-4.0	LIGHTING PLAN	11/13/2024	-	-	-	E-2.0	GROUND FLOOR LIGHTING PLAN	11/13/2024	-	-	-
	ARCHITECTURAL					E-2.1	FIRST FLOOR LIGHTING PLAN	11/13/2024	-	-	-
G-0.1	GENERAL NOTES & SPECIFICATIONS	11/13/2024	-	-	-	E-2.2	SECOND FLOOR LIGHTING PLAN	11/13/2024	-	-	-
G-0.2	SITE PLAN / SITE DATA	11/13/2024	-	-	-	E-2.3	ROOF LIGHTING PLAN	11/13/2024	-	-	-
G-0.3	SITE PLAN / LOT COVERAGE	11/13/2024	-	-	-	E-3.0	ELECTRICAL RISER DIAGRAM	11/13/2024	-	-	-
G-0.4	SITE PLAN / IMPERVIOUS / PERVIOUS	11/13/2024	-	-	-	E-4.0	ELECTRICAL PANEL SCHEDULE	11/13/2024	-	-	-
G-0.5	FRONT FENCE	11/13/2024	-	-	-	E-4.1	ELECTRICAL PANEL DIMMING SCHEDULE	11/13/2024	-	-	-
A-1.1	FIRST FLOOR PLAN	11/13/2024	-	-	-		MECHANICAL				
A-1.2	SECOND FLOOR PLAN	11/13/2024	-	-	-	M-0.0	MECHANICAL NOTES 7 SCHEDULES	11/13/2024	-	-	-
A-1.3	ROOF PLAN	11/13/2024	-	-	-	M-0.1	SCHEDULES-MECHANICAL	11/13/2024	-	-	-
A-2.1	FIRST FLOOR REFLECTED CEILING PLAN	11/13/2024	-	-	-	M-1.0	GROUND FLOOR MECHANICAL PLAN	11/13/2024	-	-	-
A-2.2	SECOND FLOOR REFLECTED CEILING PLAN	11/13/2024	-	-	-	M-1.1	FIRST FLOOR MECHANICAL PLAN	11/13/2024	-	-	-
A-3.1	FRONT & REAR RESIDENCE ELEVATIONS	11/13/2024	-	-	-	M-1.2	SECOND FLOOR MECHANICAL PLAN	11/13/2024	-	-	-
A-3.2	SIDE RESIDENCE ELEVATIONS	11/13/2024	-	-	-	M-1.3	ROOF MECHANICAL PLAN	11/13/2024	-	-	-
A-3.3	ACESSORY STRUCTURE ELEVATIONS	11/13/2024	-	-	-	M-2.0	DETAILS-MECHANICAL	11/13/2024	-	-	-
A-4.1	SECTION "A"	11/13/2024	-	-	-		PLUMBING				
A-4.2	SECTION "B"	11/13/2024	-	-	-	P-0	PLUMBING SCHEDULES, DETAILS AND NOTES	11/13/2024	-	-	-
A-4.3	SECTION "C"	11/13/2024	-	-	-	P-0.1	PLUMBING SITE PLAN	11/13/2024	-	-	-
A-4.4	SECTION "D"	11/13/2024	-	-	-	P-1.0	GROUND FLOOR PLUMBING PLAN	11/13/2024	-	-	-
A-4.5	SECTION "E"	11/13/2024	-	-	-	P-1.1	FIRST FLOOR PLUMBING PLAN	11/13/2024	-	-	-
A-4.6	SECTION "F"	11/13/2024	-	-	-	P-1.2	SECOND FLOOR PLUMBING PLAN	11/13/2024	-	-	-
A-4.7	SECTION "G"	11/13/2024	-	-	-	P-1.3	ROOF PLUMBING PLAN	11/13/2024	-	-	-
A-4.8	SECTION "H"	11/13/2024	-	-	-	P-2.1	SANITARY RISER DIAGRAM	11/13/2024	-	-	-
A-5.0	DOOR & WINDOW SCHEDULES	11/13/2024	-	-	-	P-2.2	WATER RISER DIAGRAM	11/13/2024	-	-	-
A-6.1	DETAILS	11/13/2024	-	-	-	P-2.3	GAS RISER DIAGRAM	11/13/2024	-	-	-
A-7.1	WALL TYPES	11/13/2024	-	-	-						



SIGN ENLARGEMENT

- NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
 2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
 4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL.



TEMPORARY FENCE detail

SCALE: NTS

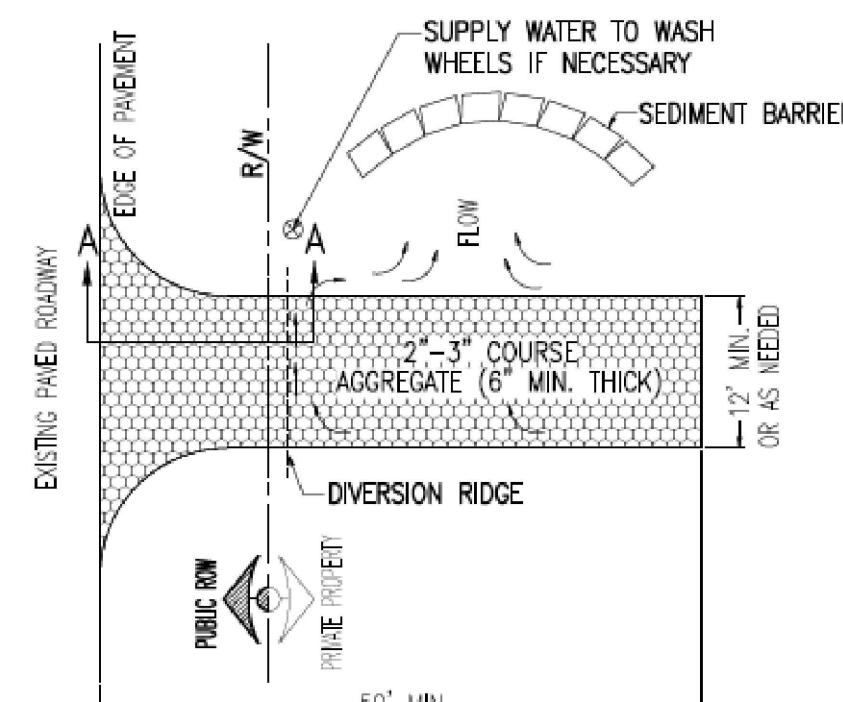
LEGAL DESCRIPTION

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.

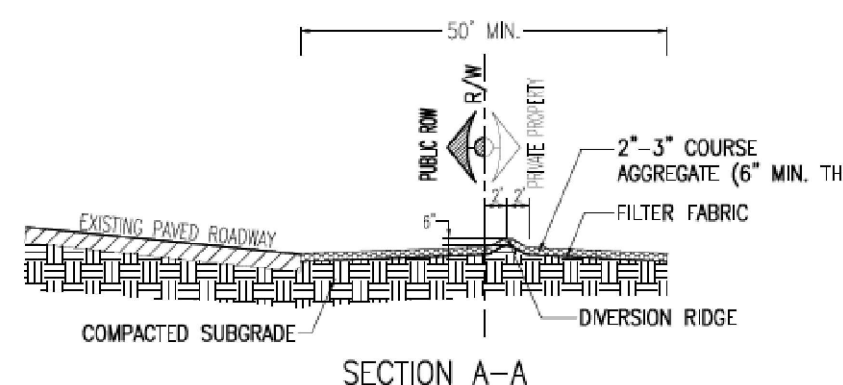
FOLIO# 20-5013-003-1080

FENCE detail

SCALE: NTS



PLAN



SECTION A-A

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 RIGHTS-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.
4. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

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

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

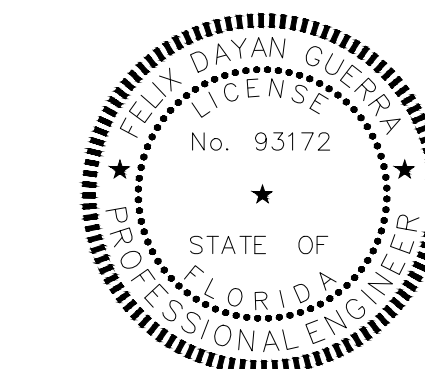
SHEET TITLE:

CONSULTANT:

Felix D Guerra
a

Digitally signed by Felix D Guerra
DN: cn=US, o=D and SG Engineering Group INC, dnQualifier=AD1410D000
00018C965438170016F855, c=Felix D Guerra
Date: 2025.09.24 16:13:31 -0400
Adobe Acrobat version: 2025.001.20693

A12 DESIGN CORP
(305) 520-9242



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:

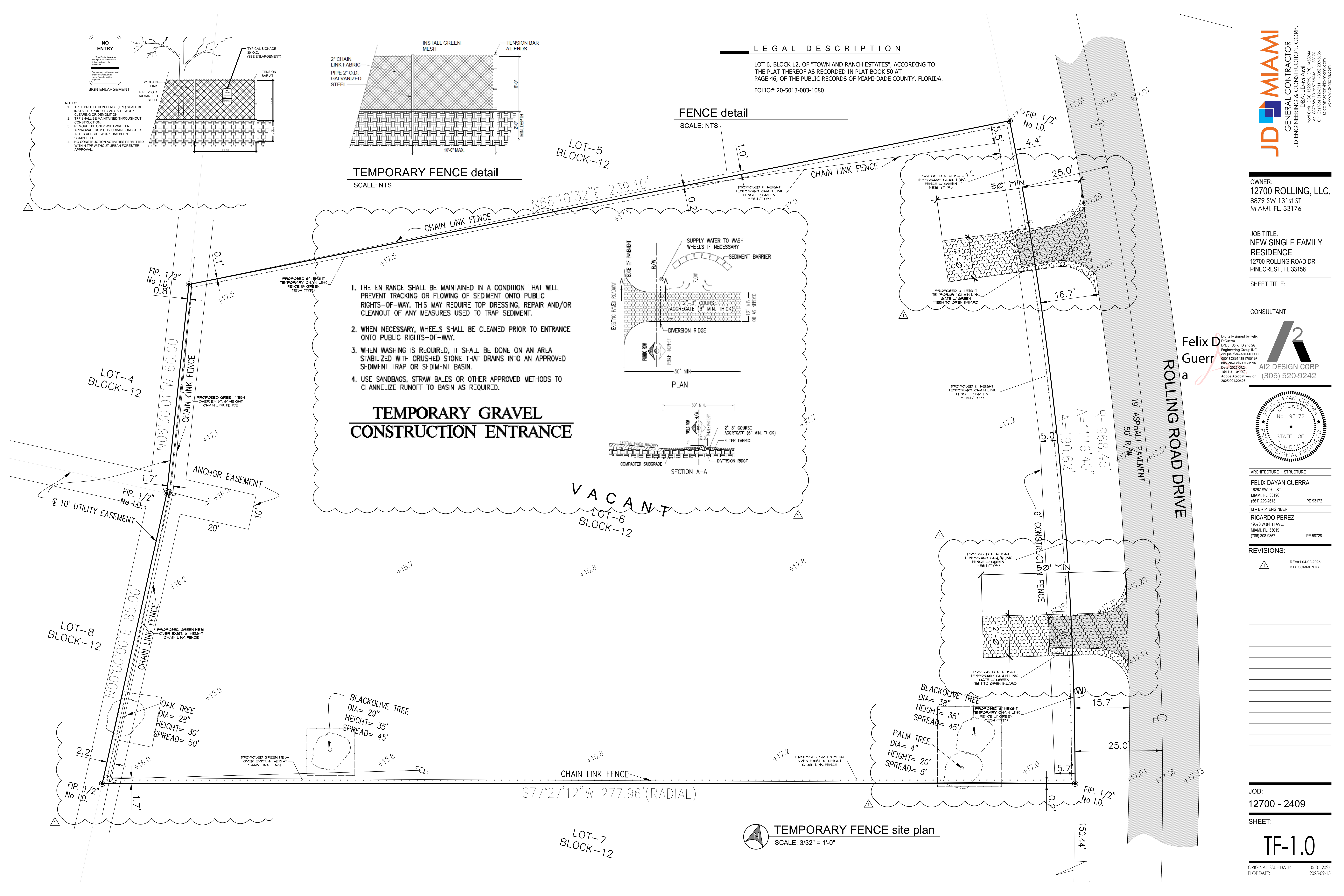
REV#1 04-02-2025
B.D. COMMENTS

JOB:
12700 - 2409

SHEET:

TF-1.0

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15



EU-I		AREA		
LOT AREA		42,712 SQ.FT.		
0' - 0' = 2000' NGVD		ALLOWED	EXISTING	PROPOSED
LOT COVERAGE	20%	8554.40 SQ. FT.	(19.94%)	8532 SQ.FT.
1st FLOOR	20%	8554.40 SQ. FT.	(19.94%)	8532 SQ.FT.
2nd FLOOR	10%	4271.20 SQ. FT.	(9.99%)	4216 SQ.FT.
		(SEE G-03 FOR DETAILS)		
MAXIMUM IMPERVIOUS SURFACE:	45% MAX	20033.10 SQ. FT.	(40.1%)	17,409 SQ.FT.
MINIMUM GREEN SPACE:	55% MIN.	24,448.90 SQ. FT.	(59.3%)	25,363 SQ.FT.
		(SEE G-04 FOR DETAILS)		
SET BACK:				
FRONT		50.00'		54'-11 1/2"
REAR		25.00'		94'-6"
NORTH SIDE		20'		37'-10 1/2"
SOUTH SIDE		20'		26'-8"
ACCESSORY STRUCTURE	5%	2,132.60 SQ.FT.		796 SQ.FT.
SET BACK:				
BETWEEN BUILDINGS		10'		42'-2"
REAR		20'		27'-5"
NORTH SIDE		20'		27'-4 1/2"
SOUTH SIDE		20'		99'-4"

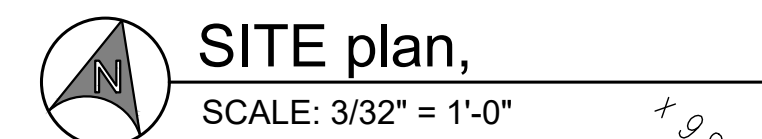
SCOPE OF WORK: NEW 1-STORY, CBS, SINGLE FAMILY RESIDENCE.		
ZONING CODE: RESIDENTIAL EU-1	CONSTRUCTION TYPE: TYPE V-B	FLOOD ZONE: X
CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT DESIGN AND CONSTRUCTION CATEGORY II		

NO OVERHEAD POWER LINE ON THIS SIDE OF PROPERTY

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

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.

