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

△3 △2

SEPARATE PERMIT NOTE:

FENCES, DRIVEWAYS, GAS TANKS, SEPTIC TANKS, ELEVATOR, ROOFING, POOL, PONDS, WATERPROOFING, RAILINGS, GENERATOR, VERTICAL ROLLING GATES, GARAGE DOORS, EXTERIOR DOORS & WINDOWS ARE UNDER SEPARATE PERMIT.

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D000 0018CB6543B170016F805 , cn=Felix D Guerra
Date: 2025.11.10 17:21:50 -05'00'
Adobe Acrobat version: 2025.001.20844

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
Yoel Ortiz, CGC: 1522799, CPC: 1458944.
Address: 16267 SW 97th Street # 3376
Miami, FL 33196
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 DAYAN GUERRA LICENSED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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

REVISIONS:

△2	REV#2 07-08-2025: B.D. COMMENTS
△3	REV#3 10-10-2025: B.D. COMMENTS

JOB:
12700 - 2409

SHEET:
COVER

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

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

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

DRAWING INDEX					
NO.	SHEET NAME	ORIGINAL ISSUE DATE	REV NO	REVISION DATE	PREVIOUS REVISION
	STRUCTURAL				
S-0.0	GENERAL NOTES	11/13/2024	-	-	-
S-1.0	FOUNDATION PLAN	11/13/2024	-	-	-
S-1.1	ROOF FRAMING PLAN	11/13/2024	-	-	-
S-2.0	SCHEDULES-MECHANICAL	11/13/2024	-	-	-
S-3.0	BUILDING SECTIONS	11/13/2024	-	-	-
S-3.1	BUILDING SECTIONS	11/13/2024	-	-	-
S-4.1	GENERAL DETAILS	11/13/2024	-	-	-
S-5.0	WIND PRESSURES	11/13/2024	-	-	-
	ELECTRICAL				
E-0	ELECTRICAL SYMBOL LEGEND & NOTES	11/13/2024	-	-	-
E-0.1	ELECTRICAL SITE PLAN	11/13/2024	-	-	-
E-1.0	GROUND FLOOR ELECTRICAL PLAN	11/13/2024	-	-	-
E-1.1	FIRST FLOOR ELECTRICAL PLAN	11/13/2024	-	-	-
E-1.2	SECOND FLOOR ELECTRICAL PLAN	11/13/2024	-	-	-
E-1.3	ROOF ELECTRICAL PLAN	11/13/2024	-	-	-
E-2.0	GROUND FLOOR LIGHTING PLAN	11/13/2024	-	-	-
E-2.1	FIRST FLOOR LIGHTING PLAN	11/13/2024	-	-	-
E-2.2	SECOND FLOOR LIGHTING PLAN	11/13/2024	-	-	-
E-2.3	ROOF LIGHTING PLAN	11/13/2024	-	-	-
E-3.0	ELECTRICAL RISER DIAGRAM	11/13/2024	-	-	-
E-4.0	ELECTRICAL PANEL SCHEDULE	11/13/2024	-	-	-
E-4.1	ELECTRICAL PANEL DIMMING SCHEDULE	11/13/2024	-	-	-
	MECHANICAL				
M-0.0	MECHANICAL NOTES 7 SCHEDULES	11/13/2024	-	-	-
M-0.1	SCHEDULES-MECHANICAL	11/13/2024	-	-	-
M-1.0	GROUND FLOOR MECHANICAL PLAN	11/13/2024	-	-	-
M-1.1	FIRST FLOOR MECHANICAL PLAN	11/13/2024	-	-	-
M-1.2	SECOND FLOOR MECHANICAL PLAN	11/13/2024	-	-	-
M-1.3	ROOF MECHANICAL PLAN	11/13/2024	-	-	-
M-2.0	DETAILS-MECHANICAL	11/13/2024	-	-	-
	PLUMBING				
P-0	PLUMBING SCHEDULES, DETAILS AND NOTES	11/13/2024	-	-	-
P-0.1	PLUMBING SITE PLAN	11/13/2024	-	-	-
P-1.0	GROUND FLOOR PLUMBING PLAN	11/13/2024	-	-	-
P-1.1	FIRST FLOOR PLUMBING PLAN	11/13/2024	-	-	-
P-1.2	SECOND FLOOR PLUMBING PLAN	11/13/2024	-	-	-
P-1.3	ROOF PLUMBING PLAN	11/13/2024	-	-	-
P-2.1	SANITARY RISER DIAGRAM	11/13/2024	-	-	-
P-2.2	WATER RISER DIAGRAM	11/13/2024	-	-	-
P-2.3	GAS RISER DIAGRAM	11/13/2024	-	-	-

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SHEET TITLE:

CONSULTANT:

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Felix D Guerra

Digitally signed by Felix D Guerra
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Date: 2025.11.10 17:20:18 -05'00'
Adobe Acrobat version: 2025.001.20844

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

ARCHITECTURE + STRUCTURE
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REVISIONS:

JOB:
12700 - 2409

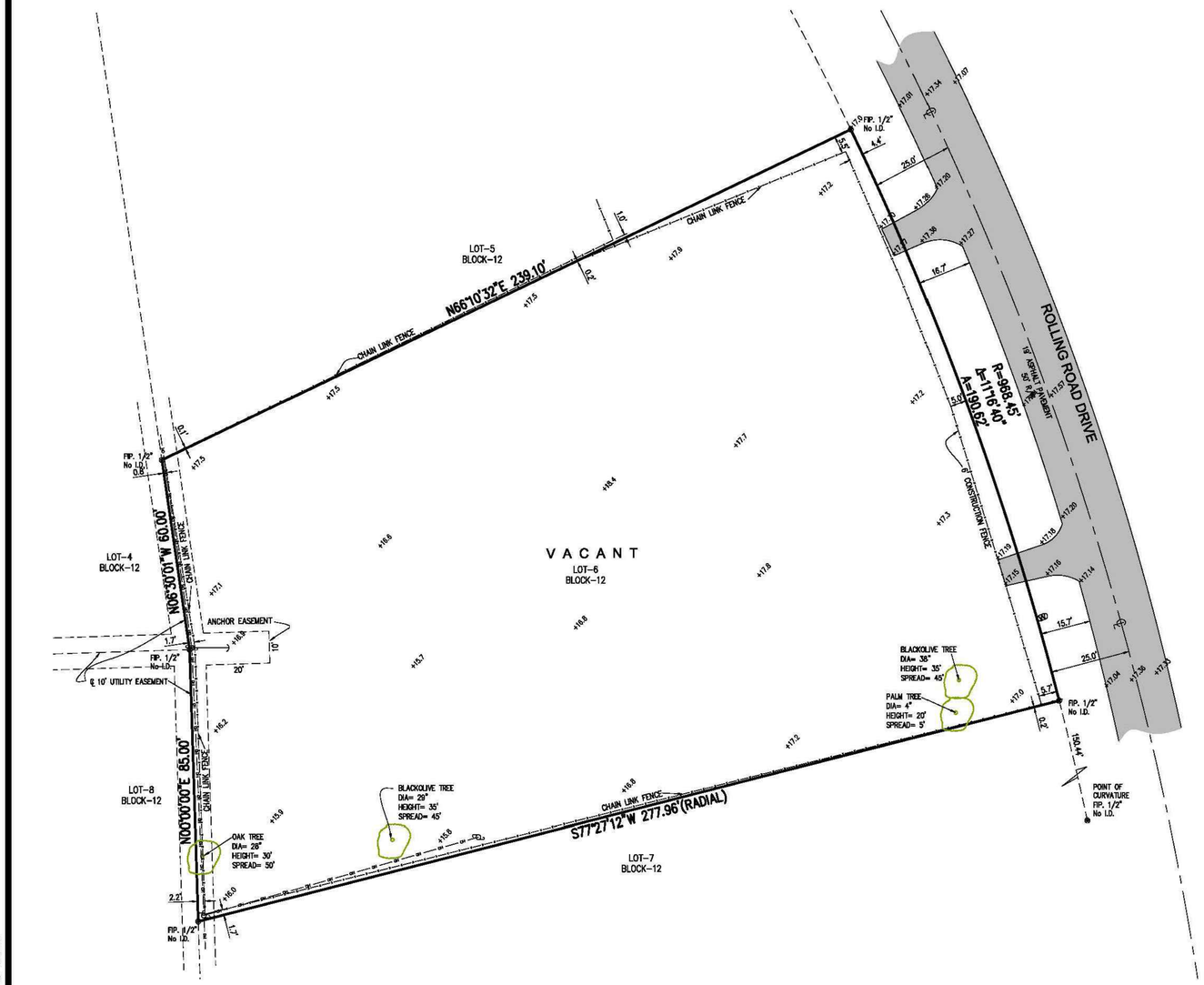
SHEET:
I-0.0

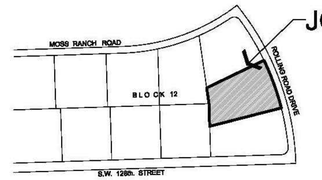
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.





VICINITY MAP
NOT TO SCALE

LEGEND

OH — OH	Overhead Wire Line
// — //	Wood Fence
x — x	Chain Link Fence
	Iron Fence
	Monument Line
℄	Centerline
PL	Property Line

A = Arc
BRG = Bearing
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

+ 0.00' = Existing Elevations
CB = Catch Basin
WM = Water Meter
EB = Electric Box
SM = Sanitary Manhole
SP = Sprinkler Pump
WP = Wood Pole
CP = Conc. Pole
LP = Light Pole
FH = Fire Hydrant
WV = Water Valve
INL = Inlet
TV = Cable Tv Box
EM = Electric Meter Box
TS = Traffic Signal Box
GV = Gas Valve
MV = Monitoring Valve
MH = Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block & Stucco
(D) = Dead
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
F.D.H. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Pin
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.N.D = Found Nail & Disc
F.P.L. = Florida Power Light
H = Height
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
SIP/R = Set Iron Pin/Rebar
S = Spread
U.E. = Utility Easement

PROPERTY ADDRESS:
12700 ROLLING ROAD DRIVE, PINECREST, FLORIDA 33156
Folio# 20-5013-003-1080

LEGAL DESCRIPTION
Lot 6, in Block 12, of "TOWN AND RANCH ESTATES", according to the Plat thereof, as recorded in Plat Book 50, Page 46, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:
1- The Legal Description was provided by the Client from most recent County Records available.
2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
7- The surveyor does not determine fence and/or wall ownership.
8- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
9- All measurements shown hereon are made in accordance with the United States Standard Feet.
10- Type of survey SKETCH OF SURVEY.
11- North arrow direction and/or Bearings are as shown on the aforementioned Plat.
12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
13- Benchmark Used: Miami-Dade County Benchmark #B-318. Elevation = +19.78'.
14- Flood Zone Data: Community/ Panel #120425/0468/L Dated: 9/11/09
Flood Zone: "X" Base Flood Elevation = N/A
15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:
- CHRISTIAN E. & LUZAIDA DIAZ

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

Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper. The Date and Time shown on the digital signed stamp does Not represent the survey field date. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

JACOB GOMIS LICENSED No. 6231 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Jacob Gomis
Date: 2024.09.27 09:28:34-04'00'

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA
☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

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

NO.	DATE	DESCRIPTION	BY	APP'D
		RECORD OF REVISIONS		

NO.	DATE	DESCRIPTION	BY	APP'D
		RECORD OF REVISIONS		

ROYAL POINT
LAND SURVEYORS, INC. L.B.# 7282
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX.305-827-9669
info@RoyalPointLS.com

TYPE OF SURVEY: SKETCH OF SURVEY

PREPARED FOR: CHRISTIAN E. & LUZAIDA DIAZ
12700 ROLLING ROAD DRIVE, PINECREST, FLORIDA

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 09/26/2024
JOB No.: RP24-1273

SHEET: 1 OF 1 SHEET

F:\DRAWINGS\12700 ROLLING ROAD DRIVE_RP24-1273.dwg 9/27/2024

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB654381700161F805, cn=Felix D Guerra
Date: 2025.11.10 17:20:43 -05'00'
Adobe Acrobat version: 2025.001.20844

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CPC: 1458944.
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OWNER:
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SHEET TITLE:

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REVISIONS:

JOB: 12700 - 2409

SHEET: A-0.00

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

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

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.

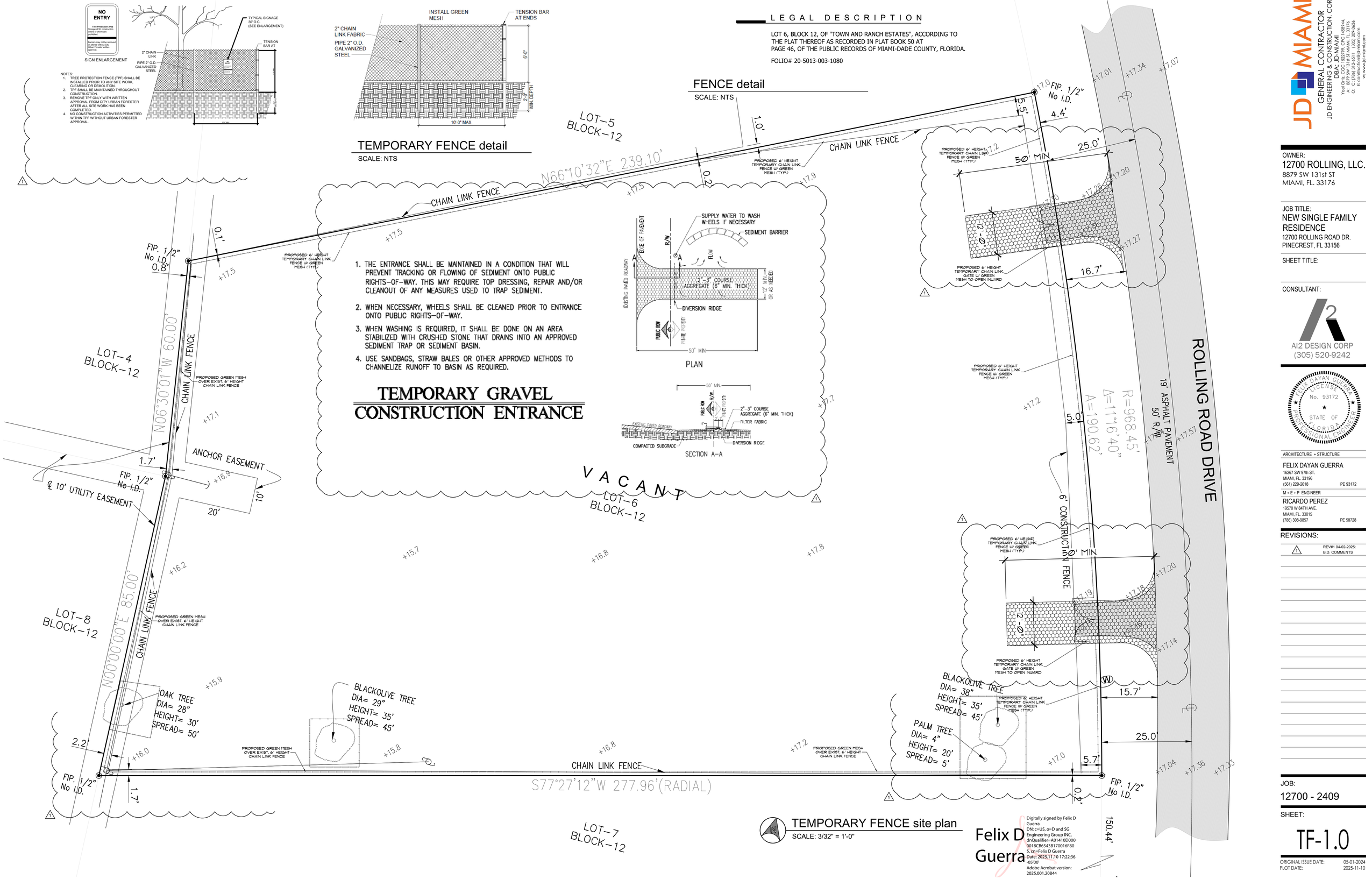
FOLIO# 20-5013-003-1080

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

PLAN

SECTION A-A



TEMPORARY FENCE 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=A01410D0000018CB6543B170016F80, cn=Felix D Guerra
Date: 2025.11.10 17:22:36 -05'00'
Adobe Acrobat version: 2025.001.20844

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CFC: 1428944.
Alex Ortiz, CGC: 1525376, CFC: 1432126
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M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
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(786) 308-9857 PE 58728

REVISIONS:

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

JOB:
12700 - 2409

SHEET:
TF-1.0

ORIGINAL ISSUE DATE: 03-01-2024
PLOT DATE: 2025-11-10

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 TO COMPLY w/SECTION FBCR 702.3.5 (3)

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, PONDS, WATERPROOFING, RAILINGS, GENERATOR, HORIZ. ROLLING GATES, GARAGE DOORS, EXTERIOR DOORS & WINDOWS ARE UNDER SEPARATE PERMIT. (1) (3)

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.

