PERMITTING HOURS
8:00 AM TO 2:00 PM
MONDAY – FRIDAY

CONTACT INFORMATION
T: 305.234.2121 F: 305.234.2133
building@pinecrest-fl.gov
INSPECTIONS: 305.234.2111
INSURANCE RENEWALS: renewals@pinecrest-fl.gov

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

MASTER PERMIT #_____

SUB PERMIT #_____

INSTRUCTIONS

STEP 1. APPLICATION WHICH MUST BE SIGNED BY THE PROPERTY OWNER & QUALIFIER; BOTH SIGNATURES MUST BE NOTARIZED. PERMITS/PLANS DROP OFF CLOSES @ 2:00 P.M.

STEP 2. SUBMIT THE COMPLETED APPLICATION WITH ALL NECESSARY DOCUMENTS TO THE BUILDING AND PLANNING DEPARTMENT FOR PROCESSING. REFER TO PERMIT CHECKLIST ONLINE AT: HTTPS://WWW.PINECREST-FL.GOV/Government/Building/Apply-for-a-Permit/All-Permits.

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

APPLICATION

JOB ADDRESS: 12700 ROLLING ROAD DR **FOLIO #: 20-**5013.0031.080

DESCRIPTION OF WORK: New Construction S.F.R to include Accessory Structure, Pool, Fence, Driveway & Landscaping **FLOOD ZONE: X AH7 AE7 AE10 AE11**

VALUE OF WORK: 3,000,000 **PROJECT SQ. FT.:** 12,808 **NO. OF FLOORS:** 2

CONTACT: Yelena Pares **EMAIL:** MVPermits@gmail.com **PHONE:** 3057537631

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

PROPERTY OWNER	
NAME	12700 ROLLING ROAD LLC
ADDRESS	8879 SW 131 ST MIAMI, FL 33176
PHONE	
EMAIL	

CONTRACTOR	
COMPANY	JD ENGINERING & CONSTRUCTION
QUALIFIER	YOEL ORTZ
ADDRESS	8879 SW 131 ST MIAMI, FL 33173
LICENSE #	CGC1522799
PHONE	786-312-6511
EMAIL	YOEL@JD-MIAMI.COM

ARCHITECT	
NAME	
LICENSE #	
PHONE	
EMAIL	

ENGINEER	
NAME	
LICENSE #	
PHONE	
EMAIL	

OFFICE USE ONLY

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

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
12700 Permit Application.pdf

CONDITIONS OF APPROVAL

☐ *CONDITION DESCRIPTION:*

IMPORTANT NOTICES

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

AFFIDAVIT

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

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

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

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

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

Joel Ortiz

SIGNATURE OF OWNER

PRINT NAME SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th DAY OF March, 2025

Annailie Iglesias

SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA

SEAL:

NOTARY PUBLIC STATE OF FLORIDA
ANNAILIE IGLESIAS
MY COMMISSION # HH 111807
EXPIRES: March 31, 2025
Bonded Thru Notary Public Underwriters

PERSONALLY KNOWN ✓ OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

Joel Ortiz

SIGNATURE OF CONTRACTOR QUALIFIER

PRINT NAME SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th DAY OF March, 2025

Annailie Iglesias

SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA

SEAL:

NOTARY PUBLIC STATE OF FLORIDA
ANNAILIE IGLESIAS
MY COMMISSION # HH 111807
EXPIRES: March 31, 2025
Bonded Thru Notary Public Underwriters

PERSONALLY KNOWN ✓ OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
12700 Permit Application.pdf

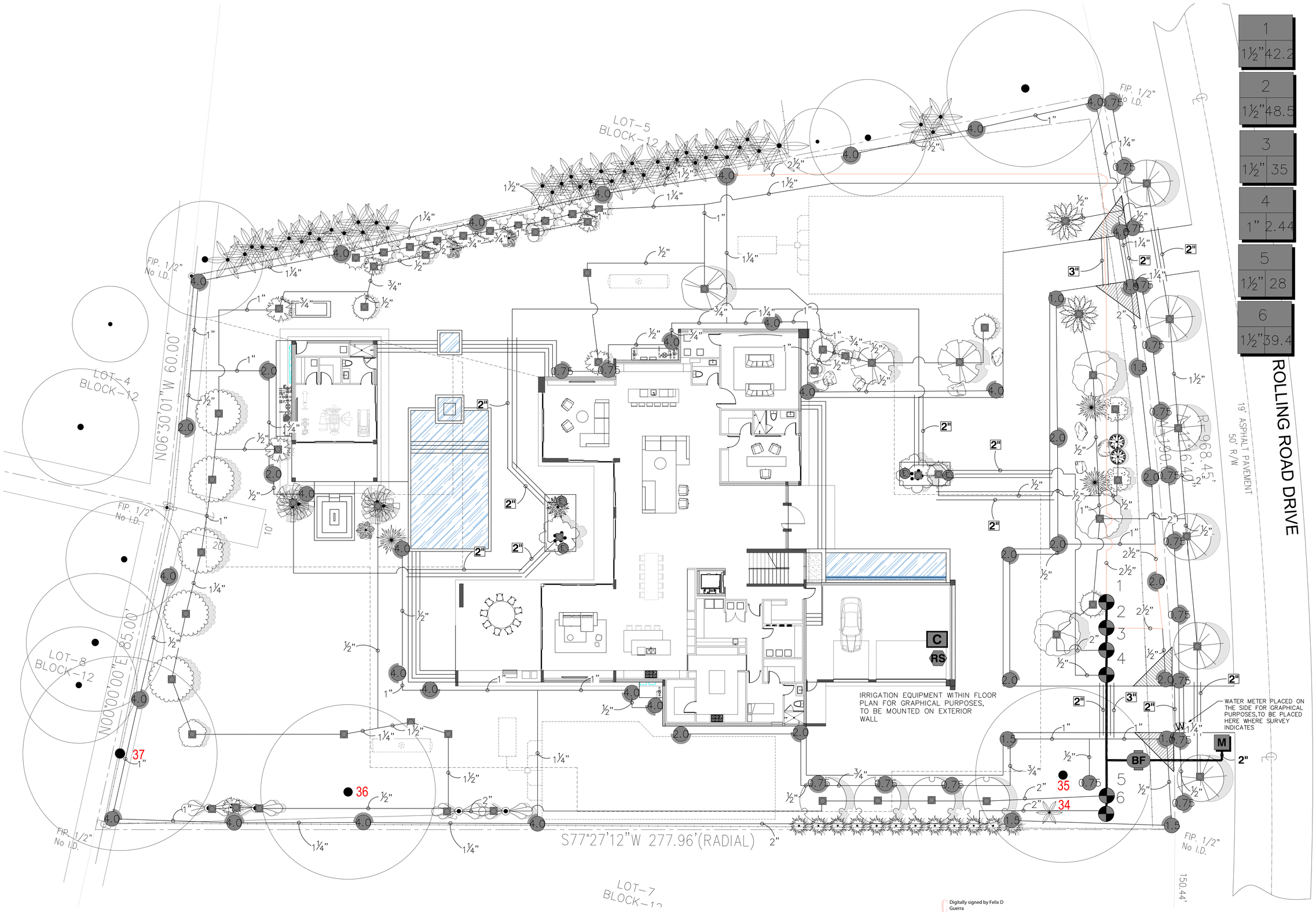
ePayment

Thank You For Your Payment!

Order Date	**11/13/2025**
Order Time	**9:58:41 AM**
Transaction Number	**131125C1C-44BF35FD-C285-48B0-BE0B-7B4EFFA3D746**
Authorization Number	**403826**
Payment Option	**Bank Account**
Name	**yoel ortiz**
***Payment Item(s)*(1)**	**$1,420.00**
X2026020580	**$1,420.00**
Job Address	**12700 ROLLING ROAD DR**
TOTAL	**$1,420.00**

Thursday, November 13, 2025 at 9:58:47 AM

©2025 - Miami-Dade County. All rights reserved.



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: 2025.03.15 16:37:55 -04'00'
Adobe Acrobat version: 2024.003.20180

IRRIGATION PLAN

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yosel Ortiz, CGC: 1522799, CPC: 1458944.
4 Miami Springs Circle, Miami Springs, FL 33166
O: C: (786) 312-6311 (305) 209-2626
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:
IRRIGATION PLAN

LANDSCAPE CONSULTANT:

3DD STUDIO
architecture + interior design
AA26002811
IB26001852
1645 SW 82nd CT, Miami, FL 33155
(786) 302-3007 (786) 838-1966
admin@3ddstudio.com

FELIX DAYAN GUERRA
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:

JOB:
12700

SHEET:
L-400

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
12700-IR-L-400.pdf

Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.
FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.
LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.
PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.
ALL PIPES TO BE IN ACCORDANCE WITH APPENDIX F OF THE 2017 FLORIDA BUILDING CODE.
PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.
*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
*INSTALL RAIN SENSOR AS PER LOCAL CODE
PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.
AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.
WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)
WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.
ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.
SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.
THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK.
THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.
INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.
DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

ELECTRIC

POWER TO BE PROVIDED TO THE CONTROLLER BY ELECTRICIAN.

IRRIGATION AUDIT PROCEDURE

1. INSPECT EVERY IRRIGATION ZONE AND A WRITTEN REPORT SHALL BE GENERATED DESCRIBING PROBLEMS. THE REPORT SHALL INCLUDE A LIST OF EACH ZONE INSPECTED. USE THE FOLLOWING LIST TO ASSIST IN THE REPORT.

- TURN OFF EACH ZONE FROM THE CONTROLLER (WHEN POSSIBLE) TO VERIFY AUTOMATIC OPERATION. FOR BATTERY OPERATED ZONES, TURN ZONES ON AT BATTERY CONTROLLERS.
- CHECK REMOTE CONTROL VALVES TO ENSURE PROPER OPERATION.
- CHECK SETTING ON PRESSURE REGULATOR TO ENSURE PROPER SETTING.
- CHECK FLOW CONTROL AND ADJUST AS NEEDED. ENSURE VALVE IS CLOSED WITHIN 10-15 SECONDS AFTER VALVE HAS BEEN TURNED OFF.
- CHECK FOR LEAKS IN MAINLINE, LATERAL LINES, VALVES AND HEADS.
- CHECK SPRAY HEADS AND ROTORS TO ENSURE PROPER OPERATION. (e.g. LEAKS, POP-UP HEIGHT, PROPER PATTERN, AND PROPER ALIGNMENT.)

2. CHECK PUMP STATION FOR PROPER OPERATION, WATER VOLUME, FLOW RATE, PRESSURE AND PUMP CAPABILITIES.

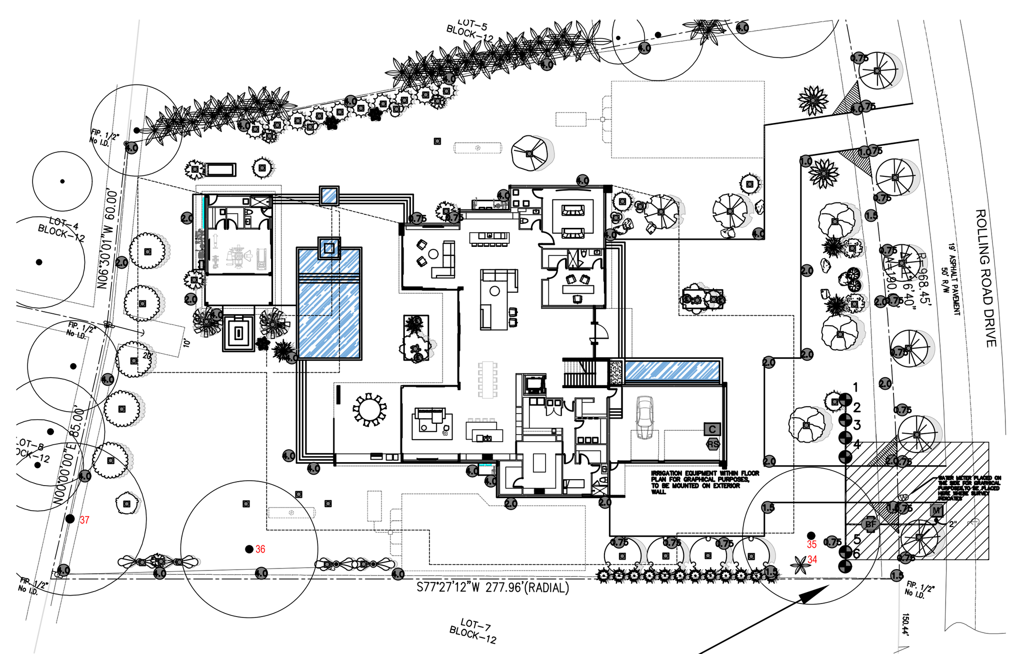
3. INSPECT ALL FILTERS.

4. CHECK THE CONTROLLER FOR PROPER GROUNDING.

5. CHECK RAIN SHUT-OFF DEVICE FOR PROPER OPERATION.

6. INSPECT ALL VALVE BOXES AND COVERS TO ENSURE GOOD CONDITION.

7. CONDUCT ANY ADDITIONAL INSPECTIONS IF NECESSARY.



WATER METER LOCATION

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	Rain Bird 1806 15 Strip Series Shrub Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	4	30
1401 1402 1404	Rain Bird 1804-1400 Flood Flood Bubbler 4.0in. popup, install w/ PA-80 adapter.	63	30

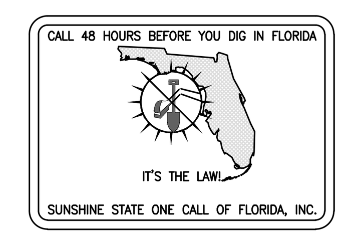
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
0.75	Rain Bird 3500-S-PC-SAM 0.75 Shrub Rotor, Fixed Riser, Adjustable and Full Circle. With Seal-A-Matic Check Valve.	18	35
1.0	Rain Bird 3500-S-PC-SAM 1.0 Shrub Rotor, Fixed Riser, Adjustable and Full Circle. With Seal-A-Matic Check Valve.	2	35
1.5	Rain Bird 3500-S-PC-SAM 1.5 Shrub Rotor, Fixed Riser, Adjustable and Full Circle. With Seal-A-Matic Check Valve.	5	35
2.0	Rain Bird 3500-S-PC-SAM 2.0 Shrub Rotor, Fixed Riser, Adjustable and Full Circle. With Seal-A-Matic Check Valve.	12	35
4.0	Rain Bird 3500-S-PC-SAM 4.0 Shrub Rotor, Fixed Riser, Adjustable and Full Circle. With Seal-A-Matic Check Valve.	25	35

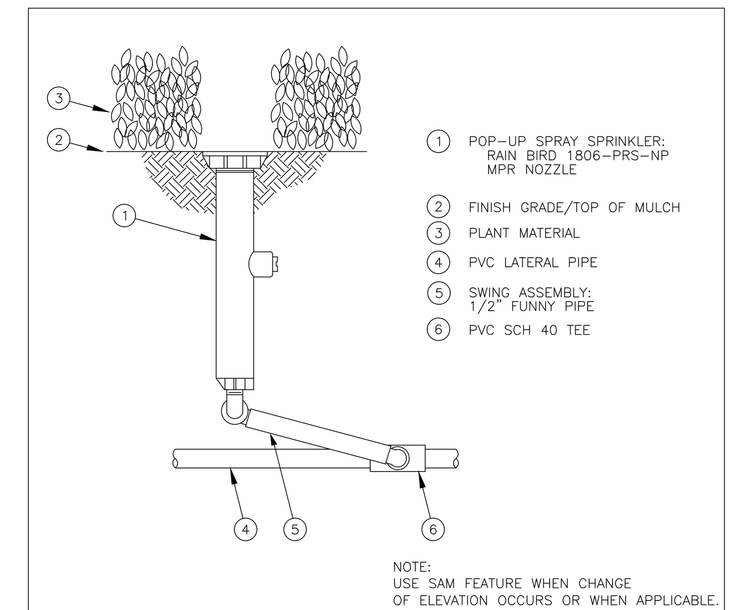
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA Angle 1-1/2" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle.	5
	Rain Bird PGA Angle 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Angle.	1
BF	Zurn 950XL 1-1/2" Double Check Valve Assembly	1
C	Rain Bird ESP4ME3 with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1
RS	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1
M	Water Meter 1-1/2" WATER METER TO BE VERIFIED ON SITE	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	1,503 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	162.8 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	486.2 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	532.4 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	282.1 lf
	Irrigation Lateral Line: PVC Schedule 40 2"	485.6 lf
	Irrigation Lateral Line: PVC Schedule 40 2 1/2"	243.7 lf
	Irrigation Mainline: PVC Schedule 40 2"	88.9 lf
	Pipe Sleeve: PVC Class 200 SDR 21 2"	229.9 lf
	Pipe Sleeve: PVC Class 200 SDR 21 3"	27.4 lf

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

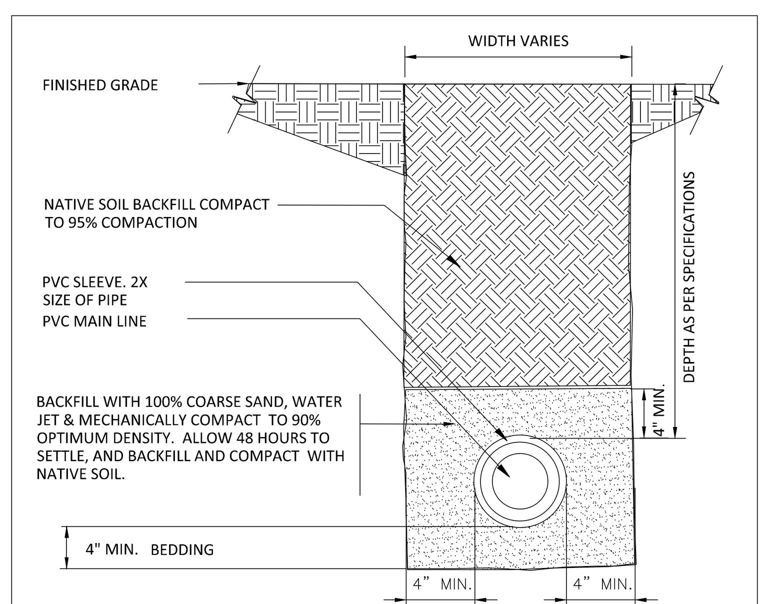
IRRIGATION NOTES:
1. MAINLINE AND VALES DRAWN OUTSIDE PROPERTY LINE FOR GRAPHICAL PURPOSES. MAINLINE AND VALVES TO BE INSTALLED WITH LANDSCAPING
2. EQUIPMENT DRAWN WITHIN FLOOR PLAN FOR GRAPHICAL PURPOSES.
3. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE
4. IRRIGATION PLAN IS DIAGRAMMATIC; INSTALL VALVES AND IRRIGATION LINES WHENEVER POSSIBLE.
5. IRRIGATION DESIGN TO BE TIED INTO EXISTING IRRIGATION SYSTEM AND USE EQUIPMENT ON SITE.
6. IRRIGATION DESIGN IS BASED ON A MAXIMUM DEMAND OF GPM WITH A MINIMUM OPERATING PRESSURE OF PSI. LANDSCAPE CONTRACTOR SHALL TEST AND VERIFY PRESSURE AND FLOW PRIOR TO STARTING JOB AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF WATER AND PRESSURE FLOWS DO NOT MEET THESE MINIMUM REQUIREMENTS.

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: 2025.03.15 16:38:31 -04'00'
Adobe Acrobat version: 2024.003.20180

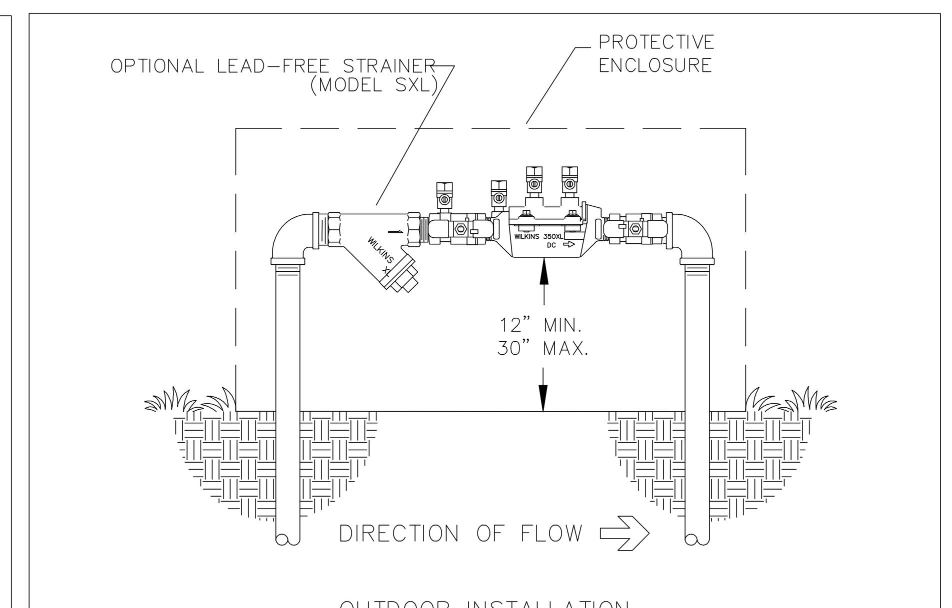




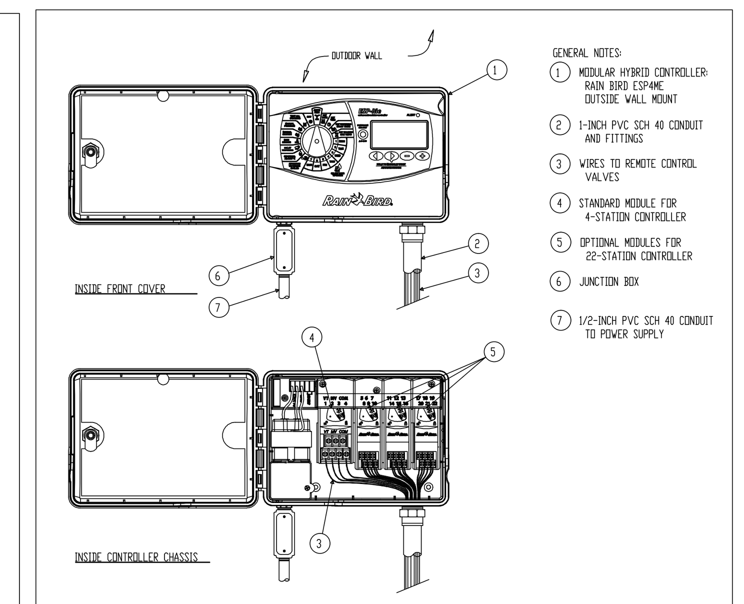
RAIN BIRD 1800 SERIES SPRINKLER



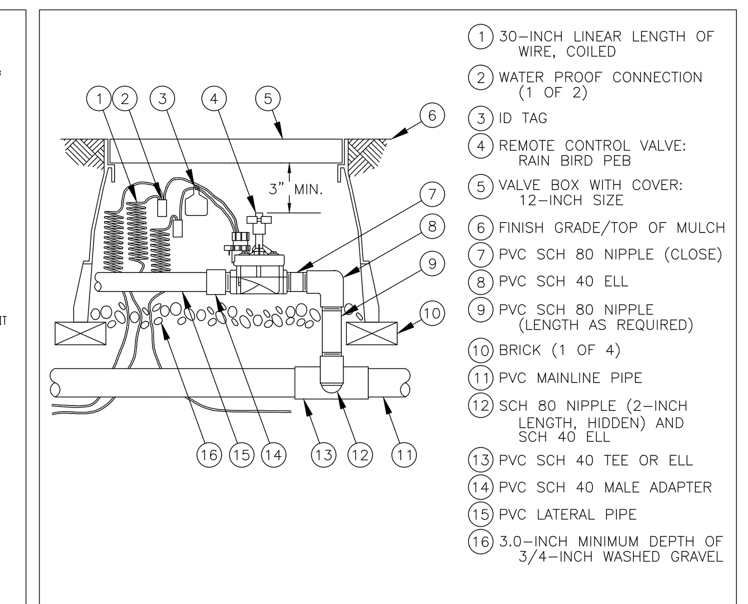
MAINLINE & SLEEVING



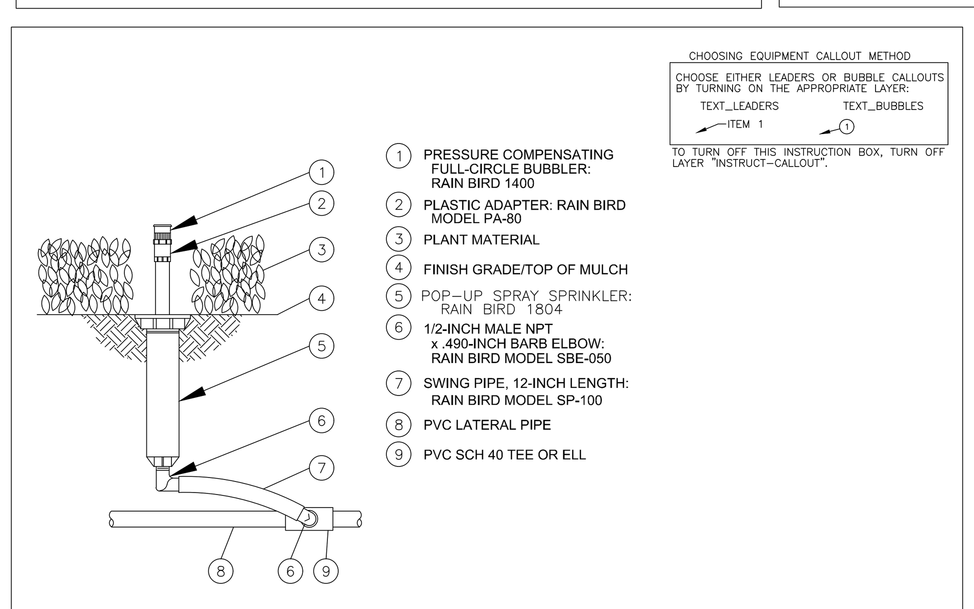
ZURN WILKINS RPZ MODEL 950 XL DOUBLE CHECK VALVE



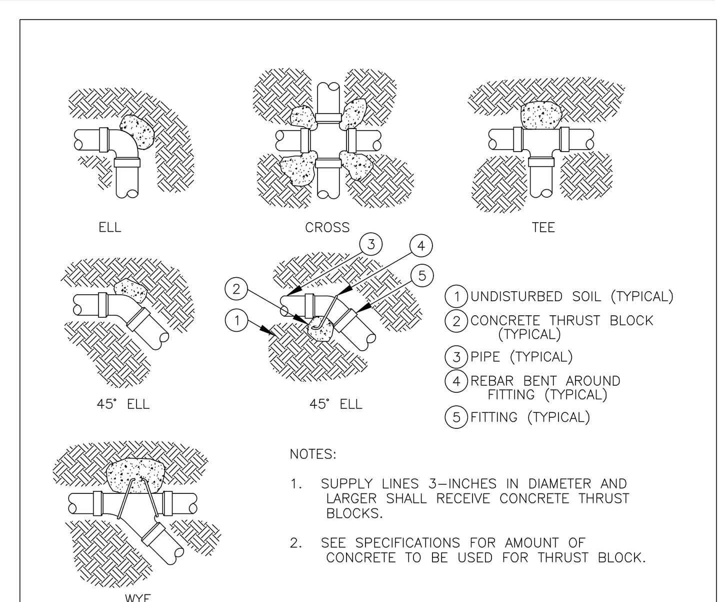
RAIN BIRD ESP-ME CONTROLLER



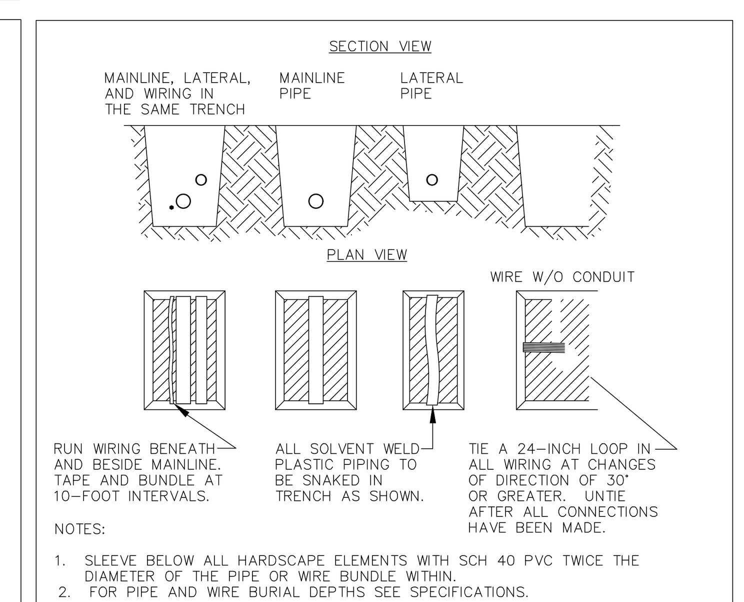
RAIN BIRD PGA VALVE



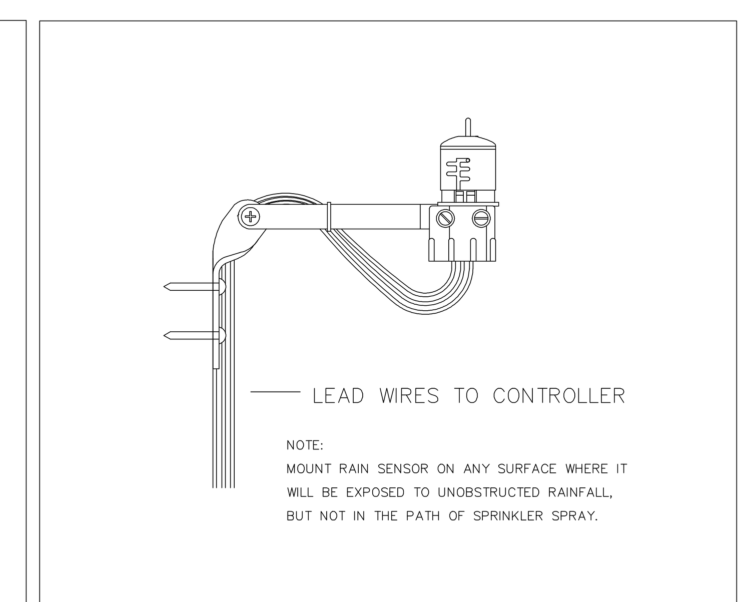
RAIN BIRD 1400 ON 1804 POP-UP



THRUST BLOCK DETAIL



TRENCH DETAIL



RAIN BIRD RAIN SENSOR

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

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

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

SHEET TITLE:
IRRIGATION DETAILS

LANDSCAPE CONSULTANT:
3DA STUDIO
architecture + interior design
AA26003811
IB26001852
1645 SW 82nd CT. Miami, Fl. 33155
(786) 302-3937 (786) 838-1966
admin@3da-studio.com

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

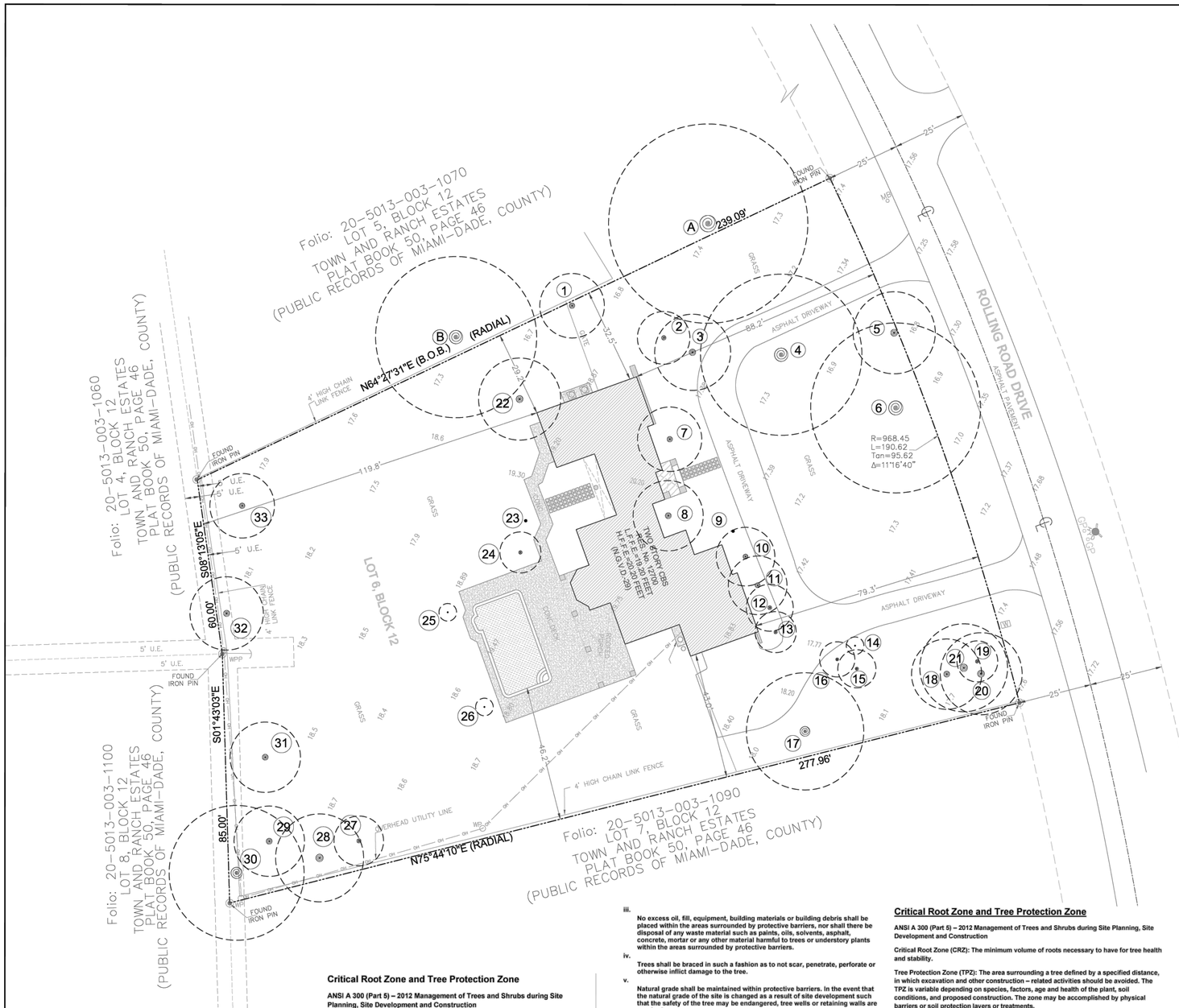
REVISIONS:

JOB:
12700

SHEET:
L-401

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
12700-IR-L-401.pdf



12700 Rolling Road Drive, Pinecrest
TREE DISPOSITION CHART

	Scientific name	Common name	DBH	H/Ct	Canopy	Canopy SQ FT	Condition	TPZ	NMR	Disposition
1	Schefflera actinophylla	Umbrella tree	18"	18'	22'		Invasive	6'	X	Remove
2	Syagrus romanzoffiana	Queen palm	8"	24'	18'	254	Moderate	4'		Remove
3	Syagrus romanzoffiana	Queen palm	9"	22'	26'	531	Good	4'		Remove
4	Bucida buceras	Black olive	24"	50'	55'		Good	12'		Relocate
5	Bursera simaruba	Gumbo limbo	9"	20'	28'	615	Poor	6'		Remove
6	Bucida buceras	Black olive	30"	60'	58'		Good	14'		Relocate
7	Strelitzia nicolai	White bird of paradise	4"	5'	22'		Good	4'	X	Remove
8	Ravenala madagascariensis	Traveller's tree	0	0	24'		Good	4'	X	Remove
9	Syagrus romanzoffiana	Queen palm	10"	25'	0		Dead		X	Remove
10	Phoenix roebelenii x 3 tks	Pygmy date palm	13"	9'	20'	314	Moderate	4'		Remove
11	Syagrus romanzoffiana	Queen palm	10"	23'	20'	314	Good	4'		Remove
12	Strelitzia nicolai	White bird of paradise	8"	5'	16'		Good	4'	X	Remove
13	Syagrus romanzoffiana	Queen palm	8"	10'	14'	154	Poor	4'		Remove
14	Ptychosperma elegans	Solitare palm	3"	18'	6'		Good	4'	X	Remove
15	Ptychosperma elegans x 2 tks	Solitare palm	6"	18'	13'	133	Good	4'		Remove
16	Ptychosperma elegans x 2 tks	Solitare palm	6"	18'	12'	113	Good	4'		Remove
17	Schefflera actinophylla	Umbrella tree	84"	30'	40'		Invasive	10'	X	Remove
18	Washingtonia filifera	Washingtonia palm	8"	14'	24'	452	Good	4'		Remove
19	Washingtonia filifera	Washingtonia palm	0	0	14'		Moderate	6'	X	Remove
20	Schefflera actinophylla	Umbrella tree	39"	35'	28'		Invasive	8'	X	Remove
21	Coccoloba uvifera	Seagrape	17"	13'	30'	707	Poor	8'		Remove
22	Syagrus romanzoffiana	Queen palm	9"	26'	28'	615	Good	4'		Remove
23	Phoenix roebelenii	Pygmy date palm	5"	8'	0		Dead		X	Remove
24	Phoenix roebelenii x 2 tks	Pygmy date palm	8"	8'	14'		Moderate	4'		Remove
25	Washingtonia species	Washingtonia palm	8"	18'	6'		Good	4'		Remove
26	Washingtonia species	Washingtonia palm	8"	14'	6'		Moderate	4'		Remove
27	Sabal palmetto	Sabal palm	0	4'	17'		Good	4'	X	Remove
28	Mangifera indica	Mango	22"	35'	30'		Good	8'		Remove
29	Callistemon vinimalis	Bottlebrush	11"	20'	24'		Moderate	6'		Remove
30	Quercus virginiana	Live oak	25"	60'	46'		Good	14'		Relocate
31	Callistemon vinimalis	Bottlebrush	11"	22'	24'		Moderate	6'		Remove
32	Schefflera actinophylla	Umbrella tree	12"	18'	25'		Invasive	6'		Remove
33	Mangifera indica	Mango	16"	20'	22'		Poor	6'		Remove
A	Cassia fistula	Golden shower	44"	70'	68'		NA	18'		Remain
B	Pseudobombax ellipticum	Shaving brush tree	48"	50'	55'		NA	18'		Remain

DBH is rounded-off to the nearest inch
DBH is measured at 4.5 feet above grade
A "0" in the DBH column denotes no trunk at 4.5 feet above grade
Canopy diameter is approximate and measured in one direction
H/Ct denotes approximate overall height of trees and approximate overall height of clear trunk on palms

MITIGATION CALCULATION
Trees/Palm Less than 18" DBH
Total Canopy SF to be removed **5,316 SF**
Total Canopy SF Provided **47,800 SF**

Trees/Palms 18" DBH or above
Total DBH inches to be removed **N/A**

Fruit Trees (1 : 1 Ratio)
Total Fruit Trees to be Removed **(2) Fruit Trees #'s 28 & 33**
Total Trees Provided **2**

Tree Mitigation Calculation Table

Proposed Quantity	Tree Category	Min. Hgt.	Min. Cal.	SF Credit	Total Credit
0	Cat. 1	26'-35'	10"-12"	1,500	0
8	Cat. 2	19'-25'	7"-9"	1,000	8,000
37	Cat. 3	15'-18'	5"-6"	700	25,900
14	Cat. 4	14'	4"	500	7,000
4	Cat. 5	12'	2"	300	1,200
19	Cat. 1 Palm	10'		300	5,700
0	Cat. 2 Palm	3'		100	
0	Small Trees	6'		200	

Total SF Canop 47,800 SF

NMR Indicates NO MITIGATION Required due to the existing tree/palm condition (Invasive Species, Evidence of Ganoderma, Decaying Poor Trunk Connection, Dead Tree/Palm, Conflict with existing Power Line, located in U.E., Size of caliper and/or any other condition that the certified arborist has mentioned on the EXISTING TREE EVALUATION REPORT)

TREE MITIGATION calculations have been prepared based on the Existing Tree Inventory Report (by certified arborist) and in accordance to Village of Pine Crest; Article 6, Environmental Regulations Department; Tree Preservation and Potection Ordinance; however, such calculations are subject to change at the discretion of the regulatory agency reviewer of such department.

If there is a deficit in Tree Mitigation, the respective fee for such Deficit in Trees and/or Palms will be paid to the Tree Trust Fund by the Client accordingly.
The fee will be determined by the reviewer.

1

ANSI A300 (Part 5) - 2005, Annex A

Management report information

Examples of suitability ratings

Good: These are trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "good" category.

Poor: Trees in this category are in poor health or have significant defect s in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas.

The suitability ratings given are also based upon the Tree Risk Assessment Second Edition of the Best Management Practices a companion publication to the ANSI A300 Part 9 Tree Risk Assessment.

These suitability ratings are:

Extreme: I recommend the IMMEDIATE removal of these trees or palms. I will rate these trees or palms to be in POOR condition in my Appendix A matrix.

High: This corresponds to the POOR rating above where I recommend the removal of these trees or palms.

Moderate: This corresponds to the MODERATE rating in Appendix A.

Low: This corresponds to the GOOD rating in Appendix A.

Critical Root Zone and Tree Protection Zone

ANSI A 300 (Part 5) – 2012 Management of Trees and Shrubs during Site Planning, Site Development and Construction

Critical Root Zone (CRZ): The minimum volume of roots necessary to have for tree health and stability.

Tree Protection Zone (TPZ): The area surrounding a tree defined by a specified distance, in which excavation and other construction – related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction. The zone may be accomplished by physical barriers or soil protection layers or treatments.

ANSI A300 (Part 5) – 2012 54.7

A tree protection zone (TPZ) shall be delineated around all trees to be protected during a project

- **54.7.1 The area and dimensions of the TPZ should be calculated on the basis of species tolerance, age, and health, root structure, rooting depth and soil conditions.**

Village of Pinecrest Tree Protection

ARTICLE 6. - ENVIRONMENTAL REGULATIONS

Tree protection requirements during construction.

a.

Protection requirements. **During site development, protection requirements for trees designated for preservation under an approved tree removal permit shall include, but not be limited to, the following:**

i.

Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area no less than six feet (in radius) from the trunk of any protected tree cluster, or preservation area unless a lesser distance is specified by the administrative official. Protective barriers shall be a minimum of four feet above ground level and shall be constructed of wood, plastic or metal, and shall remain in place until development is completed and the administrative official has authorized their removal. Protective barriers shall be in place prior to the start of any construction.

ii.

Understory plants within protective barriers shall be protected.

iii.

No excess oil, fill, equipment, building materials or building debris shall be placed within the areas surrounded by protective barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar or any other material harmful to trees or understory plants within the areas surrounded by protective barriers.

iv.

Trees shall be braced in such a fashion as to not scar, penetrate, perforate or otherwise inflict damage to the tree.

v.

Natural grade shall be maintained within protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.

vi.

Underground utility lines shall be placed outside the areas surrounded by protective barriers. If said placement is not possible, disturbance shall be minimized by using techniques such as tunneling or overhead utility lines.

vii.

Fences and walls shall be constructed to avoid disturbance to any protected tree. Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.

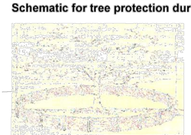
viii.

Root barriers shall be installed with the planting of new trees in instances where there is a likely possibility that future root growth will cause damage to foundations, driveways, utilities, or other infrastructure.

b.

Replacement. **If these tree protection regulations are not adhered to by the permittee and the trees are effectively destroyed, then all such trees shall be replaced according to the standards of these regulations, in addition to being subject to the penalty provisions of the Code.**

Schematic for tree protection during construction



The dimensions for the tree protection zones for all trees to remain onsite are shown on this sheet tree disposition chart. This area shall be encircled with a 4 foot high sturdy fence supported by steel rods or pipes to support the fence every 6 feet. There shall be signage on the fence in English and Spanish not allowing storage of any materials, change of grade or movement of equipment. This fence shall be inspected regularly by the contractor to ensure compliance.

Critical Root Zone and Tree Protection Zone

ANSI A 300 (Part 5) – 2012 Management of Trees and Shrubs during Site Planning, Site Development and Construction

Critical Root Zone (CRZ): The minimum volume of roots necessary to have for tree health and stability.

Tree Protection Zone (TPZ): The area surrounding a tree defined by a specified distance, in which excavation and other construction – related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction. The zone may be accomplished by physical barriers or soil protection layers or treatments.

ANSI A300 (Part 5) – 2012 54.7

A tree protection zone (TPZ) shall be delineated around all trees to be protected during a project.

- **54.7.1 The area and dimensions of the TPZ should be calculated on the basis of species tolerance, age, and health, root structure, rooting depth, and soil conditions.**

Root Management – Special companion publication to the ANSI A300 Part 8: Tree, Shrub, and Other Woody Plant Management-Standard Practices (Root Management)

Consequences of Root Pruning on Tree Stability

Root loss can affect tree health and stability. Cutting roots at a distance greater than six times the trunk diameter (dbh) minimizes the likelihood of affecting both health and stability. At this distance, approximately 25% of the root system would be lost. Cutting root any closer to the tree is more likely to compromise stability.

Linear cuts on one side of a tree can reduce stability when the cut is made at a distance from the trunk that is less than three times the trunk diameter. Severe loss of stability is common when cuts are made at a distance that is less than 1 to 1.5 times the trunk diameter. If a linear cut is made at the trunk, nearly all species will have a reduction in stability.

REMOVAL APPROVED UNDER
PERMIT PZ2023-0193 FOR
REFERENCE ONLY
NOT TO SCALE

N

LEWIS AQUI Digitally signed by LEWIS AQUI
Date: 2023.08.23 09:33:29 -04'00'

LEWIS AQÜÍ
LANDSCAPE + ARCHITECTURAL DESIGN, LLC
LC 26000479

8862 SW 6TH LANE
MIAMI, FL 33174
PHONE: (305) 661-1855

DIAZ RESIDENCE
12700 ROLLING ROAD DRIVE
PINECREST, FL - 33156

CONFIDENTIALITY NOTICE:
The drawings, specifications and other documents prepared by the landscape architect are instruments of his service and are copyrighted.The drawings and information contained within are property of Lewis Aqüí Landscape+ Architectural Design, LLC. This plan may not be reproduced without written permission.

SHEET TITLE
TREE DISPOSITION PLAN

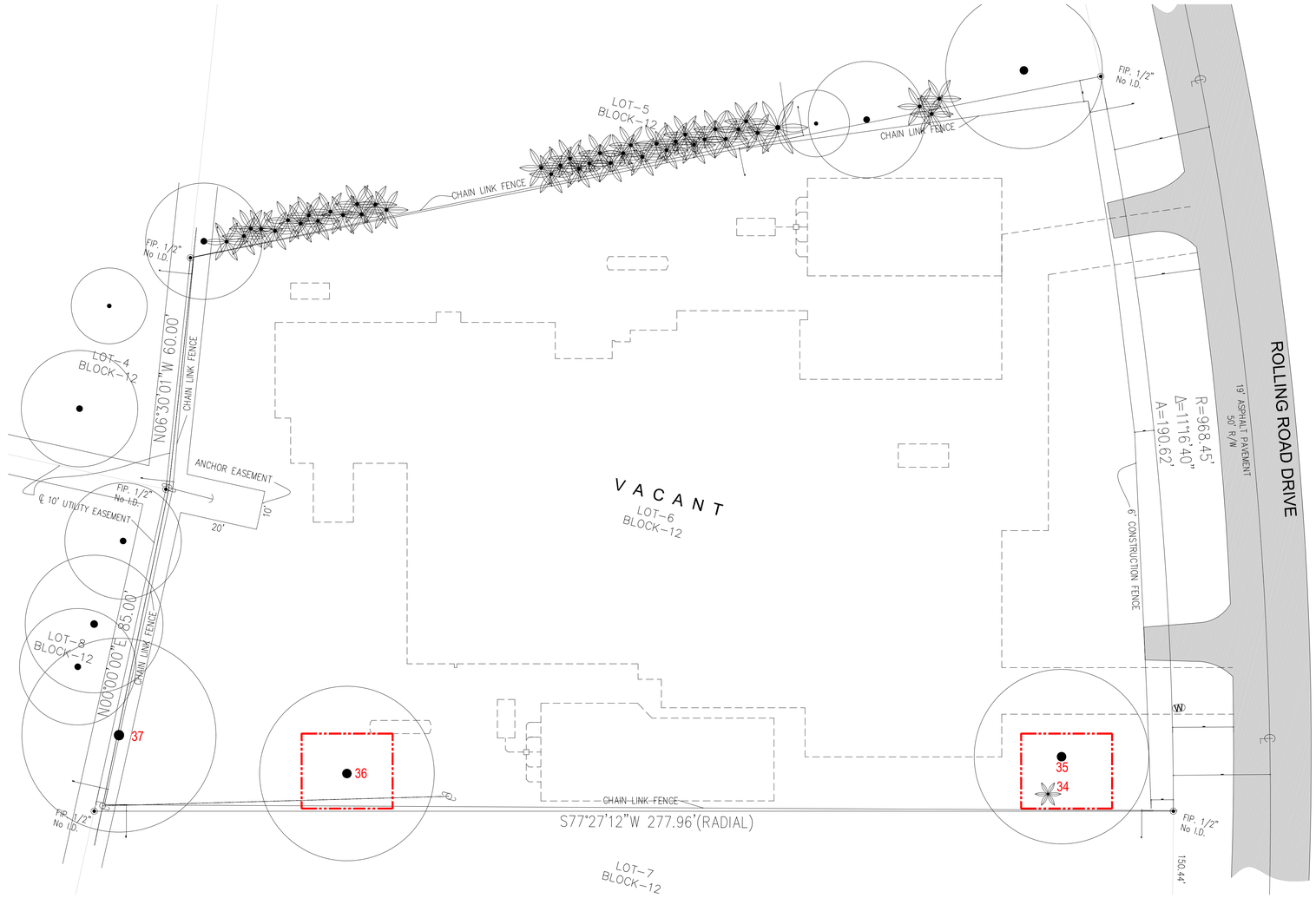
DATE 04/28/2023
DESIGN L.A
DRAWN L.G
SCALE 1/16" =1'-0"

REVISIONS
1 AS PER PAT JANISSE COMMENTS 07-13-23

SEAL
REGISTERED LANDSCAPE ARCHITECT
LEWIS F. AQUI
LA 6667140
STATE OF FLORIDA

SHEET TD1 OF 1

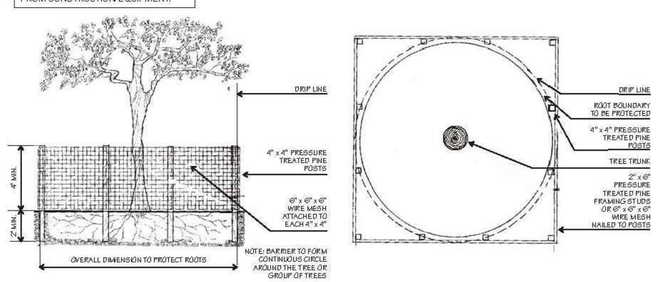
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
12700-LA-L-000.pdf



TREE DISPOSITION PLAN

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

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



° WIRE MESH BARRIER DETAIL °

° WOOD BARRIER DETAIL PLAN °

TREE PROTECTION DETAIL

N.T.S

TREE DISPOSITION LEGEND

TREE #	COMMON NAME	SCIENTIFIC NAME	HT (ft)	DBH (in)	SP (ft)	NATIVE	CONDITION	DISPOSITION	TYPE	SPECIMEN
34	Alexander palm	*Archontophoenix alexandrae*	4	20	5	NO	FAIR	REMAIN	PALM	NO
35	Black olive	*Bucida buceras*	38	35	45	YES	FAIR	REMAIN	TREE	YES
36	Black olive	*Bucida buceras*	29	35	45	YES	FAIR	REMAIN	TREE	YES
37	Live oak	*Quercus virginiana*	28	30	50	YES	FAIR	REMAIN	TREE	YES

SYMBOL LEGEND

- EXISTING PALM TO REMAIN
- EXISTING TREE TO REMAIN
- EXISTING PALM TO RELOCATE
- EXISTING TREE TO RELOCATE
- EXISTING PALM TO REMOVE
- EXISTING TREE TO REMOVE
- TREE PROTECTION ZONE

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: 2025.03.15 16:39:00 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CFC: 1428944.
14 NW 107th Avenue, Miami, FL 33172
O: C: (786) 3124531 (305) 209-2626
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:
TREE DISPOSITION PLAN

LANDSCAPE CONSULTANT:

3DD STUDIO
architecture + interior design
AA26003811
IB26001852
1645 SW 82nd CT, Miami, FL 33155
(786) 322-3937 (786) 838-1966
admin@3ddstudio.com

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:

JOB:
12700

SHEET:
L-100

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
12700-LA-L-100.pdf

SHRUBS & GROUNDCOVERS LEGEND

TAG	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY	NATIVE	DROUGH TOLERANCE	LOW MAINT.
		SHRUBS					
TP	Traveler palm	*Ravenala madagascariensis*	45 gal. 8' ht	4	NO	NO	YES
PS	Philodendron selloum	*Thaumatophyllum bipinnatifidum*	7 gal.	48	NO	YES	YES
SC	Swiss cheese plant	*Monstera deliciosa*	7 gal.	51	NO	NO	NO
WC	Wild coffee	*Psychotria nervosa*	7 gal. 36"	19	YES	YES	YES
ST	Spanish Stopper	*Eugenia foetida*	7 gal. 36"	12	YES	YES	YES
PD	Podocarpus	*Podocarpus macrophyllus*	7 gal. 36"	110	NO	YES	YES
CK	Cordyline 'Kiwi'	*Cordyline fruticosa 'Kiwi'*	7 gal.	15	NO	NO	YES
CX	Cordyline 'Xerox'	*Cordyline fruticosa 'Xerox'*	7 gal.	20	NO	NO	YES
CR	Cordyline 'Red sister'	*Cordyline fruticosa 'Red sister'*	7 gal.	33	NO	NO	YES
FK	Fakahatchee grass	*Tripsacum dactyloides*	7 gal.	4	YES	YES	YES
FG	Florida gamma grass	*Tripsacum floridana*	7 gal.	9	YES	YES	YES
CO	Red tip cocoplum	*Chrysobalanus icaco*	7 gal. 36" ht	35	YES	YES	YES
BA	Alcantarea bromeliad	*Alcantarea 'Odorata'*	7 gal.	5	NO	YES	YES
AG	Soft tip agave	*Agave attenuata*	7 gal.	2	NO	YES	YES
GF	Green island ficus	*Ficus microcarpa 'Green Island'*	3 gal.	56	NO	YES	YES
GP	Gold capella	*Schefflera arboricola 'Gold capella'*	7 gal.	16	NO	YES	YES
DO	Giant Dioon	*Dioon spinulosum*	25 gal.	3	NO	YES	YES
DF	Encephalartos ferox	*Encephalartos ferox*	25 gal.	1	NO	YES	YES
OB	Orange bird of paradise	*Strelitzia reginae*	7 gal.	14	NO	YES	YES
SB	Starburst Clerodendrum	*Clerodendrum quadriloculare*	15 gal.	14	NO	YES	YES
CE	Green buttonwood	*Conocarpus erectus*	7 gal.	19	YES	YES	YES
CL	Clusia	*Clusia guttifera*	7 gal.	66	NO	YES	YES
			TOTAL	556	98	433	505
		GROUNDCOVERS					
AJ	Asiatic jasmine	*Trachelospermum asiaticum*	1 gal. @12"	260	NO	YES	YES
FF	Fishtail Fern	*Nephrolepis falcata*	3 gal. @18"	100	YES	YES	YES
WF	Wart fern	*Microsorum scolopendria*	1 gal. @12"	210	NO	NO	NO
JU	Juniperus chinensis 'Parsonii'	*Juniperus chinensis 'Parsonii'*	3 gal. @12"	235	NO	YES	YES
PJ	Pinwheel jasmine	*Tabernaemontana divaricata*	3 gal. @18"	170	NO	YES	YES
PP	Perennial peanut	*Arachis glabrata*	1 gal. @12"	190	NO	YES	YES
FX	Foxtail fern	*Asparagus densiflorus 'Myers'*	3 gal. @18"	11	NO	YES	YES
BU	Philodendron 'Burle Marx'	*Philodendron burle-marxii*	3 gal. @18"	35	NO	YES	YES
LI	Liriope	*Liriope muscaris*	3 gal.	59	NO	NO	YES
RC	Philodendron 'rojo Congo'	Philodendron 'rojo Congo'	3 gal.	12	NO	YES	YES
AF	Giant african lily	*Agapanthus orientalis*	3 gal.	28	NO	NO	YES
GO	Ground orchids	*Spathoglottis ssp.*	4 gal.	10	NO	NO	NO
FL	Flax lily	*Dianella tasmanica*	3 gal.	30	NO	YES	YES
			TOTAL	1350	100	1043	1130
		MISC					
-	Palmetto St. Augustine		SF	20,000	NO	YES	YES
-	Boulders (apprx 2'x3') dark color		Units	8	-	-	-
-	Pine bark mulch		SF	250	-	-	-
-	Brown mulch		SF	3,000	-	-	-

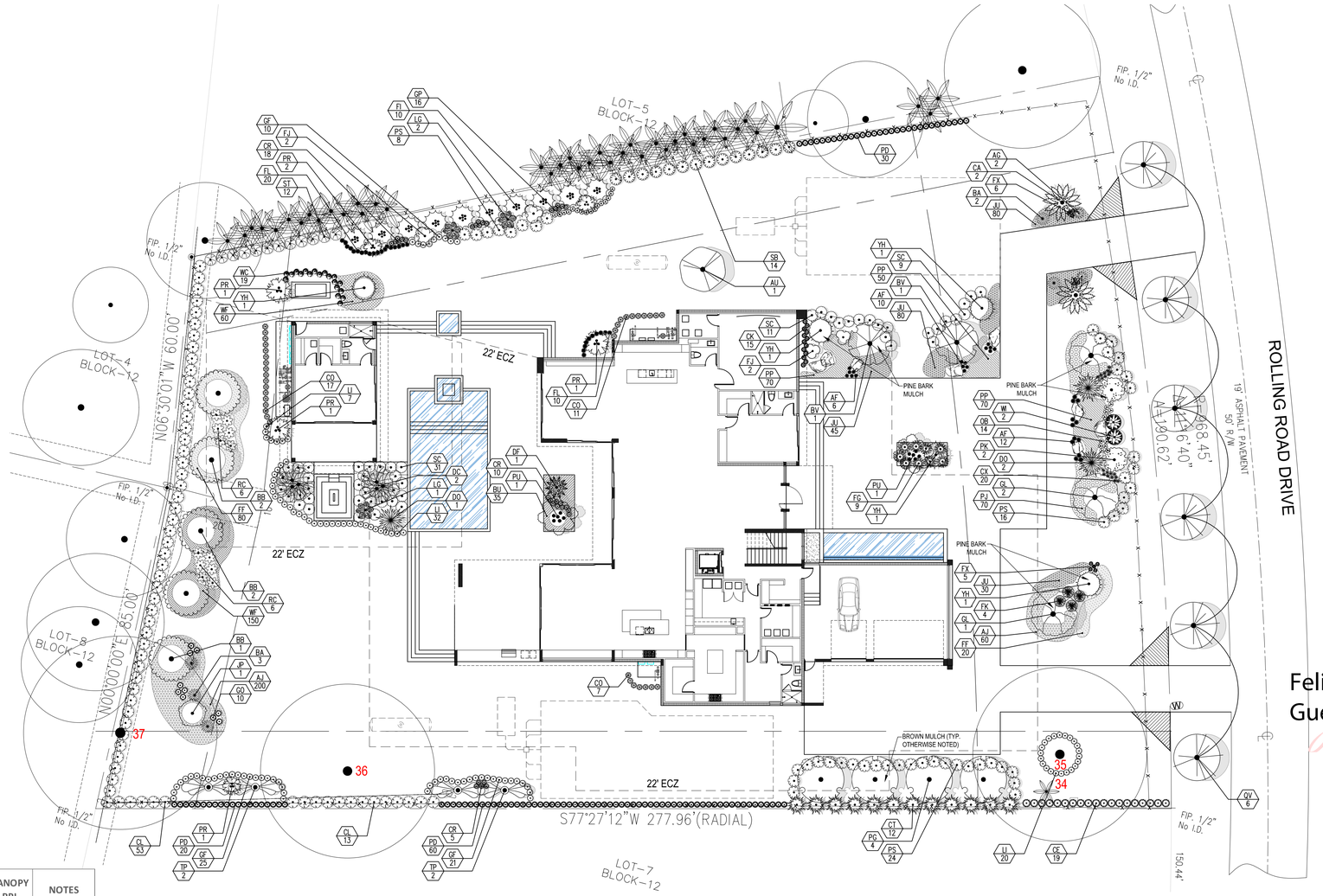
TREES AND PALMS LEGEND

TAG	COMMON NAME	SCIENTIFIC NAME	SIZE DBH (in)	SIZE HT (ft)	SIZE SP (ft)	QTY	NATIVE	DROUGH TOL.	LOW MAINT.	CANOPY RPL	NOTES
				TREES							
QV	Live oak	*Querqus virginiana*	3	18	6	6	YES	YES	YES	3,000	
GL	Gumbo limbo	*Bursera simaruba*	3	18	6	3	YES	YES	YES	1,500	
BV	Bridal veil	*Caesalpinia granadillo*	3	18	6	2	NO	YES	YES	1,000	
BB	Brazilian beautyleaf	*Calophyllum inophyllum*	3	18	6	5	NO	YES	YES	2,500	
AU	Autograph tree	*Clusia rosea*	3	18	6	1	YES	YES	YES	500	
PG	Pigeon plum	*Coccoloba diversifolia*	3	18	6	4	YES	YES	YES	2,000	Low branched
YH	Yaupon holly	*Ilex vomitoria*	2	6	4	5	YES	YES	YES	1,000	Low branched
JP	Japanese privet	*Ligustrum japonicum*	2	6	4	1	NO	YES	YES	200	
PK	Pink powderpuff	*Calliandra surinamensis*	2	6	4	2	NO	YES	YES	400	Low branched
					TOTAL	29	19	29	29	12,100	
				PALMS							
CA	Canary date palm	*Phoenix canariensis*	6	18 OA	8	2	NO	YES	YES	600	
PU	Paurotis palm	*Acoelorrhaphe wrightii*	3,3,3	18 OA	8	2	YES	YES	YES	600	Multitrunk
DC	Cabada palm (multitrunk)	*Dypsis cabadae*	3,3,3	18 OA	8	2	NO	YES	YES	600	Multitrunk
FI	Fishtail palm	*Caryota mitis*	3,3,3	18 OA	8	10	NO	YES	YES	3,000	Multitrunk
PR	Pygmy date palm (triple)	*Phoenix roebelenii*	3,3,3	6 OA	6	6	NO	YES	YES	600	Triple trunk
CT	Cat palm	*Chamaedorea cataractarum*	3,3,3	6 OA	6	12	NO	YES	YES	1,200	Multitrunk
FJ	Fiji Fan Palm	*Pritchardia pacifica*	2	6 OA	6	4	NO	YES	YES	400	
WI	Windmill Palm	*Trachycarpus fortunei*	2	6 OA	6	2	NO	YES	YES	200	
LG	Licuala grandis	*Licuala grandis*	2	6 OA	6	3	NO	YES	YES	300	
					TOTAL	43	2	43	43	7,500	
CANOPY PROVIDED =										19,600	
CANOPY REQUIRED =										5,316	

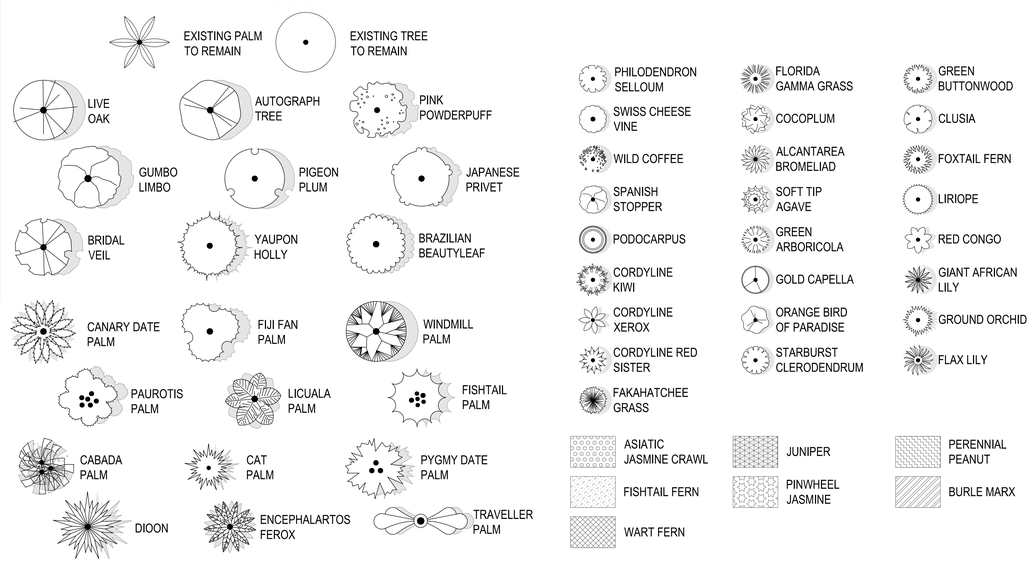
EXISTING TO REMAIN TREES AND PALMS

TREE #	COMMON NAME	SCIENTIFIC NAME	HT (ft)	DBH (in)	SP (ft)	NATIVE	CONDITION	DISPOSITION	TYPE	SPECIMEN
34	Alexander palm	*Archontophoenix alexandrae*	4	20	5	NO	FAIR	REMAIN	PALM	NO
35	Black olive	*Bucida buceras*	38	35	45	YES	FAIR	REMAIN	TREE	YES
36	Black olive	*Bucida buceras*	29	35	45	YES	FAIR	REMAIN	TREE	YES
37	Live oak	*Quercus virginiana*	28	30	50	YES	FAIR	REMAIN	TREE	YES

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
12700-LA-L-200.pdf



SYMBOL LEGEND



LANDSCAPE PLAN

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

COMPLIANCE LEGEND

ZONING: EU-1
LOT AREA: 38,768 SF (0.89 AC)

	REQUIRED	PROVIDED
Number of trees req. per acre of net lot area (18 X 0.89):	16	26
Palms as lot trees (2 palms:1 tree) 30% max:	10:5	44
Native trees 30%:	5	22
Min. Energy conservation zone trees:	3	5
Street trees @ 30' (190.62' / 30'):	6	6
Palms as street trees (2 palms:1 tree) 30% max:	4:2	0
Shrubs required 10 x req. lot tree:	160	556
Native shrubs 30% req. shrubs:	48	98

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1322799, CFC: 1428944,
A.K. Rodriguez, CGC: 1511346, CFC: 1429326
O: C: (786) 312-6311 (305) 209-3626
E: construction@jdmiami.com
W: 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:
LANDSCAPE PLAN

LANDSCAPE CONSULTANT:

3DD STUDIO
architecture + interior design
AA26003811
IB26001852
1645 SW 82nd CT, Miami, FL 33155
(786) 302-3037 (786) 836-1966
admin@3ddstudio.com

Felix D Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B17001 6F805, cn=Felix D Guerra
Date: 2025.03.15 16:39:22 -04'00'
Adobe Acrobat version: 2024.003.20180

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

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

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

REVISIONS:

JOB:
12700

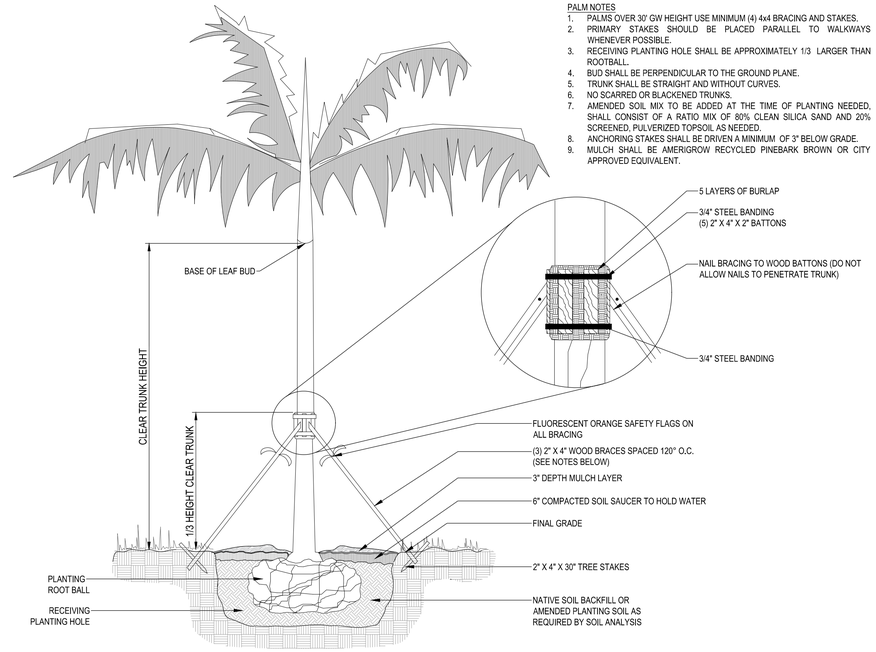
SHEET:
L-200

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-13

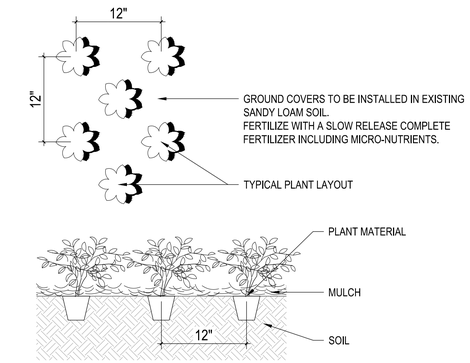
LANDSCAPE NOTES

1. MULCH IN ALL SHRUB BEDS,TO BE SHREDDED MELALEUCA ('ENVIRO MULCH'). INSTALL 3" DEEP IN ALL SHRUB AREAS.
2. GUARANTEE: THERE SHALL BE A ONE YEAR GUARANTEE ON ALL PLANT MATERIALS INSTALLED AT THIS SITE. WARRANTY TO BE PROVIDED BY THE SUB CONTRACTOR RESPONSIBLE FOR INSTALLATION. DEFECTIVE OR DYING PLANTS SHALL BE REPLACED WITHIN 2 WEEKS OF NOTIFICATION SUCH PLANTS NEED TO BE REPLACED.
3. ALL PLANT MATERIALS SHALL CONFORM TO, OR EXCEED, THE MINIMUM STANDARDS FOR FLORIDA NO. 1 GRADE OR EQUIVALENT IN THE MOST CURRENT EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
4. TREE STAKING: THE SUB CONTRACTOR SHALL MAINTAIN ALL TREE SUPPORTS FOR ONE YEAR. THIS SHALL INCLUDE ADJUSTMENTS TO SUPPORTS TO INSURE ALL TREE TRUNKS ARE MAINTAINED IN A VERTICAL POSITION. AFTER ONE YEAR THE SUB CONTRACTOR WILL REMOVE ALL STAKES AND RELATED MATERIALS.
5. PLANTING PLANS SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
6. NO CHANGES ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER, ADDITIONS AND OR DELETIONS TO THE PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN SQUARE FOOTAGE TAKEOFFS AND FIELD VERIFICATION FOR 100% SOD COVERAGE FOR ALL AREAS SPECIFIED.
8. ALL LANDSCAPE AREAS ARE TO BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM WHICH PROVIDE 100% COVERAGE, AND 50% OVERLAP.
9. ALL TREES IN LAWN AREAS ARE TO RECEIVE A 24" DIAMETER MULCHED SAUCER AT THE BASE OF THE TRUNK.
10. TREES ARE TO BE PLANTED WITHIN PARKING ISLANDS AFTER SOIL IS BROUGHT UP TO GRADE. DEEPLY SET ROOT BALLS ARE NOT ACCEPTABLE.
11. PLANTING SOIL FOR TOPSOIL AND BACKFILL SHALL BE 50/50 MIX, NEMATODE FREE. PLANTING SOIL FOR ANNUAL BEDS TO BE COMPRISED OF 50% CANADIAN PEAT MOSS, 25% SALT FREE COARSE SAND AND 25% AEROLITE.
12. TREE AND SHRUB PITS WILL BE SUPPLEMENTED WITH "AGRIFORM PELLS", 21 GRAM SIZE WITH A 20-10-5 ANALYSIS, OR SUBSTITUTE APPLICATION ACCEPTED BY LANDSCAPE ARCHITECT. DELIVER IN MANUFACTURER'S STANDARD CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.
13. THE LANDSCAPE CONTRACTOR IS TO LOCATE AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO BEGINNING WORK, CONTACT PROPER UTILITY COMPANIES AND / OR GENERAL CONTRACTOR PRIOR TO DIGGING FOR FIELD VERIFICATION. THE OWNER AND THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES TO UTILITY OR IRRIGATION LINES (SEE ROADWAY PLANS FOR MORE UTILITY NOTES).
14. LANDSCAPE CONTRACTOR IS TO VERIFY ALL CURRENT DRAWINGS AND CHECK FOR DISCREPANCIES AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.
15. ALL UNATTENDED AND UNPLANTED TREE PITS ARE TO BE PROPERLY BARRICADED AND FLAGGED DURING INSTALLATION.
16. ALL PLANTING PLANS ARE ISSUED AS DIRECTIVES FOR SITE LAYOUT. ANY DEVIATIONS, SITE CHANGES, ETCETERA ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.
17. SOD IS TO BE GRADE "A" WEED FREE.
18. ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED WITH ST. AUGUSTINE 'FLORATAM' SOLID SOD.
19. PROVIDE A 2" DEEP BLANKET OF PLANTING SOIL AS DESCRIBED IN PLANTING NOTES THIS SHEET, PRIOR TO PLANTING, REMOVE STONES, STICKS, ETC. FROM THE SUB SOIL SURFACE. EXCAVATE EXISTING NON-CONFORMING SOIL AS REQUIRED SO THAT THE FINISH GRADE OF SOD IS FLUSH WITH ADJACENT PAVEMENT OR TOP OF CURB AS WELL AS ADJACENT SOD IN THE CASE OF SOD PATCHING.
20. PLACE SOD ON MOISTENED SOIL, WITH EDGES TIGHTLY BUTTED, IN STAGGERED ROWS AT RIGHT ANGLES TO SLOPES.
21. KEEP EDGE OF SOD BED A MINIMUM OF 18" AWAY FROM GROUNDCOVER BEDS AND 24" AWAY FROM EDGE OF SHRUB BEDS AND 36" AWAY FROM TREES, MEASURED FROM CENTER OF PLANT.
22. SOD SHALL BE WATERED IMMEDIATELY AFTER INSTALLATION TO UNIFORMLY WET THE SOIL TO AT LEAST 2" BELOW THE BOTTOM OF THE SOD STRIPS.
23. EXCAVATE AND REMOVE EXCESS SOIL SO TOP OF SOD IS FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT OR ADJACENT EXISTING SOD.

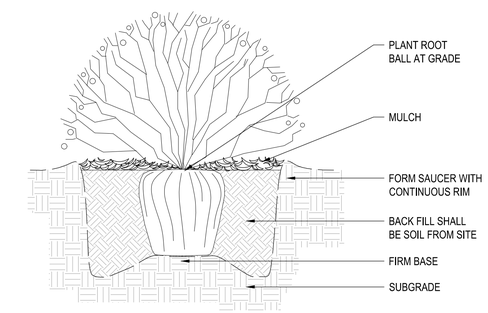
PALM NOTES
1. PALMS OVER 30' GW HEIGHT USE MINIMUM (4) 4x4 BRACING AND STAKES.
2. PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
3. RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
4. BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
5. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
6. NO SCARRED OR BLACKENED TRUNKS.
7. AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING NEEDED, SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SILICA SAND AND 20% SCREENED, PULVERIZED TOPSOIL AS NEEDED.
8. ANCHORING STAKES SHALL BE DRIVEN A MINIMUM OF 3" BELOW GRADE.
9. MULCH SHALL BE AMERIGROW RECYCLED PINEBARK BROWN OR CITY APPROVED EQUIVALENT.