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.



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

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

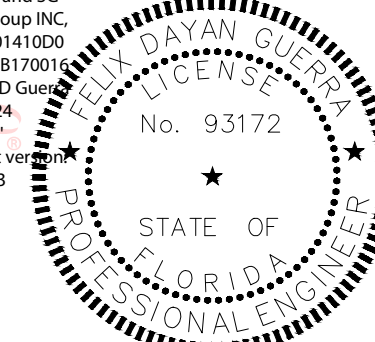
SHEET TITLE:

CONSULTANT:



AI2 DESIGN CORP
(305) 520-9242

Digitally signed by Felix D
Guerra
DN: c=US, o=D and SG
Engineering Group INC,
dnQualifier=A01410D0
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F805, cn=Felix D Guerra
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RICARDO PEREZ
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1	REV#1 04-02-2021 B.D. COMMENTS
2	REV#2 07-08-2021 B.D. COMMENTS

JOB:
12700 - 2409
SHEET:

G-02

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15

PROJECT DATA

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

ZONING CODE: RESIDENTIAL EU-1
CONSTRUCTION TYPE: TYPE V-B
FLOOD ZONE: 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				42,112 SQ.FT.
F.A.R.				
FIRST FLOOR	20%	8,554.40 SQ.FT. (MAX.)	8,208 SQ.FT. 324 SQ.FT. 8,532 SQ.FT. (19.94%)	346.40 SQ.FT. CREDIT FOR 2nd FLOOR BALCONIES
SECOND FLOOR	10%	4,211.20 SQ.FT. (MAX.)	4,216 SQ.FT. (9.99%)	
PROPOSED.	NON A/C.	A/C.	F.A.R.	
FIRST FLOOR			5,546 SQ.FT.	
GARAGE	1,046 SQ.FT.		1,046 SQ.FT.	
ACCESSORY STRUCTURE		586 SQ.FT.	586 SQ.FT.	
ENTRY COVERED	188 SQ.FT.		188 SQ.FT.	
COVERED TERRACES	842 SQ.FT.		842 SQ.FT.	
			8,208 SQ.FT.	
SECOND FLOOR			4,216 SQ.FT.	
BALCONIES	324 SQ.FT.		324 SQ.FT.	
			4,600 SQ.FT.	
TOTAL			12,808 SQ.FT.	

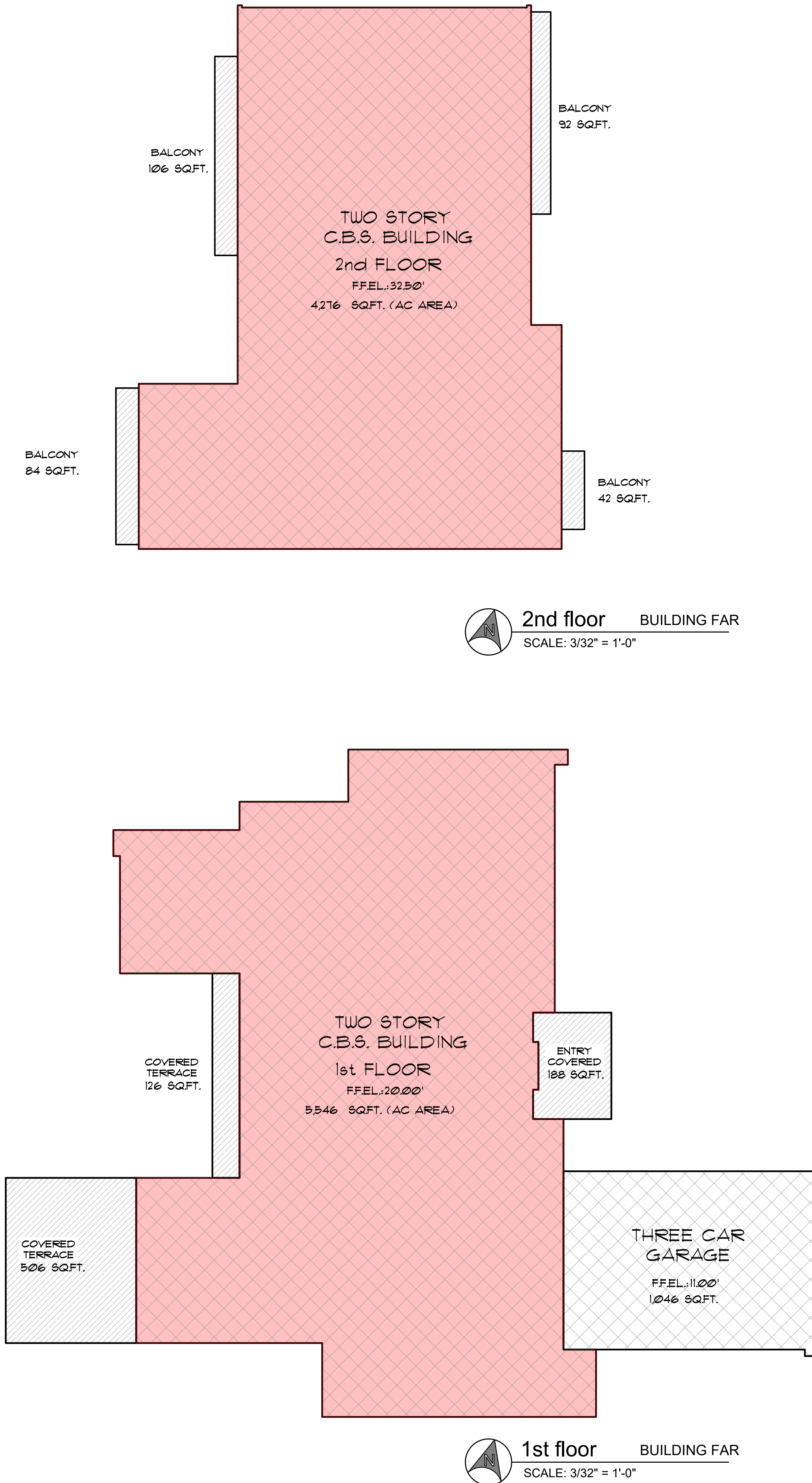
SEPARATE PERMIT NOTE:

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.

AREA UNDER AC

CABANA
(ACCESSORY STRUCTURE)
FF.E.L.: 20.00'
586 SQ.FT. (AC AREA)

COVERED
TERRACE
210 SQ.FT.



OWNER:

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MIAMI, FL 33176

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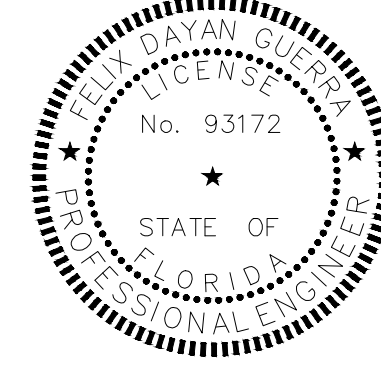
SHEET TITLE:

CONSULTANT:



Felix D
Guerra

Digitally signed by Felix
D Guerra
DN: cn=FELIX D GUERRA, o=D and SG
Engineering Group INC,
dnQualifier=A01410D00
00018C365438170016F
805, cn=Felix D Guerra
Date: 2025.09.24
16:12:54 -0400
Adobe Acrobat version:
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ARCHITECTURE • STRUCTURE

FELIX DAYAN GUERRA

16287 SW 97th ST,
MIAMI, FL 33196

(561) 229-2618 PE 93172

M = E + P ENGINEER

RICARDO PEREZ

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REVISIONS:

1	REV#1 04-02-2025: B.D. COMMENTS
2	REV#2 07-08-2025: B.D. COMMENTS

JOB:

12700 - 2409

SHEET:

G-03

ORIGINAL ISSUE DATE:
PLOT DATE:

05-01-2024
2025-09-16

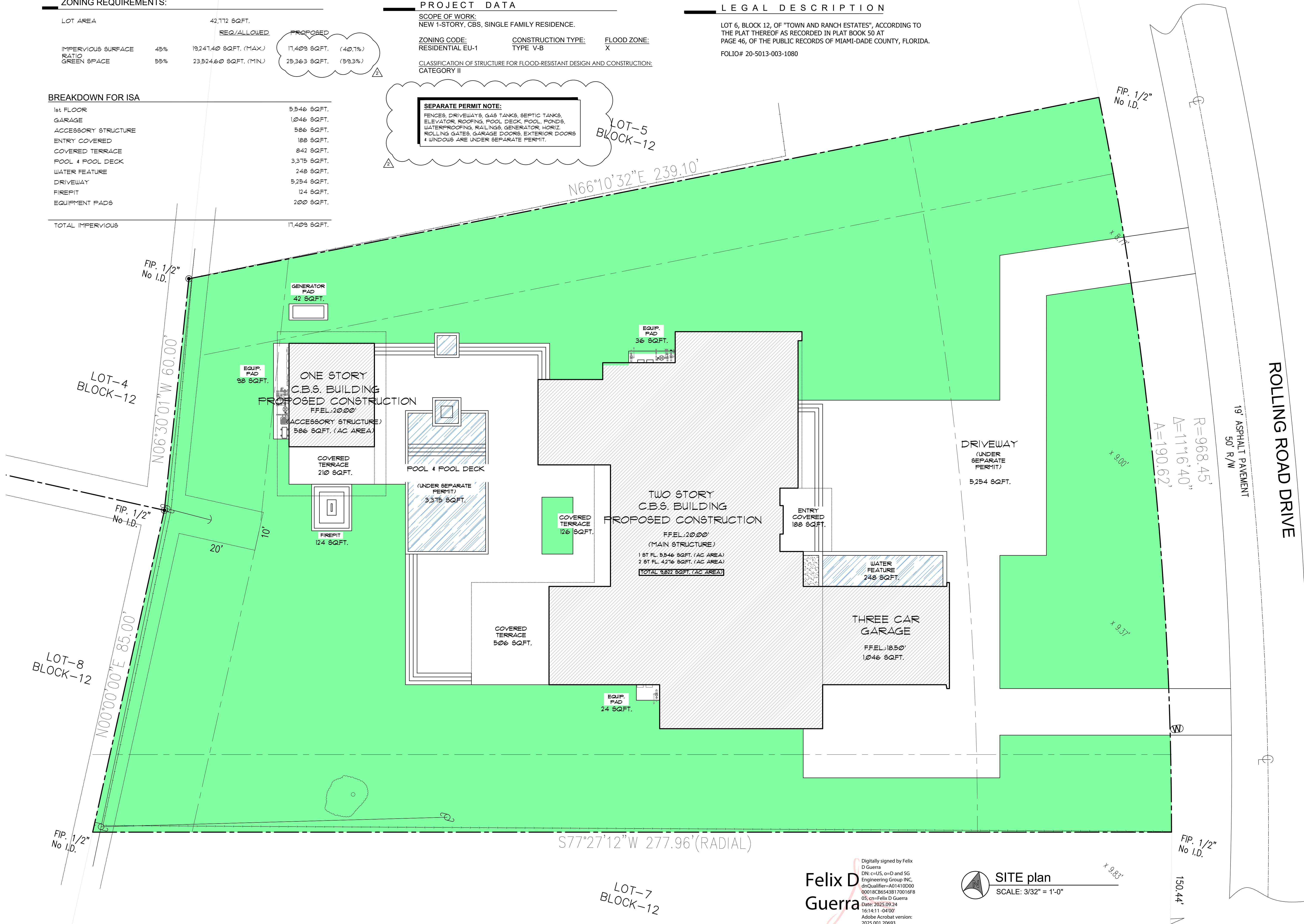
LOT AREA		42,112 SQ.FT.
		<u>REQ./ALLOWED</u>
IMPERVIOUS SURFACE	45%	19,247.40 SQ.FT. (MAX.)
RATIO GREEN SPACE	55%	23,524.60 SQ.FT. (MIN.)