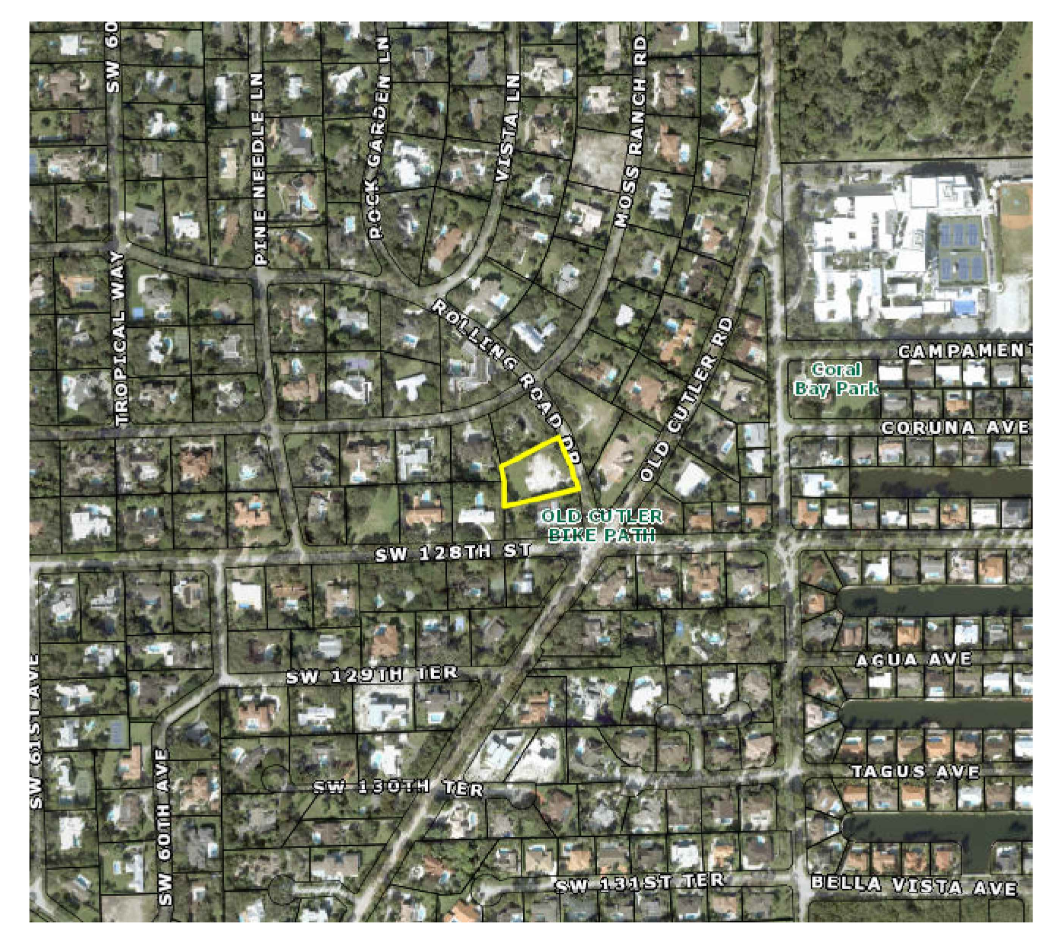
2. ALL CONCRETE SLABS ON GRADE WITH ENCLOSED AIR CONDITIONED SPACES ABOVE ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE BOTTOM OF SLAB & THE BASE COURSE OR PREPARED SUBGRADE AS PER FBC R506.2.3

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



AERIAL view.
SCALE: nts

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CPC 1458944.
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OWNER:
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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
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Date: 2025.11.10 17:24:46 -05'00'
Adobe Acrobat version: 2025.001.20844

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No. 93172
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REVISIONS:

1	REV#1 04-02-2025: B.D. COMMENTS
3	REV#3 10-10-2025: B.D. COMMENTS

JOB:
12700 - 2409

SHEET:
G-01

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

ZONING REQUIREMENTS:

EU-1		AREA		
LOT AREA		42,772 SQFT.		
0' - 0" = 20.00' NGVD		ALLOWED	EXISTING	PROPOSED
LOT COVERAGE	20%	8,554.40 SQ. FT.	(19.94%)	8,532 SQFT.
1st FLOOR	20%	8,554.40 SQ. FT.	(19.94%)	8,532 SQFT.
2nd FLOOR	10%	4,277.20 SQ. FT.	(9.93%)	4,276 SQFT.
		(SEE G-03 FOR DETAILS)		
MAXIMUN IMPERVIOUS SURFACE:	45% MAX	20,033.10 SQ. FT.	(40.7%)	17,409 SQFT.
MINIMUM GREEN SPACE:	55% MIN.	24,484.90 SQ. FT.	(59.3%)	25,363 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.		786 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:	17.51' (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 17.51' NGVD)

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

LEGAL DESCRIPTION

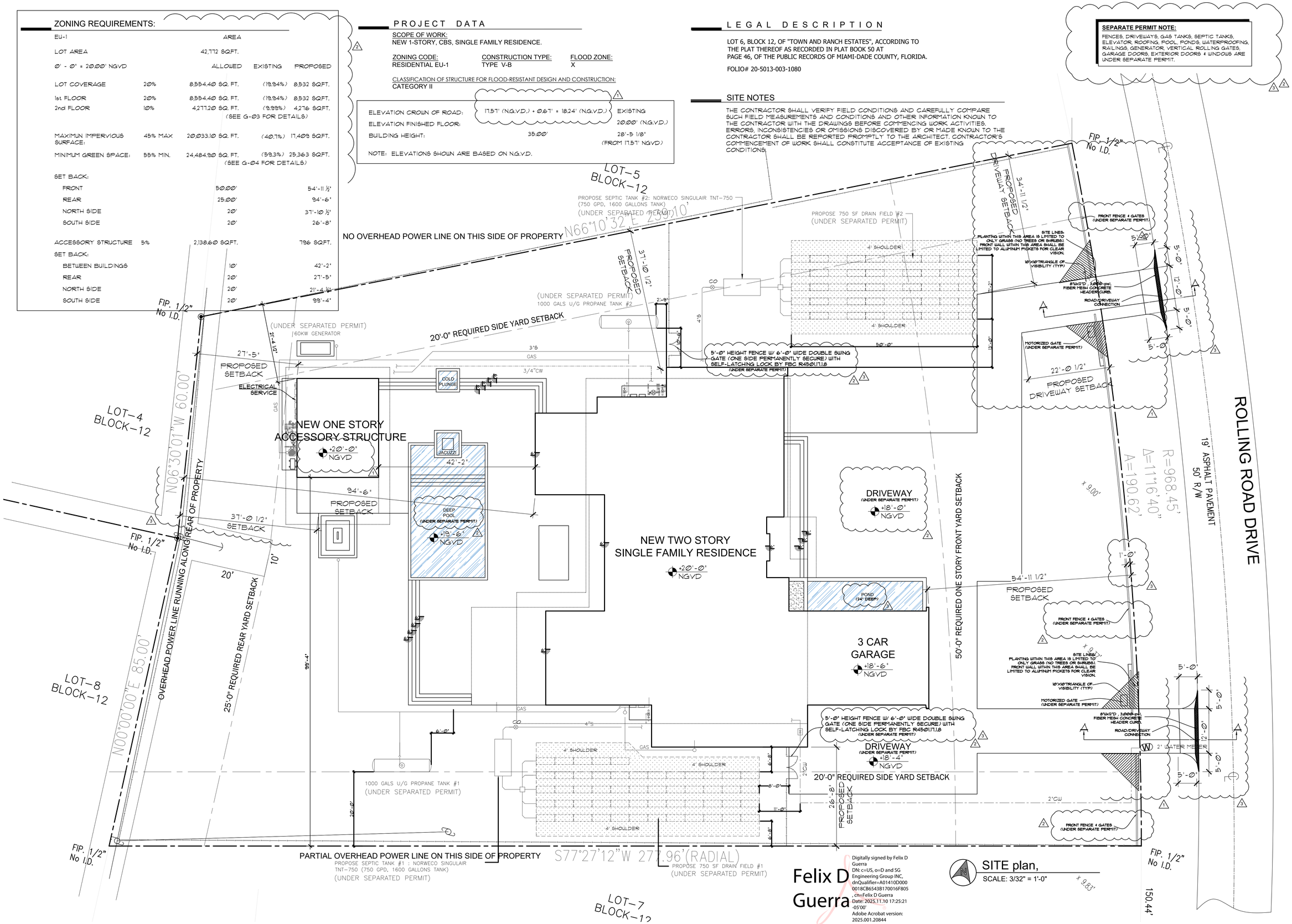
LOT 6, BLOCK 12, OF "TOWN AND RANCH ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50 AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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.

SEPARATE PERMIT NOTE:
FENCES, DRIVEWAYS, GAS TANKS, SEPTIC TANKS, ELEVATOR, ROOFING, POOL, PONDS, WATERPROOFING, RAILINGS, GENERATOR, VERTICAL ROLLING GATES, GARAGE DOORS, EXTERIOR DOORS & WINDOWS ARE UNDER SEPARATE PERMIT.



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Date: 2025.11.10 17:25:21 -05'00'
Adobe Acrobat version: 2025.001.20844

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

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

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REVISIONS:

1	REV#1 04-02-2025: B.D. COMMENTS
2	REV#2 07-08-2025: B.D. COMMENTS
3	REV#3 10-10-2025: B.D. COMMENTS

JOB:
12700 - 2409

SHEET:
G-02

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

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

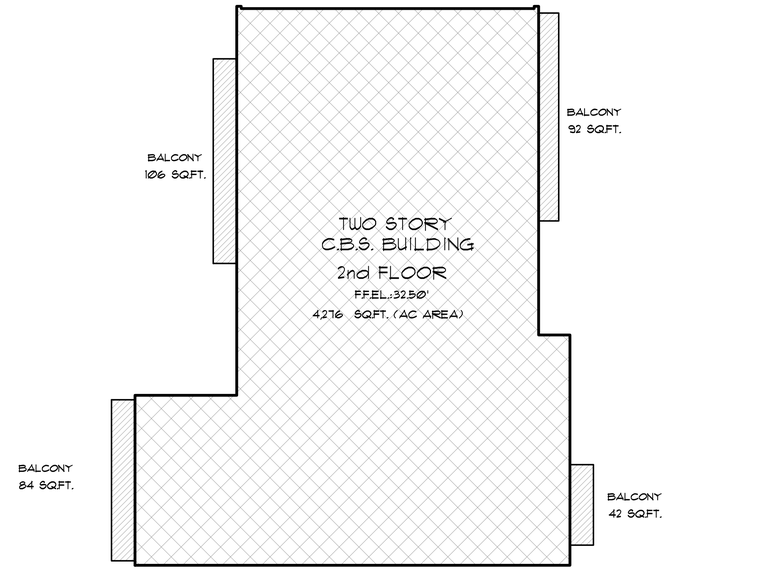
LOT 6, BLOCK 12, OF "TOWN AND RANCH ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50 AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO# 20-5013-003-1080

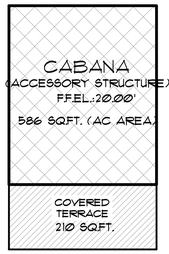
LOT AREA			42,772 SQFT.
F.A.R.			346.40 SQFT. CREDIT FOR 2nd FLOOR BALCONIES (1)
FIRST FLOOR	20%	8,554.40 SQFT. (MAX.)	8,208 SQFT.
			324 SQFT.
			8,532 SQFT. (19.94%)
SECOND FLOOR	10%	4,277.20 SQFT. (MAX.)	4,276 SQFT. (9.99%)

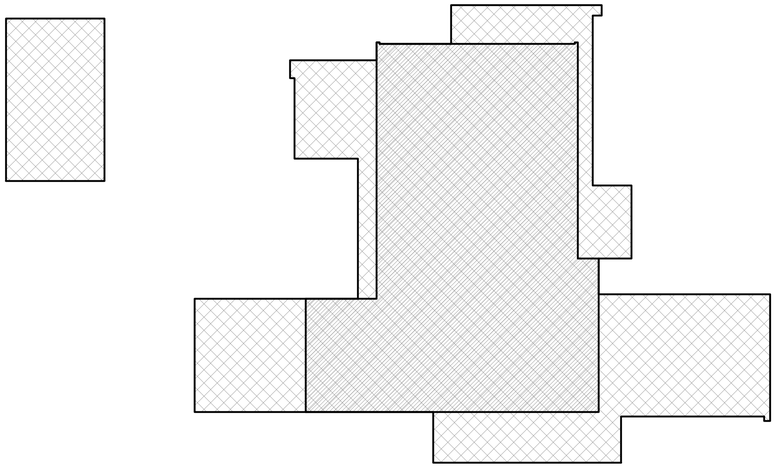
PROPOSED.	NON A/C.	A/C.	F.A.R.
FIRST FLOOR		5,546 SQFT.	5,546 SQFT.
GARAGE	1,046 SQFT.		1,046 SQFT.
ACCESSORY STRUCTURE		586 SQFT.	586 SQFT.
ENTRY COVERED	188 SQFT.		188 SQFT.
COVERED TERRACES	842 SQFT.		842 SQFT.
			8,208 SQFT.
SECOND FLOOR		4,276 SQFT.	4,276 SQFT.
BALCONIES	324 SQFT.		324 SQFT.
		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

SEPARATE PERMIT NOTE:
FENCES, DRIVEWAYS, GAS TANKS, SEPTIC TANKS, ELEVATOR, ROOFING, POOL, PONDS, WATERPROOFING, RAILINGS, GENERATOR, VERTICAL ROLLING GATES, GARAGE DOORS, EXTERIOR DOORS & WINDOWS ARE UNDER SEPARATE PERMIT. (3)

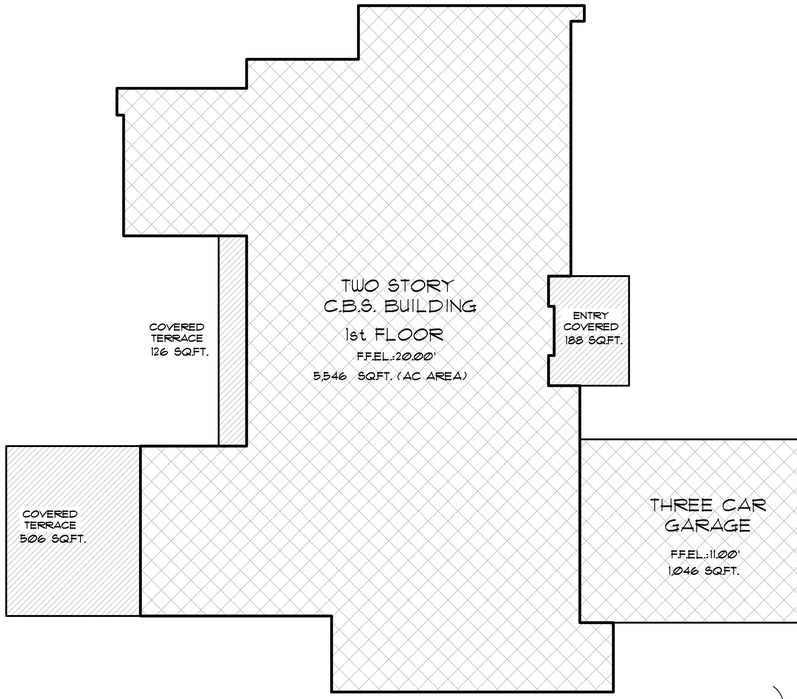


2nd floor BUILDING FAR
SCALE: 3/32" = 1'-0" (2)





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



1st floor BUILDING FAR
SCALE: 3/32" = 1'-0" (2)

JD MIAMI
GENERAL CONTRACTOR
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DBA: JD-MIAMI
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FELIX DAYAN GUERRA LICENSE No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

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JOB:
12700 - 2409

SHEET:
G-03

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

ZONING REQUIREMENTS:

LOT AREA 42,772 SQ.FT.

		REQ./ALLOWED	PROPOSED	
IMPERVIOUS SURFACE RATIO	45%	19,247.40 SQ.FT. (MAX.)	17,409 SQ.FT.	(40.7%)
GREEN SPACE	55%	23,524.60 SQ.FT. (MIN.)	25,363 SQ.FT.	(59.3%)

2

BREAKDOWN FOR ISA

1st FLOOR	5,546 SQ.FT.
GARAGE	1,046 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 PADS	200 SQ.FT.
TOTAL IMPERVIOUS	17,409 SQ.FT.