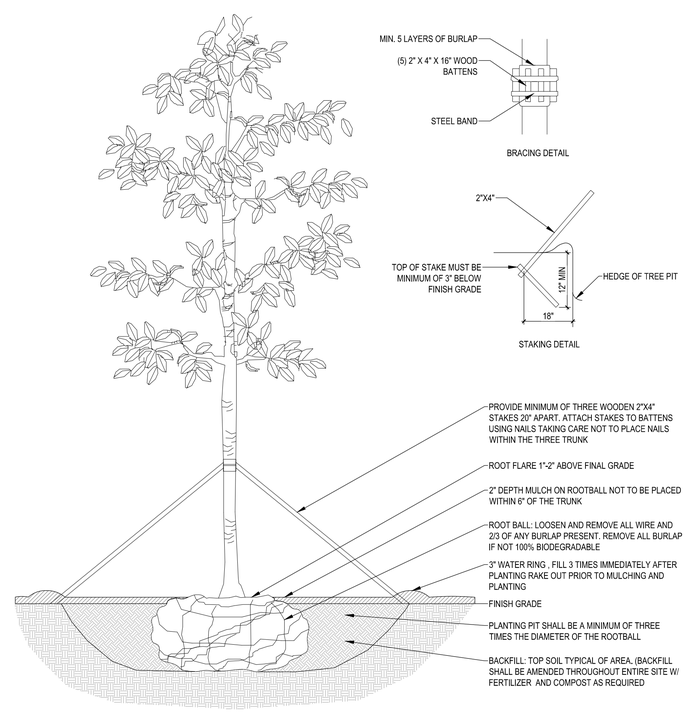
1 TYPICAL PALM PLANTING PLAN
SCALE: NTS



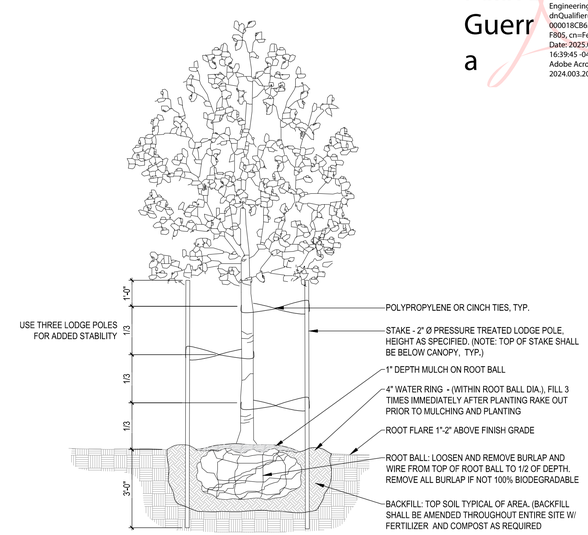
4 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



5 SHRUBS PLANTING DETAIL
SCALE: NTS



2 TREE PLANTING AND BRACING DETAIL WITH A CALIPER OF 2.5" OR GREATER
SCALE: NTS



3 TREE PLANTING AND BRACING DETAIL WITH A CALIPER UP TO 2.5"
SCALE: NTS

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB65438170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:39:45 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yosel Ortiz, CGC: 1522799, CFC: 1428944,
14 SW 1st AVE, MIAMI, FL 33130
O: C: (786) 3124311 (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:
PLANTING DETAILS

LANDSCAPE CONSTUTANT:

3DD STUDIO
architecture + interior design
AA26003811
IB26001852
1645 SW 82nd CT, Miami, FL 33155
(786) 302-3007 (786) 838-1966
admin@3ddstudio.com

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

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

REVISIONS:

JOB:
12700

SHEET:
L-300

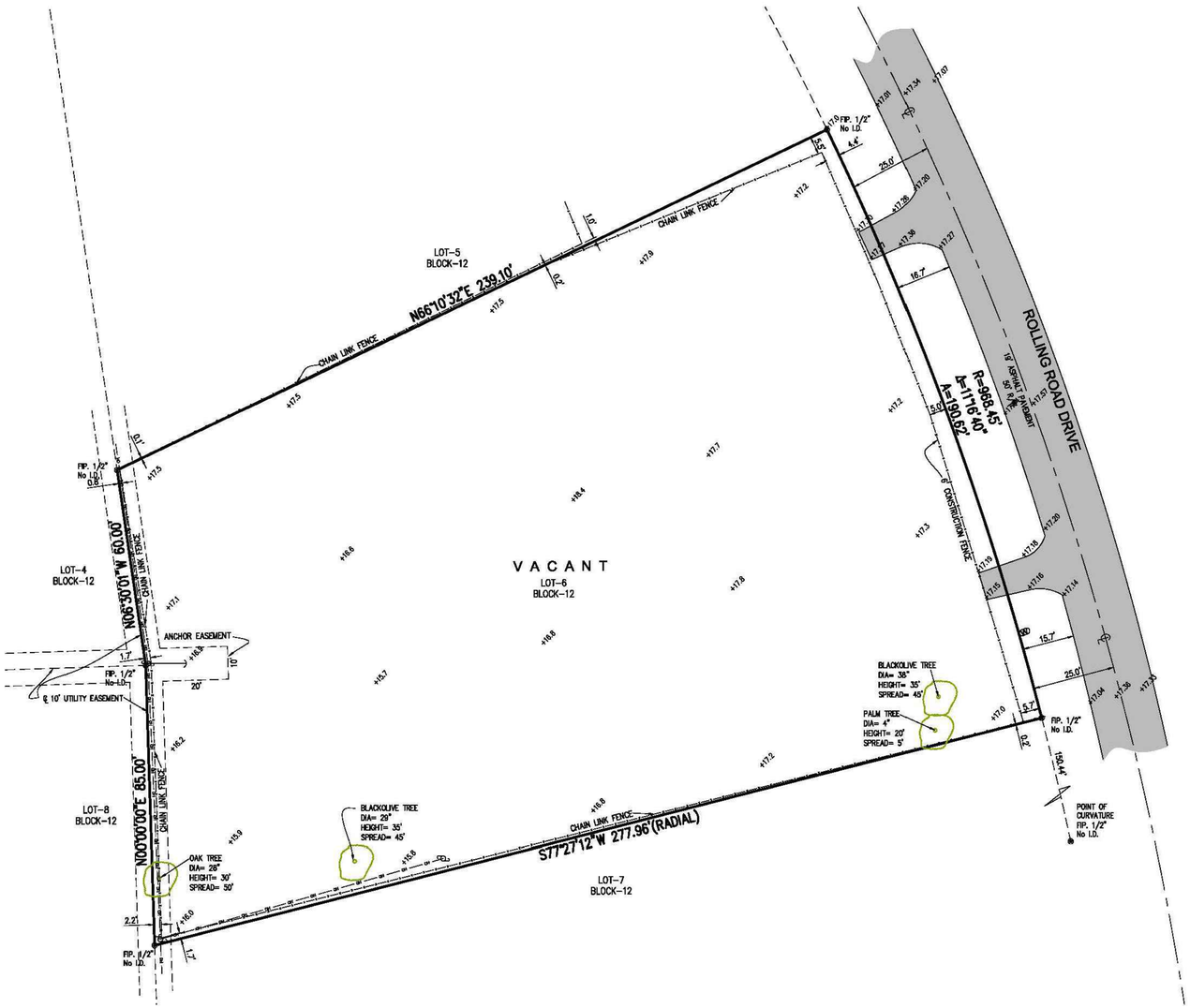
ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-13

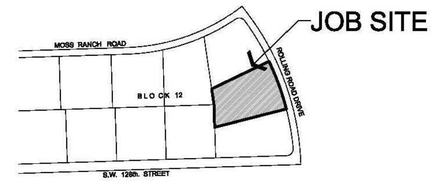
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
12700-LA-L-300.pdf

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.





VICINITY MAP
NOT TO SCALE

LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

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

+ 0.00' = Existing Elevations
= Catch Basin
= Water Meter
= Electric Box
= Sanitary Manhole
= Sprinkler Pump
= Wood Pole
= Conc. Pole
= Light Pole
= Fire Hydrant
= Water Valve
= Inlet
= Cable Tv Box
= Electric Meter Box
= Traffic Signal Box
= Gas Valve
= Monitoring Valve
= Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block & Stucco
(D) = Deed
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 #120425/0468L 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 LICENSE No. 6231 STATE OF FLORIDA PROFESSIONAL SURVEYOR & 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.

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yosel Ortiz, CGC: 1522799, CFC: 1428944.
Address: 10800 NW 21st Street # 330, Miami, FL 33172
O: C: (786) 312-6511 (305) 209-3626
E: contruction@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
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 13:09:09 -04'00'
Adobe Acrobat version: 2024.003.20180

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

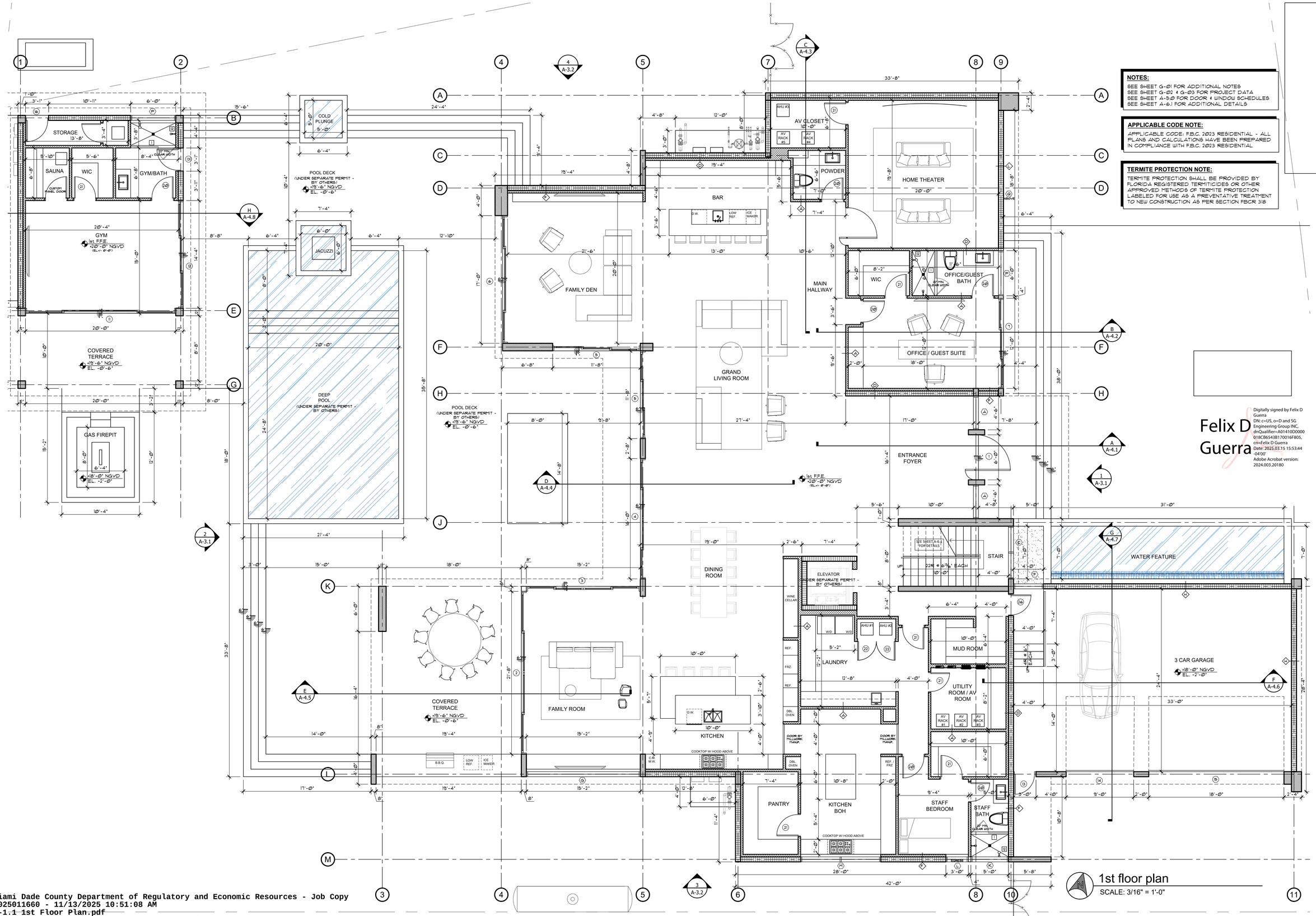
REVISIONS:

JOB:
6350

SHEET:
A-0.00

ORIGINAL ISSUE DATE: 03-01-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-0.00 Survey.pdf



1st 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:
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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Qlfy, CGC: 1522799, CPC: 1438944.
Address: 10350 SW 186th ST, Miami, FL 33157
O: C: (786) 312-6311 | (305) 209-3626
E: contruction@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=A01410D0000018CB65438170016F805, cn=Felix D Guerra
Date: 2025.03.15 15:53:44 -04'00'
Adobe Acrobat version: 2024.003.20180

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

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

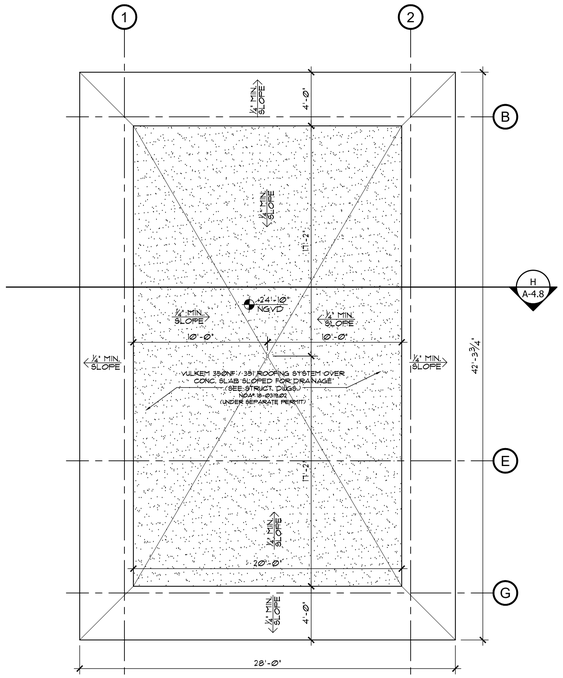
REVISIONS:

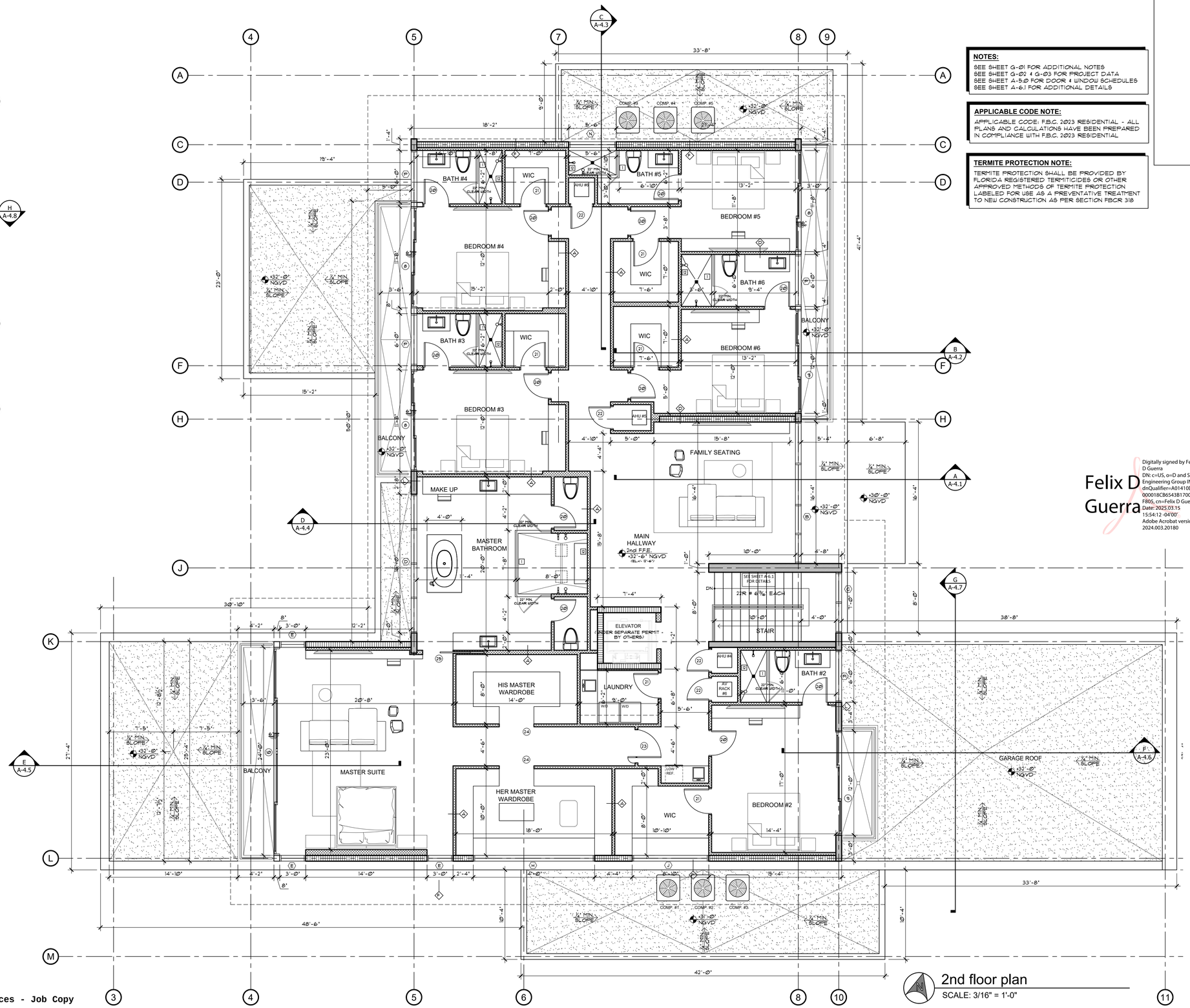
JOB:
6350

SHEET:
A-1.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-1.1 1st Floor Plan.pdf
Examiner Date Time Stamp Trade Stamp Name
AYALA, YASMIN 9/23/2025 7:36:42 AM DERM Approved
VALDIVIESO, JOSE 11/12/2025 11:46:07 AM HRS Approved





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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yosel Ortiz, CGC: 1522799, CFC: 1428944.
A: 8400 NW 25 ST, SUITE 100, MIAMI, FL 33122
O: C: (786) 312-6511 (305) 209-3626
E: contruction@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

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

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: 2025.03.15 15:54:12 -04'00'
Adobe Acrobat version: 2024.003.20180

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:

JOB:
6350

SHEET:
A-1.2

ORIGINAL ISSUE DATE: 03-01-2024
PLOT DATE: 2025-03-13

2nd floor plan
SCALE: 3/16" = 1'-0"

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-1.2 2nd Floor Plan.pdf

Examiner	Date Time Stamp	Trade	Stamp Name
AYALA, YASMIN	9/23/2025 7:37:33 AM	DERM	Approved
VALDIVIESO, JOSE	11/12/2025 11:46:11 AM	HRS	Approved

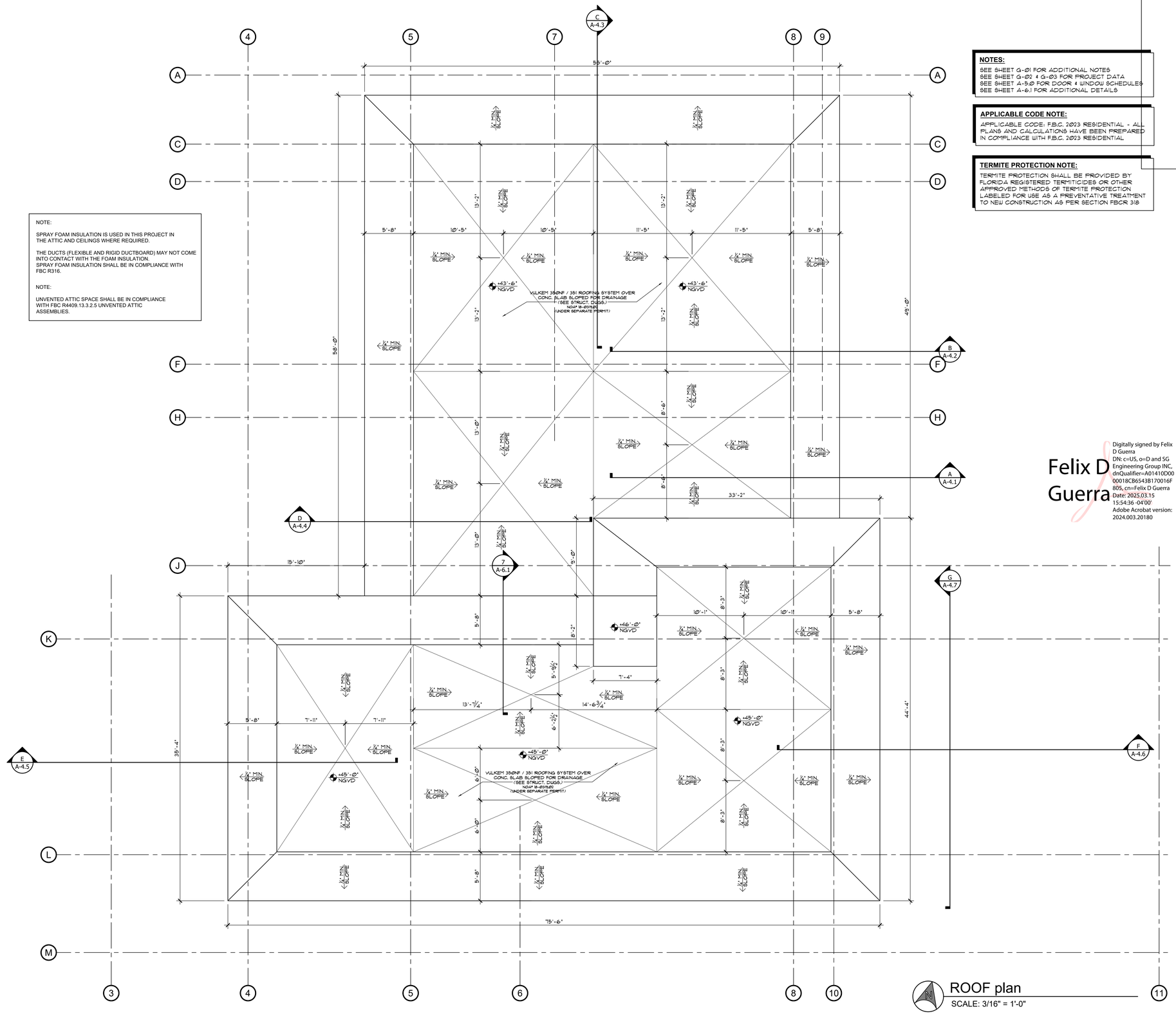
NOTE:

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.



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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yosel Ortiz, CGC: 1522799, CFC: 1428944.
14 NW 107th Avenue, Miami, FL 33168
O: C: (786) 312-6511 | (305) 209-3626
E: contruction@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=A01410D00001 8CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 15:54:36 -04'00'
Adobe Acrobat version: 2024.003.20180

FELIX DAYAN GUERRA
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:

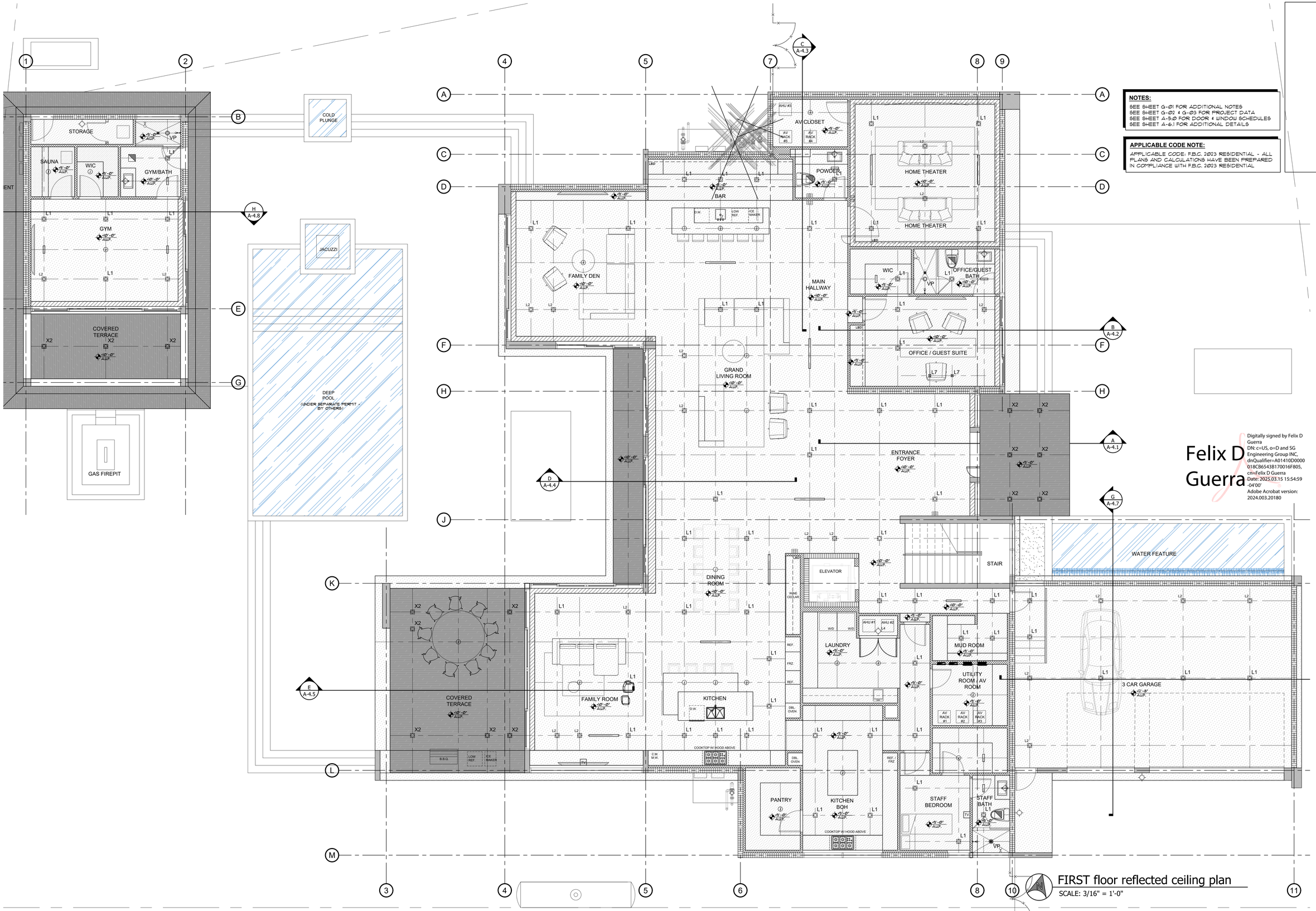
JOB:
6350

SHEET:
A-1.3

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-1.3 Roof Plan.pdf



NOTES:

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

APPLICABLE CODE NOTE:

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

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 15:54:59 -04'00'
Adobe Acrobat version: 2024.003.20180

FIRST floor reflected ceiling plan
SCALE: 3/16" = 1'-0"

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Qlfy. CGC: 1322799, CPC: 1438944.
8879 SW 131st STREET, MIAMI, FL 33176
O: C: (786) 312-6311 | (305) 209-3626
E: contruction@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
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

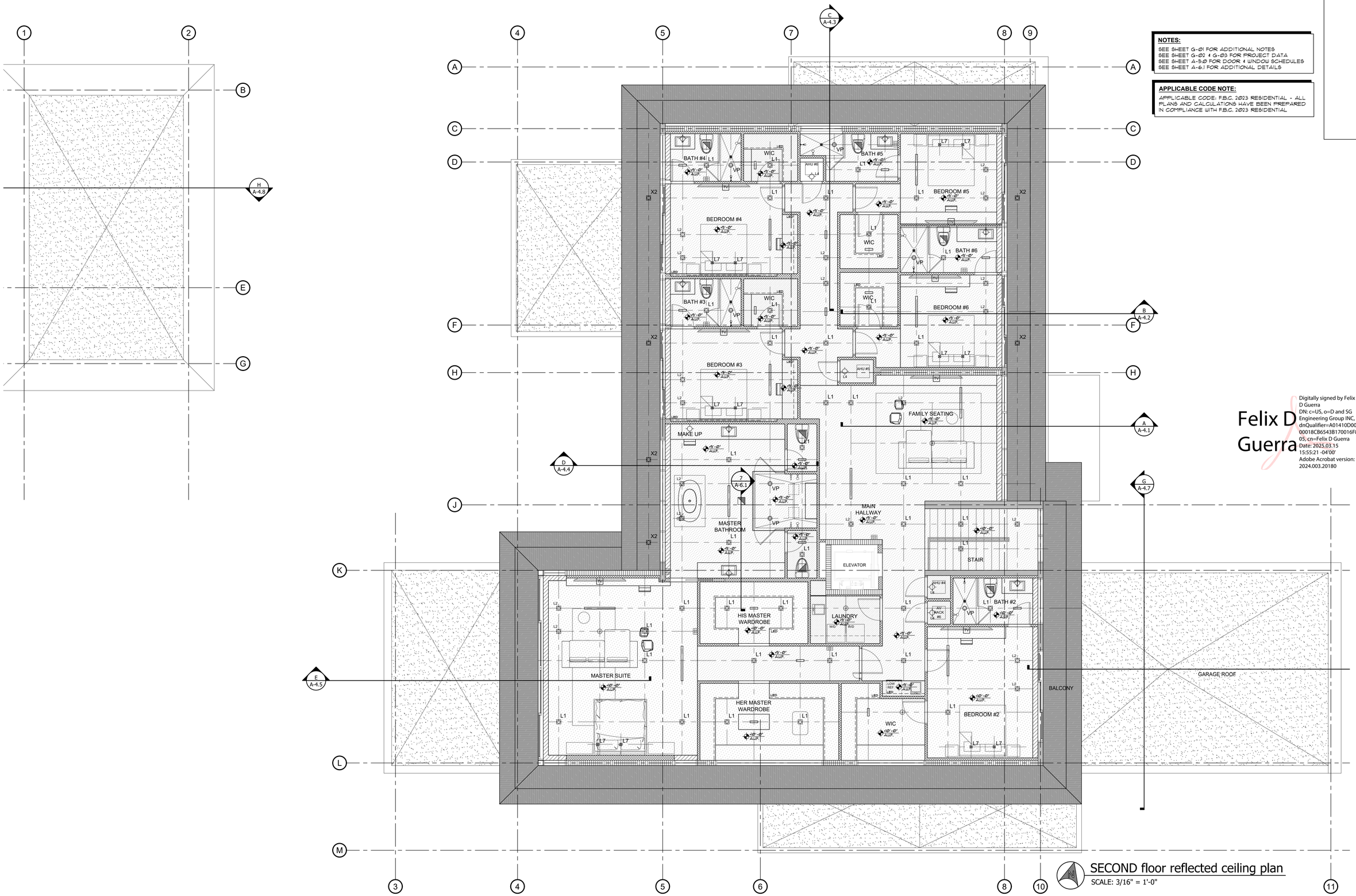
REVISIONS:

JOB:
6350

SHEET:
A-2.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-2.1 1st Floor Reflecting Ceiling Plan.pdf



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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Qlfy. CGC: 1522799, CPC: 1438944.
A: 8900 NW 35 Street, Suite 315, Miami, FL 33172
O: C: (786) 312-6511 (305) 209-3626
E: contruction@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=A01410D0001 8CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 15:55:21 -04'00'
Adobe Acrobat version: 2024.003.20180

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

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

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

REVISIONS:

JOB:
6350

SHEET:
A-2.2

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

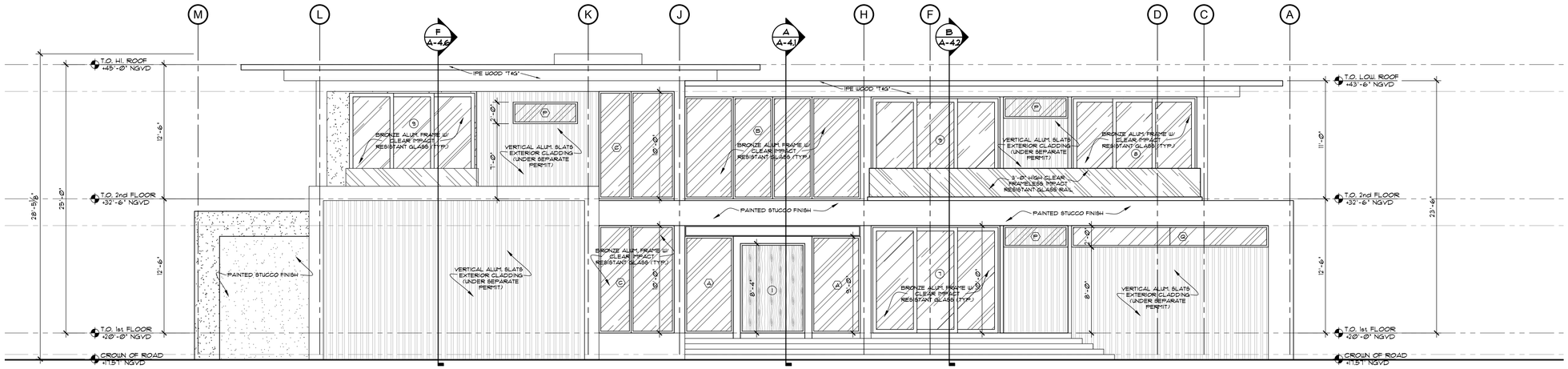
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-2.2 2nd Floor Reflecting Ceiling Plan.pdf

NOTES:

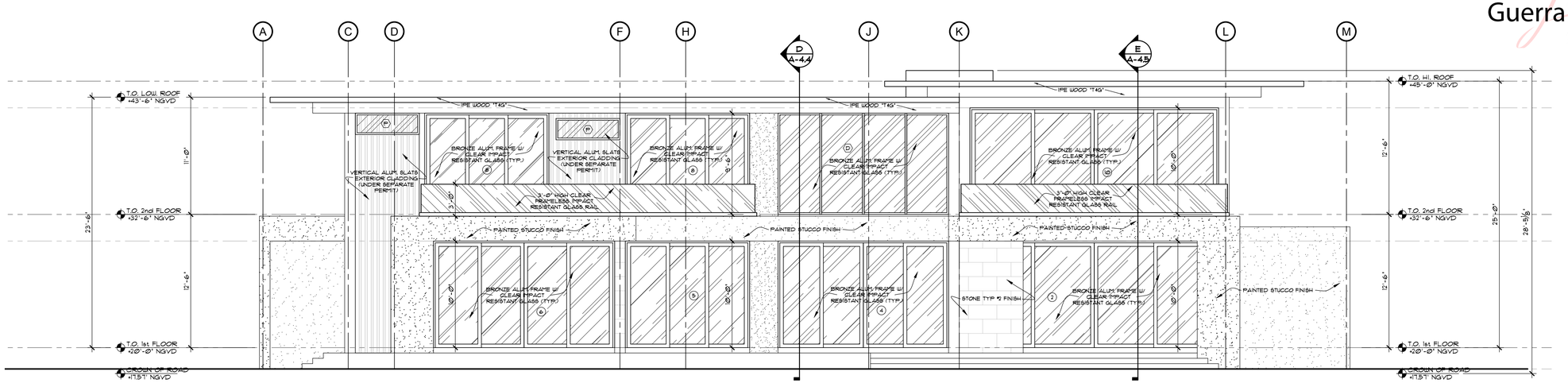
SEE SHEET G-01 FOR ADDITIONAL NOTES
SEE SHEET G-02 & G-03 FOR PROJECT DATA
SEE SHEET A-5.0 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-6.1 FOR ADDITIONAL DETAILS

APPLICABLE CODE NOTE:

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



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



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

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 15:55:43 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CFC: 1428944.
4: 8900 NW 35 Street # 1, Miami, FL 33126
O: C: (786) 312-6511 (305) 209-3626
E: contractor@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
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:

JOB:
6350

SHEET:
A-3.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-3.1 Front Rear Elevations.pdf

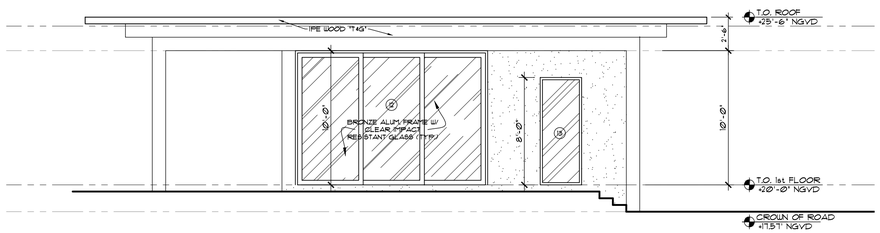
ACCESSORY STRUCTURE ELEVATIONS

NOTES:

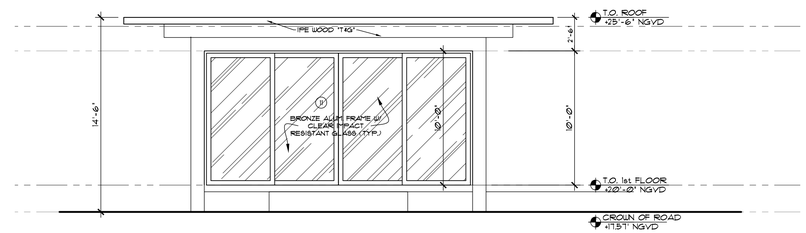
SEE SHEET G-01 FOR ADDITIONAL NOTES
SEE SHEET G-02 & G-03 FOR PROJECT DATA
SEE SHEET A-5.0 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-6.1 FOR ADDITIONAL DETAILS

APPLICABLE CODE NOTE:

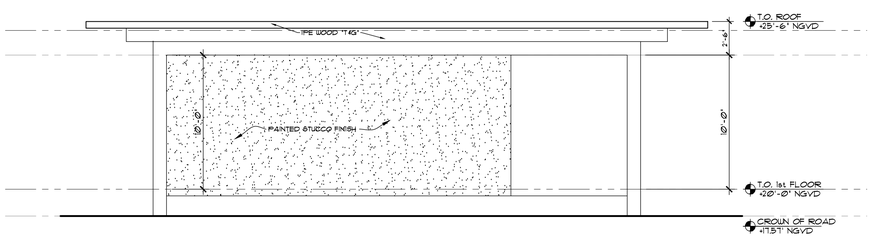
APPLICABLE CODE: F.B.C. 2023 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2023 RESIDENTIAL



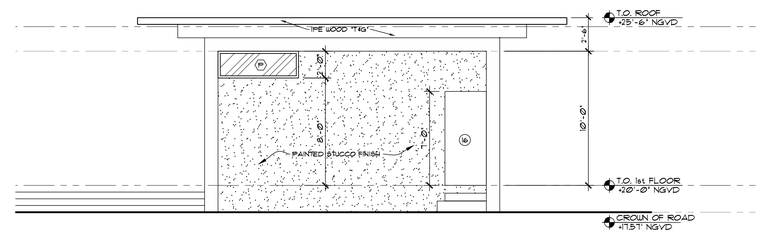
1 FRONT elevation (EAST)
Scale: 3/16" = 1'-0"



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



2 REAR elevation (WEST)
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=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 15:56:27 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CPC: 1438944.
A: 8800 NW 33rd Street # 1, Doral, FL 33126
O: C: (786) 312-6311 (305) 209-3626
E: contractor@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:

CONSULTANT:

AI2 DESIGN CORP
(305) 520-9242

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

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

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

REVISIONS:

JOB:
6350

SHEET:
A-3.3

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

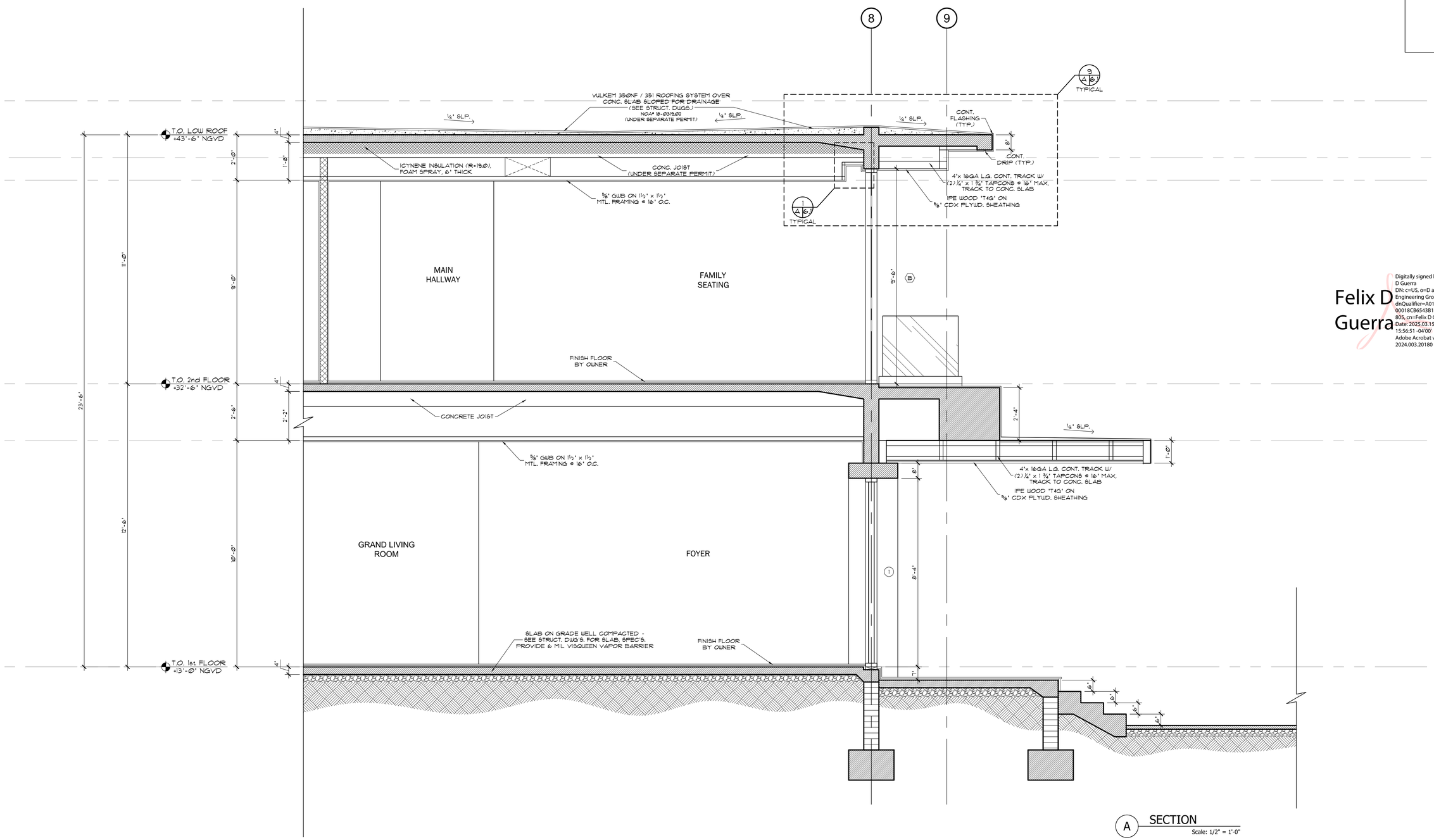
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-3.3 Accesory Structure Elevations.pdf

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



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=A01410D00001BC86543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 15:56:51 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Qlfy. CGC: 1322799, CFC: 1428944.
4 Alhambra Plaza, Suite 1100, Miami, FL 33134
O: C: (786) 312-6511 (305) 209-3626
E: construction@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

FELIX DAYAN GUERRA
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:

JOB:
6350

SHEET:
A-4.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

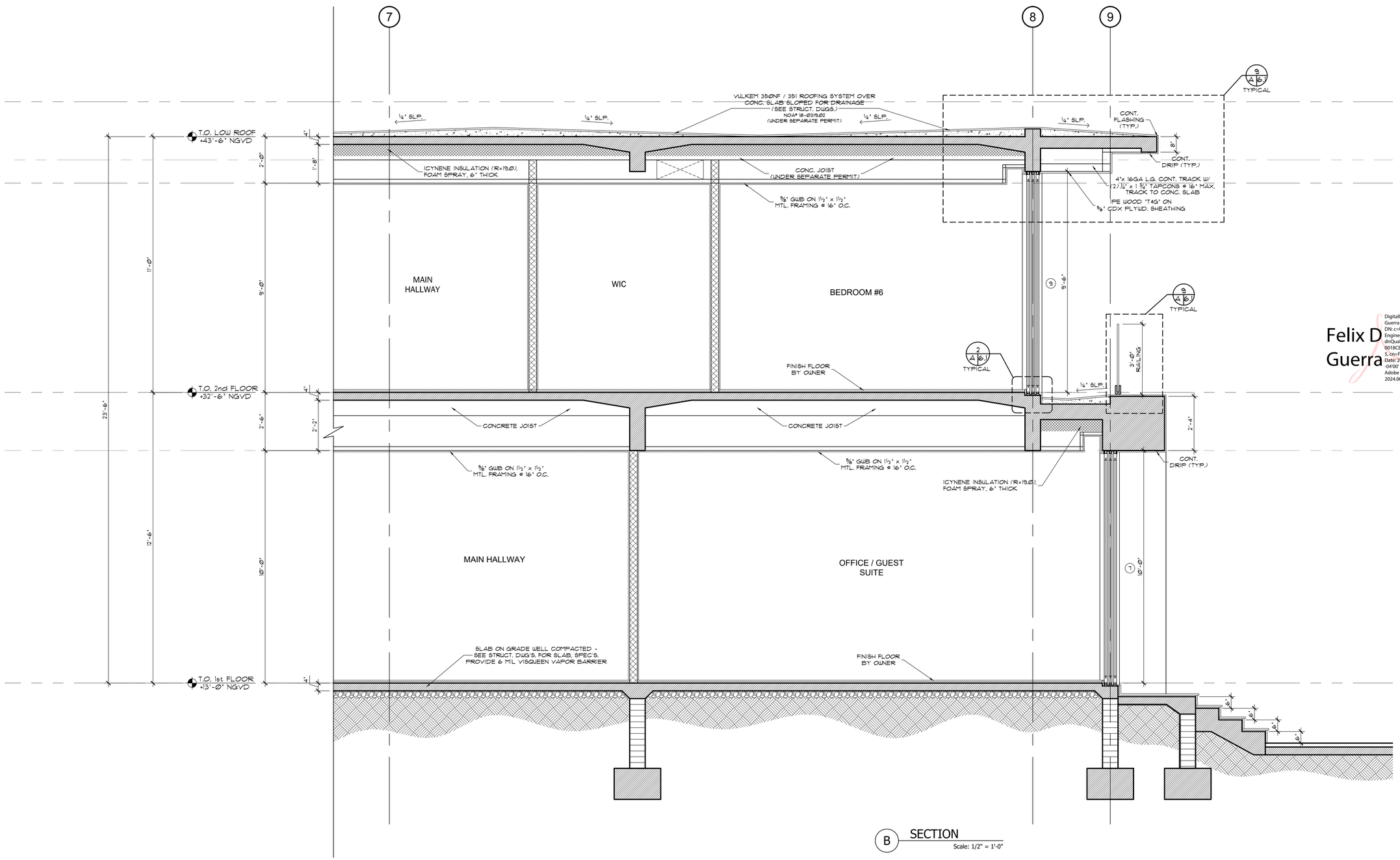
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-4.1 Section A.pdf

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"

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000001 8CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 15:57:16 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CFC: 1428944.
A: 8800 NW 33 Street # 114 Doral, FL 33126
O: C: (786) 312-6511 (305) 209-3626
E: construction@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:

CONSULTANT:

AI2 DESIGN CORP
(305) 520-9242

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

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

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

REVISIONS:

JOB:
6350

SHEET:
A-4.2

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

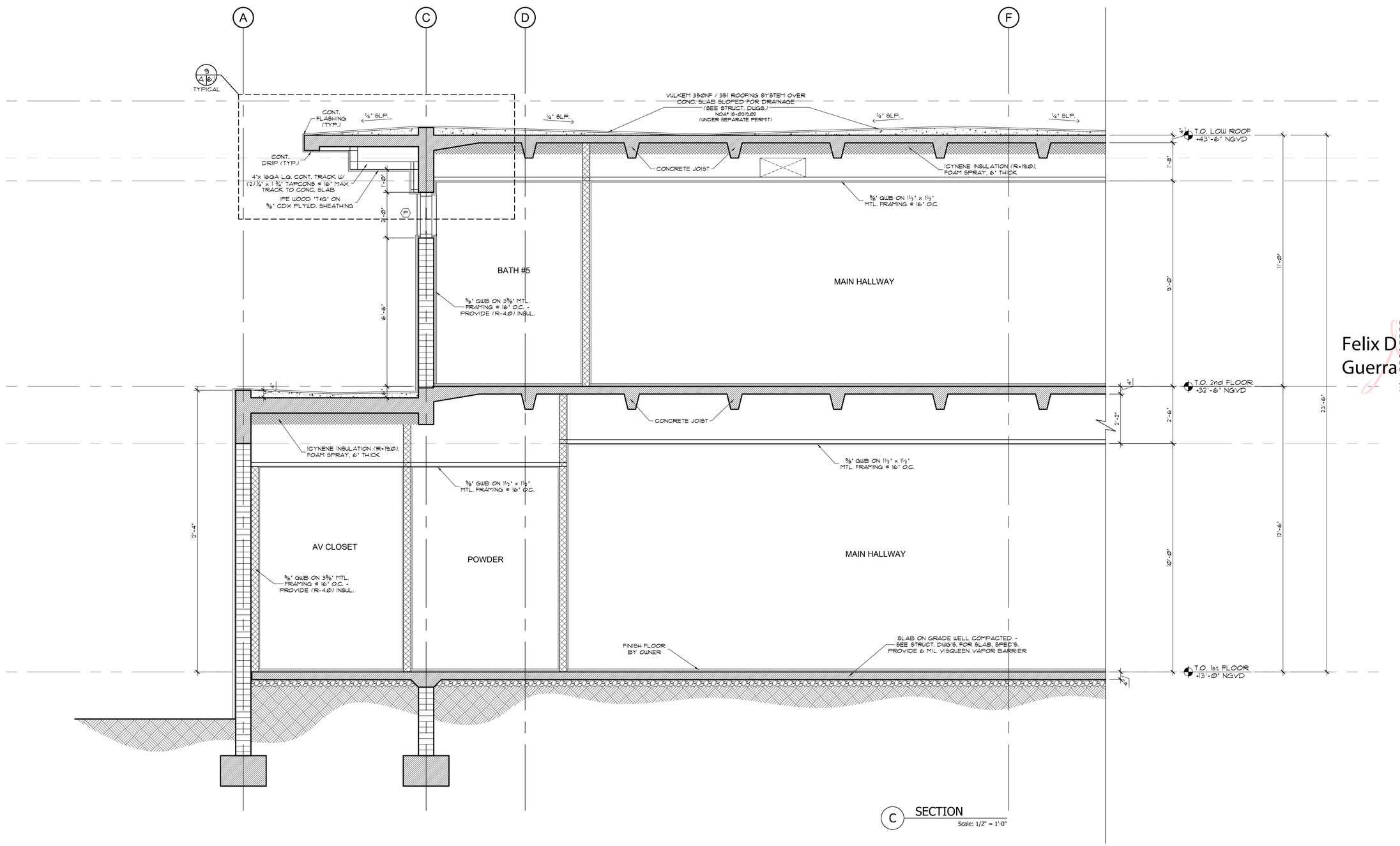
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-4.2 Section B.pdf

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"

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018C86543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 15:57:43 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yosel Ortiz, CGC: 1522799, CFC: 1428944.
4-A, 8800 NW 36 Street # 1326
O: C: (786) 312-6511 (305) 209-3626
E: construction@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:

CONSULTANT:

AI2 DESIGN CORP
(305) 520-9242

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

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

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

REVISIONS:

JOB:
6350

SHEET:
A-4.3

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

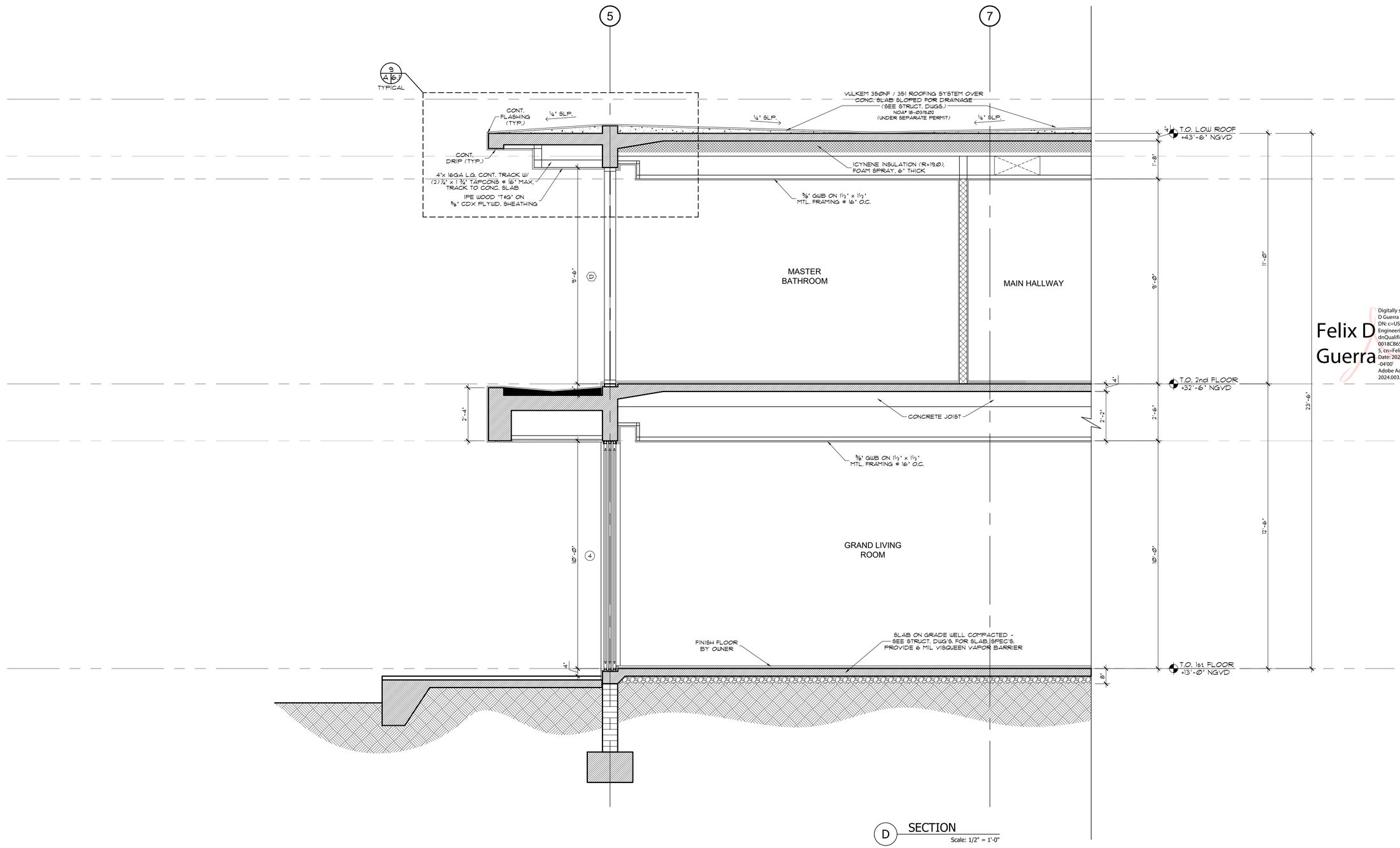
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-4.3 Section C.pdf

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"

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB65438170016F805, cn=Felix D Guerra
Date: 2025.03.15 15:58:05 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yosel Ortiz, CGC: 1522799, CFC: 1428944.
4 SW 131st Ave, Miami, FL 33186
O: C: (786) 312-6511 (305) 209-3626
E: contractor@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
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:

JOB:
6350

SHEET:
A-4.4

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

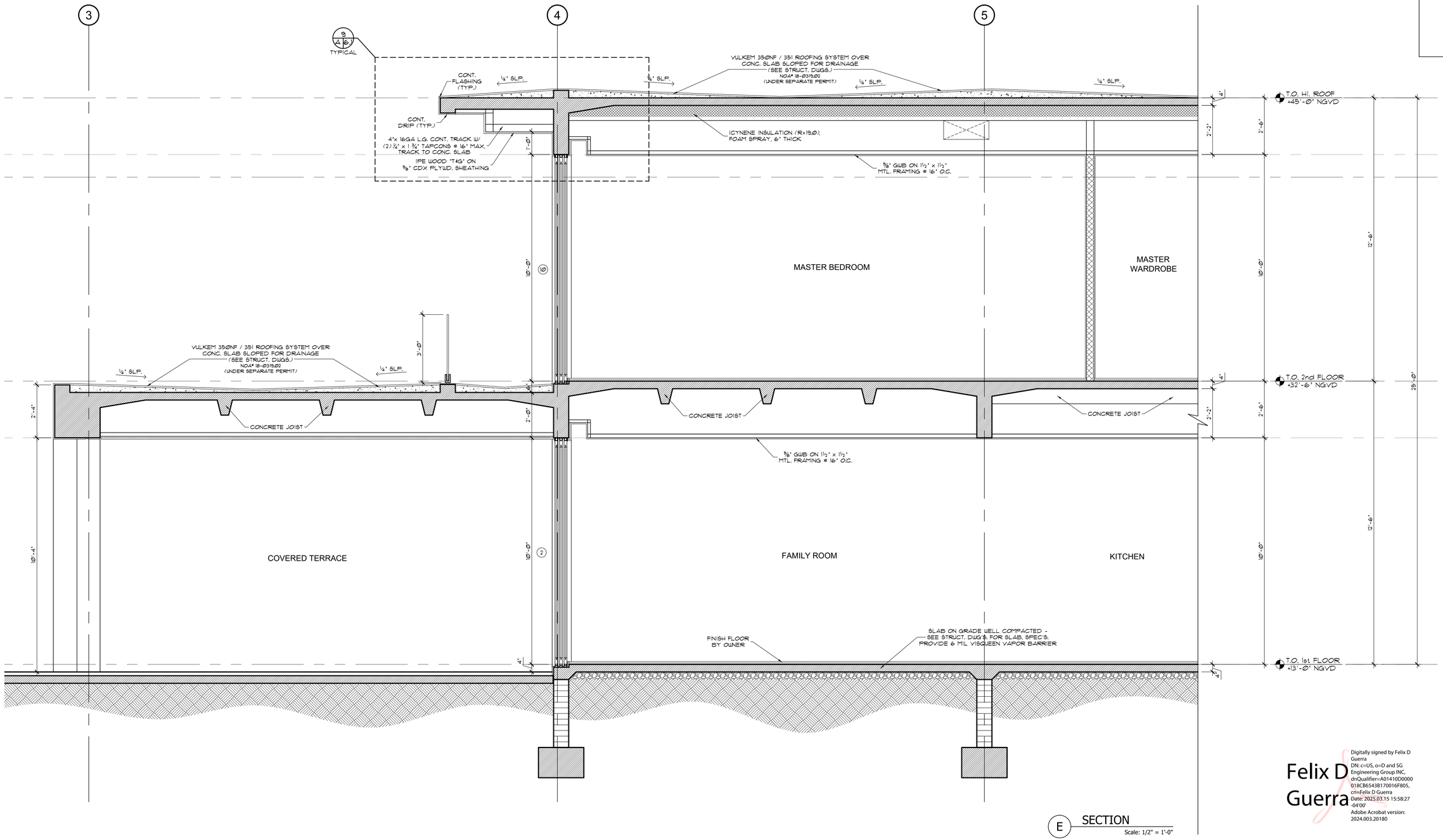
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-4.4 Section D.pdf

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: 2025.03.15 15:58:27 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yosel Ortiz, CGC: 1522799, CFC: 1428944.
4 NW 26th Street, Miami, FL 33126
O: C: (786) 312-6511 (305) 209-3626
E: contractor@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

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

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

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

REVISIONS:

JOB:
6350

SHEET:
A-4.5

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

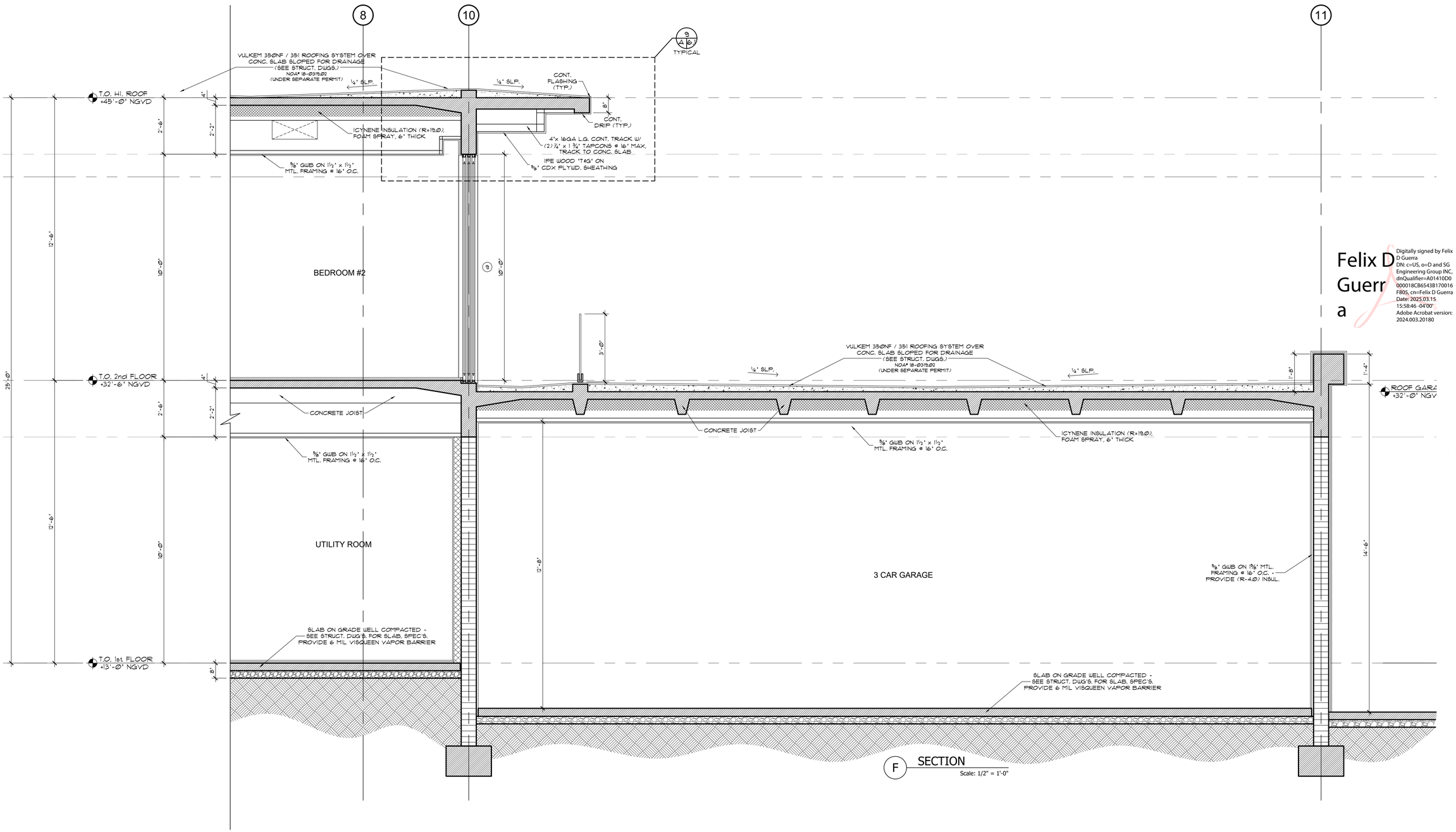
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-4.5 Section E.pdf

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
Yosel Ortiz, CGC: 1522799, CFC: 1428944.
Av. Ponce de Leon 2655 SW 1 Street
O: C: (786) 312-6311 (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=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 15:58:46 -04'00'
Adobe Acrobat version: 2024.003.20180

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

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

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

REVISIONS:

JOB:
6350

SHEET:
A-4.6

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

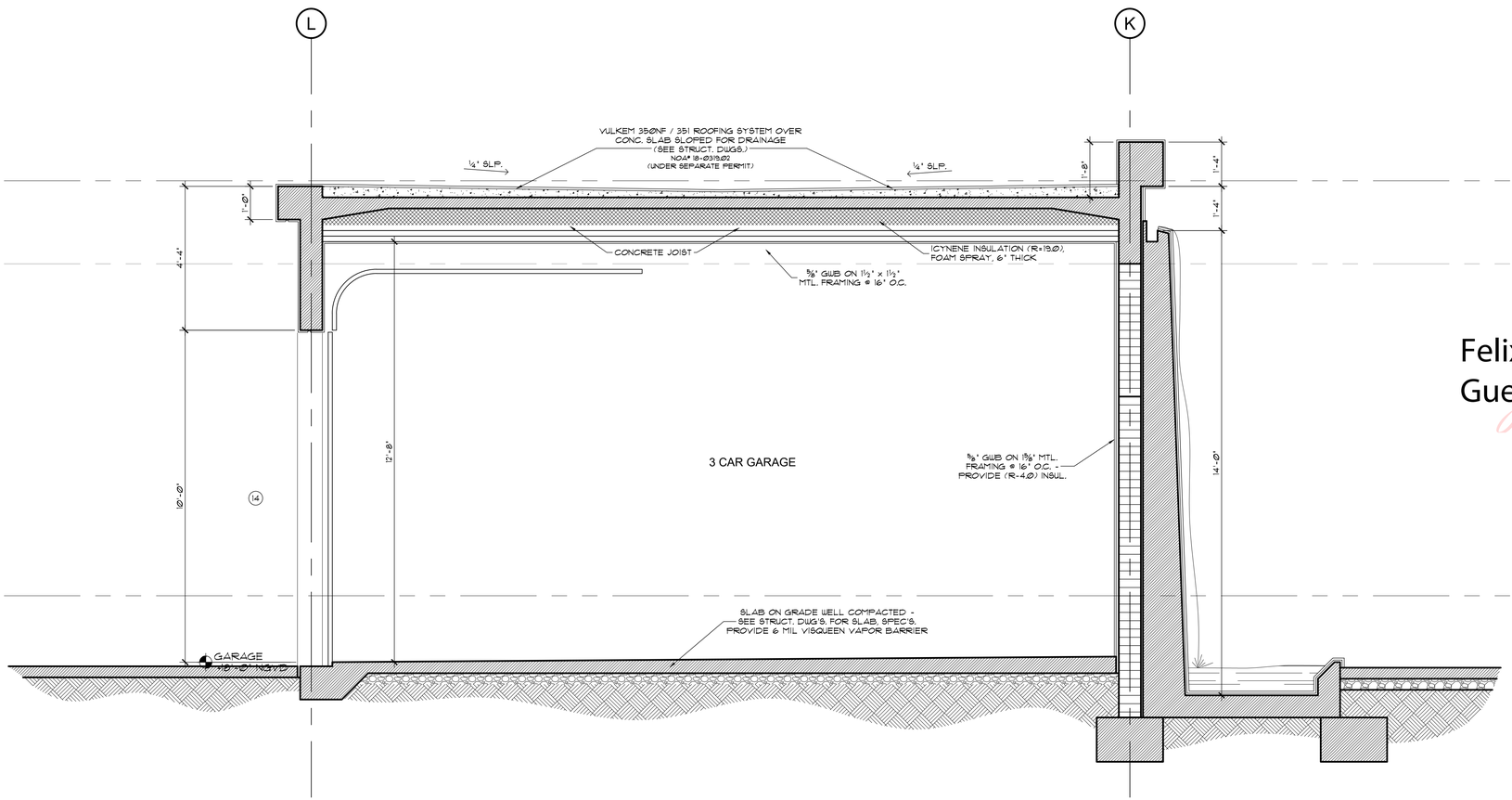
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-4.6 Section F.pdf

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



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=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 15:59:16 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yosel Ortiz, CGC: 1522799, CFC: 1428944.
14 NW 107th Avenue Suite 104
Miami, FL 33172
O: C: (786) 312-6311 (305) 209-3626
E: contractor@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

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

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

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

REVISIONS:

JOB:
6350

SHEET:
A-4.7

ORIGINAL ISSUE DATE: 03-01-2024
PLOT DATE: 2025-03-13

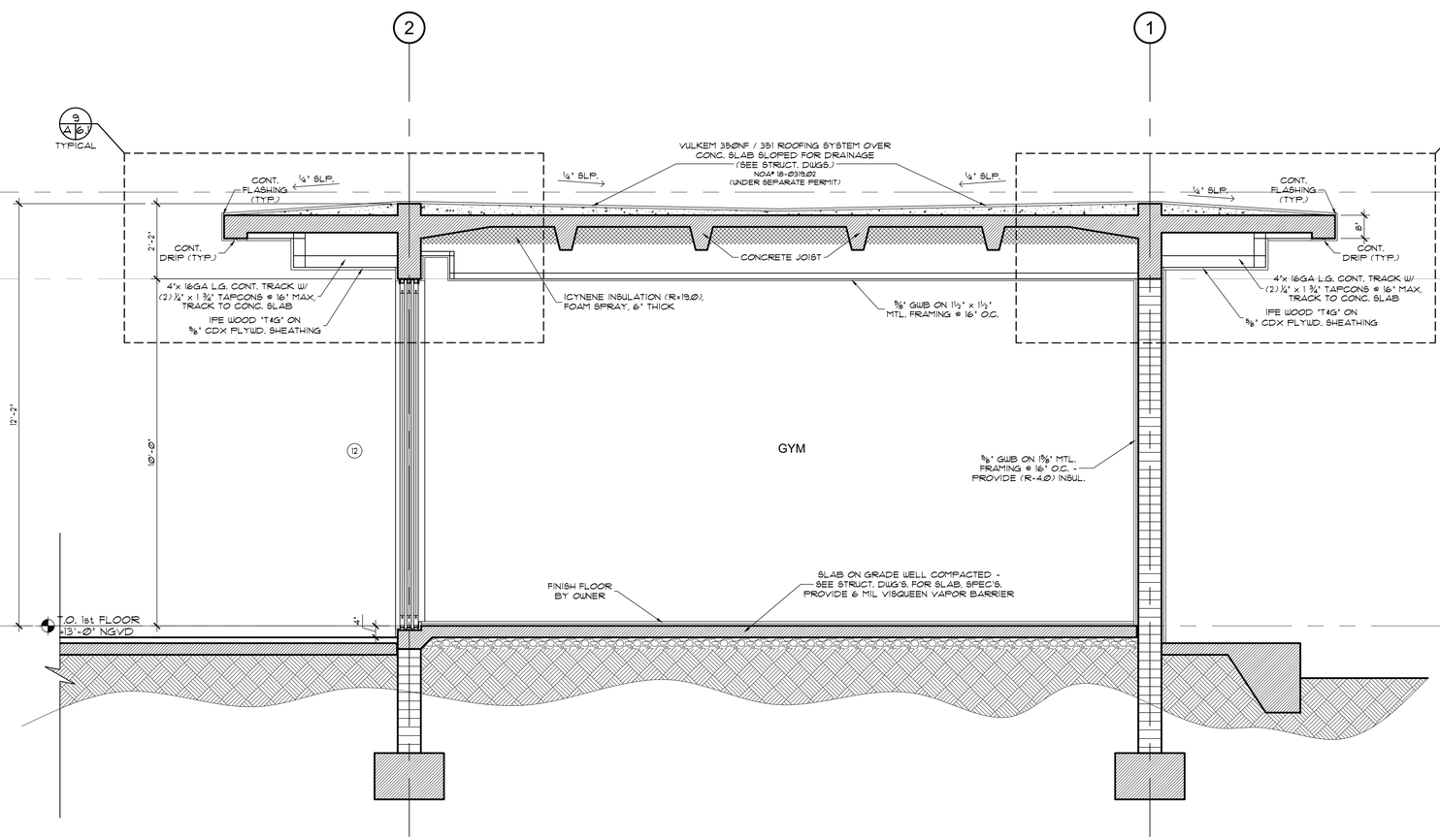
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-4.7 Section G.pdf

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"

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yosel Ortiz, CGC: 1322799, CFC: 1428944.
A: 8800 NW 13 Street # 1304
Cl: C: (786) 312-6311 (305) 209-3626
E: contractor@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
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

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: 2025.03.15 15:59:48 -04'00'
Adobe Acrobat version: 2024.003.20180

REVISIONS:

JOB:
6350

SHEET:
A-4.8

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-4.8 Section H.pdf

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.

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

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

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

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

FELIX 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:

JOB:
6350

SHEET:
A-5.0

Felix D Guerra

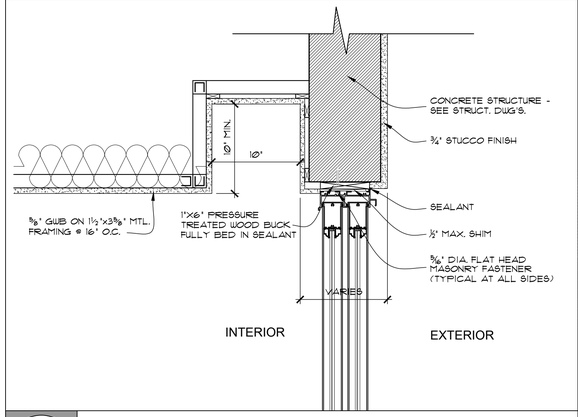
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:00:11 -04'00'
Adobe Acrobat version: 2024.003.20180

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-5.0 Windows Doors Schedule.pdf

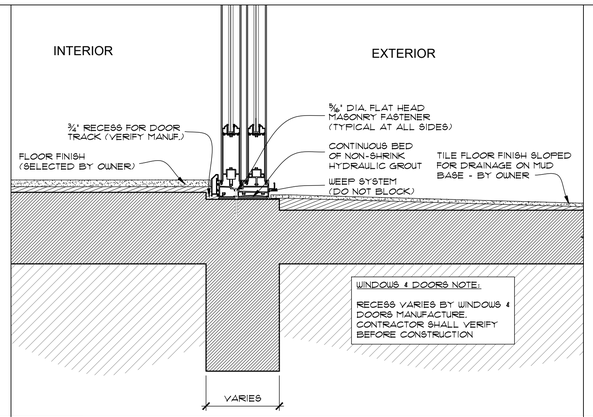
Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB65438170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:00:40 -04'00'
Adobe Acrobat version: 2024.003.20180



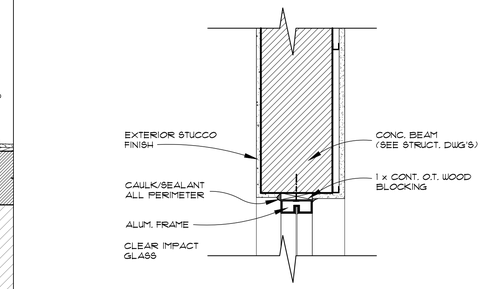
1 / A 6.1 SLD. WINDOWS HEAD DETAIL (TYP)

SCALE: 1 ½"= 1'-0"



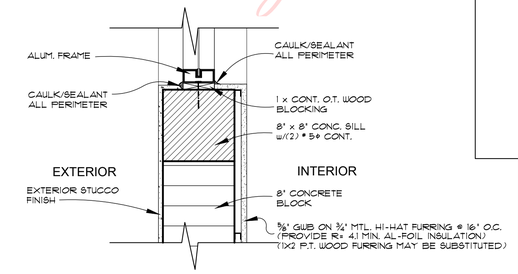
2 / A 6.1 SLD. WINDOWS SILL DETAIL (TYP)

SCALE: 1 ½"= 1'-0"



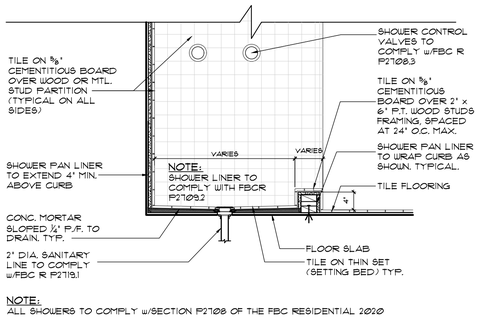
3 / A 6.1 WINDOWS HEAD DETAIL (TYP)

SCALE: 1 ½"= 1'-0"



4 / A 6.1 WINDOWS HEAD DETAIL (TYP)

SCALE: 1 ½"= 1'-0"



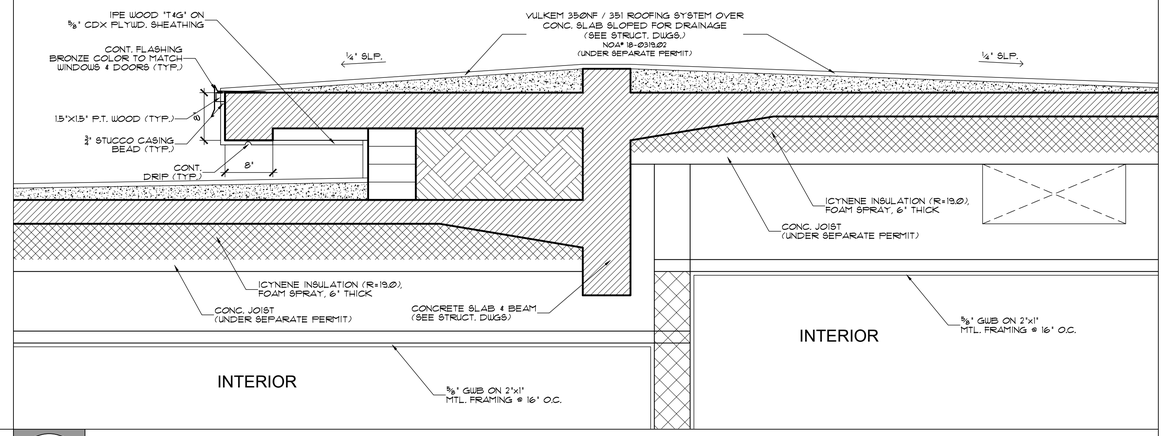
NOTE:
ALL SHOWERS TO COMPLY w/SECTION P2708 OF THE FBC RESIDENTIAL 2020

5 / A 6.1 SHOWER DETAIL (TYP)

SCALE: 3/4"= 1'-0"

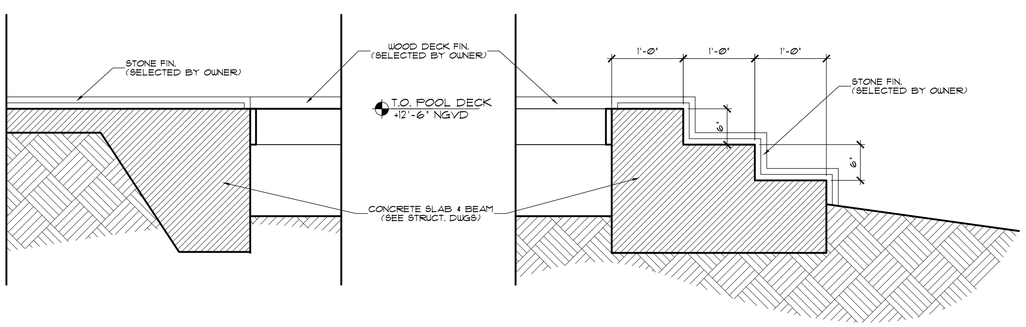
6 / A 6.1 NOT USED

SCALE: 1"= 1'-0"



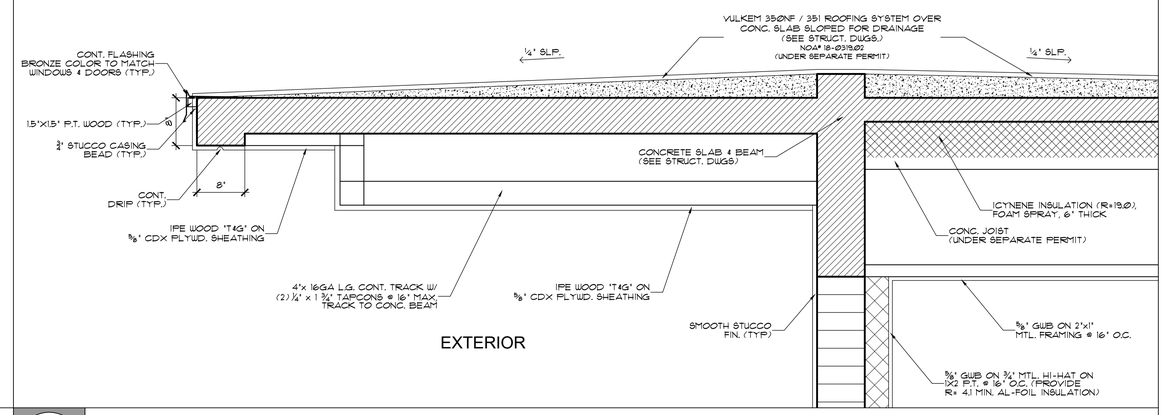
7 / A 6.1 EXTERIOR PROFILE DETAIL (TYP)

SCALE: 1"= 1'-0"



8 / A 6.1 EXTERIOR PROFILE DECK DETAIL (TYP)

SCALE: 1"= 1'-0"



9 / A 6.1 EXTERIOR PROFILE DETAIL (TYP)

SCALE: 1"= 1'-0"

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CFC: 1428944.
Address: 10351 NW 41 Street, Suite 104
O: C: (786) 312-6511 (305) 209-3626
E: contractor@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
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

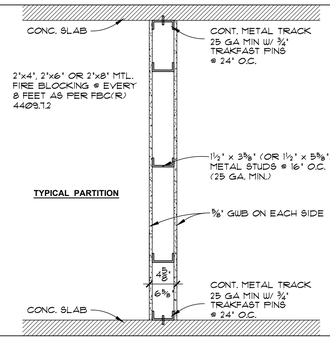
REVISIONS:

JOB:
6350

SHEET:
A-6.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

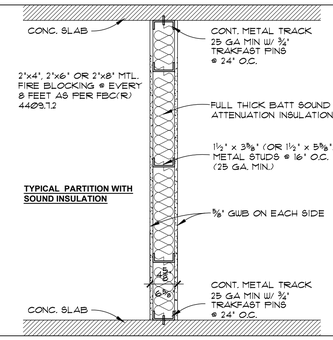
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-6.1 Details.pdf



A

PARTITION WALL DETAIL (TYP)

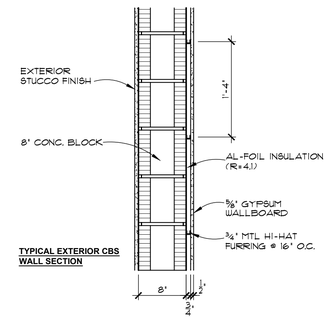
SCALE: 1" = 1'-0"



B

PARTITION WALL DETAIL (TYP)

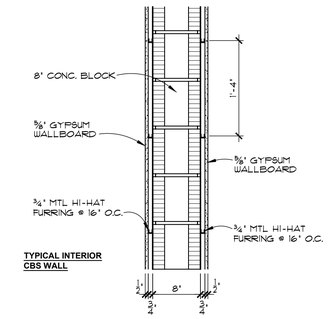
SCALE: 1" = 1'-0"



C

WALL DETAIL (TYP)

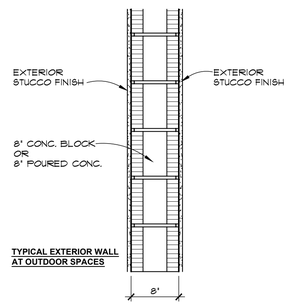
SCALE: 1" = 1'-0"



D

WALL DETAIL (TYP)

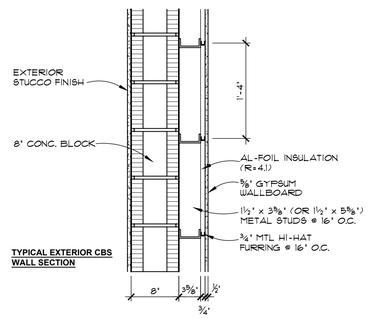
SCALE: 1" = 1'-0"



E

WALL DETAIL (TYP)

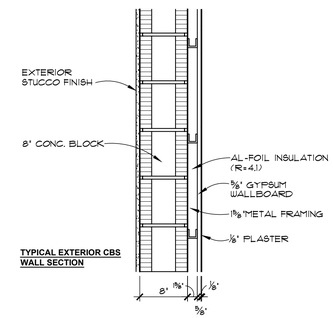
SCALE: 1" = 1'-0"



F

WALL DETAIL (TYP)

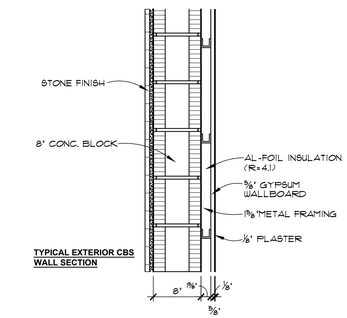
SCALE: 1" = 1'-0"



G

WALL DETAIL (TYP)

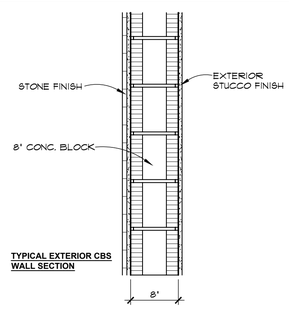
SCALE: 1" = 1'-0"



H

WALL DETAIL (TYP)

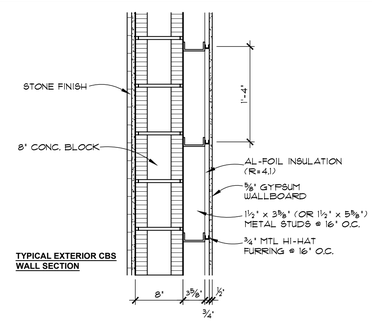
SCALE: 1" = 1'-0"



J

WALL DETAIL (TYP)

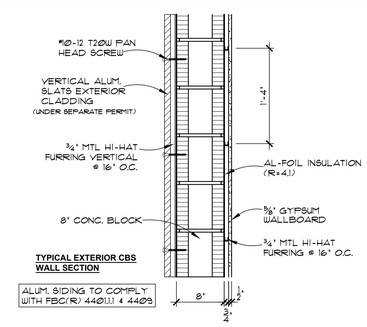
SCALE: 1" = 1'-0"



K

WALL DETAIL (TYP)

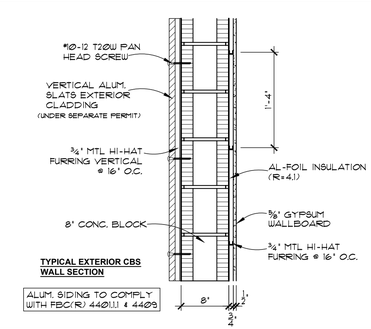
SCALE: 1" = 1'-0"



L

WALL DETAIL (TYP)

SCALE: 1" = 1'-0"



M

WALL DETAIL (TYP)

SCALE: 1" = 1'-0"

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yosel Ortiz, CGC: 1522799, CFC: 1428944.
Al. Ortiz, CGC: 1511346, CFC: 1428944.
O: 1: (786) 312-6311 | (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

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000001 8C86543817001 6F805, cn=Felix D Guerra
Date: 2025.03.15 16:01:02 -04'00'
Adobe Acrobat version: 2024.003.20180

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:

JOB:
6350

SHEET:
A-7.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-7.1 Wall Details.pdf

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

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and 5G Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:01:35 -04'00'
Adobe Acrobat version: 2024.003.20180

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
Yosel Ortiz, CGC: 1522799, CPC: 1458944.
A: 8879 SW 131st Street, FL 33176
O: C: (786) 312-6311 (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
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:

JOB:
6350

SHEET:
COVER

ORIGINAL ISSUE DATE: 03-01-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
A-COVER Cover.pdf

Tree Resource Evaluation for 12700 Rolling Road Drive, Pinecrest

Prepared for:

Mr. Chris Diaz and Mrs. Luzaida Diaz

12700 Rolling Road Drive

Pinecrest, FL 33156

Prepared by:

Jeff Shimonski

President, Tropical Designs of Florida

Member, American Society of Consulting Arborists

ISA Certified Arborist Municipal Specialist FL-1052AM

ISA Tree Risk Assessment Qualification

LIAF Florida Certified Landscape Inspector 2016-0175

305-773-9406

Jeff@TropicalArboriculture.com

January 16, 2023

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Summary

I performed a tree resource evaluation on the property located at 12700 Rolling Road Drive, Village of Pinecrest on January 12, 2023. The approximate locations of these trees and palms can be found on the schematic in Appendix B.