1st FLOOR	5,546 SQ.FT.
GARAGE	1046 SQ.FT.
ACCESSORY STRUCTURE	586 SQ.FT.
ENTRY COVERED	188 SQ.FT.
COVERED TERRACE	842 SQ.FT.
POOL & POOL DECK	3,375 SQ.FT.
WATER FEATURE	248 SQ.FT.
DRIVEWAY	5,254 SQ.FT.
FIREPIT	124 SQ.FT.
EQUIPMENT PAD\$	200 SQ.FT.
TOTAL IMPERVIOUS	17,409 SQ.FT.

SEPARATE PERMIT NOTE:

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.

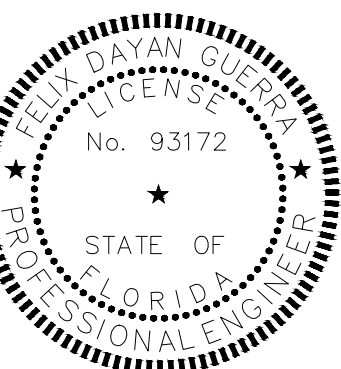
LOT-5
BLOCK-12



JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yorl Ortiz, CCC, CS22729, CPC 148944,
8879 SW 131 St MIAMI, FL 33186
O: (786) 211-6161 (FAX) 207-3876
E: info@jd-miami.com
www.jd-miami.com



AI2 DESIGN CORP
(305) 520-9242

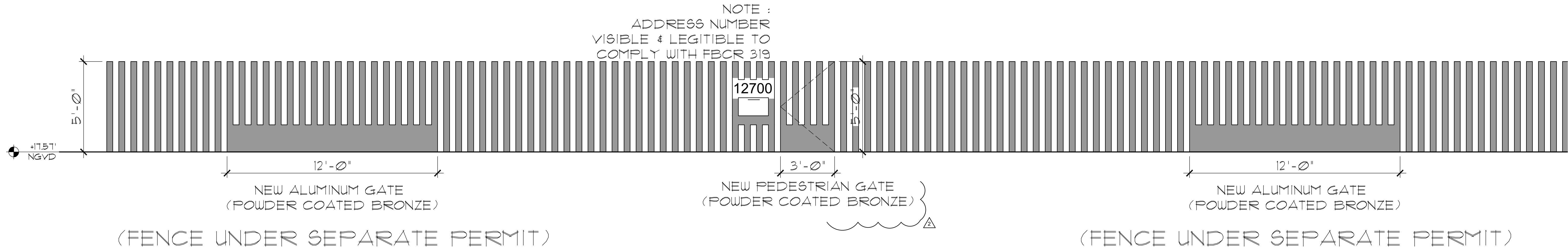


REVISIONS:

REV#2 07-08-2025:
B.D. COMMENTS

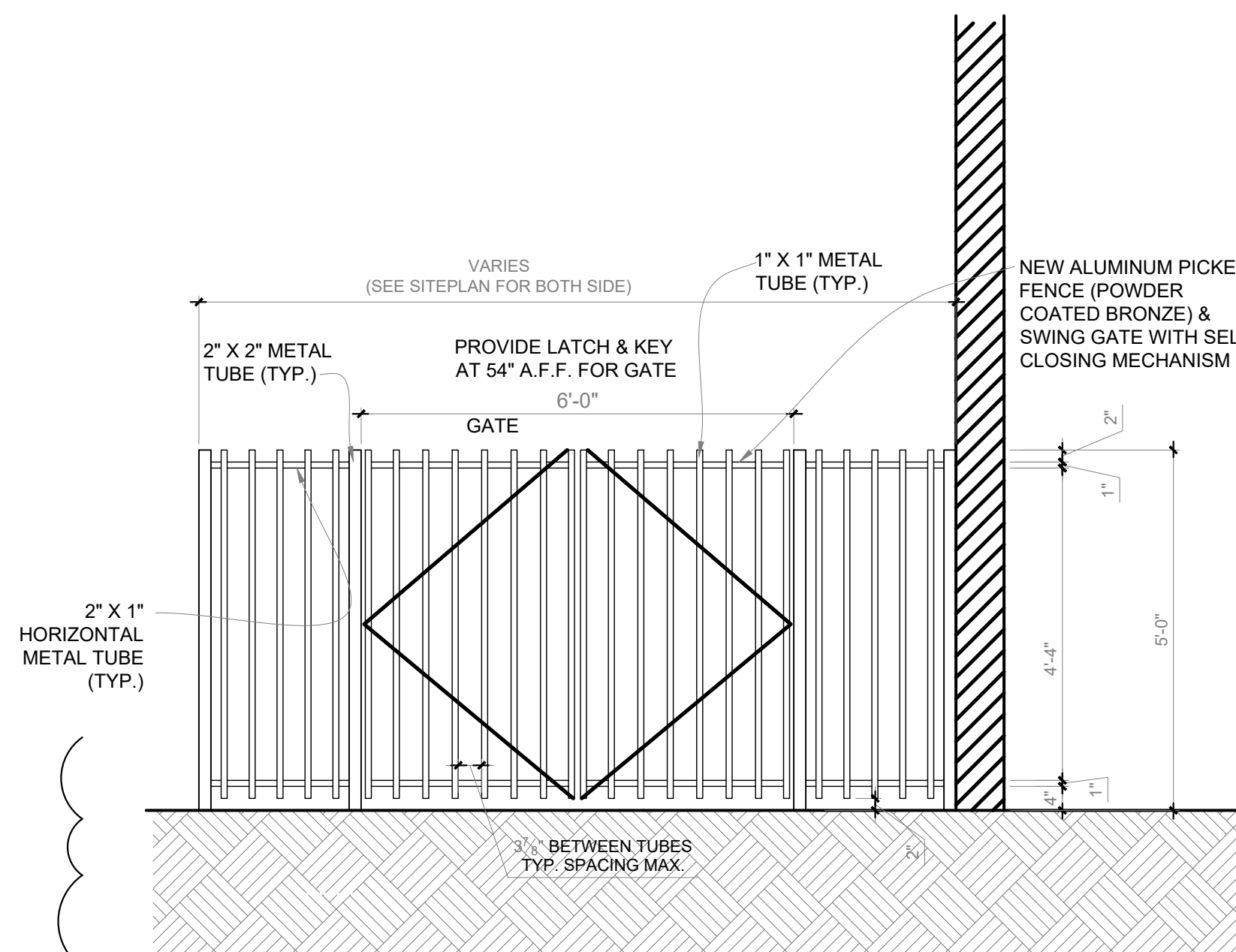
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ORIGINAL ISSUE DATE: 05-01-2024
EXPIRY DATE: 2025-09-15

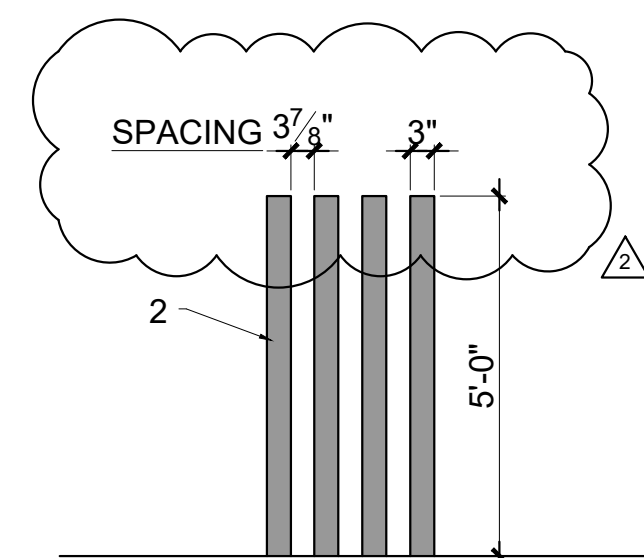


ALUMINUM FENCE ELEVATION

SCALE: 3/8" = 1'-0"



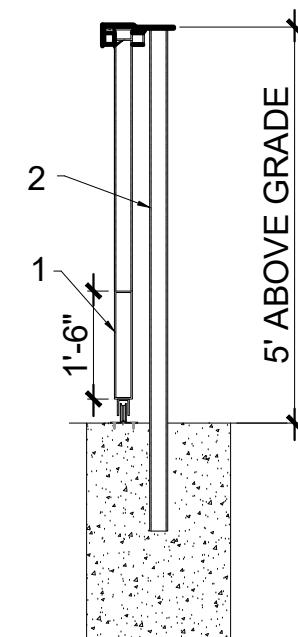
1 SIDE GATE FENCE elevation
SCALE: 1/2" = 1'-0" BOTH SIDES



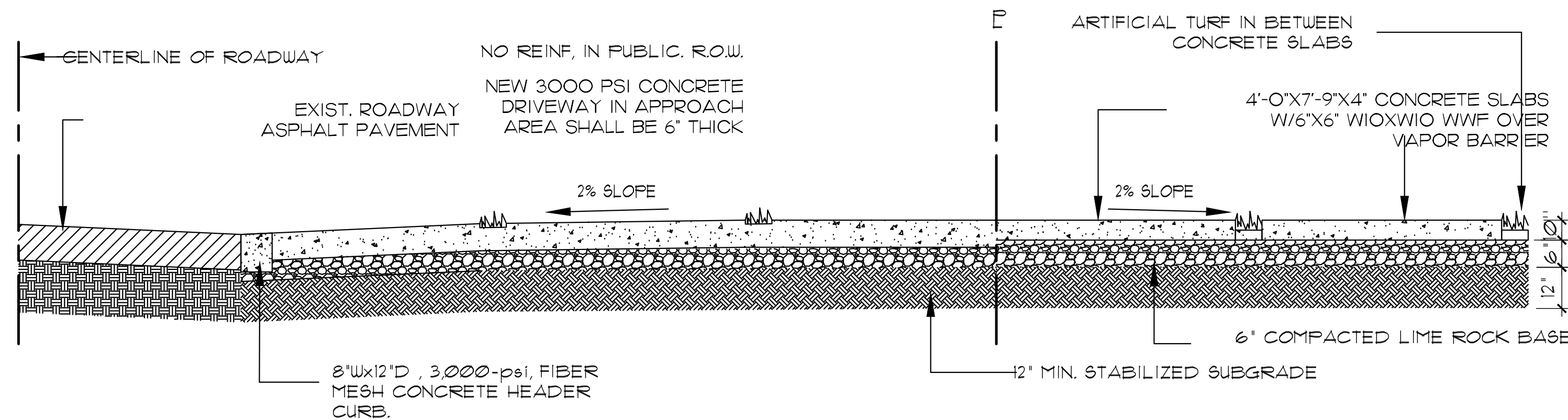
A FRONT FENCE elevation
SCALE: 3/8" = 1'-0"

LEGEND:

- 18X6 ALUMINUM FRAME.
- 4X6 ALUMINUM POST.