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

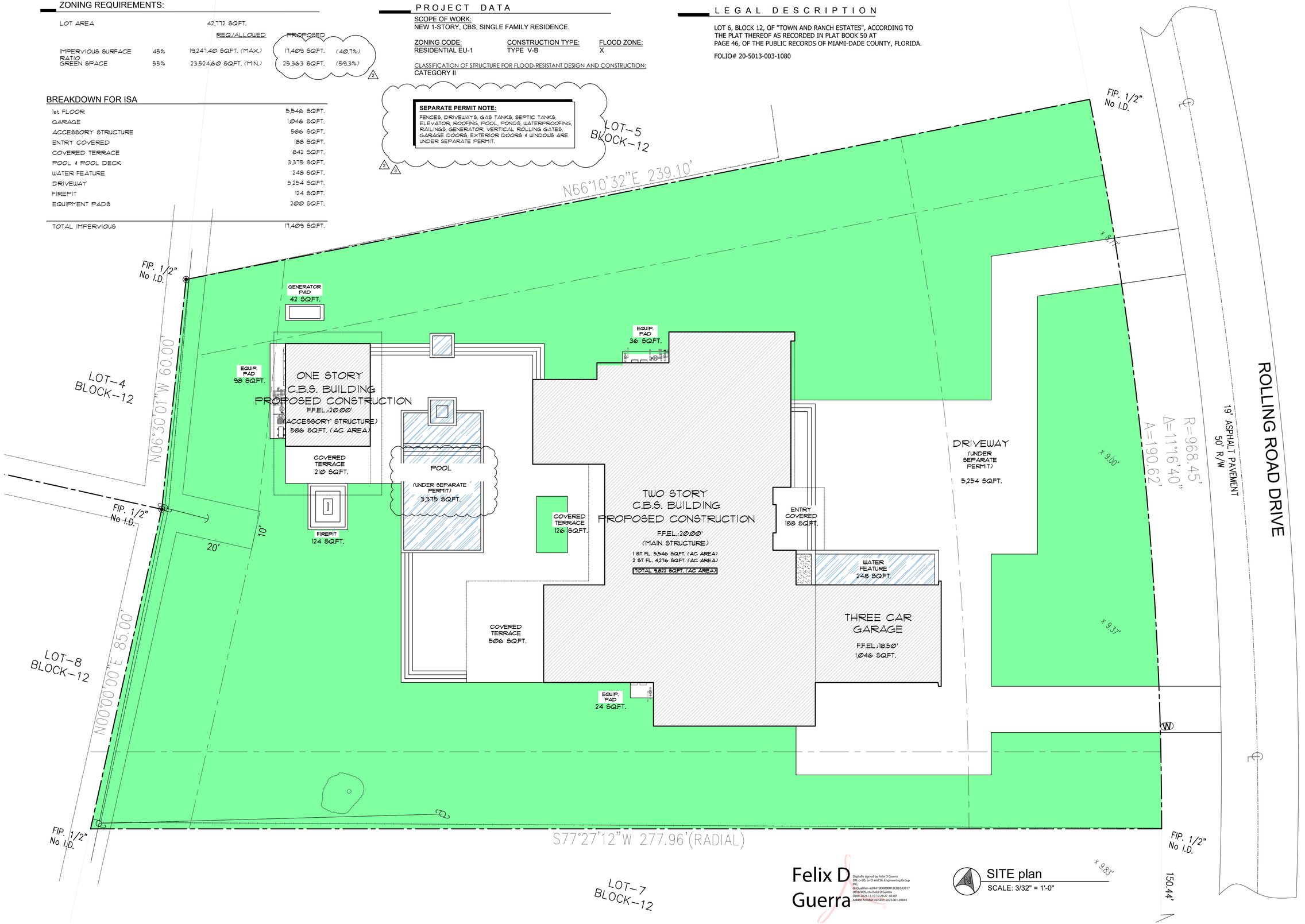
SEPARATE PERMIT NOTE:
FENCES, DRIVEWAYS, GAS TANKS, SEPTIC TANKS, ELEVATOR, ROOFING, POOL, PONDS, WATERPROOFING, RAILINGS, GENERATOR, VERTICAL ROLLING GATES, GARAGE DOORS, EXTERIOR DOORS & WINDOWS ARE UNDER SEPARATE PERMIT.

2 3

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



Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dc=QualifierA01410D000001BC6543B17 0016F805, cn=Felix D Guerra
Date: 2025.11.10 17:28:27 -05'00'
Adobe Acrobat version: 2025.001.20844

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
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Alexander Ortiz, CGC: 1531326
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w: www.jd-miami.com

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

JOB TITLE:
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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
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(561) 229-2618 PE 93172

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

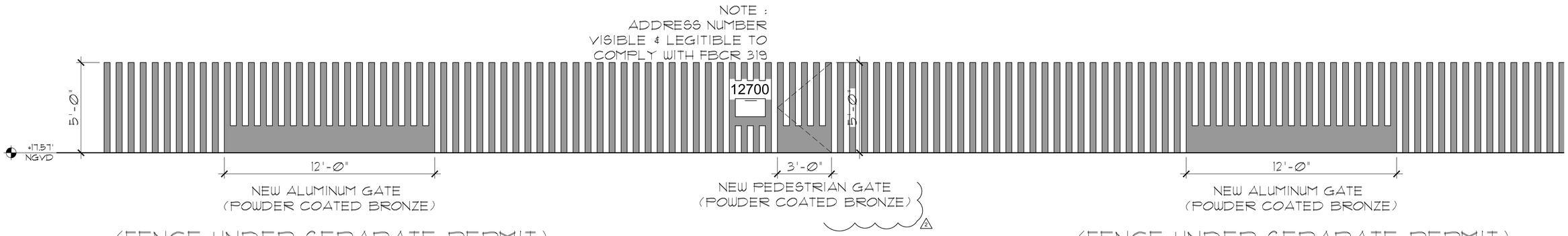
REVISIONS:

2	REV#2 07-08-2025: B.D. COMMENTS
3	REV#3 10-10-2025: B.D. COMMENTS

JOB:
12700 - 2409

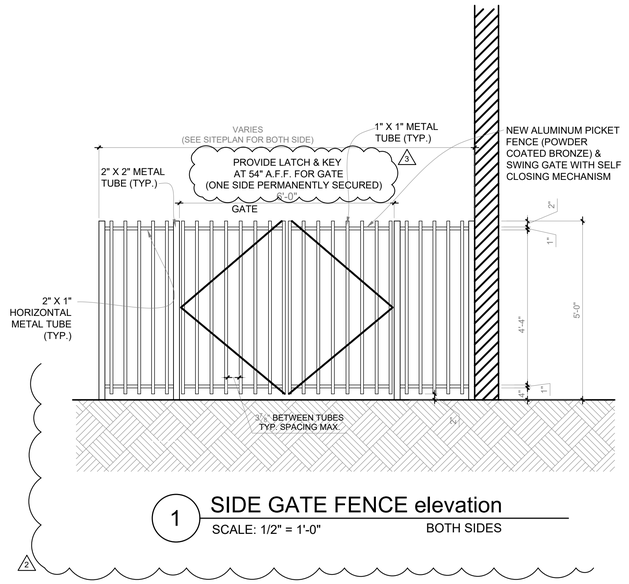
SHEET:
G-04

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10



ALUMINUM FENCE ELEVATION

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

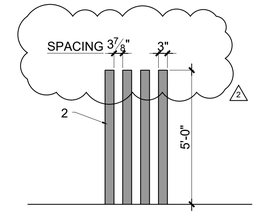


1 SIDE GATE FENCE elevation

SCALE: 1/2" = 1'-0" BOTH SIDES

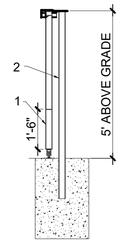
LEGEND:

1. 18X6 ALUMINUM FRAME.
2. 4X6 ALUMINUM POST.



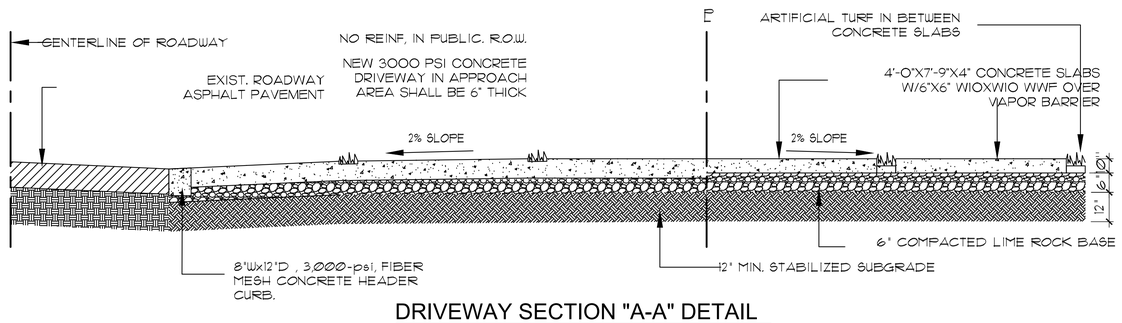
A FRONT FENCE elevation

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



B FRONT FENCE & GATE section

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



DRIVEWAY SECTION "A-A" DETAIL

SCALE: NTS

Felix Dayan Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D00 0018CB6543B170016F 805, cn=Felix D Guerra
Date: 2025.11.10 17:29:17 -05'00'
Adobe Acrobat version: 2025.001.20844

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

JD MIAMI
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JD ENGINEERING & CONSTRUCTION, CORP.
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w: www.jd-miami.com

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JOB TITLE:
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PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:
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MIAMI, FL. 33015
(786) 308-9857 PE 58728

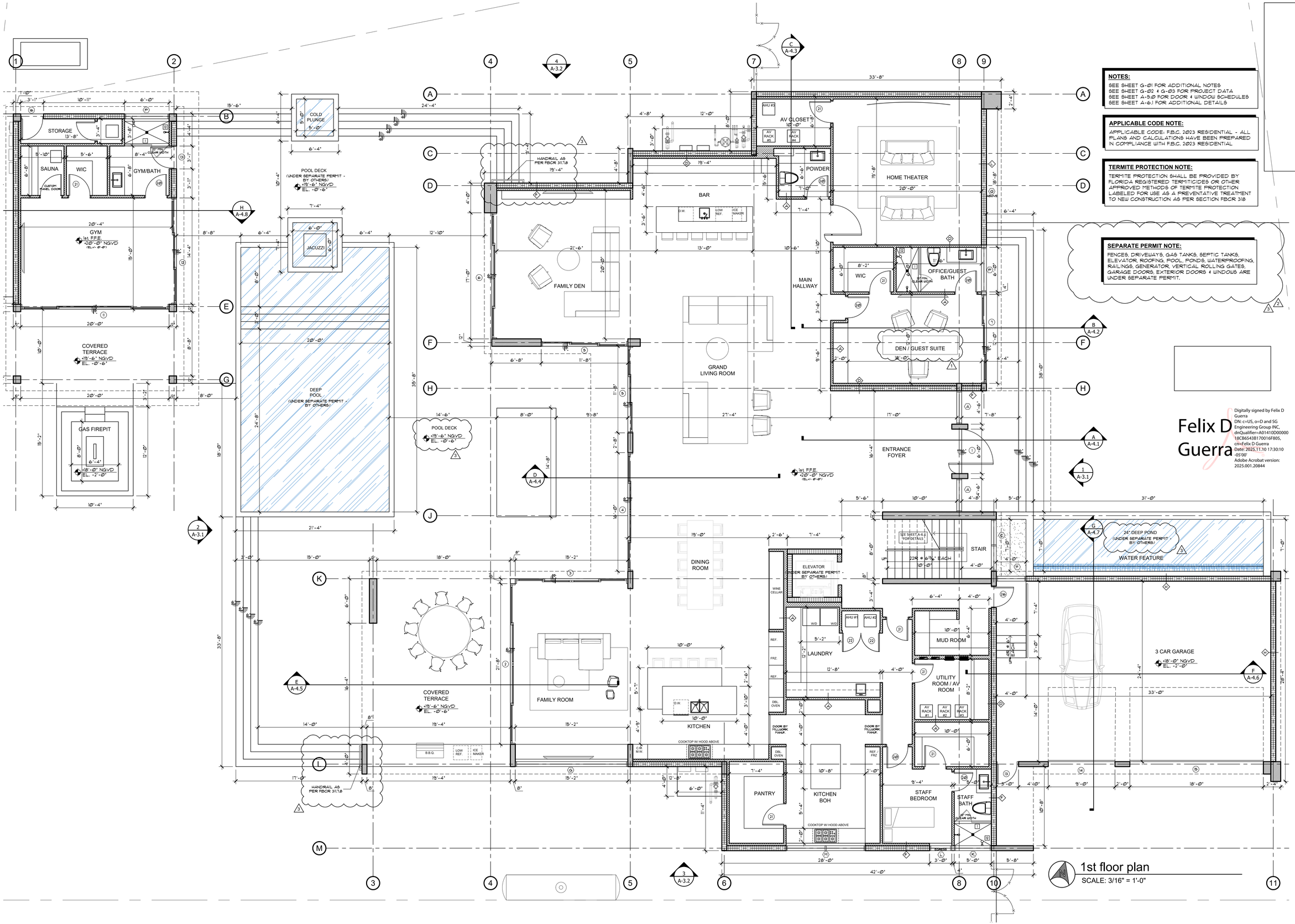
REVISIONS:

2	REV#2 07-08-2025: B.D. COMMENTS
3	REV#3 10-10-2025: B.D. COMMENTS

JOB:
12700 - 2409

SHEET:
G-05

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10



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

SEPARATE PERMIT NOTE:
FENCES, DRIVEWAYS, GAS TANKS, SEPTIC TANKS, ELEVATOR, ROOFING, POOL, PONDS, WATERPROOFING, RAILINGS, GENERATOR, VERTICAL ROLLING GATES, GARAGE DOORS, EXTERIOR DOORS & WINDOWS ARE UNDER SEPARATE PERMIT.

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: 2025.11.10 17:30:10 -05'00'
Adobe Acrobat version: 2025.001.20844

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
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Yoel Ortiz, CGC 1522799, CPC 1438944.
Alain Ortiz, CGC 1527176, CPC 1456126
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W: www.jd-miami.com

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JOB TITLE:
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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

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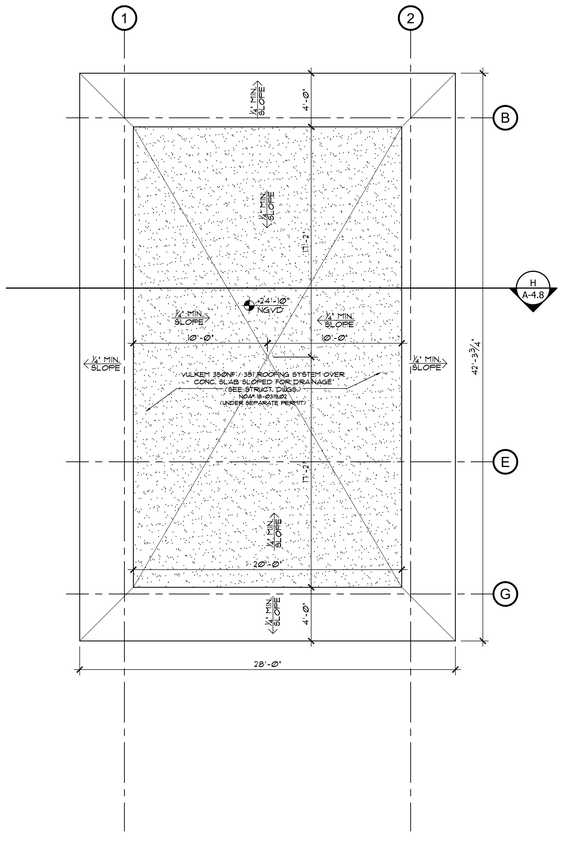
REVISIONS:

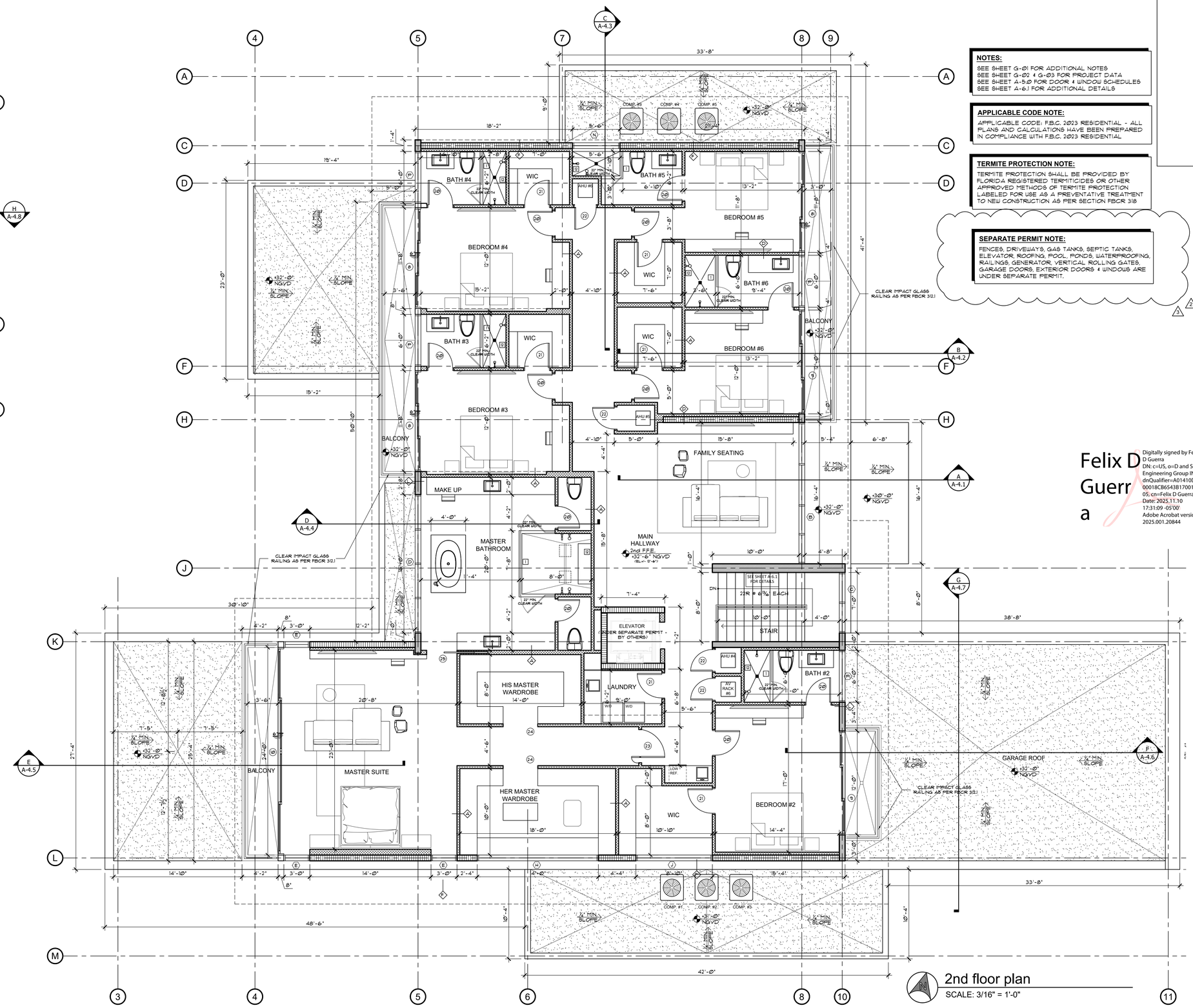
1	REV#1 04-02-2025: B.D. COMMENTS
2	REV#2 07-08-2025: B.D. COMMENTS
3	REV#3 10-10-2025: B.D. COMMENTS

JOB:
12700 - 2409

SHEET:
A-1.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10





NOTES:
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SEE SHEET A-5.0 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-6.1 FOR ADDITIONAL DETAILS

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SEPARATE PERMIT NOTE:
FENCES, DRIVEWAYS, GAS TANKS, SEPTIC TANKS, ELEVATOR, ROOFING, POOL, PONDS, WATERPROOFING, RAILINGS, GENERATOR, VERTICAL ROLLING GATES, GARAGE DOORS, EXTERIOR DOORS & WINDOWS ARE UNDER SEPARATE PERMIT.