The evaluation in Appendix A includes measurements, condition rating and recommended radius of the tree protection zone (TPZ) for each tree and palm.

I rate trees and palms in accordance with ANSI A300 (Part 5) – 2005, Annex A, Management Report Information. Trees and palms are rated Good, Moderate or Poor, see Appendix C. I recommend the removal of trees or palms that I rate as Poor.

I also followed the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9- 2017: Levels of tree risk assessment; Level 1 limited visual tree risk assessment, Level 2 basic tree risk assessment, and Level 3 advanced tree risk assessment. The scope of this report/evaluation was limited to a Level 2 Assessment for all trees and palms onsite.

To perform all measurements, I used a forestry diameter measuring tape and a measuring wheel. I rounded-off to the nearest inch when measuring trunk diameter; heights and canopy diameters are approximate.

Appendix D contains the ANSI A300 definitions of Tree Protection Zone (TPZ) and Critical Root Zone (CRZ). The TPZs that I have assigned to the trees on this site are sufficient to maintain CRZs as well as the TPZs.

It is important to note that when structures are next to, or had previously been next to trees, there may be no roots, or no roots of significance, from that tree underneath the footprint of the structure and therefore the CRZ can change. This includes adjacent curbs, sidewalks, and asphalt pavement.

Appendix F contains information on Root Management, and the potential amount of roots that can be removed, from the special companion publication

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

to the ANSI A300 Part 8: Tree, Shrub, and Other Woody Plant Management-Standard Practices (Root Management).

Any arboricultural work done on trees that extend into the powerlines or are within 10 feet of an electrical conductor measured radially, the arborist performing the work must be an Incidental Line Clearance Arborist as identified by American National Standard ANSI Z133-2017.

Photos below

The color and brightness on some photos has been adjusted to provide contrast and clarity to the subject matter. This follows the Basic section on Enhancement Techniques found in Section 11, Best Practices for Documenting Image Enhancement in a document produced by SWGIT Scientific Working Group Imaging Technology, www.SWGIT.org.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 1 above is tree 1 an invasive species.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 2 above is trees 4 & A and palms 2 & 3.

I did not enter the adjacent property to measure the trunk (DBH) nor to inspect the root collar and trunk of tree A therefore DBH is estimated and there is no condition rating.

Palm 2 appears to have had a boron deficiency.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 3 above is trees 54 & 5.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 4 above is tree 4 showing roots that have grown underneath the driveway therefore the CRZ/TPZ extends underneath the driveway.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 5 above is tree 5 with poor branch structure indicated. See following photo.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 6 above is tree 5 with poor branch structure indicated and a significant cavity at a critical structural juncture.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 7 above is trees 4, 5 & 6.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 8 above is tree 6.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 9 above is white bird of paradise 7, traveller's tree 8, and palms 9 & 10.

Palm 9 is dead.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 10 above is palms 9, 10, 11 & 13 and white bird of paradise 12.

Palm 9 is dead & palm 13 is developing a severe nutrient deficiency.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 11 above is palms 14, 15 & 16 and invasive species 17.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 12 above is tree 17. All of the trunks appear to be occluded and growing together.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 13 above is palms 18 & 19 and tree 21.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 14 above is trees 20 & 21 and palm 19.

The section of tree on tree 21 seen here is very decayed.

Note palm 19 has no trunk.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 15 above is tree 20 an invasive species. See following two photos of the trunk of tree 21.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 16 above is the trunk of tree 21 showing extensive decay.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 17 above is another view of the trunk of tree 21 showing extensive decay. The orange knife is 7 inches in length.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 18 above is tree B & palm 22.

I did not enter the adjacent property to measure the trunk (DBH) nor to inspect the root collar and trunk of tree B therefore DBH is estimated and there is no condition rating.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 19 above is dead palm 23 & palm 24.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 20 above is palms 24, 25 & 26.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 21 above is palm 27 & tree 28.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 22 above is trees 29 & 30. Note the one-sided the canopy of tree 29.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 23 above is trees 29, 30 & 31.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 24 above is tree 30. Note there are powerlines passing through the canopy of this tree.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 25 above is invasive species. Note there are powerlines passing through the canopy of this tree.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 26 above is tree 33.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Photo 27 above is tree 33 with poor branch structure and significant decay seen.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Appendix – A – Measurements and condition rating

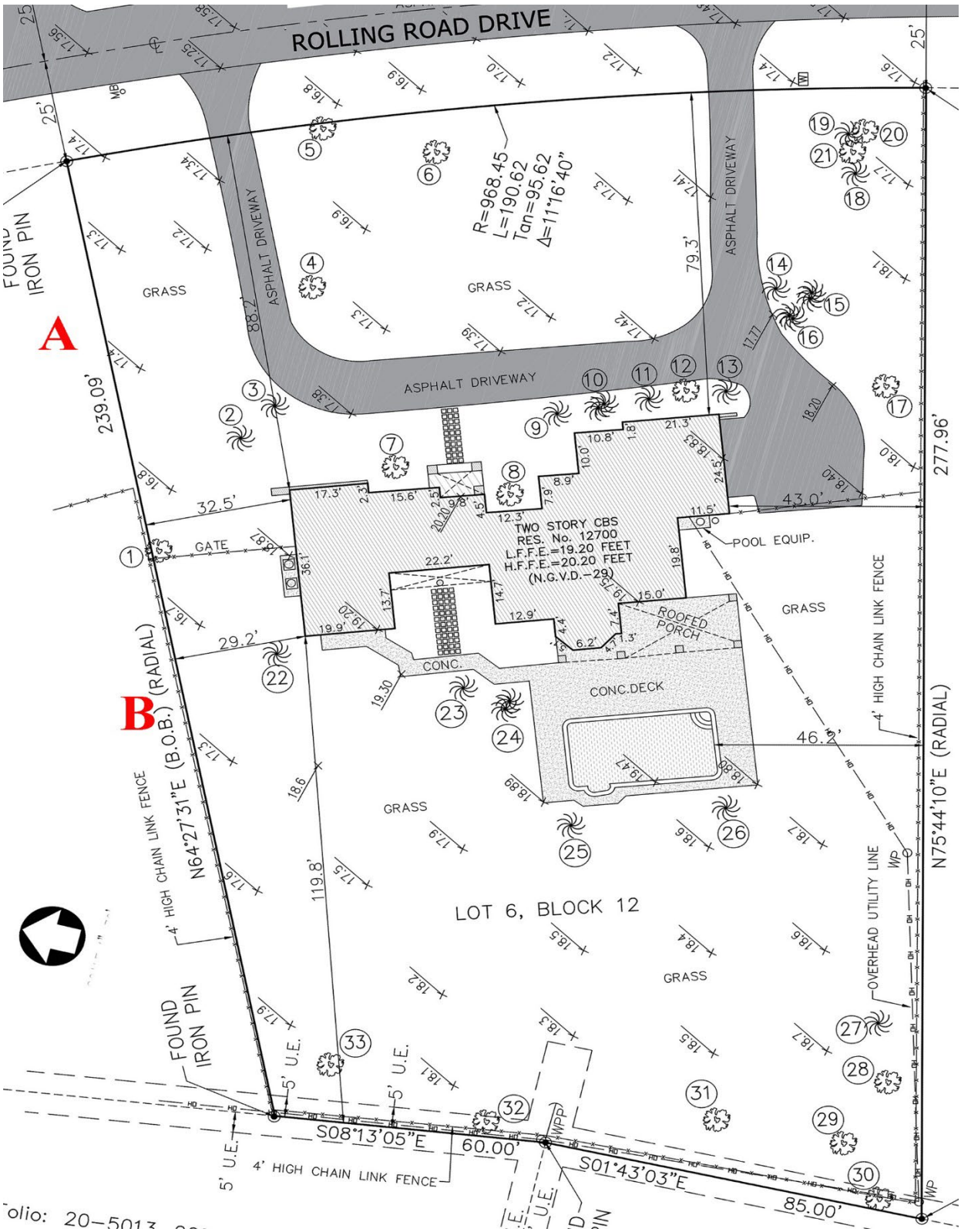
	Scientific name	Common name	DBH	H/Ct	Canopy	Condition	TPZ
1	Schefflera actinophylla	Umbrella tree	18"	18'	22'	Invasive	6'
2	Syagrus romanzoffiana	Queen palm	8"	24'	18'	Moderate	4'
3	Syagrus romanzoffiana	Queen palm	9"	22'	26'	Good	4'
4	Bucida buceras	Black olive	24"	50'	55'	Good	12'
5	Bursera simaruba	Gumbo limbo	9"	20'	28'	Poor	6'
6	Bucida buceras	Black olive	30"	60'	58'	Good	14'
7	Strelitzia nicolai	White bird of paradise	4"	5'	22'	Good	4'
8	Ravenala madagascariensis	Traveller's tree	0	0	24'	Good	4'
9	Syagrus romanzoffiana	Queen palm	10"	25'	0	Dead	
10	Phoenix roebelenii x 3 tks	Pygmy date palm	13"	9'	20'	Moderate	4'
11	Syagrus romanzoffiana	Queen palm	10"	23'	20'	Good	4'
12	Strelitzia nicolai	White bird of paradise	8"	5'	16'	Good	4'
13	Syagrus romanzoffiana	Queen palm	8"	10'	14'	Poor	4'
14	Ptychosperma elegans	Solitare palm	3"	18'	6'	Good	4'
15	Ptychosperma elegans x 2 tks	Solitare palm	6"	18'	13'	Good	4'
16	Ptychosperma elegans x 2 tks	Solitare palm	6"	18'	12'	Good	4'
17	Schefflera actinophylla	Umbrella tree	84"	30'	40'	Invasive	10'
18	Washingtonia filifera	Washingtonia palm	8"	14'	24'	Good	4'
19	Washingtonia filifera	Washingtonia palm	0	0	14'	Moderate	6'
20	Schefflera actinophylla	Umbrella tree	39"	35'	28'	Invasive	8'
21	Coccoloba uvifera	Seagrape	17"	13'	30'	Poor	8'
22	Syagrus romanzoffiana	Queen palm	9"	26'	28'	Good	4'
23	Phoenix roebelenii	Pygmy date palm	5"	8'	0	Dead	
24	Phoenix roebelenii x 2 tks	Pygmy date palm	8"	8'	14'	Moderate	4'
25	Washingtonia species	Washingtonia palm	8"	18'	6'	Good	4'
26	Washingtonia species	Washingtonia palm	8"	14'	6'	Moderate	4'
27	Sabal palmetto	Sabal palm	0	4'	17'	Good	4'
28	Mangifera indica	Mango	22"	35'	30'	Good	8'
29	Callistemon viminalis	Bottlebrush	11"	20'	24'	Moderate	6'
30	Quercus virginiana	Live oak	25"	60'	46'	Good	14'
31	Callistemon viminalis	Bottlebrush	11"	22'	24'	Moderate	6'
32	Schefflera actinophylla	Umbrella tree	12"	18'	25'	Invasive	6'
33	Mangifera indica	Mango	16"	20'	22'	Poor	6'
A	Cassia fistula	Golden shower	44"	70'	68'	NA	18'
B	Pseudobombax ellipticum	Shaving brush tree	48"	50'	55'	NA	18'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

- **TPZ is the radius of the tree protection. The measurement is from the outside of the trunk. The TPZ is equal to the CRZ. If there are curbs, roadway, or adjacent structures the root plate and therefore the CRZ will likely end at that structure or curb.**
- **Canopy diameter is approximate and measured in one direction.**
- **H/Ct is approximate overall height of trees and approximate clear trunk of palms.**
- **DBH is measured at 4.5 feet above grade & rounded-off to the nearest inch.**
- **I recommend the removal of trees and palms that I have rated to be in poor condition.**
- **I did not enter the adjacent property to measure the trunk (DBH) nor to inspect the root collar and trunk of trees A & B therefore DBH is estimated and there is no condition rating.**

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Appendix – B – Approximate tree and palm locations



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Appendix – C - ANSI A300 (Part 5) - 2005, Annex A

Management report information

Examples of suitability ratings

Good: These are trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring and may have shorter life-spans than those in the "good" category.

Poor: Trees in this category are in poor health or have significant defect s in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas.

The suitability ratings given in Appendix A are also based upon the Tree Risk Assessment Second Edition of the Best Management Practices a companion publication to the ANSI A300 Part 9 Tree Risk Assessment.

These suitability ratings are:

Extreme: I recommend the IMMEDIATE removal of these trees or palms. I will rate these trees or palms to be in POOR condition in my Appendix A matrix.

High: This corresponds to the POOR rating above where I recommend the removal of these trees or palms.

Moderate: This corresponds to the MODERATE rating in Appendix A.

Low: This corresponds to the GOOD rating in Appendix A.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Appendix – D – Critical Root Zone and Tree Protection Zone

ANSI A 300 (Part 5) – 2012 Management of Trees and Shrubs during Site Planning, Site Development and Construction

Critical Root Zone (CRZ): The minimum volume of roots necessary to have for tree health and stability.

Tree Protection Zone (TPZ): The area surrounding a tree defined by a specified distance, in which excavation and other construction – related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction. The zone may be accomplished by physical barriers or soil protection layers or treatments.

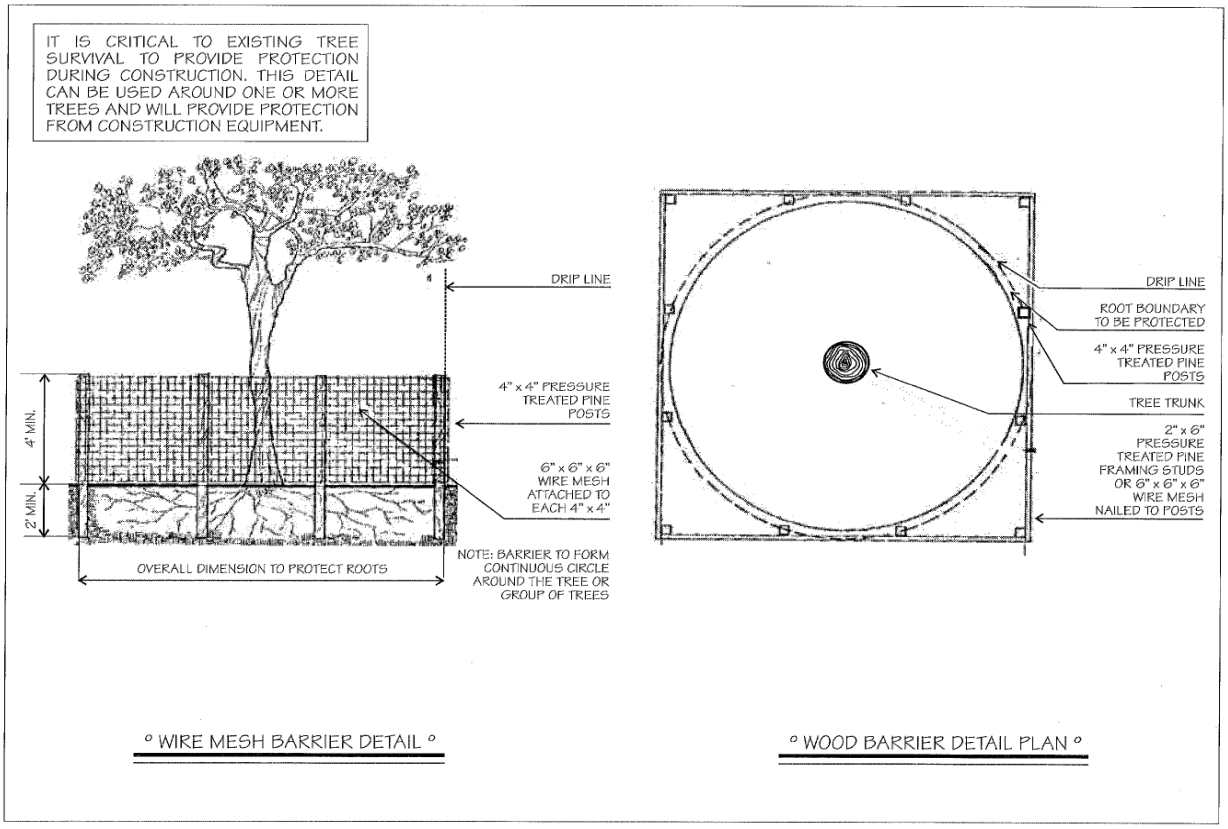
ANSI A300 (Part 5) – 2012 54.7

A tree protection zone (TPZ) shall be delineated around all trees to be protected during a project.

- **54.7.1 The area and dimensions of the TPZ should be calculated on the basis of species tolerance, age, and health, root structure, rooting depth, and soil conditions.**

Appendix – E – Schematic for tree protection during construction

TREE PROTECTION AND SUPPORT



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Appendix – F – Root Management – Special companion publication to the ANSI A300 Part 8: Tree, Shrub, and Other Woody Plant Management-Standard Practices (Root Management)

Consequences of Root Pruning on Tree Stability

Root loss can affect tree health and stability. Cutting roots at a distance greater than six times the trunk diameter (dbh) minimizes the likelihood of affecting both health and stability. At this distance, approximately 25% of the root system would be lost. Cutting root any closer to the tree is more likely to compromise stability.

Linear cuts on one side of a tree can reduce stability when the cut is made at a distance from the trunk that is less than three times the trunk diameter. Severe loss of stability is common when cuts are made at a distance that is less than 1 to 1.5 times the trunk diameter. If a linear cut is made at the trunk, nearly all species will have a reduction in stability.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Appendix – G – Assumptions and Limiting Conditions

Tropical Designs of Florida, Inc.
Arboricultural and Horticultural Consulting
Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or to attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation Tropical Designs of Florida, Inc. as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only the examined items and their condition at the time of inspection: and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

Appendix – H - Certification of Performance

Tropical Designs of Florida, Inc.
Arboricultural and Horticultural Consulting

I, Jeff Shimonski, certify:

- That I have personally inspected the trees and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the attached report;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am a member of the American Society of Consulting Arborists and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Municipal Arborist FL-1052AM, am ISA Tree Risk Assessment Qualified and have been involved in the practice of arboriculture and the study of trees for almost 50 years.

Signed: Jeff Shimonski

ISA Certification number: FL-1052AM

Dated: January 16, 2023

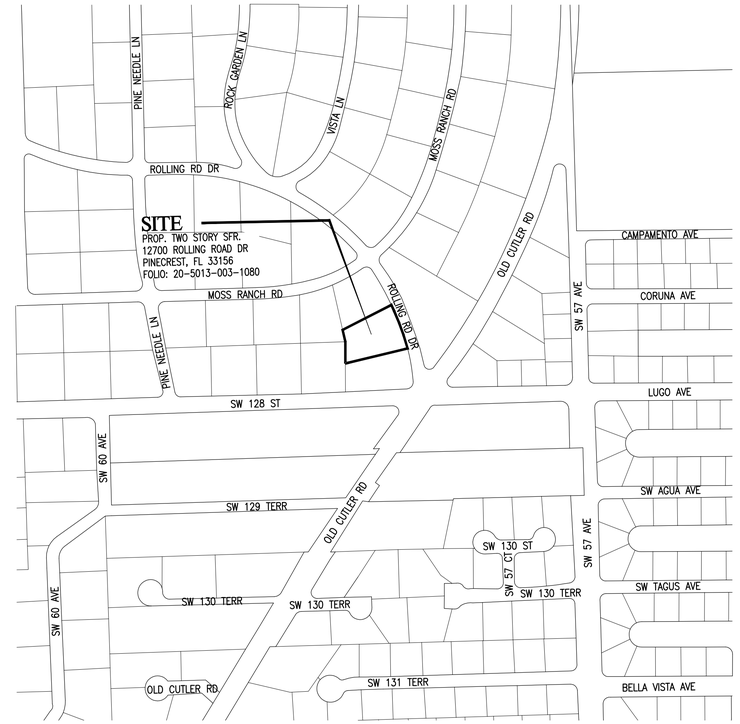
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
ARBORIST REPORT 12700.pdf

CONDITION OF PERMIT - PW - SFR - D/W

1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
2. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
3. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
4. NO TREES ARE TO BE PLANTED IN THE ROW BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.
5. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
6. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.
7. ALL PROPOSED TREES IN THE ROW WILL BE PLANTED A MINIMUM OF 7' FROM THE EDGE OF PAVEMENT TO THE FACE OF THE TREE AND WILL BE OF A TYPE, KIND, AND SPACING AS APPROVED BY THE PUBLIC WORKS DEPARTMENT. PUBLIC WORKS CONTACT INFORMATION IS: PUBLICWORKS@PINECREST-FL.GOV.
8. ANY DECORATIVE D/W IN THE ROW SHALL HAVE AN 8"W X 12"D, 3,000-PSI, FIBER MESH CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE MIDDLE OF THE ADJACENT ROAD OR TO THE EDGE OF THE EXISTING ASPHALT EDGE, WHICHEVER IS GREATER.
9. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
10. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL, AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.
11. ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH. LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MAXIMUM CROSS SLOPE IS 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH A CROSSWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL HAVE DETECTABLE WARNING SURFACE PLACED PERMANENTLY IN CONCRETE – NO SCREW-DOWN DETECTABLE WARNING SURFACE IS PERMITTED. ALL SIDEWALK IN THE ROW WILL BE A MINIMUM OF 10' FROM THE NEAREST EDGE OF PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS.
12. ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.
13. ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMO. THIS INCLUDES DEMOLITION OF EXISTING SIDEWALK, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS.
14. NO PORTION OF THE PUBLIC ROW AND CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME.
15. ALL SOD IN THE ROW WILL BE SAND GROWN ,'EMPIRE ZOYSIA'.
16. ALL DRIVEWAY APPROACHES WILL MEET ALL ADA REQUIREMENTS FOR OBSTRUCTIONS, BOTH VERTICAL AND HORIZONTAL AND FOR SLOPE, BOTH CROSS SLOPE AND LONGITUDINAL.

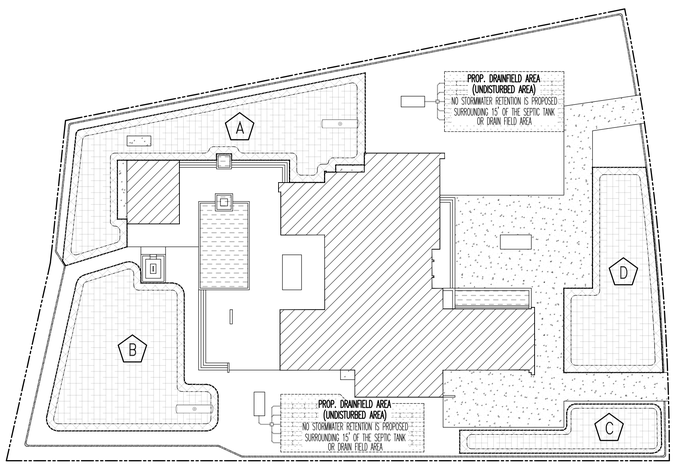
ENGINEER'S NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MIAMI-DADE COUNTY PUBLIC WORKS DEPT. ENGINEERING STANDARDS FOR CONSTRUCTION AND APPLICABLE VILLAGE OF PINECREST STANDARDS AND SPECIFICATIONS.
2. ALL SECTIONS INDICATED HEREIN REFER TO THE MIAMI DADE COUNTY AND VILLAGE OF PINECREST PUBLIC WORKS MANUAL OF ENGINEERING STANDARDS FOR DESIGN AND CONST.
3. ALL UNDERGROUND INFORMATION SHALL BE VERIFIED WITH THE DIFFERENT UTILITY COMPANIES BEFORE THE START OF ANY CONSTRUCTION OR EXCAVATION.
4. ALL UNDERGROUND INSTALLATIONS SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND EXCAVATION.
5. **OCTOBER HIGH WATER TABLE = 2.0' N.G.V.D**
6. **FLOOD CRITERIA = 17.50' N.G.V.D**
7. ALL ELEVATIONS REFER TO 1929 N.G.V.D.
8. SHOULD FIELD CONDITIONS CONFLICT WITH THIS PLAN NOTIFY THE ENGINEER IMMEDIATELY.
9. **FEMA: ZONE "X" ELEVATION N/A** COMMUNITY NO. 120425 SUFFIX: L PANEL: 0468 DATED (09/11/09)
10. **FOLIO #: 20-5013-003-1080**
11. HIGHEST **CROWN OF ROAD 17.57' NGVD.**
12. CONTRACTOR TO FOLLOW RECOMMENDATION BY GEOTECHNICAL ENGINEER FOR SUB-SURFACE PREPARATION.
13. ENGINEER IS NOT RESPONSIBLE FOR ANY AESTHETIC DEFECTS/DEFICIENCIES FROM THE CONSTRUCTION OF PROPOSED DESIGN AND SHALL BE COORDINATED WITH OWNER/DEVELOPER AT TIME OF ACCEPTANCE.



LOCATION MAP

SCALE 1" = 300' S13-T55-R40



RETENTION AREA SKETCH

SCALE: N.T.S.

DEVELOPMENT INFORMATION

PRE-DEVELOPMENT		POST DEVELOPMENT	
TOTAL	42,771.96 ft^2	TOTAL	42,771.96 ft^2
PERVIOUS	42,771.96 ft^2	PERVIOUS	22,788.11 ft^2
IMPERVIOUS	0.00 ft^2	IMPERVIOUS	19,983.85 ft^2

* REFER TO DRAINAGE CALCULATION FOR COMPLETE DRAINAGE AREA/BASIN BREAKDOWN

VOLUME RETENTION TABLE

AREA NO.	LINEAR AREA (SF)	VERTICAL AREA (SF)	TOP ELEV (NGVD)	BOTTOM ELEV (NGVD)	TOTAL VOLUME RETAINED (CF)
A	1,216.69	2,731.50	17.50'	17.00'	1,670
B	743.68	2,849.67	16.50'	16.00'	1,611
C	367.65	871.56	17.30'	17.00'	317
D	712.17	1,996.77	17.40'	17.20'	471
TOTAL SITE RETENTION PROVIDED					4,069

LF TRENCH $_{PROVIDED}$ = 15 FT
V_{TRENCH} = 3,574 FT^3
$V_{PROVIDED} = V_{SWALE} + V_{TRENCH}$ = 7,642 FT^3

RETENTION VOLUME PROVIDED STORAGE VOLUME REQUIRED
$V_{PROVIDED}$ = 7,642 FT^3 > $V_{REQUIRED}$ = 6,535 FT^3
**** SEE STORM WATER CALCULATIONS ****

ALL STORM WATER (FROM A 25YR-24HR STORM OF 9.2 INCHES) WILL BE RETAINED ON SITE, SEE STORMWATER CALCULATIONS

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.
FOLIO: 20-5013-003-1080

SITE NOTES

1. FOR EXISTING TREES TO REMAIN AND RELOCATIONS, REFER TO LANDSCAPING PLAN.
2. EXISTING TREES TO REMAIN SHALL HAVE A MINIMUM 10' SEPARATION RADIUS SURROUNDING TRUNK WITH NO DISTURBANCE. SEE LANDSCAPING PLANS ADDITIONAL DETAILS.
3. PROPOSED BERM ALONG ALL PROPERTY LINE TO BE MINIMUM 6" ABOVE EXISTING GRADE ELEVATION.
4. MAINTAIN A MAXIMUM 3H:1V SLOPE ON ALL SWALE AREAS ADJACENT TO PROPOSED BERM, AND 6H:1V (MAXIMUM) ON ALL OTHER GRASS AND OR LANDSCAPING AREAS.
5. NO ADDITIONAL FILL MATERIAL CAN BE IMPORTED TO THE SITE, PER THE VILLAGE CODE, THIS INCLUDES 50/50 OR 80/20 MAX.
6. DO NOT PLANT ANYTHING IN THE ROW UNTIL A TENTATIVE APPROVAL FROM PWD IS PROVIDED.

INDEX OF SHEETS:

C-1 CIVIL COVER SHEET AND NOTES
C-2 PROPOSED GRADING & DRAINAGE PLAN AND SECTIONS
C-3 STANDARD DETAILS
C-4 STORMWATER POLLUTION PREVENTION PLAN

SERGIO LABISTE
2025.03.10 10:16:02
-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO C. LABISTE, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SERGIO C. LABISTE LICENSE No.61733 STATE OF FLORIDA PROFESSIONAL ENGINEER
03/10/25

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz CGC: 1527779 CFC: 1428944
A: 8879 SW 131st STREET, MIAMI, FL 33176
O: C: (786) 312-6311 (305) 297-3336
E: construction@jd-miami.com
w: www.jd-miami.com

OWNER:
12700 ROLLING ROAD LLC

8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE

12700 ROLLING ROAD DR
PINECREST, FL 33156

SHEET TITLE:
CIVIL COVER SHEET AND NOTES

CONSULTANT:

CARLAB, INC.
ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 STREET, MIAMI, FL 33165
TEL: 786 385.4093 | FAX: 305 226-0438
E-MAIL: SLABISTE@CARLABINC.COM

SERGIO C. LABISTE LICENSE No.61733 STATE OF FLORIDA PROFESSIONAL ENGINEER

CIVIL
SERGIO C. LABISTE
8730 SW 25 STREET.
MIAMI, FL. 33165
(786) 385-4093 PE 61733

REVISIONS:

JOB:
12700

SHEET:
C-1

ORIGINAL ISSUE DATE: 03-10-2025
PLOT DATE: 03-10-2025

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
C-1.pdf

LEGEND

RIGHT-OF-WAY	R/W	DENOTES INVERT	INV.	EXISTING ELECTRIC MANHOLE		PROPOSED REDUCER	
MONUMENT LINE	M	DENOTES TOP OF PIPE	TOP	EXISTING WATER MANHOLE		DENOTES EXIST. FLOW DIRECTION	
PROPERTY LINE	P	DENOTES TYPICAL	TYP.	EXISTING AT&T MANHOLE		PROPOSED TAPPING SLEEVE	
CENTER LINE	C	TO BE FIELD VERIFIED	TBFV	EXISTING TRAFFIC SIGN		PROPOSED BACKFLOW	
BASE LINE	BSL	EXISTING UTILITY BOX		EXISTING TELEPHONE UTILITY		PROPOSED WATER VALVE	
EDGE OF PAVEMENT	EOP	PROPOSED WATER METER		EXISTING TRAFFIC SIGN		EXISTING WATER VALVE	
EXISTING OVERHEAD WIRE	OH	EXISTING WATER METER	WM	EXISTING ELECTRICAL UTILITY		EXISTING ELEVATION	X 10.00'
EXISTING CHAIN LINK FENCE	X	EXISTING SIGN		EXISTING TRAFFIC SIGN POLE		PROPOSED ELEVATION	X.XX
DENOTES PROPOSED	PROP.	EXISTING UTILITY POLE		PROPOSED CLEAN-OUT		MATCH EXISTING ELEVATION	ME X.XX±
DENOTES EXISTING	EXIST.	EXISTING SANITARY SEWER MANHOLE		PROPOSED CORPORATION STOP		EXISTING CATCH BASIN	
DENOTES SIDEWALK	SWK.	EXISTING STORM DRAINAGE MANHOLE		PROPOSED TEE		PROPOSED CATCH BASIN AND FRENCH DRAIN	

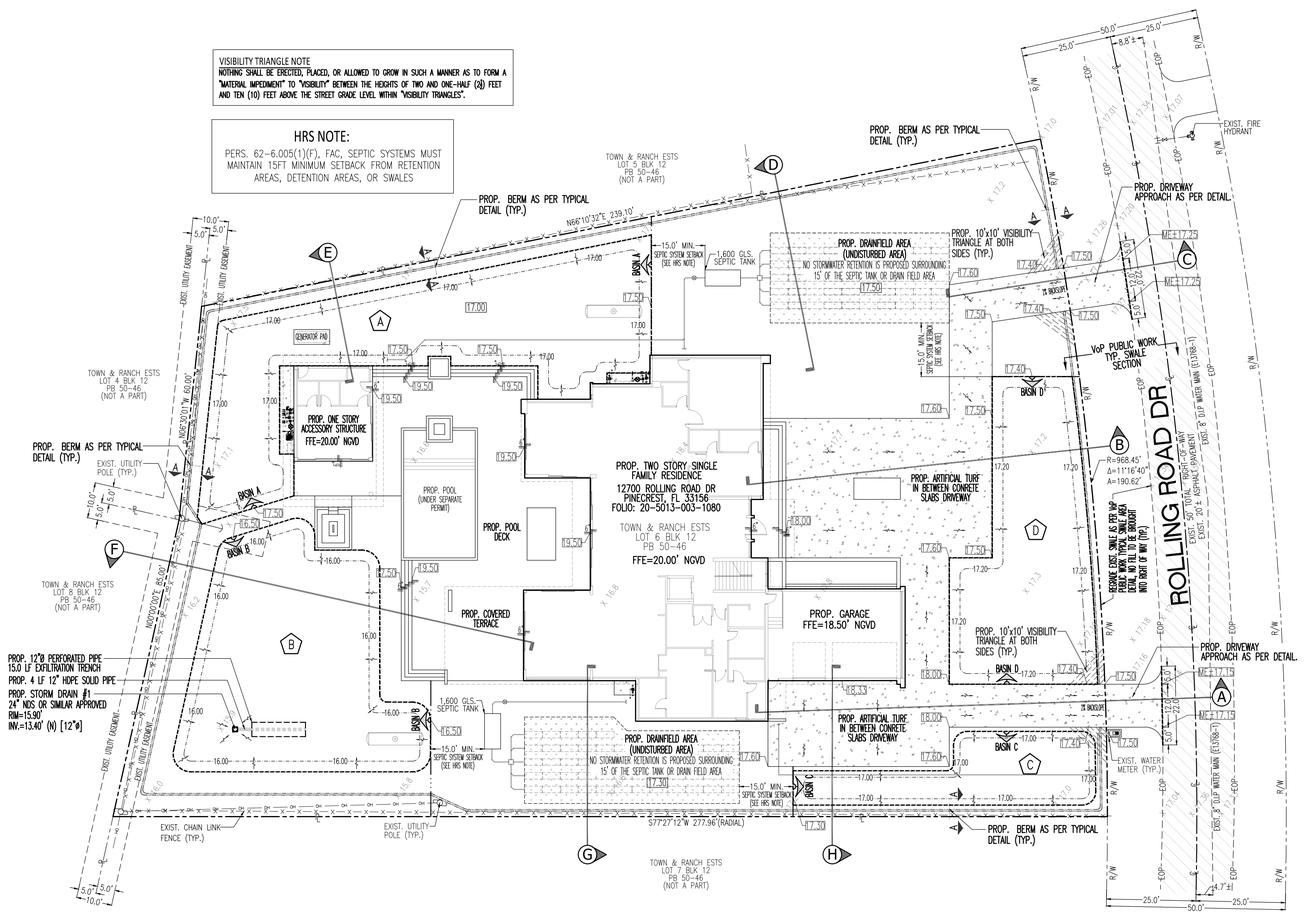
SCALE 1" = 20'

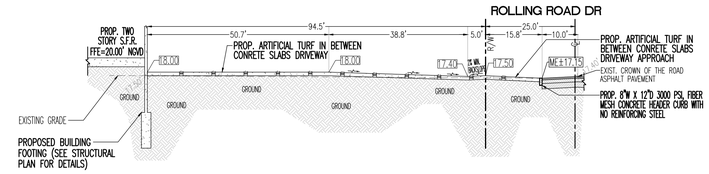
0 10 20 40

GRAPHIC SCALE (IN FEET)

VISIBILITY TRIANGLE NOTE
NOTHING SHALL BE ERECTED, PLACED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO FORM A "MATERIAL IMPEDIMENT" TO "VISIBILITY" BETWEEN THE HEIGHTS OF TWO AND ONE-HALF (2½) FEET AND TEN (10) FEET ABOVE THE STREET GRADE LEVEL WITHIN "VISIBILITY TRIANGLES".

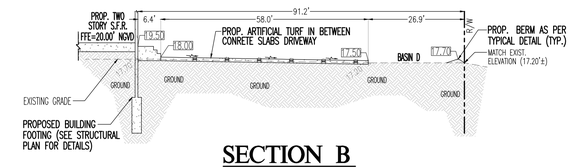
HRS NOTE:
PERS. 62-6.005(1)(F), FAC, SEPTIC SYSTEMS MUST MAINTAIN 15FT MINIMUM SETBACK FROM RETENTION AREAS, DETENTION AREAS, OR SWALES





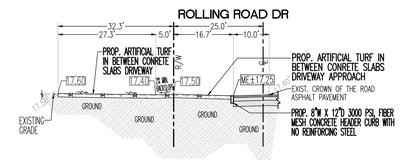
DRIVEWAY PROFILE NO.1 (SECTION A)

SCALE: N.T.S.



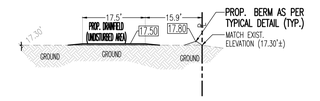
SECTION B

SCALE: N.T.S.



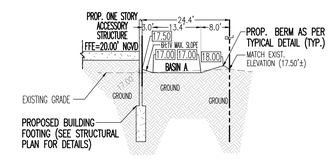
DRIVEWAY PROFILE NO.2 (SECTION C)

SCALE: N.T.S.



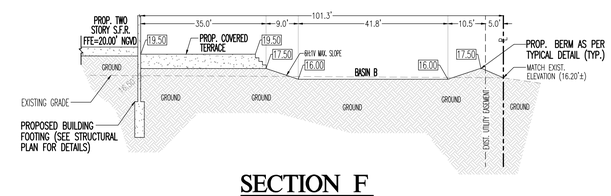
SECTION D

SCALE: N.T.S.



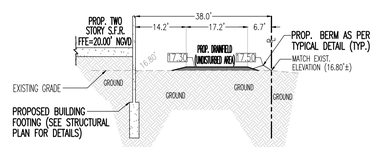
SECTION E

SCALE: N.T.S.



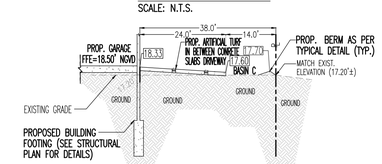
SECTION F

SCALE: N.T.S.



SECTION G

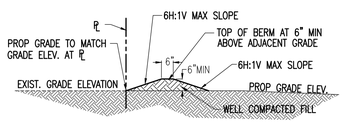
SCALE: N.T.S.



SECTION H

SCALE: N.T.S.

PROPOSED STRUCTURES TABLE				
CB #	STRUCT.	RIM ELEV.	PIPE SIZE / DIRECTION / INVERT	TRENCH
1	NDS 24" CATCH BASIN (OR EQUIVALENT)	15.90'	12" ø HDPE / E / 13.40'	15 LF



BERM DETAIL (SECTION A-A)

N.T.S.

NOTE: BERM TO BE CONSTRUCTED OF WELL GRADED COMPACTED EARTH.

TOP OF BERM IS PROPOSED TO BE AT 17.50' NGVD MINIMUM OR 6 INCHES ABOVE THE EXISTING ADJACENT GRADE, THE MOST STRINGENT OF THE TWO VALUES, WHILE MAINTAINING A MAXIMUM SLOPE OF 6H:1V. PLEASE REFER TO THE VOLUME RETENTION TABLE IN THE DRAINAGE REPORT WHERE THE PROPOSED CONTROL ELEVATIONS FOR EACH BASING ARE INDICATED TO ENSURE STORMWATER TO BE RETAINED ON-SITE WITH NO RUNOFF TO ADJACENT PROPERTIES.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
It's the law! It's free! It's the smart way to dig!

SERGIO LABISTE
2025.03.10 10:16:45 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO C. LABISTE, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SERGIO C. LABISTE LICENSE No.61733 STATE OF FLORIDA PROFESSIONAL ENGINEER 03/10/25

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
C-2.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:46:23 AM HRS Approved

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Qlfd. CGC: 1522799 CPC: 1458944
8879 SW 131st STREET, MIAMI, FL 33176
O: C: (786) 312-6311 (305) 297-3636
E: construction@jd-miami.com
w: www.jdmiami.com

OWNER:
12700 ROLLING ROAD LLC

8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE

12700 ROLLING ROAD DR
PINECREST, FL 33156

SHEET TITLE:
PROPOSED GRADING & DRAINAGE PLAN AND SECTIONS

CONSULTANT:

CARLAB, INC.
ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 STREET, MIAMI, FL 33165
TEL: 786 385.4093 / FAX: 305 226-0438
E-MAIL: SLABISTE@CARLABINC.COM

SERGIO C. LABISTE LICENSE No.61733 STATE OF FLORIDA PROFESSIONAL ENGINEER

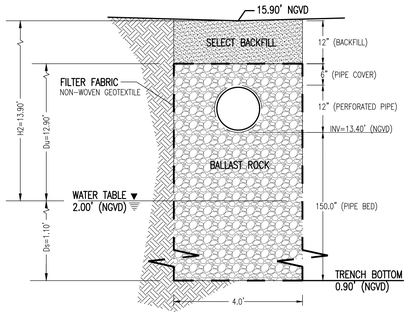
CIVIL
SERGIO C. LABISTE
8730 SW 25 STREET.
MIAMI, FL. 33165
(786) 385-4093 PE 61733

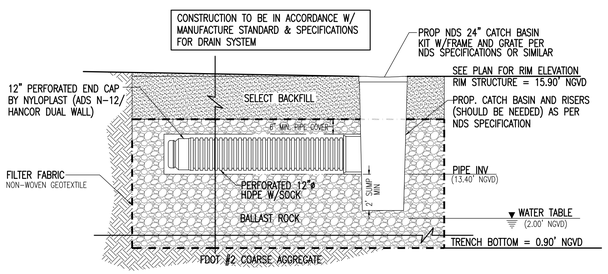
REVISIONS:

JOB:
12700

SHEET:
C-2

ORIGINAL ISSUE DATE: 03-10-2025
PLOT DATE: 03-10-2025

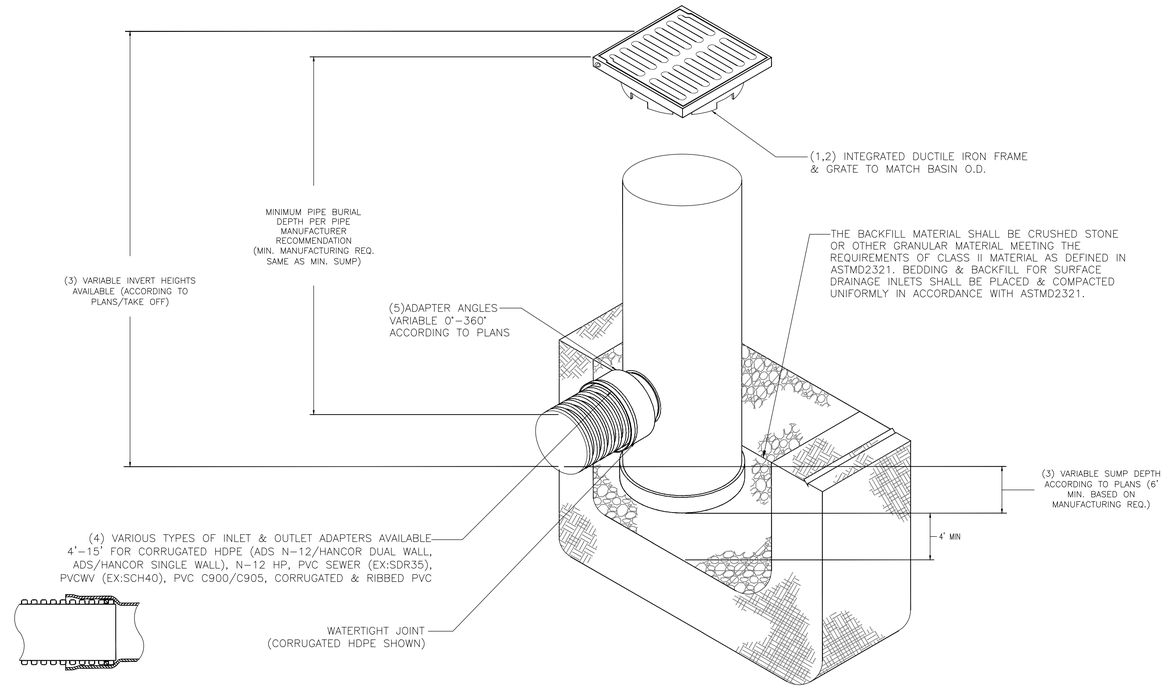




EXFILTRATION TRENCH DETAIL

SCALE: NTS

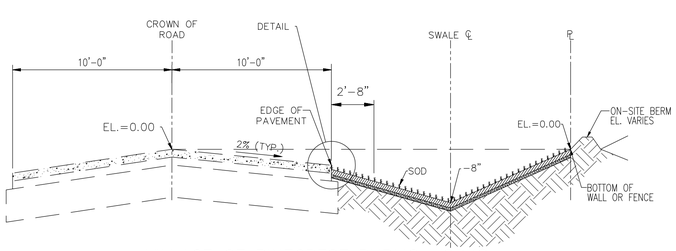
THE OPERATION AND MAINTENANCE OF THE PROPOSED DRAINAGE SYSTEM WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE THE SYSTEM MEETS THE VILLAGE LEVEL OF SERVICE STANDARD FOR STORM WATER. FOR THE PROPOSED EXFILTRATION TRENCHES ON SITE, A STORMWATER COVENANT WITH THE VILLAGE OF PINECREST NEEDS TO BE EXECUTED.



1- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTMA536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2- FRAMES SHALL BE DUCTILE IRON PER ASTMA536 GRADE 70-50-05
3- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
4- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASMTD3212 OR CORRUGATED HDPE(ADSN-12/HANCOR DUAL WALL), N-12HP,& PVC SEWER.
5- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS

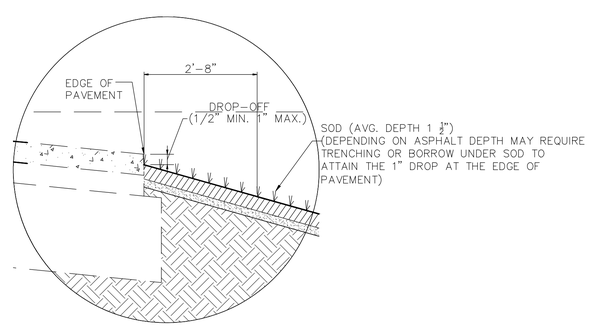
NYLOPLAST YARD DRAIN

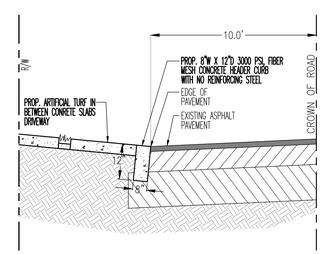
NTS



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL

2021





DRIVEWAY APPROACH DETAIL

N.T.S.

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

SERGIO LABISTE
2025.03.10 10:17:22 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO C. LABISTE, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SERGIO C. LABISTE LICENSE No.61733 STATE OF FLORIDA PROFESSIONAL ENGINEER

03/10/25

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
C-3.pdf

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA.: JD-MIAMI
Yosel Ortiz CGC: 1527779, CFC 1428944
A: 8879 SW 131st Street, Miami, FL 33176
O: C: (786) 312-6311 | (305) 297-3436
E: construction@jd-miami.com
w: www.jdmiami.com

OWNER:
12700 ROLLING ROAD LLC

8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE

12700 ROLLING ROAD DR
PINECREST, FL 33156

SHEET TITLE:
STANDARD DETAILS

CONSULTANT:

CARLAB, INC.
ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 STREET, MIAMI, FL 33165
TEL: 786 385-4093 | FAX: 305 226-0438
E-MAIL: SLABISTE@CARLABINC.COM

SERGIO C. LABISTE LICENSE No.61733 STATE OF FLORIDA PROFESSIONAL ENGINEER

CIVIL
SERGIO C. LABISTE
8730 SW 25 STREET.
MIAMI, FL. 33165
(786) 385-4093 PE 61733

REVISIONS:

JOB:
12700

SHEET:
C-3

ORIGINAL ISSUE DATE: 03-10-2025
PLOT DATE: 03-10-2025

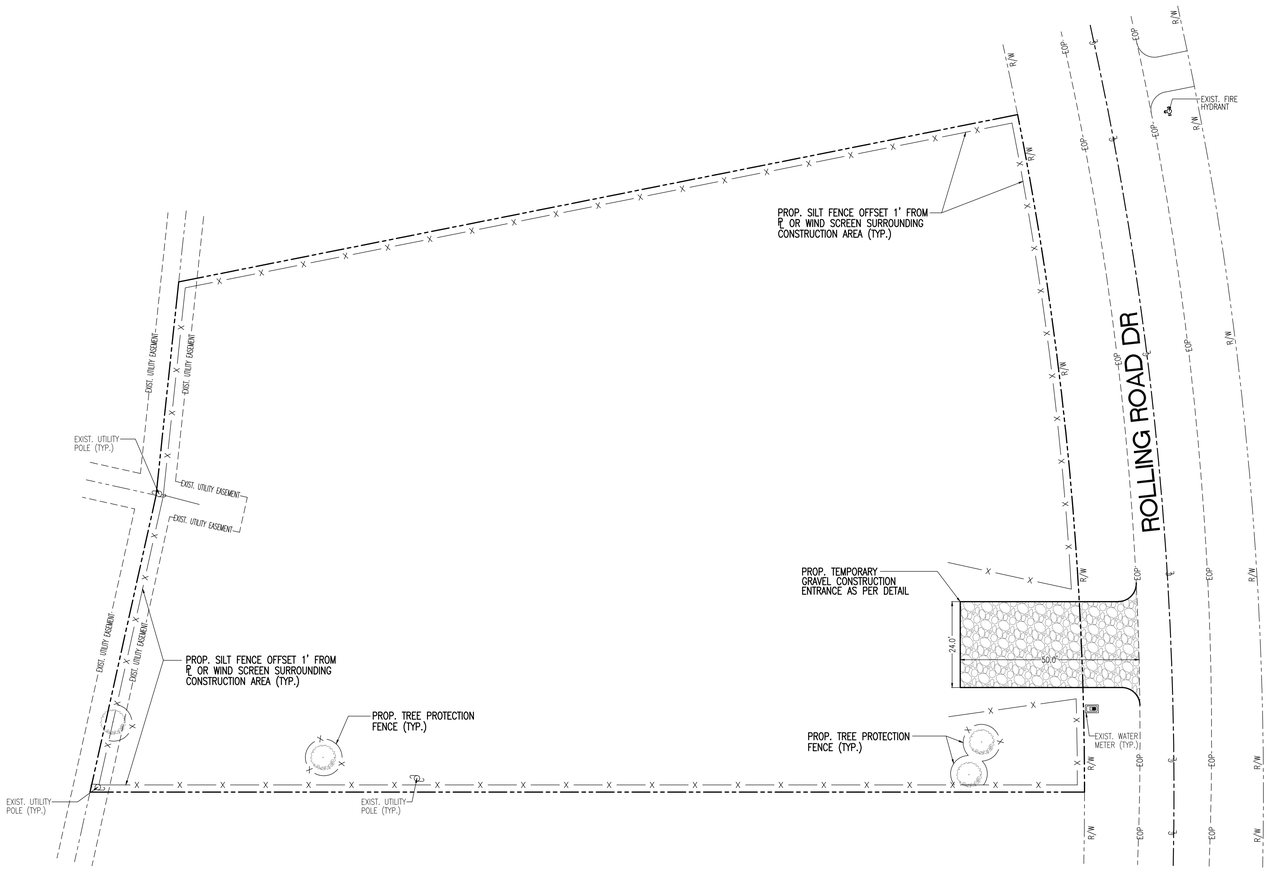
LEGEND

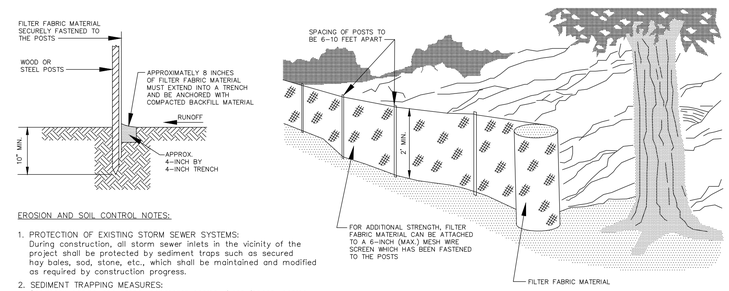
SCALE 1" = 20'

0 10 20 40

GRAPHIC SCALE (IN FEET)

RIGHT-OF-WAY	R/W	DENOTES INVERT	INV.	EXISTING ELECTRIC MANHOLE		PROPOSED REDUCER	
MONUMENT LINE	M	DENOTES TOP OF PIPE	TOP	EXISTING WATER MANHOLE		DENOTES EXIST. FLOW DIRECTION	
PROPERTY LINE	P	DENOTES TYPICAL	TYP.	EXISTING AT&T MANHOLE		PROPOSED TAPPING SLEEVE	
CENTER LINE	℄	TO BE FIELD VERIFIED	TBFV	EXISTING TRAFFIC SIGN		PROPOSED BACKFLOW	
BASE LINE	BBL	EXISTING UTILITY BOX		EXISTING TELEPHONE UTILITY		PROPOSED WATER VALVE	
EDGE OF PAVEMENT	EOP	PROPOSED WATER METER		EXISTING TRAFFIC SIGN		EXISTING WATER VALVE	
EXISTING OVERHEAD WIRE	OH	EXISTING WATER METER		EXISTING ELECTRICAL UTILITY		EXISTING ELEVATION	X. 10.00'
EXISTING CHAIN LINK FENCE	X	EXISTING SIGN		EXISTING TRAFFIC SIGN POLE		PROPOSED ELEVATION	X.XX
DENOTES PROPOSED	PROP.	EXISTING UTILITY POLE		PROPOSED CLEAN-OUT		MATCH EXISTING ELEVATION	ME X.XX±
DENOTES EXISTING	EXIST.	EXISTING SANITARY SEWER MANHOLE		PROPOSED CORPORATION STOP		EXISTING CATCH BASIN	
DENOTES SIDEWALK	SWK.	EXISTING STORM DRAINAGE MANHOLE		PROPOSED TEE		PROPOSED CATCH BASIN AND FRENCH DRAIN	

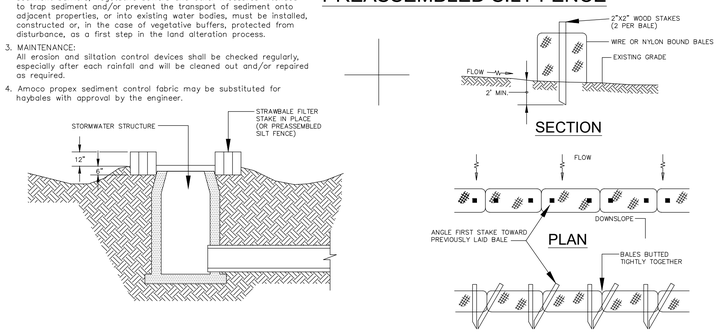




EROSION AND SOIL CONTROL NOTES:

1. PROTECTION OF EXISTING STORM SEWER SYSTEMS:
   During construction, all storm sewer inlets in the vicinity of the project shall be protected by sediment traps such as secured hay bales, sod, stone, etc., which shall be maintained and modified as required by construction progress.
2. SEDIMENT TRAPPING MEASURES:
   Sediment basins and traps, perimeter berms, filter fences, berms, sediment barriers, vegetative buffers and other measures intended to trap sediment and/or prevent the transport of sediment onto adjacent properties, or into existing water bodies, must be installed, constructed or, in the case of vegetative buffers, protected from disturbance, as a first step in the land alteration process.
3. MAINTENANCE:
   All erosion and siltation control devices shall be checked regularly, especially after each rainfall and will be cleaned out and/or repaired as required.
4. Amoco propex sediment control fabric may be substituted for haybales with approval by the engineer.

PREASSEMBLED SILT FENCE



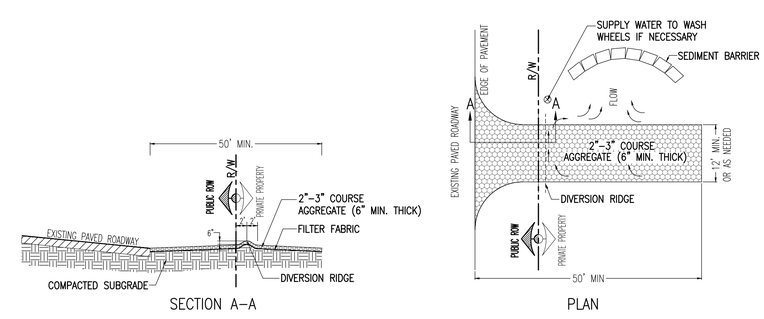
SEDIMENT TRAP

ELEVATION

EROSION AND SEDIMENT CONTROLS DETAIL

N.T.S.

CONTRACTOR SHALL REFERENCE CITY OF MIAMI BEACH STANDARDS, SES15a, b, AND c FOR ADDITIONAL REQUIREMENTS NOT SHOWN.
AREA SHALL BE BROOMED CLEAN AT THE COMPLETION OF A DAYS WORK OR AFTER A RAINFALL TO PREVENT SILT FROM ENTERING NEARBY INLETS.



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

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

SERGIO LABISTE
2025.03.10 10:17:52 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO C. LABISTE, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SERGIO C. LABISTE LICENSE No.61733 STATE OF FLORIDA PROFESSIONAL ENGINEER

03/10/25

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz CGC: 1527779 CFC: 1438944
A: 8879 SW 131st ST, MIAMI, FL 33176
O: C: (786) 312-6311 | (305) 209-3636
E: construction@jd-miami.com
w: www.jdmiamicorp.com

OWNER:
12700 ROLLING ROAD LLC

8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY RESIDENCE

12700 ROLLING ROAD DR
PINECREST, FL 33156

SHEET TITLE:
STORMWATER POLLUTION PREVENTION PLAN

CONSULTANT:

CARLAB, INC.
ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 STREET, MIAMI, FL 33165
TEL: 786 385.4093 | FAX: 305 226-0438
E-MAIL: SLABISTE@CARLABINC.COM

SERGIO C. LABISTE LICENSE No.61733 STATE OF FLORIDA PROFESSIONAL ENGINEER

CIVIL

SERGIO C. LABISTE
8730 SW 25 STREET.
MIAMI, FL. 33165
(786) 385-4093 PE 61733

REVISIONS:

JOB:
12700

SHEET:
C-4

ORIGINAL ISSUE DATE: 03-10-2025
PLOT DATE: 03-10-2025

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
C-4.pdf

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

10/15/2025 11:50:31 AM

Contact Name:	YELENA PARES
Contact Email:	MVPERMITS@GMAIL.COM
Tracking Number:	2025011660
Reviews to rework:	OTDS
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

10/7/2025 3:34:54 PM

Contact Name:	YELENA PARES
Contact Email:	MVPERMITS@GMAIL.COM
Tracking Number:	2025011660
Reviews to rework:	OTDS
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

11/13/2025 10:06:23 AM

Contact Name: YELENA PARES

Contact Email: MVPERMITS@GMAIL.COM

Tracking Number: 2025011660

Reviews to rework: HRS

Comments:

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

4/1/2025 11:20:14 AM

Contact Name:	YELENA PARES
Contact Email:	MVPERMITS@GMAIL.COM
Tracking Number:	2025011660
Reviews to rework:	DERM
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

4/14/2025 9:21:49 AM

Contact Name:	YELENA PARES
Contact Email:	MVPERMITS@GMAIL.COM
Tracking Number:	2025011660
Reviews to rework:	OTDS
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

5/15/2025 8:36:09 AM

Contact Name:	YELENA PARES
Contact Email:	MVPERMITS@GMAIL.COM
Tracking Number:	2025011660
Reviews to rework:	DERM,OTDS
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

9/19/2025 1:56:00 PM

Contact Name:	YELENA PARES
Contact Email:	MVPERMITS@GMAIL.COM
Tracking Number:	2025011660
Reviews to rework:	DERM,OTDS
Comments:	

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

9/2/2025 3:20:08 PM

Contact Name:	YELENA PARES
Contact Email:	MVPERMITS@GMAIL.COM
Tracking Number:	2025011660
Reviews to rework:	DERM,OTDS
Comments:	

Miami-Dade Department of Regulatory and Economic Resources

CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME *(print clearly)*	LAST NAME *(print clearly)*
YELENA	PARES
MOBILE PHONE	**OFFICE/HOME PHONE**
305-753-7631	

EMAIL *(required so you can be notified on the status of your plans)*
MVPERMITS@GMAIL.COM

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

PLANS *(check all that apply)*

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

☐ GOV'T PROJECT/DEPT_____ ☐ GREEN BLDG* *(new construction only)* ☐ PACE PROJECT*
☐ AFFORDABLE/WORKFORCE HOUSING* ☐ ECONOMIC SIGNIFICANCE* ☐ CONCIERGE

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

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

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

OPTIONAL PLAN REVIEWS *(check all that apply)*

☐ BLDG ☐ ELEC ☐ MECH ☐ PLUM ☐ STRU

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

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

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

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

FOR OFFICE USE ONLY

To be completed by Permit and Occupancy Representative or Plans Processing Specialist

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

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
CONTACT SHEET.pdf

CARLAB, INC.

ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 STREET, MIAMI, FL 33165 TEL: 786 385.4093 | FAX: 305 226-0438
E-MAIL: SLABISTE@CARLABINC.COM

DRAINAGE CALCULATIONS

NEW SINGLE FAMILY RESIDENCE

12700 ROLLING ROAD DR , PINECREST, FL 33156
FOLIO No: 20-5013-003-1080

MARCH 10th, 2025

SERGIO C. LABISTE
LICENSE
No.61733
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SERGIO LABISTE
2025.03.10 10:19:11
-04'00'

DATE:
03/10/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO C. LABISTE, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
DRAINAGE REPORT - 12700 ROLLING ROAD DR.pdf

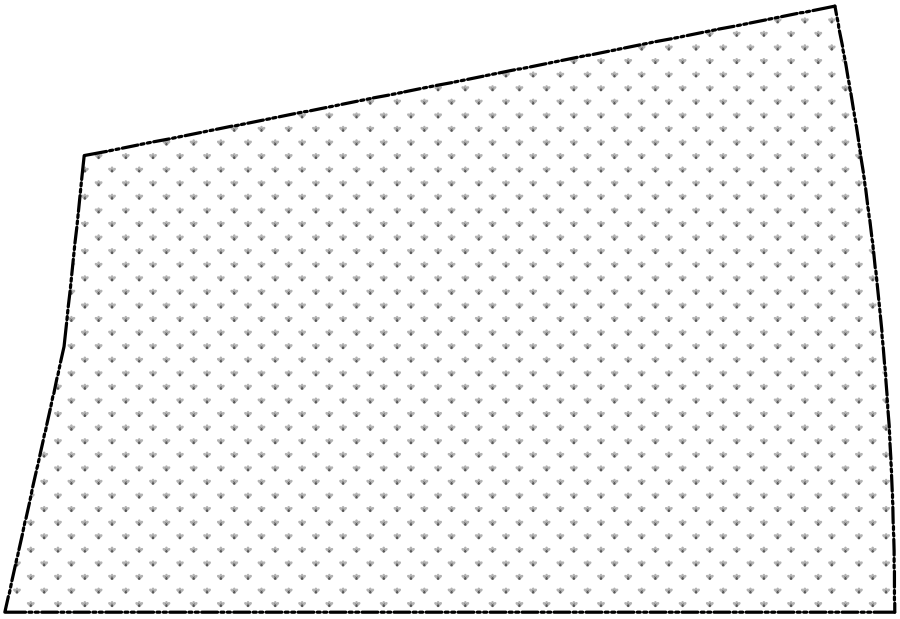
Index of Sheets

Area Breakdown	3
Retention Areas Sketch	4
Drainage Calculations	5-8
Flood Criteria	9
FEMA	10
Average October Ground Water Level	11
1-day Rainfall: 25-year Return Period Map	12
Percolation Test	13

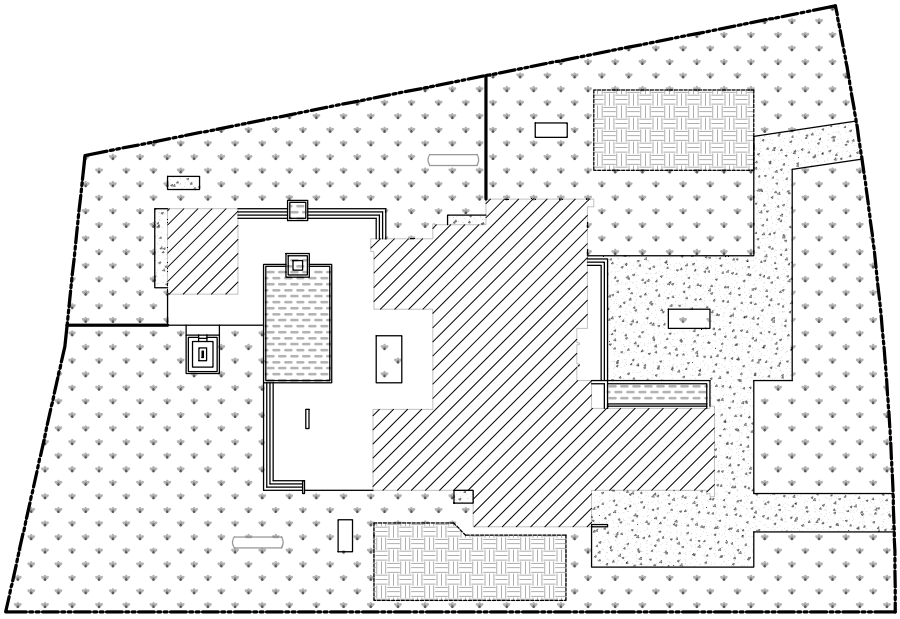
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
DRAINAGE REPORT - 12700 ROLLING ROAD DR.pdf

AREA BREAKDOWN

PRE - DEVELOPMENT



POST - DEVELOPMENT



DEVELOPMENT INFORMATION			
PRE-DEVELOPMENT		POST DEVELOPMENT	
TOTAL	42,771.96 ft^2	TOTAL	42,771.96 ft^2
PERVIOUS	42,771.96 ft^2	PERVIOUS	22,788.11 ft^2
IMPERVIOUS	0.00 ft^2	IMPERVIOUS	19,983.85 ft^2

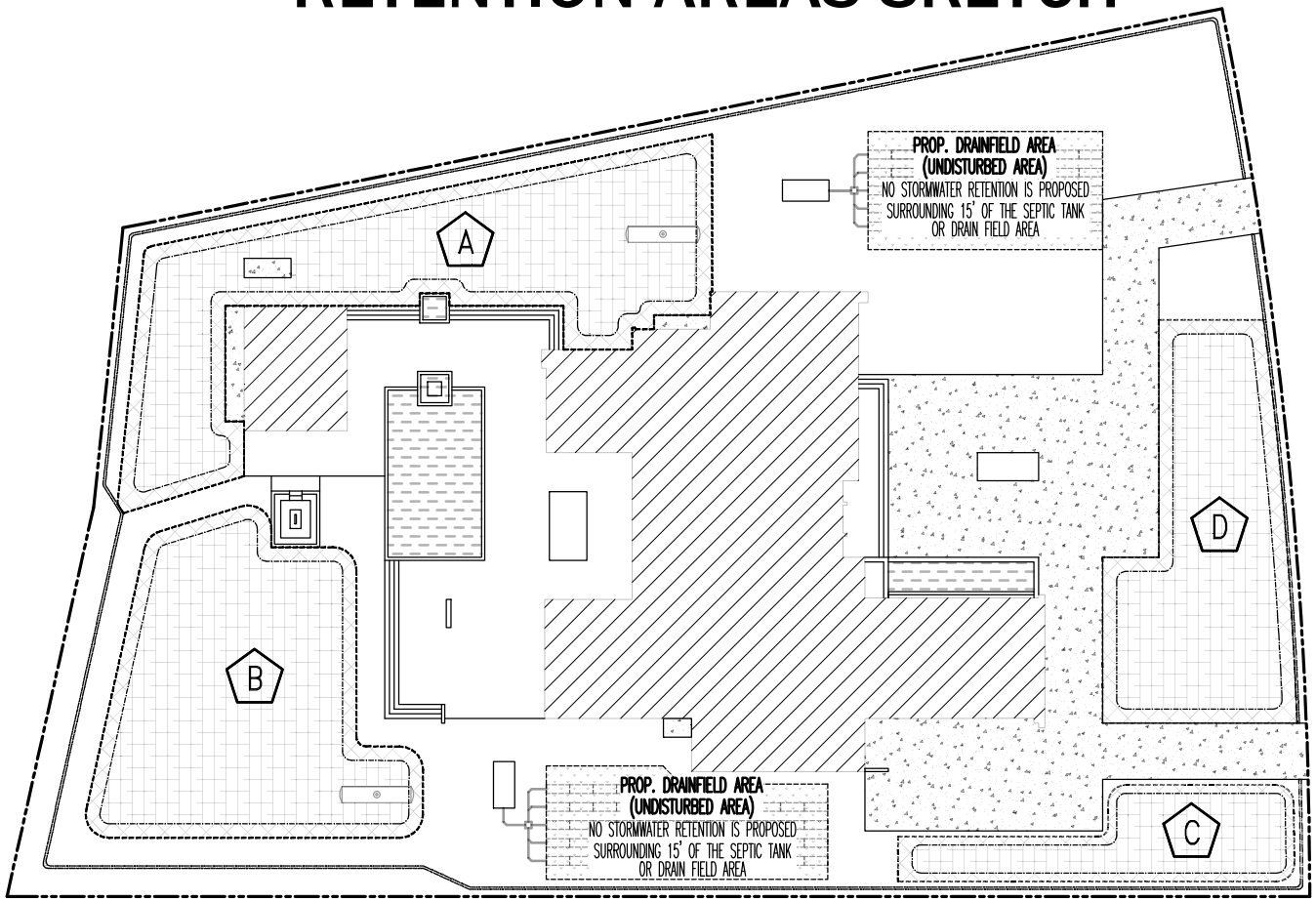
* REFER TO DRAINAGE CALCULATION FOR COMPLETE DRAINAGE AREA/BASIN BREAKDOWN

LEGEND

- BUILDING FOOTPRINT
- CONCRETE
- GRASS AREA
- WATER SURFACE
- DRAINFIELD AREA

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
DRAINAGE REPORT - 12700 ROLLING ROAD DR.pdf

RETENTION AREAS SKETCH



VOLUME RETENTION TABLE

AREA NO.	LINEAR AREA (SF)	VERTICAL AREA (SF)	TOP ELEV (NGVD)	BOTTOM ELEV (NGVD)	TOTAL VOLUME RETAINED (CF)
A	1,216.69	2,731.50	17.50'	17.00'	1,670
B	743.68	2,849.67	16.50'	16.00'	1,611
C	367.65	871.56	17.30'	17.00'	317
D	712.17	1,996.77	17.40'	17.20'	471
TOTAL SITE RETENTION PROVIDED					4,069

LEGEND

- BUILDING FOOTPRINT
- CONCRETE
- GRASS AREA
- WATER SURFACE
- DRAINFIELD AREA

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
DRAINAGE REPORT - 12700 ROLLING ROAD DR.pdf

PROJECT DESCRIPTION

The project consists of a proposed two story single-family residence with a pool, pool deck, and driveway as shown in plans. Drainage calculations provided showing stormwater to be retained on-site with no runoff to adjacent properties.

DEFINITIONS OF WORKSHEET VARIABLES			
P:	Rainfall depth (Inches)	A:	Total property area (SF)
S_1:	Soil storage capacity (Inches)	AP:	Total property pervious area (SF)
R:	Runoff depth (Inches)	V:	Runoff Volume (CF)
AI:	Total impervious area (roof, pool, pool deck, driveway, walkways, **septic tank and drain field** within property, in square feet)		

PRE DEVELOPMENT CONDITION

$A_{pre} := 42771.96\ ft^2$

$AP_{pre} := 42771.96\ ft^2$

$AI_{pre} := 0.00\ ft^2$

POST DEVELOPMENT DISTRIBUTION

$A_{post} := 42771.96\ ft^2$

$AP_{post} := 22788.11\ ft^2$

$AI_{post} := 19983.85\ ft^2$

GENERAL SITE CONDITIONS

$P := 9.2\ in$ Rainfall Amount (25-year, 24-hour storm). see attached map

$AE := 17.10\ ft$ Average Elevation of Pervious Areas (NGVD)

$GW := 2.00\ ft$ Average October Water Table Elevation (NGVD) see attached map.