B FRONT FENCE & GATE section
SCALE: 3/8" = 1'-0"



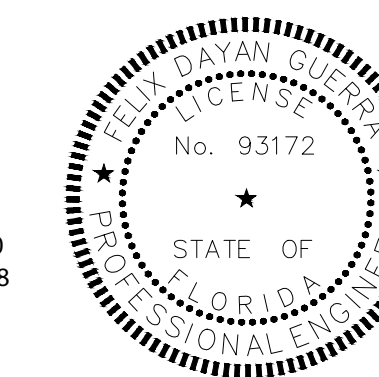
DRIVEWAY SECTION "A-A" DETAIL
SCALE: NTS

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:



Felix D
Guerra

Digitally signed by Felix
D Guerra
DN: c=US, o=D and SG
Engineering Group INC,
dnQualifier=A01410D00
00018CB6543B170016F8
05, cn=Felix D Guerra
Date: 2025.09.24
16:18:22 -04'00'
Adobe Acrobat version:
2025.001.20693

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:

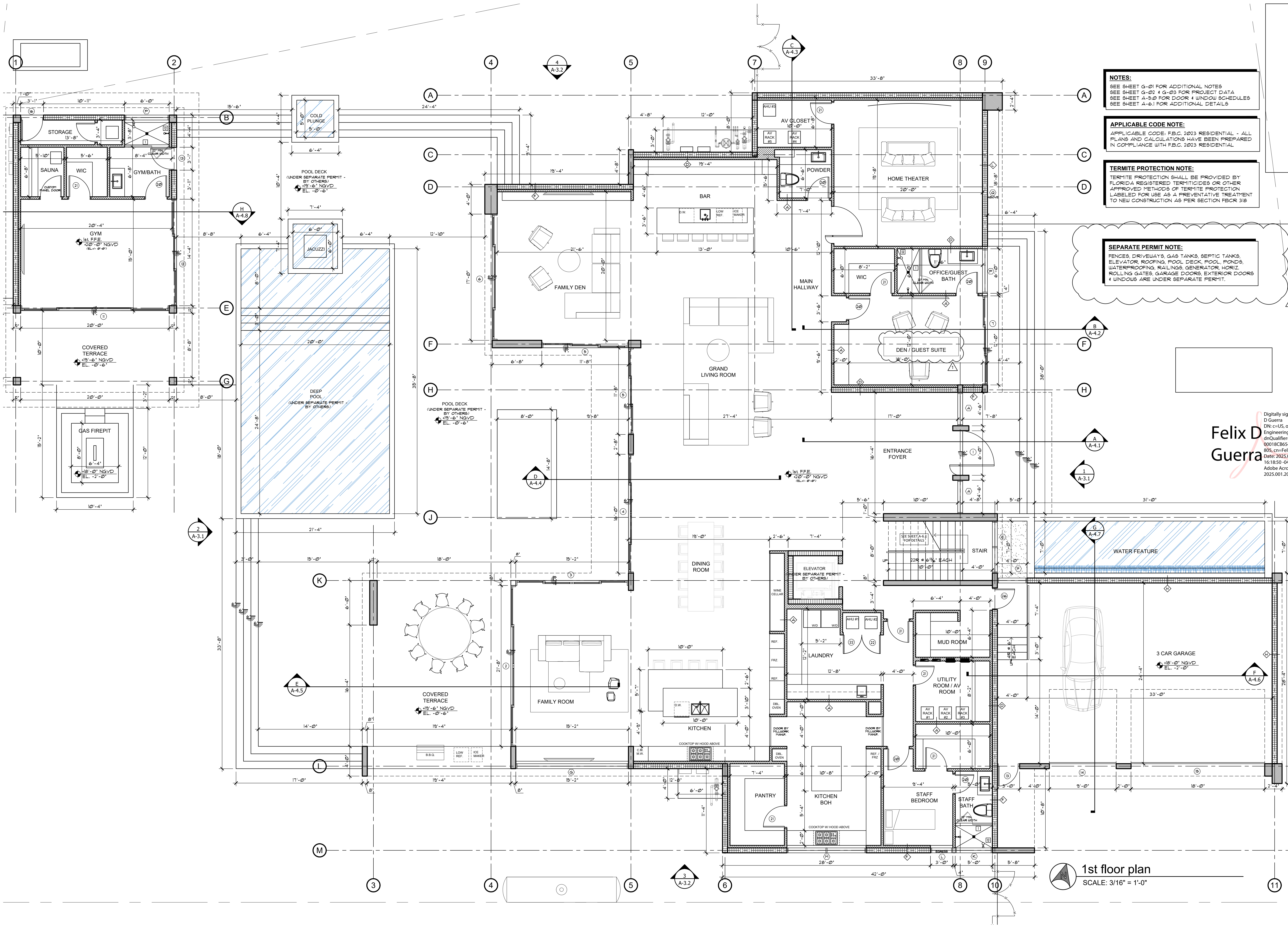
REV#2 07-08-2025:
B.D. COMMENTS

JOB:
12700 - 2409

SHEET:

G-05

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15



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 TERMITE PROTECTION
APPROVED METHODS OF TERMITE PROTECTION
LABELED FOR USE AS A PREVENTATIVE TREATMENT
TO NEW CONSTRUCTION AS PER SECTION FBCR 318

SEPARATE PERMIT NOTE:
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.

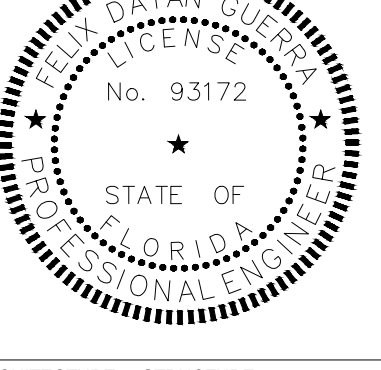
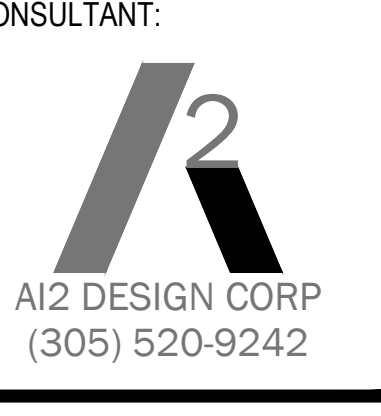
**Felix D
Guerra**



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:



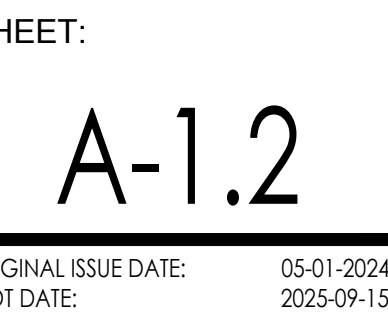
ARCHITECTURE • STRUCTURE
FELIX DAYAN GUERRA
16287 SW 97th ST.
MIAMI, FL 33196
(561) 229-2618 PE 93172
M = E • P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL 33015
(786) 308-9857 PE 58728

REVISIONS:
1. REV#1 04-02-2025
B.D. COMMENTS
2. REV#2 07-08-2025
B.D. COMMENTS

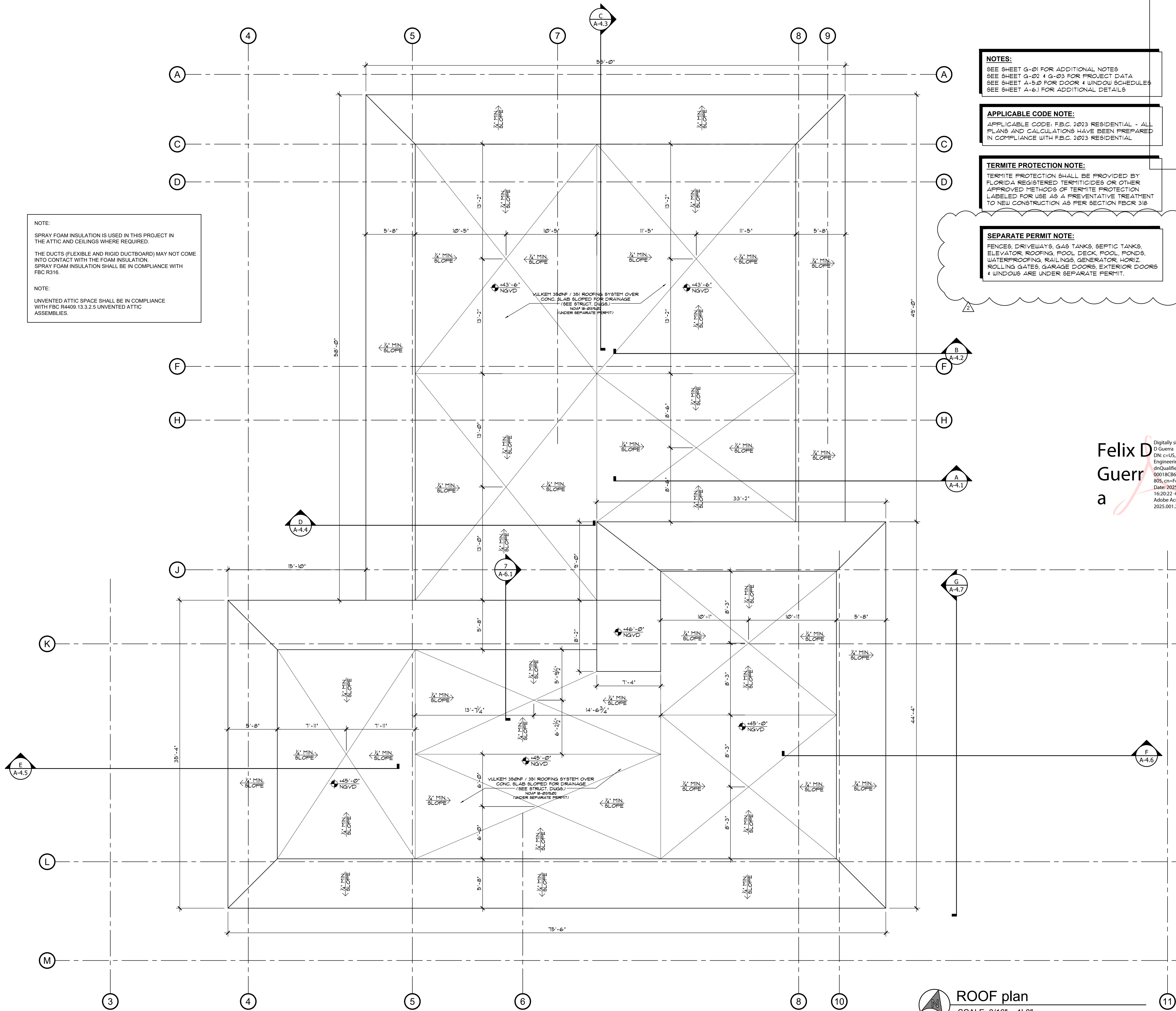
JOB:
12700 - 2409

SHEET:

A-1.1
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15



 **2nd floor 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

TERMITE PROTECTION NOTE:
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SEPARATE PERMIT NOTE:
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.

NOTE:
SPRAY FOAM INSULATION IS USED IN THIS PROJECT IN THE ATTIC AND CEILINGS WHERE REQUIRED.

THE DUCTS (FLEXIBLE AND RIGID DUCTBOARD) MAY NOT COME INTO CONTACT WITH THE FOAM INSULATION.
SPRAY FOAM INSULATION SHALL BE IN COMPLIANCE WITH FBC R316.

NOTE:
UNVENTED ATTIC SPACE SHALL BE IN COMPLIANCE WITH FBC R4409.13.3.2.5 UNVENTED ATTIC ASSEMBLIES.

JD

MIAMI

GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
16287 SW 97th St, Suite 100
Miami, FL 33196
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E: construction@jd-miami.com
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:

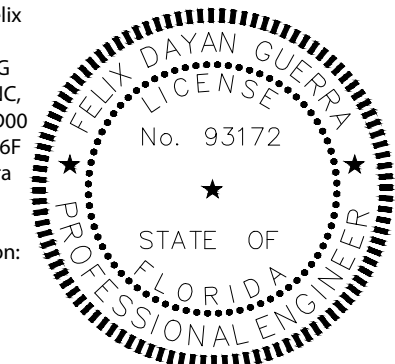
CONSULTANT:

A12

DESIGN CORP

(305) 520-9242

Felix D Guerra
a



ARCHITECTURE • STRUCTURE
FELIX DAYAN GUERRA
16287 SW 97th ST.
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(786) 308-9857 PE 58728

REVISIONS:

REV#2 07-08-2025
B.D. COMMENTS

JOB:

12700 - 2409

SHEET:

A-1.3

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15

 **ROOF plan**
SCALE: 3/16" = 1'-0"



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

CONSULTANT:



A2 DESIGN CORP
(305) 520-9242

A circular professional engineer seal for the State of Florida. The outer ring contains the text "FELIX DAYAN GUERRA" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside this ring, the word "LICENSE" is at the top, "No. 93172" is in the center, and "STATE OF FLORIDA" is at the bottom, also separated by two stars. The entire seal is enclosed in a double-lined circular border.