2nd floor plan
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=A01410D0 00018CB6543B170016F8 05, cn=Felix D Guerra
Date: 2025.11.10 17:31:09 -05'00'
Adobe Acrobat version: 2025.001.20844

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JOB TITLE:
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PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

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REVISIONS:

2	REV#2 07-08-2025: B.D. COMMENTS
3	REV#3 10-10-2025: B.D. COMMENTS

JOB:
12700 - 2409

SHEET:
A-1.2

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

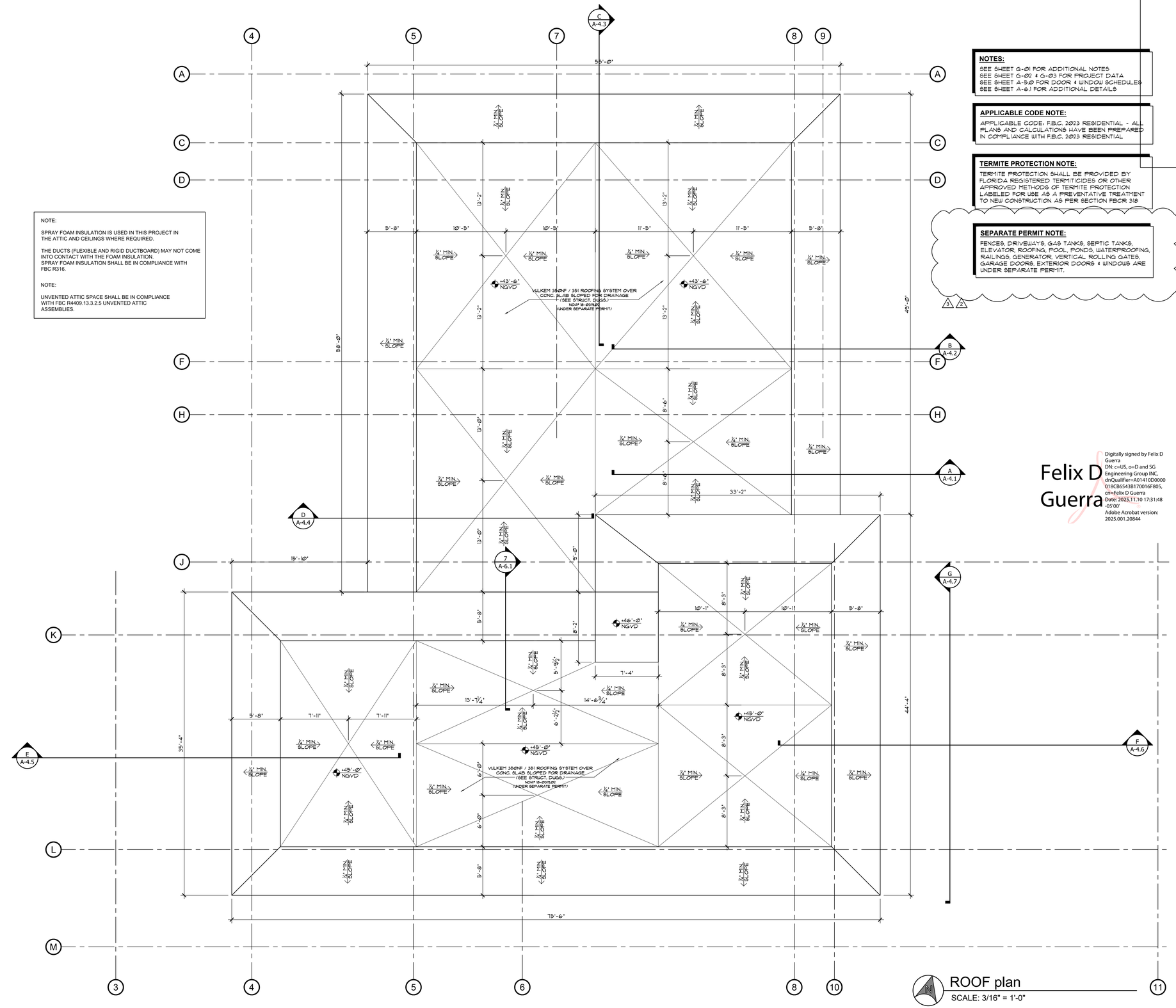
NOTE:

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.



ROOF 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:

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SEPARATE PERMIT NOTE:

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3 2

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: 2025.11.10 17:31:48 -05'00'
Adobe Acrobat version: 2025.001.20844

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W: www.jd-miami.com

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JOB TITLE:
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PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

AI2 DESIGN CORP
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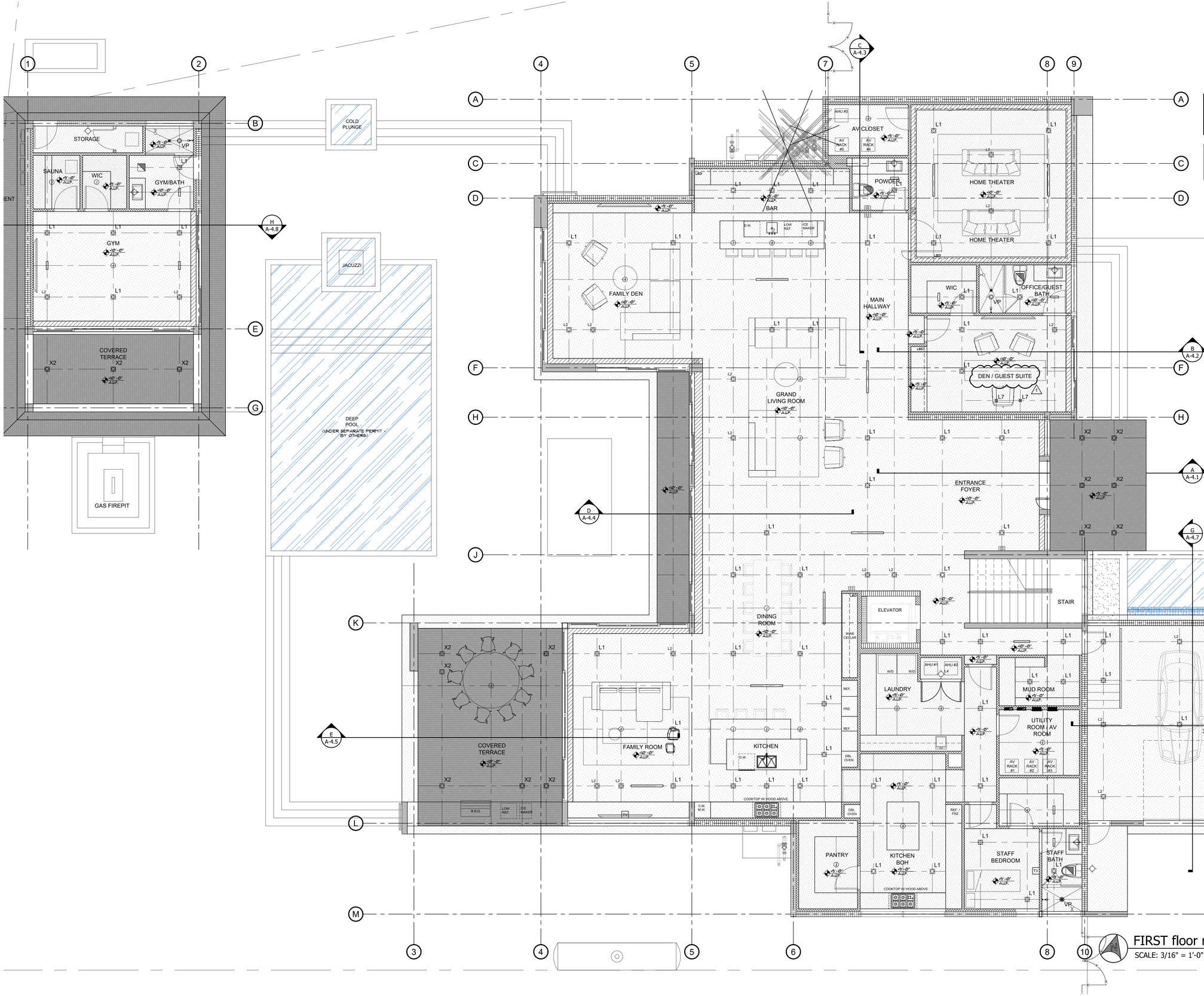
REVISIONS:

2	REV#2 07-08-2025: B.D. COMMENTS
3	REV#3 10-10-2025: B.D. COMMENTS

JOB:
12700 - 2409

SHEET:
A-1.3

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10



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

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PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

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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: 2025.11.10 17:32:39 -05'00'
Adobe Acrobat version: 2025.001.20844

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

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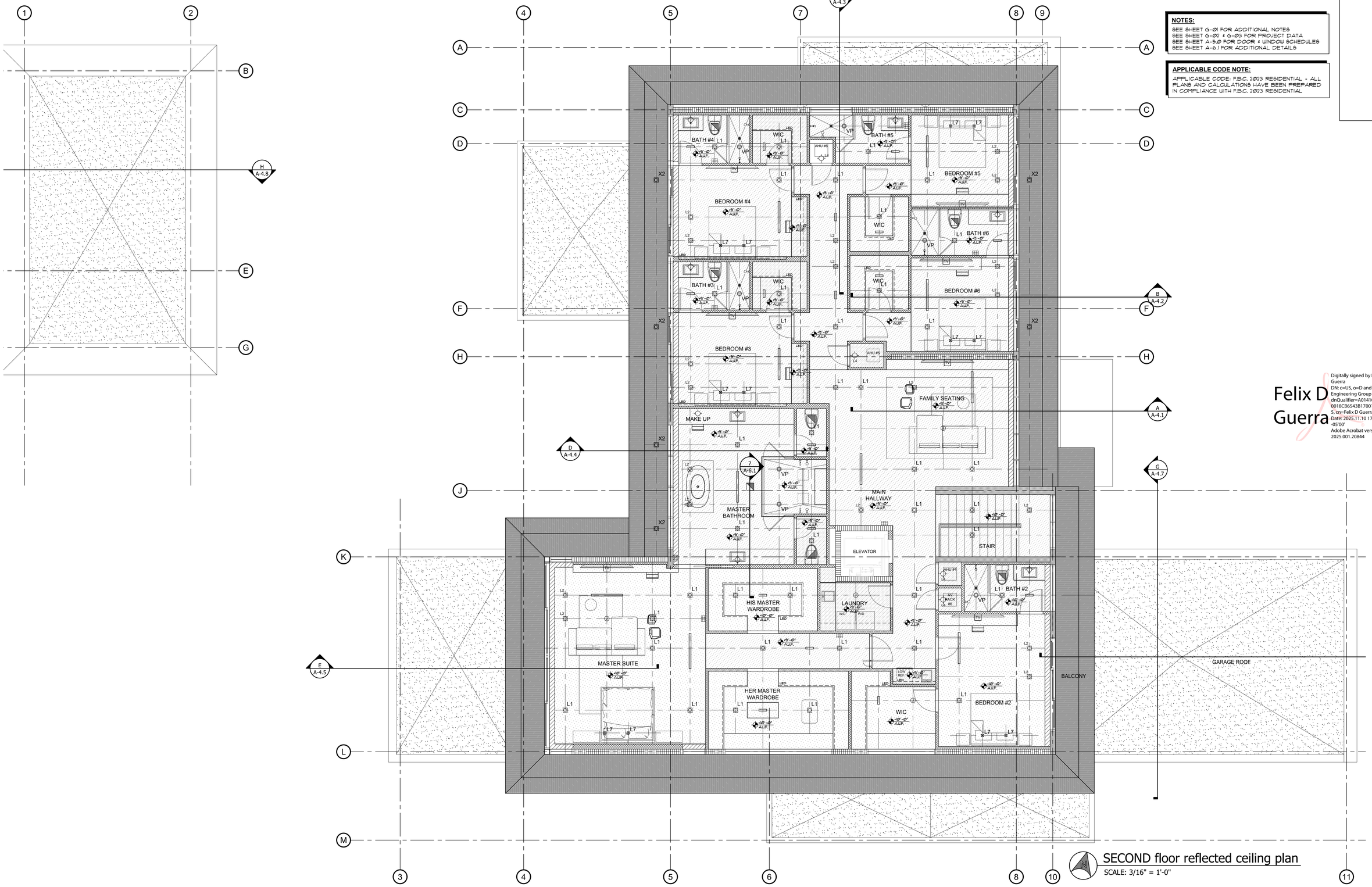
REVISIONS:

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

JOB:
12700 - 2409

SHEET:
A-2.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10



SECOND 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

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OWNER:
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MIAMI, FL. 33176

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

SHEET TITLE:

CONSULTANT:

AI2 DESIGN CORP
(305) 520-9242

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DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB65438170016F805, cn=Felix D Guerra
Date: 2025.11.10 17:33:26 -05'00'
Adobe Acrobat version: 2025.001.20844

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REVISIONS:

JOB:
12700 - 2409

SHEET:
A-2.2

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

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:

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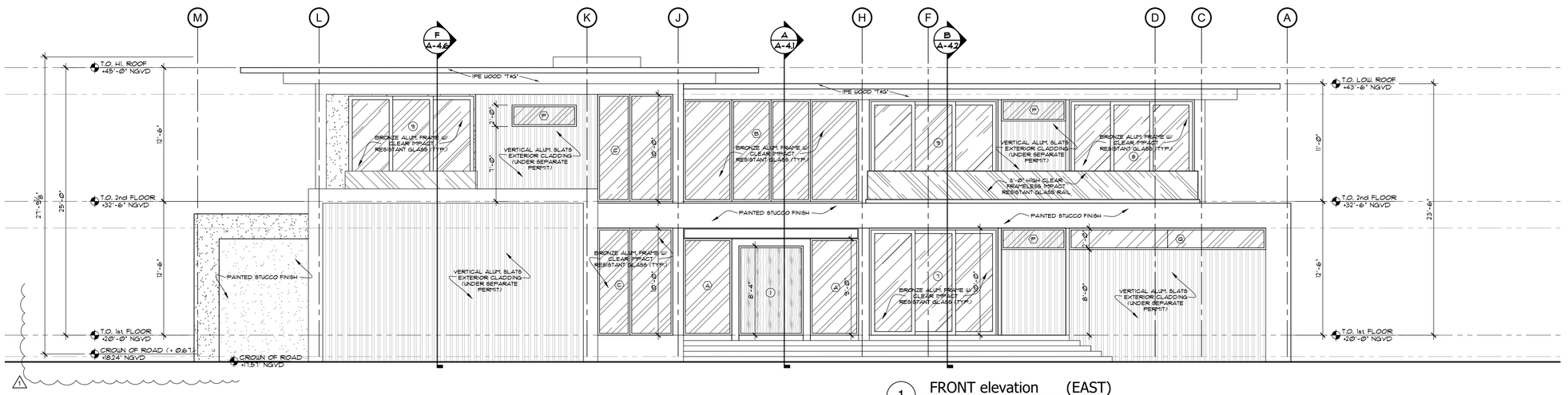
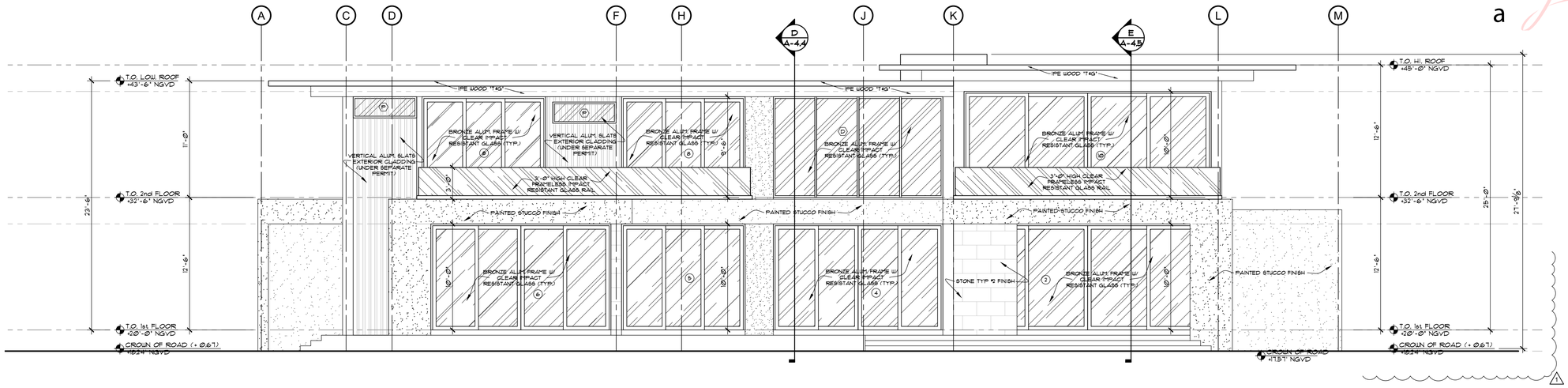