$D = 15.10\ ft$ Average Depth to Water Table (AE-GW)

Distance between groundwater table and average elevation of pervious areas:	S_1
1 ft	0.45 inches
2 ft	1.88 inches
3 ft	4.95 inches
≥4 ft greater	8.18 inches

SFWMD-Management and Storage of Surface Waters Permit Information Manual, Vol. IV sec. 8.4.2

By interpolation when $D = 15.10\ ft$ then $S_1 := 8.18\ in$

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
DRAINAGE REPORT - 12700 ROLLING ROAD DR.pdf

PRE DEVELOPMENT VOLUME CALCULATION	POST DEVELOPMENT VOLUME CALCULATION
$S_{pre} := \frac{AP_{pre}}{A_{pre}} \cdot S_1 = 8.18\ in$	$S_{post} := \frac{AP_{post}}{A_{post}} \cdot S_1 = 4.36\ in$
$R_{pre} := \frac{(P - 0.2 \cdot S_{pre})^2}{(P + 0.8 \cdot S_{pre})} = 3.63\ in$	$R_{post} := \frac{(P - 0.2 \cdot S_{post})^2}{(P + 0.8 \cdot S_{post})} = 5.47\ in$
$V_{pre} := A_{pre} \cdot R_{pre} = 12953\ ft^3$	$V_{post} := A_{post} \cdot R_{post} = 19487\ ft^3$

VOLUME OF RUNOFF REQUIRED TO MAINTAINED ON SITE

Whichever is the greater:

Water Quantity

Pre/Post Volume difference

$V_{condition1} := V_{post} - V_{pre} = 6535\ ft^3$

Water Quality

Imperviousness percent times 2.5 inch

I = Inches to be treated $\quad I := 2.5\ in \cdot \frac{AI_{post}}{A_{post}} = 1.17\ in$

$V_{condition2} := I \cdot A_{post} = 4163\ ft^3$

First inch of runoff

$V_{condition3} := 1\ in \cdot A_{post} = 3564\ ft^3$

Storage Volume Required

$$V_{req} := \max(V_{condition1}, V_{condition2}, V_{condition3})$$

$$V_{req} = 6535\ ft^3$$

RETENTION VOLUME PROVIDED (V_P)

V_P is computed in cubic feet. V_P is the retention volume capacity of swales, retention areas and drains within the property or sub-basin within the property

Basin A (B_A)

$$B_A := (17.50\ ft - 17.00\ ft) \cdot (1216.69\ ft^2) \cdot \frac{1}{2} + (17.50\ ft - 17.00\ ft) \cdot (2731.50\ ft^2) = 1670\ ft^3$$

Basin B (B_B)

$$B_B := (16.50\ ft - 16.00\ ft) \cdot (743.68\ ft^2) \cdot \frac{1}{2} + (16.50\ ft - 16.00\ ft) \cdot (2849.67\ ft^2) = 1611\ ft^3$$

Basin C (B_C)

$$B_C := (17.30\ ft - 17.00\ ft) \cdot (367.65\ ft^2) \cdot \frac{1}{2} + (17.30\ ft - 17.00\ ft) \cdot (871.56\ ft^2) = 317\ ft^3$$

Basin D (B_D)

$$B_D := (17.40\ ft - 17.20\ ft) \cdot (712.17\ ft^2) \cdot \frac{1}{2} + (17.40\ ft - 17.20\ ft) \cdot (1996.77\ ft^2) = 471\ ft^3$$

Swales Retention Capacity:

$$V_{swale} := B_A + B_B + B_C + B_D$$

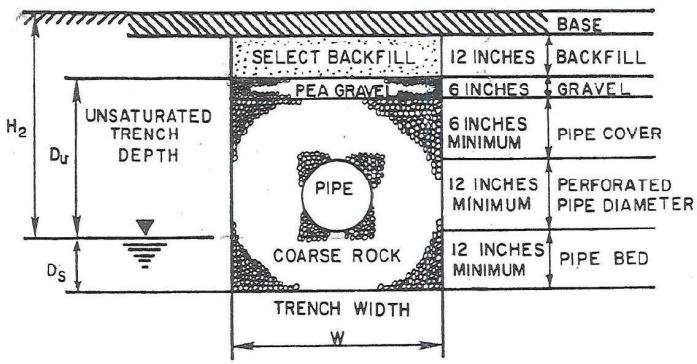
$$V_{swale} = 4068\ ft^3$$

Retention Volume Provided	<	Storage Volume Required
$V_{swale} = 4068\ ft^3$		$V_{req} = 6535\ ft^3$

Sufficient Storage is NOT being Provided by retention only, therefore drainage system is required.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
DRAINAGE REPORT - 12700 ROLLING ROAD DR.pdf

TRENCH CALCULATION FOR THE STANDARD SFWMD TRENCH



Exfiltration Trench Calculation:

Lowest grade elevation along proposed trench location: $Base := 15.90\ ft$

Trench Depth: $T_d := 15\ ft$

$H_2 := Base - GW = 13.90\ ft$ $\qquad W := 4\ ft$

$D_u := Base - 12\ in - GW = 12.90\ ft$ $\qquad K := 2.10 \cdot (10^{-4})$

$D_s := GW - (Base - T_d) = 1.10\ ft$

Exfiltration:

if Ds>Du

E= $\left(K \cdot \left(2\ H_2 \cdot D_u - D_u^{\ 2} + 2\ H_2 \cdot D_s\right) + \left(1.39 \cdot 10^{-4}\right)\ W \cdot D_u\right)$

else

E= $\left(K \cdot \left(H_2 \cdot W + 2 \cdot H_2 \cdot D_u - D_u^{\ 2} + 2 \cdot H_2 \cdot D_s\right) + \left(1.39 \cdot 10^{-4}\right) \cdot W \cdot D_u\right)$

$E = 0.06563430\ ft^2$ cfs/foot of trench

Trench Retention Volume, V_T: $V_T := V_{req} - V_{swale} = 2467\ ft^3$ $\quad V_T = 0.680\ acre \cdot in$

Required Trench Length, L: $L_{req} := \frac{V_T}{E} = 37583\ ft^2 \cdot ft$

$L_{provided} := 15\ ft$

$V_{trench} := L_{provided} \cdot E = 3574\ ft^3$

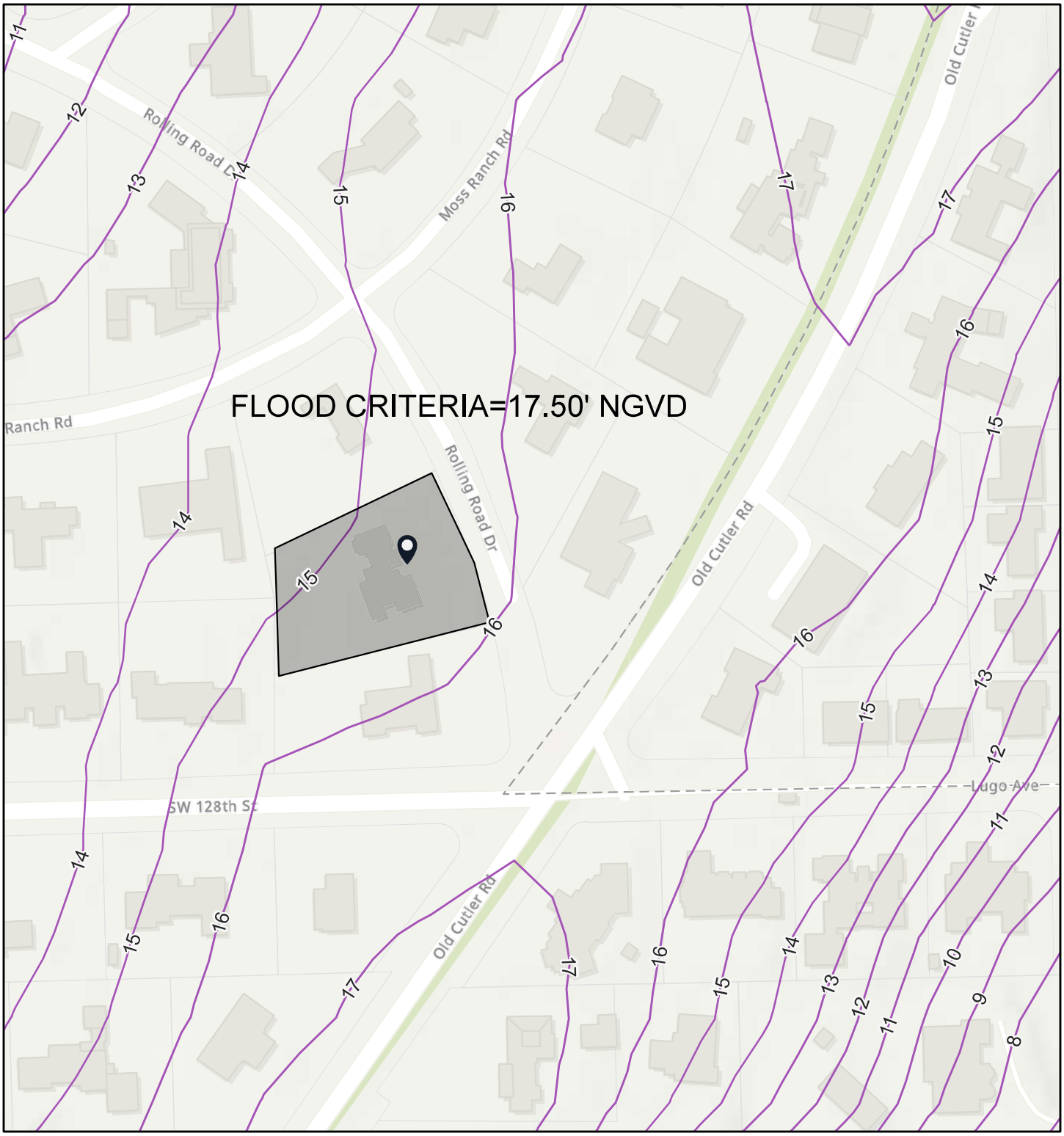
$V_P := V_{swale} + V_{trench} = 7642\ ft^3$

Retention Volume Provided **>** Storage Volume Required

$V_P = 7642\ ft^3$ $\qquad V_{req} = 6535\ ft^3$

Therefore Sufficient Storage is being Provided

FLOOD CRITERIA MAP



2/18/2025

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.06 0.11 km

County Flood Criteria 2022

World Hillshade

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Miami-Dade County, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

CARLAB, INC

CONTOUR LINES ELEVATIONS SHOWN ARE NAVD

Miami Dade County Department of Regulatory and Economic Resources Job Copy
2025011660 - 11/13/2025 10:51:08 AM
DRAINAGE REPORT - 12700 ROLLING ROAD DR.pdf

National Flood Hazard Layer FIRMette

FEMA

80°17'29"W 25°39'28"N

80°16'52"W 25°38'56"N

250 500 1,000 1,500 2,000 Feet

1:6,000 10

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

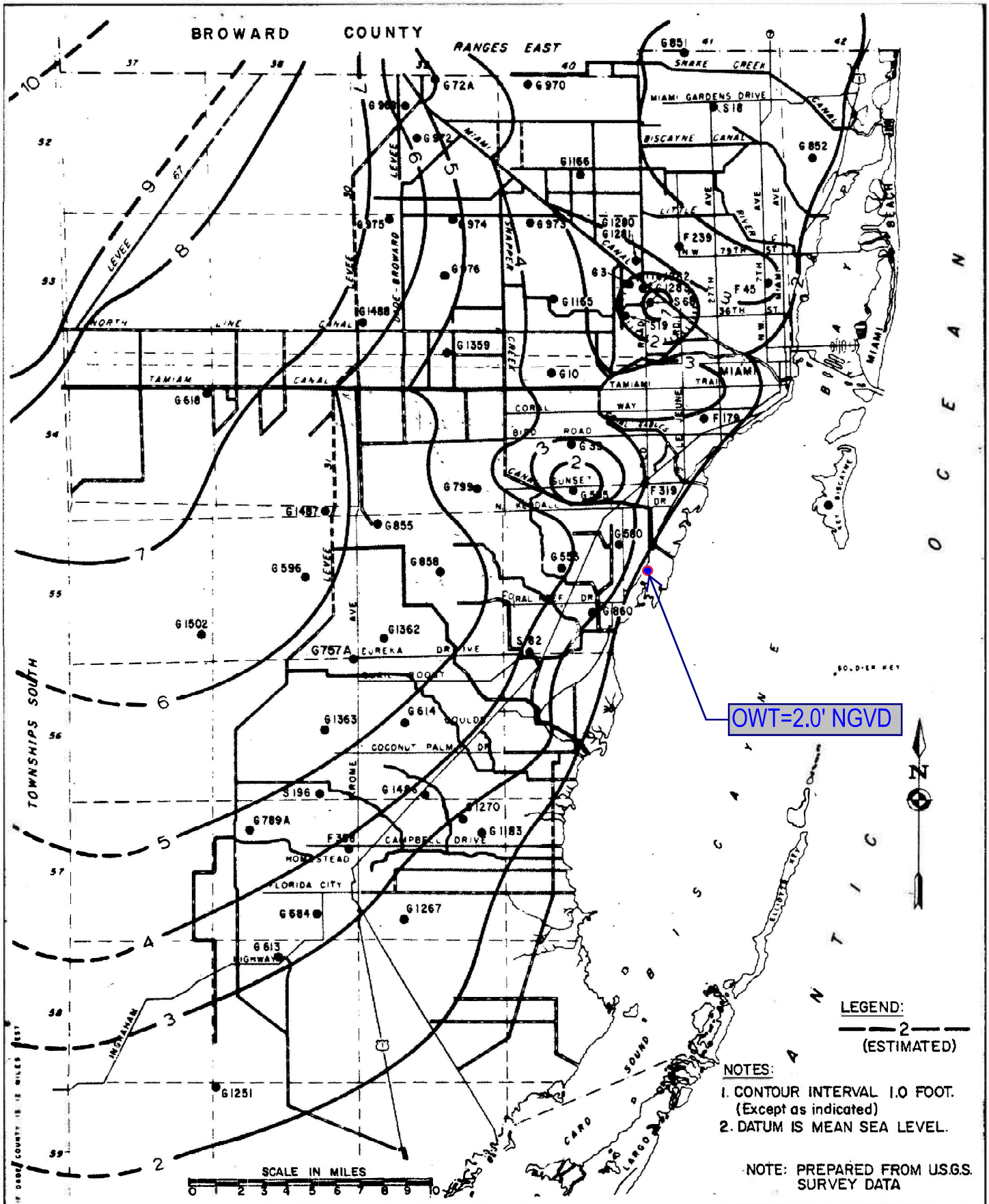
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/18/2025 at 3:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
[redacted]
DRAINAGE REPORT - 12700 ROLLING ROAD.pdf



METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 4/5/72	REVISED 2/19/75 4/14/77	DESIGN STANDARDS AVERAGE OCTOBER GROUND WATER LEVEL 1960-75	W.C. 2.2 SHEET 1 OF 1

Miami Dade County Department of Regulatory and Economic Resources Job Copy
2025011660 - 11/13/2025 10:51:08 AM
DRAINAGE REPORT - 12700 ROLLING ROAD DR.pdf

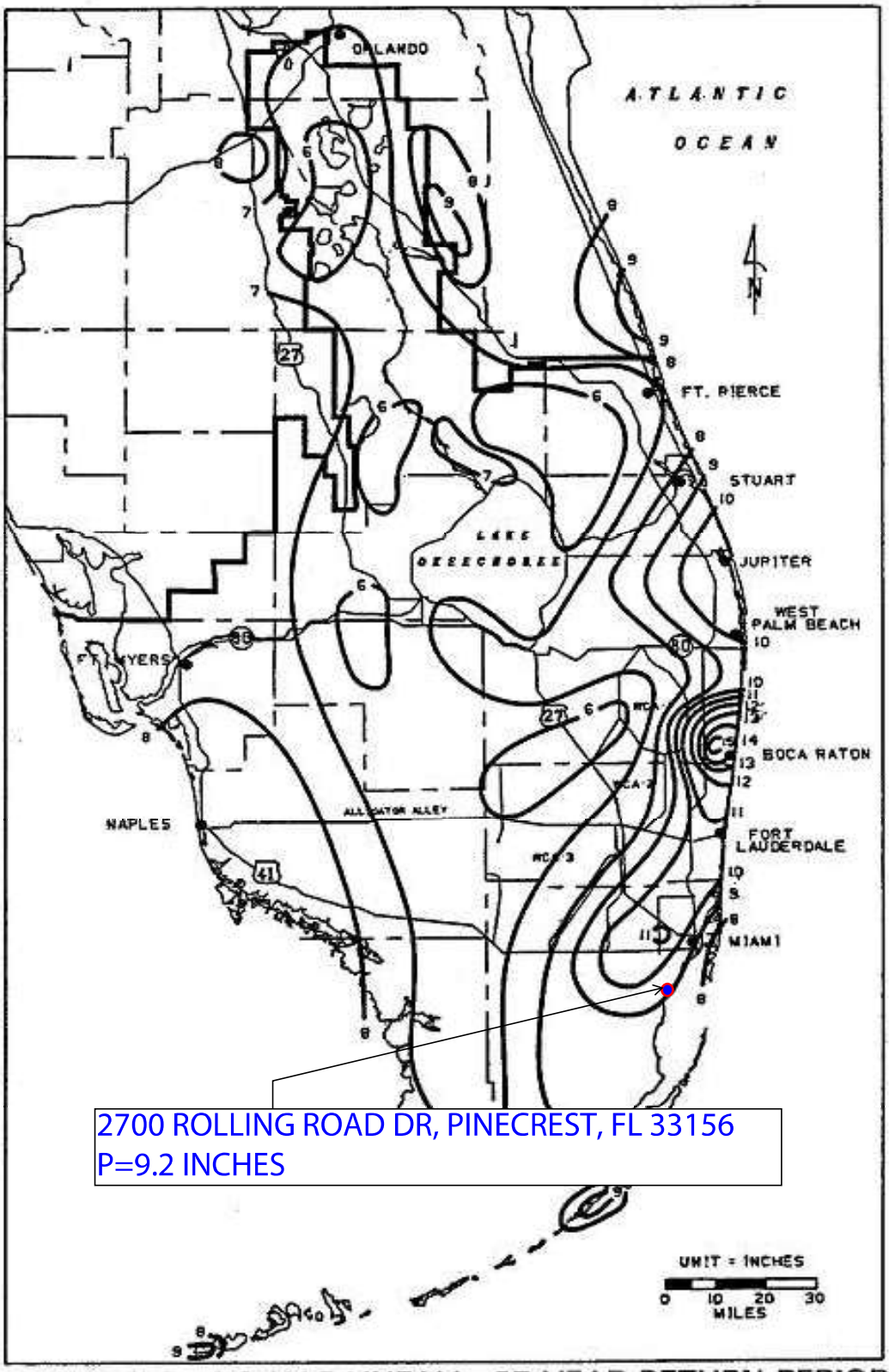
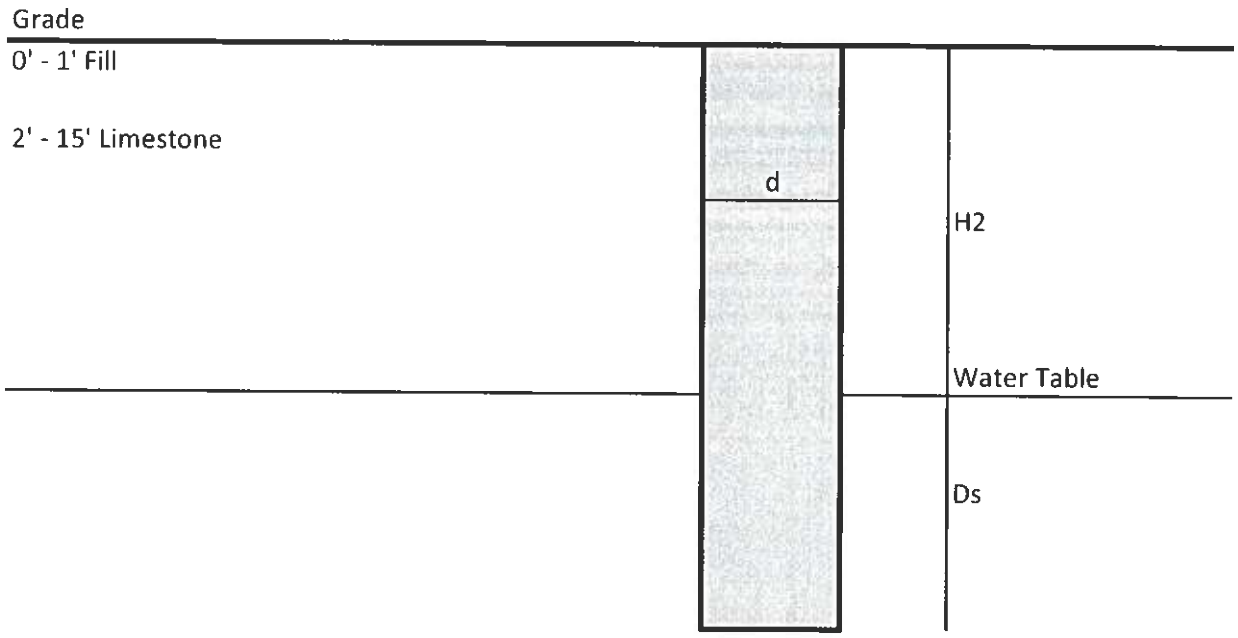


FIGURE C-5. 1-DAY RAINFALL: 25-YEAR RETURN PERIOD

27-Oct-22
File No. 22-2609

PROPOSED RESIDENCE
12700 ROLLING ROAD DRIVE, MIAMI, FL
CONSTANT HEAD PERCOLATION TEST
SFWMD Usual Open Hole Test
Test 1, Location EX-1

Location: See Plan

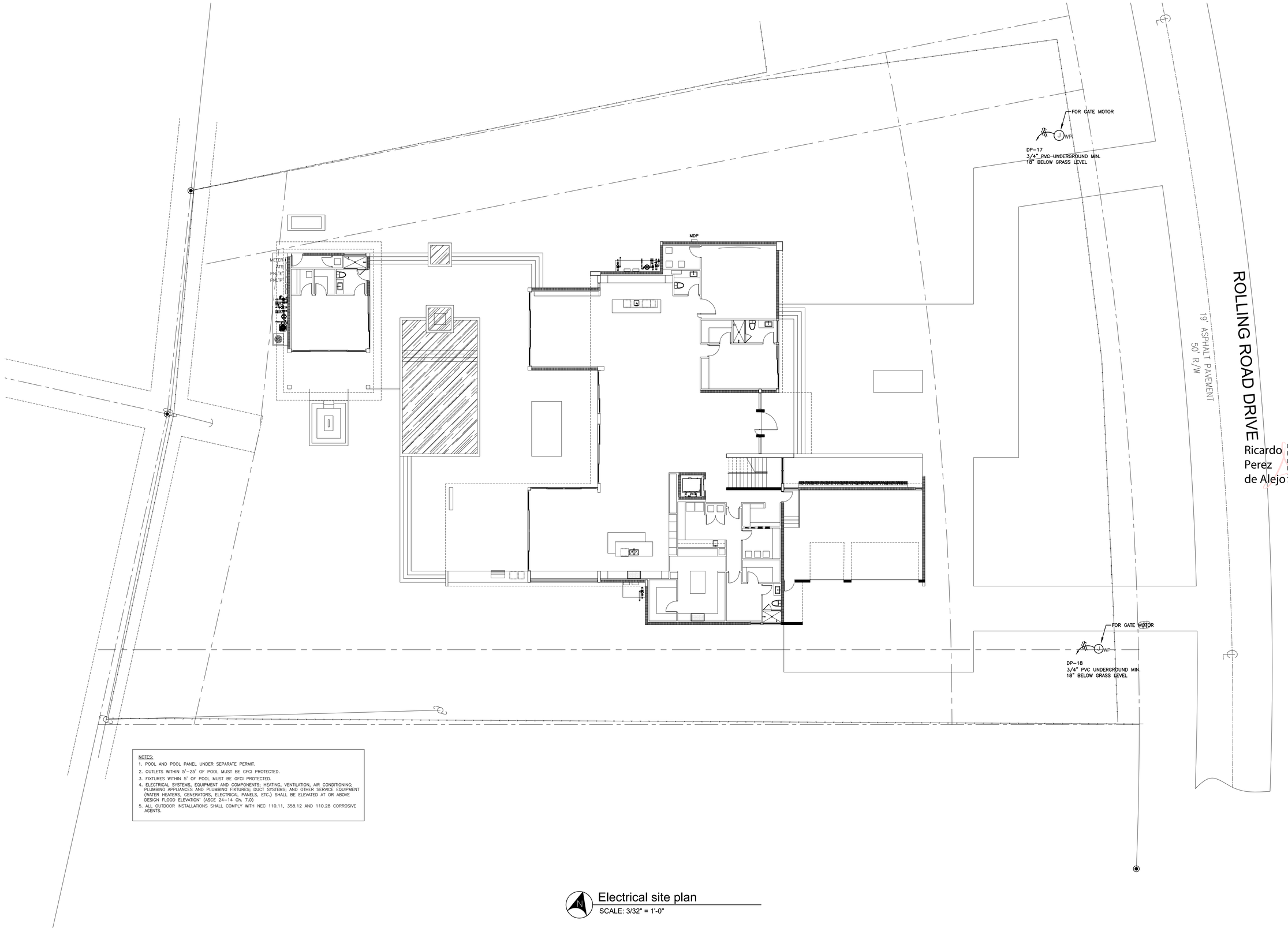


K= Hydraulic Conductivity (cfs/ft^2-ft head)	2.10E-04
Q= Stabilized Flow Rate (cfs)	3.77E-02
d= Diameter of Test Hole (ft)	0.5
H2= Depth of Water Table (ft)	15
Ds= Saturated Hole Depth (ft)	0
H= Test Hole Depth (ft)	15

11/10/22

Evelio Horta, Jr., M.S.C.E., P.E.
Project Engineer
FL Reg. No. 82209

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
DRAINAGE REPORT - 12700 ROLLING ROAD DR.pdf



NOTES:

1. POOL AND POOL PANEL UNDER SEPARATE PERMIT.
2. OUTLETS WITHIN 5'-25' OF POOL MUST BE GFCI PROTECTED.
3. FIXTURES WITHIN 5' OF POOL MUST BE GFCI PROTECTED.
4. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION' (ASCE 24-14 Ch. 7.0)
5. ALL OUTDOOR INSTALLATIONS SHALL COMPLY WITH NEC 110.11, 358.12 AND 110.28 CORROSIVE AGENTS.

Electrical site plan

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC: 1428944.
A: 8888 W 13th STREET, MIAMI, FL 33173
O: (786) 172-6511 (305) 209-3436
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

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.11 17:07:27 -04'00'

RICARDO PEREZ, P.E. 58728

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

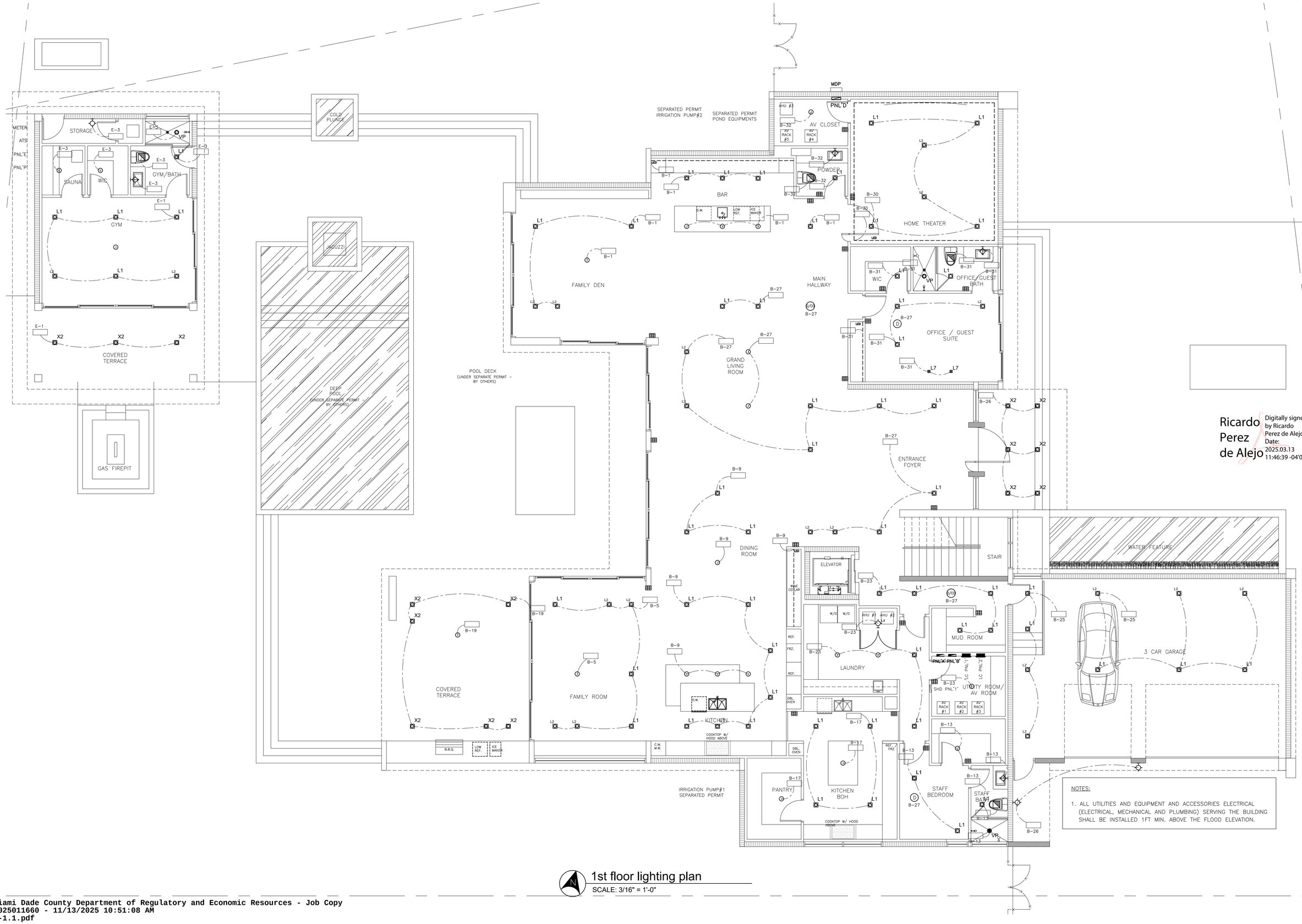
REVISIONS:

JOB:
12700

SHEET:
E-1.0

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-11

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
E-1.0.pdf



NOTES:

1. ALL UTILITIES AND EQUIPMENT AND ACCESSORIES ELECTRICAL (ELECTRICAL, MECHANICAL AND PLUMBING) SERVING THE BUILDING SHALL BE INSTALLED 1FT MIN. ABOVE THE FLOOD ELEVATION.

1st floor lighting plan

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Certificate of Competency: CGC1529904, CFC1429944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-3636
E: contact@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

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.13 11:46:39 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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

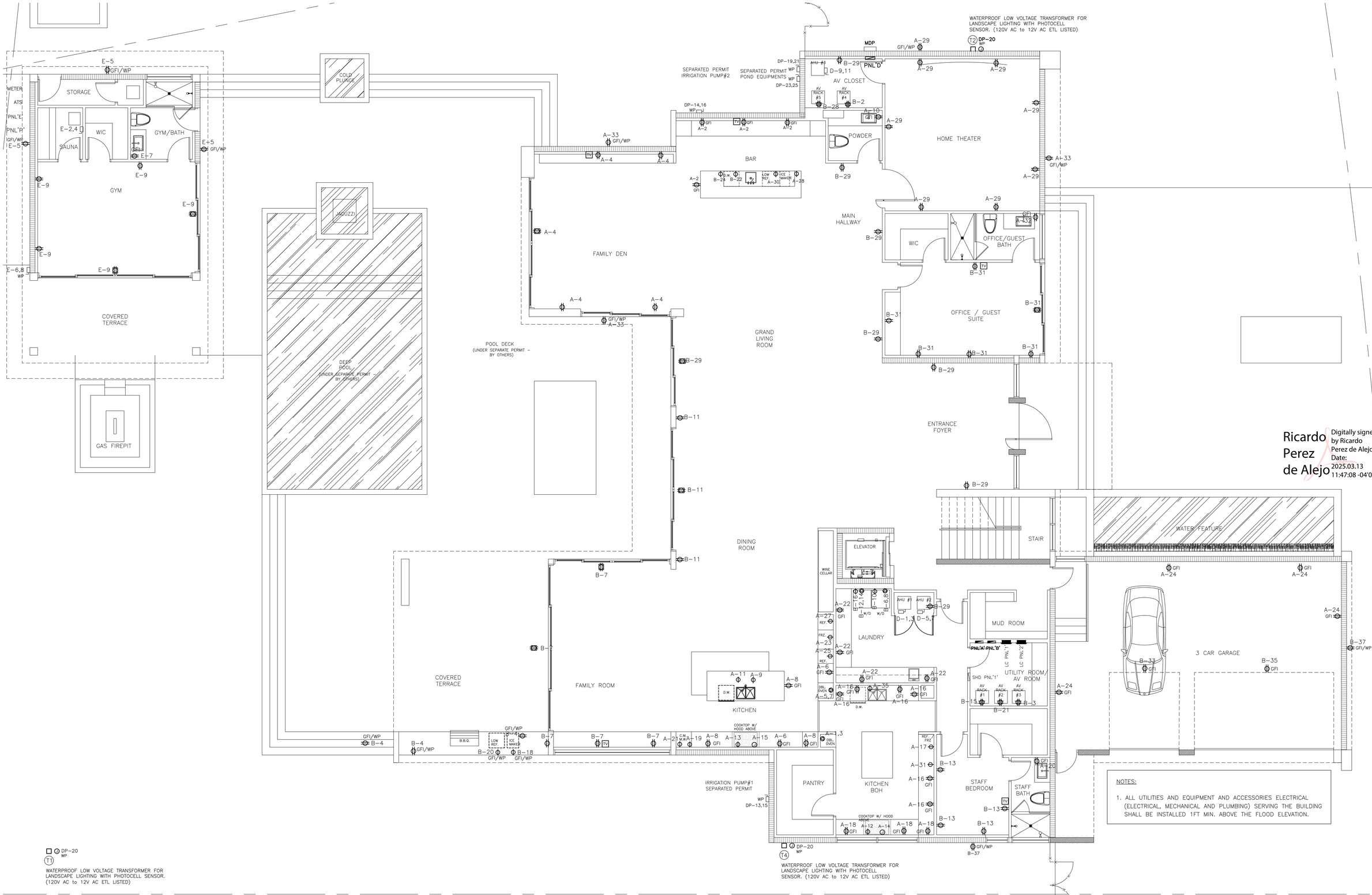
REVISIONS:

JOB:
12700

SHEET:
E-1.1

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
E-1.1.pdf



NOTES:

1. ALL UTILITIES AND EQUIPMENT AND ACCESSORIES ELECTRICAL (ELECTRICAL, MECHANICAL AND PLUMBING) SERVING THE BUILDING SHALL BE INSTALLED 1FT MIN. ABOVE THE FLOOD ELEVATION.

1st floor power plan

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yosel Ortiz CGC 1527202 CFC 1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-3636
E: contact@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

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.13 11:47:08 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE
No. 58726
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58726

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:

JOB:
12700

SHEET:
E-1.2

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
E-1.2.pdf

2nd floor lighting plan

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC 1428944.
Lic. Address: 11121 NW 41 ST, Doral, FL 33178
O: (786) 312-6511 (305) 209-3436
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

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.11 17:08:35 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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

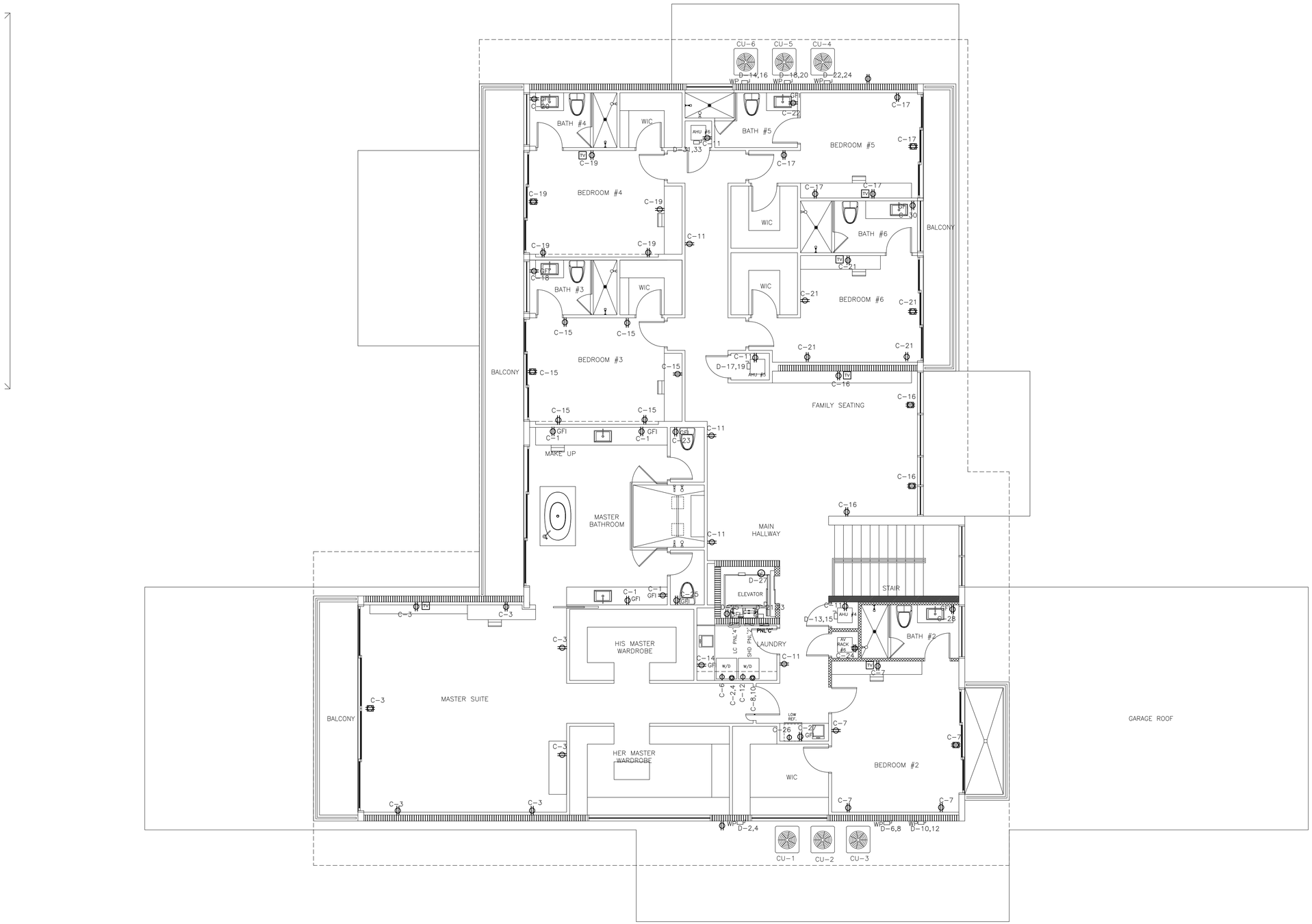
REVISIONS:

JOB:
12700

SHEET:
E-1.3

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-11

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
E-1.3.pdf



2nd floor power plan

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC: 1428944.
A: 8900 NW 18TH TERRACE, MIAMI, FL 33172.
O: (786) 312-6511 (305) 209-3436
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

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.11 17:08:50 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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:

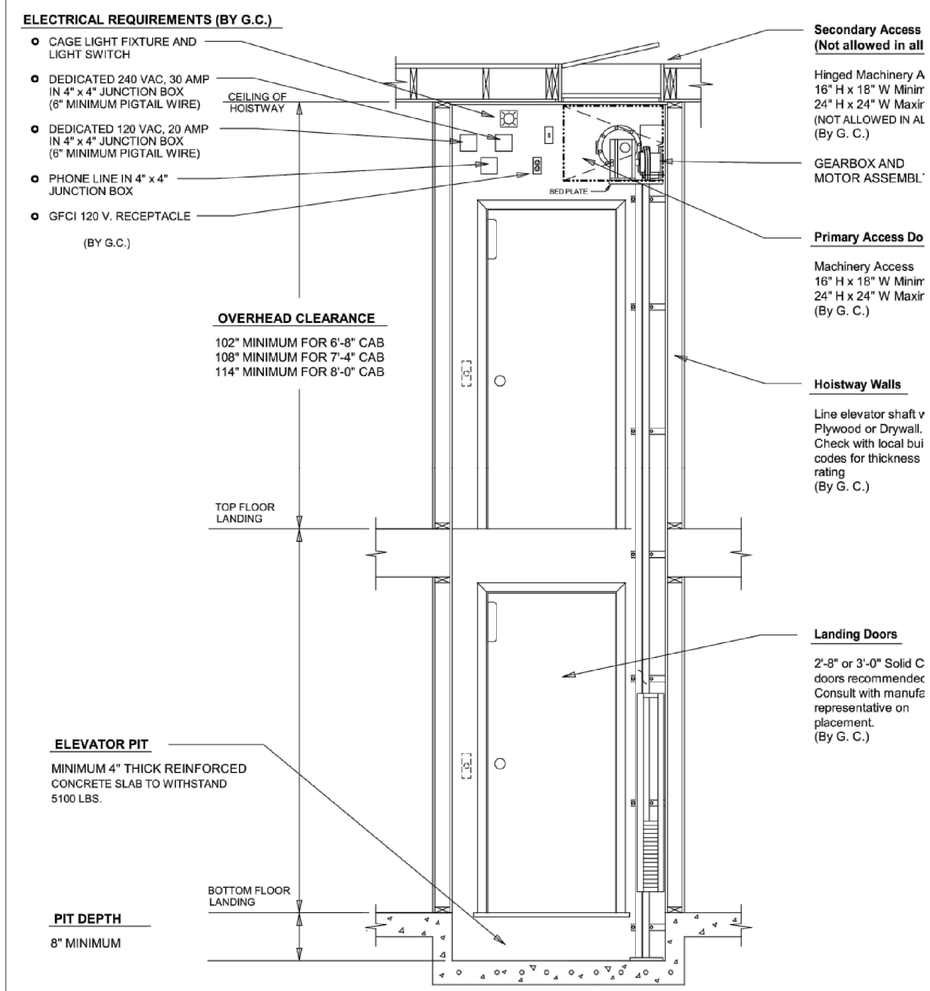
JOB:
12700

SHEET:
E-1.4

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-11

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
E-1.4.pdf

HOR 01 - HP1 TRACTION HOISTWAY ELEVATION (TYP.) LUXURY LIFT TRACTION



TYPICAL ELEVATION - HP-1

TYPICAL 2 STOP HOISTWAY LAYOUT

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE CODES IN EFFECT: NATIONAL ELECTRICAL CODE 2020, FLORIDA BUILDING CODE RESIDENTIAL 2023, 8TH EDTION, AND ALL OTHER APPLICABLE CODES AND ORDINANCES IN EFFECT AT THIS LOCATION.

2. ALL MATERIAL SHALL BE NEW AND SHALL BEAR UNDERWRITER'S AND UNION LABELS, WHERE APPLICABLE.

3. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND CONFIRM WITH OWNER'S REPRESENTATIVE AND/OR ARCHITECT.

4. ALL CABLE MUST BE ROMEX TYPE CABLE ACCORDING WITH THE DIAMETER SPECIFIED IN THE DRAWINGS. ALL ROMEX CABLE SHALL COMPLY WITH ALL NATIONAL ELECTRICAL CODE SPECIFICATIONS.

5. RACEWAYS INSTALLED UNDERGROUND, IN CONCRETE SLABS, AND/OR LARGER THAN 2 INCHES IN DIAMETER SHALL BE GALVANIZED RIGID STEEL. PVC PIPE SCHEDULE 40 IS ACCEPTABLE FOR UNDERGROUND INSTALLATION ONLY IF APPROVED BY LOCAL AUTHORITIES. RACEWAY 2 INCHES AND SMALLER IN DIAMETER SHALL BE I.M.C. IF EXPOSED TO WEATHER, E.M.T. ELSEWHERE. FLEXIBLE CONDUIT USED WHERE INDICATED SHALL BE METAL FOR INDOOR LOCATIONS, LIQUID–TIGHT FOR OUTDOOR LOCATIONS.

6. RACEWAYS INSTALLED IN OR THRU ANY CONCRETE SLABS SHALL BE SPACED A MINIMUM OF 3 DIA. OF THE LARGEST RACEWAY. METALLIC RACEWAYS INSTALLED UNDERGROUND OR UNDER SLABS SHALL BE COATED WITH TWO COATS OF AN ASPHALTIC PAINT. USE STEEL COMPRESSION TYPE FITTING.

7. OUTLETS SHALL BE FLUSHED WITH FINISHED SURFACES. TWO OR MORE LIGHT SWITCHES IN SAME WALL SHALL BE INSTALLED IN GANG–TYPE BOXES.

8. JUNCTION BOXES SHALL BE GALVANIZED STEEL WITH SCREW OR HINGED COVERS FOR INDOOR LOCATIONS AND WEATHER–PROOF WHERE EXPOSED TO WEATHER. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS. CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

9. ELECTRICAL CONTRACTOR SHALL PERFORM ALL NECESSARY WORK FOR A COMPLETE ELECTRICAL INSTALLATION AND SHALL PROVIDE ALL NECESSARY INSTRUMENTS AND SPECIAL APPARATUS TO CONDUCT ANY TEST THAT MAY BE REQUIRED TO INSURE THE SYSTEM IS FREE OF ALL IMPROPER GROUNDS AND SHORT CIRCUITS, AND THAT ALL FEEDERS ARE PROPERLY BALANCED.

10. ALL GROUND CONNECTIONS TO BE DONE AS PER NATIONAL ELECTRICAL CODE 2020.

11. LOAD DATA IS BASED ON INFORMATION GIVEN TO THE ENGINEER AT THE TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES BEFORE ORDERING.

12. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

13. CORRECTIONS OF ANY DEFECTS SHALL BE COMPLETED WITHOUT CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.

14. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING; AND ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

15. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE OF DEFECT FOR A PERIOD NOT LESS THAN ONE YEAR FROM THE DATE OF ACCEPTANCE.

16. CONTRACTOR'S WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ACT.

17. THE CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING HIS BID IN ORDER THAT HE MAY BECOME AWARE OF EXISTING CONDITIONS. NO ALLOWANCES WILL BE MADE FOR ANY EXISTING CONDITIONS OF WHICH THIS CONTRACTOR WAS NOT AWARE.

18. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF LOCAL POWER, TELEPHONE AND CABLE T.V. UTILITIES.

19. FURNISH AND INSTALL ALL LIGHTING FIXTURES WITH LAMPS. TYPES SHALL BE AS SELECTED BY THE ARCHITECT, THE OWNER, AND/OR THE INTERIOR DESIGNER.

20. WIRING DEVICES SHALL BE APPROVED RESIDENTIAL GRADE. VERIFY LOCATION WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH–IN. TYPES SHALL BE AS SELECTED BY THE ARCHITECT, THE OWNER, AND/OR THE INTERIOR DESIGNER.

21. CONTRACTOR SHALL DO HIS OWN CUTTING OF FLOORS AND WALLS AND GENERAL CONTRACTOR SHALL DO ALL PATCHING. OBTAIN APPROVAL BEFORE DOING ANY CUTTING. REPAIR ANY DAMAGE DONE TO OTHER'S EQUIPMENT OR MATERIAL.

22. CONTRACTOR SHALL COORDINATE WITH THE OWNER THE INSTALLATION OF ANY ADDITIONAL SYSTEM TO BE PROVIDED BY HIMSELF OR BY OTHERS, SUCH AS ALARM SYSTEM, INTERCOM SYSTEM, ETC.

23. PRIOR TO INSTALLATION OF ROUGH ELECTRIC WIRING, CHECK NAMEPLATE DATA OF A/C EQUIPMENT, KITCHEN EQUIPMENT AND OTHER EQUIPMENT TO OBTAIN CORRECT WIRE SIZES AND OVERCURRENT DEVICE SIZES.

24. ALL CIRCUITS SHALL BE CLEARLY IDENTIFIED AND SHOWN ON PANEL DIRECTORIES. DO NOT CHANGE CIRCUIT ARRANGEMENT SHOWN ON THESE DRAWINGS.

25. CIRCUITS ON THE PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS TO SUIT JOB CONDITIONS.

26. ALL RECEPTACLES SPECIFIED IN NEC 2020, 210.52 SHALL BE TAMPER RESISTANT.

27. ALL 120–VOLT, SINGLE–PHASE, 15– AND 20–AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE AFCI PROTECTED. 2017 NEC, SECTION 210.12(D).

28. ALL EQUIPMENT DISCONNECT MEANS SHALL COMPLY WITH NEC 2020.

29. ALL ELECTRICAL EQUIPMENTS SHALL BE ABOVE FLOOD LEVEL AS FEMA AND CMB REGULATIONS.

30. ALL LUMINARIES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS. " ALL LUMINARIES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS."

31. SPACE ABOUT ELECTRICAL EQUIPMENT SHALL BE IN COMPLIANCE WITH NEC 2020 ART 110.26.

32. STAIR SHALL BE ILLUMINATED AT A MINIMUM OF 1 FOOT CANDLE AT FLOOR LEVEL.

33. AT LEAST 90% OF THE LAMPS SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS/W OR NOT LESS THAN 65 LUMENS/W. FBC RE R404.

34. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.

35. ALL OUTDOOR INSTALLATIONS SHALL COMPLY WITH NEC 2020 SART 110.11, 358.12 AND 110.28 CORROSIVE AGENTS.

36. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC–RATED AND LABELED AS MEETING ASTM E 283 (AIR TIGHT). FBC EC 502.3.8.

37. ALL TERMINATIONS SHALL BE RATED AT 75 DEG. NEC 110.14.

38. NOT LESS THAN 90% OF THE LAMPS SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS/W OR NOT LESS THAN 65 LUMENS/W. FBC RE R404.

39. ALL FANS UNITS MUST BE INSTALLED USING A FAN BOX. NEC 422.18.

SMOKE DETECTOR NOTES (FIELD VERIFY):

1. SMOKE DETECTOR WIRING SHALL BE MADE SO THAT WHEN ONE IS ACTIVATED THE REST SHALL BE ACTIVIATED.
2. SMOKE ALARM STATION SHALL BE 120 VOLTS HARDWIRE WITH BATTERY BACKUP.
3. PROVIDE SMOKE ALARMS (DETECTORS) ON EACH SLEEPING ROOM, IMMEDIATE VICINITY OF SLEEPING AREAS, AND ON EACH ADDITIONAL STORY. IN COMPLIANCE WITH FBCR 314.

NOTES

1– REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF LIGHTING FIXTURES, LIGHTING CONTROL, TV OUTLETS, TELEPHONE OULETS, ETC.

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.11 15:56:23 -04'00'

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC 1428944.
8400 NW 25 ST #317, MIAMI, FL 33122
O: (786) 317-8317 M: (305) 519-5313
C: (786) 172-6511 (305) 209-3436
E:construction@jd-miami.com
w: 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

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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:

JOB:
12700

SHEET:
E-2.1

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-11

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
E-2.1.pdf

ELECTRICAL PANEL SCHEDULE "A"

TYPE : AQ, G.E.
MOUNTING : FLUSH
LOCATION : UTILITY ROOM
10,000 A.I.C.
MAINS : M.C.B.
BUS RATING : 200 AMP
VOLTAGE : 120/240V-1PHASE-3WIRE-S/N

	DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE/TRIP	CKT. No.	CKT. No.	POLE/TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION	
	DBL/OVEN	#8-3/4"	6000	2/40	1	2	1/20	(1)	#12-1/2"	BAR REC.	*
					3	4	1/20	(1)	#12-1/2"	FAMILY DEN	*
	DBL/OVEN	#8-3/4"	6000	2/40	5	6	1/20	1500	#12-1/2"	KITCHEN APP.	*
					7	8	1/20	1500	#12-1/2"	KITCHEN APP.	*
***	DISH WASHER	#12-1/2"	1200	1/20	9	10	1/20	(1)	#12-1/2"	POWDER REC.	
***	GARBAGE DISPOSAL	#12-1/2"	1200	1/20	11	12	1/15	100	#14-1/2"	COOK TOP PILOT	
	COOK TOP PILOT	#14-1/2"	100	1/15	13	14	1/15	200	#14-1/2"	HOOD	
	HOOD	#14-1/2"	100	1/15	15	16	1/20	1500	#12-1/2"	KITCHEN APP.	*
***	FREEZER	#12-1/2"	1000	1/20	17	18	1/20	1500	#12-1/2"	KITCHEN APP.	*
*	MICROWAVE	#12-1/2"	1200	1/20	19	20	1/20	(1)	#12-1/2"	STAFF BATH REC.	
***	COFFEE MAKER	#12-1/2"	800	1/20	21	22	1/20	1500	#12-1/2"	LAUNDRY #1 REC.	
***	FREEZER	#12-1/2"	800	1/20	23	24	1/20	300	#12-1/2"	GARAGE REC.	
***	REFRIGERATOR	#12-1/2"	800	1/20	25	26	1/20	(1)	#12-1/2"	POWDER REC.	
***	REFRIGERATOR	#12-1/2"	800	1/20	27	28	1/20	800	#12-1/2"	ICE MAKER	*
*	THEATER RC.	#12-1/2"	(1)	1/20	29	30	1/20	800	#12-1/2"	LOW REF.	*
***	REFRIGERATOR	#12-1/2"	600	1/20	31	32	1/20	(1)	#12-1/2"	OFFICE/GUEST BATH	
	EXTERIOR REC.	#12-1/2"	600	1/20	33	34					
***	DISH WASHER	#12-1/2"	1200	1/20	35	36					
					37	38					
					39	40					

* AFCI TYPE BREAKER
** GFCI TYPE BREAKER
*** AFCI & GFCI TYPE BREAKER

LOAD CALCULATION PANEL 'A'

GENERAL LIGHTING 1651 S.F. AT 3 VA/S.F. = 4953 VA — GENERAL LOAD = 37053 VA
SMALL APP. = 6000 VA
LAUNDRY REC. =1500
TOTAL = 12453 VA
DEMAND FACTOR:
FIRST 3000 VA AT 100% = 3000 VA
REMAINDER AT 35% = 12453 – 3000 = 9453 * 0.35 = 3309 VA
LIGHTING LOAD = 3000 + 3309 = 6309 VA
DBL/OVEN = 12000 VA
APPLIANCES LOAD = 11200 VA
MISCELLANEOUS LOAD = 1400 VA
A/C LOAD AT 100% = 0 VA
TOTAL DEMAND LOAD = 30909 VA
TOTAL DEMAND AMPS = 129 AMPS PER PHASE

(1) LIGHTING LOAD AT 3 VA PER SQUARE FEET

NOTES:

IN EVENT OF EMERGENCY, THE SMART MODULE SHALL DISCONNECT: BOTH OVENS

ELECTRICAL PANEL SCHEDULE "B"

TYPE : AQ, G.E.
MOUNTING : FLUSH
LOCATION : UTILITY ROOM
10,000 A.I.C.
MAINS : M.C.B.
BUS RATING : 200
VOLTAGE : 120/240V-1PHASE-3WIRE-S/N

	DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE/TRIP	CKT. No.	CKT. No.	POLE/TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION	
*	FAMILY / BAR LTS.	#12-1/2"	(1)	1/20	1	2	1/20	800	#12-1/2"	AV #4 RECEPTACLE	
*	AV #3 RECEPTACLE	#12-1/2"	800	1/20	3	4	1/20	600	#12-1/2"	TERRACE REC.	
*	FAMILY ROOM LTS.	#12-1/2"	(1)	1/20	5	6	2/40	5000	#10-1/2"	DRYER	**
*	FAMILY ROOM REC.	#12-1/2"	(1)	1/20	7	8					
*	DINING / KITCHEN LTS.	#12-1/2"	(1)	1/20	9	10	1/20	1500	#12-1/2"	WASHER MACHINE	***
*	DINING ROOM REC.	#12-1/2"	1500	1/20	11	12	2/40	5000	#10-1/2"	DRYER	***
*	STAFF BEDROOM	#12-1/2"	(1)	1/20	13	14					
*	AV #1 RECEPTACLE	#12-1/2"	700	1/20	15	16	1/20	1500	#12-1/2"	WASHER MACHINE	***
*	KITCHEN BOH LTS.	#12-1/2"	(1)	1/20	17	18	1/20	800	#12-1/2"	ICE MAKER	*
	COVERED TERRACE	#12-1/2"	(1)	1/20	19	20	1/20	800	#12-1/2"	UC REF.	*
*	AV #2 RECEPTACLE	#12-1/2"	700	1/20	21	22	1/20	1200	#12-1/2"	DISH WASHER	***
*	LAUNDRY #1 LTS.	#12-1/2"	(1)	1/20	23	24	1/20	1200	#12-1/2"	GARBAGE DISPOSAL	***
	CAR GARAGE LTS.	#12-1/2"	(1)	1/20	25	26	1/20	600	#12-1/2"	EXTERIOR LTS.	
*	LIVING ROOM LTS.	#12-1/2"	(1)	1/20	27	28	1/20	700	#12-1/2"	AV #5 RECEPTACLE	
*	LIVING ROOM REC.	#12-1/2"	(1)	1/20	29	30	1/20	(1)	#12-1/2"	HOME THEATER LTS.	*
*	OFFICE/GUEST SUITE	#12-1/2"	(1)	1/20	31	32	1/20	(1)	#12-1/2"	POWDER LTS	
	GARAGE DOOR	#12-1/2"	450	1/20	33	34					
	GARAGE DOOR	#12-1/2"	450	1/20	35	36					
	EXTERIOR REC.	#12-1/2"	500	1/20	37	38					
					39	40					

* AFCI TYPE BREAKER
** GFCI TYPE BREAKER
*** AFCI & GFCI TYPE BREAKER

LOAD CALCULATION PANEL 'B'

GENERAL LIGHTING 3883 S.F. AT 3 VA/S.F. = 11649 VA — GENERAL LOAD = 36449 VA
SMALL APP. = 1500 VA
LAUNDRY REC. = 3000 VA
TOTAL = 16149 VA
DEMAND FACTOR:
FIRST 3000 VA AT 100% = 3000 VA
REMAINDER AT 35% = 16149 – 13149 = 13149 * 0.35 = 5652 VA
LIGHTING LOAD = 3000 + 5652 = 8652 VA
DRYER LOAD = 10000 VA
APPLIANCES LOAD = 4000 VA
MISCELLANEOUS LOAD = 6300 VA
A/C LOAD AT 100% = 0 VA
TOTAL DEMAND LOAD = 28952 VA
TOTAL DEMAND AMPS = 121 AMPS PER PHASE

(1) LIGHTING LOAD AT 3 VA PER SQUARE FEET

NOTES:

IN EVENT OF EMERGENCY, THE SMART MODULE SHALL DISCONNECT: BOTH DRYER MACHINES & WASHER MACHINES.

ELECTRICAL PANEL SCHEDULE "E"

TYPE : AQ, G.E. (OR EQUIVALENT)
MOUNTING : SURFACE
LOCATION : EXTERIOR WALL
10,000 A.I.C.
MAINS : M.L.O.
BUS RATING : 100 AMP
VOLTAGE : 120/240V-1PHASE-3WIRE-S/N

	DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE/TRIP	CKT. No.	CKT. No.	POLE/TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION
*	GYM LTS.	#12-1/2"	(1)	1/20	1	2	2/40	6000	#8-3/4"	SAUNA
*	SAUNA/GYM/BATH	#12-1/2"	(1)	1/20	3	4				
	EXTERIOR REC.	#12-1/2"	600	1/20	5	6	2/25	2880	#10-1/2"	CU-7
	GYM/BATH	#12-1/2"	(1)	1/20	7	8				
*	GYM REC.	#12-1/2"	(1)	1/20	9	10				
	AHU-7	#12-1/2"	432	2/20	11	12				
					13	14				
					15	16				
					17	18				
					19	20				
					21	22				
					23	24				

* AFCI TYPE BREAKER
** GFCI TYPE BREAKER
*** AFCI & GFCI TYPE BREAKER

LOAD CALCULATION PANEL 'E'

GENERAL LIGHTING 587 S.F. AT 3 VA/S.F. = 1761 VA — GENERAL LOAD = 8361 VA
SAUNA LOAD AT 100% = 6000 VA
OTHER LOADS AT 100% = 600 VA
A/C LOAD AT 100% = 3312 VA
TOTAL DEMAND LOAD = 11673 VA
TOTAL DEMAND AMPS = 49 AMPS PER PHASE

(1) LIGHTING LOAD AT 3 VA PER SQUARE FEET

ELECTRICAL PANEL SCHEDULE "C"

TYPE : AQ, G.E.
MOUNTING : FLUSH
LOCATION : 2ND FLOOR CLOSET.
10,000 A.I.C.
MAINS : M.C.B.
BUS RATING : 125 AMP
VOLTAGE : 120/240V-1PHASE-3WIRE-S/N

	DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE/TRIP	CKT. No.	CKT. No.	POLE/TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION	
	MASTER BATH REC.	#12-1/2"	(1)	1/20	1	2	2/40	5000	#10-1/2"	DRYER	**
*	MASTER SUITE REC.	#12-1/2"	(1)	1/20	3	4					
*	MASTER SUITE LTS.	#12-1/2"	(1)	1/20	5	6	1/20	1500	#12-1/2"	WASHER MACHINE	***
*	BEDROOM #2	#12-1/2"	(1)	1/20	7	8	2/40	5000	#10-1/2"	DRYER	**
*	LAUNDRY #2 LTS.	#12-1/2"	(1)	1/20	9	10					
*	MAIN HALLWAY	#12-1/2"	(1)	1/20	11	12	1/20	1500	#12-1/2"	WASHER MACHINE	*
*	MASTER BATH LTS.	#12-1/2"	(1)	1/20	13	14	1/20	1500	#12-1/2"	LAUNDRY #2 RC.	
*	BEDROOM #3	#12-1/2"	(1)	1/20	15	16	1/20	(1)	#12-1/2"	FAMILY SEATING	*
*	BEDROOM #5	#12-1/2"	(1)	1/20	17	18	1/20	(1)	#12-1/2"	BATH #3 REC.	
*	BEDROOM #4	#12-1/2"	(1)	1/20	19	20	1/20	(1)	#12-1/2"	BATH #4 REC.	
*	BEDROOM #6	#12-1/2"	(1)	1/20	21	22	1/20	(1)	#12-1/2"	BATH #5 REC.	
	TOILET REC.	#12-1/2"	800	1/20	23	24	1/20	800	#12-1/2"	AV#6 RECEPTACLE	
	TOILET REC.	#12-1/2"	800	1/20	25	26	1/20	800	#12-1/2"	U/C REF.	
	COUNTER REC.	#12-1/2"	1200	1/20	27	28	1/20	(1)	#12-1/2"	BATH #2 REC.	
					29	30	1/20	(1)	#12-1/2"	BATH #6 REC.	
					31	32					
					33	34					
					35	36					
					37	38					
					39	40					

* AFCI TYPE BREAKER
** GFCI TYPE BREAKER
*** AFCI & GFCI TYPE BREAKER

LOAD CALCULATION PANEL 'C'

GENERAL LIGHTING 4369 S.F. AT 3 VA/S.F. = 13107 VA — GENERAL LOAD = 29207 VA
LAUNDRY REC. = 1500 VA
TOTAL = 14607 VA
DEMAND FACTOR:
FIRST 3000 VA AT 100% = 3000 VA
REMAINDER AT 35% = 14607 – 3000 = 11607 * 0.35 = 4062 VA
LIGHTING LOAD = 3000 + 4062 = 7062 VA
DRYER LOAD = 10000 VA
APPLIANCES LOAD = 3800 VA
MISCELLANEOUS LOAD = 800 VA
A/C LOAD AT 100% = 0 VA
TOTAL DEMAND LOAD = 21662 VA
TOTAL DEMAND AMPS = 90 AMPS PER PHASE

(1) LIGHTING LOAD AT 3 VA PER SQUARE FEET

NOTES:

IN EVENT OF EMERGENCY, THE SMART MODULE SHALL DISCONNECT: DRYER MACHINE & WASHER MACHINE. (C-2,4,6)

ELECTRICAL PANEL "D"

TYPE : AQ, G.E. (OR EQUIVALENT)
MOUNTING : FLUSH
LOCATION : AV CLOSET
10,000 A.I.C.
MAINS : M.C.B.
BUS RATING : 200 AMP
VOLTAGE : 120/240V-1PHASE-3WIRE

DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE/TRIP	CKT. No.	CKT. No.	POLE/TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION
AHU-1	#12-1/2"	576	2/20	1	2	2/30	3840	#10-1/2"	CU-1
				3	4				
AHU-2	#12-1/2"	888	2/20	5	6	2/45	5376	#8-1/2"	CU-2
				7	8				
AHU-3	#12-1/2"	888	2/20	9	10	2/45	5376	#8-1/2"	CU-3
				11	12				
AHU-4	#12-1/2"	576	2/20	13	14	2/30	3840	#10-1/2"	CU-4
				15	16				
AHU-5	#12-1/2"	888	2/20	17	18	2/45	5376	#8-1/2"	CU-5
				19	20				
ELEVATOR	#10-1/2"	5000	2/30	21	22	2/25	2880	#10-1/2"	CU-6
				23	24				
ELEVATOR REC.	#12-1/2"	600	1/20	25	26				SPACE
ELEVATOR CONTROLS	#14-1/2"	200	1/15	27	28				SPACE
AHU-6	#12-1/2"	432	2/20	29	30				SPACE
				31	32				SPACE
SPACE				33	34				SPACE
SPACE				35	36				SPACE

(*) PROVIDE AFCI TYPE BREAKER

LOAD CALCULATION PANEL 'D'

GENERAL LOAD = 5800 VA — GENERAL LOAD = 5800 VA
A/C LOAD AT 100% = 30936 VA
TOTAL DEMANDED LOAD = 36736 VA
TOTAL DEMAND AMPS = 153 AMPS PER PHASE

NOTES:

IN EVENT OF EMERGENCY, THE SMART MODULE SHALL DISCONNECT: CU-3 AND AHU-3

ELECTRICAL PANEL SCHEDULE "DP"

TYPE : AQ, G.E. (OR EQUIVALENT)
MOUNTING : FLUSH
LOCATION : GARAGE
22,000 A.I.C.
MAINS : M.C.B.
BUS RATING : 400 AMP
VOLTAGE : 120/240V-1PHASE-3WIRE

DESCRIPTION	WIRE & COND. SIZE	LOAD (V.A.)	POLE/TRIP	CKT. No.	CKT. No.	POLE/TRIP	LOAD (V.A.)	WIRE & COND. SIZE	DESCRIPTION
PANEL A	3#3/0 & 1#6G" THWN CU IN 2"C	30909	2/200	1	2	2/200	36736	3#3/0 & 1#6G" THWN CU IN 2"C	PANEL D
				3	4				
PANEL B	3#3/0 & 1#6G" THWN CU IN 2"C	28952	2/200	5	6	2/100	8361	3#1 & 1#6G" THWN CU IN 1-1/2"C	PANEL E
				7	8				
PANEL C	3#1 & 1#6G" THWN CU IN 1-1/2"C	21662	2/150	9	10	2/100	6200	3#3 & 1#8G" THWN CU IN 1-1/2"C	FUTURE POOL PANEL
				11	12				
FUTURE IRRIGATION PUMP #1	#12-1/2"	800	2/20	13	14	2/20	800	#12-1/2"	FUTURE IRRIGATION PUMP #2
				15	16				
GATE MOTOR	#12-1/2"	600	1/20	17	18	1/20	600	#12-1/2"	GATE MOTOR
FUTURE POND FILTER PUMP	#12-1/2"	800	2/20	19	20	1/20	700	#12-1/2"	LANDSCAPE LTS
				21	22				
FUTURE POND PUMP	#12-1/2"	800	2/20	23	24				
				25	26				
				27	28				
				29	30				

SUMMARY LOAD CALCULATIONS:

PANEL "A" GENERAL LOAD = 37053 VA
PANEL "B" GENERAL LOAD = 36449 VA
PANEL "C" GENERAL LOAD = 29207 VA
PANEL "D" GENERAL LOAD = 5800 VA
PANEL "E" GENERAL LOAD = 8361 VA
FUTURE POOL PANEL GENERAL LOAD = 6200 VA
MISCELLANEOUS LOAD = 4900 VA
TOTAL GENERAL LOAD = 119600 VA
FIRST 10000 VA AT 100% = 10000 VA
REMAINDER AT 40% = 43844 VA
AC COOLING LOAD AT 100% = 30936 VA
TOTAL DEMAND LOAD = 84780 VA
TOTAL DEMAND AMPS = 353 A

NOTES:

IN EVENT OF EMERGENCY, THE SMART MODULE SHALL DISCONNECT: PNL 'E', FUTURE PNL 'P', AND FUTURE IRRIGATION PUMPS.

GENERATOR LOAD CALCULATIONS:

PANEL "A" GENERAL LOAD = 25053 VA
PANEL "B" GENERAL LOAD = 23449 VA
PANEL "C" GENERAL LOAD = 22707 VA
PANEL "D" GENERAL LOAD = 5800 VA
MISCELLANEOUS LOAD = 2500 VA
TOTAL GENERAL LOAD = 79509 VA
FIRST 10000 VA AT 100% = 10000 VA
REMAINDER AT 40% = 27804 VA
AC COOLING LOAD AT 100% = 21360 VA
TOTAL DEMAND LOAD = 59162 VA

USE A 60 KW GENERATOR

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

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

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

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.13 11:47:27 -04'00'

RICARDO PEREZ DE ALEJO LICENSE No. 58728 STATE OF FLORIDA PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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:

JOB:
12700

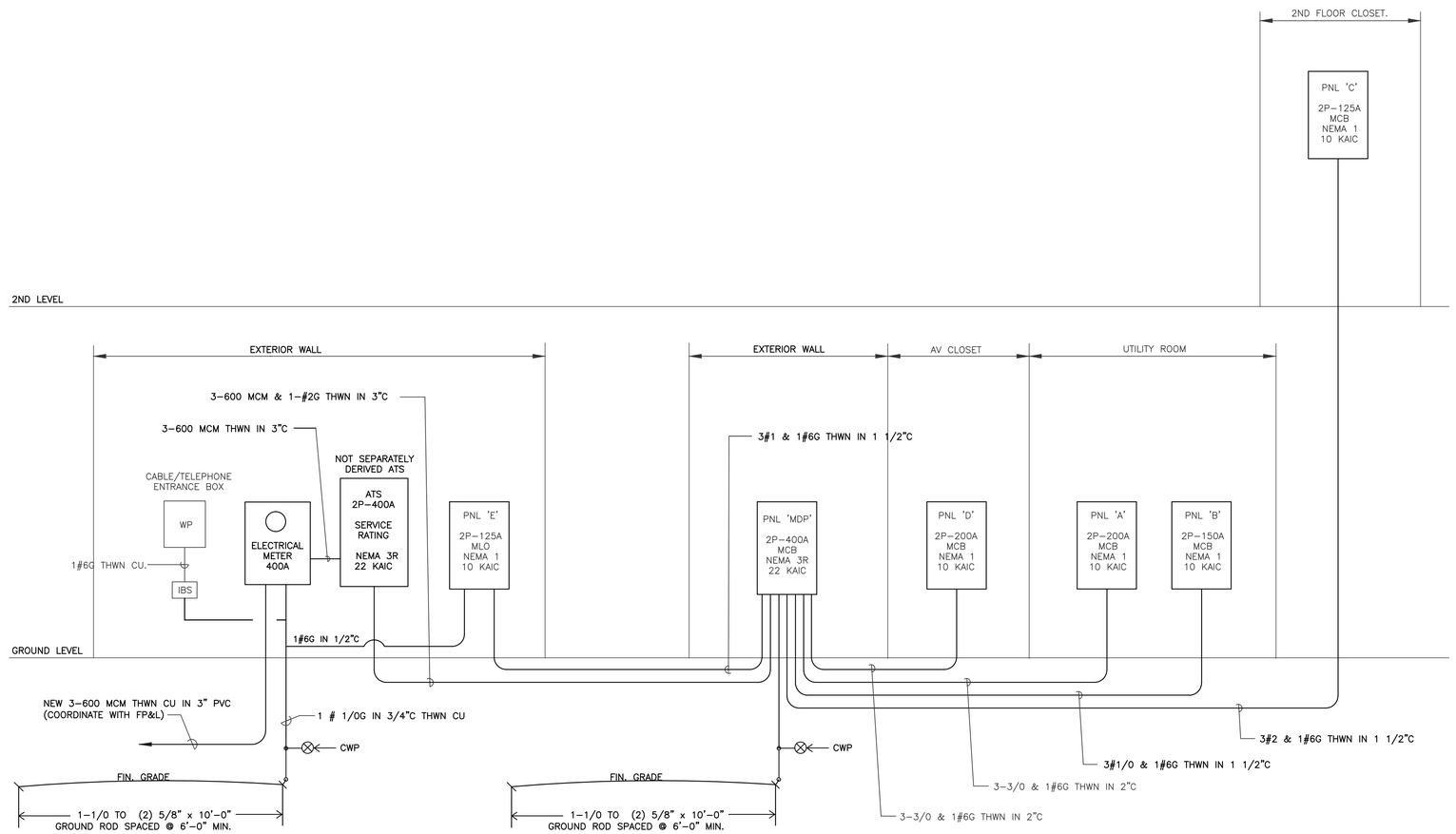
SHEET:
E-2.2

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
E-2.2.pdf

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WALL MTD LIGHT FIXTURE	I.B.T.	INTERSYSTEM BONDING TERMINATION
	SURFACE MOUNTED LIGHT FIXTURE	J	ELECTRICAL JUNCTION BOX
	RECESSED MOUNTED LIGHT FIXTURE	IG	DUPLEX RECEPTACLE, 20A, 120V W/ISOLATED GROUND
	FLUORESCENT STRIP FIXTURE		ELECTRICAL PLUG MOLD
D	SMOKE DETECTOR	TP	TELEPHONE OUTLET,FLOOR MTD
CO	CARBON MONOXIDE DETECTOR	TV	TELEVISION OUTLET
S/CO	SMOKE/CARBON MONOXIDE DETECTOR	$	TOGGLE SWITCH, SINGLE POLE, 20 A
	DISCONNECT SWITCH	$3	TOGGLE SWITCH, THREE WAY, 20 A
3	MOTOR, NUMBER INDICATES HP		TELEPHONE/DATA COMB. OUTLET
	ELECTRICAL PANEL		TELEPHONE OUTLET
	POWER BRANCH CKT HOME RUN HATCH MARKS DENOTE # OF WIRE /– DENOTE GROUND WIRE	WP	DUPLEX RECEPTACLE, 20A, 120V W/ WEATHERPROOF, 20 A
			FLOOR MTD DUPLEX RECEPT, 120V, 20A
A.F.F.	ABOVE FINISHED FLOOR	MH	MOUNTING HEIGHT
GFI	GROUND FAULT INTERRUPTION	C	CONDUIT
WP	WEATHER RESISTENT		DUPLEX RECEPTACLE, 20A, 120V WALL MTD. AT 18" A.F.F.
$3	TOGGLE SWITCH, THREE WAY, 20 A		DUPLEX RECEPTACLE, 20A, 120V WALL MTD. AT 48" A.F.F.
$D	DIMMER SWITCH RATED FOR CKT LOAD		QUADRAPLEX RECEPTACLE, 20A, 120V WALL MTD. AT 18" A.F.F.
	SINGLE RECEPTACLE, 20A, 120V		GARAGE DOOR SWITCH
GFI	DUPLEX RECEPTACLE, 20A, 120V W/ GROUND FAULT CIRCUIT INTERRUPT		SPECIAL RECEPTACLE OUTLET, 250 VOLTS, SINGLE PHASE, 4–WIRE, GROUNDING TYPE, AMPS AS SHOWN. INSTALL 18" A.F.F. UNLESS OTHERWISE INDICATED.
V.P.	VAPOR PROOF.		



ELECTRICAL RISER DIAGRAM
N.T.S.

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC 1428944.
A: 8300 NW 33rd St. Suite 101, Doral, FL 33122
O: (786) 172-6511 (305) 209-3436
E: construction@jd-miami.com
w: 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

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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:

JOB:
12700

SHEET:
E-2.3

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-11

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.11 15:57:00 -04'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
E-2.3.pdf

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"ɸ SPHERE, TYP, 6"ɸ 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"ɸ SPHERE & BOTTOM 6" OF RAILING IS TO REJECT A 2"ɸ 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-19) BATT INSULATION AT ALL CEILINGS w/ROOF ABOVE.
12. PROVIDE A HIGH QUALITY SMOOTH PLASTER / PAINT (WHITE) FINISH AT ALL UNDERSIDE OF FLOOR / ROOF SLABS AT CURTAIN POCKET LOCATIONS WITHOUT A DROPPED CEILING
13. ALL POOL & SPA TO BE FINISHED SELECTED BY OWNER.
14. INTERIOR FINISHES THAT EMIT LOW/NO LEVELS OF VOLATILE ORGANIC COMPOUNDS (VOC) - SITE-APPLIED FINISHES, INCLUDING, PAINTS, STAINS AND VARNISHES, SHALL MEET SPECIFIED VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS LIMITS IN ACCORDANCE WITH GREENGUARD ENVIRONMENTAL INSTITUTE GGPS.001 STANDARD FOR BUILDING MATERIALS AND FINISHES± OR GREEN SEAL® STANDARDS.
15. ALL ROOFS, OVERHANGS & BALCONIES ARE TO BE FINISHED WITH "VULKEM" CT SYSTEM (NOA #11-0516.02) AS PER MFR. SPECIFICATIONS - PROVIDE SEALAMENT PLUS PRIMER (COLOR: WHITE OR GREY TO MATCH EXTERIOR WALLS) OR 3-PLY BUILT-UP ROOFING (NOA #15-1001.04) - UNDER SEPARATE PERMIT
16. CONTRACTOR SHALL PERFORM AN IMPERMEABILITY TEST ON ALL ROOF SLABS FOR A PERIOD OF NO LESS THAN 24 HOURS
17. ANY AIR EXHAUST AND INTAKE OPENINGS WHICH TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES WITH OPENINGS BETWEEN ¼" AND ½" AS PER FBC 303.5
18. NO USED
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

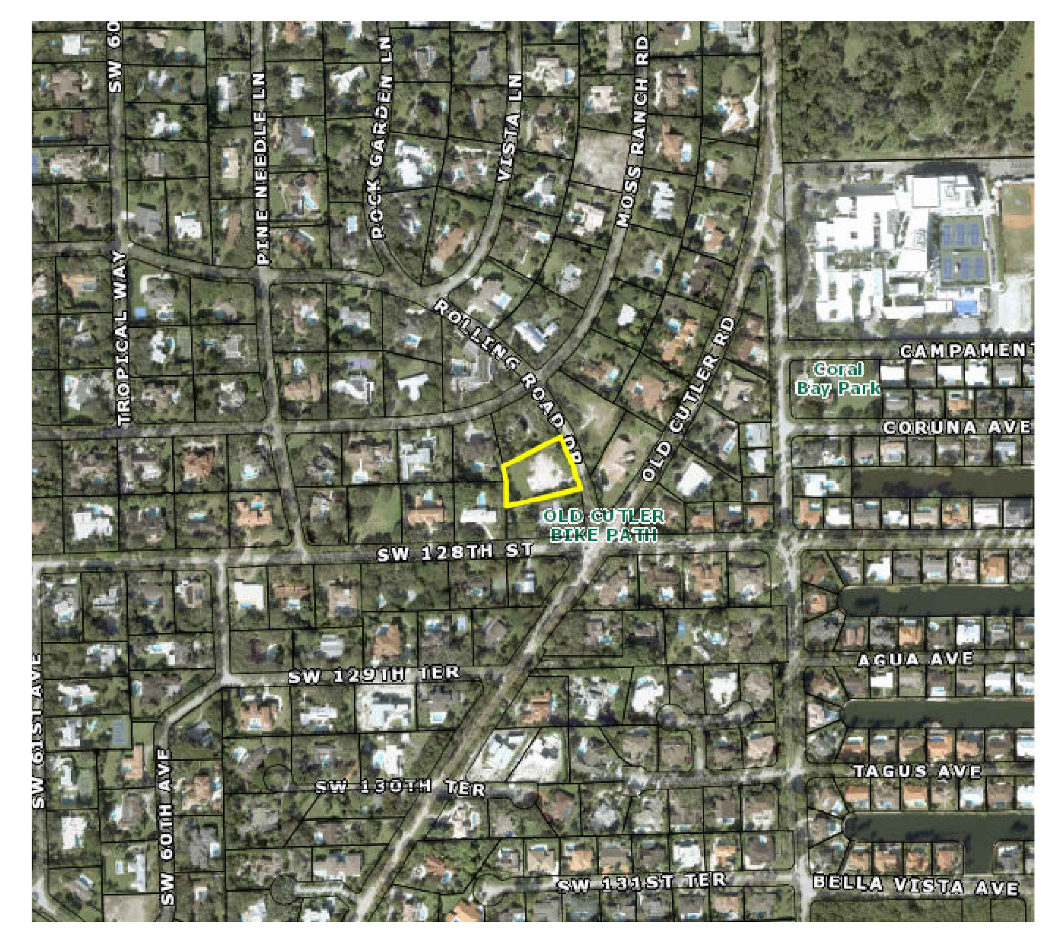
1. ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. RESIDENTIAL 2023.
2. FENCES, DRIVEWAYS, ELEVATOR, ROOFING, POOL DECK, POOL, PONDS, WATERPROOFING, RAILINGS, GENERATOR, HORIZ. ROLLING GATES, GARAGE DOORS, EXTERIOR DOORS & WINDOWS ARE UNDER SEPARATE PERMIT.