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

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

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

SHEET:

A-2.1

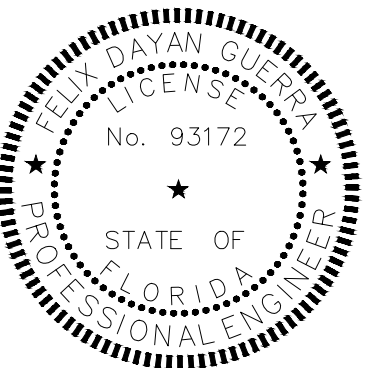
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15

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:



ARCHITECTURE • STRUCTURE
FELIX DAYAN GUERRA
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REVISIONS:

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

JOB:
12700 - 2409

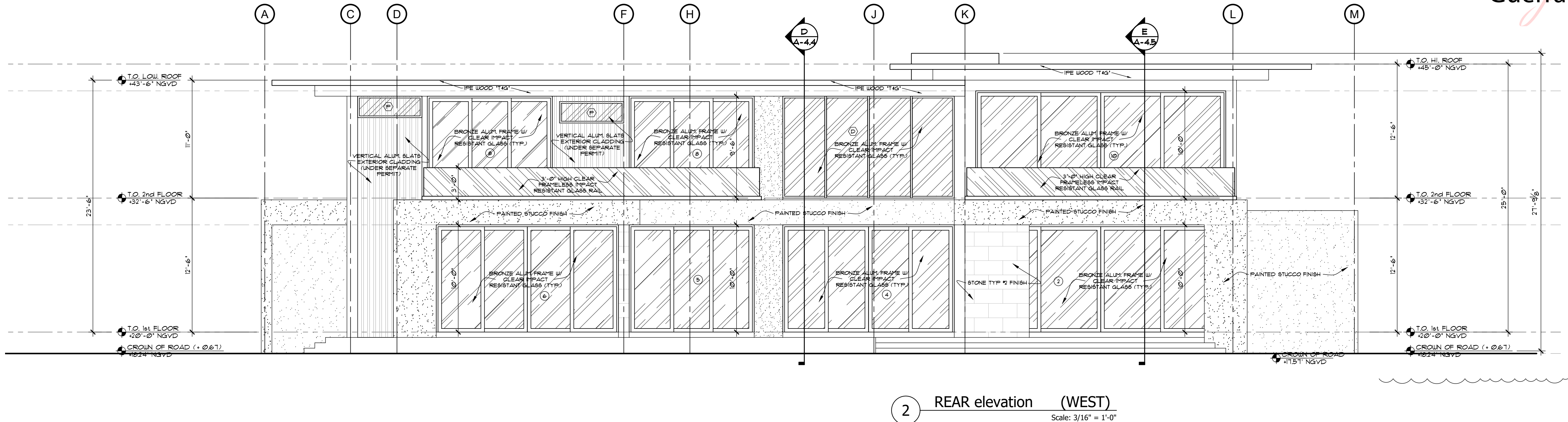
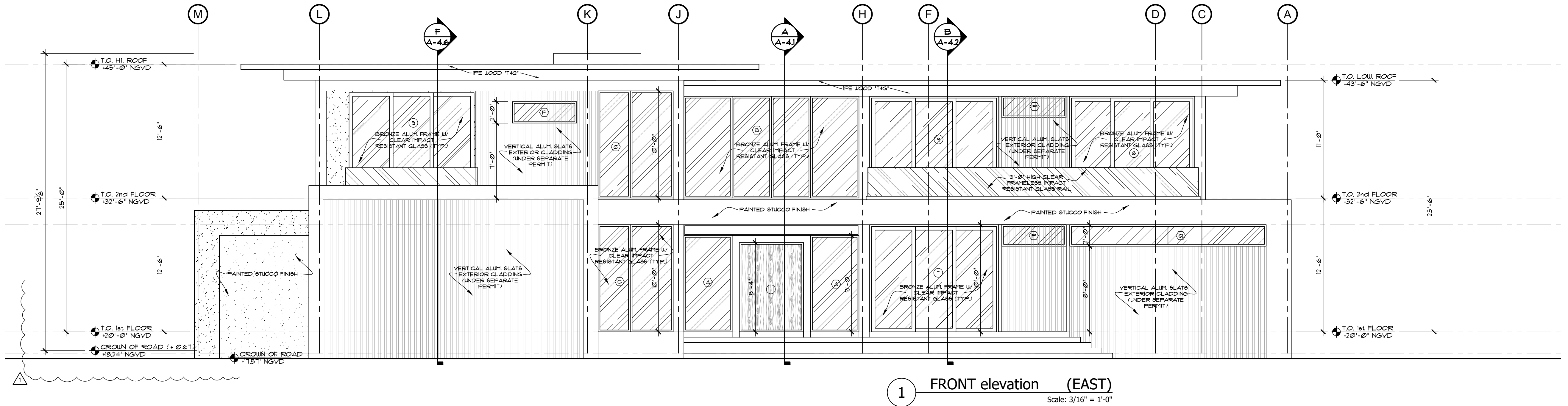
SHEET:

A-3.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15

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



NOTES:
SEE SHEET G-01 FOR ADDITIONAL NOTES
SEE SHEET G-02 & G-03 FOR PROJECT DATA
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OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

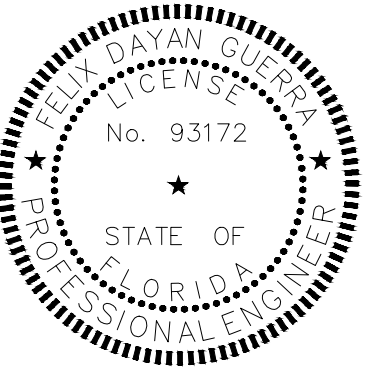
SHEET TITLE:

CONSULTANT:



Felix D
Guerra
a

Digitally signed by Felix
D Guerra
DN: c=US, o=D and S
Engineering Group INC,
dnQualifier=A01410D00
00018C96543817001678
05 cn=Felix D Guerra
Date: 2025.09.24
16:23:18 -0400
Adobe Acrobat version:
2025.001.20693



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:

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

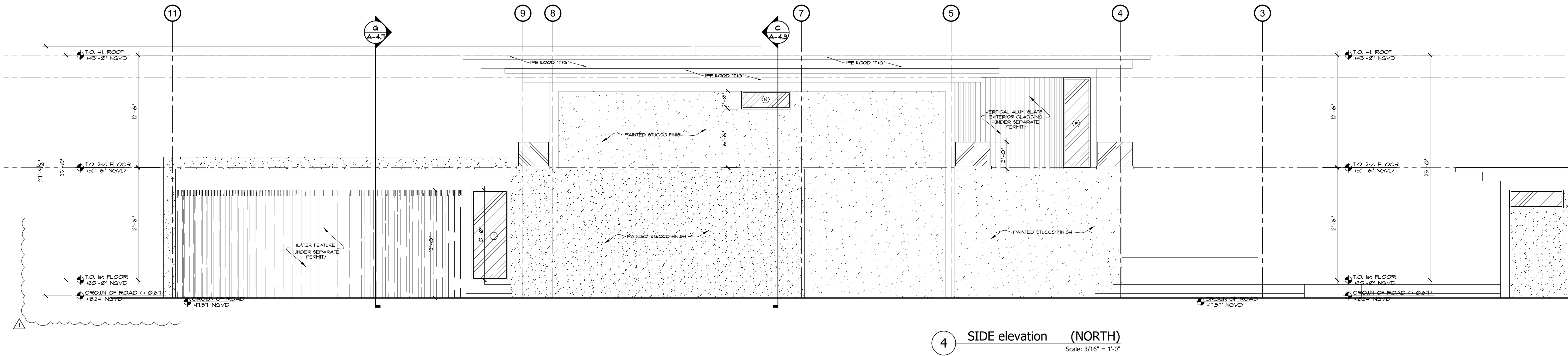
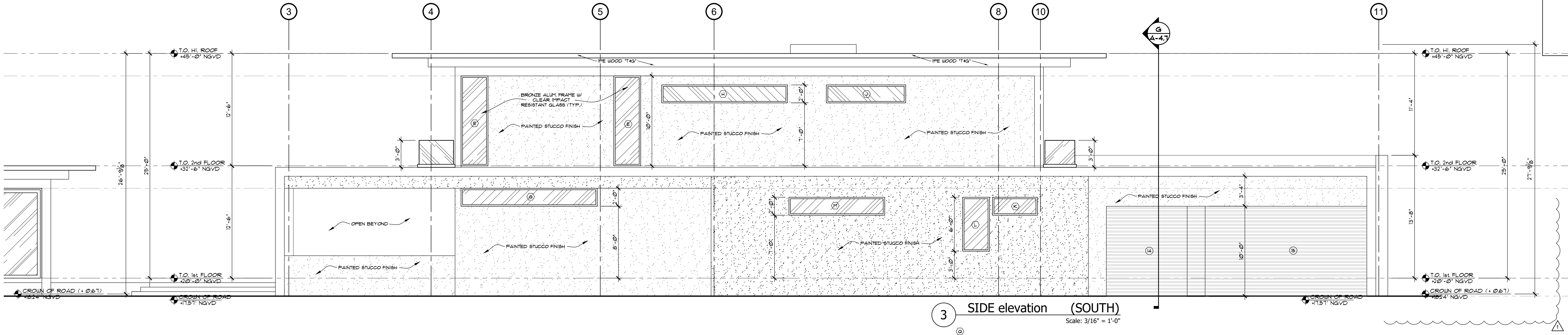
JOB:

12700 - 2409

SHEET:

A-3.2

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15



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

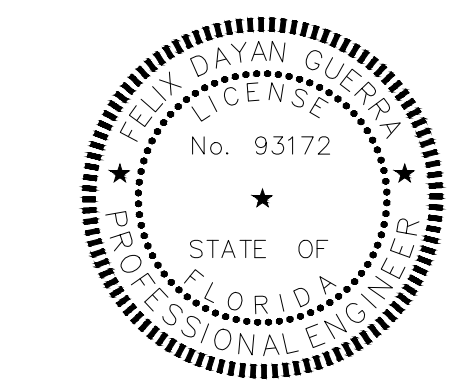


OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

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

SHEET TITLE:

CONSULTANT:



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:

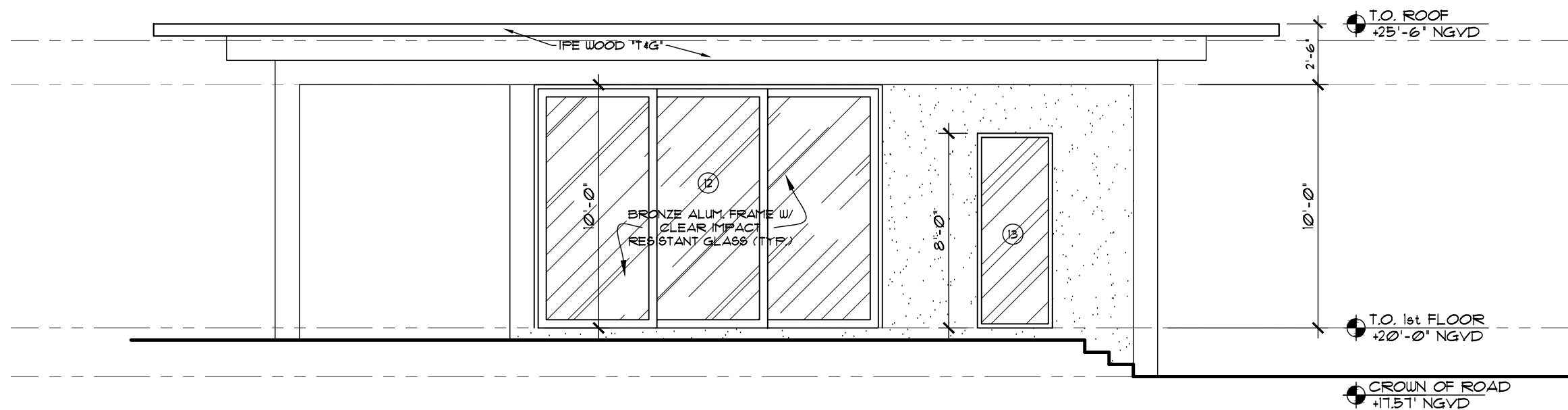
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12700 - 2409