1 FRONT elevation (EAST)
Scale: 3/16" = 1'-0"



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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CPC: 1458944.
8600 NW 36 St # 764, 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 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: 2025.11.10 17:34:09 -05'00'
Adobe Acrobat version: 2025.001.20844

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:
12700 - 2409

SHEET:
A-3.1

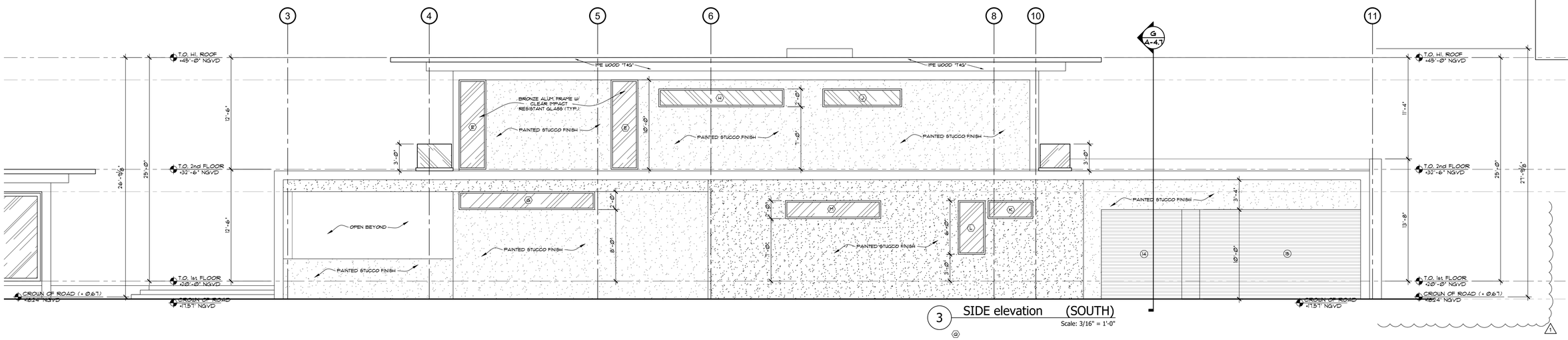
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

NOTES:

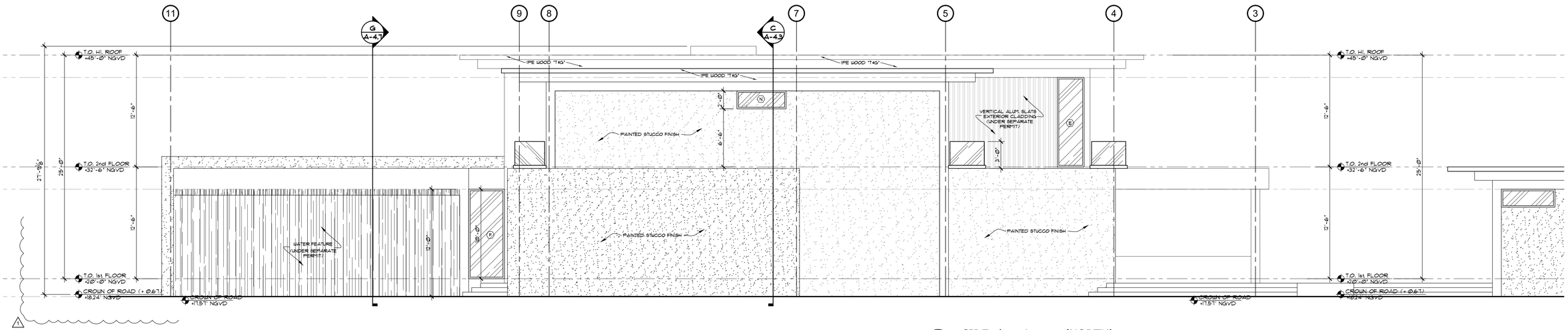
SEE SHEET G-01 FOR ADDITIONAL NOTES
SEE SHEET G-02 & G-03 FOR PROJECT DATA
SEE SHEET A-5.0 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-6.1 FOR ADDITIONAL DETAILS

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"

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D000 0018CB6543B1700016F805, cn=Felix D Guerra
Date: 2025.11.10 17:35:16 -05'00'

Adobe Acrobat version: 2025.001.20844

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
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Alfredo Ortiz, CGC 1514545, CPC 1458936
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OWNER:
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JOB TITLE:
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12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

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

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
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REVISIONS:

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

JOB:
12700 - 2409

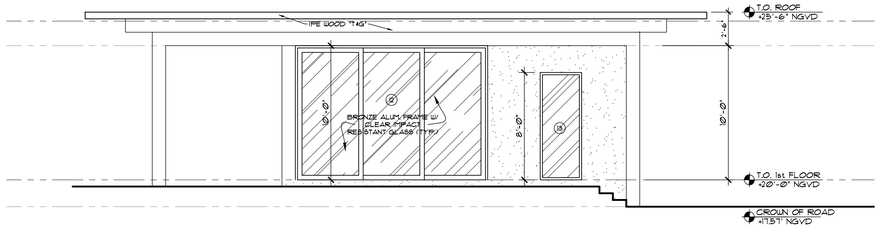
SHEET:
A-3.2

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

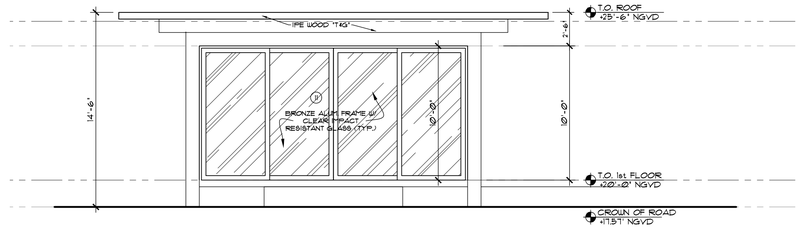
ACCESSORY STRUCTURE ELEVATIONS

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"



3 SIDE elevation (SOUTH)
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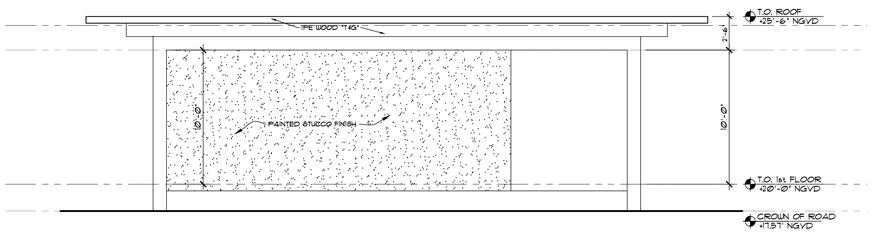

2 REAR elevation (WEST)
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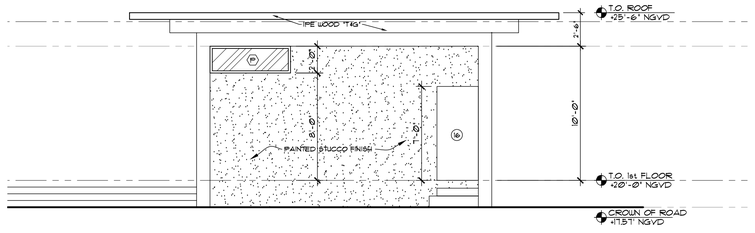

4 SIDE elevation (NORTH)
Scale: 3/16" = 1'-0"

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CFC: 1438944.
Address: 8879 SW 131st ST, MIAMI, FL. 33176
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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: 2025.11.10 17:36:01 -05'00'
Adobe Acrobat version: 2025.001.20844

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
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REVISIONS:

JOB:
12700 - 2409

SHEET:
A-3.3

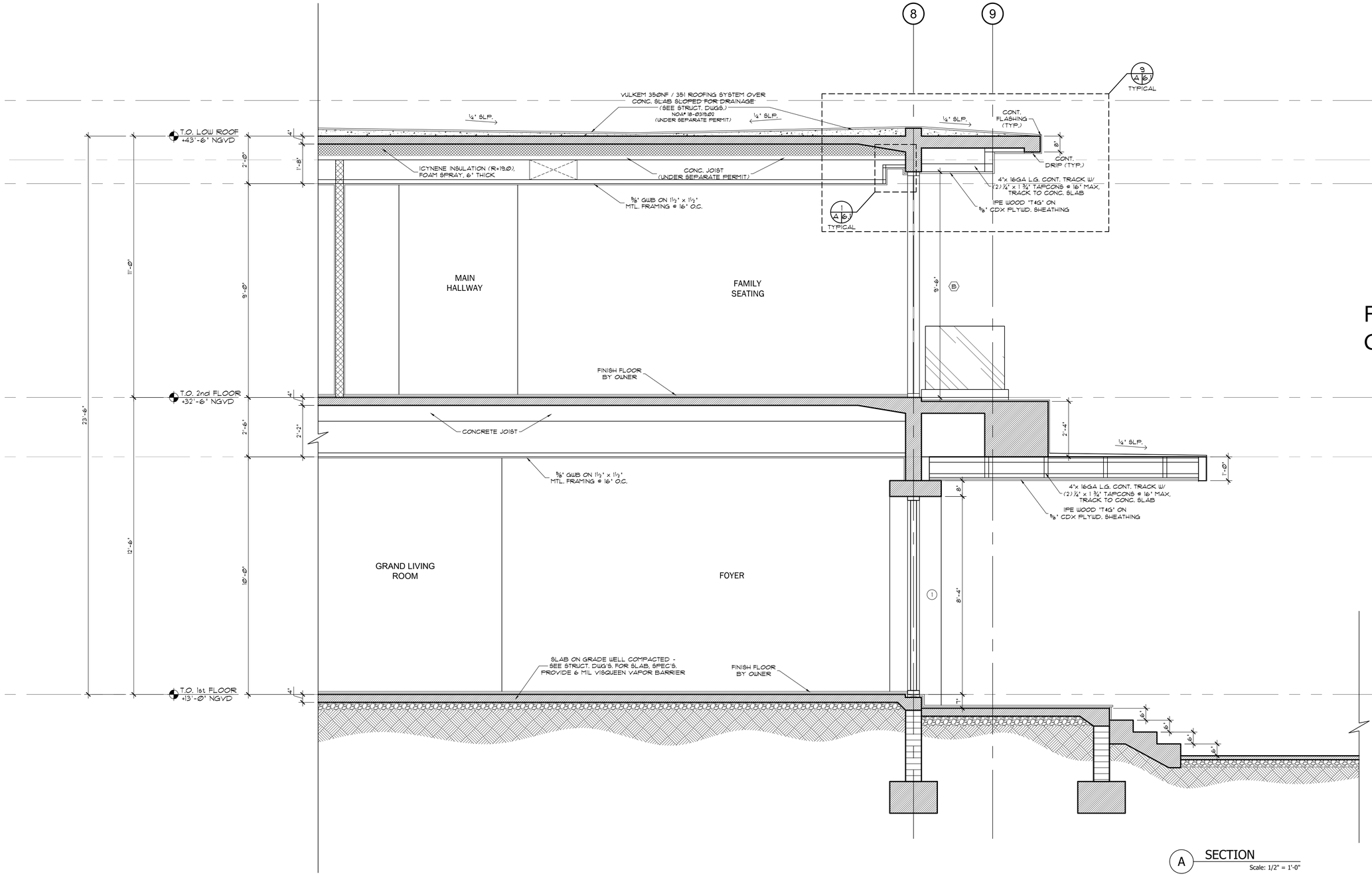
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

NOTES:

SEE SHEET G-01 FOR ADDITIONAL NOTES
SEE SHEET G-03 & 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



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

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB654381700160F805, cn=Felix D Guerra
Date: 2025.11.10 17:36:38 -05'00'
Adobe Acrobat version: 2025.001.20844

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CPC 1458944
14520 NW 60th Ave #314, Miami Lakes, FL 33014
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OWNER:
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JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
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PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

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

ARCHITECTURE + STRUCTURE
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16257 SW 97th ST.
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REVISIONS:

JOB:
12700 - 2409

SHEET:
A-4.1

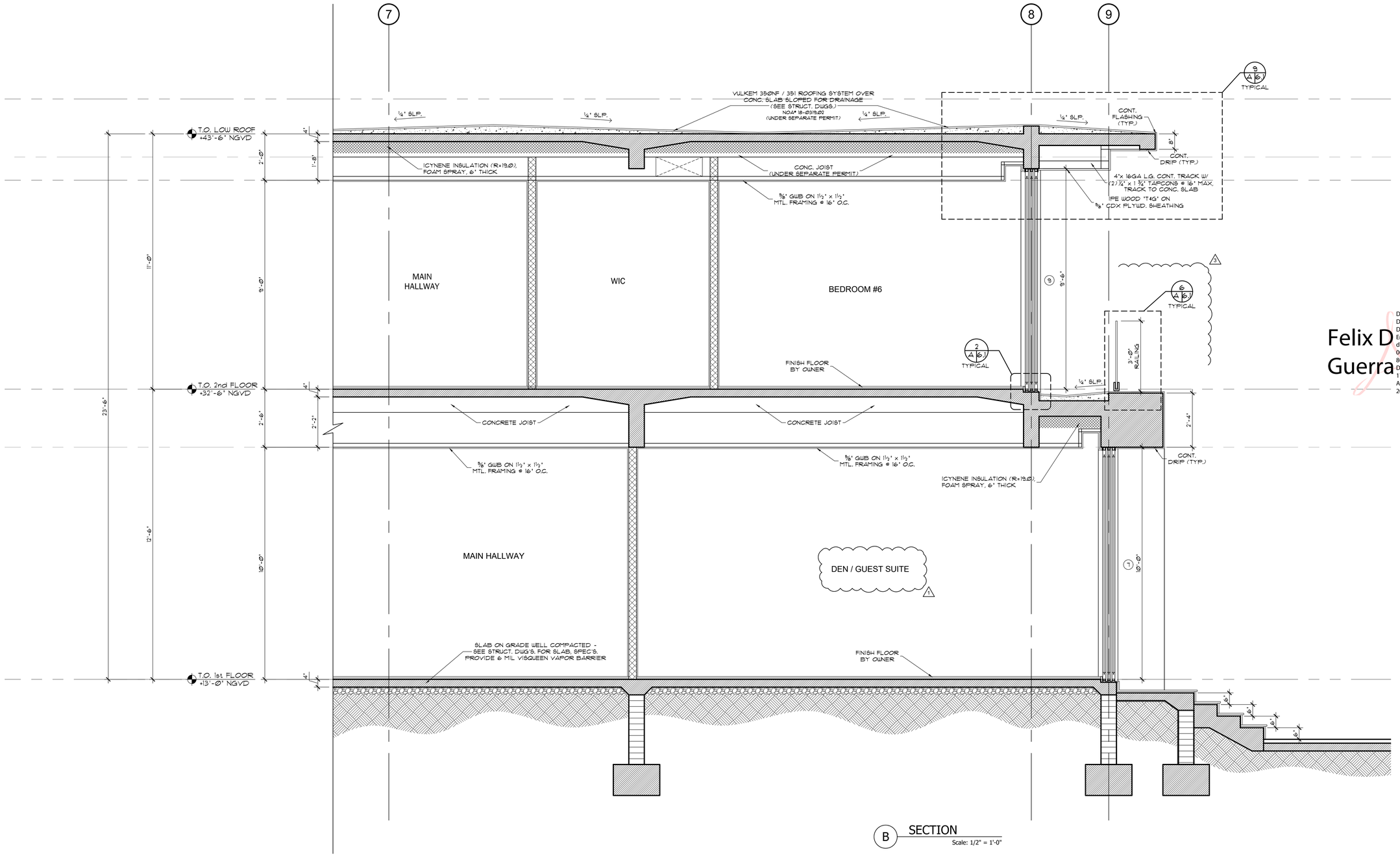
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

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, CPC: 1458944.
Alexander Ortiz, CGC: 1525476
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OWNER:
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8879 SW 131st ST
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JOB TITLE:
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12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
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Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D00 00018CB6543B170016F 805, cn=Felix D Guerra
Date: 2025.11.10 17:37:40 -05'00'
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FELIX DAYAN GUERRA LICENSED ARCHITECT No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

REVISIONS:

1	REV#1 04-02-2025: B.D. COMMENTS
3	REV#3 10-10-2025: B.D. COMMENTS

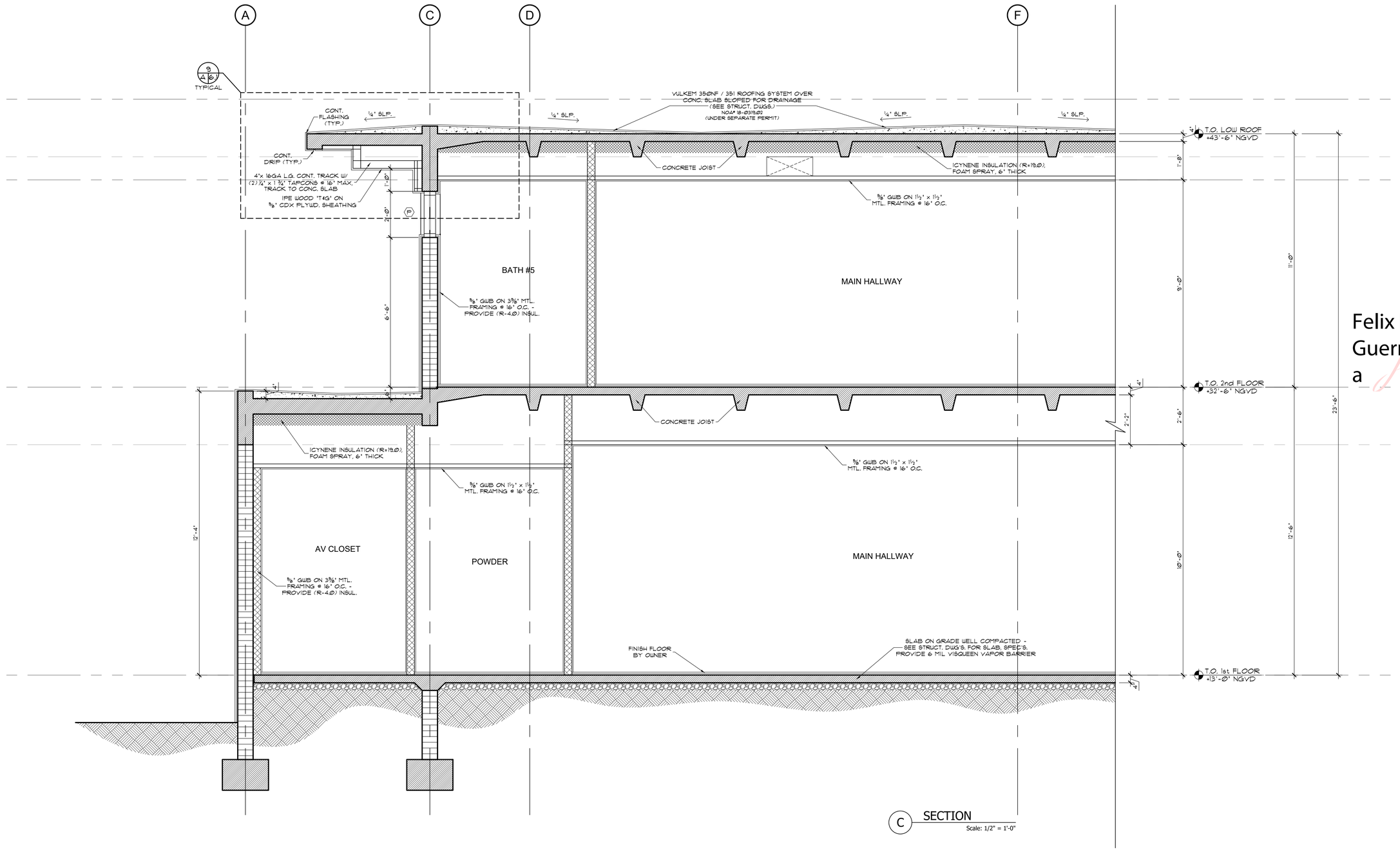
JOB:
12700 - 2409

SHEET:
A-4.2

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

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



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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CFC: 1438944,
Ave. Maria Zayas, CBC: 1263574
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OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
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JOB TITLE:
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12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:
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Felix D Guerra

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DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.11.10 17:38:31 -05'00'
Adobe Acrobat version: 2025.001.20844

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

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REVISIONS:

JOB:
12700 - 2409

SHEET:
A-4.3

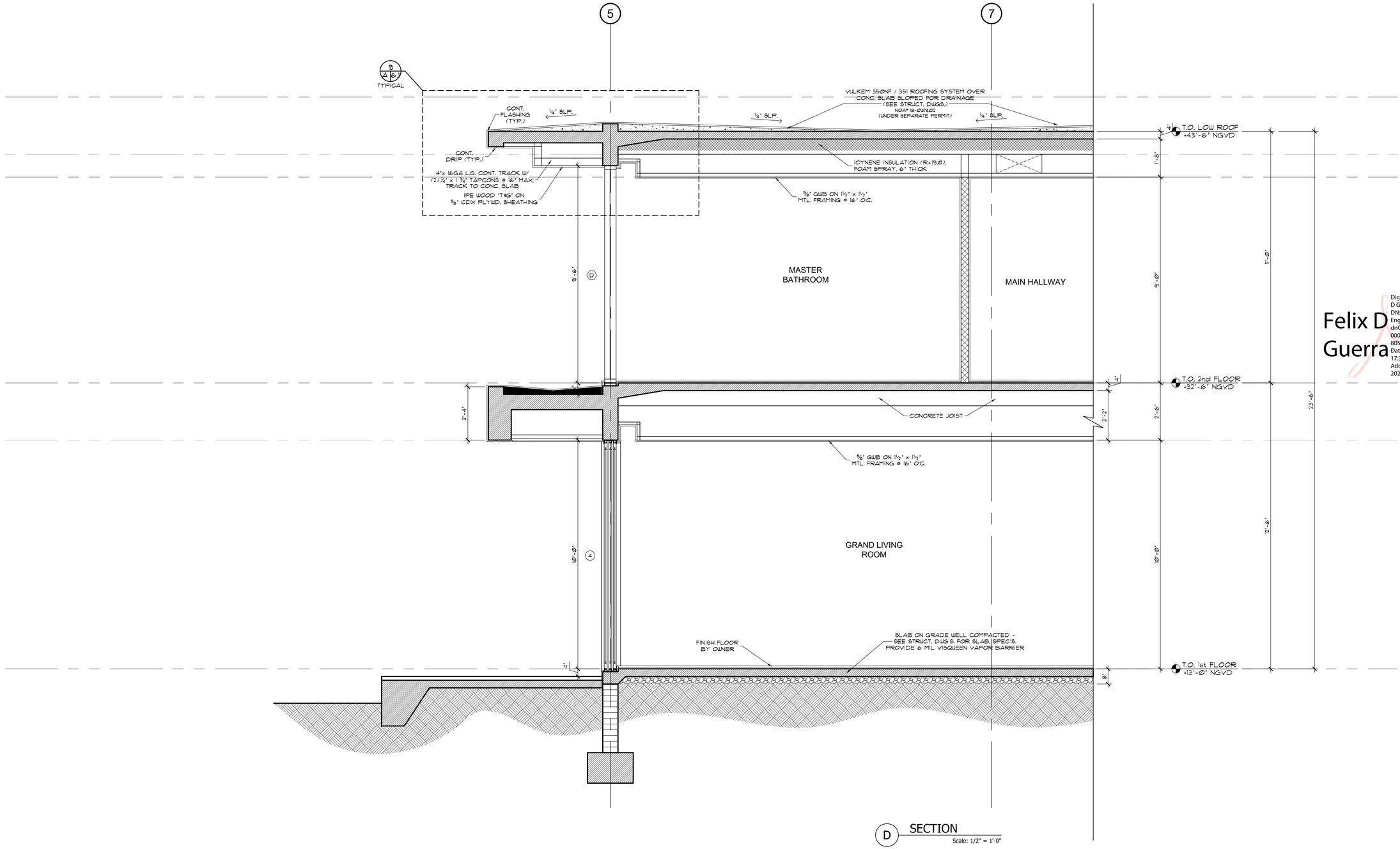
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

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-0.3 FOR ADDITIONAL NOTES
SEE SHEET A-0.0 FOR PROJECT DATA
SEE SHEET A-5.0 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-6.1 FOR ADDITIONAL DETAILS



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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CFC: 1438944.
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OWNER:
12700 ROLLING, LLC.
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MIAMI, FL. 33176

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

SHEET TITLE:

CONSULTANT:

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Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D00 00018CB6543B170016F 805, cn=Felix D Guerra
Date: 2025.11.10 17:39:24 -05'00'
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FELIX DAYAN GUERRA No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
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REVISIONS:

JOB:
12700 - 2409

SHEET:
A-4.4

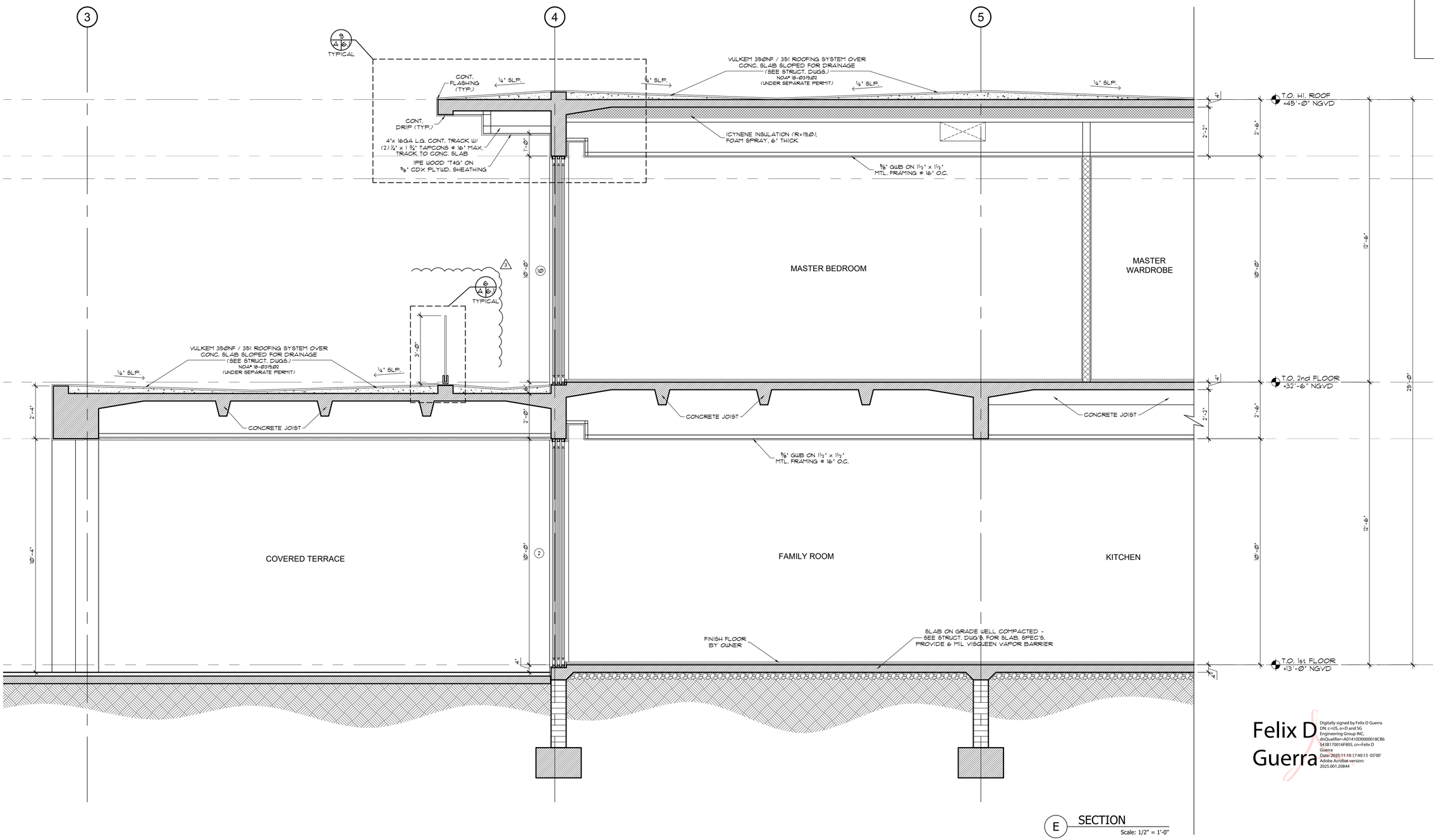
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

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



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

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: 2025.11.10 17:40:13 -05'00'
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JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CPC 1438944.
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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
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FELIX DAYAN GUERRA LICENSED No. 93172 STATE OF FLORIDA PROFESSIONAL ENGINEER

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
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RICARDO PEREZ
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REVISIONS:

3	REV#3 10-10-2025: B.D. COMMENTS

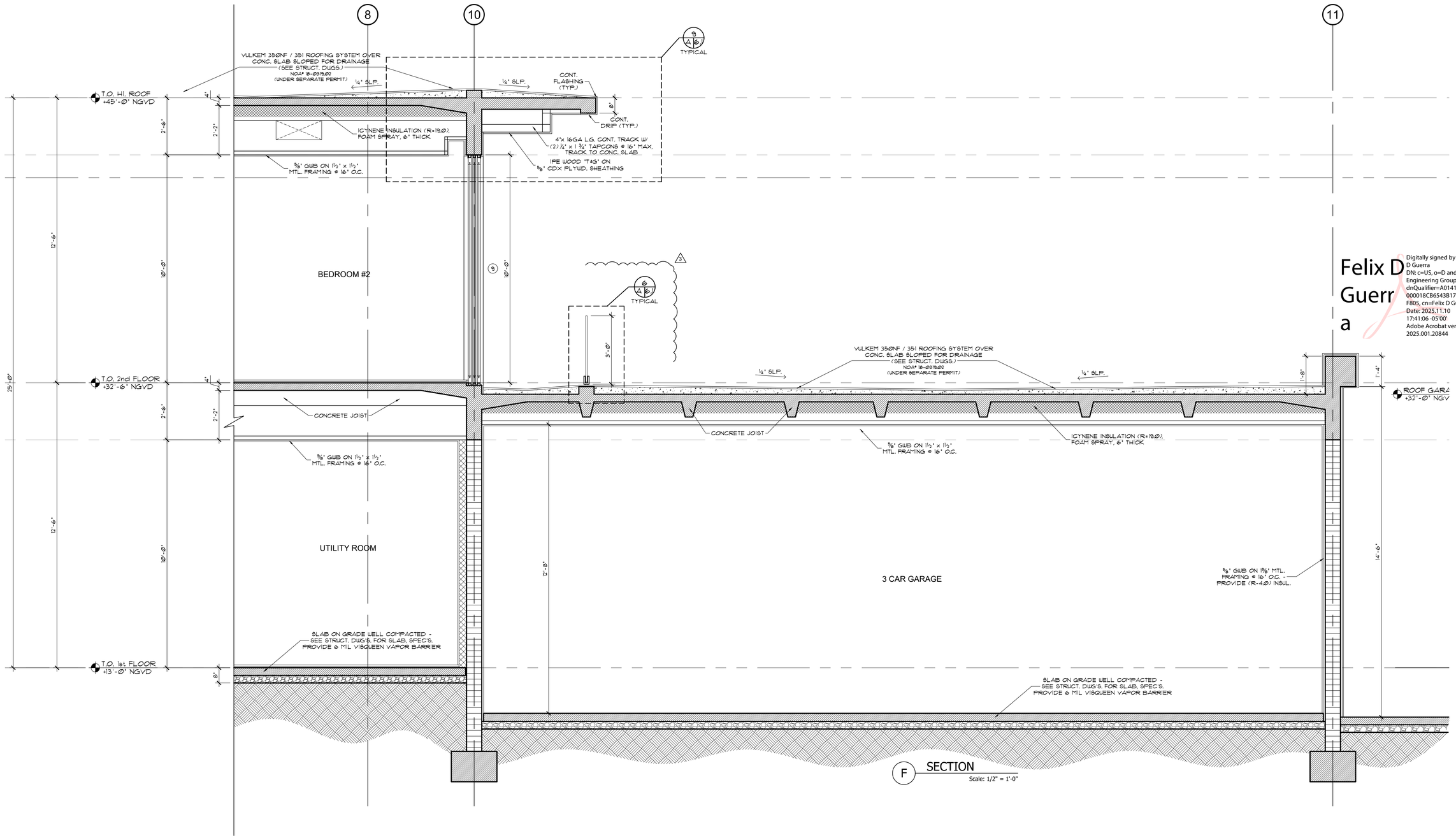
JOB:
12700 - 2409

SHEET:
A-4.5

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

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



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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC 1428944
Address: 8879 SW 131st ST, Miami, FL 33176
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E: construction@jd-miami.com
W: www.jd-miami.com

OWNER:
12700 ROLLING, LLC.
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JOB TITLE:
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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=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.11.10 17:41:06 -05'00'
Adobe Acrobat version: 2025.001.20844

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

ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
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REVISIONS:

3	REV#3 10-10-2025: B.D. COMMENTS

JOB:
12700 - 2409

SHEET:
A-4.6

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

NOTES:

SEE SHEET G-01 FOR ADDITIONAL NOTES
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APPLICABLE CODE NOTE:

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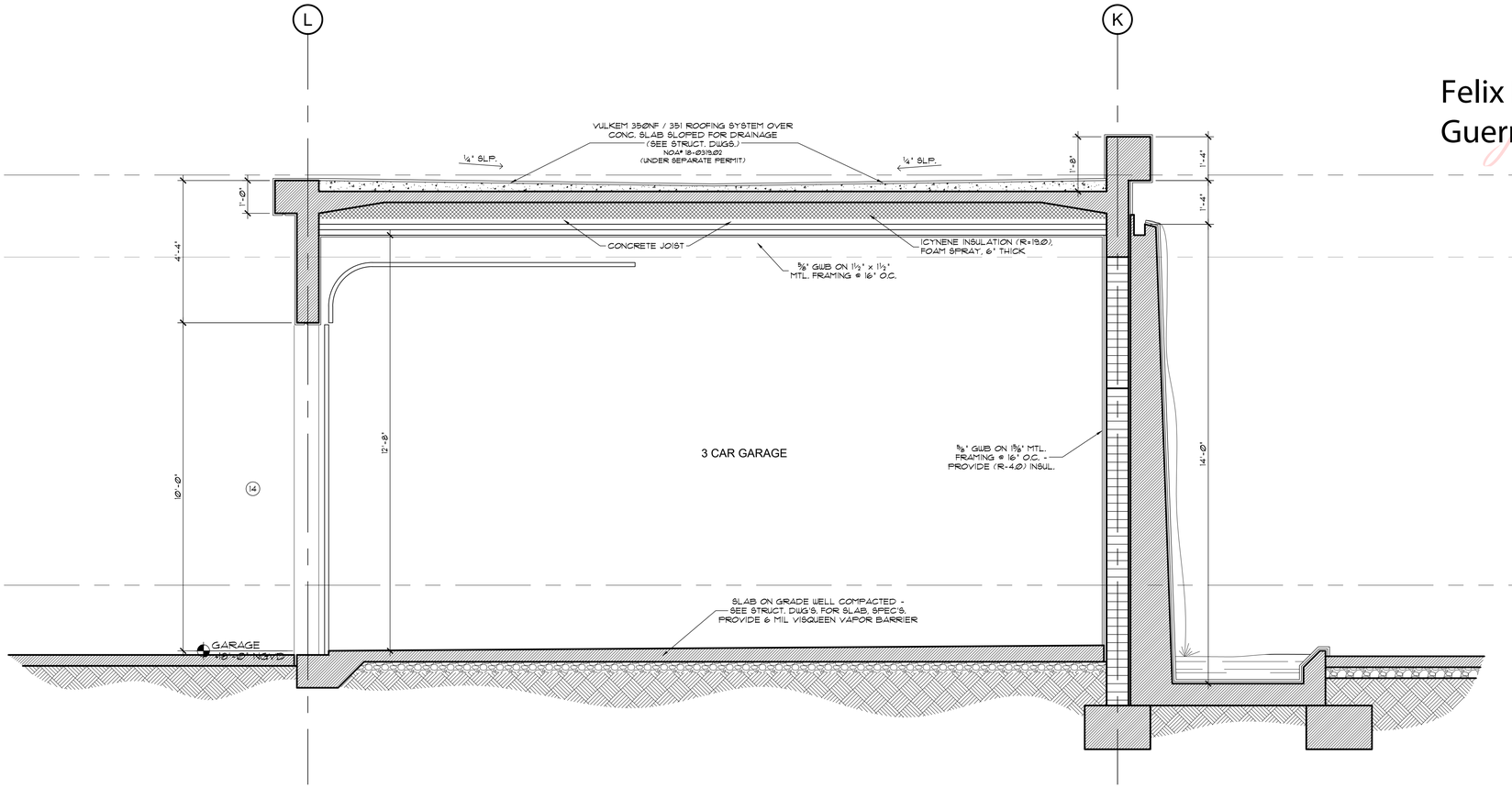

G SECTION
Scale: 1/2" = 1'-0"

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D000001 8CB6543B17001 6F805, cn=Felix D Guerra
Date: 2025.11.10 17:41:54 -05'00'
Adobe Acrobat version: 2025.001.20844

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC 1428944
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NEW SINGLE FAMILY RESIDENCE
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SHEET TITLE:

CONSULTANT:
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FELIX DAYAN GUERRA LICENSE NUMBER 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
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REVISIONS:

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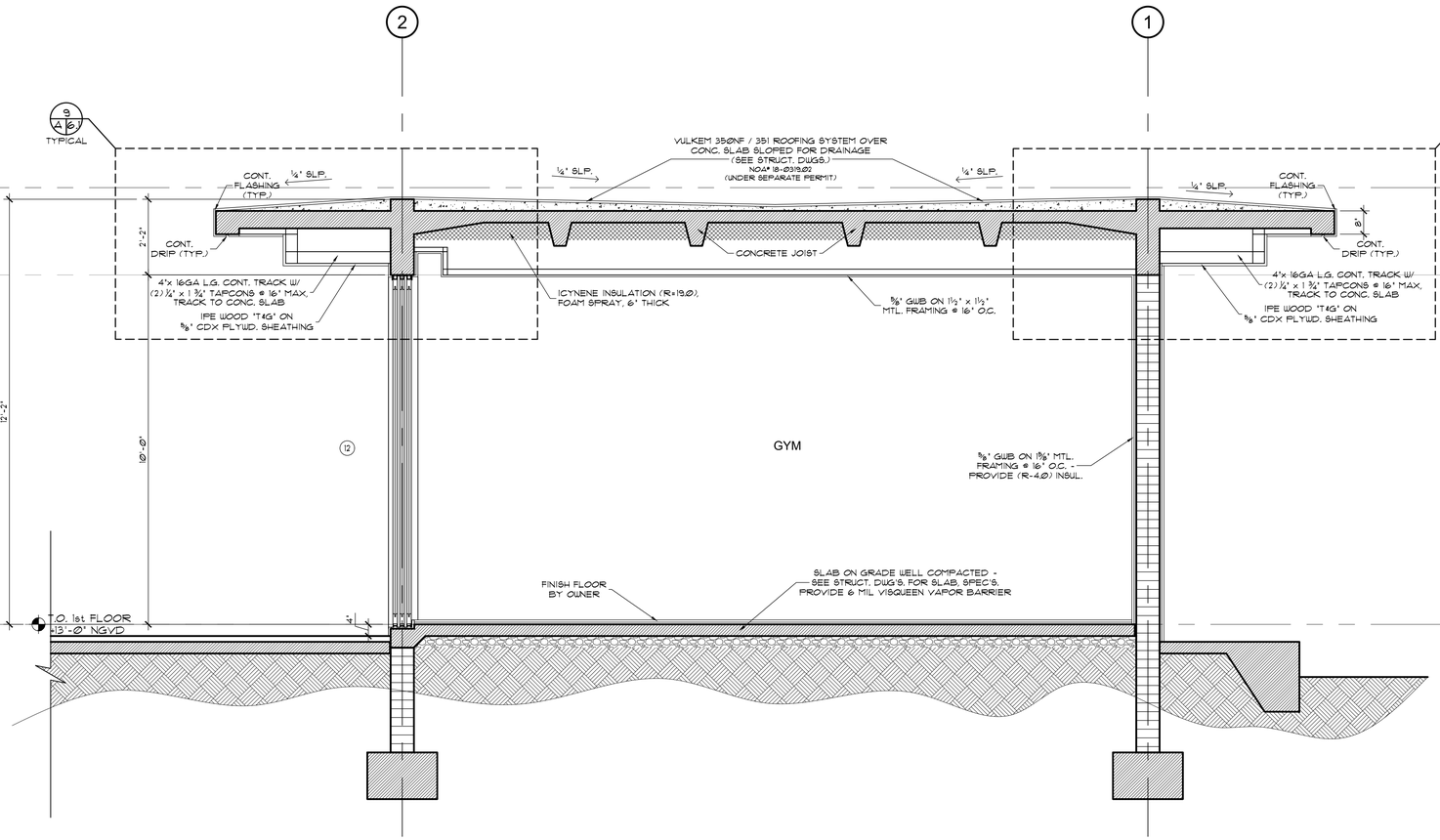
SHEET:
A-4.7

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-10

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



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

Felix D Guerra

Digitally signed by Felix D Guerra
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Date: 2025.11.10 17:42:42 -05'00'
Adobe Acrobat version: 2025.001.20844

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EXTERIOR DOOR SCHEDULE

MARK	QUANTITY	LOCATION	DOOR SIZES: HEIGHT	DOOR SIZES: OPENING WIDTH	DOOR SIZES: PANEL WIDTH	# OF PANELS	FIXED PANELS	JAMB	TYPE	TYPE	MATERIAL: DOOR / FRAME	GLAZING: TINT / FINISH	GLAZING: TYPE	HARDWARE	REMARKS
1	1	MAIN ENTRANCE	8'-4"	6'-0"	BY MANUF.	1	0	METAL	SWING	SOLID WOOD	BRONZE ALUMINUM	CLEAR	IMPACT	PRIVACY LOCK / DEADBOLT	
2	1	KITCHEN / FAMILY ROOM	10'-0"	21'-8"	BY MANUF.	4	2	METAL	HORIZONTAL SLIDING	FRENCH	BRONZE ALUMINUM	CLEAR	IMPACT	PRIVACY LOCK / DEADBOLT	
3	1	KITCHEN / FAMILY ROOM	10'-0"	15'-8"	BY MANUF.	4	2	METAL	HORIZONTAL SLIDING	FRENCH	BRONZE ALUMINUM	CLEAR	IMPACT	PRIVACY LOCK / DEADBOLT	
4	1	DINING ROOM	10'-0"	16'-0"	BY MANUF.	4	0	METAL	HORIZONTAL SLIDING	FRENCH	BRONZE ALUMINUM	CLEAR	IMPACT	PRIVACY LOCK / DEADBOLT	
5	2	GRAND LIVING ROOM	10'-0"	11'-8"	BY MANUF.	3	0	METAL	HORIZONTAL SLIDING	FRENCH	BRONZE ALUMINUM	CLEAR	IMPACT	PRIVACY LOCK / DEADBOLT	
6	1	FAMILY ROOM	10'-0"	17'-0"	BY MANUF.	4	2	METAL	HORIZONTAL SLIDING	FRENCH	BRONZE ALUMINUM	CLEAR	IMPACT	PRIVACY LOCK / DEADBOLT	
7	1	BEDROOMS	10'-0"	12'-0"	BY MANUF.	3	0	METAL	HORIZONTAL SLIDING	FRENCH	BRONZE ALUMINUM	CLEAR	IMPACT	PRIVACY LOCK / DEADBOLT	
8	3	BEDROOMS	9'-6"	11'-8"	BY MANUF.	3	0	METAL	HORIZONTAL SLIDING	FRENCH	BRONZE ALUMINUM	CLEAR	IMPACT	PRIVACY LOCK / DEADBOLT	
9	2	BEDROOMS	9'-6"	12'-0"	BY MANUF.	3	0	METAL	HORIZONTAL SLIDING	FRENCH	BRONZE ALUMINUM	CLEAR	IMPACT	PRIVACY LOCK / DEADBOLT	
10	1	MASTER BEDROOM	10'-0"	24'-0"	BY MANUF.	4	2	METAL	HORIZONTAL SLIDING	FRENCH	BRONZE ALUMINUM	CLEAR	IMPACT	PRIVACY LOCK / DEADBOLT	
11	1	GYM	10'-0"	24'-0"	BY MANUF.	4	2	METAL	HORIZONTAL SLIDING	FRENCH	BRONZE ALUMINUM	CLEAR	IMPACT	PRIVACY LOCK / DEADBOLT	
12	1	GYM	10'-0"	14'-4"	BY MANUF.	3	0	METAL	HORIZONTAL SLIDING	FRENCH	BRONZE ALUMINUM	CLEAR	IMPACT	PRIVACY LOCK / DEADBOLT	
13	2	GYM	8'-0"	3'-0"	BY MANUF.	1	0	METAL	SWING	FRENCH	BRONZE ALUMINUM	FROSTED	IMPACT	PRIVACY LOCK / DEADBOLT	
14	1	GARAGE	10'-0"	9'-0"	BY MANUF.	1	0	METAL	OVERHEAD	SOLID	BRONZE ALUMINUM	NA	IMPACT	MOTORIZED LOCK	
15	1	GARAGE	10'-0"	18'-0"	BY MANUF.	1	0	METAL	OVERHEAD	SOLID	BRONZE ALUMINUM	NA	IMPACT	MOTORIZED LOCK	
16	1	STORAGE	8'-0"	3'-0"	BY MANUF.	1	0	METAL	SWING	METAL	BRONZE ALUMINUM	NA	IMPACT	PRIVACY LOCK / DEADBOLT	

INTERIOR DOOR SCHEDULE

MARK	QUANTITY	LOCATION	DOOR SIZES: HEIGHT	DOOR SIZES: OPENING WIDTH	DOOR SIZES: PANEL WIDTH	# OF PANELS	FIXED PANELS	JAMB	TYPE	TYPE	MATERIAL: DOOR / FRAME	GLAZING: TINT / FINISH	GLAZING: TYPE	HARDWARE	REMARKS
20	18	BEDROOMS / BATHROOMS	8'-0"	2'-10"	BY MANUF.	1	0	WOOD	SWING	SOLID	PAINTED WOOD	N.A.	N.A.	PRIVACY LOCK	
21	13	WALK IN CLOSETS	8'-0"	2'-10"	BY MANUF.	1	0	WOOD	SWING	SOLID	PAINTED WOOD	N.A.	N.A.	N.A.	
22	6	AHU	8'-0"	2'-6"	BY MANUF.	1	0	WOOD	SWING	SOLID	PAINTED WOOD	N.A.	N.A.	N.A.	
23	1	MASTER BEDROOM	8'-0"	3'-10"	BY MANUF.	1	0	WOOD	PIVOT	SOLID	PAINTED WOOD	N.A.	N.A.	PRIVACY LOCK	
24	2	MASTER WARDROBE	8'-0"	4'-0"	BY MANUF.	1	0	WOOD	BARN	SOLID	PAINTED WOOD	N.A.	N.A.	PRIVACY LOCK	
25	1	MASTER BATHROOM	8'-0"	3'-6"	BY MANUF.	2	0	WOOD	POCKET	SOLID	PAINTED WOOD	N.A.	N.A.	PRIVACY LOCK	
26	1	GARAGE	8'-0"	3'-0"	BY MANUF.	1	0	METAL	SWING	SOLID	PAINTED METAL	N.A.	N.A.	PRIVACY LOCK	20-MINUTE FIRE-RATED DOOR AS PER FBC R302.5.1

WINDOW SCHEDULE

MARK	QUANTITY	LOCATION	WINDOW SIZES: HEIGHT	WINDOW SIZES: OPENING WIDTH	WINDOW SIZES: PANEL WIDTH	# OF PANELS	FIXED PANELS	TYPE	FRAME MATERIAL	GLASS TINT	IMPACT	TEMPERED	EGRESS: YES	EGRESS: NO	REMARKS
A	2	ENTRANCE	9'-0"	4'-6"	BY MANUF.	1	1	FIXED	BRONZE ALUM	CLEAR	YES			NO	SEE ELEVATION A-3.1 FOR DESIGN
B	1	FAMILY SEATING	9'-6"	16'-4"	BY MANUF.	4	4	FIXED	BRONZE ALUM	CLEAR	YES			NO	SEE ELEVATION A-3.1 FOR DESIGN
C	2	STAIRS	10'-0"	7'-0"	BY MANUF.	2	2	FIXED	BRONZE ALUM	CLEAR	YES			NO	SEE ELEVATION A-3.1 FOR DESIGN
D	1	MASTER BATH	9'-6"	16'-0"	BY MANUF.	4	4	FIXED	BRONZE ALUM	CLEAR	YES			NO	SEE ELEVATION A-3.1 FOR DESIGN
E	3	MASTER SUITE	10'-0"	3'-0"	BY MANUF.	1	1	FIXED	BRONZE ALUM	CLEAR	YES			NO	
F	1	GARAGE	10'-0"	4'-0"	BY MANUF.	1	1	FIXED	BRONZE ALUM	CLEAR	YES			NO	
G	1	FAMILY ROOM	2'-0"	15'-2"	BY MANUF.	2	2	FIXED	BRONZE ALUM	CLEAR	YES			NO	
H	1	MASTER WARDROBE	2'-0"	14'-0"	BY MANUF.	2	2	FIXED	BRONZE ALUM	CLEAR	YES			NO	
J	1	WIC #2	2'-0"	8'-10"	BY MANUF.	1	1	FIXED	BRONZE ALUM	CLEAR	YES			NO	
K	1	STAFF BATH	2'-0"	5'-0"	BY MANUF.	1	1	FIXED	BRONZE ALUM	CLEAR	YES			NO	
L	1	STAFF BEDROOM	3'-0"	6'-0"	BY MANUF.	1	1	CASEMENT	BRONZE ALUM	CLEAR	YES		YES		
M	1	BOH	2'-0"	10'-8"	BY MANUF.	1	1	FIXED	BRONZE ALUM	CLEAR	YES			NO	
N	1	BATH #5	2'-0"	5'-6"	BY MANUF.	1	1	FIXED	BRONZE ALUM	CLEAR	YES			NO	
P	6	BATHROOMS	2'-0"	6'-0"	BY MANUF.	1	1	FIXED	BRONZE ALUM	CLEAR	YES			NO	

BURGLAR INTRUSION WINDOWS AND BURGLAR INTRUSION HARDWARE

1. LOCKS ON EXTERIOR DOOR SHALL BE CAPABLE OF RESISTING A FORCE OF 500 POUNDS APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN THE F.B.C.

2. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OF LOCKING COMBINATIONS. IF KEY-IN-THE-KNOB LOCK IS USED, THERE SHALL BE AN AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT OR INSERTS.

3. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIR OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8" MINIMUM THROW BOLTS WITH INSERTS.

4. HINGES ON EXTERIOR OUT SWING DOORS SHALL HAVE NON-EXPOSED SCREWS. EXPOSED PINE SHALL NOT BE REMOVABLE.

5. SINGLE, SWINGING, EXTERIOR DOORS SHALL BE SOLID CORE OF NOT LESS THAN 1 3/8" THICK.

6. GLASS IN EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE 297.1.

7. VISION PANELS IN EXTERIOR DOOR, OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOCKS AND SWINGING GLASS DOOR SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE - STANDARD 297.1 ON FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A SCOPE OR VISION PANELS.

DOOR NOTE:

ALL EXTERIOR DOORS SHALL MEET MIAMI-DADE PRODUCT APPROVAL STANDARDS. CONTRACTOR SHALL SUBMIT SUPPORTING LITERATURE TO THE BUILDING DEPT. FOR APPROVAL PRIOR TO ORDERING & INSTALATION.

CONTRACTOR NOTE:

CONTRACTOR TO COORDINATE ALL EXTERIOR WINDOW & DOOR SIZES WITH FIXTURES, EQUIPMENT, AND ALL INTERIOR FINISHES (INCLUDING FINISHED DRYWALL @ CONC. WALLS WITH SWITCHES) PRIOR TO ORDERING WINDOWS & DOORS.

NOTE:

ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH F.B.C. SECTION 2410 THROUGH 2415. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ALL NECESSARY PRODUCT APPROVALS AND REQUIRED SHOP DRAWINGS TO THE BUILDING DEPARTMENT.