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.
A: 8879 SW 131st ST MIAMI, FL. 33176
O: C: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
w: www.jd-miami.com

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

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

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

Felix D Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:02:02 -04'00'
Adobe Acrobat version: 2024.003.20180

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:

JOB:
6350

SHEET:
G-01

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
G-01 General Notes.pdf

ZONING REQUIREMENTS:

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

PROJECT DATA

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

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

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

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

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

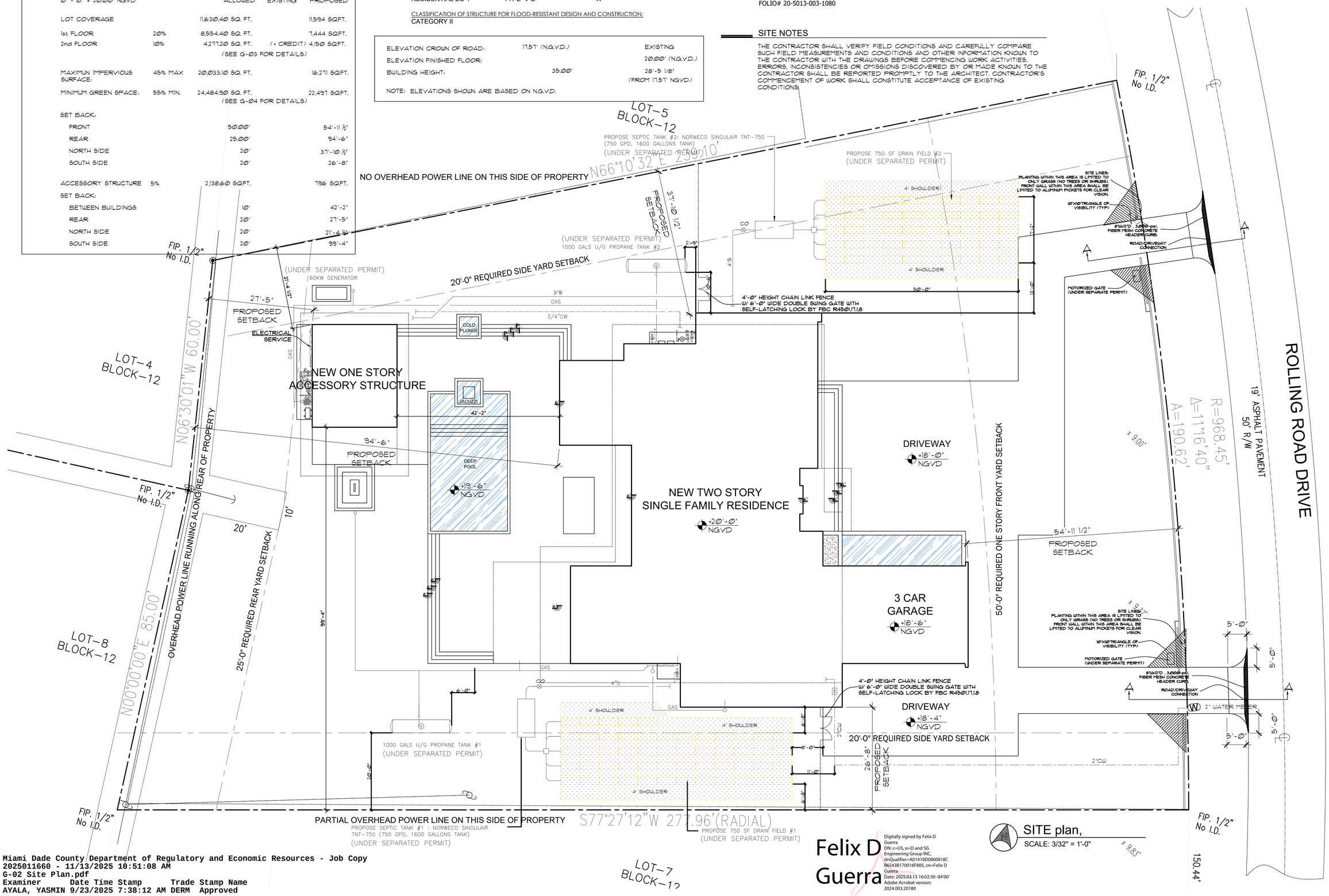
LEGAL DESCRIPTION

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

FOLIO# 20-5013-003-1080

SITE NOTES

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



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

Felix D Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018C86438170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:02:30 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Qlfy. CGC: 1322799, CPC: 1438944.
Ac. Qlfy. CBC: 1322799, CRC: 1326.
O: C: (786) 312-6311 (305) 209-3626
E: contractors@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
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:

JOB:
6350

SHEET:
G-02

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
G-02 Site Plan.pdf
Examiner Date Time Stamp Trade Stamp Name
AYALA, YASMIN 9/23/2025 7:38:12 AM DERM Approved

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

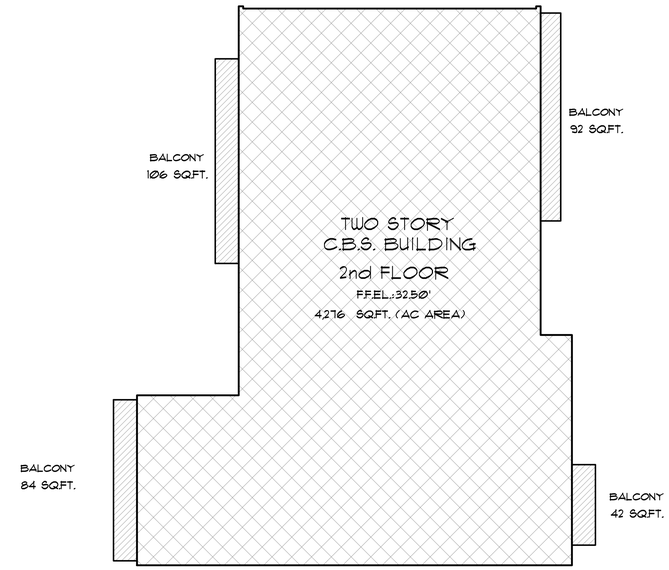
LOT 6, BLOCK 12, OF "TOWN AND RANCH ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50 AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO# 20-5013-003-1080

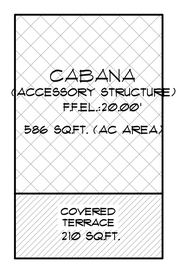
LOT AREA			38,768 SQFT.
F.A.R.			
FIRST FLOOR	20%	8,554.40 SQFT. (MAX.)	8,208 SQFT.
SECOND FLOOR	10%	4,277.20 SQFT. (MAX.)	4,276 SQFT.

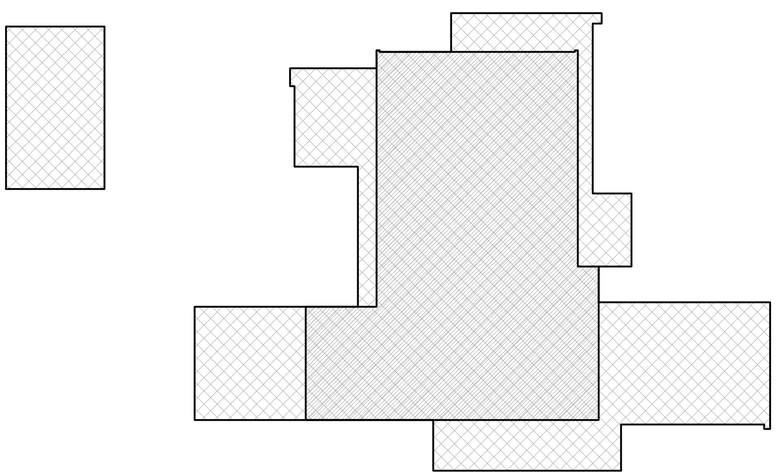
346.40 SQFT. CREDIT FOR 2nd FLOOR BALCONIES

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

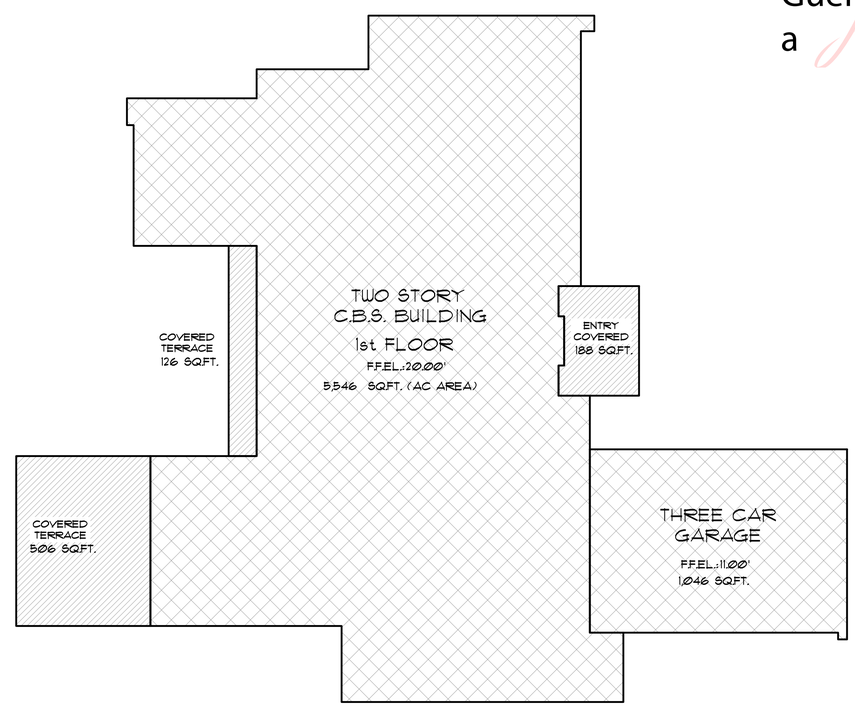


2nd floor BUILDING FAR
SCALE: 3/32" = 1'-0"





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



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

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:03:09 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA : JD-MIAMI
Yosel Ortiz, CGC: 1522799, CFC: 1428944.
A: 8800 N.W. 33 Street # 1,3,7,8,9,
Ci: C: (786) 312-6311 (305) 209-3626
E: construction@jd-miami.com
w: www.jd-miami.com

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

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

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

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

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

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

REVISIONS:

JOB:
6350

SHEET:
G-03

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
G-03 Calculations.pdf

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.
GREEN SPACE	55%	23,524.60 SQ.FT. (MIN.)	25,363 SQ.FT.

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.

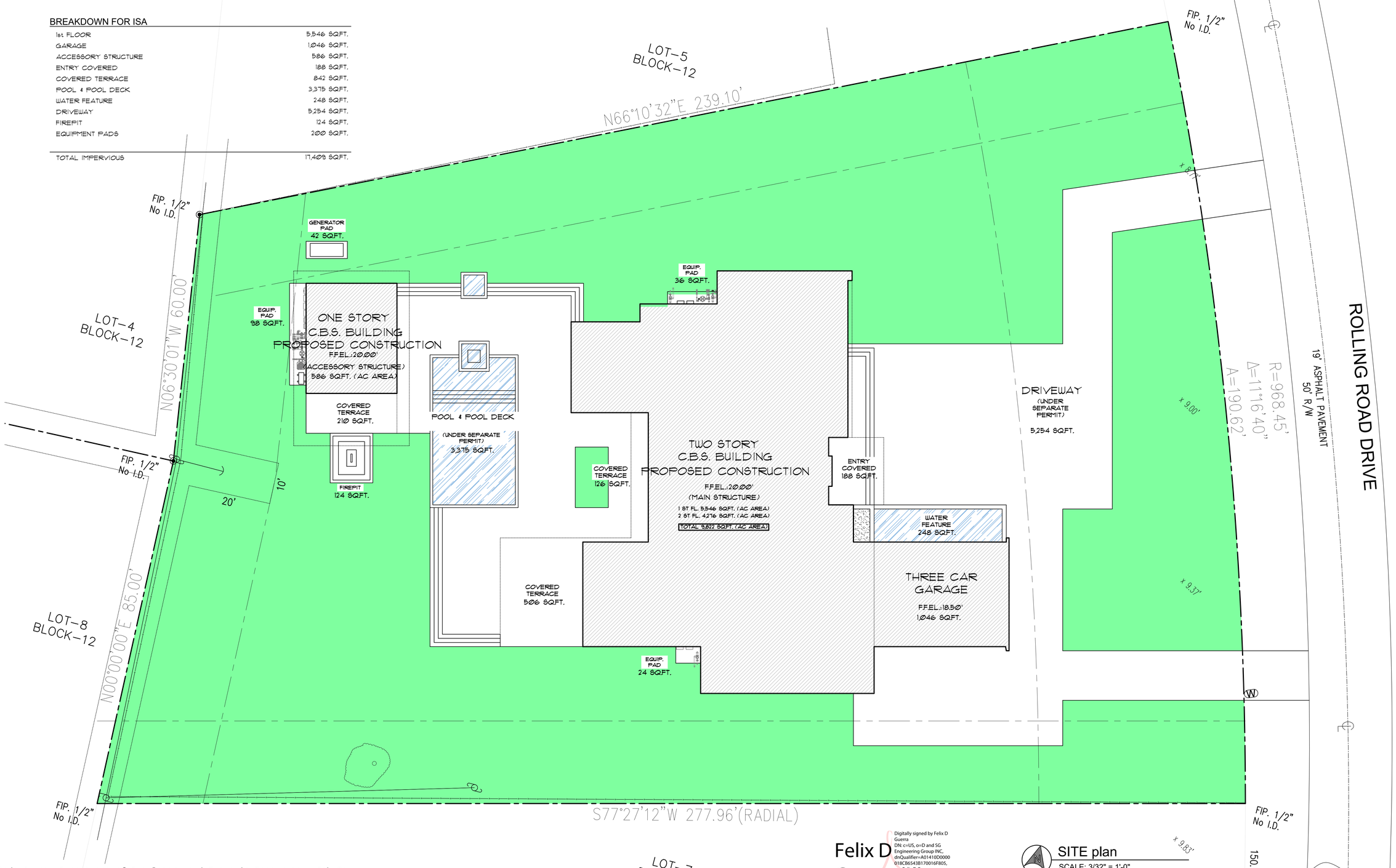
ZONING CODE: RESIDENTIAL EU-1
CONSTRUCTION TYPE: TYPE V-B
FLOOD ZONE: X

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

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, dnQualifier=A01410D0000018CB65438170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:03:39 -04'00'
Adobe Acrobat version: 2024.003.20180

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
G-04 Calculations Areas.pdf
Examiner Date Time Stamp Trade Stamp Name
AYALA, YASMIN 9/23/2025 7:38:39 AM DERM Approved

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yosel Ortiz, CGC: 1522799, CFC: 1428944.
Av. Rodeo 1, 7th Floor, Suite 1, 33126
O: C: (786) 312-6511 (305) 209-3626
E: contractions@jd-miami.com
w: www.jd-miami.com

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

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

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

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

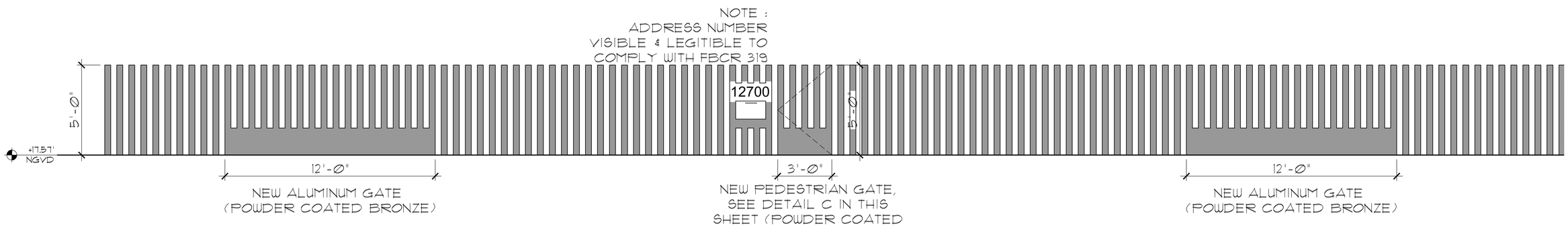
ARCHITECTURE + STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
MIAMI, FL. 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB:
6350

SHEET:
G-04

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

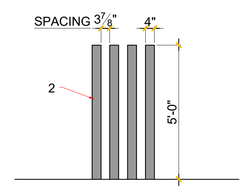


ALUMINUM FENCE ELEVATION

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

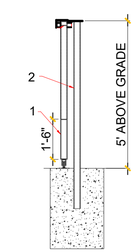
LEGEND:

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



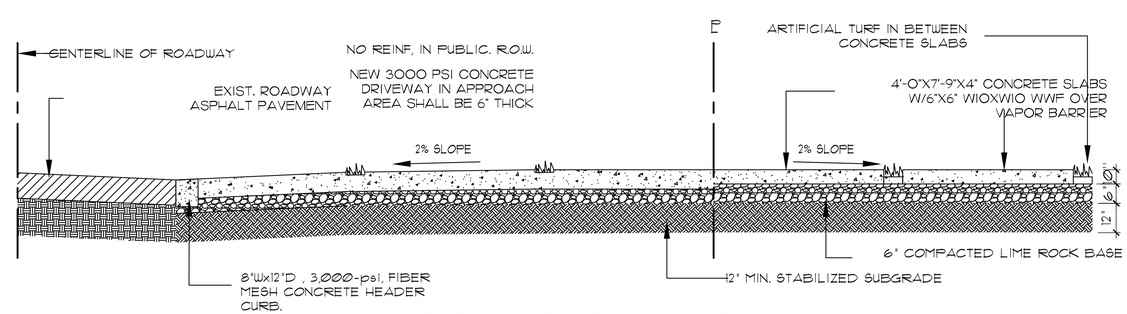
A FRONT FENCE elevation

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



B FRONT FENCE & GATE section

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



DRIVEWAY SECTION "A-A" DETAIL

SCALE: NTS

Felix 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: 2025.03.15 16:04:02 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA : JD-MIAMI
Yosel Ortiz, CGC: 1522799, CFC: 1428944,
Address: 1351 W 44th St. Hialeah, FL 33012
O: C: (786) 312-6511 (305) 209-3626
E: construction@jd-miami.com
w: www.jd-miami.com

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

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

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

FELIX DAYAN GUERRA
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:

JOB:
6350

SHEET:
G-05

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
G-05 Fence Details.pdf

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

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

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:

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

APPLICANT: 12700 ROLLING ROAD LLC EMAIL: GYOSDEL@GMAIL.COM

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

MAILING ADDRESS: 11099 SW 69 DR MIAMI FL 33173

==========

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

==========

PROPERTY INFORMATION OSTDS REMEDIATION PLAN? [Y / N]

LOT: 6 BLOCK: 12 SUBDIVISION: TOWN & RANCH ESTS PLATTED: 1950

PROPERTY ID #: 20-5013-003-1080 ZONING: EU-1 I/M OR EQUIVALENT: [Y / N]

PROPERTY SIZE: 1.02 ACRES WATER SUPPLY: [ ] PRIVATE PUBLIC [x]<=2000GPD [ ]>2000GPD

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

PROPERTY ADDRESS: 12700 ROLLING ROAD DR MIAMI FL 33156

DIRECTIONS TO PROPERTY: TAKE CORAL WAY TO 57 AVE TURN SOUTH TO ROLLING ROAD TO THE PROPERTY.

BUILDING INFORMATION [x] RESIDENTIAL [ ] COMMERCIAL

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
1	S.F.R	8	10,408	
2				
3				
4				

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

SIGNATURE: AIDA SARDINAS P.E. DATE: 4/11/2025

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
HRS Application 1 3.pdf

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

PERMIT NO. _____

SITE EVALUATION AND SYSTEM SPECIFICATIONS

APPLICANT: 12700 ROLLING ROAD LLC AGENT: AIDA SARDINAS P.E.

LOT: 6 BLOCK: 12 SUBDIVISION: TOWN & RANCH ESTS

PROPERTY ID #: 20-5013-003-1080 [Section/Township/Parcel No. or Tax ID Number]

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

PROPERTY SIZE CONFORMS TO SITE PLAN: [×] YES [ ] NO NET USABLE AREA AVAILABLE: 0.31 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 482/1000 GALLONS PER DAY [TABLE I / OTHER]
AUTHORIZED SEWAGE FLOW: 2,250 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 904 SQFT UNOBSTRUCTED AREA REQUIRED: 904 SQFT

BENCHMARK/REFERENCE POINT LOCATION: BENCHMARK IN PROP LINE CROW ROAD IN ROLLING ROAD ELEV +17.36' NGVD
ELEVATION OF PROPOSED SYSTEM SITE IS 6.48 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: N/A FT DITCHES/SWALES: N/A FT NORMALLY WET? [ ] YES [×] NO
WELLS: PUBLIC: N/A FT LIMITED USE: N/A FT PRIVATE: N/A FT NON-POTABLE: N/A FT
BUILDING FOUNDATIONS: 9.6 FT PROPERTY LINES: 11.9 FT POTABLE WATER LINES: 108.1 FT

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [×] NO 10 YEAR FLOODING? [ ] YES [×] NO
10 YEAR FLOOD ELEVATION FOR SITE: 3.0 FT MSL/NGVD SITE ELEVATION: 17.9 FT MSL/NGVD

SOIL PROFILE INFORMATION SITE 1

MUNSELL #/COLOR	TEXTURE	DEPTH
		TO
10YR 3/3	SAND	0 TO 7"
D.B		TO
		TO
10YR 8/3	LIMESTONE	7" TO 7"
V.P.B	REFUSAL	TO
		TO
		TO
		TO

USDA SOIL SERIES: UDORTHENTS

SOIL PROFILE INFORMATION SITE 2

MUNSELL #/COLOR	TEXTURE	DEPTH
		TO
10YR 3/3	SAND	0 TO
D.B		TO 7"
		TO
10YR 8/3	LIMESTONE	7" TO 7"
V.P.B	REFUSAL	TO
		TO
		TO
		TO

USDA SOIL SERIES: UDORTHENTS

OBSERVED WATER TABLE: _____ INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT]
ESTIMATED WET SEASON WATER TABLE ELEVATION: 178.8 INCHES [ABOVE / BELOW] EXISTING GRADE
HIGH WATER TABLE VEGETATION: [ ] YES [×] NO WSWT INDICATOR: [ ] YES [×] NO DEPTH: ___ INCHES

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

SITE EVALUATED BY: AIDA SARDINAS P.E.# 61836 DATE: 4/11/2025

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
HRS Application 1 S.pdf

WELL FORM

DOH#_____

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

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

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

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

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

Property Address: **12700 ROLLING ROAD DR MIAMI FL**

Date: **4/1/2025** Signature: AIDA SARDINAS P.E.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
20250116660 11/13/2025 10:51:08 AM
HRS Application 1 S.pdf

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

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

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:

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

APPLICANT: 12700 ROLLING ROAD LLC EMAIL: GYOSDEL@GMAIL.COM

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

MAILING ADDRESS: 11099 SW 69 DR MIAMI FL 33173

==========

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

==========

PROPERTY INFORMATION OSTDS REMEDIATION PLAN? [Y / N]

LOT: 6 BLOCK: 12 SUBDIVISION: TOWN & RANCH ESTS PLATTED: 1950

PROPERTY ID #: 20-5013-003-1080 ZONING: EU-1 I/M OR EQUIVALENT: [Y / N]

PROPERTY SIZE: 1.02 ACRES WATER SUPPLY: [ ] PRIVATE PUBLIC [x]<=2000GPD [ ]>2000GPD

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

PROPERTY ADDRESS: 12700 ROLLING ROAD DR MIAMI FL 33156

DIRECTIONS TO PROPERTY: TAKE CORAL WAY TO 57 AVE TURN SOUTH TO ROLLING ROAD TO THE PROPERTY.

BUILDING INFORMATION [x] RESIDENTIAL [ ] COMMERCIAL

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
1	S.F.R	9	10,408	
2				
3				
4				

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

SIGNATURE: AIDA SARDINAS P.E. DATE: 10/2/2025

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
HRS Application 1 S V2.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:45:25 AM HRS Approved

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

PERMIT NO. _____

SITE EVALUATION AND SYSTEM SPECIFICATIONS

APPLICANT: 12700 ROLLING ROAD LLC AGENT: AIDA SARDINAS P.E.

LOT: 6 BLOCK: 12 SUBDIVISION: TOWN & RANCH ESTS

PROPERTY ID #: 20-5013-003-1080 [Section/Township/Parcel No. or Tax ID Number]

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

PROPERTY SIZE CONFORMS TO SITE PLAN: [×] YES [ ] NO NET USABLE AREA AVAILABLE: 0.31 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 483/1000 GALLONS PER DAY [TABLE I / OTHER]
AUTHORIZED SEWAGE FLOW: 2,250 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 907 SQFT UNOBSTRUCTED AREA REQUIRED: 906 SQFT

BENCHMARK/REFERENCE POINT LOCATION: BENCHMARK IN PROP LINE CROW ROAD IN ROLLING ROAD ELEV +17.36' NGVD
ELEVATION OF PROPOSED SYSTEM SITE IS 6.48 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: N/A FT DITCHES/SWALES: N/A FT NORMALLY WET? [ ] YES [×] NO
WELLS: PUBLIC: N/A FT LIMITED USE: N/A FT PRIVATE: N/A FT NON-POTABLE: N/A FT
BUILDING FOUNDATIONS: 9.6 FT PROPERTY LINES: 11.9 FT POTABLE WATER LINES: 108.1 FT

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [×] NO 10 YEAR FLOODING? [ ] YES [×] NO
10 YEAR FLOOD ELEVATION FOR SITE: 3.0 FT MSL/NGVD SITE ELEVATION: 17.9 FT MSL/NGVD

SOIL PROFILE INFORMATION SITE 1

MUNSELL #/COLOR	TEXTURE	DEPTH
		TO
10YR 3/3	SAND	0 TO 7"
D.B		TO
		TO
10YR 8/3	LIMESTONE	7" TO 7"
V.P.B	REFUSAL	TO
		TO
		TO
		TO

USDA SOIL SERIES: UDORTHENTS

SOIL PROFILE INFORMATION SITE 2

MUNSELL #/COLOR	TEXTURE	DEPTH
		TO
10YR 3/3	SAND	0 TO
D.B		TO 7"
		TO
10YR 8/3	LIMESTONE	7" TO 7"
V.P.B	REFUSAL	TO
		TO
		TO
		TO

USDA SOIL SERIES: UDORTHENTS

OBSERVED WATER TABLE: _____ INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT]
ESTIMATED WET SEASON WATER TABLE ELEVATION: 178.8 INCHES [ABOVE / BELOW] EXISTING GRADE
HIGH WATER TABLE VEGETATION: [ ] YES [×] NO WSWT INDICATOR: [ ] YES [×] NO DEPTH: ___ INCHES

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

SITE EVALUATED BY: AIDA SARDINAS Reg. # 36136 DATE: 10/2/2025
PSE Application 1-2021-0072.pdf (obsoletes previous editions which may not be used)
Incorporated: 62-6.004 FAC

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
HRS Application 1-2021-0072.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:45:25 AM HRS Approved

WELL FORM

DOH#_____

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

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

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

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

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

Property Address: **12700 ROLLING ROAD DR MIAMI FL**

Date: **4/1/2025** _____ Signature: AIDA SARDINAS P.E.

Miami Dade County Department of Regulatory and Economic Resources Job Copy
2025011660 11/13/2025 10:51:08 AM
HRS Application 1-S V2.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:45:25 AM HRS Approved

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

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

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:

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

APPLICANT: 12700 ROLLING ROAD LLC EMAIL: GYOSDEL@GMAIL.COM

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

MAILING ADDRESS: 11099 SW 69 DR MIAMI FL 33173

==========

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

==========

PROPERTY INFORMATION OSTDS REMEDIATION PLAN? [Y / N]

LOT: 6 BLOCK: 12 SUBDIVISION: TOWN & RANCH ESTS PLATTED: 1950

PROPERTY ID #: 20-5013-003-1080 ZONING: EU-1 I/M OR EQUIVALENT: [Y / (N)]

PROPERTY SIZE: 1.02 ACRES WATER SUPPLY: [ ] PRIVATE PUBLIC [x]<=2000GPD [ ]>2000GPD

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

PROPERTY ADDRESS: 12700 ROLLING ROAD DR MIAMI FL 33156

DIRECTIONS TO PROPERTY: TAKE CORAL WAY TO 57 AVE TURN SOUTH TO ROLLING ROAD TO THE PROPERTY.

BUILDING INFORMATION [x] RESIDENTIAL [ ] COMMERCIAL

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
1	S.F.R	8	10,408	
2				
3				
4				

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

SIGNATURE: AIDA SARDINAS P.E. DATE: 4/11/2025

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
HRS Application 2 3.pdf

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

PERMIT NO. _____

SITE EVALUATION AND SYSTEM SPECIFICATIONS

APPLICANT: 12700 ROLLING ROAD LLC AGENT: AIDA SARDINAS P.E.

LOT: 6 BLOCK: 12 SUBDIVISION: TOWN & RANCH ESTS

PROPERTY ID #: 20-5013-003-1080 [Section/Township/Parcel No. or Tax ID Number]

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

PROPERTY SIZE CONFORMS TO SITE PLAN: [×] YES [ ] NO NET USABLE AREA AVAILABLE: 0.31 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 519/1000 GALLONS PER DAY [TABLE I / OTHER]
AUTHORIZED SEWAGE FLOW: 2,250 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 974 SQFT UNOBSTRUCTED AREA REQUIRED: 974 SQFT

BENCHMARK/REFERENCE POINT LOCATION: BENCHMARK IN PROP LINE CROW ROAD IN ROLLING ROAD ELEV +17.36' NGVD
ELEVATION OF PROPOSED SYSTEM SITE IS 6.48 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: N/A FT DITCHES/SWALES: N/A FT NORMALLY WET? [ ] YES [×] NO
WELLS: PUBLIC: N/A FT LIMITED USE: N/A FT PRIVATE: N/A FT NON-POTABLE: N/A FT
BUILDING FOUNDATIONS: 11.2 FT PROPERTY LINES: 11.5 FT POTABLE WATER LINES: 84.6 FT

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [×] NO 10 YEAR FLOODING? [ ] YES [×] NO
10 YEAR FLOOD ELEVATION FOR SITE: 3.0 FT MSL/NGVD SITE ELEVATION: 15.8 FT MSL/NGVD

SOIL PROFILE INFORMATION SITE 1

MUNSELL #/COLOR	TEXTURE	DEPTH
		TO
10YR 3/3	SAND	0 TO 7"
D.B		TO
		TO
10YR 8/3	LIMESTONE	7" TO 7"
V.P.B	REFUSAL	TO
		TO
		TO
		TO

USDA SOIL SERIES: UDORTHENTS

SOIL PROFILE INFORMATION SITE 2

MUNSELL #/COLOR	TEXTURE	DEPTH
		TO
10YR 3/3	SAND	0 TO
D.B		TO 7"
		TO
10YR 8/3	LIMESTONE	7" TO 7"
V.P.B	REFUSAL	TO
		TO
		TO
		TO

USDA SOIL SERIES: UDORTHENTS

OBSERVED WATER TABLE: _____ INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT]
ESTIMATED WET SEASON WATER TABLE ELEVATION: 153.6 INCHES [ABOVE / BELOW] EXISTING GRADE
HIGH WATER TABLE VEGETATION: [ ] YES [×] NO WSWT INDICATOR: [ ] YES [×] NO DEPTH: ___ INCHES

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

SITE EVALUATED BY: AIDA SARDINAS P.E.# 61836 DATE: 4/11/2025

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
HRS Application 2 S.pdf

WELL FORM

DOH#_____

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

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

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

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

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

Property Address: **12700 ROLLING ROAD DR MIAMI FL**

Date: **4/1/2025** Signature: AIDA SARDINAS P.E.

Digitally signed by Aida Sardinas
Reason: THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY AIDA SARDINAS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
Date: 2025.04.11 11:39:26 -04'00'

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
20250116760 Florida Health 4/11/2025 10:51:08 AM
HRS Application 2 S.pdf

SYSTEM #2

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

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

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:

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

APPLICANT: 12700 ROLLING ROAD LLC EMAIL: GYOSDEL@GMAIL.COM

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

MAILING ADDRESS: 11099 SW 69 DR MIAMI FL 33173

==========

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

==========

PROPERTY INFORMATION OSTDS REMEDIATION PLAN? [Y / N]

LOT: 6 BLOCK: 12 SUBDIVISION: TOWN & RANCH ESTS PLATTED: 1950

PROPERTY ID #: 20-5013-003-1080 ZONING: EU-1 I/M OR EQUIVALENT: [Y / (N)]

PROPERTY SIZE: 1.02 ACRES WATER SUPPLY: [ ] PRIVATE PUBLIC [x]<=2000GPD [ ]>2000GPD

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

PROPERTY ADDRESS: 12700 ROLLING ROAD DR MIAMI FL 33156

DIRECTIONS TO PROPERTY: TAKE CORAL WAY TO 57 AVE TURN SOUTH TO ROLLING ROAD TO THE PROPERTY.

BUILDING INFORMATION [x] RESIDENTIAL [ ] COMMERCIAL

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
1	S.F.R	9	10,408	
2				
3				
4				

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

SIGNATURE: AIDA SARDINAS P.E. DATE: 10/2/2025

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
HRS Application 2 S V2.pdf
Examiner VALDIVIESO, JOSE Date Time Stamp 11/12/2025 11:45:32 AM HRS Trade Stamp Name Approved

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

PERMIT NO. _____

SITE EVALUATION AND SYSTEM SPECIFICATIONS

APPLICANT: 12700 ROLLING ROAD LLC AGENT: AIDA SARDINAS P.E.

LOT: 6 BLOCK: 12 SUBDIVISION: TOWN & RANCH ESTS

PROPERTY ID #: 20-5013-003-1080 [Section/Township/Parcel No. or Tax ID Number]

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

PROPERTY SIZE CONFORMS TO SITE PLAN: [×] YES [ ] NO NET USABLE AREA AVAILABLE: 0.31 ACRES
TOTAL ESTIMATED SEWAGE FLOW: 518/1000 GALLONS PER DAY [TABLE I / OTHER]
AUTHORIZED SEWAGE FLOW: 2,250 GALLONS PER DAY [1500 GPD/ACRE OR 2500 GPD/ACRE]
UNOBSTRUCTED AREA AVAILABLE: 972 SQFT UNOBSTRUCTED AREA REQUIRED: 972 SQFT

BENCHMARK/REFERENCE POINT LOCATION: BENCHMARK IN PROP LINE CROW ROAD IN ROLLING ROAD ELEV +17.36' NGVD
ELEVATION OF PROPOSED SYSTEM SITE IS 6.48 [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE POINT

THE MINIMUM SETBACK WHICH CAN BE MAINTAINED FROM THE PROPOSED SYSTEM TO THE FOLLOWING FEATURES
SURFACE WATER: N/A FT DITCHES/SWALES: N/A FT NORMALLY WET? [ ] YES [×] NO
WELLS: PUBLIC: N/A FT LIMITED USE: N/A FT PRIVATE: N/A FT NON-POTABLE: N/A FT
BUILDING FOUNDATIONS: 5.2 FT PROPERTY LINES: 5.1 FT POTABLE WATER LINES: 12.8 FT

SITE SUBJECT TO FREQUENT FLOODING: [ ] YES [×] NO 10 YEAR FLOODING? [ ] YES [×] NO
10 YEAR FLOOD ELEVATION FOR SITE: 3.0 FT MSL/NGVD SITE ELEVATION: 15.8 FT MSL/NGVD

SOIL PROFILE INFORMATION SITE 1

MUNSELL #/COLOR	TEXTURE	DEPTH
		TO
10YR 3/3	SAND	0 TO 7"
D.B		TO
		TO
10YR 8/3	LIMESTONE	7" TO 7"
V.P.B	REFUSAL	TO
		TO
		TO
		TO

USDA SOIL SERIES: UDORTHENTS

SOIL PROFILE INFORMATION SITE 2

MUNSELL #/COLOR	TEXTURE	DEPTH
		TO
10YR 3/3	SAND	0 TO
D.B		TO 7"
		TO
10YR 8/3	LIMESTONE	7" TO 7"
V.P.B	REFUSAL	TO
		TO
		TO
		TO

USDA SOIL SERIES: UDORTHENTS

OBSERVED WATER TABLE: _____ INCHES [ABOVE / BELOW] EXISTING GRADE. TYPE:[PERCHED / APPARENT]
ESTIMATED WET SEASON WATER TABLE ELEVATION: 153.6 INCHES [ABOVE / BELOW] EXISTING GRADE
HIGH WATER TABLE VEGETATION: [ ] YES [×] NO WSWT INDICATOR: [ ] YES [×] NO DEPTH: ___ INCHES

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

SITE EVALUATED BY: AIDA SARDINAS P.E. Reg. # 81836 DATE: 10/2/2025
REV. 01/16 (PREVIOUS EDITION OBSOLETES PREVIOUS EDITIONS WHICH MAY NOT BE USED)

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
HRS Application 2-8072.pdf

Examiner	Date Time Stamp	Trade Stamp Name
VALDIVIESO, JOSE	11/12/2025 11:45:32 AM HRS	Approved

WELL FORM

DOH#_____

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

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

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

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

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

Property Address: **12700 ROLLING ROAD DR MIAMI FL**

Date: **4/1/2025** Signature: AIDA SARDINAS P.E.

Digitally signed by Aida Sardinas
Reason: THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY AIDA SARDINAS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
Date: 2025.04.11 11:39:26 -04'00'

Miami Dade County Department of Regulatory and Economic Resources Job Copy
2025011660 11/13/2025 10:51:08 AM
HRS Application 2 S V2.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:45:32 AM HRS Approved

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

[redacted]

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	-	-	-

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and 5G Engineering Group INC, dnQualifier=A01410D0000018CB6543B170016F8 05, cn=Felix D Guerra
Date: 2025.03.15 16:04:32 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Qlfy. CGC: 1522799, CPC: 1458944.
A: 8879 SW 131st Street, Miami, FL 33176
O: C: (786) 312-6511 (305) 209-3626
E: construction@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:

CONSULTANT:

AI2 DESIGN CORP
(305) 520-9242

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

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

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

REVISIONS:

JOB:
6350

SHEET:
I-0.0

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
I-0.0 Index.pdf

CITY OF CORAL GABLES
Public Works Department

December 18, 2023
Fank Lezcano, Engineer III
Water and Wastewater Division
Department of Environmental Resources Management (DERM)
Miami-Dade County Department of Regulatory and Economic Resources (RER)
Overtown Transit Village
701 Northwest 1st Court, 6th Floor
Miami, FL 33136

Re: City of Coral Gables Intent to Deny Outside Sewer Connections at this Time within the Pump Station A (PS A) Collection Basin for 12700 Rolling Road, Pinecrest FL.

Dear Mr. Lezcano:

The City of Coral Gables owns and operates Pump Station (PS) Bella Vista 1 (BV 1) located at 1325 Bella Vista Avenue. The station is currently in Initial Moratorium (IM) with a NAPOT reading of 12.05 hours per day. The City is currently in the process of developing a Remedial Action Plan (RAP) for the station which will involve lining and potential modifications to the facility's discharge capacity. This work and any other further analysis, as required, is planned to take place over the next several months.

PS BV 1 and Bella Vista 2 (BV 2), located at 705 Bella Vista Avenue, are manifolded together and discharge to MHPSTA0010 within the PS A collection basin. This manhole is upstream of the proposed outside sewer connection point MHPSTA0007. Based on a review of the basis of design report (BODR) submitted back in 2011 for the upgrades to BV 1 and BV 2, there is very limited additional capacity within the gravity main system between MHPSTA0010 and PS A.

As the needs for PS BV 1 are currently not known at this time, and capacity with the downstream PS A gravity system is limited, the City does believe accepting any outside sewer connections at this time will be feasible. As such, it is the City's intent to decline any outside sewer connections to the gravity system in question at this time.

The City appreciates DERM's understanding in this situation due to BV 1's current moratorium status and the uncertainty surrounding the upgrades necessary to bring this facility into compliance with the 10 hour runtime criteria.

Please advise with any questions or concerns.

Sincerely,

Hermes Diaz Digitally signed by Hermes Diaz
Date: 2023.12.18 15:14:52 -05'00'

Hermes Diaz, P.E.
Director, City of Public Works

cc: J. Saucedo (City of Coral Gables)
R. Areas (DERM)
O. Aguirre (DERM)
G. Pacheco (DERM)
C. Kish (Hazen)
H. Malone (Hazen)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
Intent to Deny Sewer-Connection-Letter_06-19-24 1.pdf

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

11/13/2025 10:51:08 AM

Tracking #	Process #	Permit #
2025011660	M2025011660	2026009178

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

Process #	Review	Disposition	Reviewer	Date
M2025011660	DEPT OF HEALTH	A	VALDIVIESO, JOSE	11/13/2025
M2025011660	DERM CORE	A	AYALA, YASMIN	9/23/2025
M2025011660	DERM ONSITE SEWAGE TREATMENT & DISPOSAL SYSTEMS	A	VALDIVIESO MERA, JOSE	10/17/2025
M2025011660	DERM PAVING & DRAINAGE	A	MANFUGAS, ALDO R.	3/31/2025
M2025011660	IMPACT FEES	N	IDARRAGA, MELINA	3/20/2025
M2025011660	UPFRONT FEES	A	WEB APPLICATION ID	3/20/2025
M2025011660	WASA	A	CHICA, HAROLD	4/1/2025

Disclaimer.

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

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

Stamp Name	Trade	Disposition	Stamp Description
Approved	DERM	A	Approved
Approved	HRS	A	Approved
Approved	OTDS	A	Approved
Void	OTDS	V	Void

MIAMI-DADE COUNTY
miamidade.gov

Water and Sewer
PO Box 330316 • 3575 S. Lejeune Road
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

September 16, 2025

rmurt@carlabinc.com

Robert Murt
2400 SW 83 St
Miami Florida 33155

Re: Water and Sewer Availability for Project 12700 ROLLING ROAD DR
LOA Number:2025 - 2801

To Whom It May Concern:

This letter is in response to your inquiry regarding water and/or sewer availability for the construction and connection of the following:

Property Information

Folio #	Subdivision	Lot	Block	Address
2050130031080	TOWN & RANCH ESTS	6	12	12700 ROLLING ROAD DR

Types of Units to be Constructed

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
SFR more than 5000 sqft (510 gpd/unit)	1	510	510

Construction connection charges and connection charges shall be determined once the developer enters into an agreement for water and sewer service, provided the Department is able to offer those services at the time of the developer's request. Information concerning the estimated cost of facilities must be obtained from a consulting engineer. All costs of engineering and construction will be the responsibility of the developer. Easements must be provided covering any on-site facilities that will be owned and operated by the Department.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

This letter is for informational purposes only and conditions remain in effect for thirty (30) days from the date of this letter. Nothing contained in this letter provides the developer with any vested rights to receive water and/or sewer service. The availability of water and/or sewer service is subject to the approval of all

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
LOA-02801 - 12700 ROLLING ROAD DR - 2025 - 2801.pdf

applicable governmental agencies having jurisdiction over these matters. When development plans for the subject property are finalized, and upon the developer's request, the Department will prepare an agreement for service, provided the Department is able to offer those services at the time of the developer's request. The agreement will detail requirements for off-site and on-site facilities, if any, points of connection, connection charges, capacity reservation and all other terms and conditions necessary for service in accordance with the Department's rules and regulations.

Attached please find the Points of Connection (POC) Memo. If you need further assistance in this matter, please contacts us.

Very truly yours,

Maria Capote
Utilities Supervisor

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
LOA-02801 - 12700 ROLLING ROAD DR - 2025 - 2801.pdf

MIAMI-DADE COUNTY
miamidade.gov

Water and Sewer
PO Box 330316 • 3575 S. Lejeune Road
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

POINT OF CONNECTION

PROJECT NAME:	**12700 ROLLING ROAD DR**		
LOA NUMBER:	2025 - 2801		
WATER GALLONS PER DAY:	510	SEWER GALLONS PER DAY	510
PROJECT LOCATION:	12700 ROLLING ROAD DR		
PROJECT DESCRIPTION:	Proposed 1 Story SFR		
EXISTING ZONING:	EU-1 Single-Family Estate (1 acre or more)	ATLAS PAGE:	M-22

WATER:

According to M-D County G.I.S., this property is a M-D W.A.S.D. water customer. Therefore, the developer shall connect to an existing eight (8)- in water main (E13768-1) in Rolling Road Dr, abutting the eastern boundary of the property.

There will be not public water main within the property

Water Basin	No
Water Basin Name	N/A
Water Basin Rate	0.00

Additional Service Program-WATER	No
Number of Residences - WATER	

Water - Additional Services Program (ASP)			
No.	Property Address	Property Folio	Service Size

Oversizing Credit	No

Water – Oversizing Credit		
No.	Pipe Size	Linear Foot

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
LOA-02801 - 12700 ROLLING ROAD DR - 2025 - 2801.pdf

SEWER:

Connection to M-D W.A.S.D. gravity sewer system is not available at the present time.

The customer is responsible for obtaining septic tank and drain-field connection approval from M-D County R.E.R. Dept.

Sewer Basin	No
Sewer Basin Name	N/A
Sewer Basin Rate	0.000.00

Additional Service Program-SEWER	No
Number of Residences - SEWER	

Sewer - Additional Services Program (ASP)			
No.	Property Address	Property Folio	Service Size

Gravity Sewer Oversizing Credit	No

Gravity Sewer – Oversizing Credit		
No.	Pipe Size	Linear Foot

Force Main Oversizing Credit	No

Force Main – Oversizing Credit		
No.	Pipe Size	Linear Foot

PUMP STATION:

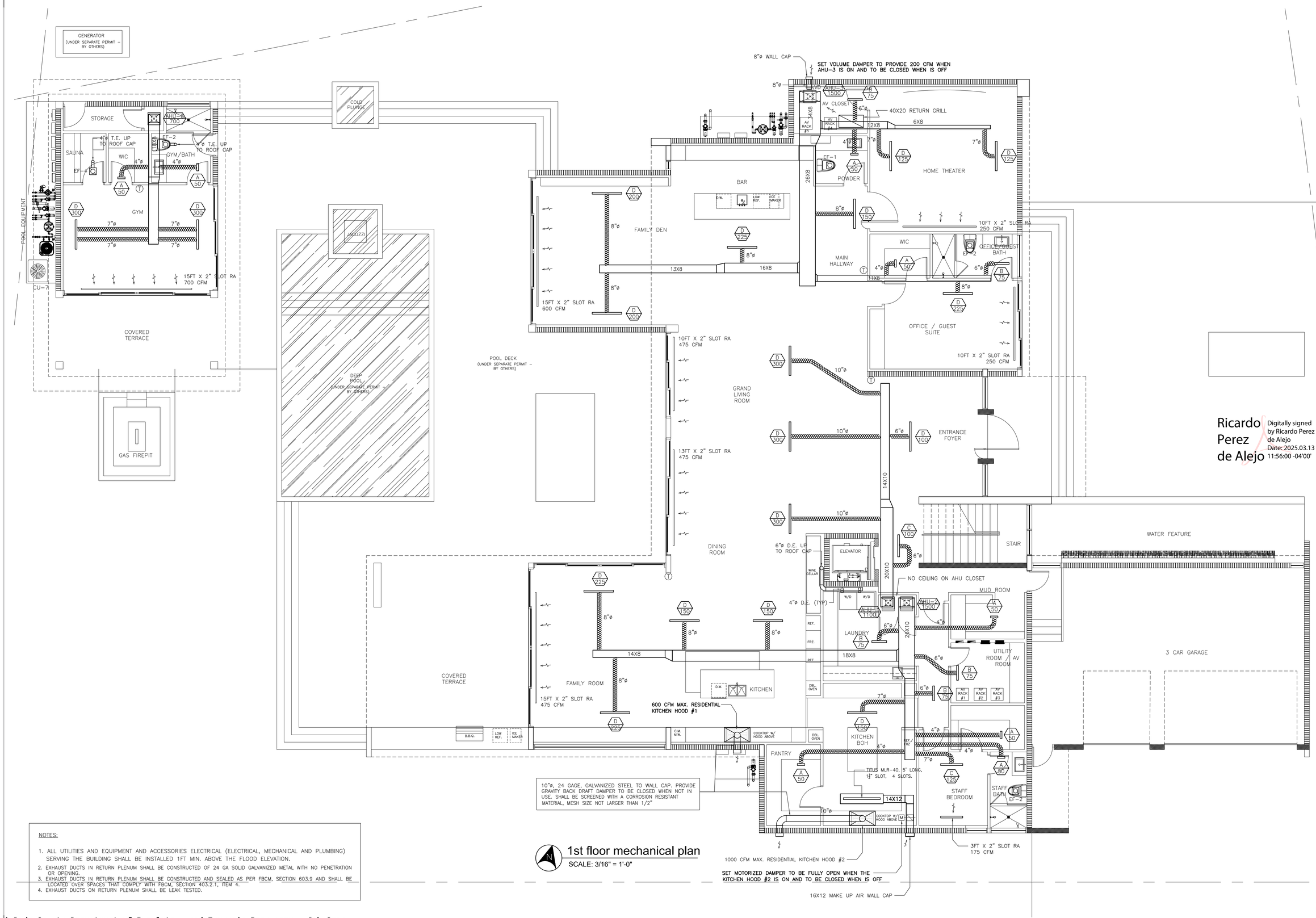
N/A

New Pump Station	No
New generator, including building	N/A
Existing Pump Station improvement	N/A
Pump Station Number	N/A
Proposed N.A.P.O.T. (hours)	N/A
Pump Station Status	N/A

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
LOA-02801 - 12700 ROLLING ROAD DR - 2025 - 2801.pdf

PREPARED BY:	APPROVED BY:
Amarilis T. Herrera Rodriguez	Maria Capote
Printed Name of Reviewer	Printed Name of Supervisor

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
LOA-02801 - 12700 ROLLING ROAD DR - 2025 - 2801.pdf



1st floor mechanical plan

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

NOTES:

1. ALL UTILITIES AND EQUIPMENT AND ACCESSORIES ELECTRICAL (ELECTRICAL, MECHANICAL AND PLUMBING) SERVING THE BUILDING SHALL BE INSTALLED 1FT MIN. ABOVE THE FLOOD ELEVATION.
2. EXHAUST DUCTS IN RETURN PLENUM SHALL BE CONSTRUCTED OF 24 GA SOLID GALVANIZED METAL WITH NO PENETRATION OR OPENING.
3. EXHAUST DUCTS IN RETURN PLENUM SHALL BE CONSTRUCTED AND SEALED AS PER FBCM, SECTION 603.9 AND SHALL BE LOCATED OVER SPACES THAT COMPLY WITH FBCM, SECTION 403.2.1, ITEM 4.
4. EXHAUST DUCTS ON RETURN PLENUM SHALL BE LEAK TESTED.

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC 1428944,
Ac. Rodolfo Hernandez, LAC 13-7313
C: (786) 172-6511 (305) 209-3436
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

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.13 11:56:00 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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

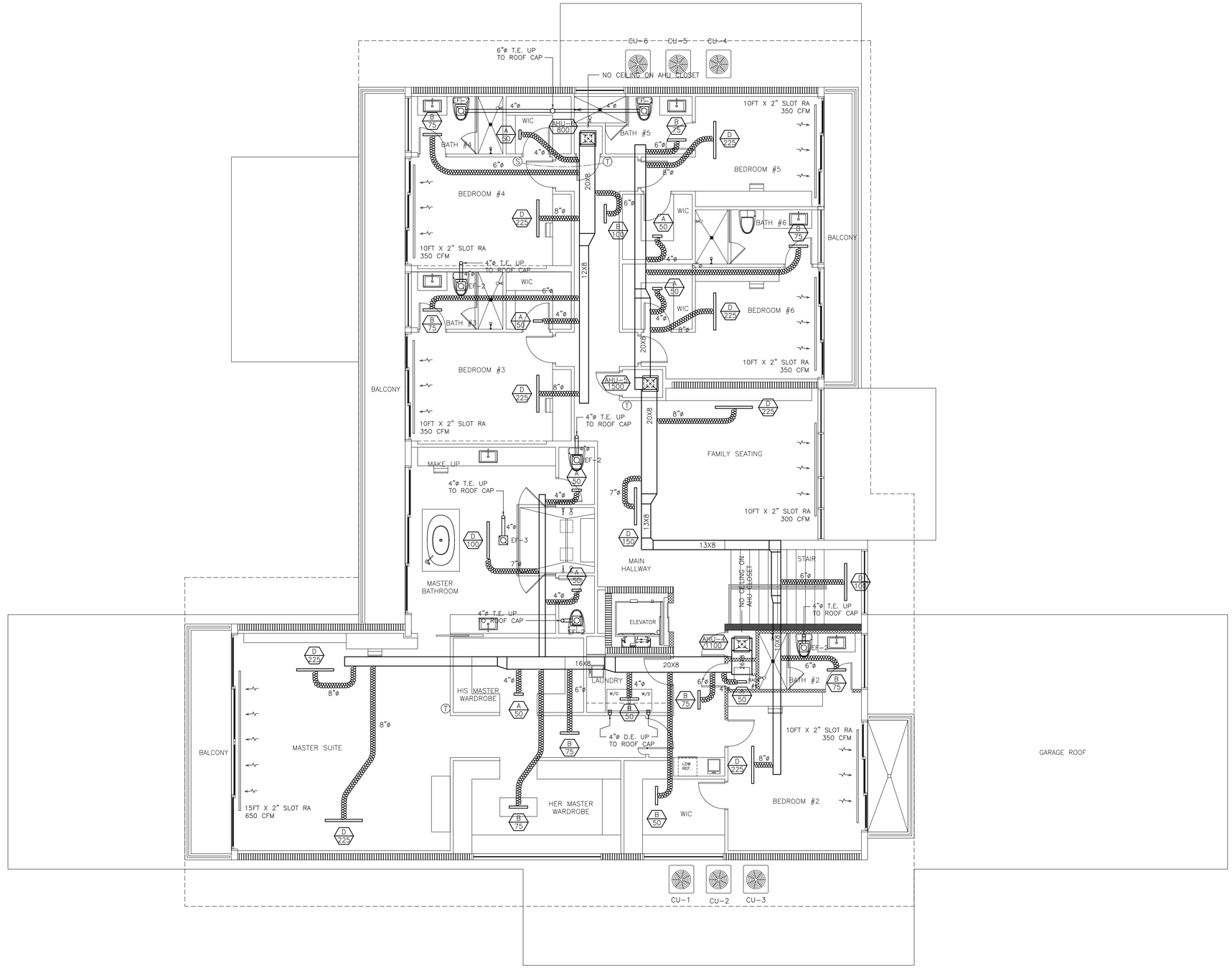
REVISIONS:

JOB:
12700

SHEET:
M-1.1

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-10

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
M-1.1.pdf



2nd floor mechanical plan

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC 1428944.
A: 8999 NW 17TH STREET, SUITE 213.
O: (786) 172-6511 (305) 209-3436
E: construction@jd-miami.com
W: 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

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.13 11:56:32 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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:

JOB:
12700

SHEET:
M-1.2

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-10

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
M-1.2.pdf

HEAT PUMP SPLIT UNIT SCHEDULE (R-410A)

AHU/CU UNIT DESIGNATION	MINIMUN SEER2	GRAND TOTAL CAPACITY, MBTUH / TOTAL SENSIBLE CAPACITY, MBTUH	HEATING CAPACITY, MBTUH	HSPF2	REF. PIPING SUCTION/LIQUID	INDOOR UNIT: ELECTRICAL SERVICE AVAILABLE	INDOOR UNIT: RHEEM MODEL NUMBER	INDOOR UNIT: LOCATION	INDOOR UNIT: TOTAL AIR, CFM	INDOOR UNIT: ENTERING AIR TEMP, °F DB/WB	INDOOR UNIT: DIMENTIONS (H/W/D)	INDOOR UNIT: FAN MOTOR FLA (NON OVERLOAD)	OUTDOOR UNIT: RHEEM MODEL NUMBER	OUTDOOR UNIT: OPERATING WEIGHT, LBS.	OUTDOOR UNIT: AMBIENT AIR TEMP F DB	OUTDOOR UNIT: MCA	OUTDOOR UNIT: MAX. FUSE	
1	15.2	34.2 / 26.2	34.2	7.8	3/4 / 3/8	208/230V 1ø	RH2TZ3617STANN	CLOSET	1100	80 / 67	42.5/17.5/21.7	2.4	WP15AZ36AJ2N	190	95	20	30	
2	15.2	45.0 / 35.0	45.5	7.8	7/8 / 3/8	208/230V 1ø	RH2TZ4821STANN	CLOSET	1500	80 / 67	50.5/21.7/21.7	3.7	WP15AZ48AJ2N	222	95	28	45	
3	15.2	45.0 / 35.0	45.5	7.8	7/8 / 3/8	208/230V 1ø	RH2TZ4821STANN	CLOSET	1500	80 / 67	50.5/21.7/21.7	3.7	WP15AZ48AJ2N	222	95	28	45	
4	15.2	34.2 / 26.2	34.2	7.8	3/4 / 3/8	208/230V 1ø	RH2TZ3617STANN	CLOSET	1100	80 / 67	42.5/17.5/21.7	2.4	WP15AZ36AJ2N	190	95	20	30	
5	15.2	45.0 / 35.0	45.5	7.8	7/8 / 3/8	208/230V 1ø	RH2TZ4821STANN	CLOSET	1500	80 / 67	50.5/21.7/21.7	3.7	WP15AZ48AJ2N	222	95	28	45	
6	15.2	22.8 / 17.4	22.6	7.8	3/4 / 3/8	208/230V 1ø	RH2TZ2417STANN	CLOSET	800	80 / 67	42.5/17.5/21.7	1.8	WP15AZ24AJ2N	162	95	15	25	
7	15.2	22.8 / 17.4	22.6	7.8	3/4 / 3/8	208/230V 1ø	RH2TZ2417STANN	CLOSET	700	80 / 67	42.5/17.5/21.7	1.8	WP15AZ24AJ2N	162	95	15	25	

- EQUIPMENT SELECTED ARE THE SMALLEST SIZE NEEDED TO MEET THE LOAD WITHIN AVAILABLE OPTIONS OF THE DESIRED EQUIPMENT LINE.
- REFRIGERANT LINE SIZE ACCORDING TO MANUFACTURER RECOMMENDATION. USE LONG LINE APPLICATIONS AS REQUIRED.

MINI-SPLIT A/C UNIT SCHEDULE

AHU UNIT DESIGNATION	MANUFACTURER	MINIMUN SEER2	COOLING CAPACITY, MBTUH	HEATING CAPACITY, MBTUH	HSPF2	ELECTRICAL SERVICE AVAILABLE	REF. PIPING SUCTION/LIQUID	INDOOR UNIT: MODEL NUMBER	INDOOR UNIT: LOCATION	INDOOR UNIT: TOTAL AIR, CFM	INDOOR UNIT: ENTERING AIR TEMP, °F DB/WB	INDOOR UNIT: DIMENTIONS (W/D/H)	INDOOR UNIT: FAN MOTOR F.L.A.	OUTDOOR UNIT: MODEL NUMBER	OUTDOOR UNIT: ELECTRICAL SERVICE AVAILABLE	OUTDOOR UNIT: AMBIENT AIR TEMP F DB	OUTDOOR UNIT: OPERATING WEIGHT, LBS.	OUTDOOR UNIT: MCA	OUTDOOR UNIT: MAX. FUSE
6	MITSUBISHI ELECTRIC	25.0	8.0 / 18.0	7.9 / 23.0	9.2	24V FROM OUTDOOR UNIT	1/2 / 1/4	PLA-A18EA8	CEILING	600	80 / 67	22.5/22.5/9.8	0.28	PUZ-A18NKA7	208/230V 1ø	95	100	11.0	30

FAN SCHEDULE

FAN NO.	CFM	SP.	MODEL	MFR.	VOLT-PH-HZ	WATTS	SONES	INTERLOCK	ACCESSORIES
EF-1	50	0.2"	FV-0511VQL1	PANASONIC	115-1-60	8.5	0.3	LIGHT SWITCH	BACKDRAFT DAMPER
EF-2	80	0.2"	FV-0511VQL1	PANASONIC	115-1-60	11.3	0.3	LIGHT SWITCH	BACKDRAFT DAMPER
EF-3	110	0.2"	FV-0511VQL1	PANASONIC	115-1-60	15.3	0.8	LIGHT SWITCH	BACKDRAFT DAMPER
EF-4	80	0.2"	FV-0511VFC1	PANASONIC	115-1-60	11.3	0.3	LIGHT SWITCH	BACKDRAFT DAMPER

AIR DISTRIBUTION SCHEDULE

SYM.	USE	TYPE	MODEL NO.	NECK SIZE	FLEX. DIA.	CFM RANGE
A / XXX	SUPPLY AIR	CEILING LINEAR	TITUS SERIES ML-39 1' LONG, 1" SLOT	(1) SLOT	PER PLAN	TO 40 CFM/LINEAR FT
				(2) SLOTS		TO 70 CFM/LINEAR FT
				(3) SLOTS		TO 100 CFM/LINEAR FT
B / XXX	SUPPLY AIR	CEILING LINEAR	TITUS SERIES ML-39 2' LONG, 1" SLOT	(1) SLOT		TO 40 CFM/LINEAR FT
				(2) SLOTS		TO 70 CFM/LINEAR FT
				(3) SLOTS		TO 100 CFM/LINEAR FT
C / XXX	SUPPLY AIR	CEILING LINEAR	TITUS SERIES ML-39 3' LONG, 1" SLOT	(1) SLOT		TO 40 CFM/LINEAR FT
				(2) SLOTS		TO 70 CFM/LINEAR FT
				(3) SLOTS		TO 100 CFM/LINEAR FT
D / XXX	SUPPLY AIR	CEILING LINEAR	TITUS SERIES ML-39 4' LONG, 1" SLOT	(1) SLOT		TO 40 CFM/LINEAR FT
				(2) SLOTS		TO 70 CFM/LINEAR FT
				(3) SLOTS		TO 100 CFM/LINEAR FT
E / XXX	SUPPLY AIR	SINGLE DEFLECTION CEILING GRILLE	TITUS MODEL 300FL	8X4		30-75
				10X6		76-150
				10X6		151-200

HVAC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
X / XXX	DESIGNATION FOR SUPPLY DIFFUSER LETTER AND CFM		NEW FIBERBOARD DUCTWORK
# / XXXX	DESIGNATION FOR RETURN REGISTER NUMBER AND CFM		ELBOW WITH TURNING VANES
AHU-X / XXXX	AIR HANDLING UNIT		REDUCERS AS INDICATED
VD	SUPPLY REGISTER OR GRILLE (VERTICAL MOUNT SIDEWALL)		
R/A	RETURN/EXHAUST REGISTER OR GRILLE (VERTICAL MOUNT SIDEWALL)		
EF-#	EXHAUST FAN (CEILING TYPE)		STANDARD BRANCH TAKE-OFF
R/A	RETURN AIR GRILLE		FLEXIBLE DUCTWORK W/COLLAR WITH VOLUME DAMPER
	CEILING DIFFUSER		
M	MOTORIZED DAMPER	T	PROGRAMABLE THERMOSTAT

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

BUILDING ENVELOPE INSULATION. GLAZING MINIMUM U AND SHGC VALUES

WALL INSULATION R VALUE = 4.1 OR MORE.

ROOF INSULATION R VALUE = 19 OR MORE

WINDOWS U VALUE = 1.07 OR LESS

WINDOWS SHGC = 0.24 OR LESS

GENERAL MECHANICAL NOTES

1- SCOPE OF WORK WORK SHALL INCLUDE ALL LABOR, EQUIPMENT AND PERFORMING ALL OPERATIONS IN CONNECTION WITH THE FURNISHING OF ALL AIR CONDITIONING, HEATING AND VENTILATION WORK AS SHOWN ON DRAWINGS. HEREIN SPECIFIED AND/OR EQUAL EQUIPMENT FOR APPROVAL. INSTALL IN ACCORDANCE WITH THE FLORIDA BUILDING RESIDENTIAL CODE 2023, 8TH EDITION, AND LOCAL ORDINANCES.

2- AIR CONDITIONING SYSTEM OF SPLIT TYPE.

SHALL CONSIST OF CONDENSING UNIT AND AIR HANDLING UNIT AS INDICATED ON DRAWINGS. SYSTEM SHALL BE PROVIDED COMPLETE WITH FRAMES AND ENCLOSURES, WIRING, NECESSARY CONTROLS REFRIGERANT CHARGE AND OIL CHARGE, STRIP HEATER, INTERCONNECTING PIPES AND FILTER BOX. REFRIGERANT LINES SHALL BE OF COPPER OF THE PRECHARGED, PRE-INSULATED TYPE FURNISHED AND SIZED BY SUPPLIER OF EQUIPMENT. PROVIDE SMOKE DETECTORS TO SHUT OFF UNIT.

3- CONDENSATE WATER PIPING.

CONDENSATE WATER PIPING SHALL BE PVC SCHED. 40 MINIMUM, IN NON RETURN AIR PLENUM SPACES AND COPPER TYPE "K" IN RETURN AIR PLENUM SPACES. ALL HORIZONTAL PRIMARY CONDENSATE DRAINS WITHIN UNCONDITIONATED AREAS SHALL BE INSULATED.

4- EXHAUST VENTS SHALL BE AT 10' MINIMUM DISTANCE FROM ANY OUTSIDE AIR INTAKE, NOT LESS THAN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE AND NON-OPERABLE OPENINGS INTO THE BUILDING.

5- DUCTWORK

A) DUCTWORK SHALL BE FIBERBOARD FOR INDOOR AIR CONDITIONED SUPPLY AND RETURN DUCTWORK AND METAL FOR EXHAUST AND OUTSIDE AIR.

B) GLASS FIBER DUCTWORK SHALL BE "OWENS-CORNING" RECTANGULAR DUCT SYSTEM TYPE HD-FR OR EQUAL, 1-1/2" INSULATION R-6.5, CONFORMING TO APPLICATION MANUAL PUB.# 5-GL-2024 & DESIGN GUIDE, PUB.# 5-IN-2617 FOR ALL ATTIC CONDITIONS AND 1" FOR ALL INTERIOR INSTALLATIONS.

C) FLEXIBLE DUCTWORK SHALL MEET REQUIREMENTS OF NFPA 90A AND SHALL BE LISTED AS CLASS I AIR DUCT MATERIAL, UL STANDARD 181. FLEXIBLE DUCT SHALL BE INSULATED WITH 1-1/2" THICK, 3/4 LB DENSITY FIBERGLASS INSULATION WITH VAPOR BARRIER AND SHALL NOT EXCEED 10 FEET IN LENGTH, NON COMPRESSED. METALFLEX V-200-S-UL OR EQUAL.

D) METAL DUCTS SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE LOW VELOCITY DUCT CONSTRUCTION STANDARDS, PUBLISHED BY THE "SHEET METAL AND AIR CONDITIONED CONTRACTORS NATIONAL ASSOCIATION, INC." AND THE LATEST PUBLICATION OF GUIDE & DATA BOOK OF THE "AMERICAN SOCIETY OF HEATING, VENTILATING AND AIR CONDITIONING ENGINEERS".

E) TURNING VANES SHALL BE PROVIDED IN ALL RECTANGULAR DUCTS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARS.

6- CONTRACTOR SHALL PROVIDE POSITIVE MEANS FOR BALANCING EACH INDIVIDUAL AIR CONDITIONING SUPPLY AIR OUTLET, AS PER SCHEDULES AND DRAWING, SYSTEMS SHALL BE BALANCED AGAINST THE ACTUAL INSTALLED STATIC PRESSURE.

7- BEFORE SUBMITTING FINAL PROPOSAL, THE CONTRACTOR SHALL EXAMINE THE SITE OF THE PROPOSED WORK TO DETERMINE THE EXISTING CONDITIONS THAT MAY AFFECT HIS WORK AS HE WILL BE RESPONSIBLE FOR ANY ASSUMPTIONS MADE BY HIM IN REGARDS THERE TO.

8- ANY APPARATUS, APPLIANCE, MATERIALS, WORK OR INCIDENTAL ACCESSORIES OR MINOR DETAILS NOT SHOWN BUT NECCESARY TO MAKE THE INSTALLATION COMPLETE AND FUNTIONAL IN ALL RESPECTS AND READY TO OPERATION, EVEN IF NO PARTICULARLY SPECIFIED, SHALL BE PROVIDED BY THE CONTRACTOR WITHOUT ANY ADDITIONAL EXPENSE FOR THE OWNER, AS PART OF MEANS AND METHOD OF INSTALLATION.

9- VIBRATION ISOLATION.

PROVIDE SUPPORTS OR MOUNTS FOR ALL EQUIPMENT LOCATED WITHIN THE BUILDING STRUCTURE POWERED BY ONE HORSEPOWER OR LARGER MOTOR. FLEXIBLE PIPING CONNECTIONS SHALL BE PROVIDED FOR ALL PIPING CONNECTED TO EQUIPMENT MOUNTED OR SUPPORTED BY VIBRATION ISOLATORS.

10-PROVIDE ALL NECESSARY ACCESS TO PANELS TO CONTROL VALVES, DAMPERS, ETC.

11-ALL WORK SHALL BE FIELD CHECKED BEFORE INSTALLATION AND COORDINATED WITH ALL OTHER TRADES.

12-ALL MECHANICAL EQUIPMENT INSTALLED ON THE EXTERIOR OF THE BUILDING SHALL BE CONSTRUCTED TO WITHSTAND A WIND PRESSURE OF 170 MPH WINDS FROM ANY DIRECTION.

13-ALL SIZES SHOWN FOR LINED AND UNLINED DUCTS ARE CLEAR INSIDE DUCT DIMENSIONS.

14-COORDINATE LOCATION OF DUCTWORK WITH OTHER TRADES, PARTICULARLY WHERE DUCTS RUN THROUGH STRUCTURAL ELEMENTS. PROVIDE ALL NECESSARY SLEEVES BEFORE CONCRETE IS POURED.

15-ALL CONTROL WIRING SHALL BE THE RESPONSIBILITY OF THE MECHANICAL SUBCONTRACTOR MECHANICAL SUB CONTRACTOR TO FURNISH ALL MOTORS, STARTERS, AND RELAYS, ETC.

16-A/C CONTRACTOR IS RESPONSIBLE FOR OBTAINING HIS OWN PERMIT AND PAYING ALL PERMIT FEES.

17-NO COMBUSTIBLE MATERIAL SHALL BE REPLACED ON RETURN AIR PLENUMS.

18-EQUIPMENT ELEVATION INDICATIONS (WHEN SHOWN) SHALL BE USED FOR REFERENCE ONLY AND NOT AS AN INDICATION OF FABRICATION REQUIREMENTS. CONTRACTOR SHALL FIELD VERIFY AND MODIFY IN FABRICATION AS NECESSARY FOR A WORKABLE INSTALLATION.

19-CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL COSTS INCURRED RESULTING FROM SUBSTITUTION OF EQUIPMENT AS WELL AS THE PERFORMANCE OF SUCH EQUIPMENT.

20-TESTS.

ALL TESTS SHALL BE PERFORMED AS REQUIRED DURING THE DIFFERENT STAGES OF WORK AND A FINAL 24 HOURS

21-PROVIDE ALL NECESSARY INSTRUCTIONS TO THE OWNER IN THE OPERATION OF THE MECHANICAL SYSTEMS.

22-PROVIDE EQUIPMENT MAINTENANCE AND INSTRUCTION MANUALS. MANUALS SHALL BE SUBMITTED TO THE ARCHITECT FOR ACCEPTANCE.

23-SUBMIT SHOP DRAWINGS FOR ACCEPTANCE BY THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING WITH PURCHASE OR INSTALLATION OF THE EQUIPMENT AND MATERIALS.

24-GUARANTEE.

CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE COVERING ALL WORMANSHIP AND MATERIALS FOR A PERIOD OF 3 YEARS LABOR, 1 YEAR EQUIPMENT FROM DATE OF ACCEPTANCE.

25-UNVENTED ATTIC ASSEMBLIES (SPACES BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) AND UNVENTED ENCLOSED RAFTER ASSEMBLIES (SPACES BETWEEN CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS/RAFTERS AND THE STRUCTURAL ROOF SHEATHING AT THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS) SHALL BE PERMITTED IF ALL THE FOLLOWING CONDITIONS ARE MET (SECTION 806.5, FBCR 2014):

a. The unvented attic space is completely contained within the building thermal envelope.

b. No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed rafter assembly.

c. Where wood shingles or shakes are used, a minimum 1/4-inch (6 mm) vented air space separates the shingles or shakes and the roofing underlayment above the structural sheathing.

d. In Climate Zones 5, 6, 7 and 8 of Table R301.1 of the Florida Building Code, Energy Conservation, any air impermeable insulation shall be a Class II vapor retarder, or shall have a Class III vapor retarder coating or covering in direct contact with the underside of the insulation.

e. Either Items 5.1, 5.2 or 5.3 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.

e.1 Air-impermeable insulation only. Insulation shall be applied in direct contact with the underside of the structural roof sheathing.

e.2 Air-permeable insulation only. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing as specified in Table R806.5 for condensation control.

e.3 Air-impermeable and air-permeable insulation. The air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing as specified in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.

e.4 Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

26-REFRIGERANT SUCTION LINE TO BE INSULATED WITH INSULATION HAVING ATHERMAL RESISTIVITY OF AT LEAST R-4 AND HAVING AN EXTERNAL PERMEANCE NOT EXCEEDING 0.05 PERM WHEN TESTED IN ACCORDANCE WITH ASTM E96. REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS OR SHALL BE OTHERWISESECURED TO PREVENT UNAUTHORIZED ACCESS UNLESS THE PORTS ARE LOCATEDINSIDE THE CONDENSING UNIT CABINET (FBCR-M1411.8)

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

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

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

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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:

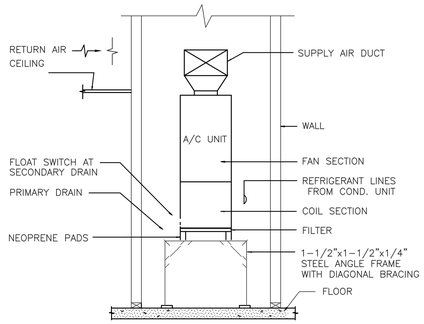
Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.13 11:56:51 -04'00'

JOB:
12700

SHEET:
M-2.1

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-10

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
M-2.1.pdf

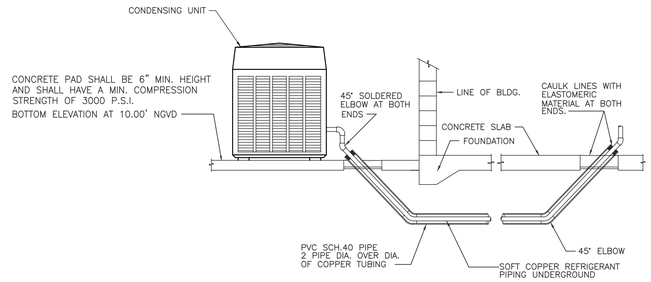


NOTES:

1- THE AIR HANDLER SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING NOT LESS THAN 12 INCHES WIDER THAN THE AIR HANDLER.
2- PROVIDED FLOAT ON SECONDARY DRAIN SWITCH TO SHUT DOWN A.H.U. UPON ACTIVATION.
3- REFER TO PLUMBING FLOOR PLANS P-1.1 FOR CONDENSATE DRAIN LINES LAYOUT AND POINT OF TERMINATION.

A.H.U. 1,2 MOUNTING DETAIL

N.T.S.

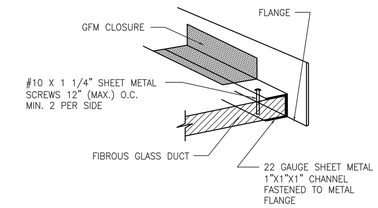


NOTES:

1- REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS OR SHALL BE OTHERWISE SECURED TO PREVENT UNAUTHORIZED ACCESS.
2- ANCHOR SHALL HAVE 500 POUNDS PULL-OUT MIM.

CONDENSING UNIT MOUNTING DETAIL

N.T.S.



NOTE:

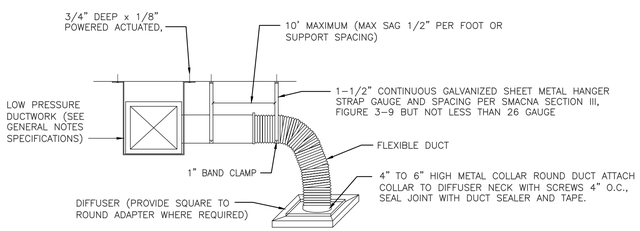
SHEET METAL CONNECTIONS MUST BE MADE USING GLASS FABRIC AND MASTIC (GFM)

EXCEPTION:

WHEN CONSTRUCTION PRESSURE CLASS IS 1" W.G. OR LESS AND SHEET METAL SURFACES ARE CLEANED CAREFULLY UL LISTED PRESSURE-SENSITIVE ALUMINUM TAPE MAY BE USED. ALL CONNECTIONS OF FIBROUS GLASS DUCT TO EQUIPMENT AND METAL DUCT MUST BE MECHANICALLY ATTACHED 12" (MAX.) ON CENTERS.

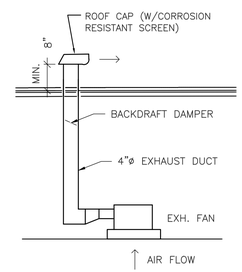
SHEET METAL AND EQUIPMENT CONNECTIONS DETAILS

N.T.S.



DUCT HANGING DETAIL

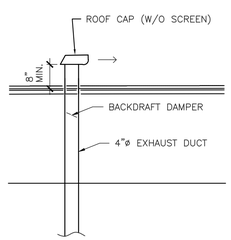
N.T.S.



BATHROOM EXHAUST DUCTS TO BE CONSTRUCTED OF A MIN. 28 GAUGE (GALVANIZED) AND DISCHARGE TO THE OUTSIDE OF THE BLDG. SHALL BE TERMINATED NOT LESS THAN 6" ABOVE THE FINISHED ROOF SURFACE AND SHALL BE SCREENED WITH A CORROSION RESISTANT MATERIAL, MESH SIZE NOT LARGER THAN 1/2".

TOILET EXHAUST ROOF CAP

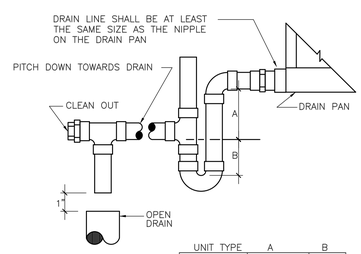
N.T.S.



CLOTHES EXH. DRYER DUCT SHALL NOT BE SCREENED & CONSTRUCTED OF A MIN. 0.016 INCHES THICK OR 26 GAUGE METAL PIPE HAVING A SMOOTH INTERIOR SURFACE W/ JOINTS IN THE DIRECTION OF THE AIR FLOW NO SCREWS OR FASTENERS EXTENDED INTO THE DUCTS AS PER FMCR-M1502.4.1

DRYER EXHAUST ROOF CAP

N.T.S.



UNIT TYPE	A	B
DRAW THRU	2" PLUS X	X
BLOW THRU	1" MIN.	2X

WHERE X= STATIC PRESSURE IN PAN

AIR HANDLING UNIT DRAIN TRAP

N.T.S.