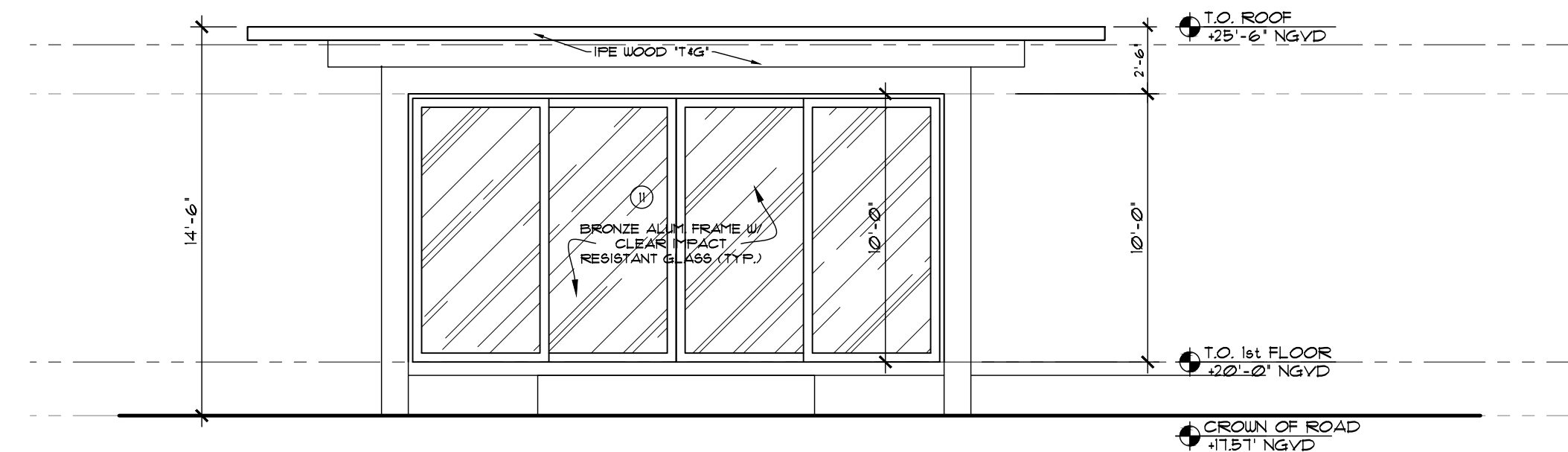
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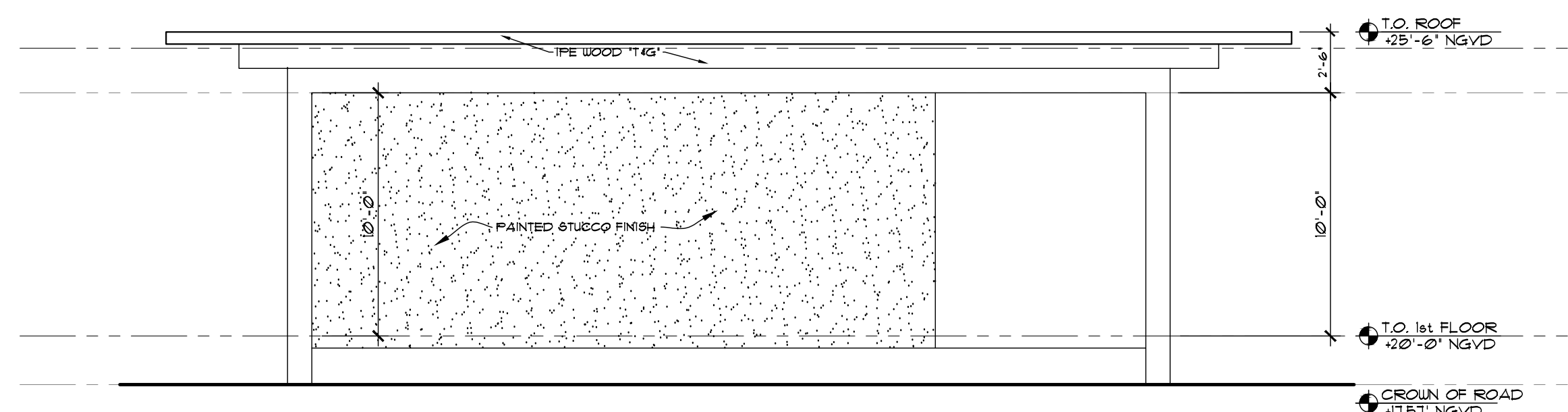
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PLOT DATE: 2025-09-15



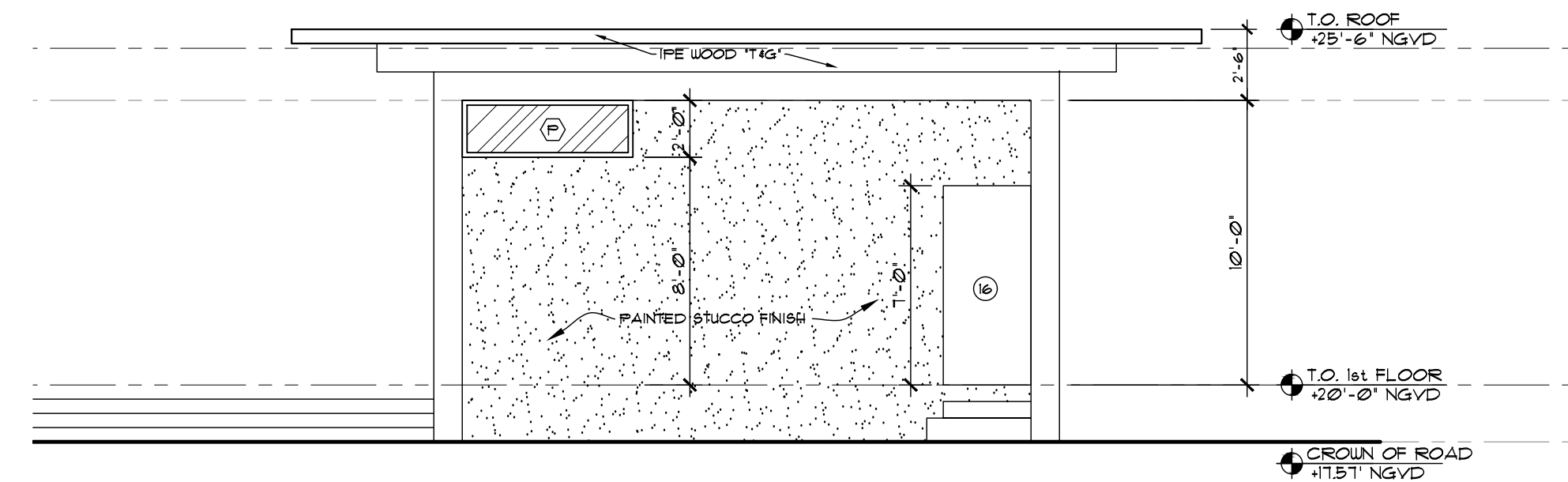
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Scale: 3/16" = 1'-0"



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



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



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

APPLICABLE CODE NOTE:
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OWNER:
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8879 SW 131st ST
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JOB TITLE:
NEW SINGLE FAMILY
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12700 ROLLING ROAD DR.
PINECREST, FL 33156

CONSULTANT:



AI2 DESIGN CORP
(305) 520-9242

A circular professional engineer seal for the State of Florida. The outer ring contains the text "FELIX DAYAN GUERRA" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "No. 93172" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars.

ARCHITECTURE + STRUCTURE

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19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

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

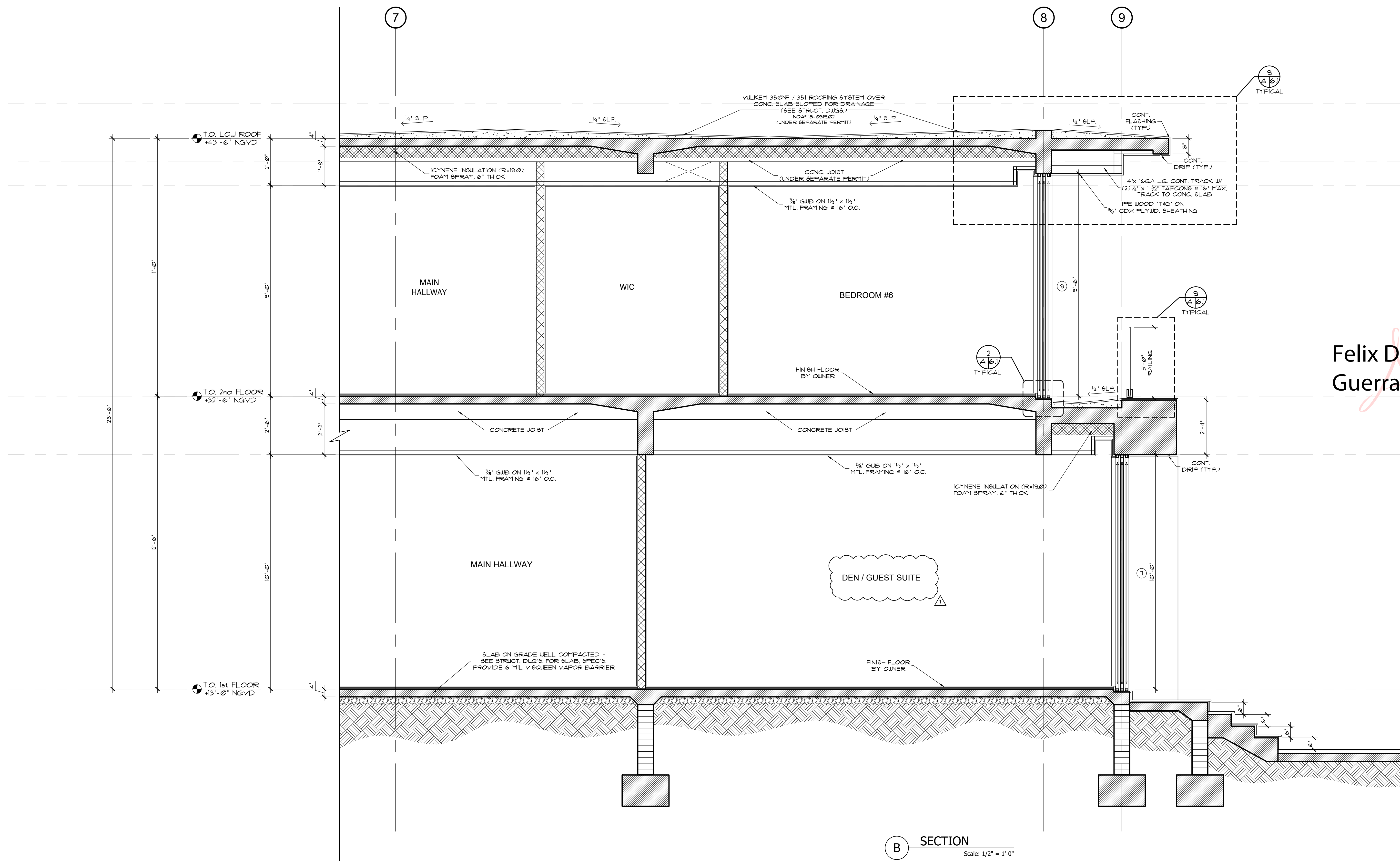
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JOB:
12700 - 2409

SHEET:

A-4.2

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15



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:
A12 DESIGN CORP
(305) 520-9242

Felix D Guerra
Digitally signed by Felix D Guerra
DN: cn=US, o=D and SG Engineering Group INC, dnQualifier=A01410D00
00019C86A58170016F805, cn=Felix D Guerra
Date: 2025.09.24 16:27:29 -0400
Adobe Acrobat version: 2025.001.20693

ARCHITECTURE • STRUCTURE
FELIX DAYAN GUERRA
16287 SW 97th ST.
MIAMI, FL 33196
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REVISIONS:

JOB:
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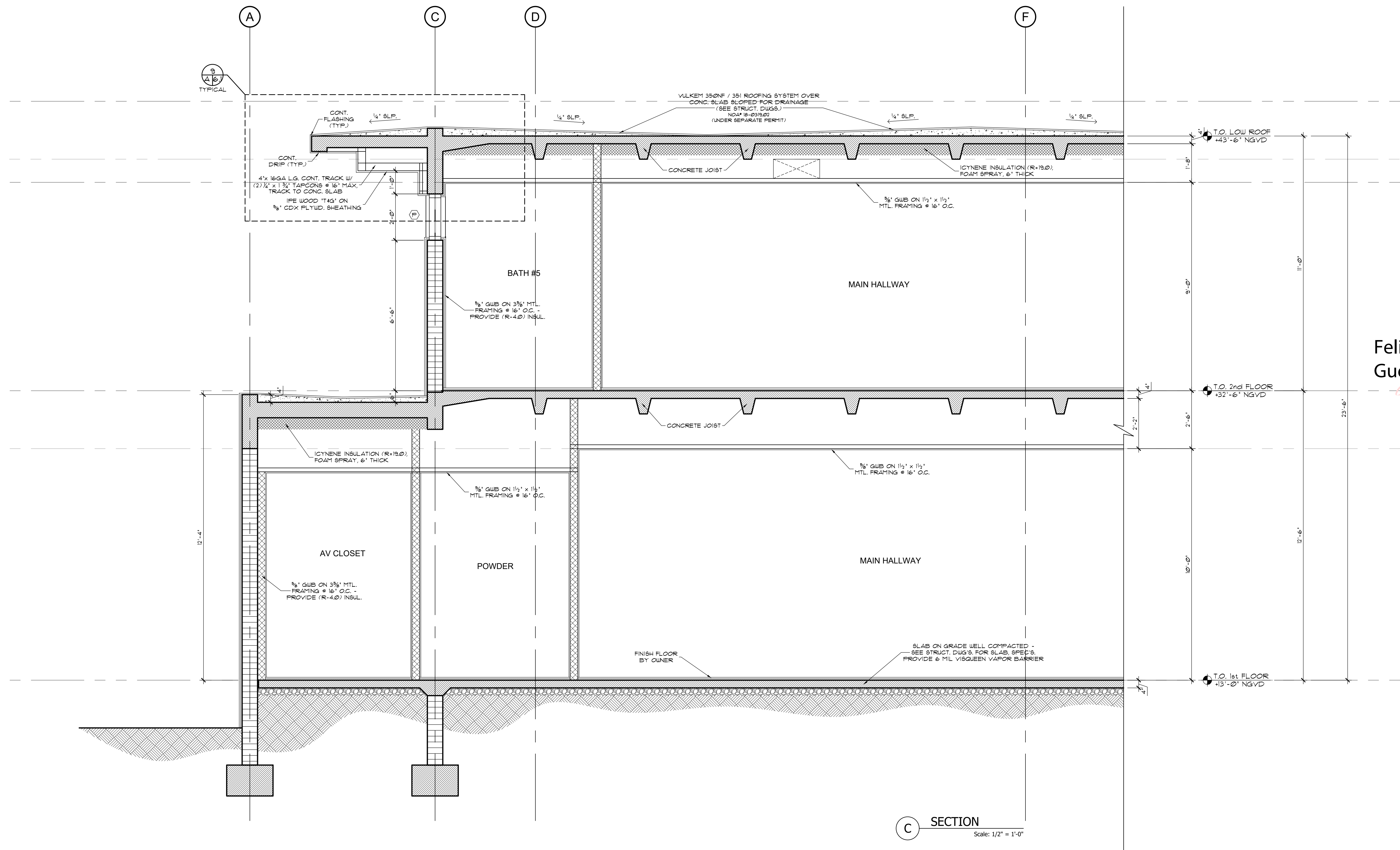
SHEET:

A-4.3

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15

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
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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.