ROUGH OPENING NOTE:

CONTRACTOR SHALL VERIFY w/WINDOW AND DOOR MANUFACTURER THE ROUGH OPENING DIMENSIONS AND STEEL COLUMN LOCATIONS PRIOR TO ORDERING, MANUFACTURING OR INSTALLING DOORS & WINDOWS.

PERMIT NOTE:

WINDOWS & DOORS ARE NOT PART OF THIS PERMIT

GLAZING NOTE:

ALL GLAZING AT WINDOWS TO BE CLEAR, IMPACT RESISTANT WITH A U-VALUE & A SHADE COEFFICIENT AS FOLLOW:

OPERABLE WINDOWS U: 0.80
SHGC: 0.26

FIXED PANELS U: 0.49
SHGC: 0.32

SERIES CLIPPED EXTRUDED ALUMINUM TUBE MULLION(LARGE MISSILE IMPACT).
MANUFACTURE BY ' CGI WINDOWS & DOORS '
NOA No.: 18-0129.08
EXPIRATION DATE.: MARCH 28, 2023

SERIES FX3050 FRAMELESS GLASS WALL SYSTEM (LARGE MISSILE IMPACT).
MANUFACTURE BY ' ES WINDOWS, INC. '
FL-APPV.: 21555.1
EXPIRATION DATE.: JULY 16, 2025

GLASS TYPE.: 1-1/8" LAMINATED GLASS
COMPOSED OF.:
- 1/2" TEMPERED GLASS
- 0.120 INTERLAYER SENTRGLAS BY KURARAY AMERICA INC.
- 1/2" TEMPERED GLASS

SERIES SS-3500 ALUMINUM STOREFRONT SYSTEM (LARGE MISSILE IMPACT).
MANUFACTURE BY ' CGI WINDOWS AND DOORS INC.'
NOA No.: 17-1114.02
EXPIRATION DATE.: JANUARY 17, 2023

GLASS TYPE.: 9/16" LAMINATED GLASS
COMPOSED OF.:
- 1/4" HEAT STREN'D GLASS
- 0.090 INTERLAYER TROSIFOL PVB BY KURARAY AMERICA, INC.
- 1/4" HEAT STREN'D GALSS

ELEVATOR NOTE:

AUTOMATED RESCUE OPERATION WILL BE INCLUDED

WINDOWS & DOOR MANUFACTURE NOTE:

WINDOWS & DOORS UNDER SEPARATE PERMIT, MANUFACTURER SHALL VERIFY DIMENSIONS AND ROUGH OPENINGS, AS WELL THE STEEL COLUMNS AND BEAMS LOCATIONS ON FIELD PRIOR TO ORDERING OR INSTALLING DOORS & WINDOWS.

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: 2025.11.10 17:43:28 -05'00'
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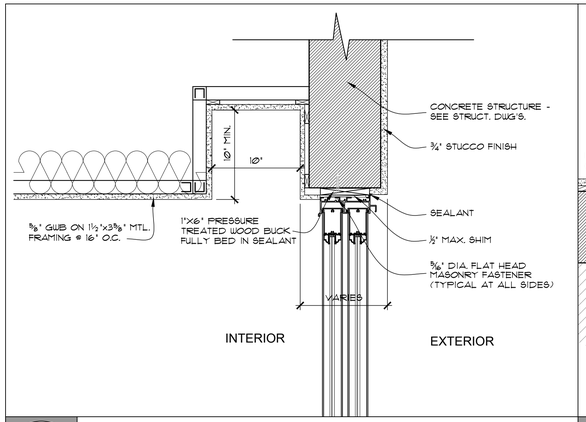
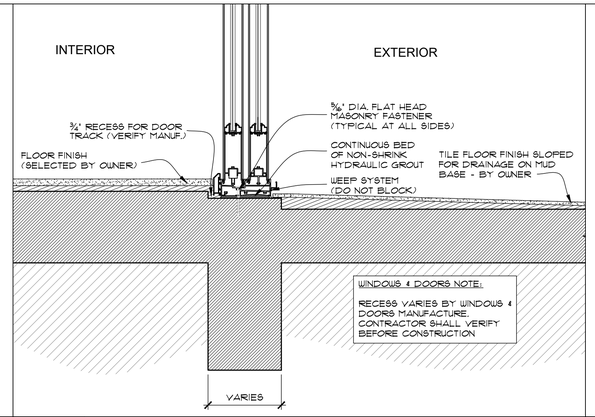


1 A 6.1 — SLD. WINDOWS HEAD DETAIL (TYP)

SCALE: 1 ½"= 1'-Ø"



2 A 6.1 — SLD. WINDOWS SILL DETAIL (TYP)

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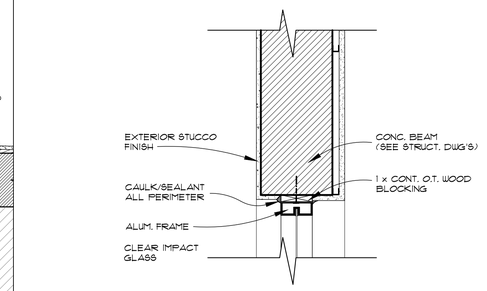

3 A 6.1 — WINDOWS HEAD DETAIL (TYP)

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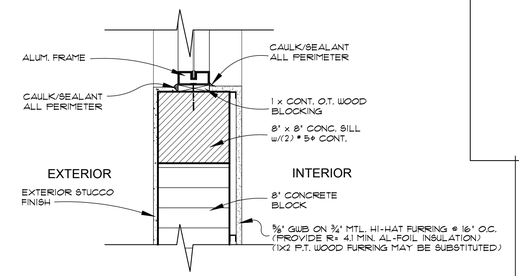

4 A 6.1 — WINDOWS HEAD DETAIL (TYP)

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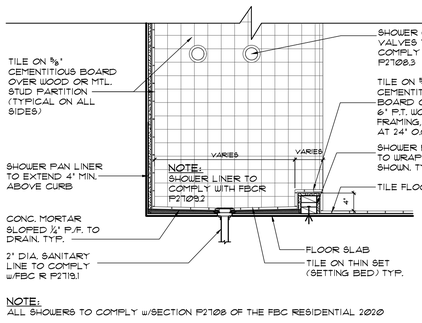

5 A 6.1 — SHOWER DETAIL (TYP)

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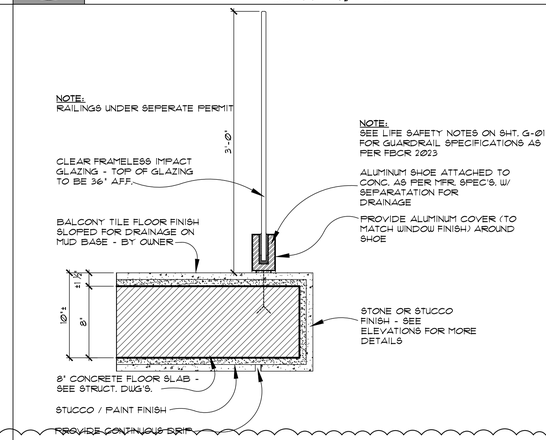

6 A 6.1 — RAILING DETAIL (TYP)

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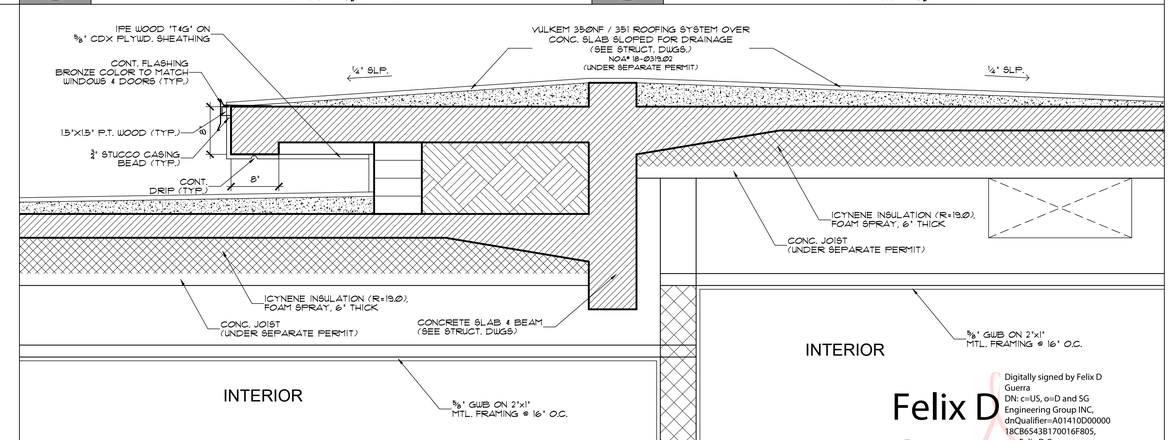
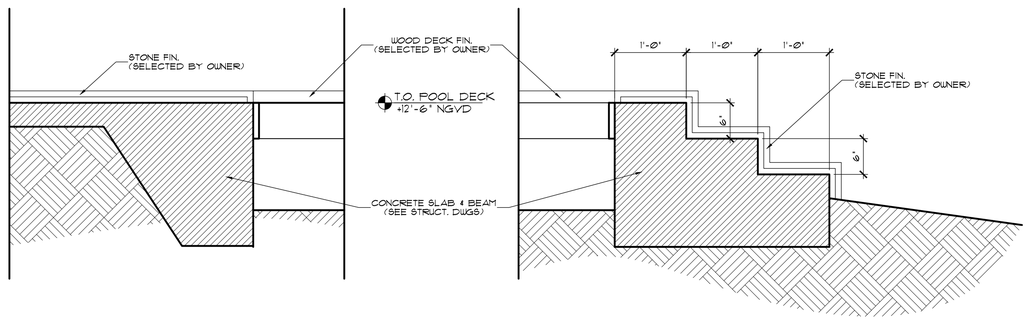


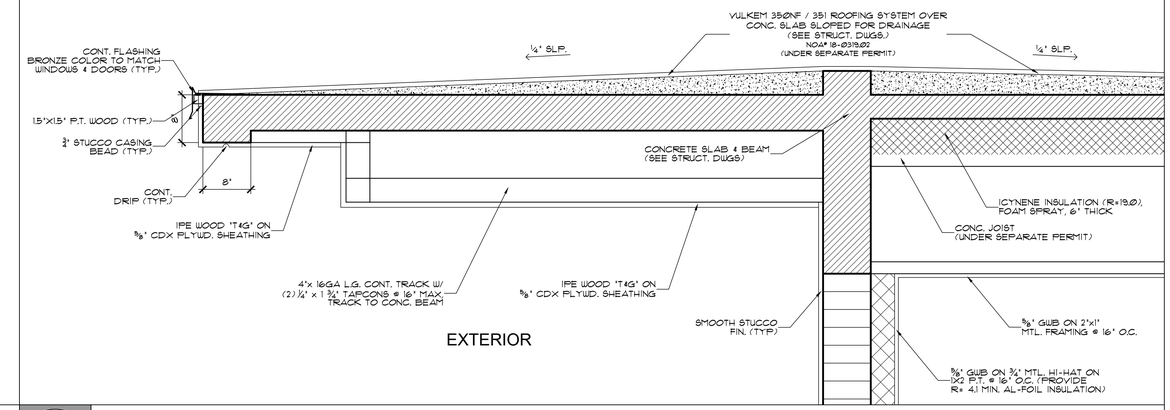
7 A 6.1 — EXTERIOR PROFILE DETAIL (TYP)

SCALE: 1"= 1'-Ø"



8 A 6.1 — EXTERIOR PROFILE DECK DETAIL (TYP)

SCALE: 1"= 1'-Ø"



9 A 6.1 — EXTERIOR PROFILE DETAIL (TYP)

SCALE: 1"= 1'-Ø"

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REVISIONS:

3	REV#3 10-10-2025: B.D. COMMENTS

Felix D Guerra

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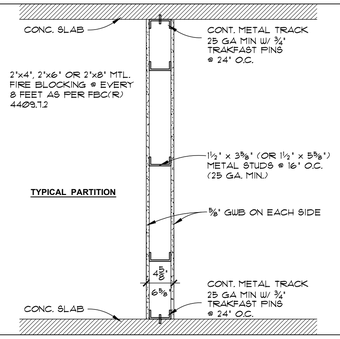

A

PARTITION WALL DETAIL (TYP)

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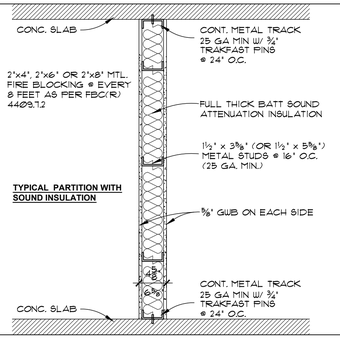
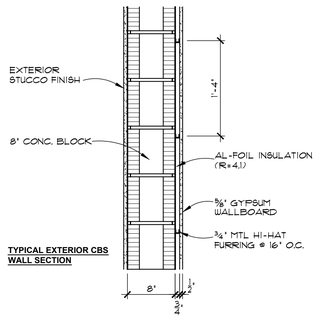


B

PARTITION WALL DETAIL (TYP)

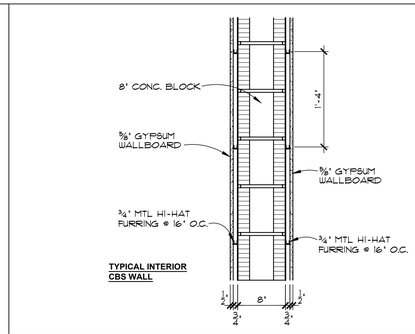
SCALE: 1" = 1'-0"



C

WALL DETAIL (TYP)

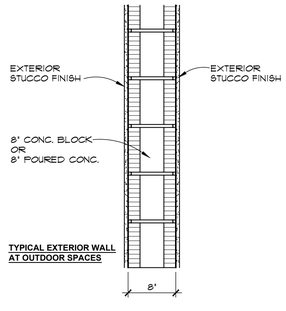
SCALE: 1" = 1'-0"



D

WALL DETAIL (TYP)

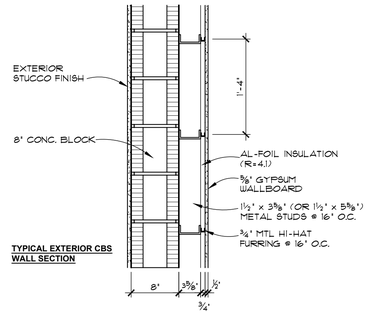
SCALE: 1" = 1'-0"



E

WALL DETAIL (TYP)

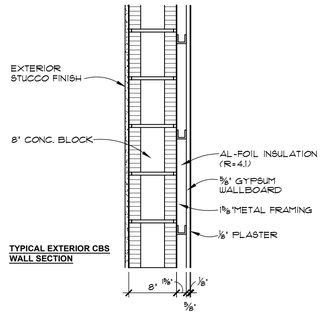
SCALE: 1" = 1'-0"



F

WALL DETAIL (TYP)

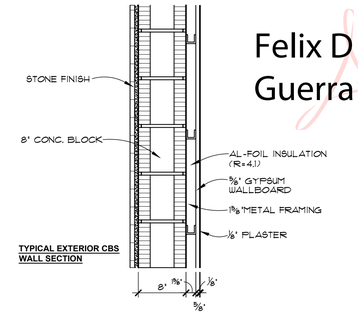
SCALE: 1" = 1'-0"



G

WALL DETAIL (TYP)

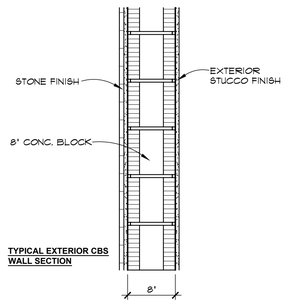
SCALE: 1" = 1'-0"



H

WALL DETAIL (TYP)

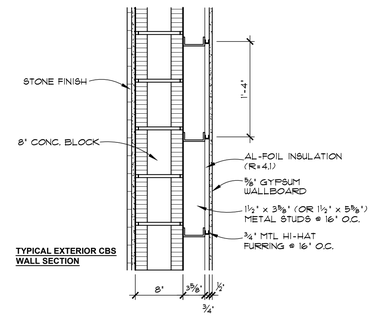
SCALE: 1" = 1'-0"



J

WALL DETAIL (TYP)

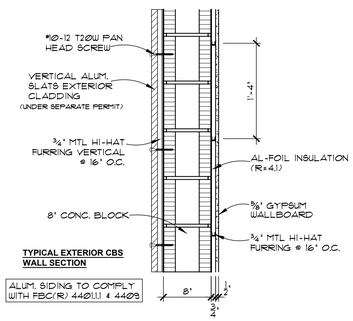
SCALE: 1" = 1'-0"



K

WALL DETAIL (TYP)

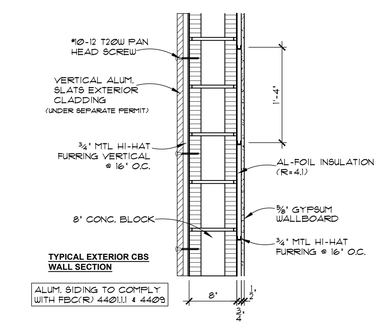
SCALE: 1" = 1'-0"



L

WALL DETAIL (TYP)

SCALE: 1" = 1'-0"



M

WALL DETAIL (TYP)

SCALE: 1" = 1'-0"

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SHEET TITLE:

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Felix D Guerra

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Date: 2025.11.10 17:45:25 -05'00'
Adobe Acrobat version: 2025.001.20844

JOB:
12700 - 2409

SHEET:
A-7.1

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