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.13 11:57:11 -04'00'

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC 1428944,
8879 SW 131st STREET MIAMI, FL 33176
O: (786) 312-6511 (305) 209-3436
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

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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:

JOB:
12700

SHEET:
M-2.2

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-10

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
M-2.2.pdf

NOTE: ALL SHEETS MUST BE REVIEWED

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

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

PROVIDE MUNICIPAL PROCESS NUMBER HERE BL2025-0369

LOCATION OF IMPROVEMENTS

Job Address 12700 rolling road dr
Folio 12700 ROLLING ROAD DR
Lot 6 Block 12
Subdivision TOWN & RANCH ESTS PBpg
Metes and bounds

CONTRACTOR INFORMATION

Contractor No.
Last four (4) digits of Qualifier No.
Contractor Name
Qualifier Name
Address
City State Zip

TYPE OF IMPROVEMENTS

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

Current use of property Residential
Description of Work New Construction Single Family Resic
Sq. Ft. 12,808 Units 1 Floors 2
Value of Work 3,000,000

PERMIT TYPE

[X] MBLD* Category 02
[ ] MELE
[ ] MPLU
[ ] MLPG
[ ] MMEC
[ ] FIRE

REVIEW STATUS

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

OWNER'S NAME

Owner 12700 ROLLING ROAD LLC
Address 8879 SW 131 ST
City Miami State FL Zip 33173
Phone
Last four (4) digits of Owner's Social Security No.

PERSON TO PICK UP PLANS

Name Yelena Pares
Address 411 SW 61 AVE
City MIAMI State FL Zip 33144
Phone 3057537631

ARCHITECT / ENGINEER

Owner Felix Guerra
Address 16267 SW 97th ST.
City Miami State FL Zip 33196
Phone

FIRE SPECIAL REQUEST PLAN REVIEW (SRI)

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

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

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

123_01-192 1/22

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
MDC APP_V2.pdf

norweco®

SINGULAIR® BIO-KINETIC®

WASTEWATER TREATMENT SYSTEM WITH SERVICE PRO® CONTROL CENTER

MODELS 960 AND TNT OWNER'S MANUAL

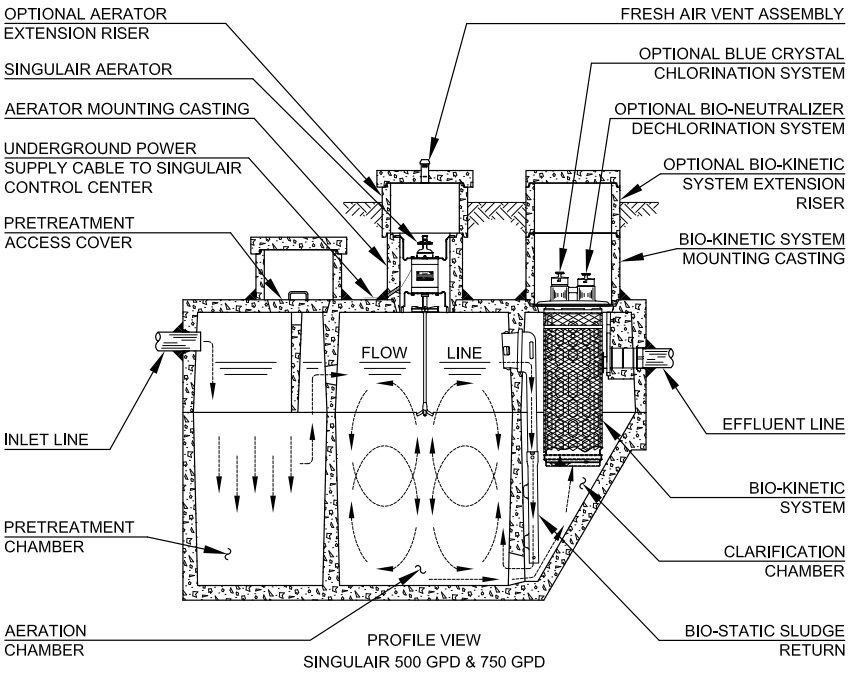
INTRODUCTION

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

HOW THE SINGULAIR® SYSTEM WORKS

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

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



PROFILE VIEW
SINGULAIR 500 GPD & 750 GPD

FEATURES AND ADVANTAGES

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

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

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

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

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
Norweco-Singulair-Owners-Manual.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:45:55 AM HRS Approved

SINGULAIR® SYSTEM PERFORMANCE

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

OPERATIONAL REQUIREMENTS

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

ELECTRICAL REQUIREMENTS

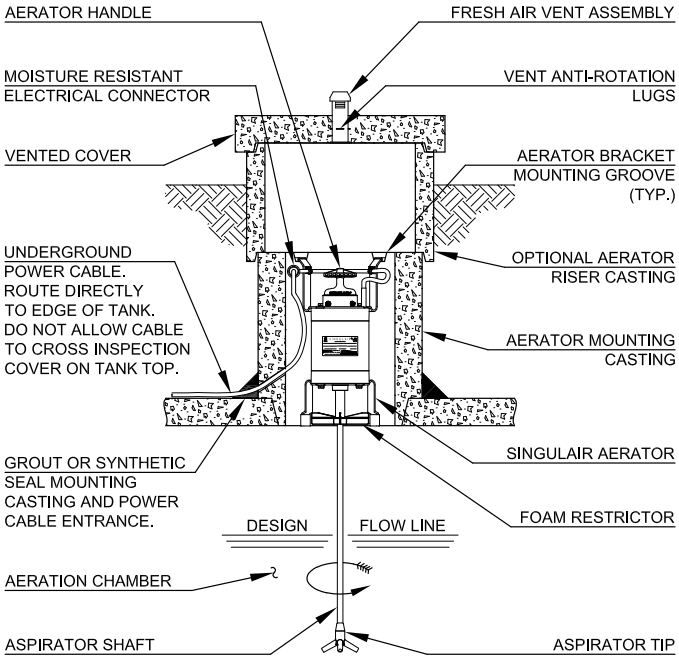
Each Singulair control center must be wired to a dedicated 115 VAC, single-phase circuit at the main electrical service panel. A 15 amp circuit is recommended (10 amp minimum). A pictorial wiring diagram is provided inside the control center enclosure. All electrical work must be performed in accordance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

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

SINGULAIR® AERATOR

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

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

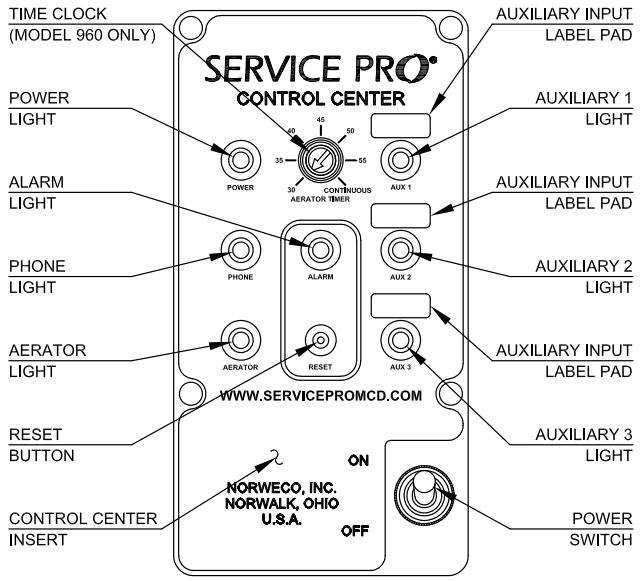


Each Singulair aerator is a precision engineered electro-mechanical device. Do not remove it from its installed position. Do not attempt any type of repair. Contact your Singulair service provider if service is needed. Unauthorized tampering or repair will void important provisions of the limited warranty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

FRESH AIR VENTING SYSTEM

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

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
Norweco Singulair Owner's Manual.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:45:55 AM HRS Approved



SERVICE PRO® CONTROL CENTER

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

SERVICE PRO® MONITORING CENTER

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

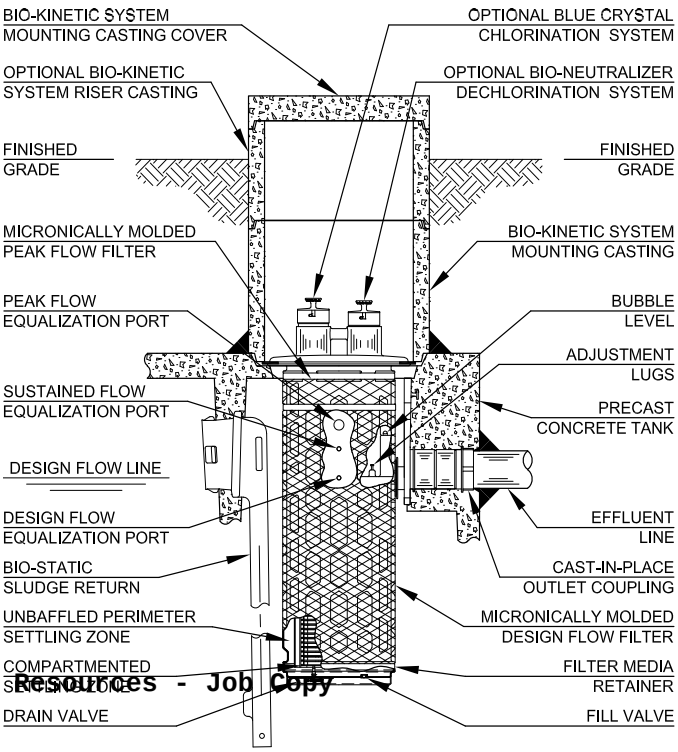
NOTE: The control center regularly communicates with the Service Pro monitoring center using your telephone line and a toll free number. If the control center is using the line when you attempt to place a call, a high pitched digital communication signal will be heard. Hang up all telephones sharing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

BIO-STATIC® SLUDGE RETURN

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

BIO-KINETIC® SYSTEM

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



Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
Norweco-Singulair Owners Manual.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:45:55 AM HRS Approved

NON-MECHANICAL FLOW EQUALIZATION

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

BLUE CRYSTAL® RESIDENTIAL DISINFECTING TABLETS

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

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

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

BIO-NEUTRALIZER® DECHLORINATION TABLETS

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

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

NO OWNER MAINTENANCE

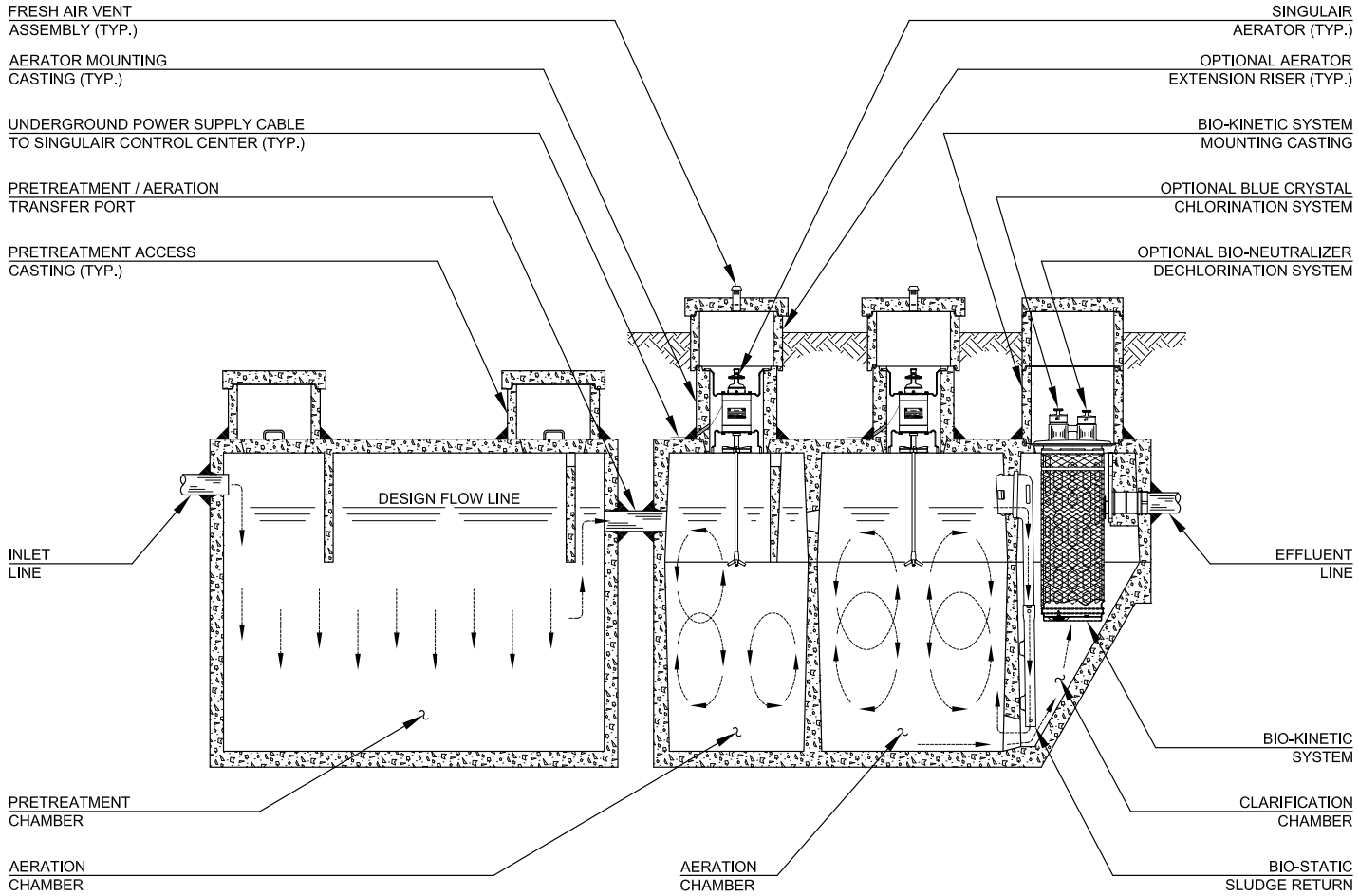
The Singulair system is inspected and serviced by a local, factory-trained service provider, therefore, no owner maintenance is required during the warranty period. The Singulair system does not require pumping as often as a septic tank. Under normal use only the pretreatment chamber should be pumped.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

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
NOWEDO Singulair Owner's Manual.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:45:55 AM HRS Approved

SINGULAIR® SERVICE PROGRAM

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



PROFILE VIEW
SINGULAIR 1000 GPD, 1250 GPD & 1500 GPD

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

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

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
Norweco-Singulair Owners Manual.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:45:55 AM HRS Approved

WARRANTY REGISTRATION

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

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

SINGULAIR® LIMITED WARRANTY

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

SERVICE PRO® SECURITY LOG IN

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

User name:	**Password:**

SUPPLEMENTAL SERVICE RECORD

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

DATE	DESCRIPTION

norweco®

Engineering the future of water and wastewater treatment

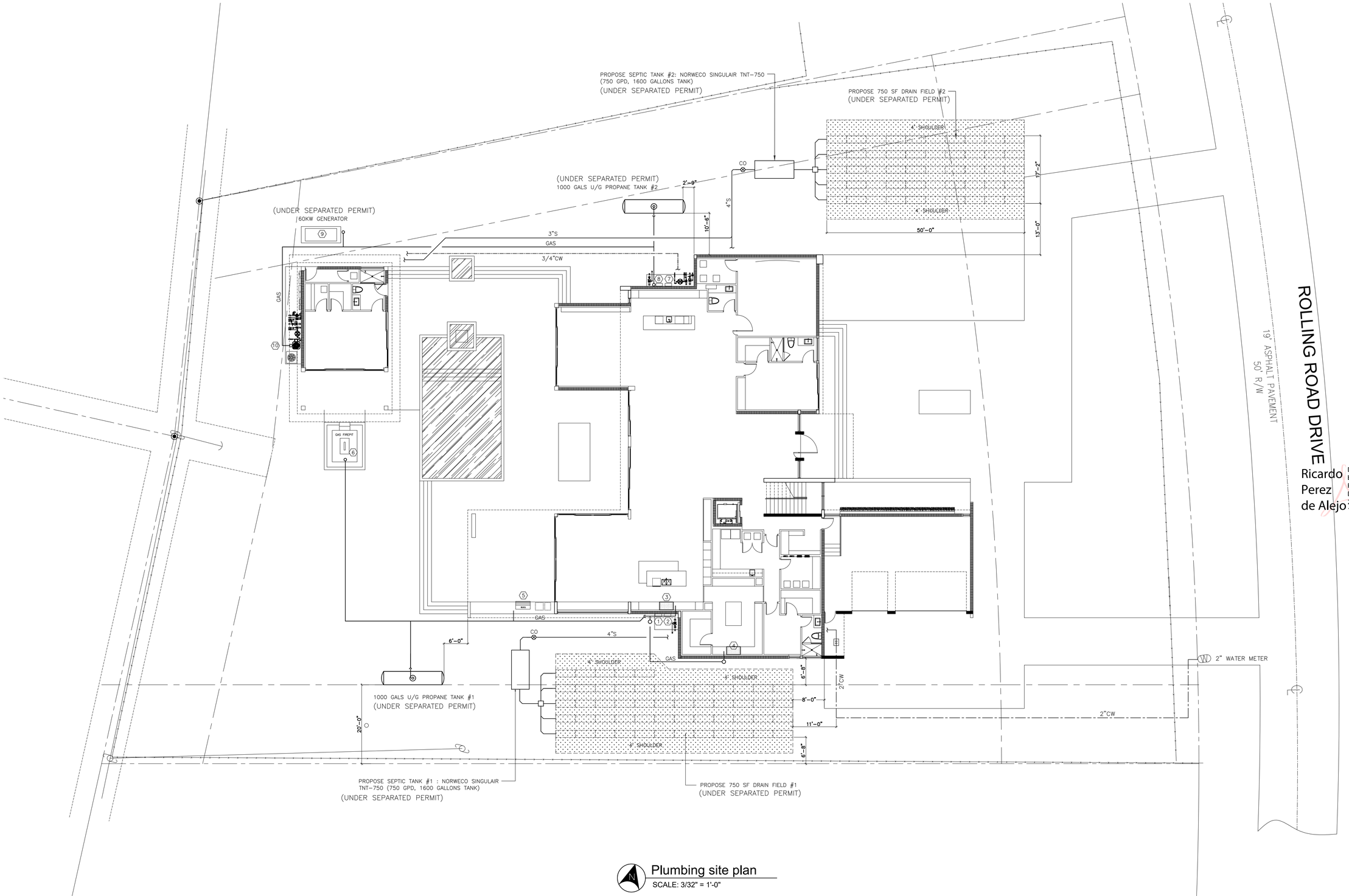
220 REPUBLIC STREET
NORWALK, OHIO, USA 44857-1156
TELEPHONE (419) 668-4471
FAX (419) 663-5440
www.norweco.com

DISTRIBUTED LOCALLY BY:

A.J.FOSS INC.

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
Norweco_Singulair_Owners_Manual.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:45:55 AM HRS Approved

Norweco®, Norweco.com®, Singulair®, Modulair®, Travelair®, Singulair Green®, Lift Rail®, Microsonic®, Bio-Dynamic®, Bio-Sanitizer®, Bio-Neutralizer®, Bio-Kinetic®, Bio-Static®, Bio-Gem®, Bio-Regeneration®, Bio-Perc®, Blue Crystal®, Bio-Max®, ClearCheck®, ChemCheck®, Service Pro®, Grease Buster and BOSTIRR logo® are registered trademarks of Norwalk Wastewater Equipment Company, Inc.
©MMX NORWECO, INC.



Plumbing site plan

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1322799, CFC: 1428944,
A: 8899 W 12th AVE, HIALEAH, FL 33014,
O: (786) 172-6511 (305) 209-3436
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

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.11 15:48:40 -04'00'

RICARDO PEREZ, P.E. 58728

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

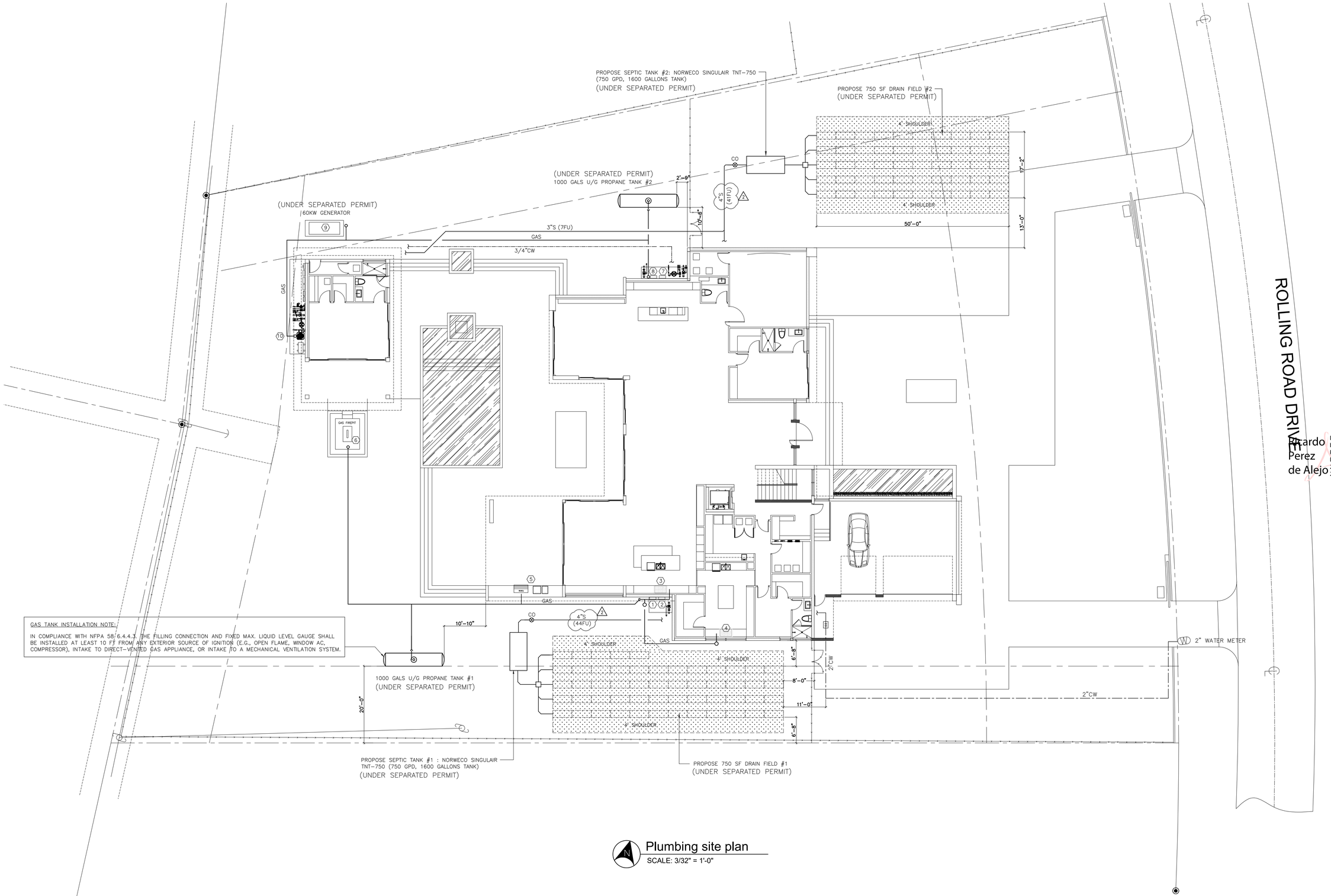
REVISIONS:

JOB:
12700

SHEET:
P-1.0

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-11

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
P-1.0.pdf



GAS TANK INSTALLATION NOTE:

IN COMPLIANCE WITH NFPA 58 6.4.4.3, THE FILLING CONNECTION AND FIXED MAX. LIQUID LEVEL GAUGE SHALL BE INSTALLED AT LEAST 10 FT FROM ANY EXTERIOR SOURCE OF IGNITION (E.G., OPEN FLAME, WINDOW AC, COMPRESSOR), INTAKE TO DIRECT-VENTED GAS APPLIANCE, OR INTAKE TO A MECHANICAL VENTILATION SYSTEM.

Plumbing site plan

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CFC: 1428944.
A: 8866 SW 131st Ave, Miami, FL 33183
O: C: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
W: www.jdcorpsrl.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

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.09.29 21:58:03 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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:

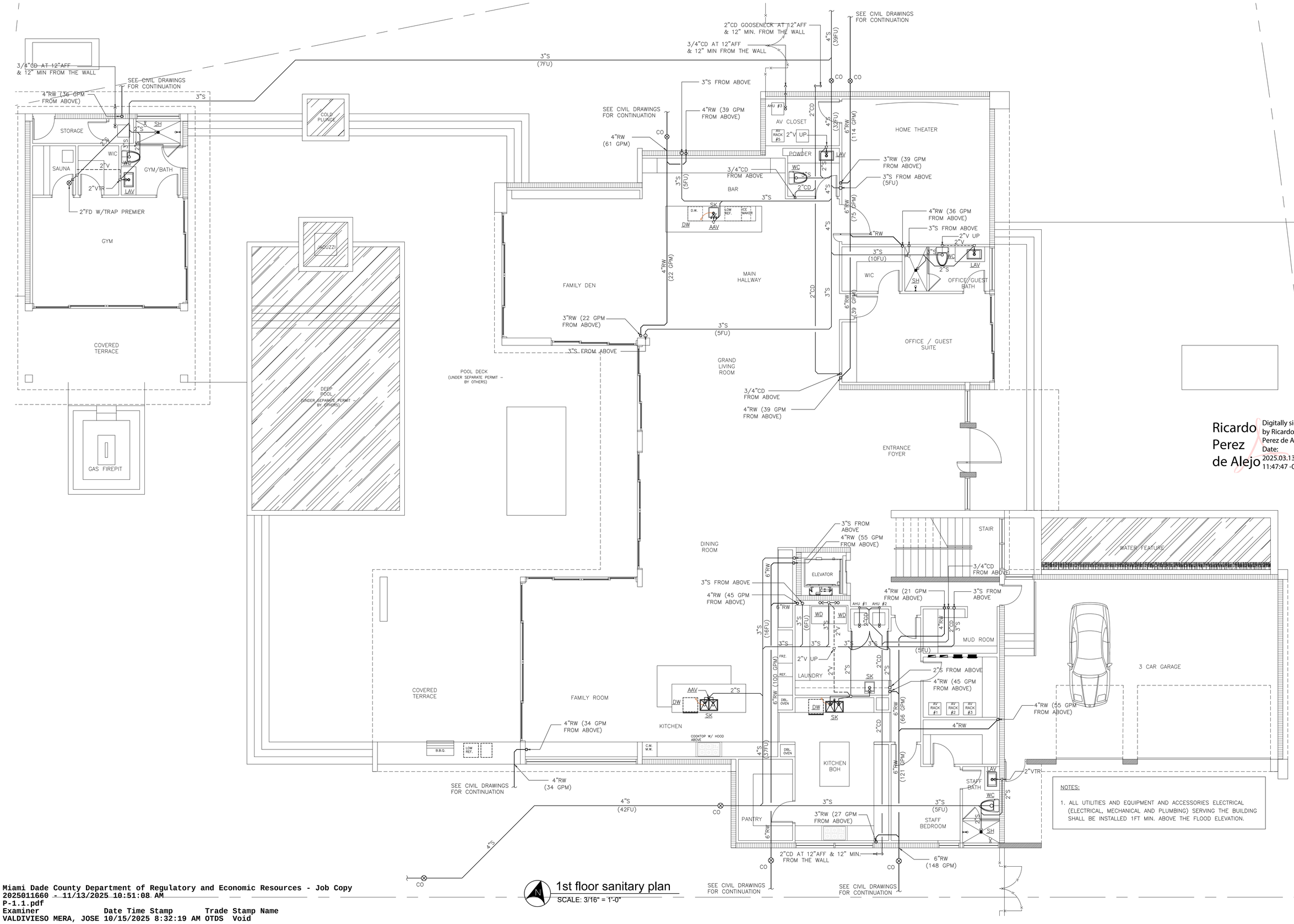
1	REV#1 05-09-2025	B.D.C.
2	REV#2 09-29-2025	B.D.C.

JOB:
12700

SHEET:
P-1.0

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-09-29

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
P-1.0_V2.pdf



1st floor sanitary plan

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz CGC 1527209 CFC 1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-3636
E: contact@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

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.13 11:47:47 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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

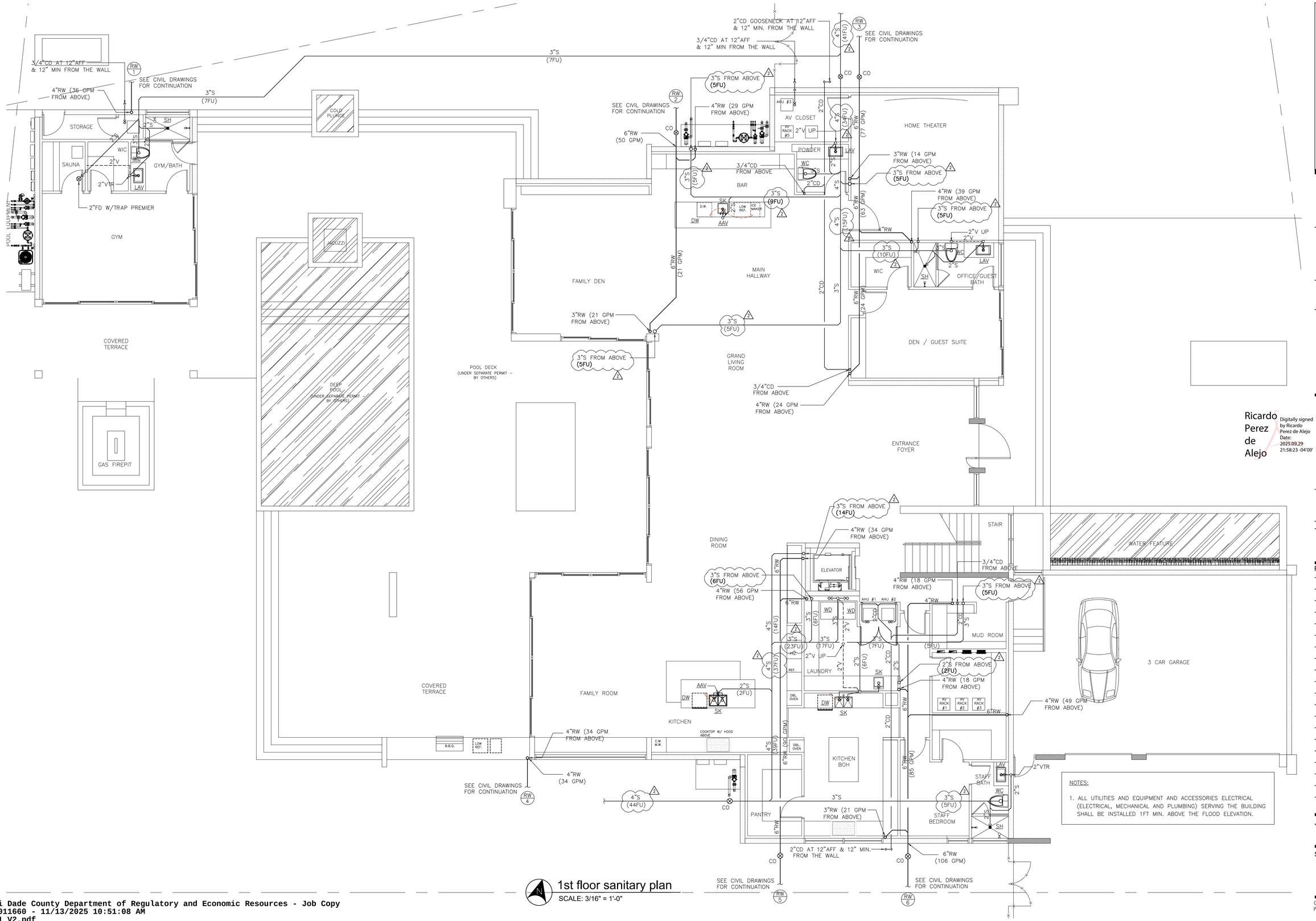
REVISIONS:

JOB:
12700

SHEET:
P-1.1

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
P-1.1.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO MERA, JOSE 10/15/2025 8:32:19 AM OTDS Void



1st floor sanitary plan

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: I32799, CFC: I458944.
A: 2999 NW 31st AVE, MIAMI, FL 33142
O: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
W: www.jdcorpinc.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

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.09.29 21:58:23 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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:

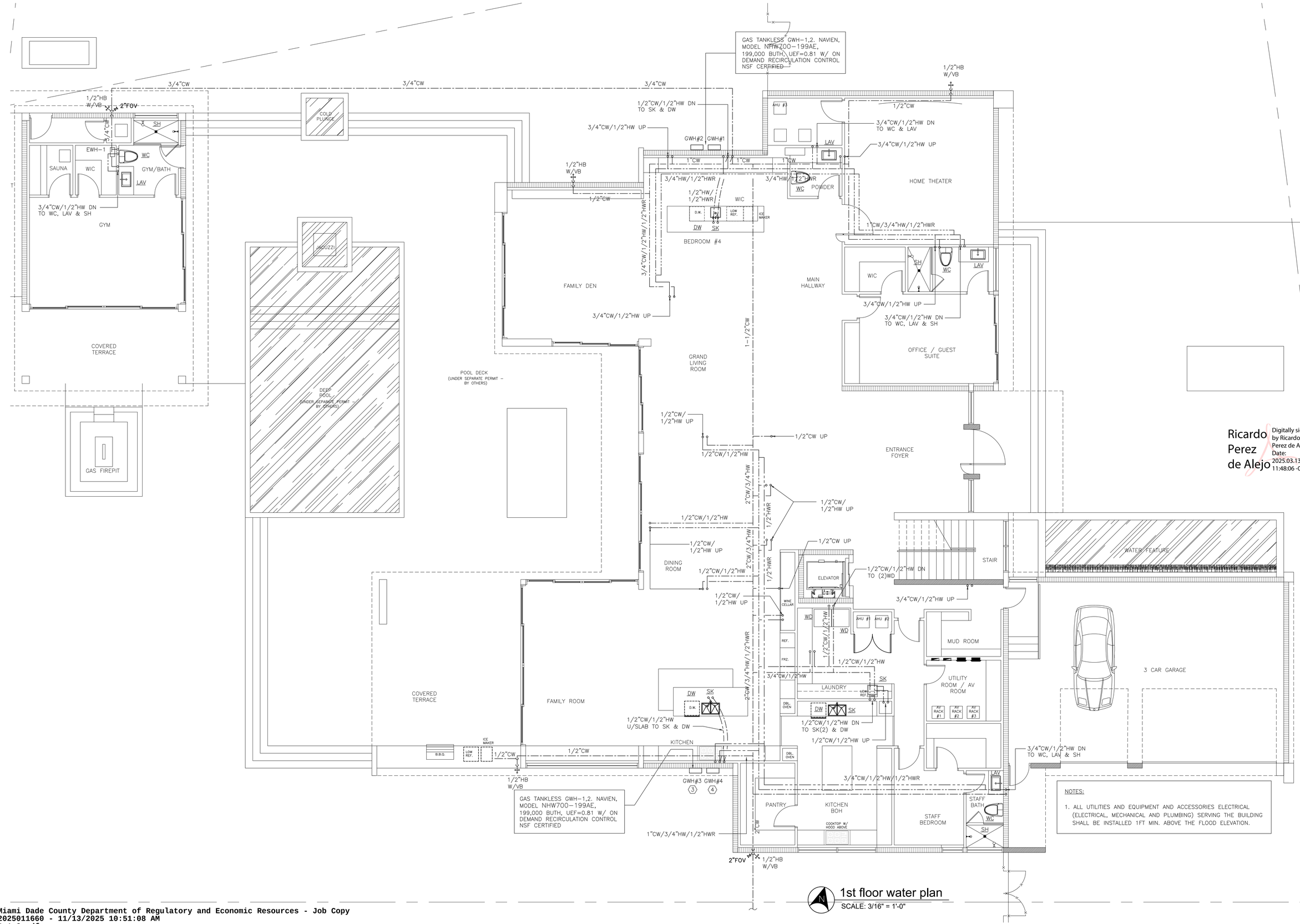
1	REV#1 05-09-2025	B.D.C.
2	REV#2 09-29-2025	B.D.C.

JOB:
12700

SHEET:
P-1.1

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-09-29

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
P-1.1_V2.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:45:17 AM HRS Approved



1st floor water plan

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

Ricardo Perez de Alejo

Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.13 11:48:06 -04'00'

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz CGC 1527202 CFC1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-3636
E:contact@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

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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

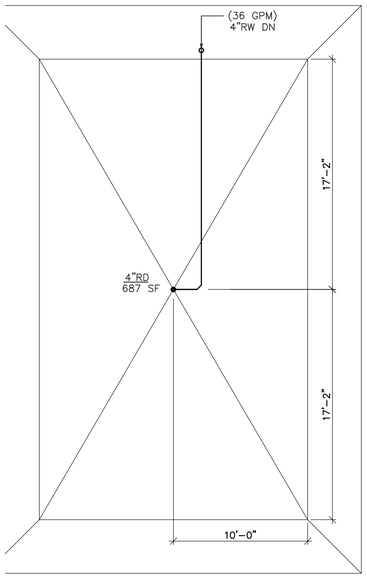
REVISIONS:

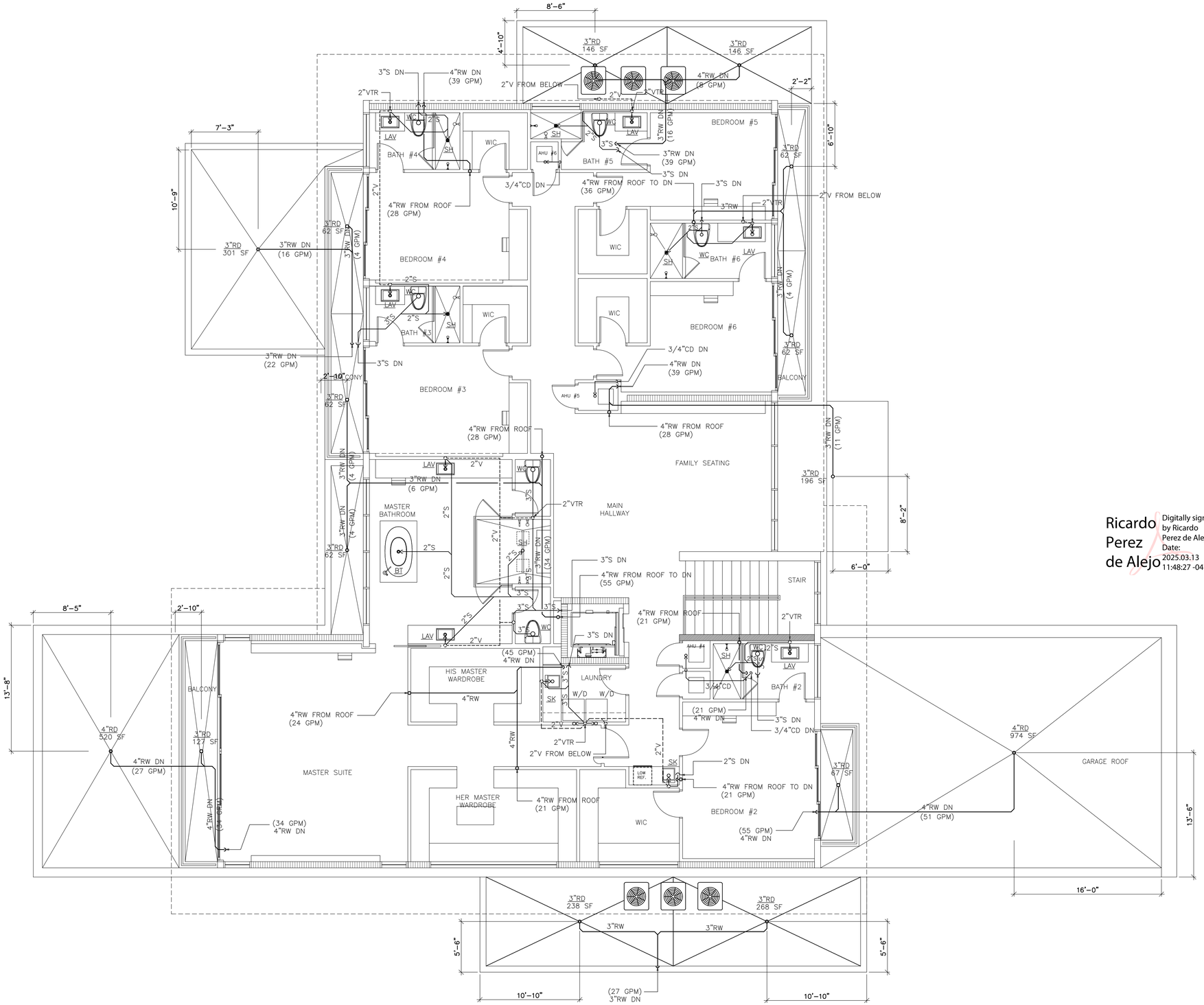
JOB:
12700

SHEET:
P-1.2

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
P-1.2.pdf





2nd floor sanitary plan

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yosel Ortiz CGC 1527027 CFC 1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-3636
E: contact@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

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.13 11:48:27 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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

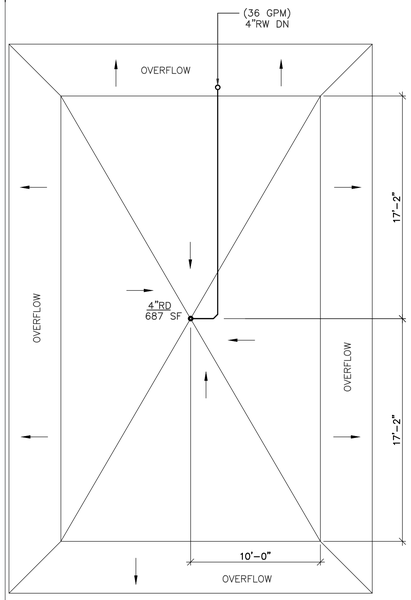
REVISIONS:

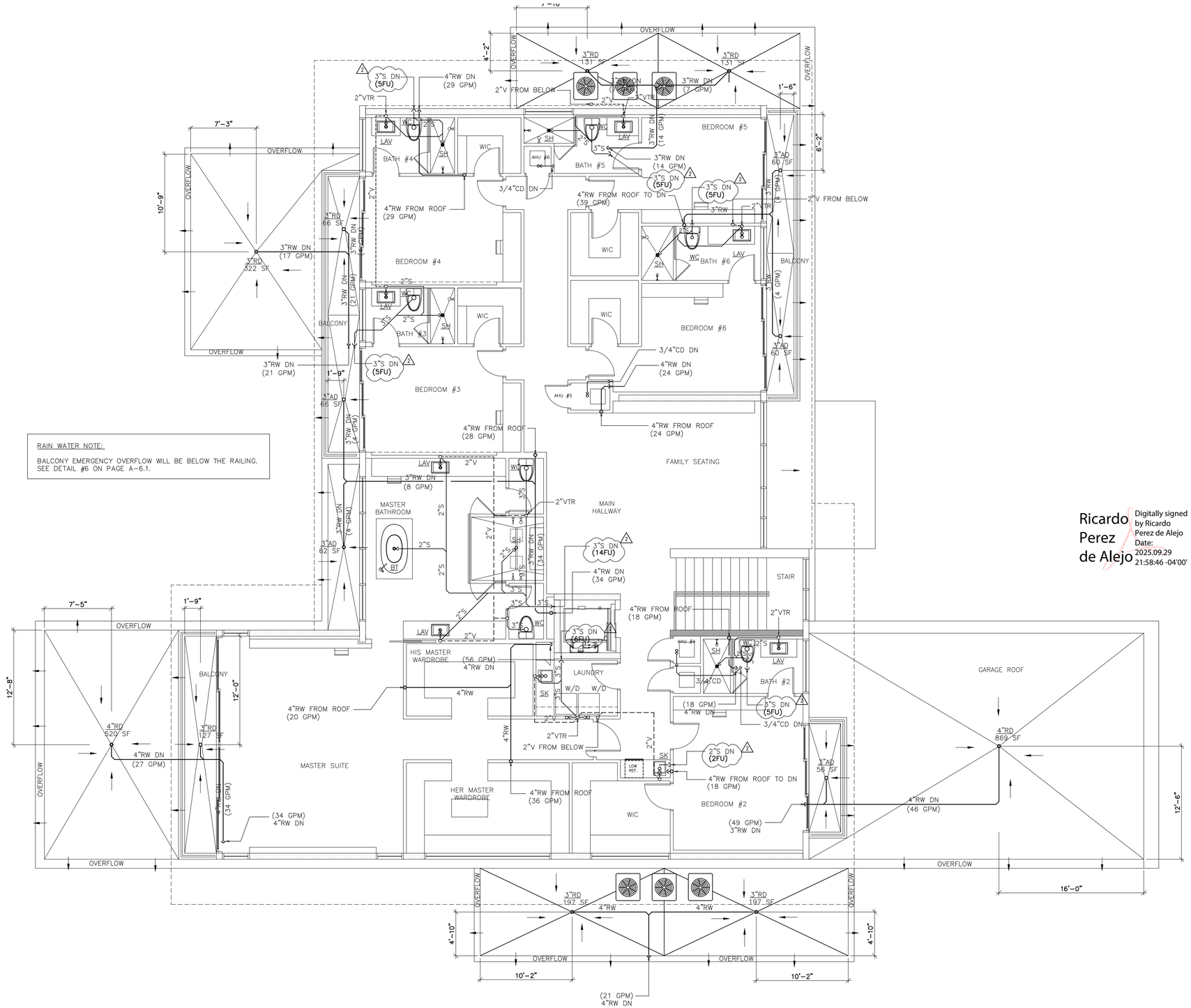
JOB:
12700

SHEET:
P-1.3

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
P-1.3.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO MERA, JOSE 10/15/2025 8:32:24 AM OTDS Void





RAIN WATER NOTE:

BALCONY EMERGENCY OVERFLOW WILL BE BELOW THE RAILING. SEE DETAIL #6 ON PAGE A-6.1.

2nd floor sanitary plan

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC: 1522799, CFC: 1428944.
A: 8879 SW 131st Street, Miami, FL 33176
O: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
W: www.jdcbsprint.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

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.09.29 21:58:46 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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:

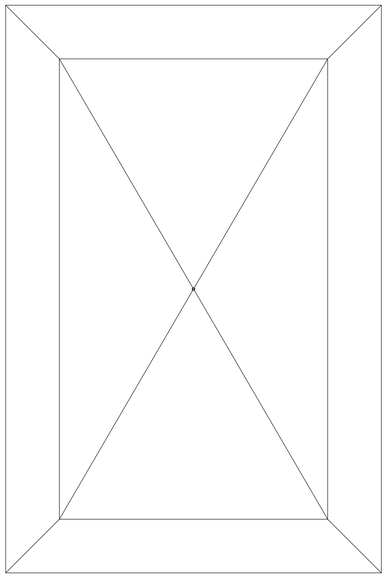
1	REV#1 05-09-2025 B.D.C.	
2	REV#2 09-29-2025 B.D.C.	

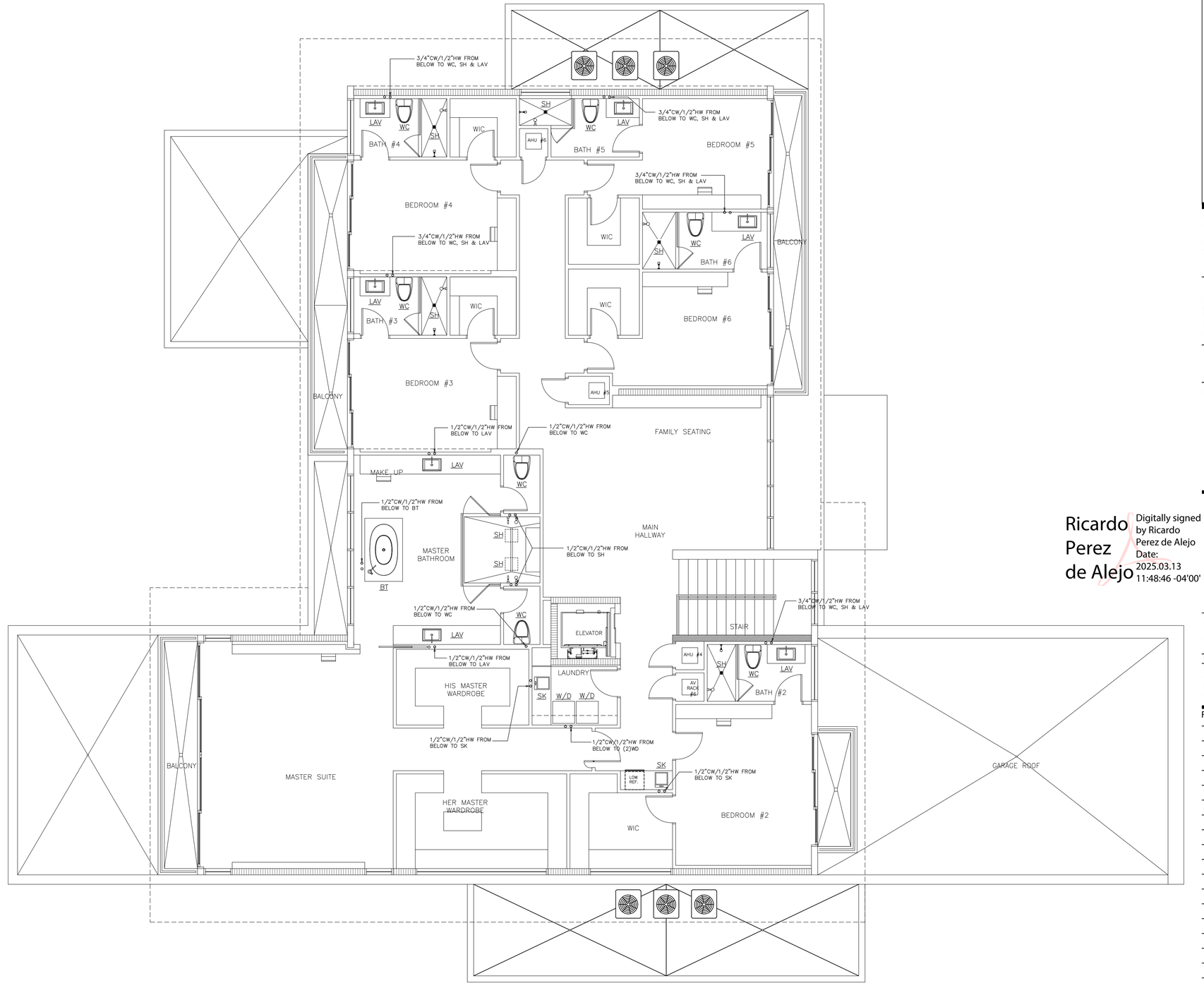
JOB:
12700

SHEET:
P-1.3

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-09-29

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
P-1.3_V2.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:45:11 AM HRS Approved





2nd floor water plan

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Certified: 2022 Certificate: CGC1529099, CRC1458944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-3636
E: contact@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

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.13 11:48:46 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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

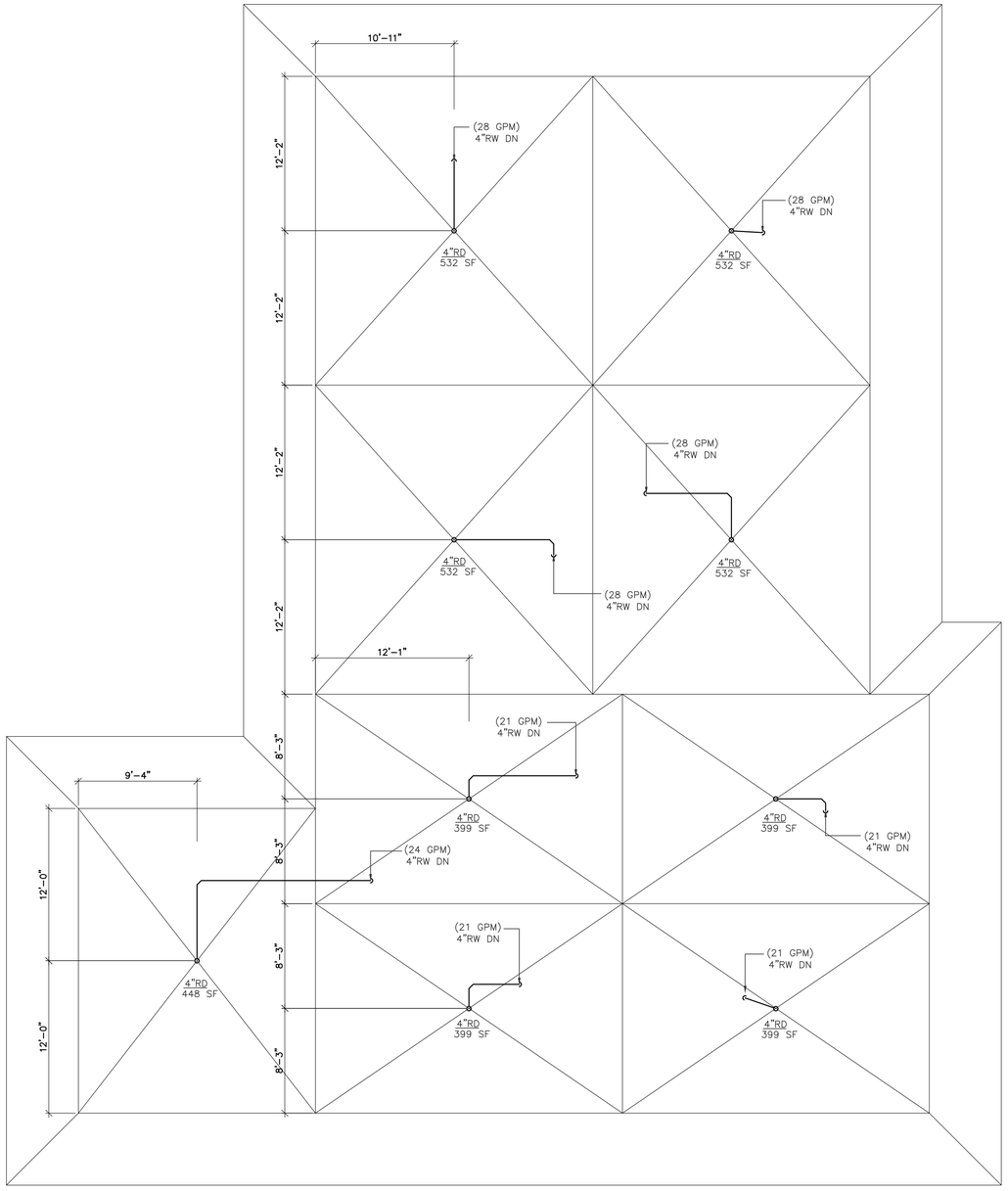
REVISIONS:

JOB:
12700

SHEET:
P-1.4

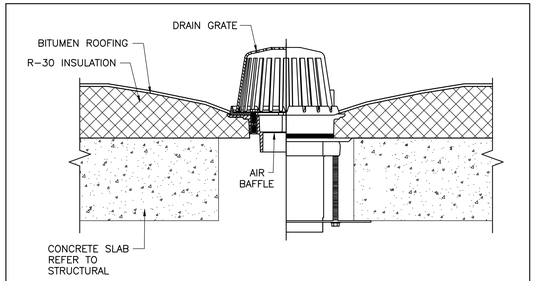
ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-13

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
P-1.4.pdf



Roof plumbing plan

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



NOTES:

1. ROOF DRAINS SHALL CONFORM TO ASME A112.6.4 OR ASME A112.3.1.
2. MINIMUM 30" SQUARE, 2-1/2-LB. TO 4-LB. LEAD FLASHING OR 16 OZ. SOFT COPPER FLASHING. SET ON FINISHED PLIES AND PRIME TOP SURFACE BEFORE STRIPPING.
3. MEMBRANE PLIES, METAL FLASHING AND FLASHING PLIES EXTEND UNDER CLAMPING RING.
4. STRIPPING FELTS-EXTEND 4" AND 8" BEYOND EDGE OF FLASHING SHEET, BUT NOT BEYOND EDGE OF SUMP.
5. LEAD FURNISHED BY PLUMBER, INSTALLED & FLASHING BY ROOFING CONTRACTOR.
6. STATIC EXTENSION INSTALLED, SEALED AND WARRANTED BY PLUMBER.
7. CAST IRON ROOF DRAIN. PLASTIC DRAINS ARE UNACCEPTABLE.

ROOF DRAIN DETAIL
NTS

NOTES:

1- SCUPPERS SHALL BE A MINIMUM OF 4 INCHES IN ANY DIMENSION. OVERFLOW SCUPPERS SHALL BE LOCATED AT 16 FT MAX. FROM ROOF DRAIN.
2- THE SECONDARY DRAIN SYSTEM WAS DESIGNED TO PREVENT THE WATER ACCUMULATION OF MORE THAN 5" IN ANY PORTION OF THE ROOF.
3- SCUPPER OPENINGS IS BE NOT LESS THAN 4 INCHES HEIGHT AND HAVE A WIDTH THAT IS EQUAL TO OR GREATER THAN THE CIRCUMFERENCE OF A ROOF DRAIN SIZED FOR THE SAME ROOF AREA. THE FLOW THROUGH THE PRIMARY SYSTEM IS NOT BE CONSIDERED WHEN LOCATING AND SIZING SECONDARY SCUPPERS.

C = 3.14 * D (ROOF DRAIN)
C = 3.14 * 3 IN = 10 IN

PIPE SIZE(inches)	VERTICAL DRAIN	CAPACITY (gpm) SLOPE OF HORIZONTAL DRAIN 1/16 inch per foot	1/8 inch per foot	1/4 inch per foot	1/2 inch per foot
2	34	15	22	31	44
3	87	39	**55**	79	111
4	180	81	**115**	163	231
5	311	117	165	234	331
6	538	243	344	487	689
8	1,117	505	714	1,010	1,429
10	2,050	927	1,311	1,855	2,623
12	3,272	1,480	2,093	2,960	4,187
15	5,543	2,508	3,546	5,016	7,093

AT 5 IN PER HR. RAIN
GPM = AREA(SF) * 0.052

PLANTERS IRRIGATION UNDER SEPARATE PERMIT

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC 1428944,
A: 8889 W 13 Ct Hialeah, FL 33014,
O: (786) 172-6511 (305) 209-3436
E: construction@jd-miami.com
w: 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

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.11 15:50:20 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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:

JOB:
12700

SHEET:
P-1.5

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-11

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
P-1.5.pdf

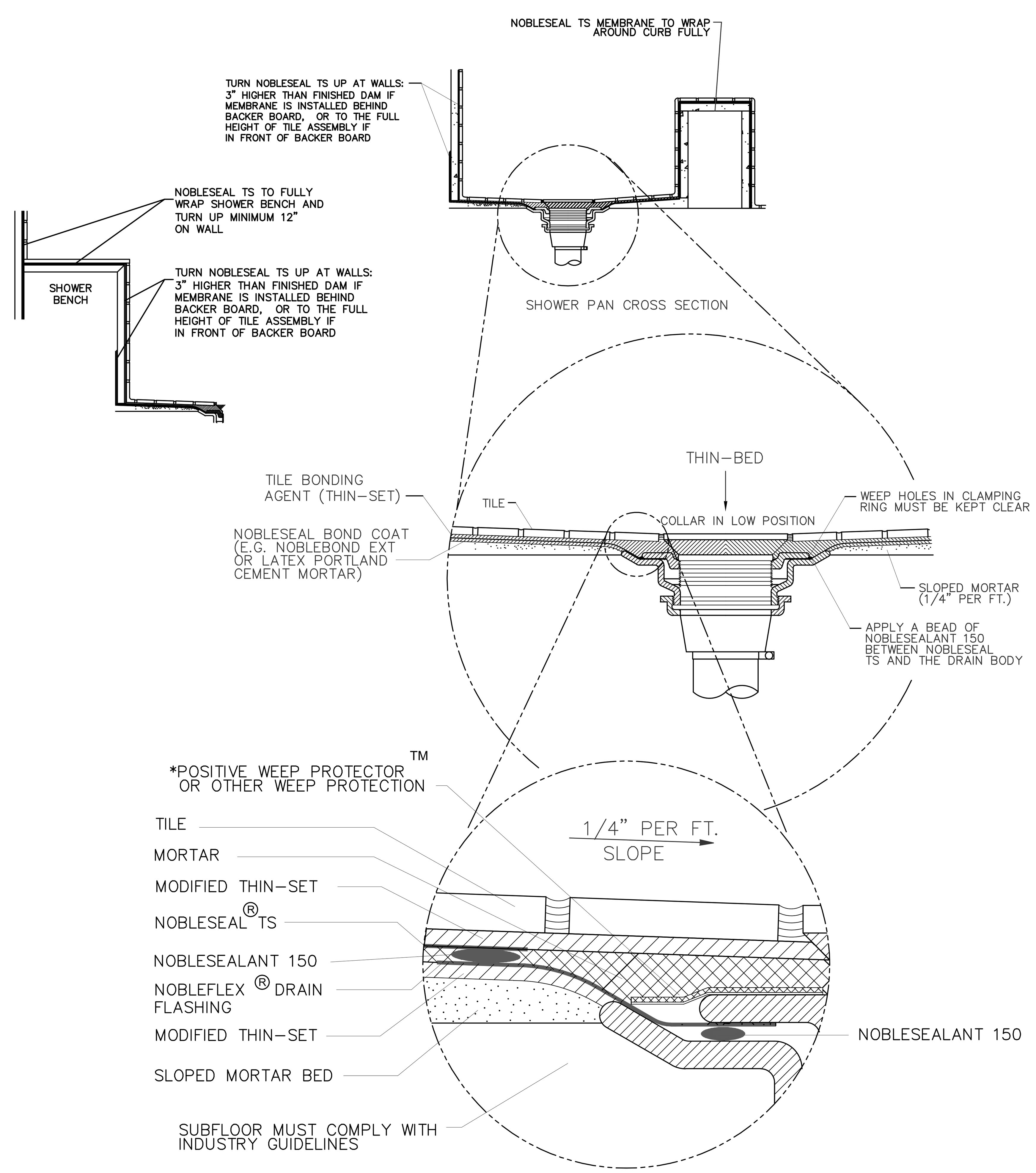
PLUMBING FIXTURE CONNECTION SCHEDULE

IN COMPLIANCE TO **FBCP 406 through 425** AND WATER CONSUMPTION RATES AS PER MIAMI DADE ORDINANCE Article III, sec. 08-31.

No.	DESCRIPTION	DRAIN	WATER		SAN. (FU)	MAX. FLOW RATE (GPM)	FIXTURE COMPLIENCE
			COLD	HOT			
WC	WATER CLOSET	3"	1/2"	N/A	3	1.28 PER FLUSHING	ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4 or CSA B45.5/IAPMO Z124. Water closets shall conform to the hydraulic performance requirements of ASME A112.19.2/CSA B45.1. Water closet tanks shall conform to ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4 or CSA B45.5/IAPMO Z124. Electro-hydraulic water closets shall comply with ASME A112.19.2/CSA B45.1. Water closets equipped with a dual flushing device shall comply with ASME A112.19.14.
LAV	LAVATORY, PRIVATE	1-1/4"	1/2"	1/2"	1	1.5 AT 60 PSI	ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4 or CSA B45.5/IAPMO Z124.
DW	DISHWASHER (RESIDENTIAL)	1-1/2"	N/A	1/2"	2	6.5 GAL PER CYCLE OR LESS	The water supply to a dishwashing machine shall be protected against backflow by an air gap that is integral with the machine or a backflow preventer shall be installed in accordance with Section 608. Air gaps shall comply with ASME A112.1.2 or A112.1.3.
SK	SINK	1-1/2"	1/2"	1/2"	2	1.5 AT 60 PSI	ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4 or CSA B45.5/IAPMO Z124.
SH	SHOWER	2"	1/2"	1/2"	2	1.5 AT 80 PSI	ASME A112.19.2/CSA B45.1 or CSA B45.5/IAPMO Z124. Shower valves for individual showers shall conform to the requirements of Section 412.3.
WM	WASHER MACHINE	2"	1/2"	1/2"	2	WATER FACTOR OF 8 OR LOWER	The water supply to an automatic clothes washer shall be protected against backflow by an air gap that is integral with the machine or a backflow preventer shall be installed in accordance with Section 608. Air gaps shall comply with ASME A112.1.2 or A112.1.3.
BT	BATHTUB	2"	1/2"	1/2"	2	———	ASME A112.19.1/CSA B45.2, ASME A112.19.2/CSA B45.1, ASME A112.19.3/CSA B45.4 or CSA B45.5/IAPMO Z124.

NOBLESEAL TS, SHOWER RECEPTOR, CURB, AND WALL WATERPROOFING

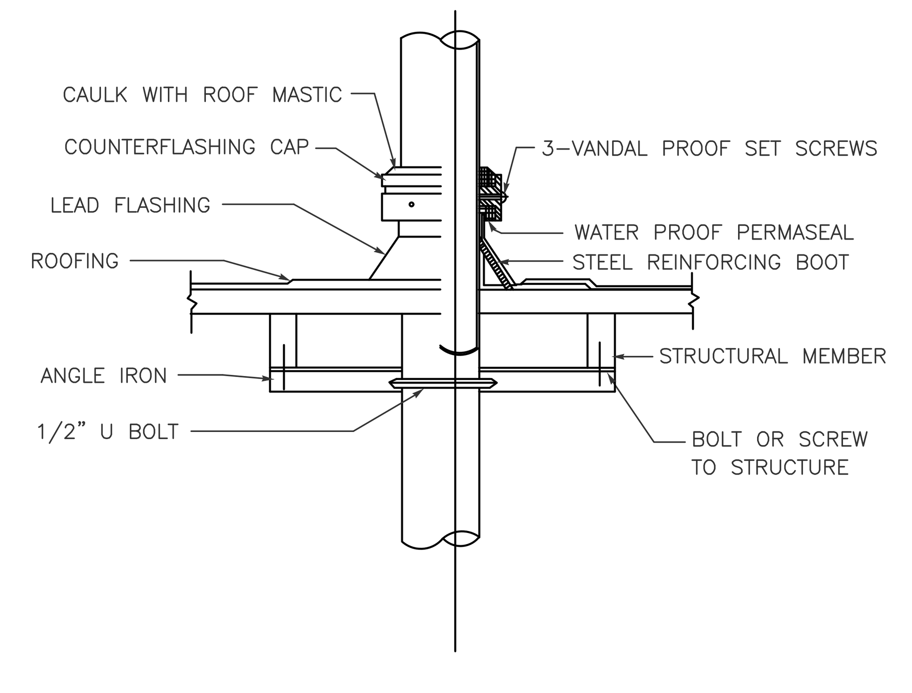
(NOT TO SCALE)



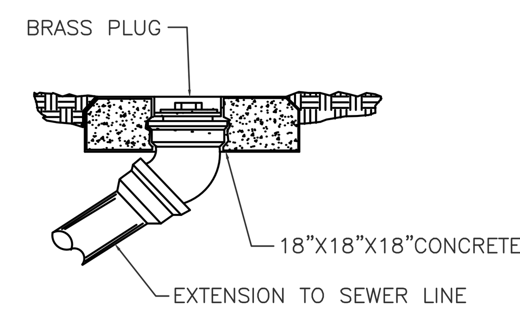
NOT TO SCALE

FOLLOW TCNA RECOMMENDATIONS

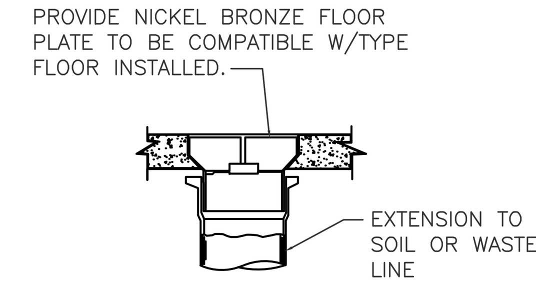
NOTE:
* USE PEA GRAVEL WITH 3/4" NOBLEFLEX DRAIN FLASHING



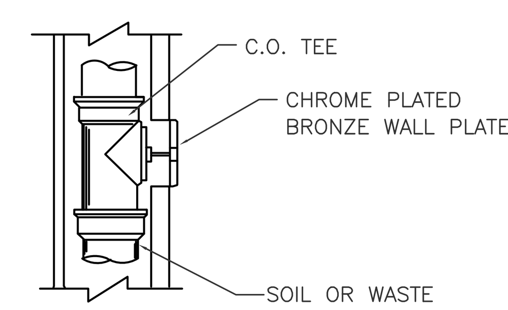
VENT THRU ROOF
N.T.S.



EXTENSION



FLOOR



WALL

TYPICAL CLEANOUT DETAILS
N.T.S.

SHOWER SIZE OF TRAP (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODY SPRAYS)	
FLOW RATE:	TRAP SIZE (MINIMUM)
→ 5.7 GPM AND LESS,	1-1/2"
MORE THAN 5.7 GPM UP TO 12.3 GPM,	2"
MORE THAN 12.3 GPM UP TO 25.8 GPM,	4"
MORE THAN 25.8 GPM UP TO 55.6 GPM,	5"

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.11 15:50:46 -04'00'

PLUMBING NOTES

1.0 GENERAL

1.1 PROVIDE (FURNISH AND INSTALL) ALL NECESSARY MATERIALS AND LABOR FOR A COMPLETELY OPERATIONAL PLUMBING SYSTEM AS SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED. INSTALL IN ACCORDANCE WITH THE FLORIDA BUILDING RESIDENTIAL CODE 2023, 8TH EDITION, AND LOCAL ORDINANCES.

1.2 SCOPE OF WORK: PROVIDE THE FOLLOWING COMPLETE SYSTEMS: SANITARY COLLECTION, DOMESTIC HOT AND COLD WATER, AIR CONDITIONING CONDENSATE, GAS LINES, RAIN WATER, ETC.

1.3 PAY FOR ALL FEES, INSPECTIONS AND CONNECTION CHARGES REQUIRED.

1.4 VERIFY AT JOB SITE ALL SPACE CONDITIONS, DIMENSIONS WITH PIPE, FIXTURES, AND EQUIPMENT SIZES PRIOR TO FABRICATION OR INSTALLATION. COORDINATE REQUIREMENTS TO AVOID INTERFERENCE WITH OTHER TRADES.

1.5 SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER & OWNER APPROVAL BEFORE PROCEEDING WITH THE PURCHASE OF INSTALLATION OF EQUIPMENT AND MATERIALS.

1.6 GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.

1.7 PLUMBING APPLIANCES AND PLUMBING FIXTURES SHALL BE LOCATED AT OR ABOVE THE ELEVATION REQUIRED.

2.0 MATERIALS.

2.1 A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. THE ARRESTOR SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF THE QUICK-CLOSING VALVE. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTORS.

2.2 PROVIDE DIELECTRIC FITTINGS TO CONNECT PIPING TO EQUIPMENT OF DISSIMILAR METALS. USE CLAMPS AND FASTENERS OF SIMILAR METALS AND ISOLATE THEM FROM PIPING AND SLABS TO PREVENT CORROSION.

2.3 INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION VALVES SHALL BE BALANCED-PRESSURE, THERMOSTATIC OR COMBINATION BALANCED-PRESSURE/THERMOSTATIC VALVES THAT CONFORM TO THE REQUIREMENTS OF ASSE 1016/ASME A112.1016/CSA B125.16 OR ASME A112.18.1/CSA B125.1 AND SHALL BE INSTALLED AT THE POINT OF USE. SHOWER AND TUB-SHOWER COMBINATION VALVES REQUIRED BY THIS SECTION SHALL BE EQUIPPED WITH A MEANS TO LIMIT THE MAXIMUM SETTING OF THE VALVE TO 120°F (49°C), WHICH SHALL BE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. IN-LINE THERMOSTATIC VALVES SHALL NOT BE UTILIZED FOR COMPLIANCE WITH THIS SECTION.

2.4 PIPING.

2.4.1 DOMESTIC HOT AND COLD WATER: CPVC OR COPPER TUBING TYPE M UNDERGROUND AND ABOVE GROUND WITH SOLDER JOINTS. WOG BRONZE VALVES 125 P.S.I. MIN. PROVIDE POLYPROPYLE SLEEVES TO SEPARATE PIPES FROM CONCRETE.

INSULATION FOR HOT WATER PIPE WITH A MINIMUM THERMAL RESISTANCE OF R-3 SHALL BE APPLIED TO THE FOLLOWING:
1. PIPING LARGER THAN 3/4"INCH NOMINAL DIAMETER.
2. PIPING SERVING MORE THAN ONE DWELLING UNIT.
3. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS.
4. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
5. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
6. PIPING LOCATED UNDER A FLOOR SLAB.
7. BURIED PIPING.
8. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.
9. PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINAL PIPE DIAMETER GIVEN IN TABLE R403.4.2.

ALL REMAINING PIPING SHALL BE INSULATED TO AT LEAST R-3 OR MEET THE RUN LENGTH REQUIREMENTS OF TABLE FBCR-2014, 403.4.2.

2.4.2 SANITARY WASTE AND VENT: P.V.C. DRAIN PIPE AND FITTINGS WHEN & WHERE ALLOWED BY THE LOCAL JURISDICTION.

2.4.3 A/C CONDENSATE: PVC SCHEDULE 40 PIPE AND FITTINGS.

2.5 PROVIDE THERMAL EXPANSION PROTECTION ON WATER HEATER WITH RECIRCULATION SYSTEM.

2.6 PLUMBING FIXTURES SHALL COMPLY WITH REFERENCED STANDARDS AS PER FBCP-2017, SECTIONS 406 THROUGH 421.

2.7 CLEANOUTS SHALL BE INSTALLED AT EACH FITTING WITH A CHANGE OF DIRECTION MORE THAN 45 DEGREES IN THE BUILDING SEWER, BUILDING DRAIN AND HORIZONTAL WASTE OR SOIL LINES. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A RUN OF PIPING. HORIZONTAL DRAINS SHALL BE PROVIDED WITH CLEANOUTS LOCATED NOT MORE THAN 100 FEET. A CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH WASTE OR SOIL STACK.

2.8 HORIZONTAL DRAINAGE PIPING SHALL BE INSTALLED IN UNIFORM ALIGNMENT AT UNIFORM SLOPES NO LESS THAN 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL FOR 2-½" DIAMETER AND LESS, AND NOT LESS THAN 1/8 UNIT VERTICAL IN 12 UNITS HORIZONTAL FOR DIAMETER OF 3" OR MORE.

2.9 PROVIDE ANTISCALD VALVES ON TUB / SHOWER / BIDET TO COMPLY WITH FBC – 424.3/424.5 AND 408.3.

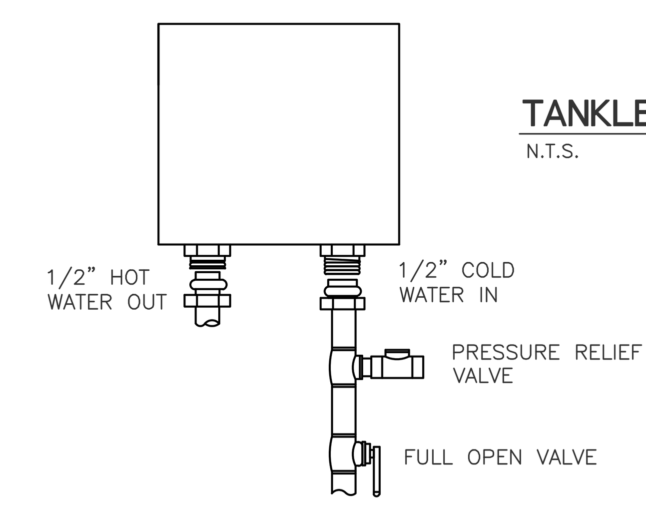
2.10 COMMERCIAL DISHWASHING MACHINES SHALL CONFORM TO ASSE 1004 AND NSF 3. RESIDENTIAL DISHWASHERS SHALL CONFORM TO NSF 184.

ECOSMART TANKLESS WATER HEATER			
NO.	MODEL	MAX KW AT 240V	EFFICIENCY RATE
EWH-1	ECO 8	8	0.96

USE ONLY THE COMPRESSION FITTING RING AND NUT PROVIDED WITH EACH UNIT AS SHOWN ABOVE.
COMPRESSION FITTINGS ARE DESIGNED EXCLUSIVELY FOR THIS UNIT, DO NOT USE A DIFFERENT TYPE OF THREADED COUPLING.

ONLY VERTICAL ISTALLATION.
BEFORE TURNING ON THE ELECTRICITY, LET THE WATER RUN FOR 20 SECONDS THROUGH THE UNIT. CHECK LOCAL CODES FOR APPROPRIATE WIRE GAUGE AND CIRCUIT BREAKER.

A- THE UNIT COMES WITH 1/2'' COMPRESSION FITTINGS, DO NOT SOLDER PIPE TO INLET OR OUTLET.
B- FLUSH SUPPLYING LINE BEFORE CONNECTING THE UNIT, TO REMOVE ANY PARTICLES LEFT IN LINE.



TANKLESS WATER HEATER
N.T.S.

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

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

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

SHEET TITLE:

CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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:

JOB:
12700

SHEET:
P-2.1

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-11

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
P-2.1.pdf

PROPANE TANK #1 DEMAND

No	FIXTURE NAME:	BTUH	QTY.	TOTAL BTUH:
1	GAS WATER HEATER	199,000	1	199,000
2	GAS WATER HEATER	199,000	1	199,000
3	GAS TOP RANGE	120,000	1	120,000
4	GAS TOP RANGE	120,000	1	120,000
5	GAS B.B.Q.	90,000	1	90,000
6	GAS FIRE PIT	30,000	1	30,000

TOTAL BTU/HR: 758,000 (2500 Btu/ft.3)

SPECIFIC GRAVITY GAS: 1.5 PRESSURE DROP: 1 PSI
GAS PRESSURE : 2 PSI LONGEST RUN: 83'

(A) PER TABLE G2413.4(11) FBCR–PROPANE FUEL GAS, SCHEDULE 40 METALIC PIPE.

SPECIFIC GRAVITY GAS: 1.5 PRESSURE DROP: 0.5" WC
GAS PRESSURE : LESS THANT 2 PSI LONGEST RUN: 154' FT

(B) PER TABLE G2413.4(12) FBCR, PROPANE FUEL GAS, SCHEDULE 40 METALIC PIPE.

PROPANE TANK #2 DEMAND

No	FIXTURE NAME:	BTUH	QTY.	TOTAL BTUH:
7	GAS WATER HEATER	199,000	1	199,000
8	GAS WATER HEATER	199,000	1	199,000
9	EMERGENCY GENERATOR	764,000	1	764,000
10	GAS JACUZZI HEATER	400,000	1	400,000

TOTAL BTU/HR: 1,562,000 (2500 Btu/ft.3)

SPECIFIC GRAVITY GAS: 1.5 PRESSURE DROP: 1 PSI
GAS PRESSURE : 2 PSI LONGEST RUN: 161' FT

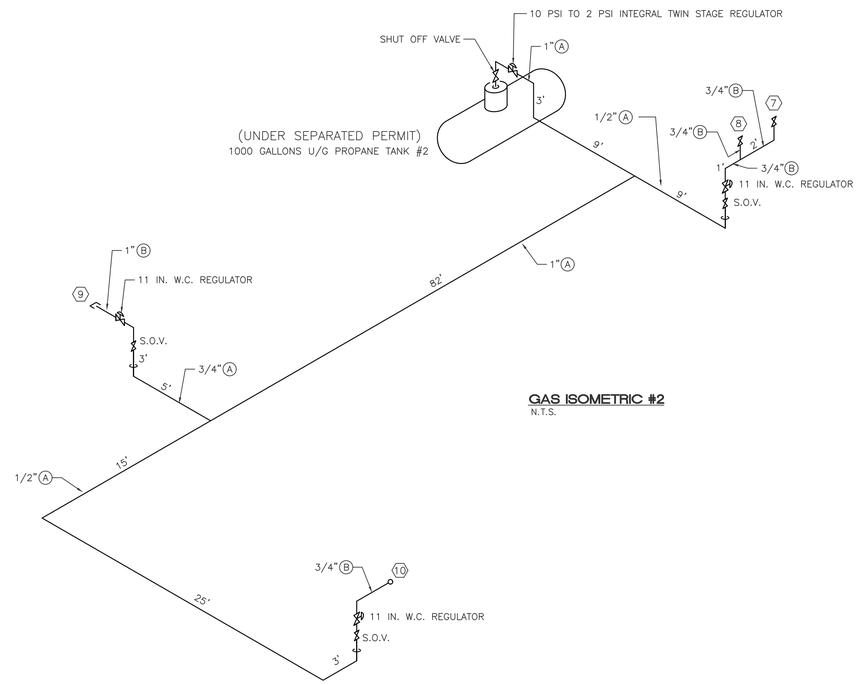
(A) PER TABLE G2413.4(11) FBCR–PROPANE FUEL GAS, SCHEDULE 40 METALIC PIPE.