NOTES:

SEE SHEET A-03 FOR ADDITIONAL NOTES
SEE SHEET A-00 FOR PROJECT DATA
SEE SHEET A-50 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-61 FOR ADDITIONAL DETAILS

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

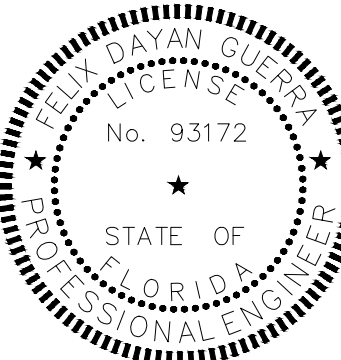
JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:



Felix D Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018C6543B170016F805, cn=Felix D Guerra
Date: 2025.09.24 16:28:14 -04'00'
Adobe Acrobat version: 2025.001.20693



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FELIX DAYAN GUERRA
16287 SW 97th ST.
MIAMI, FL 33196
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MIAMI, FL 33015
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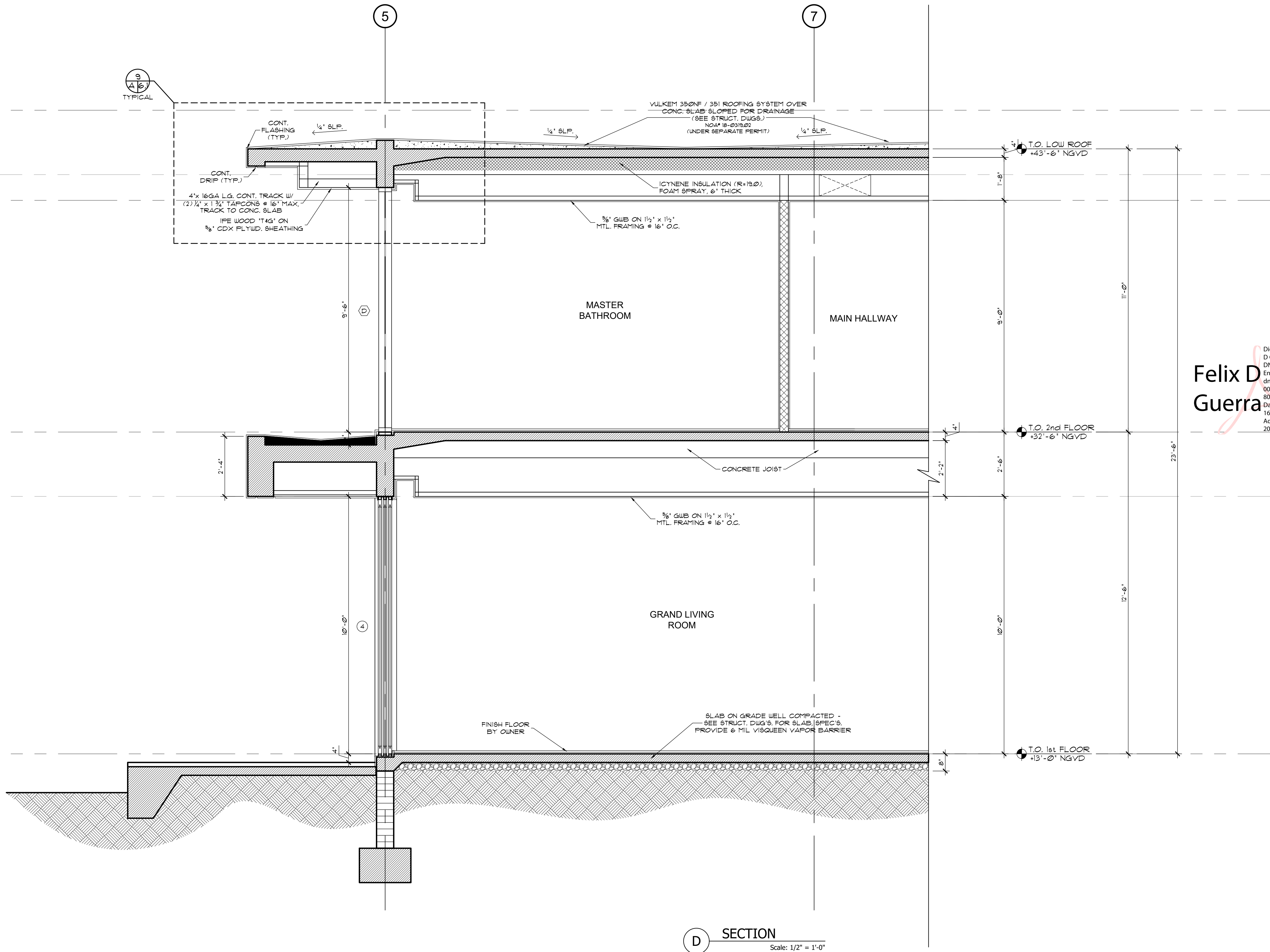
REVISIONS:

JOB:
12700 - 2409

SHEET:

A-4.4

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15



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

SEE SHEET G-01 FOR ADDITIONAL NOTES
SEE SHEET G-02 & G-03 FOR PROJECT DATA
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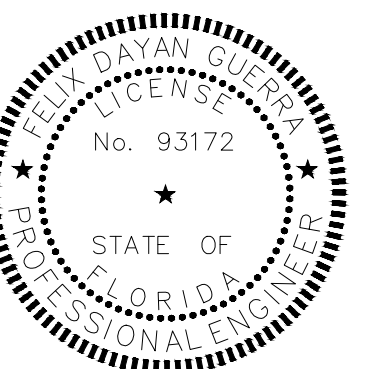
JD MIAMI
GENERAL CONTRACTOR
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PINECREST, FL 33156

CONSULTANT:



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RICARDO PEREZ
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MIAMI, FL. 33015
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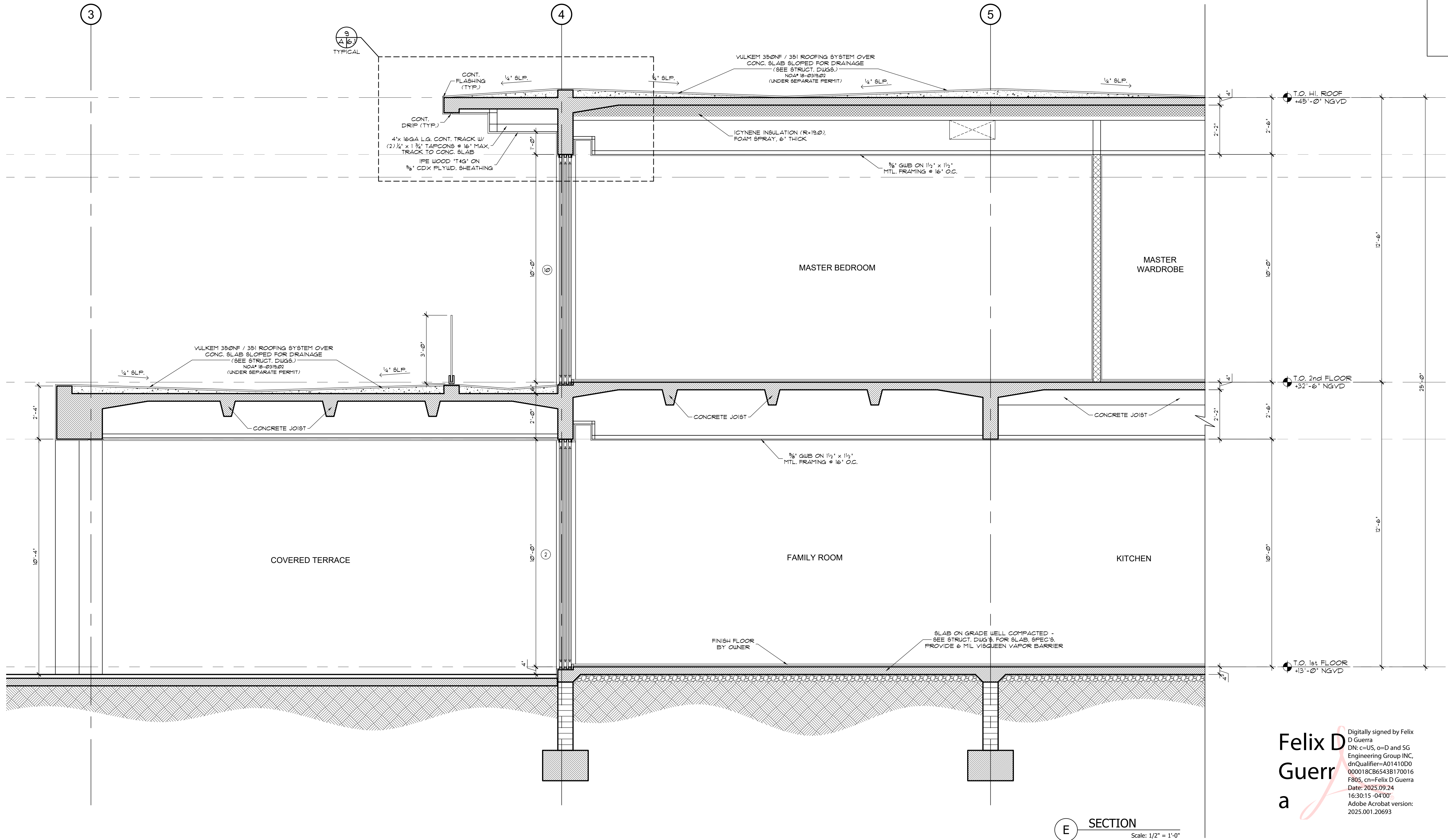
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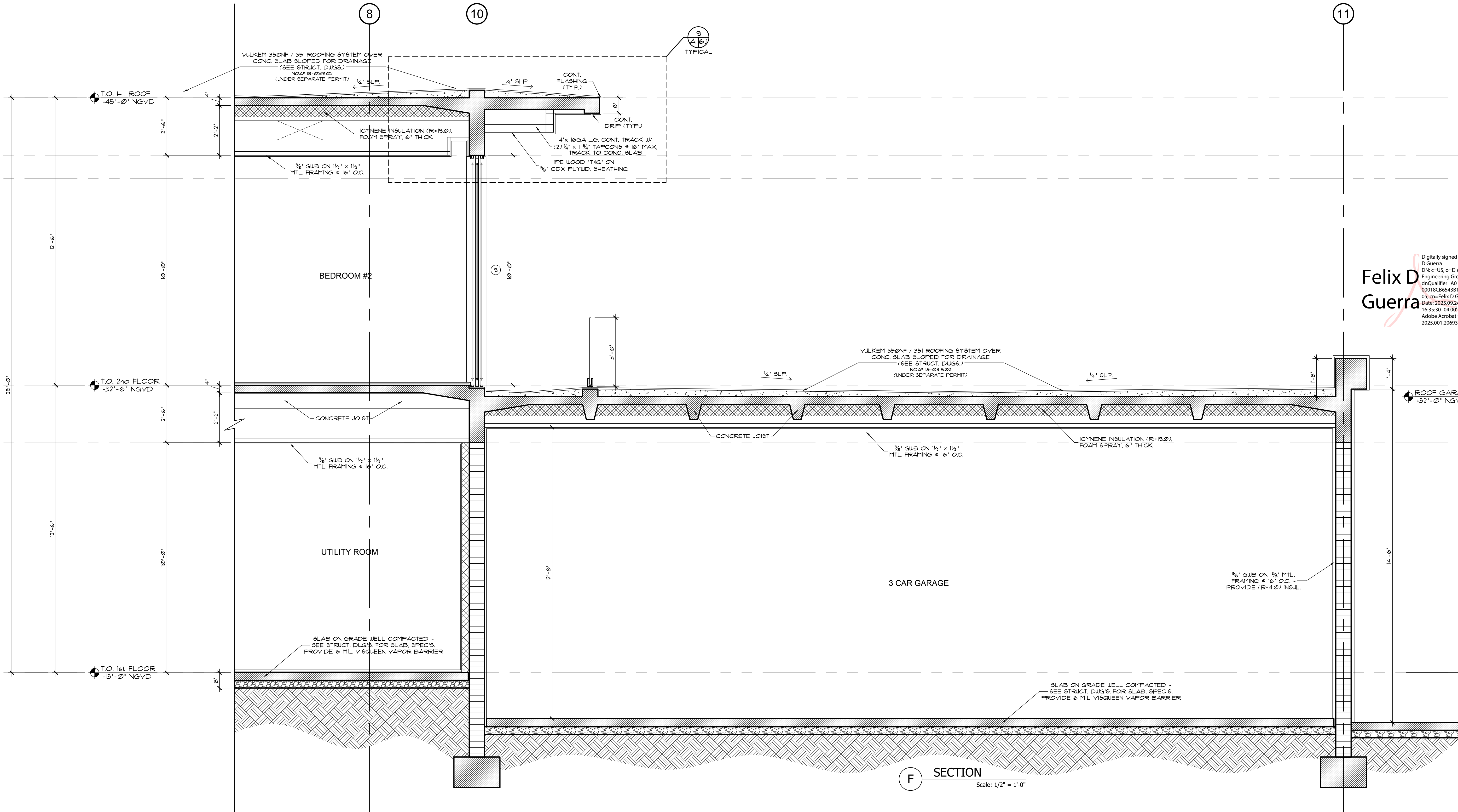
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ORIGINAL ISSUE DATE: 05-01-2024
EXPIRATION DATE: 2025-09-15