SPECIFIC GRAVITY GAS: 1.5 PRESSURE DROP: 0.5" WC
GAS PRESSURE : LESS THANT 2 PSI LONGEST RUN: 39' FT

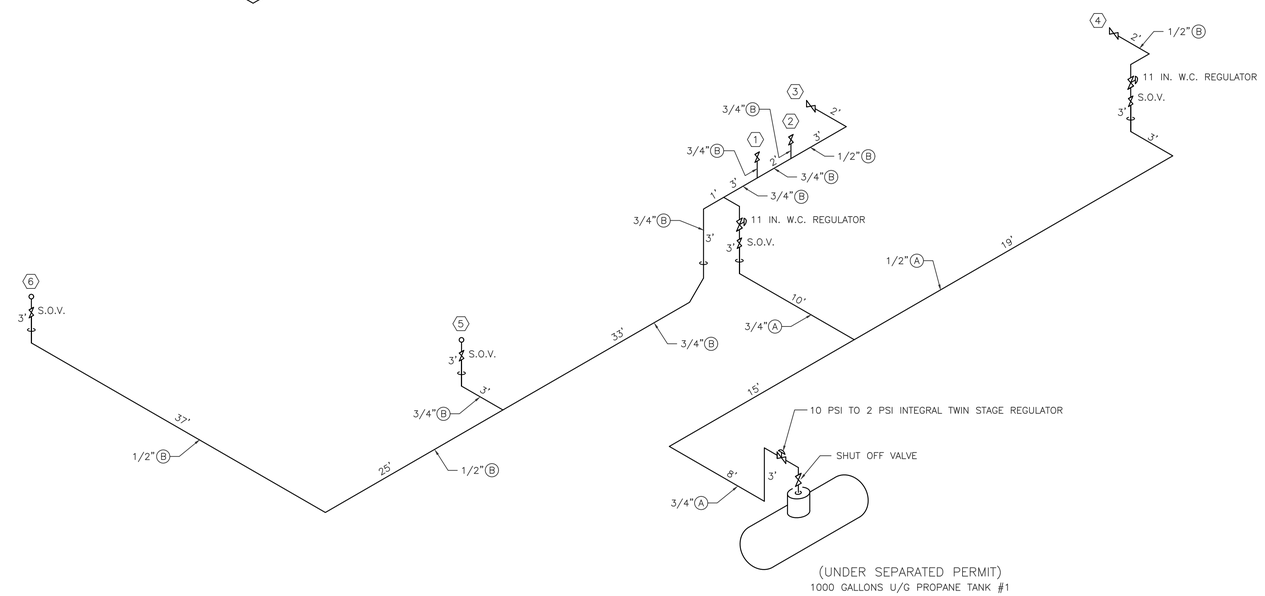
(B) PER TABLE G2413.4(12) FBCR, PROPANE FUEL GAS, SCHEDULE 40 METALIC PIPE.

GENERAL GAS NOTES:

1) **ALL INSTALLATIONS SHALL BE AS PER 2023 FBC/G & 2020 NFPA 58.**
2) DIMENSIONS SHOWN FOR CALCULATION ONLY, NOT FOR FABRICATION
3) ALL GAS VALVES SHALL BE INSTALLED BELOW CEILING SPACE IN AN ACCESSIBLE AND VENTILATED AREA.
4) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH LOCAL GAS COMPANY.
5) CONTRACTOR SHALL INSTALL DRAIN LEG AT BOTTOM OF ALL VERTICAL GAS LINES.
6) UNDERGROUND PIPING SHALL BE INSTALLED WITH ENOUGH CLEARANCE FROM ANY OTHER UNDERGROUND STRUCTURE.
7) GAS PIPING TO HOB / IF ANY PIPING IS TO BE RUN UNDER SLAB IT. MUST COMPLY WITH FBC/G SECTION 404.
8) PROVIDE OUTDOOR VENT FOR SLEEVE
9) METALLIC PIPE OR TUBING EXPOSED TO CORROSIVE ACTION, SUCH AS SOIL CONDITION OR MOISTURE, SHALL BE PROTECTED IN AN APPROVED MANNER. ZINC COATINGS (GALVANIZING) SHALL NOT BE DEEMED ADEQUATE PROTECTION FOR GAS PIPING UNDERGROUND. WHERE DISSIMILAR METALS ARE JOINED UNDERGROUND, AN INSULATING COUPLING OR FITTING SHALL BE USED. PIPING SHALL NOT BE LAID IN CONTACT WITH CINDERS. (FBCR G2415.9 (404.9))
10) GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE AS PER FBC G2415.4.
11) PLASTIC PIPING SHALL BE INSTALLED OUTDOORS ONLY. FBCR G2415.15.1
12) FBC G2415.15.3 A YELLOW INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO UNDERGROUND NONMETALLIC PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVE GROUND AT EACH END OF THE NONMETALLIC PIPING. THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 18 AWG AND THE INSULATION TYPE SHALL BE SUITABLE FOR DIRECT BURIAL.



GAS ISOMETRIC #2
N.T.S.



GAS ISOMETRIC #1
N.T.S.

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC: 1428944.
A: 8879 SW 131st ST, MIAMI, FL 33176
C: (786) 172-6511 (305) 209-3436
E: construction@jd-miami.com
W: 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

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.11 15:48:08 -04'00'

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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

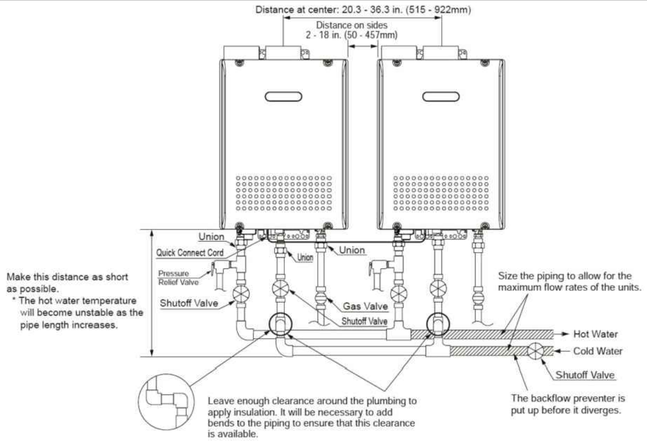
REVISIONS:

JOB:
12700

SHEET:
P-2.2

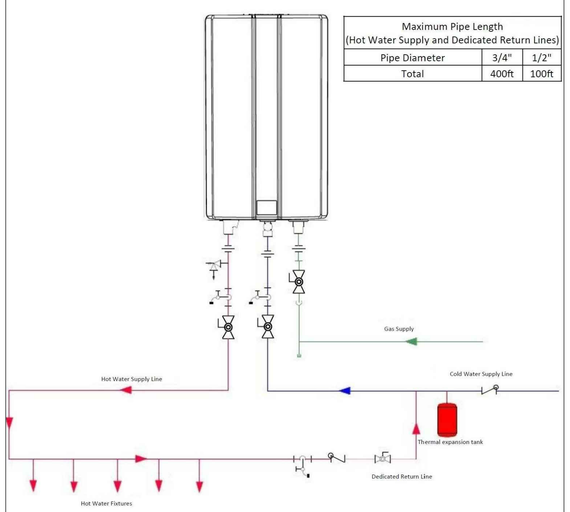
ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-11

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
P-2.2.pdf



- Insulate the hot water piping to prevent heat loss. Insulate and apply heating materials to the cold water supply piping to prevent heat loss and freezing of pipes when exposed to excessively cold temperatures.

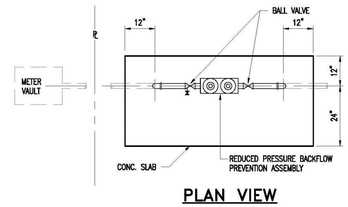
Maximum Pipe Length (Hot Water Supply and Dedicated Return Lines)		
Pipe Diameter	3/4"	1/2"
Total	400ft	100ft



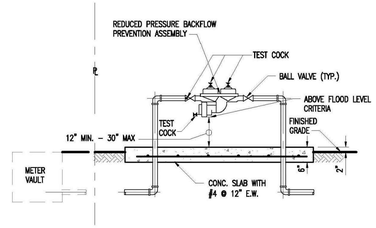
The condensate drain pipe (along its entire length) must be at least the same diameter as the drain line, (1/2 inch NPT). Refer to the Condensate section in the venting instructions section of this manual.

GAS WATER HEATER INSTALLATION DETAIL

N.T.S.



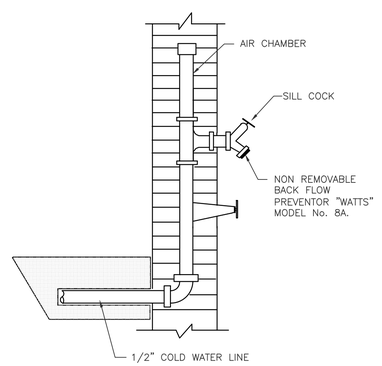
PLAN VIEW



ELEVATION VIEW

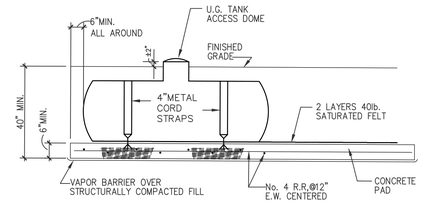
GUARD POST DETAIL	WS 4.5	
ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY Safeguarding Excellence Every Day	ISSUE DATE	APPROVED BY	STANDARD DETAIL REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR WATER SERVICE 3/4" THRU 2"	WS 4.18 SHEET 1 or 5
	6/26/2012	F.A.		



HOSE BIBB DETAIL

N.T.S.



NOTES:

1. PROVIDE AND INSTALL A NEW ASME UNDERGROUND LP GAS CONTAINERS, IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF NFPA 54 AND MANUFACTURER WITH ALL REQUIRED SAFETY AND OPERATIONAL INSTRUMENTS AND VALVES. TANK SHALL BE INSTALLED WITH MINIMUM SEPARATION OF 10 FEET FROM BUILDING AND PROPERTY LINES.
2. ALL EXPOSED METAL INCLUDING THE TANK SHALL BE COATED WITH TWO COATS OF FLEXI-BLACK PRIOR TO BACK FILL.
3. ALL PIPING BELOW GRADE FROM THE TANK TO BUILDING SHALL BE INSTALLED IN CONDUITS (SLEEVES).

UNDERGROUND TANKS DETAIL

N.T.S.

(SEE STRUCTURAL PLANS FOR BUOYANCY CALCULATIONS)

UNDERGROUND TANKS CORROSION PROTECTION NOTES

A CORROSION PROTECTION SYSTEM SHALL BE INSTALLED ON NEW INSTALLATIONS OF UNDERGROUND STEEL CONTAINERS.
THE CORROSION PROTECTION SYSTEM SHALL INCLUDE:

(1) A CONTAINER COATING COMPLYING WITH NFPA 58, SECTION 5.2.1.11.
(2) A CATHODIC PROTECTION SYSTEM THAT CONSISTS OF A SACRIFICIAL ANODE(S).
(3) A MEANS TO TEST THE PERFORMANCE OF THE CATHODIC PROTECTION SYSTEM IN ACCORDANCE WITH NFPA 17, SECTION 6.19.3.

PRIOR TO BURIAL, THE CONTAINER SHALL BE VISUALLY EXAMINED FOR DAMAGE TO THE COATING. DAMAGED AREAS SHALL BE REPAIRED WITH A COATING RECOMMENDED FOR UNDERGROUND SERVICE AND COMPATIBLE WITH THE EXISTING COATING.

CONTAINERS SHALL BE SET LEVEL AND SHALL BE SURROUNDED BY EARTH OR SAND FIRMLY TAMPED IN PLACE. BACKFILL SHALL BE FREE OF ROCKS AND ABRASIVES.

CATHODIC PROTECTION SYSTEMS INSTALLED IN ACCORDANCE WITH (I) ABOVE SHALL BE MONITORED BY TESTING AND THE RESULTS DOCUMENTED. CONFIRMING TESTS SHALL BE DESCRIBED BY ONE OF THE FOLLOWING:

(1) PRODUCING A VOLTAGE OF -0.85 VOLTS OR MORE NEGATIVE, WITH REFERENCE TO A SATURATED COPPER-COPPER SULFATE HALF CELL
(2) PRODUCING A VOLTAGE OF -0.78 VOLTS OR MORE NEGATIVE, WITH REFERENCE TO A SATURATED KCL CALOMEL HALF CELL.
(3) PRODUCING A VOLTAGE OF -0.80 VOLTS OR MORE NEGATIVE, WITH REFERENCE TO A SILVER-SILVER CHLORIDE HALF CELL.
(4) ANY OTHER METHOD DESCRIBED IN APPENDIX D OF TITLE 49 OF THE CODE OF FEDERAL REGULATIONS, PART 192.

SACRIFICIAL ANODES INSTALLED IN ACCORDANCE WITH (I) ABOVE SHALL BE TESTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

(1) UPON INSTALLATION OF THE CATHODIC PROTECTION SYSTEM, UNLESS PROHIBITED BY CLIMACTIC CONDITIONS, IN WHICH CASE TESTING SHALL BE DONE WITHIN 180 DAYS AFTER THE INSTALLATION OF THE SYSTEM.
(2) FOR CONTINUED VERIFICATION OF THE EFFECTIVENESS OF THE SYSTEM, 12 TO 18 MONTHS AFTER THE INITIAL TEST.
(3) UPON SUCCESSFUL VERIFICATION TESTING AND IN CONSIDERATION OF PREVIOUS TEST RESULTS, PERIODIC FOLLOW-UP TESTING SHALL BE PERFORMED AT INTERVALS NOT TO EXCEED 36 MONTHS.
(4) SYSTEMS FAILING A TEST SHALL BE REPAIRED AS SOON AS PRACTICAL UNLESS CLIMACTIC CONDITIONS PROHIBIT THIS ACTION, IN WHICH CASE THE REPAIR SHALL BE MADE NOT MORE THAN 180 DAYS THEREAFTER. THE TESTING SCHEDULE SHALL BE RESTARTED AS REQUIRED IN NFPA 58, SECTIONS 6.19.3.2(1) AND 6.19.3.2(2), AND THE RESULTS SHALL COMPLY WITH 6.19.3.2.
(5) DOCUMENTATION OF THE RESULTS OF THE TWO MOST RECENT TESTS SHALL BE RETAINED.

PLUMBING SYMBOL LEGEND

	SAN.	NEW SANITARY LINE
	HW	NEW HOT WATER LINE
	HW	NEW HOT WATER LINE
	CW	NEW COLD WATER LINE
	VT	NEW VENT LINE
CD	CD	CONDENSATE LINE
PD	PD	P&T RELIEF VALVE
	CO	CLEAN OUT
	WCO	WALL CLEAN OUT
	FCO	FLOOR CLEAN OUT
	GV	GATE VALVE
	AAV	AIR ADMITTANCE VALVE
		ELBOW DOWN
		ELBOW UP
		TEE DOWN

Ricardo Perez de Alejo
Digitally signed by Ricardo Perez de Alejo
Date: 2025.03.11 15:51:05 -04'00'

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Yoel Ortiz, CGC 1522799, CFC 1428944,
8879 SW 131st ST MIAMI, FL 33176
O: (786) 312-6511 (305) 209-3436
E: construction@jd-miami.com
w: 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

RICARDO PEREZ DE ALEJO
LICENSE
No. 58728
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RICARDO PEREZ, P.E. 58728

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:

JOB:
12700

SHEET:
P-2.3

ORIGINAL ISSUE DATE: 12-26-2024
PLOT DATE: 2025-03-11

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
P-2.3.pdf

Last Modified: 12/08/2022

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

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

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

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

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

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

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

Table 5 lists additional innovative systems.

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

TN= Total Nitrogen

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

[2]No data available

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
PBTS_components.pdf

Table 1. Results of Innovative System Testing in Florida

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

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

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

Disclaimer: This list does not represent or imply an endorsement of any particular company, person, product, configuration or technology. The list reflects the compiler's information as of March 29, 2022. The field of advanced treatment for onsite systems is changing continuously.
TN= Total Nitrogen
[1]Construction permits require filing of DH 3144 and DH3145 and must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit.
[2]No data available
[3]Yes = components are currently in innovative status (approval has occurred in a limited fashion, providing for a limited number of permits and additional testing; construction permits must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit and include forms DH 3143 and DH 3144).
[4]Saturated and up to 5.5 gpd/sqft. is acceptable

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
PBTS_components.pdf

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

Disclaimer: This list does not represent or imply an endorsement of any particular company, person, product, configuration or technology. The list reflects the compiler's information as of March 29, 2022. The field of advanced treatment for onsite systems is changing continuously.
TN= Total Nitrogen
[1]Construction permits require filing of DH 3144 and DH3145 and must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit.
[2]No data available
[3]Yes = components are currently in innovative status (approval has occurred in a limited fashion, providing for a limited number of permits and additional testing; construction permits must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit and include forms DH 3143 and DH 3144).
[4]Saturated and up to 5.5 gpd/sqft. is acceptable

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
PBTS_components.pdf

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

Disclaimer: This list does not represent or imply an endorsement of any particular company, person, product, configuration or technology. The list reflects the compiler's information as of March 29, 2022. The field of advanced treatment for onsite systems is changing continuously.
TN= Total Nitrogen
[1]Construction permits require filing of DH 3144 and DH3145 and must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit.
[2]No data available
[3]Yes = components are currently in innovative status (approval has occurred in a limited fashion, providing for a limited number of permits and additional testing; construction permits must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit and include forms DH 3143 and DH 3144).
[4]Saturated and up to 5.5 gpd/sqft. is acceptable

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
PBTS_components.pdf

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

Disclaimer: This list does not represent or imply an endorsement of any particular company, person, product, configuration or technology. The list reflects the compiler's information as of March 29, 2022. The field of advanced treatment for onsite systems is changing continuously.
TN= Total Nitrogen
[1]Construction permits require filing of DH 3144 and DH3145 and must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit.
[2]No data available
[3]Yes = components are currently in innovative status (approval has occurred in a limited fashion, providing for a limited number of permits and additional testing; construction permits must be reviewed by the Onsite Sewage Program office for compliance with the innovative system permit and include forms DH 3143 and DH 3144).
[4]Saturated and up to 5.5 gpd/sqft. is acceptable

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
PBTS_components.pdf

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

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

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
PBTS_components.pdf

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

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

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

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

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

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

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

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
PBTS_components.pdf

GENERAL STRUCTURAL NOTES

COORDINATION:

1. COORDINATE ALL DIMENSIONS, ELEVATIONS & OPENINGS WITH ARCHITECTURAL DRAWINGS. REPORT ANY DISCREPANCIES TO OUR OFFICE.

2. SEE ARCHITECTURAL DRAWINGS FOR SLAB FINISHES, DETAILS. AND EXACT LOCATION OF DEPRESSED SLAB AREAS AND FLOOR DRAINS.

OWNER, ARCHITECT, AND CONTRACTOR NOTES:

1. IF OUR OFFICE WERE TO BE HELD RESPONSIBLE FOR THE STRUCTURAL ADEQUACY OF THE CONSTRUCTED BUILDING, WE WOULD NEED TO PERFORM A REVIEW OF THE SHOP DRAWINGS AS WELL AS SITE INSPECTIONS FOR REINFORCEMENT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED BEFORE START OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. DUE TO MOISTURE VARIATIONS AS A RESULT OF AMBIENT CONDITIONS AND MATERIAL CONDITIONS AT TIME OF CONSTRUCTION, WOOD MEMBERS ARE SUSCEPTIBLE TO VOLUME AND SHAPE CHANGES AND DIMENSIONAL VARIATIONS. SPANNING MEMBERS MAY ALSO DEFLECT VERTICALLY OR LATERALLY. SHEATHING, DRYWALL OR ARCHITECTURAL SURFACES SUPPORTED BY WOOD MEMBERS MAY DISTORT, CRACK AND BULGE DUE TO THESE FACTORS.

4. PLAIN CONCRETE, REINFORCED CONCRETE, POST-TENSIONED CONCRETE, OR CONCRETE MASONRY DEVELOP CRACKS. THE CRACKS ARE DUE TO INHERENT SHRINKAGE, CREEP AND RESTRAINING EFFECTS. CRACKS ARE NORMALLY COSMETIC AND THE SYSTEM MAINTAINS SERVICEABILITY AND STRENGTH REQUIREMENTS. JOINTS MAY BE INDICATED TO CONTROL CRACKING, BUT ARE NOT MEANT TO ELIMINATE ALL CRACKING, AS THIS IS NOT PRACTICAL. THE CONTRACTOR SHALL USE ALL STANDARD MEANS TO INSURE PROPER PROTECTION AND CURING OF CEMENTIOUS MATERIALS TO REDUCE CRACKING. SURFACE SPALLING OR EXTREME CRACKING MAY BE CAUSED BY POOR MATERIAL OR PLACEMENT.

APPLICABLE CODES:

1. ALTHOUGH THE ENGINEER OF RECORD HAS STRIVED TO MEET ALL APPLICABLE CODES AND LOCAL ORDINANCE REQUIREMENTS, THE CONTRACTOR IS STILL RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND ORDINANCES OF THE EVENT OF CONFLICT OR OVERSIGHT IN THE DRAWINGS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF ANY CONFLICT OF DISCREPANCY ENCOUNTERED SO THAT APPROPRIATE REMEDIES MAY BE UNDERTAKEN.

DESIGN LOAD & CRITERIA

DESIGN CODES	BUILDING CODES	FLORIDA BUILDING CODE (2023 EDITION) ASCE 7-22 (ASD)			
	STRUCTURAL STEEL	AISC 360-16 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (16th EDITION)			
	CONCRETE	ACI 318-19 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.			
WIND	RISK CATEGORY	II			
	BASIC WIND SPEED (3 SECOND GUST)	V_{ULT} = 175 M.P.H. V_{ASD} = 136 M.P.H.			
	EXPOSURE CATEGORY	"C"			
	DIRECTIONALITY FACTOR	Kd = 0.85			
	TOPOGRAPHIC FACTOR	Kzt = 1.0			
GRAVITY	LOCATION	LIVE LOAD		TOTAL DEAD LOAD	
		UNIFORM	CONCENTRATED	UNIFORM	CONCENTRATED
	ROOF	30 PSF	-----	30 PSF	-----
	RESIDENCE	35 PSF	-----	40 PSF	-----
	NO LIVE LOAD REDUCTION HAS BEEN USED.				

THIS BUILDING IS LOCATED IN A HVHZ (HIGH VELOCITY HURRICANE ZONE) WIND BORN DEBRIS REGION AND HAS BEEN DESIGNED AS ENCLOSED. ALL PARTS OF THE BUILDING ENVELOPE, INCLUDING BUT NOT LIMITED TO, CLADDING SYSTEMS, EXTERIOR DOORS AND WINDOWS, SKYLIGHTS, AND GLASS BLOCK MEMBERS SHALL MEET IMPACT TEST CRITERIA OR BE PROTECTED WITH AN EXTERNAL PROTECTION DEVISE THAT HAS BEEN TESTED AND MEETS THE IMPACT TEST CRITERIA IN ACCORDANCE WITH SECTION 1626 OF THE FLORIDA BUILDING CODE AND SHALL HAVE A CURRENT NOTICE OF ACCEPTANCE (NOA).

TERMITE PROTECTION:

1. AS PER F.B.C. 105.11 BUILDING COMPONENTS AND BUILDING SURROUNDINGS REQUIRED TO BE PROTECTED FROM TERMITE DAMAGE IN ACCORDANCE WITH 1503.6, 2304.11 , 2603.9, OR REQUIRED TO HAVE CHEMICAL SOIL TREATMENT IN ACCORDANCE WITH 1816 SHALL NOT BE COVERED OR CONCEALED UNTIL THE RELEASE FROM THE BUILDING OFFICIAL HAS BEEN RECEIVED.

2. ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. 1816. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

GEOTHECNICAL CRITERIA:

1. PROPOSED FOUNDATIONS HAVE BEEN BASED ON AN ALLOWABLE BEARING CAPACITY OF 2000 PSF BASED ON A VISUAL INSPECTION OF THE SITE, IF THE SOIL APPEARS TO BE WELL COMPACTED COARSE SAND GAVEL & ROCK AT THE TIME OF CONSTRUCTION, THE ENGINEER OF RECORD SHALL SUBMIT TO THE BUILDING OFFICIAL A SIGNED AND SEALED LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATIONS CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

2. ALL FOUNDATIONS SHALL BE 1'-4" BELOW THE LOWEST EXISTING GRADE.

BUILDING PAD PREPARATION

1. REMOVE ALL VEGETATION, SOILS AND ORGANIC MATERIALS WITHIN THE BUILDING AREAS PLUS FIVE (5) FEET OUTSIDE THE BUILDING FOOTPRINT. DOWN TO THE LIMESTONE STRATUM. THE AREA UNDER FOUNDATIONS AND CONCRETE SLABS ON GRADE SHALL HAVE ALL VEGETATION, SLUMPS, ROOTS AND FOREIGN MATERIALS REMOVED PRIOR TO PLACEMENT OF FILL.

2. FILL AND COMPACT THE BUILDING AREAS IN LIFTS NOT GRATER THAN 12 INCHES OF LOOSE THICKNESS TO ELEVATE TO THE REQUIRED GRADE. FILL MATERIAL FOR AREAS IN SUPPORT OF FOOTINGS TO HAVE A MIXTURE OF LIMEROCK AND SAND, FREE OF VEGETATION, ORGANIC MATERIAL CONSTRUCTION DEBRIS AND LARGE ROCKS, IF SUFFICIENT COMPATIBILITIES EXISTS, SOILS MAY BE PLACED AND COMPACTED IN GREATER LIFT THICKNESS. FILL MATERIAL FOR SLAB ON GRADE AREAS MAY BE CLEAN SAND, FILLED AND COMPACTED IN LIFTS NOT GREATER THAN 12 INCHES OF LOOSE MATERIAL.

3. COMPACT EACH LIFT BY USE OF A HEAVY VIBRATORY ROLLER TO A MINIMUM COMPACTION OF 95 PERCENT OF THE DRY SOIL DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D-1557 PRIOR TO PLACEMENT OF ANY ADDITIONAL FILL REQUIRED. PRIOR TO COMPACTION, THE MOISTURE CONTENT OF EACH LIFT OF FILL MATERIAL SHALL BE ADJUSTED TO WITHIN PLUS/MINUS 2 PERCENT OF THE OPTIMUM MOISTURE AS DETERMINED BY THE MODIFIED PROCTOR TEST, ASTM D-1557.

4. COMPACTION OF BUILDING SITE SHALL BE VERIFIED BY MEANS OF ONE FIELD DENSITY TEST FOR EACH 2500 SQUARE FEET OR FRACTION THEREOF FOR EACH LIFT OF COMPACTED SOIL FOR BUILDING PAD OR SLAB AREA. FIELD DENSITY TESTS SHALL BE PERFORMED AS PER ASTM D-2922.

CONCRETE:

1. ALL STRUCTURAL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH THE ACI 318-19 AND THE BUILDING CODE.

2. THE CONCRETE REQUIREMENTS ARE:
A. CEMENT SHALL BE TYPE I OR II CONFORMING TO ASTM C150-12.
B. FINE AND COURSE AGGREGATES SHALL CONFORM TO ASTM C33/C33M-13.

3. COMPRESSIVE STRENGTH AT 28 DAYS:

FOOTINGS: .... 4000 PSI
SLAB ON FILL: .... 3000 PSI
COLUMNS: .... 4000 PSI
BEAMS & SLABS: .... 4000 PSI
WALLS: .... 4000 PSI
ALL OTHER POURED-IN-PLACE CONCRETE: .... 4000 PSI
GROUT: .... 3000 PSI

4. TEST: A MIN. OF 5 CONCRETE SPECIMENS SHALL BE TAKEN FROM EACH 50 CU. YD. OR PORTION THEREOF SPECIMENS SHALL BE TESTED ACCORDING TO A.S.T.M. C-39, ONE AT 3, ONE AT 7, AND 3 AT 28 DAYS.

5. COVER:

CONCRETE DEPOSITED AGAINST THE GROUND:.......... 3"
FORMED CONCRETE IN CONTACT WITH THE GROUND:.......... 2"
BEAMS AND COLUMNS: .... 1½"
BEAMS AND COLUMNS EXPOSED TO WEATHER: .... 2"
INTERIOR SLABS, WALLS AND STAIRS: .... ¾"
EXTERIOR SLABS, WALLS AND STAIRS: .... 1½"

REINFORCING STEEL:

1. REINFORCING BARS CONFORMING TO A.S.T.M. A-615 GRADE 60, INCLUDING COLUMN AND BEAM TIES.

2. WELDED FIRE FABRIC CONFORMING TO A.S.T.M. A-185 AND SUPPORTED ON SLAB BOLSTERS SPACED AT 3'-0" O/C.

3. REINFORCING BARS REQUIRED TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706 GRADE 60. WELDING OF REINFORCING OTHER THAN SPECIFIED IS PROHIBITED.

4. ZINC-COATED (GALVANIZED) REINFORCING BARS TO CONFORM TO ASTM A767.

5. MECHANICAL CONNECTORS SHALL BE IN ACCORD WITH ACI 439-3R-07.

6. FABRICATION AND DETAILING ACCORDING TO A.C.I.-315.

7. ALL ACCESSORIES TO HAVE UPTURNED LEGS AND BE PLASTIC DIPPED AFTER FABRICATION. THE CONTRACTOR SHALL INCLUDE IN HIS BASE BID THE ACCESSORIES COST.

8. EXTRA STOCK: THE G.C. SHALL INCLUDE IN THE BID PRICE AN ALLOWANCE OF 5% OF THE TOTAL REINFORCING STEEL BUDGETED FOR THE PROJECT. ADDITIONAL REINFORCING STEEL, INCLUDING FABRICATION, BENDING, FURNISHING AND PLACING. THIS EXTRA STOCK SHALL BE FURNISHED AND USED FOR SPECIAL CONDITIONS AS DIRECTED BY THE ARCHITECT, THE ARCHITECTS AGENT, OR THE OWNERS CONSTRUCTION SUPERVISOR. THE PRICE OF ALL UN-USED EXTRA STOCK SHALL BE CREDITED TO THE OWNERS ACCOUNT.

SLAB ON FILL: (PLACED ACCORDING TO ACI 302)

1. JOINTS:

-ISOLATION JOINTS MUST BE USED AT JUNCTIONS WITH WALLS AND COLUMNS, USE 1/2" THICK PREMOLDED JOINTS FULL DEPTH OF SLAB. CONTROL JOINTS PLACED AT CENTERLINE OF COLUMN LINES PROVIDE INTERMEDIATE JOINTS IF COLUMN SPACING IS GREATER THAN 30'. IN SIDEWALKS PROVIDE TOOLED JOINTS SPACED AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB.
4" & 5" SLABS:..........1" DEEP TOOLED

-JOINTS MUST BE SAWED BEFORE 24 HOURS AFTER CONCRETING. CONSTRUCTION JOINTS MUST BE PLACED IN THE SLAB WHERE BUILDING EXPANSION JOINTS ARE SHOWN AND WHERE CONTROL JOINTS ARE SHOWN OR AS PER FOLLOWING:

4" THICK .... 12 FT
5" THICK.......... 13 FT
6" THICK.......... 15 FT
7" THICK.......... 18 FT
8" THICK.......... 20 FT
9" THICK.......... 23 FT
10" THICK.......... 25 FT

WHEN CONCRETING AND OPERATING ARE CONCLUDED FOR THE DAY, CONSTRUCTION JOINTS SHALL BE FORMED WITH BURKE KEYED KOLD METAL JOINT FORM OR APPROVED EQUAL.

2. VAPOR BARRIERS:

-WATERPROOF MEMBRANES NOT LESS THAN 6-MIL POLYVINYL CHLORIDE (OVERLAPPED 6" AT JOINTS) WITH A PERMEANCE OF LESS THAN 0.3% PERMS IN ACCORDANCE WITH A.S.T.M. E-98 SHALL BE PROVIDED UNDER INTERIOR SLAB. WHERE NO VAPOR BARRIER IS USED THE SUBGRADE MUST BE DAMPENED WITH WATER IN ADVANCE OF CONCRETING NO FREE WATER STANDING ON THE SUBGRADE NOR ANY MUDDY OR SOFT SPOT IS PERMITTED.

-ANY STRUCTURAL MEMBER PENETRATING SLAB ON FILL IS TO BE 1/2" PRE-MOLDED JOINT FILLER COMPLYING WITH A.S.T.M. D-1752, TYPE I.

3. FINISHING:

-NO PREMATURE FINISHING SHALL BE ALLOWED. IMMEDIATE FOLLOWING FLOATING TROWELING WITH STEEL TROWELS SHOULD BE COMMENCED IF REQUIRED BROOMING SHALL BE AFTER THE STEEL TROWELING OPERATION.

-SLAB FINISHES: (UNLESS OTHERWISE NOTED BY THE ARCHITECT)
BUILDING: ....STEEL TROWELED
OUTSIDE SLAB: ....BROOMED

STRUCTURAL SHEATHING

1. ROOF SHEATHING SHALL BE "APA RATED SHEATHING EXP 1," 5/8" THICK.

2. SHEATHING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS. WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.

3. MINIMUM NAILING REQUIREMENTS SHALL BE AS FOLLOWS:

ROOFS: USE 8d RING SHANK NAILS WITH 19/32". NAIL SPACING SHALL BE 4" O.C. AT PANELS EDGES AND 4" AT INTERMEDIATE SUPPORTS (BASED ON A SUPPORT SPACING OF 24" O.C.). NAIL SPACING SHALL BE AT 4" O.C. AT GABLE ENDS AT PANEL EDGES AND AT INTERMEDIATE SUPPORTS.

MASONRY WALLS:

1. CONCRETE BLOCK MASONRY WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH f'm AS SCHEDULED AND COMPLY WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES": TMS 402/602.

2. THE CONCRETE BLOCK UNITS, TO BE TYPE II-NONMOISTURE CONTROLLED, CONFORMING TO ASTM C90, WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH AS SCHEDULED (AVERAGE OF THREE).

3. THE MORTAR SHALL COMPLY WITH ASTM C270, AND SHALL BE TYPE "S" WITH MINIMUM COMPRESSIVE STRENGTH AS SCHEDULED AT 28 DAYS.

4. GROUT FOR GROUTING CELLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AS SCHEDULED AT 28 DAYS AND SHALL BE IN ACCORDANCE WITH ASTM C476. GROUT TO HAVE A SLUMP BETWEEN 8" TO 11".

WALL TYPE:	UNIT STRENGTH (PSI)	MORTAR STRENGTH (PSI)	GROUT STRENGTH (PSI)	f'm DESIGN STRENGTH (PSI)
CMU-1	2000	2000	2000	2000
CMU-2	3250	3250	2500	2500
CMU-3	4500	4500	3000	3000

ALL CMU WALLS SHALL BE TYPE CMU-1 U.N.O.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE AND AISC SPECIFICATIONS NINTH EDITION. 2. STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS NOTED OTHERWISE ON THE DRAWINGS:

TYPE	ASTM	GRADE	Fy
ALL STANDARD STEEL SHAPES	A36	-----	36 KSI
RECTANGULAR TUBING (HSS)	A500	-----	46 KSI
ANCHOR BOLTS	A307	-----	36 KSI
STRUCTURAL BOLTS	A325	-----	
ERECTION BOLTS	A307	-----	

2. ALL WELDING SHALL BE IN ACCORDANCE WITH LATEST AWS CODE. ALL WELDS SHALL USE E70XX ELECTRODES SERIES LOW HYDROGEN ELECTRODES.

3. PROVIDE ONE SHOP COAT OF RUST INHIBITING PAINT MIN. 3 ML. DRY FILM THICKNESS).

4. ALL STEEL EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 FOR MEMBERS AND ASTM A153 FOR CONNECTION ELEMENTS. THIS INCLUDES ALL STRUCTURAL STEEL USED TO SUPPORT MECHANICAL EQUIPMENT AND ALL ROOF BRACING AND OTHER STRUCTURAL MEMBERS.

5. PLATES SHALL BE TOUCHED AFTER WELDING HAS TAKEN PLACE.

6. ALL ANCHOR BOLTS/NUT SHALL BE A307 U.N.O. HEAD PLATE SHALL CONFORM TO ASTM-A36.

7. NUTS SHALL BE HEAVY HEX.

8. DRILL OR PUNCH BOLT HOLES 1/16" LARGER THAN BOLT DIAMETER.

9. STRUCTURAL BOLTS CONNECTION TYPE SHALL BE SLIP CRITICAL CLASS A.

10.FINISH COLOR OF PAINT TO BE SELECTED BY THE OWNER AND APPLIED IN THE FIELD.

ANCHOR BOLTS:

1. ANCHOR BOLTS SHALL BE MADE FROM THREADED ROUND STOCK CONFORMING TO ASTM A36 STEEL.

2. ALL NUTS WITH WITH ANCHOR BOLTS SHALL BE HEAD CONFORMING TO ASTM A536.

3. WASHERS FOR ALL BASE PLATES SHALL BE 1/4" THICK PLATE EXTENDING A MINIMUM OF 1" FROM EDGE OF PLATE HOLES ON EACH SIDE WITH HOLES 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. WASHERS SHALL CONFORM TO ASTM A36 STEEL.

GROUTING OF PLATES:

1. PROVIDE GROUT OF THICKNESS AS REQ'D. AND 1/2" THICK STEEL LEVELING PLATES UNDER ALL COLUMN BASE PLATES. ANCHOR ALL COLUMNS TO PIERS, WALLS OR FOOTINGS WITH MINIMUM (2)-3/4" DIAMETER ANCHOR BOLTS x 1'-0" WITH 6" HOOK U.O.N.

2. GROUT STRENGTH AT 28 DAYS SHALL BE 10,000 PSI. APPLYING ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

SHORING, RE-SHORING, AND TEMPORARY BRACING:

1. ALL SHORING, RE-SHORING AND TEMPORARY BRACING REQUIRED IN THIS PROJECT IS TO BE DESIGNED BY FLORIDA PROFESSIONAL ENGINEER WHO SPECIALIZES IN FORM WORK/TEMPORARY BRACING DESIGN. AND WHO HAS BEEN HIRED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS THE ULTIMATE RESPONSIBLE PARTY FOR SHORING, RE-SHORING, AND TEMPORARY BRACING REQUIRED ON THIS PROJECT AND MUST SATISFY HIMSELF WITH THE ADEQUACY OF THE INSTALLATION OF THESE ITEMS AT ALL TIMES. IN THE SPECIFIC CASE OF POURED SLABS IT IS HIGHLY RECOMMENDED THAT FROM THE SHORING DESIGNER OR HIS AGENT PRIOR TO THE PLACEMENT OF CONCRETE THE GENERAL CONTRACTOR SECURE A CERTIFICATION OF THE INSTALLED SHORING.

SAFETY OSHA AND LABOR LAWS.

1. THE STRCUTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSABILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, ETC. THAT MAY BE NECCESARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.

2. THE STRUCTURAL ENGINEER OF RECORD DOES NOT POSSES, NOR PRESUMES TO POSSES ANY KNOWLEDGE OR EXPERTISE IN MATTERS TO JOB SITE EMPLOYEE SAFETY, OSHA OR LABOR LAE REQUIREMENTS FOR A CONSTRUCTION PROJECT. SAFETY AND COMPLIANCE WITH OSHA AND LABOR LAWS ARE THE ABSOLUTE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THOSE CONSULTANTS HE HIRES TO ADDRESS THESE MATTERS. THE STRUCTURAL ENGINEER OF RECORD SPECIALIZES IN STRUCTURAL DESIGN ONLY, AND THE BOARD OF PROFESSIONAL REGULATION FORBIDS HIM FROM ASSUMING RESPONSIBILITY OUTSIDE HIS AREA OF EXPERTISE.

SHOP DRAWING SUBMITTALS:

1. SUBMIT ONE SEPIA AND ONE PRINT OF ALL SHOP DRAWINGS LISTED BELOW. IF SIGNED AND SEALED SHOP DRAWINGS ARE REQUIRED, THEN SUBMIT TWO ADDITIONAL SIGNED AND SEALED PRINTS FOR APPROVAL.

2. SHOP DRAWINGS:

REINFORCED STEEL
STRUCTURAL STEEL
PRESTRESSED CONCRETE JOIST (SIGNED & SEAL)

NOTE:
ENGINEERING CALCULATIONS AND SHOP DRAWINGS SIGNED AND SEALED BY A P.E. MUST BE SUBMITTED TO EOR FOR REVIEW AND APPROVAL.

GENERAL NOTES:

1. JD ENGINEERING SERVICES, INC. HAS GENERATED THESE PLANS BASED ON A PROVIDED DESIGN THAT HAS BEEN DEVELOPED BY A LICENSED ARCHITECT OR A COMPETENT LICENSED DESIGN PROFESSIONAL WHO CONFIRMED COMPLIANCE WITH THE FLORIDA BUILDING CODE.

2. JD ENGINEERING SERVICES, INC. HAS EXCLUSIVELY DESIGNED THE STRUCTURE AND/OR BUILDING COMPONENTS IN COMPLIANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND APPLICABLE DESIGN STANDARDS FOR STRUCTURAL REQUIREMENTS ONLY.

INDEX OF DRAWINGS

SHEET	DESCRIPTION
S-0.0	GENERAL NOTES
S-1.0	FOUNDATION PLAN
S-1.1	SECOND FLOOR FRAMING PLAN
S-1.2	ROOF FRAMING PLAN
S-1.3	GYM FRAMING PLAN
S-2.0	SCHEDULES
S-2.1	SCHEDULES
S-3.0	SECTION
S-3.1	SECTION
S-3.2	SECTION
S-3.3	SECTION
S-3.4	SECTION
S-3.5	SECTION
S-3.6	SECTIONS
S-4.0	GENERAL DETAILS
S-4.1	GENERAL DETAILS
S-5.0	WIND PRESSURES
S-5.1	WIND PRESSURES

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: 2025.03.15 16:21:51 -04'00'
Adobe Acrobat version: 2024.003.20180

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

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

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

SHEET TITLE:
GENERAL NOTES

CONSULTANT:

Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#26655

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES FOR STRUCTURAL REQUIREMENTS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

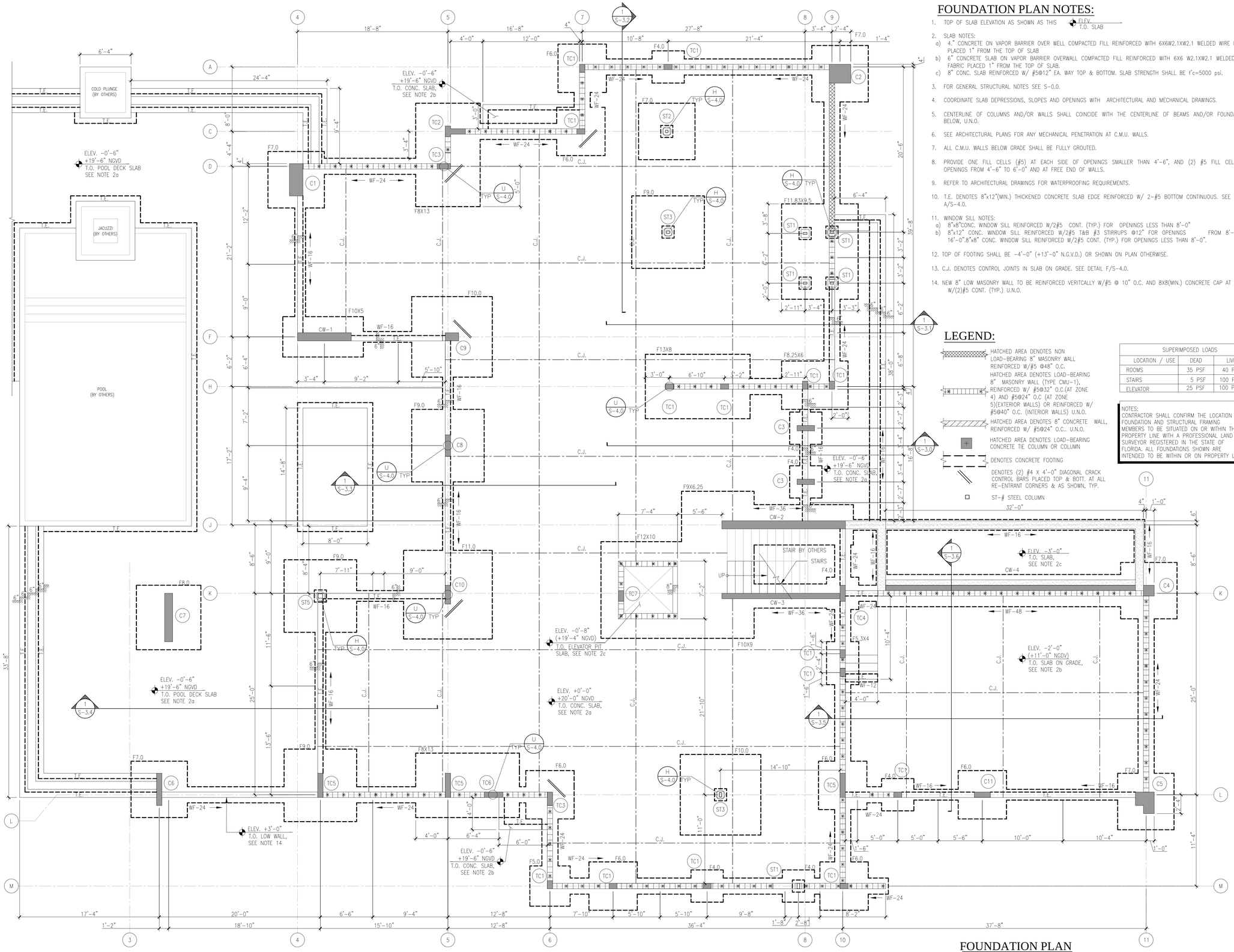
REVISIONS:

JOB: 25-0032

SHEET: S-0.0

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-0.0.pdf



FOUNDATION PLAN NOTES:

1. TOP OF SLAB ELEVATION AS SHOWN AS THIS ELEV. T.O. SLAB
2. SLAB NOTES:
   a) 4." CONCRETE ON VAPOR BARRIER OVER WELL COMPACTED FILL REINFORCED WITH 6X6W2.1XW2.1 WELDED WIRE FABRIC PLACED 1" FROM THE TOP OF SLAB
   b) 6" CONCRETE SLAB ON VAPOR BARRIER OVERWALL COMPACTED FILL REINFORCED WITH 6X6 W2.1XW2.1 WELDED WIRE FABRIC PLACED 1" FROM THE TOP OF SLAB.
   c) 8" CONC. SLAB REINFORCED W/ #5@12" EA. WAY TOP & BOTTOM. SLAB STRENGTH SHALL BE f'c=5000 psi.
3. FOR GENERAL STRUCTURAL NOTES SEE S-0.0.
4. COORDINATE SLAB DEPRESSIONS, SLOPES AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
5. CENTERLINE OF COLUMNS AND/OR WALLS SHALL COINCIDE WITH THE CENTERLINE OF BEAMS AND/OR FOUNDATIONS BELOW, U.N.O.
6. SEE ARCHITECTURAL PLANS FOR ANY MECHANICAL PENETRATION AT C.M.U. WALLS.
7. ALL C.M.U. WALLS BELOW GRADE SHALL BE FULLY GROUTED.
8. PROVIDE ONE FILL CELLS (#5) AT EACH SIDE OF OPENINGS SMALLER THAN 4'-6", AND (2) #5 FILL CELLS AT OPENINGS FROM 4'-6" TO 6'-0" AND AT FREE END OF WALLS.
9. REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING REQUIREMENTS.
10. T.E. DENOTES 8"x12"(MIN.) THICKENED CONCRETE SLAB EDGE REINFORCED W/ 2-#5 BOTTOM CONTINUOUS. SEE DETAIL A/S-4.0.
11. WINDOW SILL NOTES:
    a) 8"x8"CONC. WINDOW SILL REINFORCED W/2#5 CONT. (TYP.) FOR OPENINGS LESS THAN 8'-0"
    b) 8"x12" CONC. WINDOW SILL REINFORCED W/2#5 T&B #3 STIRRUPS @12" FOR OPENINGS FROM 8'-0" TO 16'-0".8"x8" CONC. WINDOW SILL REINFORCED W/2#5 CONT. (TYP.) FOR OPENINGS LESS THAN 8'-0".
12. TOP OF FOOTING SHALL BE -4'-0" (+13'-0" N.G.V.D.) OR SHOWN ON PLAN OTHERWISE.
13. C.J. DENOTES CONTROL JOINTS IN SLAB ON GRADE. SEE DETAIL F/S-4.0.
14. NEW 8" LOW MASONRY WALL TO BE REINFORCED VERITCALLY W/#5 @ 10" O.C. AND 8X8(MIN.) CONCRETE CAP AT TOP W/(2)#5 CONT. (TYP.) U.N.O.

LEGEND:

- HATCHED AREA DENOTES NON LOAD-BEARING 8" MASONRY WALL REINFORCED W/#5 @48" O.C.
- HATCHED AREA DENOTES LOAD-BEARING 8" MASONRY WALL (TYPE CMU-1), REINFORCED W/ #5@32" O.C.(AT ZONE 4) AND #5@24" O.C (AT ZONE 5)(EXTERIOR WALLS) OR REINFORCED W/ #5@40" O.C. (INTERIOR WALLS) U.N.O.
- HATCHED AREA DENOTES 8" CONCRETE WALL, REINFORCED W/ #5@24" O.C.. U.N.O.
- HATCHED AREA DENOTES LOAD-BEARING CONCRETE TIE COLUMN OR COLUMN
- DENOTES CONCRETE FOOTING
- DENOTES (2) #4 X 4'-0" DIAGONAL CRACK CONTROL BARS PLACED TOP & BOTT. AT ALL RE-ENTRANT CORNERS & AS SHOWN, TYP.
- ST-# STEEL COLUMN

SUPERIMPOSED LOADS		
LOCATION / USE	DEAD	LIVE
ROOMS	35 PSF	40 PSF
STAIRS	5 PSF	100 PSF
ELEVATOR	25 PSF	100 PSF

NOTES:
CONTRACTOR SHALL CONFIRM THE LOCATION ALL FOUNDATION AND STRUCTURAL FRAMING MEMBERS TO BE SITUATED ON OR WITHIN THE PROPERTY LINE WITH A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA. ALL FOUNDATIONS SHOWN ARE INTENDED TO BE WITHIN OR ON PROPERTY LINE.

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Of Incorporation: 2007 - FEI: 260589944.
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9636
E: contact@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:
FOUNDATION PLAN

CONSULTANT:

Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easternengr.com
www.easternengr.com
CA#C6800

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF THIS PLAN PREPARATION AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

Felix Dayan Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000001BC86543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:22:14 -04'00'
Adobe Acrobat version: 2024.003.20180

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

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

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

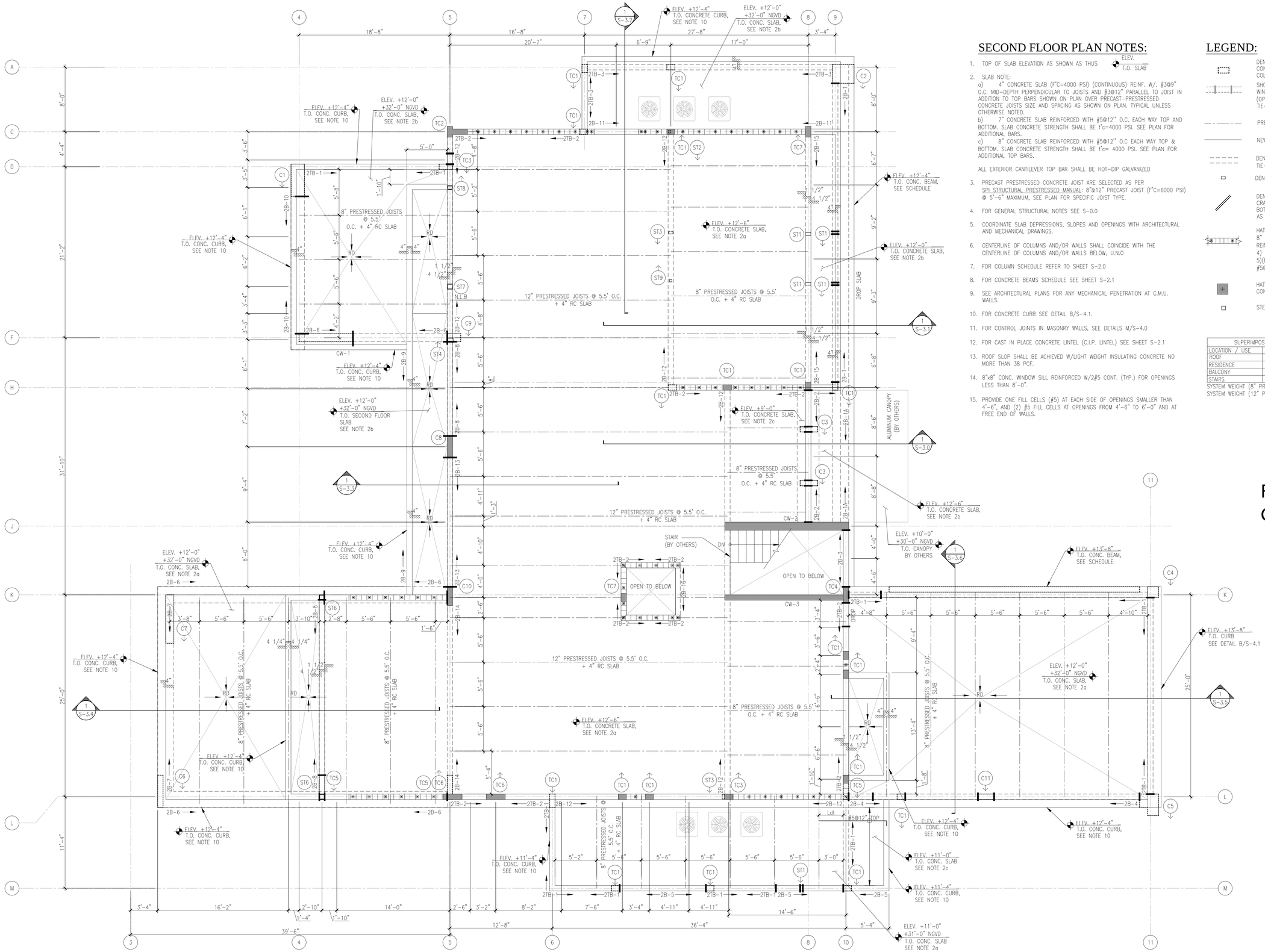
REVISIONS:

JOB: 25-0032

SHEET: S-1.0

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-1.0.pdf



SECOND FLOOR PLAN NOTES:

1. TOP OF SLAB ELEVATION AS SHOWN AS THUS ELEV. T.O. SLAB
2. SLAB NOTE:
   a) 4" CONCRETE SLAB (F'C=4000 PSI) (CONTINUOUS) REINF. W/. #3@9" O.C. MID-DEPTH PERPENDICULAR TO JOISTS AND #3@12" PARALLEL TO JOIST IN ADDITION TO TOP BARS SHOWN ON PLAN OVER PRECAST-PRESTRESSED CONCRETE JOISTS SIZE AND SPACING AS SHOWN ON PLAN. TYPICAL UNLESS OTHERWISE NOTED.
   b) 7" CONCRETE SLAB REINFORCED WITH #5@12" O.C. EACH WAY TOP AND BOTTOM. SLAB CONCRETE STRENGTH SHALL BE f'c=4000 PSI. SEE PLAN FOR ADDITIONAL BARS.
   c) 8" CONCRETE SLAB REINFORCED WITH #5@12" O.C EACH WAY TOP & BOTTOM. SLAB CONCRETE STRENGTH SHALL BE f'c= 4000 PSI. SEE PLAN FOR ADDITIONAL TOP BARS.

   ALL EXTERIOR CANTILEVER TOP BAR SHALL BE HOT-DIP GALVANIZED
3. PRECAST PRESTRESSED CONCRETE JOIST ARE SELECTED AS PER SPI STRUCTURAL PRESTRESSED MANUAL: 8"&12" PRECAST JOIST (F'C=6000 PSI) @ 5'-6" MAXIMUM, SEE PLAN FOR SPECIFIC JOIST TYPE.
4. FOR GENERAL STRUCTURAL NOTES SEE S-0.0
5. COORDINATE SLAB DEPRESSIONS, SLOPES AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
6. CENTERLINE OF COLUMNS AND/OR WALLS SHALL COINCIDE WITH THE CENTERLINE OF COLUMNS AND/OR WALLS BELOW, U.N.O
7. FOR COLUMN SCHEDULE REFER TO SHEET S-2.0
8. FOR CONCRETE BEAMS SCHEDULE SEE SHEET S-2.1
9. SEE ARCHITECTURAL PLANS FOR ANY MECHANICAL PENETRATION AT C.M.U. WALLS.
10. FOR CONCRETE CURB SEE DETAIL B/S-4.1.
11. FOR CONTROL JOINTS IN MASONRY WALLS, SEE DETAILS M/S-4.0
12. FOR CAST IN PLACE CONCRETE LINTEL (C.I.P. LINTEL) SEE SHEET S-2.1
13. ROOF SLOP SHALL BE ACHIEVED W/LIGHT WEIGHT INSULATING CONCRETE NO MORE THAN 38 PCF.
14. 8"x8" CONC. WINDOW SILL REINFORCED W/2#5 CONT. (TYP.) FOR OPENINGS LESS THAN 8'-0".
15. PROVIDE ONE FILL CELLS (#5) AT EACH SIDE OF OPENINGS SMALLER THAN 4'-6", AND (2) #5 FILL CELLS AT OPENINGS FROM 4'-6" TO 6'-0" AND AT FREE END OF WALLS.

LEGEND:

- DENOTES LOAD-BEARING CONCRETE TIE COLUMN OR COLUMN BELOW
- SHORT BLACK LINES DENOTE WINDOWS AND DOORS (OPENINGS) BELOW TIE-BEAM OR CONC. BEAM
- PRESTRESSED JOISTS
- NEW CONCRETE SLAB
- DENOTES CONC. BEAMS AND TIE-BEAM (BELOW)
- DENOTES STEEL COLUMN (BELOW)
- DENOTES (2) #4 X 4'-0" DIAGONAL CRACK CONTROL BARS PLACED TOP & BOTT. AT ALL RE-ENTRANT CORNERS & AS SHOWN, TYP.
- HATCHED AREA DENOTES LOAD-BEARING 8" MASONRY WALL (TYPE CMU-1), REINFORCED W/ #5@32" O.C.(AT ZONE 4) AND #5@24" O.C (AT ZONE 5)(EXTERIOR WALLS) OR REINFORCED W/ #5@40" O.C. (INTERIOR WALLS) U.N.O.
- HATCHED AREA DENOTES LOAD-BEARING CONCRETE TIE COLUMN OR COLUMN
- STEEL COLUMN

SUPERIMPOSED LOADS		
LOCATION / USE	DEAD	LIVE
ROOF	20 PSF	30 PSF
RESIDENCE	35 PSF	40 PSF
BALCONY	15 PSF	60 PSF
STAIRS	20 PSF	40 PSF

SYSTEM WEIGHT (8" PRESTR. CONC. JOIST)=59 PSF
SYSTEM WEIGHT (12" PRESTR. CONC. JOIST)=63 PSF

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018CB65438170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:22:34 -04'00'
Adobe Acrobat version: 2024.003.20180

SECOND FLOOR FRAMING PLAN

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Out of Business: 2022 CGC1526044
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9836
E: ceo@jd-miami.com; info@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:
SECOND FLOOR FRAMING PLAN

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easternengr.com
www.easternengr.com
CA#26000

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES. THE PLANS AND SPECIFICATIONS WERE PREPARED AS DETERMINED BY THE OWNER, ARCHITECT IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

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

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

REVISIONS:

JOB: 25-0032

SHEET: S-1.1

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-1.1.pdf

ROOF FRAMING PLAN NOTES:

1. TOP OF SLAB ELEVATION AS SHOWN AS THUS ELEV. / T.O. SLAB
2. SLAB NOTE:

a) 4" CONCRETE SLAB (f'C=4000 PSI) (CONTINUOUS) REINF. W/. #3@9" O.C. MID-DEPTH PERPENDICULAR TO JOISTS AND #3@12" PARALLEL TO JOIST IN ADDITION TO TOP BARS SHOWN ON PLAN OVER PRECAST-PRESTRESSED CONCRETE JOISTS SIZE AND SPACING AS SHOWN ON PLAN. TYPICAL UNLESS OTHERWISE NOTED.

b)7" CONCRETE SLAB REINFORCED WITH #5@12" O.C. EACH WAY TOP AND BOTTOM. SLAB CONCRETE STRENGTH SHALL BE f'c=4000 PSI. SEE PLAN FOR ADDITIONAL BARS.

c) 6" CONCRETE SLAB (f'c=4000psi) REINF. W/#4@12" O.C. EACH WAY TOP & BOTTOM.

ALL EXTERIOR CANTILEVER TOP BAR SHALL BE HOT-DIP GALVANIZED

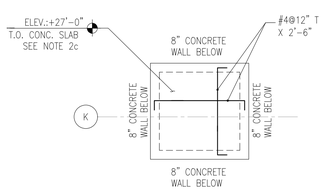
3. PRECAST PRESTRESSED CONCRETE JOIST ARE SELECTED AS PER SPI STRUCTURAL PRESTRESSED MANUAL: 8"&12" PRECAST JOIST (F'C=6000 PSI) @ 5'-6" MAXIMUM, SEE PLAN FOR SPECIFIC JOIST TYPE.
4. FOR GENERAL STRUCTURAL NOTES SEE S-0.0
5. COORDINATE SLAB DEPRESSIONS, SLOPES AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
6. CENTERLINE OF COLUMNS AND/OR WALLS SHALL COINCIDE WITH THE CENTERLINE OF COLUMNS AND/OR WALLS BELOW, U.N.O
7. FOR CONCRETE BEAMS SCHEDULE SEE SHEET S-2.0
8. ROOF SLOP SHALL BE ACHIEVED W/LIGHT WEIGHT INSULATING CONCRETE NO MORE THAN 38 PCF.
9. FOR CONCRETE DROP SEE DETAIL B/S-4.1.
10. MW-1 DENOTES NON-LOAD BEARING MASONRY WALL.

LEGEND:

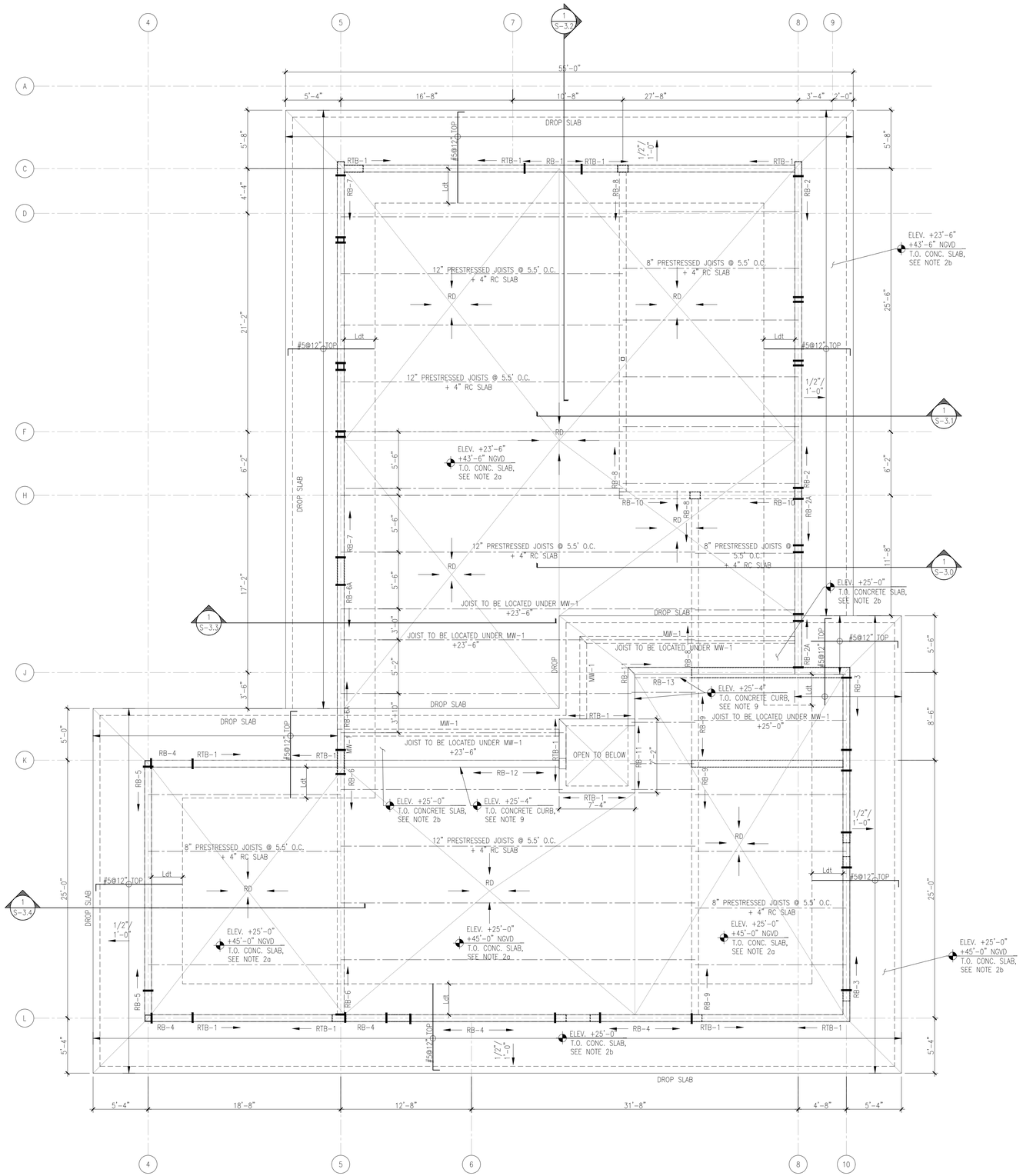
	DENOTES LOAD-BEARING CONCRETE TIE COLUMN OR COLUMN BELOW
	SHORT BLACK LINES DENOTE WINDOWS AND DOORS (OPENINGS) BELOW TIE-BEAM OR CONC. BEAM
	PRESTRESSED JOISTS
	NEW CONCRETE SLAB
	DENOTES CONC. BEAMS AND TIE-BEAM (BELOW)
	DENOTES STEEL COLUMN (BELOW)
	HATCHED AREA DENOTES NON LOAD-BEARING 8" MASONRY WALL.
RD	REGISTRE

SUPERIMPOSED LOADS		
LOCATION / USE	DEAD	LIVE
ROOF	20 PSF	30 PSF

SYSTEM WEIGHT (8" PRESTR. CONC. JOIST)=59 PSF
SYSTEM WEIGHT (12" PRESTR. CONC. JOIST)=63 PSF



UPPER ROOF FRAMING PLAN
SCALE: 3/16"=1'-0"



ROOF FRAMING PLAN
SCALE: 3/16"=1'-0"

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Only Cert. #: CGC1509067 Cert. #: 2439944.
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9636
E: info@jd-miami.com / jd-miami@hotmail.com
W: www.jd-miami.com

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

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

SHEET TITLE:
ROOF FRAMING PLAN

CONSULTANT:

Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easternegcorp.com
CA#26085

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES, ORDINANCES AND RULES IN EFFECT AT THE TIME OF PREPARATION AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D000018CB65438170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:22:55 -04'00'
Adobe Acrobat version: 2024.003.20180

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

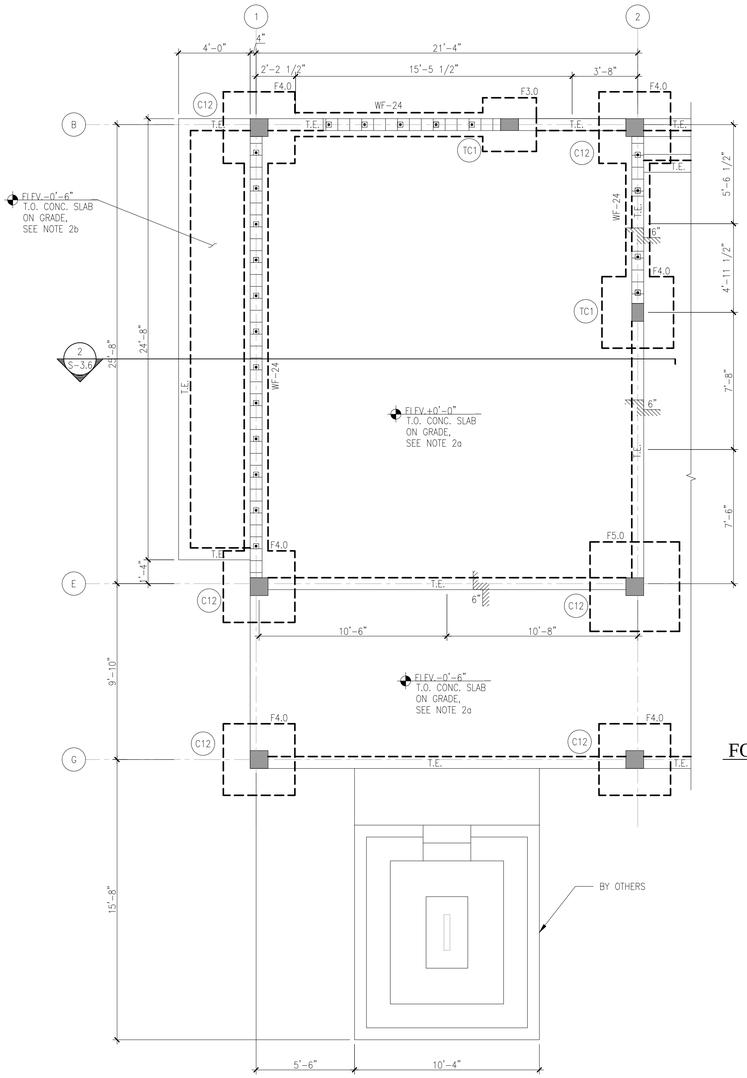
REVISIONS:

JOB:
25-0032

SHEET:
S-1.2

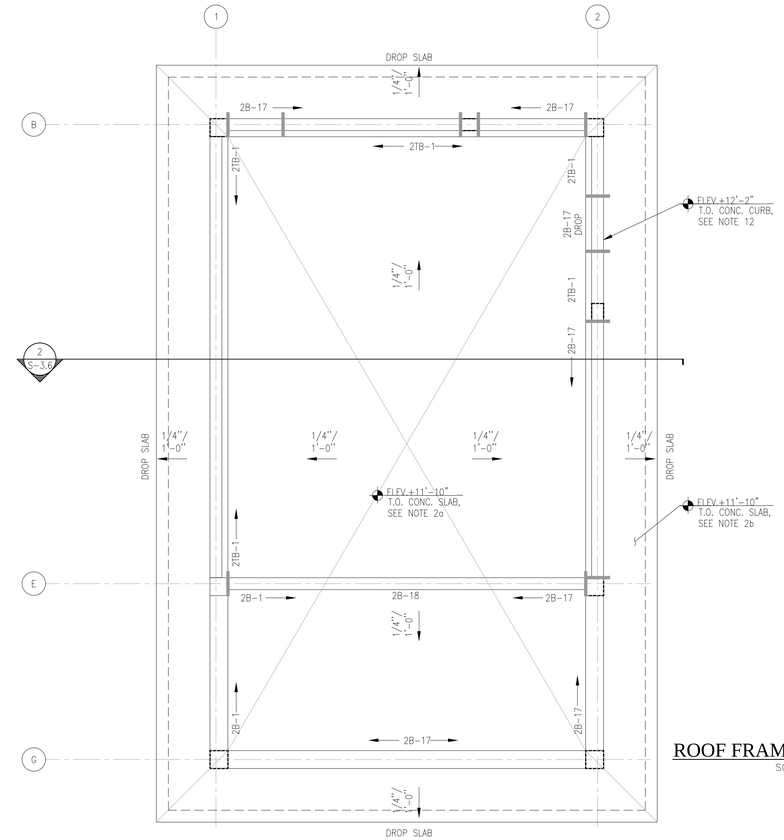
ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-1.2.pdf



FOUNDATION PLAN

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



ROOF FRAMING PLAN

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

LEGEND:

	HATCHED AREA DENOTES LOAD-BEARING 8" MASONRY WALL (TYPE CMU-1), REINFORCED W/ #5@32" O.C.(AT ZONE 4) AND #5@24" O.C (AT ZONE 5)(EXTERIOR WALLS) OR REINFORCED W/ #5@40" O.C. (INTERIOR WALLS) U.N.O.		DENOTES (2) #4 X 4'-0" DIAGONAL CRACK CONTROL BARS PLACED TOP & BOTT. AT ALL RE-ENTRANT CORNERS & AS SHOWN, TYP.
	HATCHED AREA DENOTES LOAD-BEARING CONCRETE TIE COLUMN		DENOTES LOAD-BEARING CONCRETE TIE COLUMN OR COLUMN BELOW
	CONCRETE FOOTING		SHORT BLACK LINES DENOTE WINDOWS AND DOORS (OPENINGS) BELOW TIE-BEAM OR CONC. BEAM
	CONCRETE SLAB		PRESTRESSED JOISTS
			DENOTES CONC. BEAMS AND TIE-BEAM (BELOW)

FOUNDATION PLAN NOTES:

1. TOP OF SLAB ELEVATION AS SHOWN AS THIS ELEV. / T.O. SLAB
2. SLAB NOTES:
   a) 4." CONCRETE ON VAPOR BARRIER OVER WELL COMPACTED FILL REINFORCED WITH 6X6W2.1XW2.1 WELDED WIRE FABRIC PLACED 1" FROM THE TOP OF SLAB
3. FOR GENERAL STRUCTURAL NOTES SEE S-0.0.
4. COORDINATE SLAB DEPRESSIONS, SLOPES AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
5. CENTERLINE OF COLUMNS AND/OR WALLS SHALL COINCIDE WITH THE CENTERLINE OF BEAMS AND/OR FOUNDATIONS BELOW, U.N.O.
6. SEE ARCHITECTURAL PLANS FOR ANY MECHANICAL PENETRATION AT C.M.U. WALLS.
7. ALL C.M.U. WALLS BELOW GRADE SHALL BE FULLY GROUTED.
8. PROVIDE ONE FILL CELLS (#5) AT EACH SIDE OF OPENINGS SMALLER THAN 4'-6", AND (2) #5 FILL CELLS AT OPENINGS FROM 4'-6" TO 6'-0" AND AT FREE END OF WALLS.
9. 8" MASONRY WALLS SHALL BE REINFORCED WITH #5@40 VERTICAL REINFORCING U.N.O. SEE LEGEND FOR OTHERS CASES AND GENERAL NOTES AT SHEET S-0.0 FOR HORIZONTAL REINFORCING.
10. REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING REQUIREMENTS.
11. T.E. DENOTES 8"x12"(MIN.) THICKENED CONCRETE SLAB EDGE REINFORCED W/ 2-#5 BOTTOM CONTINUOUS. SEE DETAIL A/S-4.0.
12. TOP OF FOOTING SHALL BE -4'-0" (+13'-0" NGVD) BELOW EXISTING GRADE U.N.O.
14. C.J. DENOTES CONTROL JOINTS IN SLAB ON GRADE. SEE DETAIL F/S-4.0.

WALL LEGEND:

BLOCK — SPACING IN INCHES OR VERT. REINF.

8 B 5 @ 16

WALL THICKNESS INCHES — VERTICAL REINF. SIZE

NOTES:

CONTRACTOR SHALL CONFIRM THE LOCATION ALL FOUNDATION AND STRUCTURAL FRAMING MEMBERS TO BE SITUATED ON OR WITHIN THE PROPERTY LINE WITH A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA. ALL FOUNDATIONS SHOWN ARE INTENDED TO BE WITHIN OR ON PROPERTY LINE.

SUPERIMPOSED LOADS		
LOCATION / USE	DEAD	LIVE
ROOMS	35 PSF	40 PSF
ROOF	20 PSF	30 PSF

SYSTEM WEIGHT (8" PRESTR. CONC. JOIST)=59 PSF

SYSTEM WEIGHT (12" PRESTR. CONC. JOIST)=63 PSF

ROOF FRAMING PLAN NOTES:

1. TOP OF SLAB ELEVATION AS SHOWN AS THUS ELEV. / T.O. SLAB
2. SLAB NOTE:
   a) 4" CONCRETE SLAB (F'C=4000 PSI) (CONTINUOUS) REINF. W/. #3@9" O.C. MID-DEPTH PERPENDICULAR TO JOISTS AND #3@12" PARALLEL TO JOIST IN ADDITION TO TOP BARS SHOWN ON PLAN OVER PRECAST-PRESTRESSED CONCRETE JOISTS SIZE AND SPACING AS SHOWN ON PLAN. TYPICAL UNLESS OTHERWISE NOTED.
   b) 6" CONCRETE SLAB W/#4@12" O.C. EACH WAY TOP & BOTTOM.
   c) ALL EXTERIOR CANTILEVER TOP BAR SHALL BE HOT-DIP GALVANIZED
3. PRECAST PRESTRESSED CONCRETE JOIST ARE SELECTED AS PER SPI STRUCTURAL PRESTRESSED MANUAL: 8" PRECAST JOIST (F'C=6000 PSI) @ 5'-6" MAXIMUM, SEE PLAN FOR SPECIFIC JOIST TYPE.
4. FOR GENERAL STRUCTURAL NOTES SEE S-0.0
5. COORDINATE SLAB DEPRESSIONS, SLOPES AND OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
6. CENTERLINE OF COLUMNS AND/OR WALLS SHALL COINCIDE WITH THE CENTERLINE OF COLUMNS AND/OR WALLS BELOW, U.N.O
7. FOR COLUMN SCHEDULE REFER TO SHEET S-2.0
8. FOR CONCRETE BEAMS SCHEDULE SEE SHEET S-2.0
9. SEE ARCHITECTURAL PLANS FOR ANY MECHANICAL PENETRATION AT C.M.U. WALLS.
10. FOR CONTROL JOINTS IN MASONRY WALLS, SEE DETAILS M/S-4.0
11. FOR CAST IN PLACE CONCRETE LINTEL (C.I.P. LINTEL) SEE SHEET S-2.0
12. FOR CONCRETE CURB SEE DETAIL B/S-4.1

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D00001 8CB65433B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:23:15 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Cert. Number: CGC1509016 / CFC1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9836
E: ricardo@jd-miami.com / felix@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:
GYM FRAMING PLAN

CONSULTANT:

Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#30085

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF THE PLAN PREPARATION AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

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

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

REVISIONS:

JOB:
25-0032

SHEET:
S-1.3

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-1.3.pdf

FOOTING SCHEDULE

MARK	SIZE (L X W)	DEPTH	SHORT BAR	LONG BAR	REMARKS
WF-16	16" CONT.	16" (MIN)	#5 @ 12"	(2) #5 CONT.	WALL FOOTING
WF-24	24" CONT.	16" (MIN)	#5 @ 12"	(3) #5 CONT.	WALL FOOTING
WF-36	36" CONT.	16" (MIN)	#5 @ 10" T&B	(4) #5 CONT. T&B	WALL FOOTING
WF-48	48" CONT.	16" (MIN)	#5 @ 10" T&B	(5) #5 CONT. T&B	WALL FOOTING
WF-60	60" CONT.	16" (MIN)	#5 @ 8" T&B	(10) #5 CONT. T&B	WALL FOOTING
F4.0	4'-0" X 4'-0"	16" (MIN)	(5) #5 HOOKED BARS	(5) #5 HOOKED BARS	ISOLATED FOOTING
F5.0	5'-0" X 5'-0"	16" (MIN)	(6) #5 HOOKED BARS	(6) #5 HOOKED BARS	ISOLATED FOOTING
F6.0	6'-0" X 6'-0"	16" (MIN)	(7) #5 HOOKED BARS	(7) #5 HOOKED BARS	ISOLATED FOOTING
F7.0	7'-0" X 7'-0"	16" (MIN)	(8) #5 HOOKED BARS	(8) #5 HOOKED BARS	ISOLATED FOOTING
F8.0	8'-0" X 8-0"	16" (MIN)	(9) #5 HOOKED BARS	(9) #5 HOOKED BARS	ISOLATED FOOTING
F9.0	9'-0" X 9-0"	16" (MIN)	(11) #5	(11) #5	ISOLATED FOOTING
F10.0	10'-0" X 10'-0"	16" (MIN)	(12) #5	(12) #5	ISOLATED FOOTING
F11.0	11'-0" X 11'-0"	16" (MIN)	(13) #5	(13) #5	ISOLATED FOOTING
F5X10	5'-0" X 10'-0"	16" (MIN)	(12) #5(*) HOOKED BARS	(6) #5(*) HOOKED BARS	COMBINED FOOTING (*) TOP & BOTTOM
F8X13	8'-0" X 13'-0"	16" (MIN)	(16) #5(*) HOOKED BARS	(9) #5(*) HOOKED BARS	COMBINED FOOTING (*) TOP & BOTTOM
F8X6	8'-3" X 6'-0"	16" (MIN)	(9) #5(*) HOOKED BARS	(6) #5(*) HOOKED BARS	COMBINED FOOTING (*) TOP & BOTTOM
11.83X9.5	11'-10" X 9'-6"	16" (MIN)	(14) #5(*)	(11) #5(*)	COMBINED FOOTING (*) TOP & BOTTOM
F19.0	SEE DETAIL	16" (MIN)	SEE DETAIL #5@ 10" T&B	SEE DETAIL #5@ 10" T&B	COMBINED FOOTING (*) TOP & BOTTOM

NOTE:

1. CONTRACTOR TO PROVIDE NUMBER OF CORNER BARS AS FOOTING LONGITUDINAL REINF. LAPPED MIN. 48" BAR DIAMETER, WHEN FOOTING HAS MORE BARS, THE TOTAL OF CORNER BARS SHALL BE THE SAME AS THE NUMBER OF BARS IN THE LARGER FOOTING.