ORIGINAL ISSUE DATE:	05-01-2024
EXPIRATION DATE:	2025-09-15





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

JD MIAMI

GENERAL CONTRACTOR

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DBA: JD-MIAMI

16694A

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

SHEET TITLE:

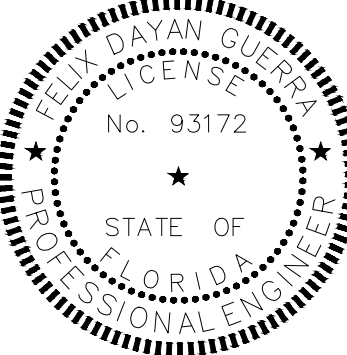
CONSULTANT:

A12 DESIGN CORP

(305) 520-9242

Felix D
Guerra

Digitally signed by Felix
D Guerra
DN: cn=US, o=D and SG
Engineering Group INC,
dnQualifier=A01410D00
00018CB65438170016F8
05, cn=Felix D Guerra
Date: 2025.09.24
16:35:30 -0400
Adobe Acrobat version:
2025.001.20693



ARCHITECTURE • STRUCTURE

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REVISIONS:

JOB:
12700 - 2409
SHEET:

A-4.6

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15

NOTES:
SEE SHEET G-01 FOR ADDITIONAL NOTES
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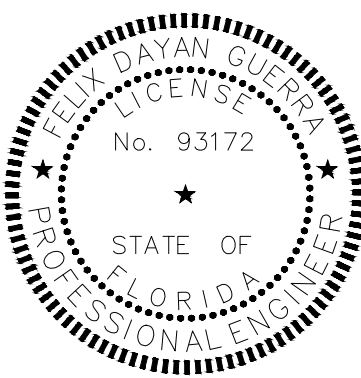
OWNER:
12700 ROLLING, LLC.
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MIAMI, FL 33176

JOB TITLE:
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RESIDENCE**
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SHEET TITLE:

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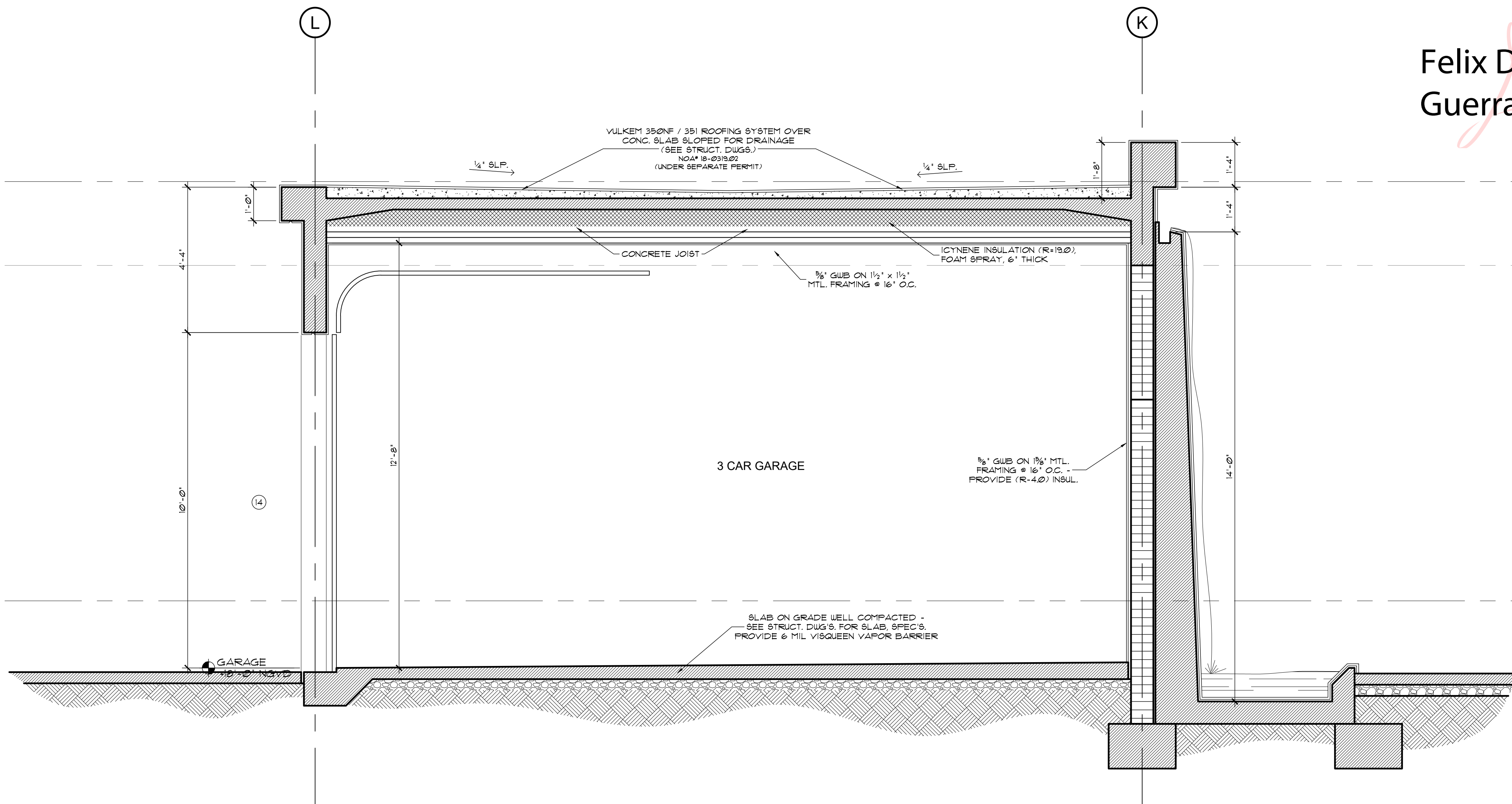
REVISIONS:

JOB:
12700 - 2409

SHEET:

A-4.7

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15



G SECTION
Scale: 1/2" = 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
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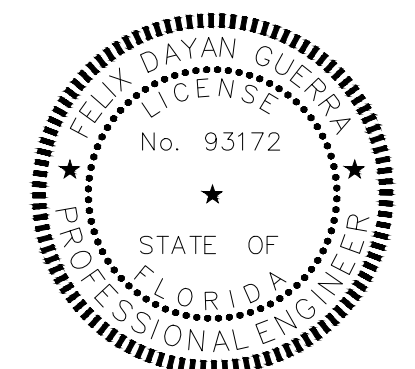
OWNER:
12700 ROLLING, LLC.
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MIAMI, FL 33176

JOB TITLE:
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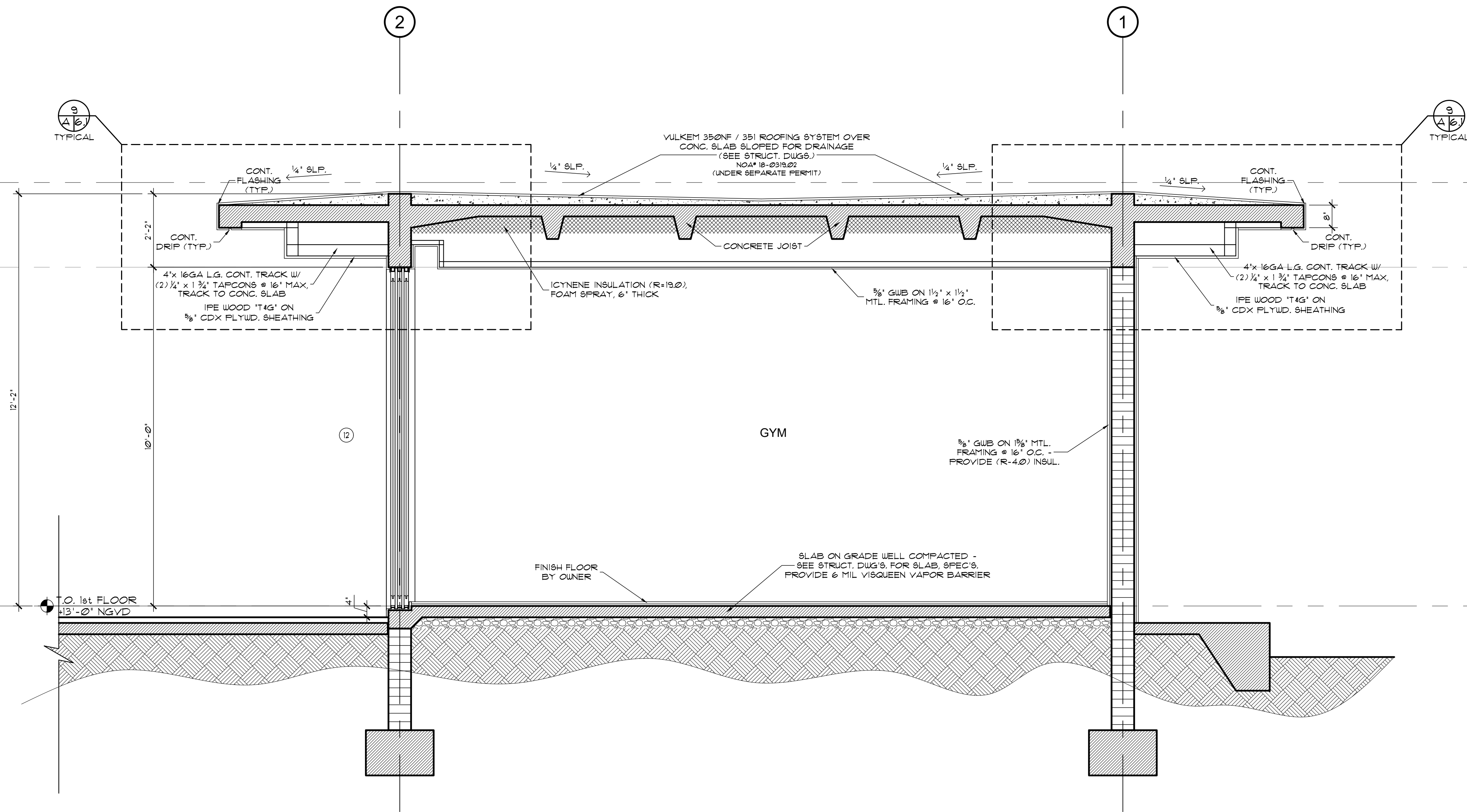
REVISIONS:

JOB:
12700 - 2409

SHEET:

A-4.8

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15



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

Felix D
Guerra
a

Digitally signed by Felix
D Guerra
DN: cn=US, o=D and SG
Engineering Group INC,
dnQualifier=A01410D0
000018CB65438170016
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Date: 2025.09.24
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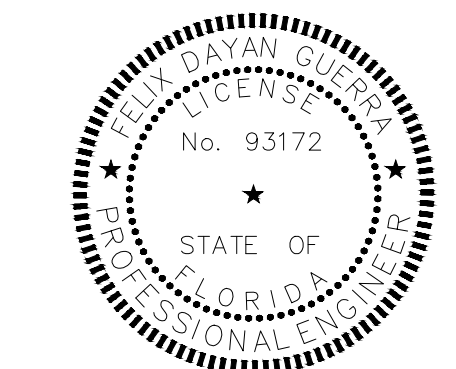
OWNER:
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JOB TITLE:
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REVISIONS:

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SHEET:

A-7.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-09-15