2. PROVIDE 2 # 5 CONTINUOUS WALL FOOTING TOP BARS (TYP) AT EACH OPENING GREATER THAN 6'-0". EXTEND 2'-0"(MIN) BEYOND EACH OPENING.

LAP SPLICE LENGTH

BAR SIZE	TENSION LAP SPLICE			COMPRESSION LAP SPLICE
	3000 PSI	4000 PSI	≥ 5000 PSI	≥ 3000 PSI
3	22	20	19	12
4	29	25	25	15
5	36	31	28	19
6	43	37	33	23
7	63	54	48	26
8	71	62	55	30
9	81	70	62	34
10	91	78	70	38
11	101	87	78	42

GENERAL NOTES

1. LENGTHS SHOWN CONFORM TO NON-SEISMIC PROVISIONS OF ACI 318 FOR NORMAL WT CONCRETE AND UNCOATED BARS W/ Fy=60 KSI (YIELD STRENGTH OF REBAR).
2. ALL LENGTHS ARE IN INCHES.
3. SPLICES SHALL BE STAGGERED MINIMUM OF 24" O.C.
4. SEE CONCRETE NOTES FOR SPECIFIED CONCRETE STRENGTH.
5. CLEAR COVER FOR REINFORCING SHALL NOT BE LESS THAN 1 BAR DIAMETER OR AS SPECIFIED IN SECTION 12.2.3 OF ACI 318.
6. MULTIPLY THE ABOVE LENGTHS BY 1.33 FOR CONCRETE WITH LIGHTWEIGHT AGGREGATE.
7. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINFORCING.
8. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR BARS SPACED LESS THAN 2db CLEAR.
9. COMPRESSION DEVELOPMENT LENGTH OF REBAR ENCLOSED WITHIN #3 SPIRAL REINFORCEMENT W/ NO MORE THAN @4" PITCH OR #4 TIES @4" O.C. MAY BE MULTIPLIED BY 0.75.

DEVELOPMENT & LAP SPLICE LENGTH OF REBARS IN MASONRY

BAR SIZE	3	4	5	6	7	8	9
D&S LENGTH	18	32	49	98	143	216	296
HOOKS	5	7	8	10	12	13	15

GENERAL NOTES

1. LENGTHS SHOWN CONFORM TO NON-SEISMIC PROVISIONS OF TMS 402-13/ACI 530-13/ FOR NORMAL WT MASONRY BLOCK (f'm=1500 PSI OR BETTER) AND UNCOATED BARS W/ Fy=60 KSI (YIELD STRENGTH OF REBARS).
2. ALL LENGTHS ARE IN INCHES.
3. SPLICED BARS SHALL NOT BE FARTHER APART THAN THE MINIMUM OF 8" OR ⅕ THE DEVELOPMENT LENGTH.
4. SEE MASONRY NOTES FOR SPECIFIED BLOCK STRENGTH.
5. MULTIPLY THE ABOVE LENGTHS BY 1.33 FOR CONCRETE WITH LIGHTWEIGHT AGGREGATE.
6. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINFORCING.
7. AT WALL INTERSECTIONS HORIZONTAL REBARS SHALL BENT AROUND EDGE VERTICAL REINFORCEMENT W/ A 90° HOOK & SHALL EXTEND INTO INTERSECTING WALL FOR A DISTANCE OF MINIMUM THE DEVELOPMENT LENGTH.
8. AT ALL OTHER INTERSECTIONS HORIZONTAL REBARS SHALL BENT AROUND EDGE VERTICAL REINFORCEMENT W/ A 180° HOOK. THE ENDS OF SINGLE LEG OR U-STIRRUP SHALL BE ANCHORED BY A STANDARD HOOK PLUS AN EFFECTIVE EMBEDMENT OF ½ OF THE DEVELOPMENT LENGTH.

REBAR TENSION, COMPRESSION DEVELOPMENT LENGTH & HOOKS

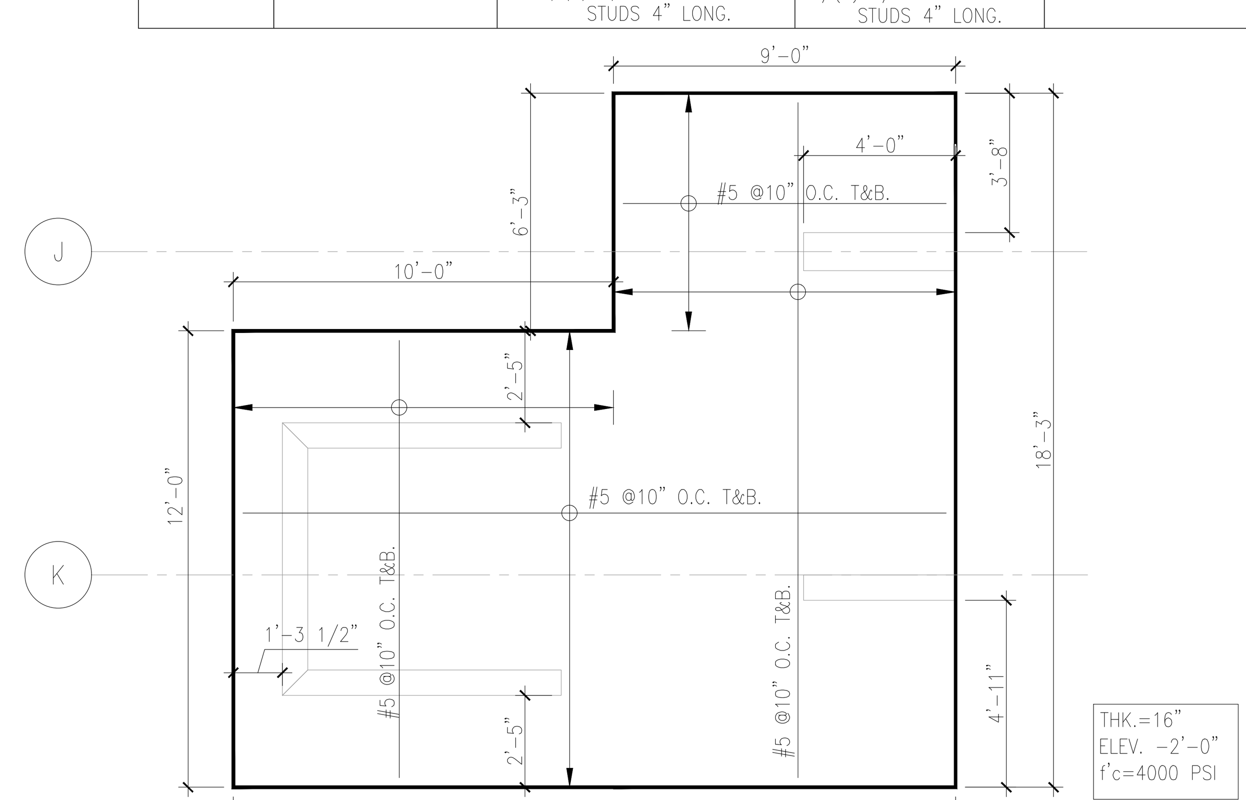
BAR SIZE	MIN BAR SPACING (IN) NOTE 3	TENSION EMBEDMENT 3000 PSI TOP BARS NOTE 4	3000 PSI OTHER BARS	4000 PSI TOP BARS NOTE 4	4000 PSI OTHER BARS	≥ 5000 PSI TOP BARS NOTE 4	≥ 5000 PSI OTHER BARS	COMPRESSION EMBEDMENT 3000 PSI	4000 PSI	≥ 5000 PSI	HOOKED BARS (TENSION ONLY) 3000 PSI	4000 PSI	≥ 5000 PSI
3	1	22	17	19	15	17	13	8	8	8	8.5	7.5	7
4	1	29	22	25	19	22	17	11	9	9	11	10	9
5	1 1/4	36	28	31	24	28	21	14	12	11	14	12	11
6	1 1/2	43	33	37	29	33	26	16	14	14	17	14.5	13
7	1 3/4	63	48	54	42	49	37	19	17	16	19.5	17	15
8	2	71	55	62	48	55	43	22	19	18	22	19	17
9	2 1/4	81	62	70	54	63	48	25	21	20	25	21	19
10	2 1/2	91	70	79	60	70	54	28	24	23	28	24	22
11	2 3/4	101	78	87	67	78	60	34	27	25	31	27	24

GENERAL NOTES

1. LENGTHS SHOWN CONFORM TO NON-SEISMIC PROVISIONS OF ACI 318-14 FOR NORMAL WT CONCRETE AND UNCOATED BARS W/ Fy=60 KSI (YIELD STRENGTH OF REBARS).
2. ALL LENGTHS ARE IN INCHES.
3. BAR SPACING IS MEASURED AS CLEAR DISTANCE BETWEEN BARS. FOR BARS WITH A CLEAR SPACING OF LESS THAN 2db, MULTIPLY TABULATED VALUES BY 1.5.
4. TOP BARS ARE BARS SO PLACED THAT 12 INCHES OR MORE OF FRESH CONCRETE IS CAST IN MEMBER BELOW REINFORCEMENT.
5. SEE CONCRETE NOTES FOR SPECIFIED CONCRETE STRENGTH.
6. CLEAR COVER FOR REINFORCING SHALL NOT BE LESS THAN 1 BAR DIAMETER.
7. MULTIPLY THE ABOVE LENGTHS BY 1.33 FOR CONCRETE WITH LIGHTWEIGHT AGGREGATE.
8. MULTIPLY THE ABOVE LENGTHS BY 1.5 FOR EPOXY COATED REINFORCING.
9. COMPRESSION DEVELOPMENT LENGTH OF REBARS ENCLOSED WITHIN #3 SPIRAL REINFORCEMENT W/ NO MORE THAN @ 4" PITCH OR #4 TIES @4" O.C. MAY BE MULTIPLIED BY 0.75.

COLUMN SCHEDULE

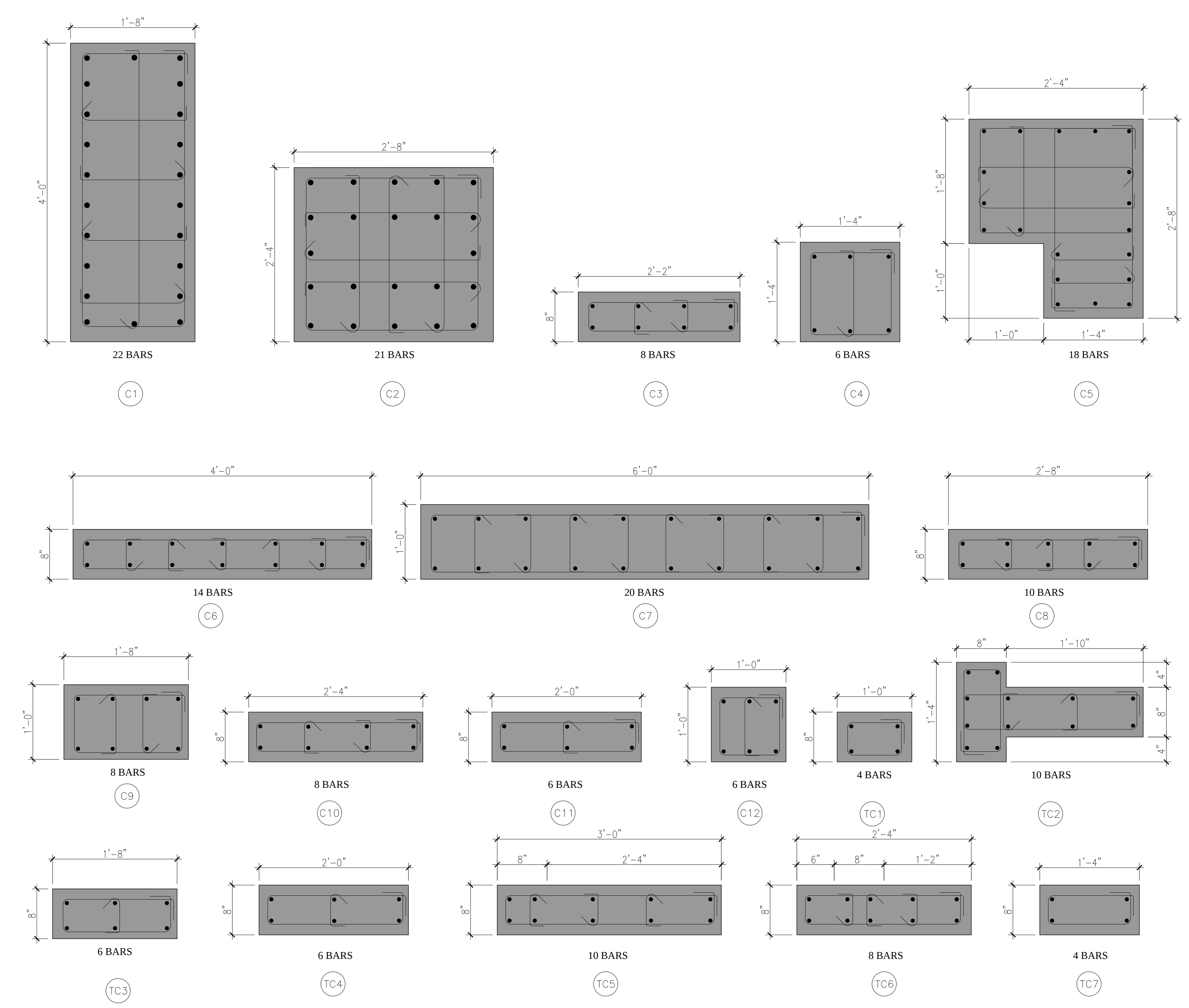
MARK	SIZE	REINFORCEMENT VERTICAL OR BASE PLATE	REINFORCEMENT TIES OR CAP PLATE	REMARKS
C1	20" x 48"	22-#6	# 3 @ 12" o.c.	CONCRETE COLUMN
C2	28" x 32"	22-#6	# 3 @ 12" o.c.	CONCRETE COLUMN
C3	8" x 26"	8-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
C4	16" x 16"	6-#6	# 3 @ 12" o.c.	CONCRETE COLUMN
C5	SEE COLUMN BAR ARRAGMENT	19-#6	# 3 @ 12" o.c.	CONCRETE COLUMN
C6	8" x 48"	14-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
C7	12" x 72"	20-#6	# 3 @ 12" o.c.	CONCRETE COLUMN
C8	8" x 32"	10-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
C9	12" x 20"	8-#5	# 3 @ 12" o.c.	CONCRETE COLUMN
C10	8" x 28"	8-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
C11	8" x 24	6-#6	# 3 @ 8" o.c.	CONCRETE COLUMN
C12	12" x 12"	6-#5	# 3 @ 12" o.c.	CONCRETE COLUMN
TC1	8" x 12"	4-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
TC2	SEE COLUMN BAR ARRAGMENT	12-#5	# 3 @ 12" o.c.	CONCRETE COLUMN
TC3	8" x 20"	6-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
TC4	8" x 24"	6-#6	# 3 @ 8" o.c.	CONCRETE COLUMN
TC5	8" x 36"	10-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
TC6	8" x 28"	10-#5	# 3 @ 8" o.c.	CONCRETE COLUMN
TC7	8" x 16"	4-#6	# 3 @ 8" o.c.	CONCRETE COLUMN
ST1	HSS 6"x3"x1/4"	12"x12"X 3/4" THK STEEL PLATE W/(4) 5/8"ø HEX-HEAD F1554 GR. 36 ROD W/8" MIN. EMBED.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI NON LOAD BEARING. SEE DETAIL
ST2	HSS 4"x4"x3/8"	10"x10"X 3/4" THK STEEL PLATE W/(4) 5/8"ø HEX-HEAD F1554 GR. 36 ROD W/8" MIN. EMBED.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING
ST3	HSS 6"x4"x1/2"	10"x10"X 1" THK STEEL PLATE W/(4) 5/8"ø HEX-HEAD F1554 GR. 36 ROD W/8" MIN. EMBED.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING
ST4	HSS 9"x5"x1/2"	10"x10"X 1" THK STEEL PLATE W/(4) 5/8"ø HEX-HEAD F1554 GR. 36 ROD W/8" MIN. EMBED.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING
ST5	HSS 7"x7"x1/4"	10"x10"X 1" THK STEEL PLATE W/(4) 5/8"ø HEX-HEAD F1554 GR. 36 ROD W/8" MIN. EMBED.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING
ST6	HSS 7"x7"x1/4"	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	SEE COLUMN ARRANGEMENT STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING
ST7 N.L.B.	HSS 7"x5"x1/2"	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING
ST8	HSS 7"x5"x1/2	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING
ST9	HSS 4"x4"x3/8"	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	8"X10"X1/2" THK STEEL PLATE EMBED W/(3) 1/2"ø HEAD STUDS STUDS 4" LONG.	STEEL COLUMN Fy=46 KSI LOAD BEARING

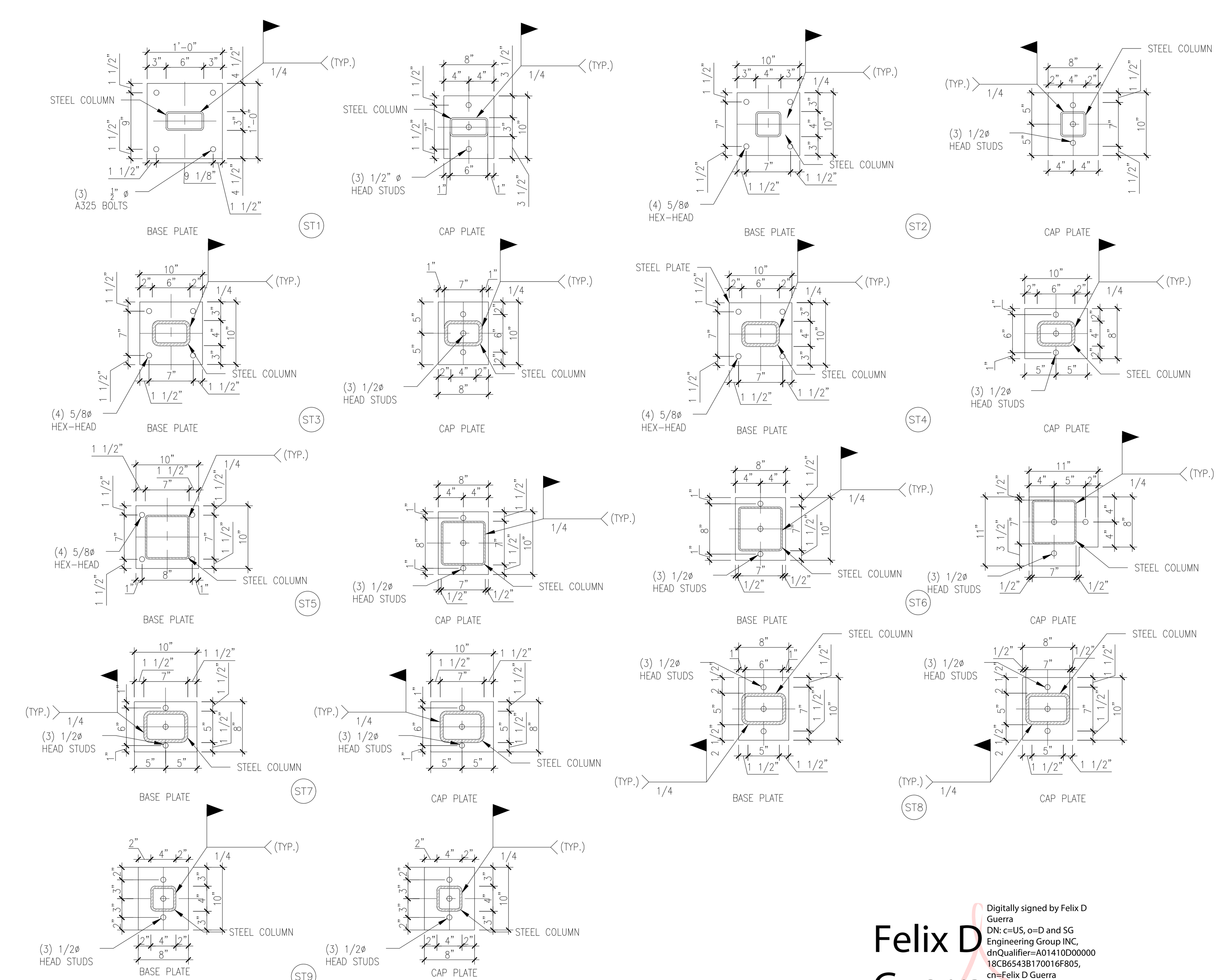


A S-2.0 F19.0 COMBINED FOOTING FLEXURAL REINFORCEMENT PLAN

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

COLUMN BAR ARRANGEMENT





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

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

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

SHEET TITLE:
SCHEDULES

CONSULTANT:
Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#26655

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES FOR STRUCTURAL REQUIREMENTS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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:

JOB:
25-0032

SHEET:
S-2.0

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

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: 2025.03.15 16:23:42 -04'00'
Adobe Acrobat version: 2024.003.20180

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-2.0.pdf

BEAM SCHEDULE

E.F. = EACH FACE

MARK	TOP OF BEAM ELEV.	SIZE (in.) b x d	LONGITUDINAL REINFORCEMENT B	A	T	C	E	F(E.F.)	No.	STIRRUPS TYPE	SPACING	REMARKS
2B-1	+12'-0"	8"x24"	4 #6*		4 #6*			(1)#6	#3	[ ]	@9"	(*) 2 LAYERS(2/2)
2B-1A	+12'-4"	8"x28"	4 #5*		4 #5*			(1)#5	#3	[ ]	@12"	(*) 2 LAYERS(2/2)
2B-2	+12'-6"	8"x50"	(6)#5*		(6)#5*			(2)#5	#3	[ ]	@12"	MOMENT FRAME, SEE SCHEDULE S-2.1 (*) 3 LAYERS(2/2/2)
2B-3	+12'-6"	16"x26"	(4)#6		(4)#6			(1)#5	#3	[ ]	@12"	
2B-4	+12'-4"	8"x52"	(4)#6*		(4)#6*			(2)#6	#3	[ ]	@12"	(*) 2 LAYERS(2/2)
2B-5	+12'-4 1/2"	8"x24"	(2)#5		(2)#5				#3	[ ]	@12"	
2B-6	+12'-0"	24"x24"	(6)#6		(6)#6			(2)#6	#3		@7"	
2B-7	+12'-0"	24"x24"	(4)#6		(4)#6				#3		@12"	MOMENT FRAME, SEE SCHEDULE S-2.1
2B-8	+12'-4 1/2"	8"x28.5"	(4)#5*		(4)#5*			(1)#5	#3	[ ]	@12"	(*) 2 LAYERS(2/2)
2B-9	+12'-0"	12"x24"	(3)#6		(3)#6				#3	[ ]	@4"	
2B-10	+12'-0"	20"x24"	(5)#5		(5)#5				#3	[ ]	@10"	
2B-11	+12'-5 1/4"	8"x19.25"	(4)#6*		(4)#6*				#4	[ ]	@4"	(*) 2 LAYERS(2/2)
2B-12	+12'-6"	8"x30"	(2)#6		(2)#6			(1)#5	#3	[ ]	@4"	
2B-13	+12'-4 1/2"	8"x28.5"	(4)#5*		(4)#5*			(1)#5	#3	[ ]	@12"	MOMENT FRAME, SEE SCHEDULE S-2.1 (*) 2 LAYERS(2/2)
2B-14	+12'-6"	8"x30"	(4)#5*		(4)#5*			(1)#5	#3	[ ]	@5.5"	MOMENT FRAME, SEE SCHEDULE S-2.1 (*) 2 LAYERS(2/2)
2B-15	+12'-4 1/2"	8"x19.25"	(4)#5*		(4)#5*			(1)#5	#3	[ ]	@8"	(*) 2 LAYERS(2/2)
2B-16	+12'-6"	8"x21"	(2)#5		(2)#5				#3	[ ]	@12"	
2B-17	+11'-10"	8"x22"	(2)#6		(2)#5			(1)#5	#3	[ ]	@5.5"	
2B-18	+11'-10"	8"x22"	(2)#5		(2)#5			(1)#5	#3	[ ]	@5.5"	MOMENT FRAME, SEE SCHEDULE S-2.1
2TB-1	VARIES	8"x16"	2 #5		2 #5				#3	[ ]	(4) @12" E.E. BAL @48" O.C.	
2TB-2	VARIES	8"x20"	2 #5		2 #5				#3	[ ]	(4) @12" E.E. BAL @48" O.C.	
2TB-3	+12'-0"	8"x12"	2 #5		2 #5				#3	[ ]	(4) @12" E.E. BAL @48" O.C.	
RB-1	+23-10"	8"x34"	(4)#5*		(4)#5*			1#5	#3	[ ]	@12"	(*) 2 LAYERS(2/2)
RB-2	+23-10"	8"x22"	(2)#6		(2)#6			1#5	#3	[ ]	@7"	MOMENT FRAME, SEE SCHEDULE S-2.1
RB-2A	+23-10"	8"x22"	(6)#6*		(6)#6*			1#5	#3	[ ]	@5"	(*) 3 LAYERS(2/2/2)
RB-3	+25'-4"	8"x30"	(6)#7*		(6)#7*			1#5	#3	[ ]	@5"	MOMENT FRAME, SEE SCHEDULE S-2.1 (*) 3 LAYERS(2/2/2)
RB-4	+25'-4"	8"x30"	(4)#6*		(4)#6*			1#5	#3	[ ]	@10"	(*) 2 LAYERS(2/2)
RB-5	+25'-4"	8"x34"	(4)#7*		(4)#7*			1#5	#3	[ ]	@10"	(*) 2 LAYERS(2/2)
RB-6	+25'-0"	8"x28.5"	(6)#7*		(6)#7*			1#6	#3	[ ]	@10"	MOMENT FRAME, SEE SCHEDULE S-2.1 (*) 3 LAYERS(2/2/2)
RB-6A	+23'-10"	8"x22"	(4) #5*		(4) #5*			1#5	#3	[ ]	@10"	MOMENT FRAME, SEE SCHEDULE S-2.1 (*) 2 LAYERS(2/2)
RB-7	+23'-10"	8"x22"	(4) #5*		(4) #5*			1#5	#3	[ ]	@4"	(*) 2 LAYERS(2/2)
RB-8	+23'-6"	8"x22"	(4) #6*		(4) #6*				#3	[ ]	@8"	(*) 2 LAYERS(2/2)
RB-9	+25'-0"	8"x28.5"	(6) #5*		(6) #5*				#3	[ ]	@12"	(*) 3 LAYERS(2/2/2)
RB-10	+23'-6"	8"x30"	(4) #5*		(4) #5*			1#5	#3	[ ]	@12"	(*) 2 LAYERS(2/2)
RB-11	+26'-0"	8"x21"	(2)#5		(2)#5				#3	[ ]	@12"	
RB-12		8"x21"	(2)#5		(2)#5				#3	[ ]	@12"	
RB-13												
RTB-1	+25'-0"	8"x20"	(2)#6		(2)#6				3	[ ]	(4) @12" E.E. BAL @48" O.C.	

CONCRETE LINTEL SCHEDULE

WIDTH	HEIGHT	CLEAR SPAN IN FEET	REINFORCING TOP	REINFORCING BOTTOM	TIES
8"	8"	5'-0" TO 7'-0"	2#4	2#5	#3@12"OC
8"	12"	7'-0" TO 9'-0"	2#5	2#5	5#3@4"EE, BAL @12"OC
8"	16"	9'-0" TO 12'-0"	2#5	2#6	5#3@6"EE, BAL @12"OC

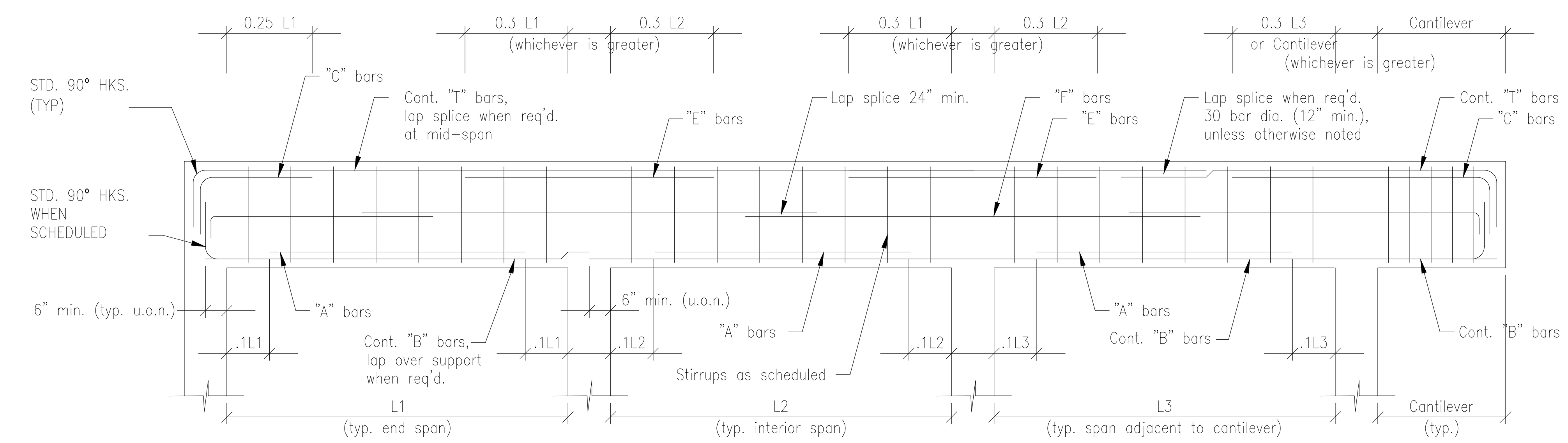
BEAM INTERMEDIATE REINFORCEMENT

E.F.=EACH FACE

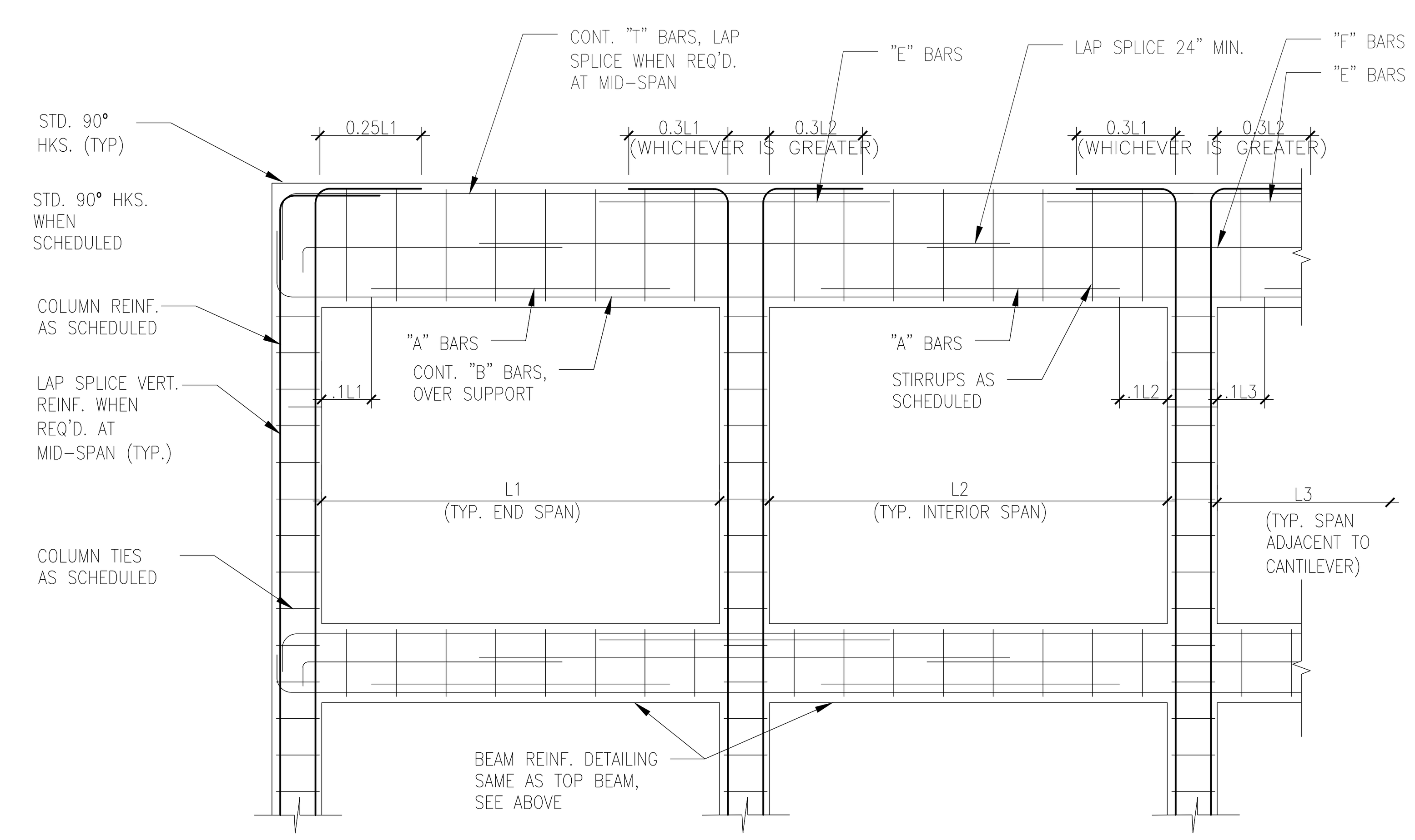
BEAM DEPTH	BEAMS 6" TO 8" WIDE	BEAMS 9" TO 14" WIDE	BEAMS 15" TO 20" WIDE	BEAMS 21" TO 24" WIDE
UP TO 24"	NONE	NONE	NONE	NONE
25" TO 36"	1-#5 EACH FACE	1-#5 EACH FACE	1-#5 EACH FACE	1-#6 EACH FACE
37" TO 52"	2-#5 EACH FACE	2-#5 EACH FACE	2-#5 EACH FACE	2-#6 EACH FACE
55" TO 72"	3-#5 EACH FACE	3-#5 EACH FACE	3-#5 EACH FACE	3-#6 EACH FACE

BAR PLACEMENT NOTES

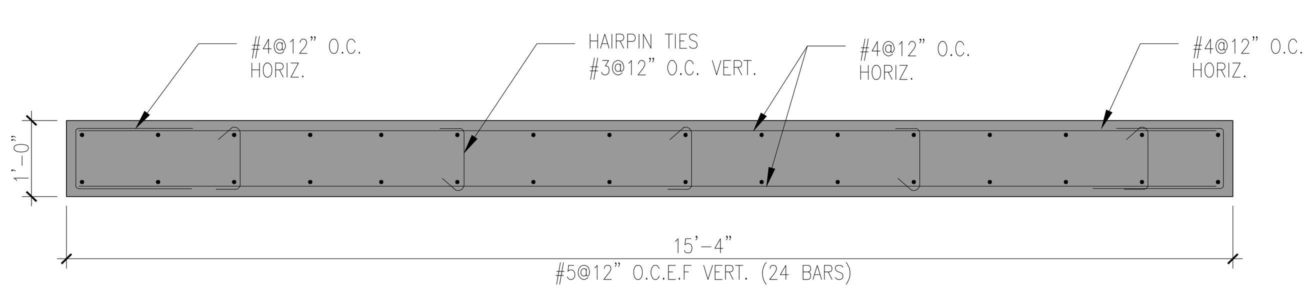
1. BEAMS SHOWN IN PLAN ARE READ FROM LEFT TO RIGHT.
2. THE MINIMUM CLEAR DISTANCE BETWEEN PARALLEL BARS IN A LAYER SHALL BE EQUAL TO THE NOMINAL DIAMETER OF THE BARS. IN NO CASE SHALL THE CLEAR DISTANCE BETWEEN BARS BE LESS THAN ONE INCH, NOR LESS THAN ONE AND ONE-HALF TIMES THE MAXIMUM SIZE OF THE COARSE AGGREGATE.
3. WHEN REINFORCEMENT IS PLACED IN TWO OR MORE LAYERS, THE CLEAR DISTANCE BETWEEN LAYERS SHALL NOT BE LESS THAN ONE INCH NOR LESS THAN THE DIAMETER OF THE BARS, AND THE BARS IN THE UPPER LAYERS SHALL BE PLACED DIRECTLY ABOVE THOSE IN THE BOTTOM LAYER.
4. "B" BARS ARE BOTTOM BARS. "B" BARS OF INTERIOR BEAMS SHALL EXTEND OVER SUPPORTS 6" MIN. UNLESS OTHERWISE NOTED OR THEY MAY BE CONTINUOUS. "B" BARS OF PERIMETER BEAMS SHALL BE SPLICED (IF REQUIRED) AT OR NEAR THE SUPPORT WITH CLASS "B" TENSION SPLICE, AND 25% OF "B" BARS SHALL PASS CONTINUOUS OVER SUPPORT AREA BUT NOT LESS THAN TWO BARS, THESE BARS SHALL BE ANCHORED AT END SUPPORT TO DEVELOP fy USING A STANDARD HOOK OR HEADED DEFORMED BAR, SEE SCHEDULE FOR HOOKED BARS LENGTH.
5. "A" BARS ARE BOTTOM BARS. "A" BARS DO NOT EXTEND OVER SUPPORTS. "A" BARS SHALL BE PLACED IN THE SAME LAYER AS "B" BARS (U.O.N.).
6. "T" BARS ARE CONTINUOUS TOP BARS. "T" BARS SHALL BE LAP SPLICED WHEN REQUIRED AT MID-SPAN WITH A CLASS "B" TENSION SPLICE. FOR PERIMETER BEAMS AT LEAST 17% OF "T" BARS SHALL PASS CONTINUOUS OVER SUPPORT AREA BUT NOT LESS THAN TWO BARS, THESE BARS SHALL BE ANCHORED AT END SUPPORT TO DEVELOP fy USING A STANDARD HOOK OR HEADED DEFORMED BAR, SEE SCHEDULE FOR HOOKED BARS LENGTH.
7. "C" BARS ARE TOP BARS AT THE DISCONTINUOUS END OF END SPANS. "C" BARS SHALL BE PLACED IN THE SAME LAYER AS "T" BARS UNLESS OTHERWISE NOTED.
8. "E" BARS ARE TOP BARS OVER INTERIOR SUPPORTS. "E" BARS SHALL BE PLACED IN THE SAME LAYER AS "T" BARS UNLESS OTHERWISE NOTED.
9. "F" BARS SHALL BE EQUALLY SPACED BETWEEN "B" AND "T" BARS, HALF ON EACH VERTICAL FACE. "F" BARS MAY BE CONTINUOUS. SEE BEAM INTERMEDIATE REINFORCEMENT TABLE UNLESS SCHEDULE NOTE.
10. STIRRUPS SPACING IS FROM FACE OF SUPPORT. STIRRUPS SHALL HAVE "B" OR "T" BARS TIED IN EACH CORNER.
11. ALL REINFORCING BARS TO HAVE A MINIMUM OF 1 1/2" CLEAR COVER (U.O.N.) 12. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE PROVIDED IN ACCORDANCE WITH ACI 318-11, SECTION 7.7.1.
12. STIRRUPS IN TIE BEAMS SHALL BE #3 TIES, 4 AT 12"c/c EACH END, BAL. AT 48"c/c U.N.O.
13. PROVIDE 2-#5 CORNER BARS (EXTEND 30" IN EACH DIRECTION FROM CORNER).
14. WHERE CONC. LINTELS NOT USED DROP TIE-BEAM ABOVE OPENING, ADD 2#5 BOTT AND #3 STIRRUPS @ 8".



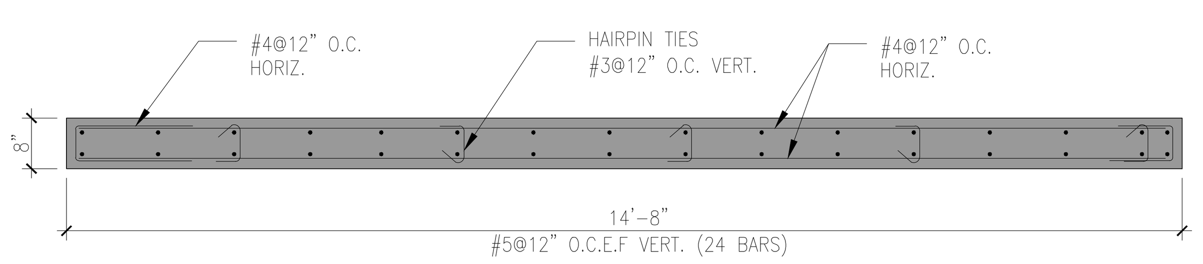
TYPICAL BEAM DIAGRAM



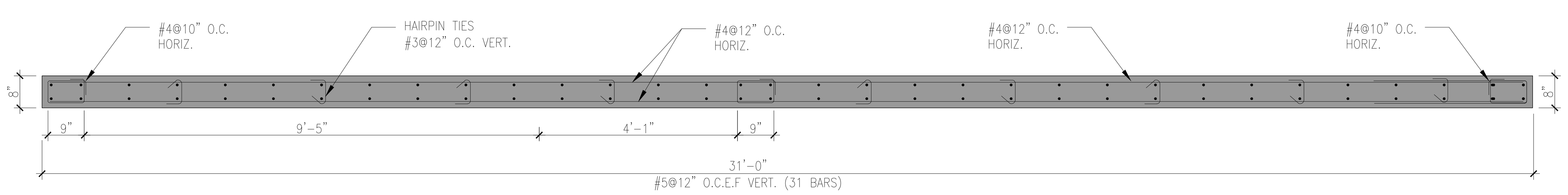
TYPICAL BEAM DIAGRAM AT MOMENT FRAMES



CW-2 (4000 PSI)



CW-3 (4000 PSI)



CW-4 (4000 PSI)

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-2.1.pdf

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

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

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

SHEET TITLE:
SCHEDULES

CONSULTANT:

Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com
CA#26655

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES FOR STRUCTURAL REQUIREMENTS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

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: 2025.03.15 16:24:08 -04'00'
Adobe Acrobat version: 2024.003.20180

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

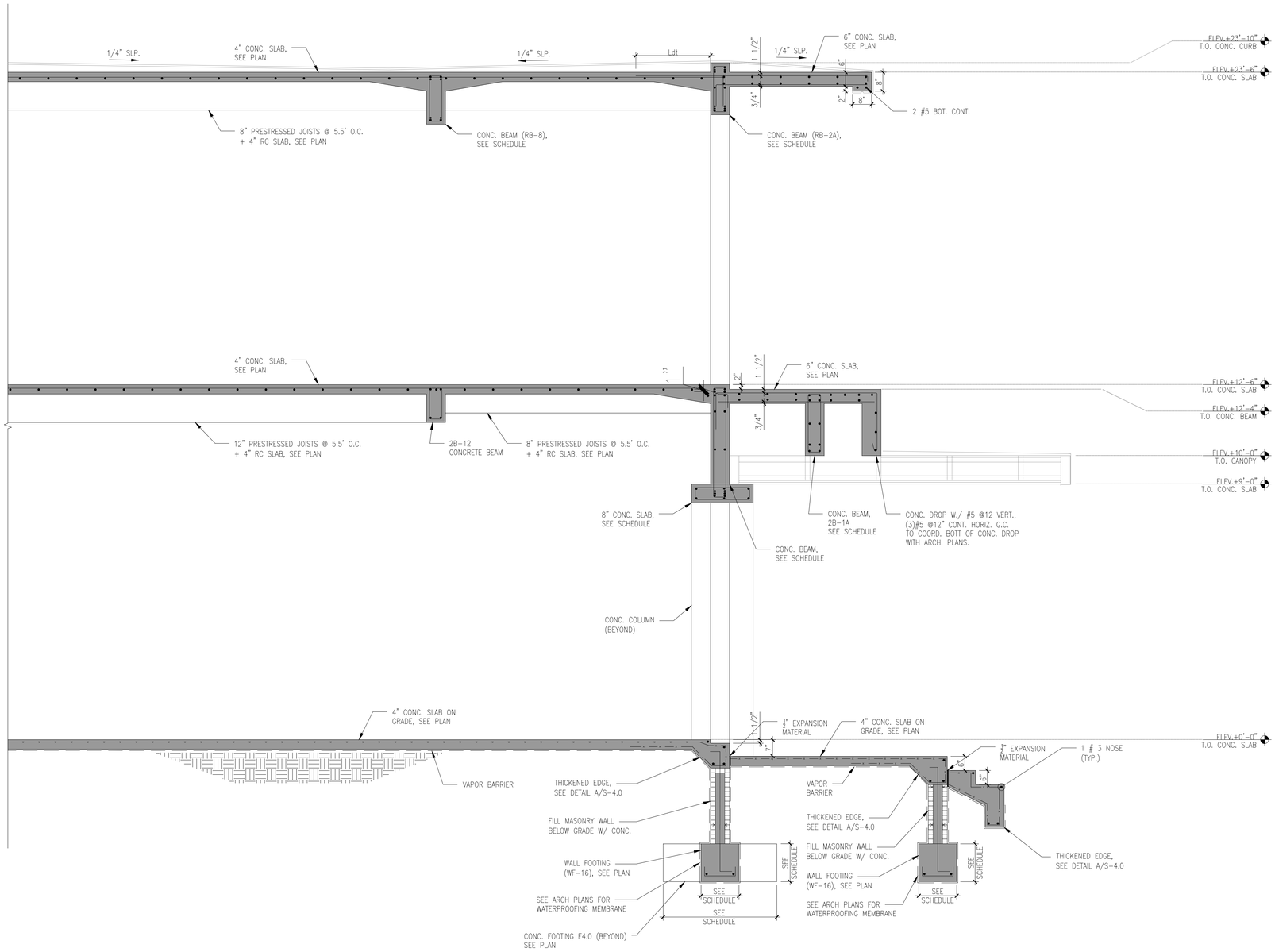
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL. 33015
(786) 308-9857 PE 58728

REVISIONS:

JOB: 25-0032

SHEET: S-2.1

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:



1 / S-3.0 **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: 2025.03.15 16:24:28 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Old CGC 1519700 CFC1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9636
E: contact@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:
SECTION

CONSULTANT:
Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easternegs.com
www.easternegs.com
CA#33688
TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF THE PLAN PREPARATION AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

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

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

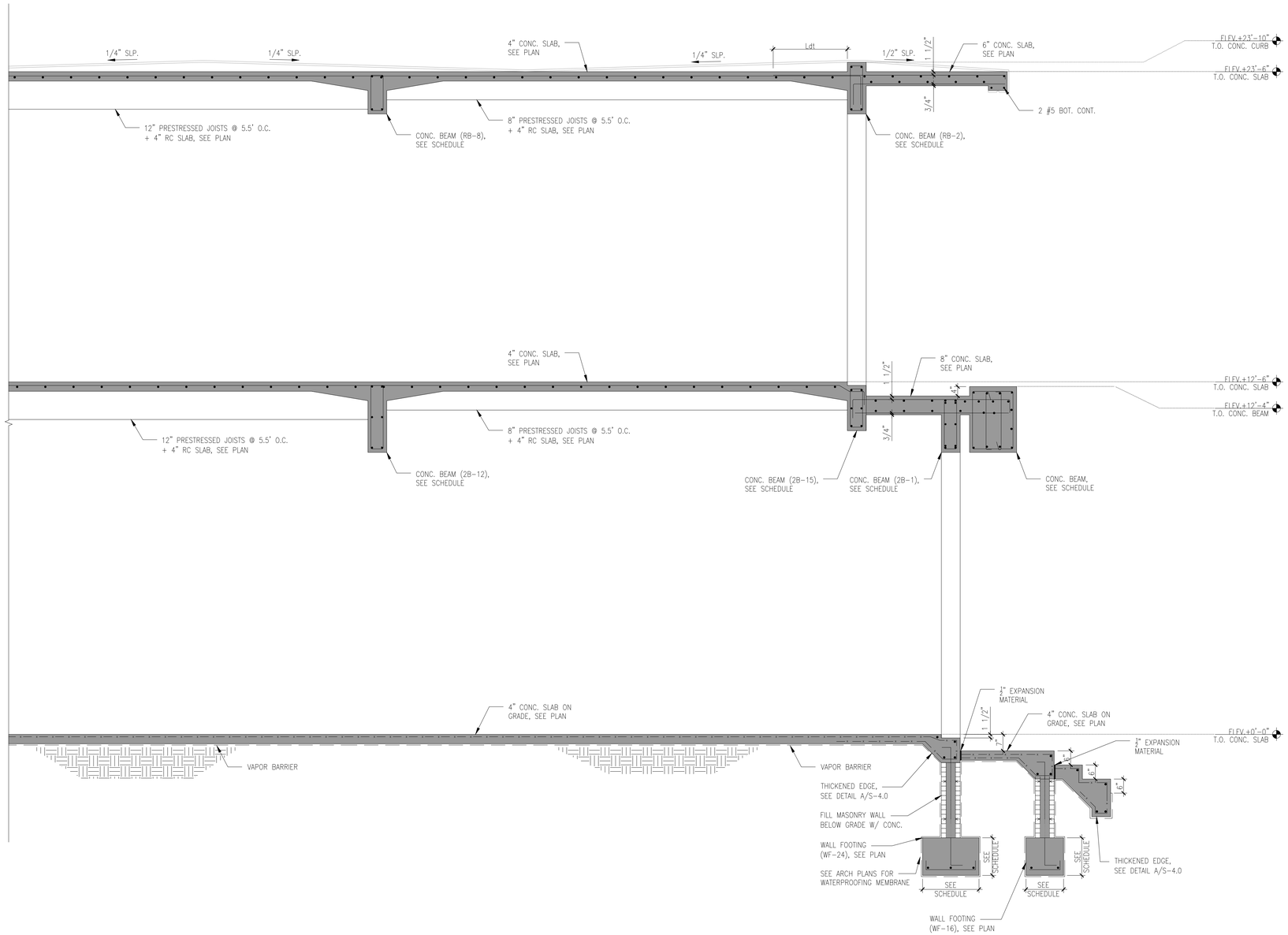
REVISIONS:

JOB:
25-0032

SHEET:
S-3.0

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-3.0.pdf



1 / S-3.1 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: 2025.03.15 16:24:48 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Old CGC 1513700 CFC1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9836
E: ricardo@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:
SECTION

CONSULTANT:
Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easternegg.com
www.easternegg.com
CA#26888

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF THE PLAN PREPARATION AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

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

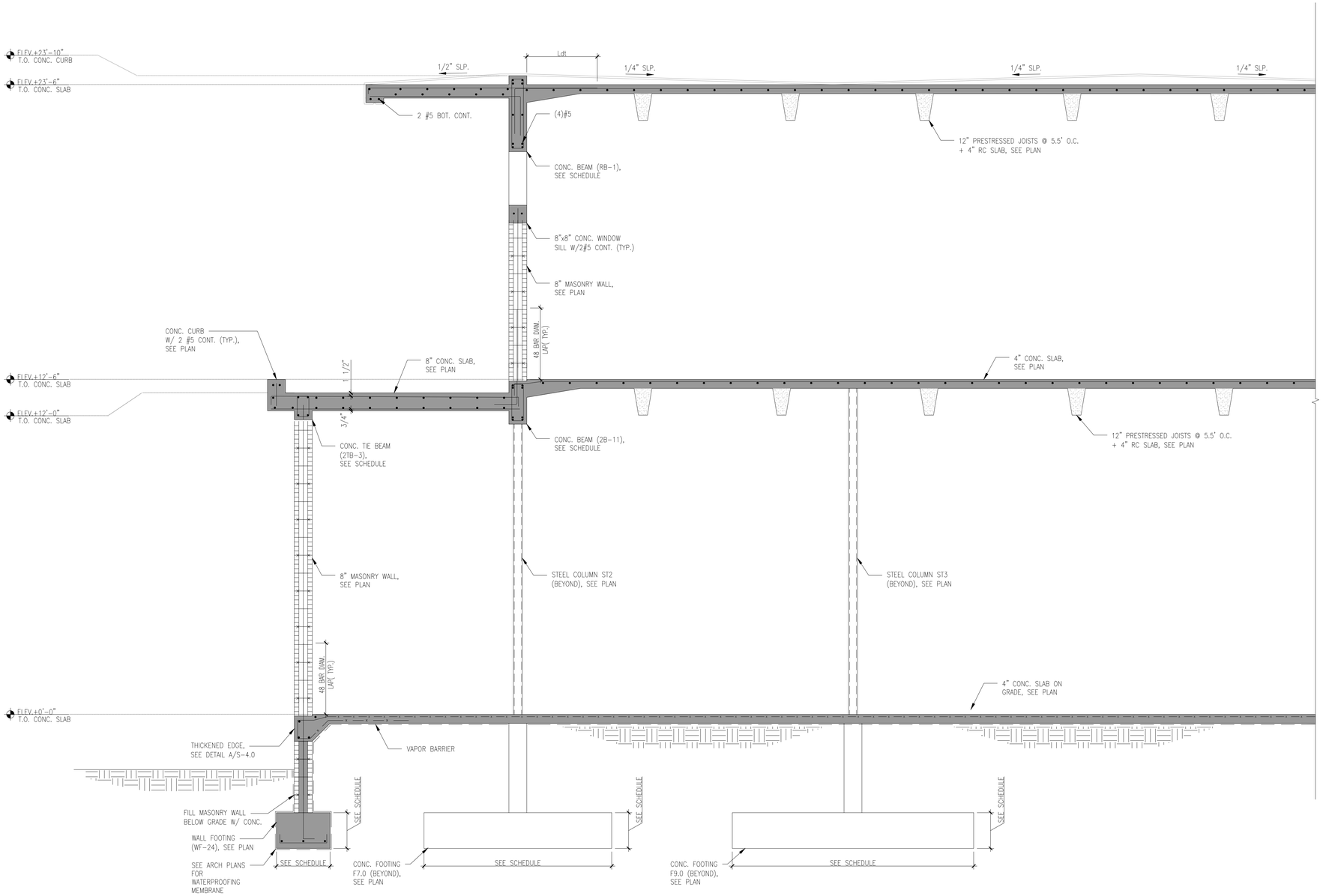
REVISIONS:

JOB:
25-0032

SHEET:
S-3.1

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-3.1.pdf



1 / S-3.2 **SECTION**

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Old CGC 1513700 CFC 1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9636
E: Eduardo@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:
SECTION

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easternegg.com
www.easternegg.com
CA#26089

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF THE PLAN PREPARATION AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D000018CB65 43B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:25:07 -04'00'
Adobe Acrobat version: 2024.003.20180

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

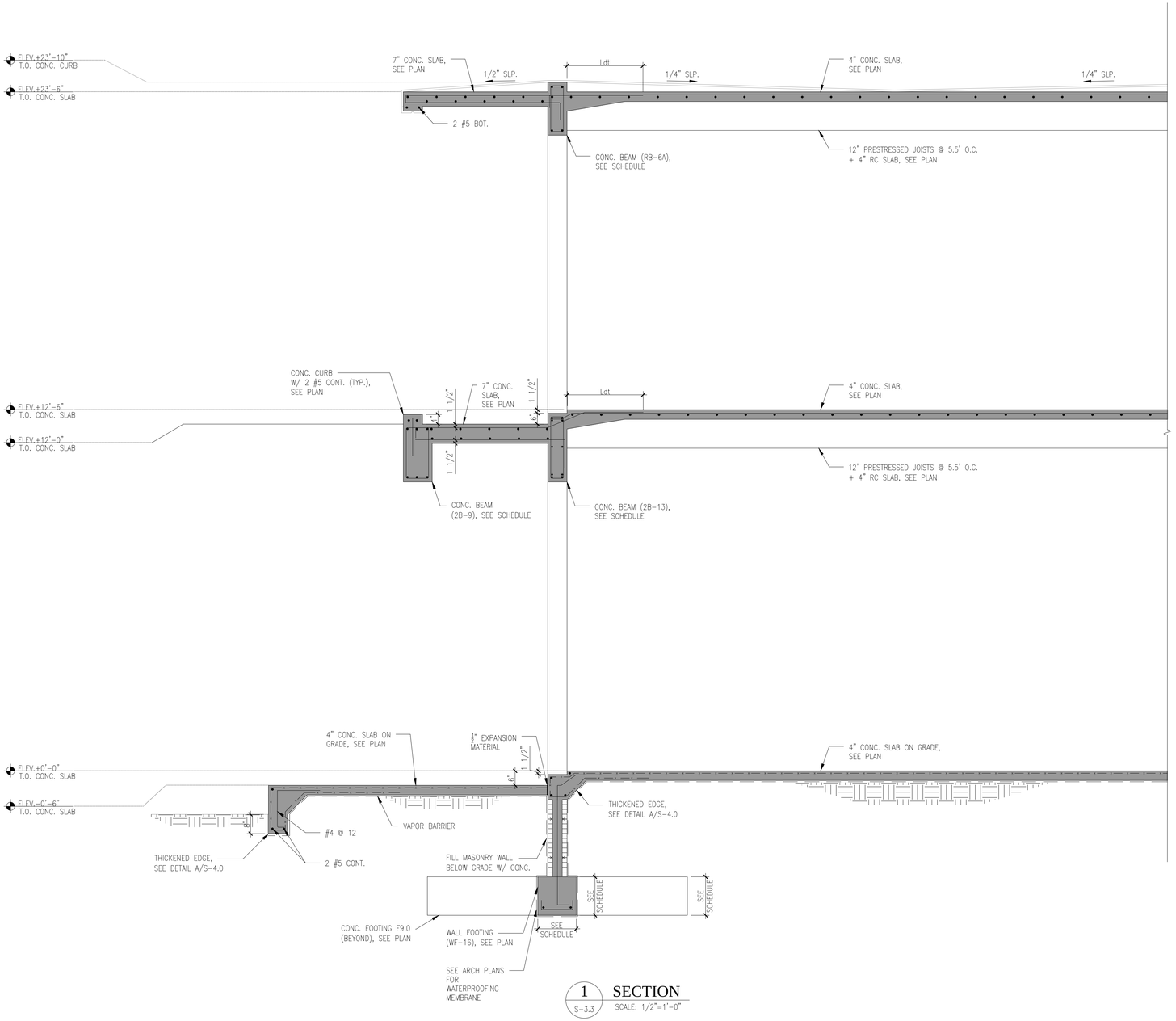
REVISIONS:

JOB:
25-0032

SHEET:
S-3.2

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-3.2.pdf



1 S-3.3 **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=A01410D00 00018CB6543B170016F8 05, cn=Felix D Guerra
Date: 2025.03.15 16:25:59 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Old CGC 1518700 CFC1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9836
E: ecorporate@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:
SECTION

CONSULTANT:
Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easternegi.com
www.easternegi.com
CA#26806
TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF THE PLAN PREPARATION AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

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

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

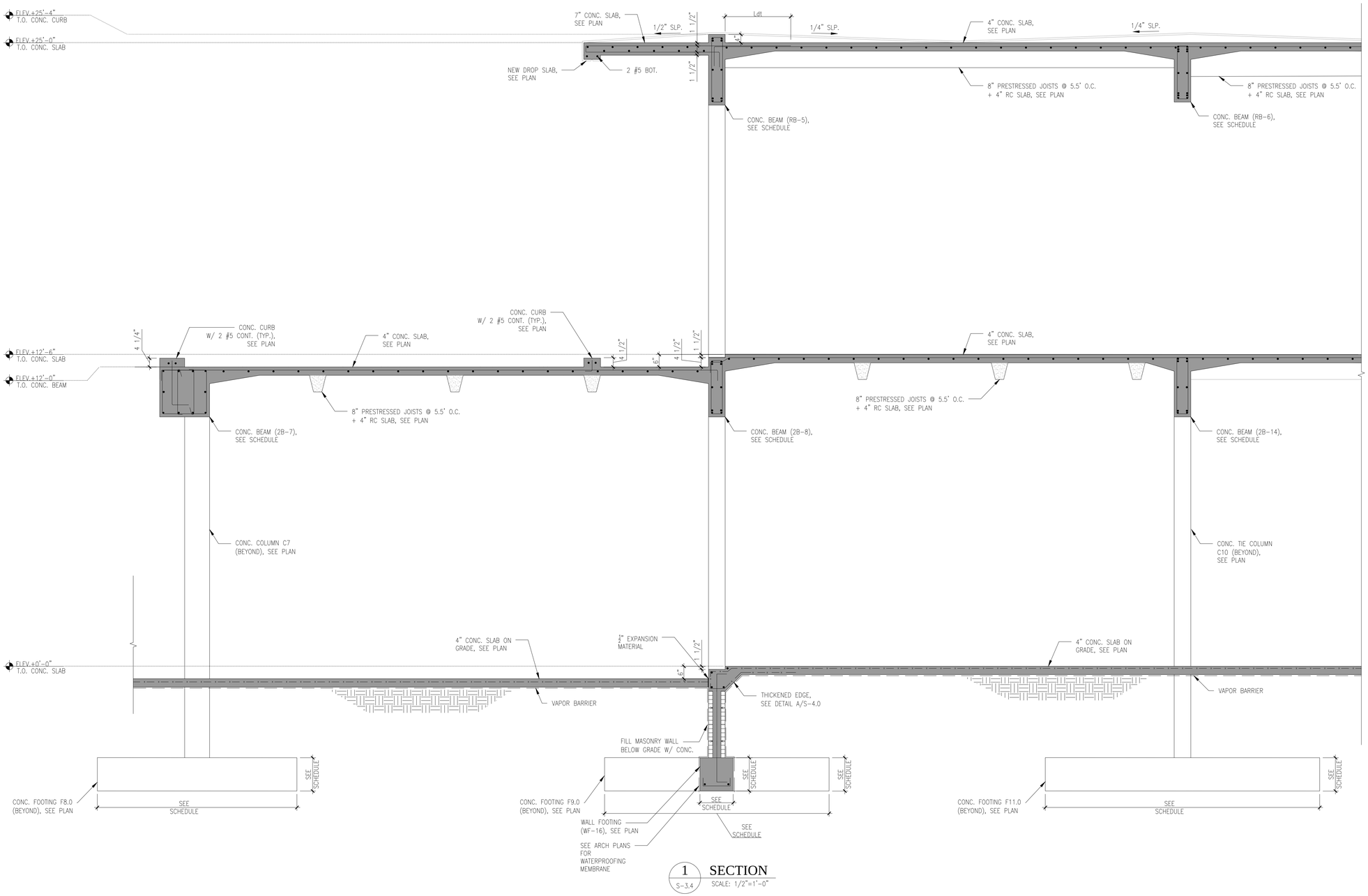
REVISIONS:

JOB:
25-0032

SHEET:
S-3.3

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-3.3.pdf



1 / S-3.4 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=A01410D0001 8CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:26:39 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Owl CGC-1513700 / CFC-1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9636
E: ceo@jd-miami.com / info@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:
SECTION

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easternegg.com
www.easternegg.com
CA#26085

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

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

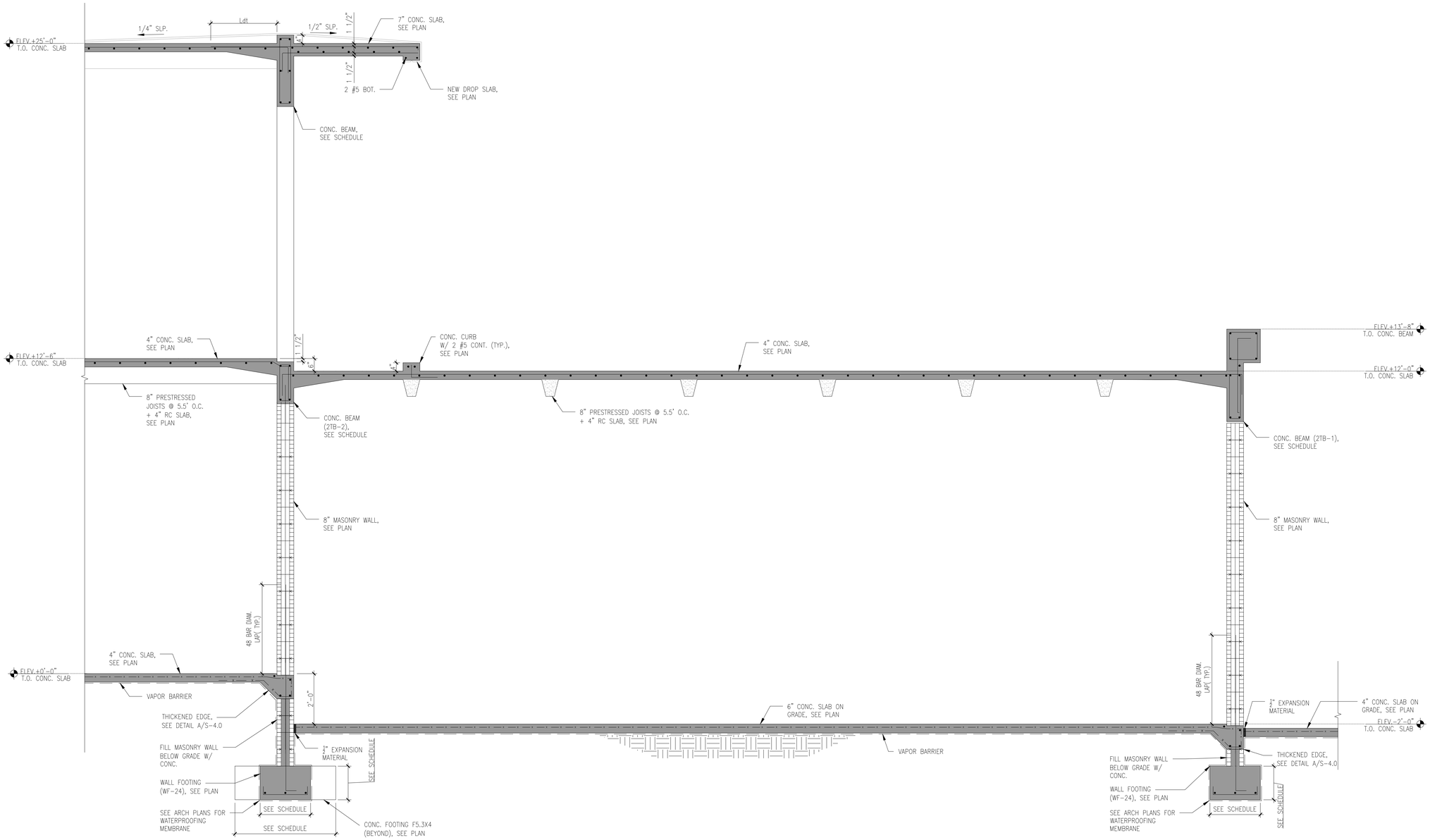
REVISIONS:

JOB:
25-0032

SHEET:
S-3.4

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-3.4.pdf



1 / S-3.5 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: 2025.03.15 16:27:12 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Ons CGC CGC1509107 CFC1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9636
E: E:contact@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:
SECTION

CONSULTANT:
Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easternegi.com
www.easternegi.com
CA#26955

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF PLAN PREPARATION AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

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

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

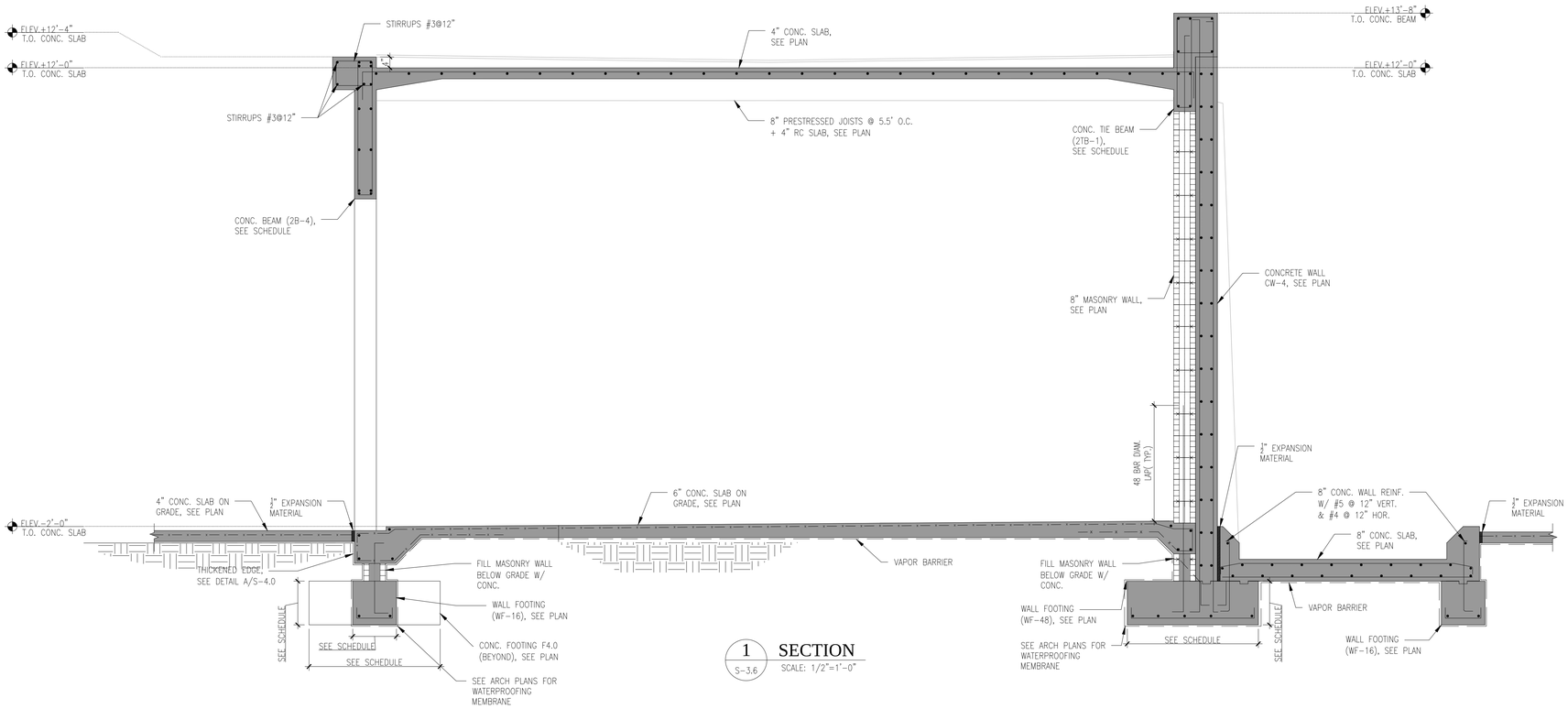
REVISIONS:

JOB:
25-0032

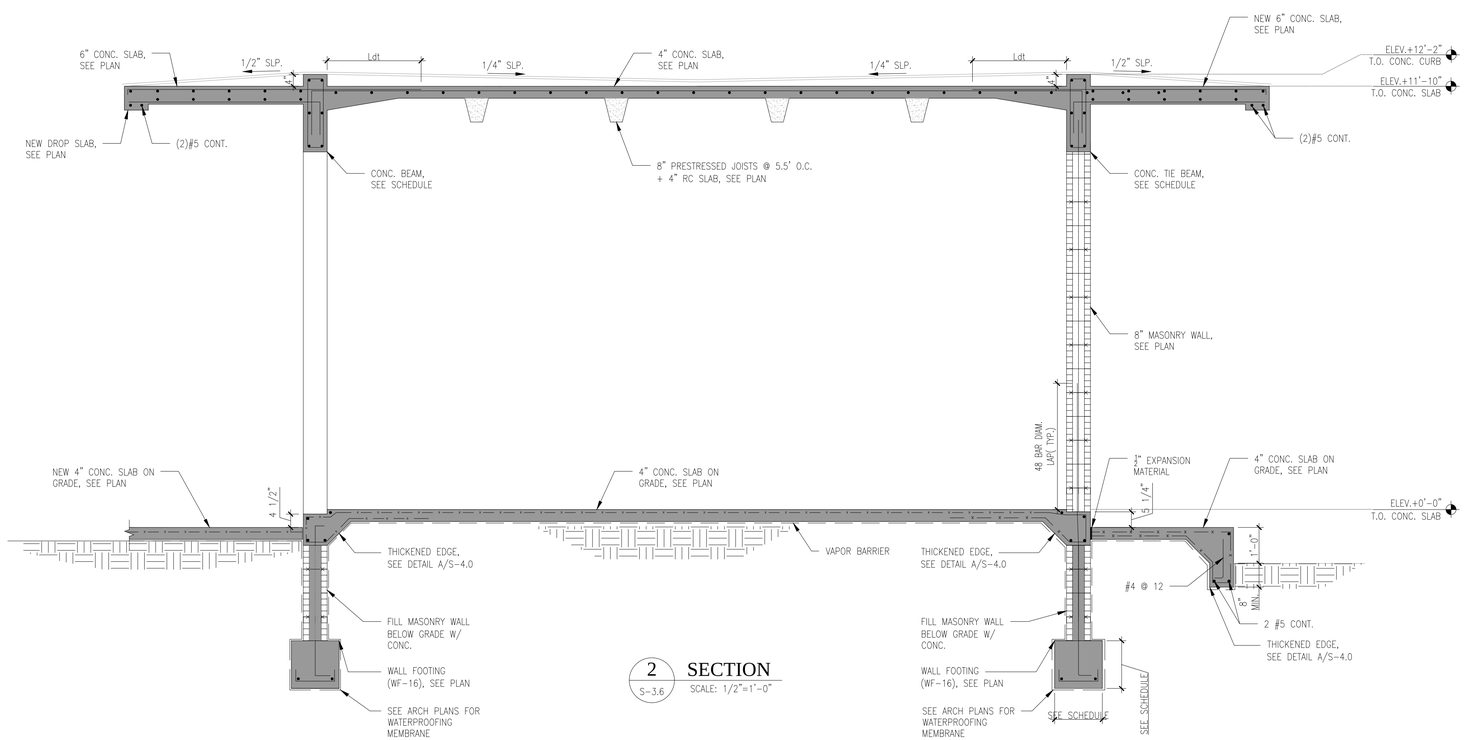
SHEET:
S-3.5

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-3.5.pdf



1 / S-3.6 **SECTION**
SCALE: 1/2"=1'-0"



2 / S-3.6 **SECTION**
SCALE: 1/2"=1'-0"

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Owl CGC 1513000 / CFC 1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9636
E: contact@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:
SECTION

CONSULTANT:

Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easternegg.com
www.easternegg.com
CA#26089

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF THE PLAN PREPARATION AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

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: 2025.03.15 16:27:33 -04'00'
Adobe Acrobat version: 2024.003.20180

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

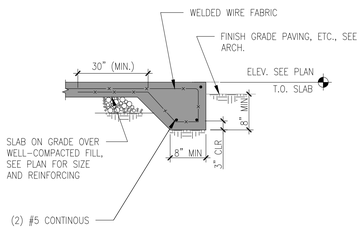
REVISIONS:

JOB:
25-0032

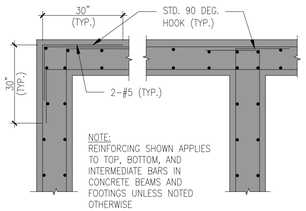
SHEET:
S-3.6

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

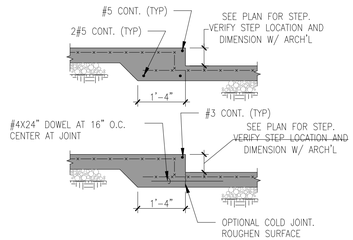
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-3.6.pdf



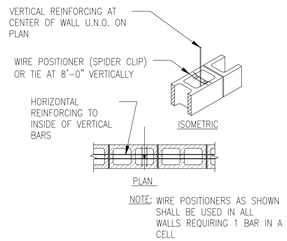
A S-4.0 TYP. THICKENED EDGE DETAIL
SCALE: 1/2"=1'-0"



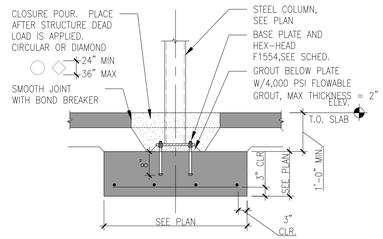
B S-4.0 TYP. CORNER BARS DETAIL FOR BEAMS & FOOTINGS
SCALE: 1/2"=1'-0"



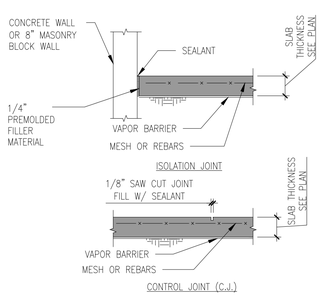
C S-4.0 STEP AT SLAB-ON-GRADE
SCALE: 1/2"=1'-0"



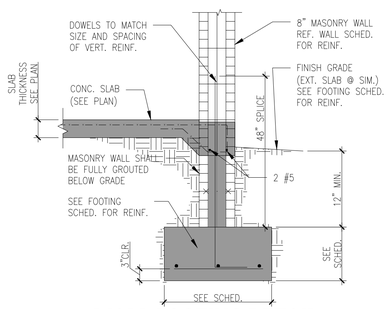
D S-4.0 VERTICAL REINF. IN MASONRY
SCALE: 1/2"=1'-0"



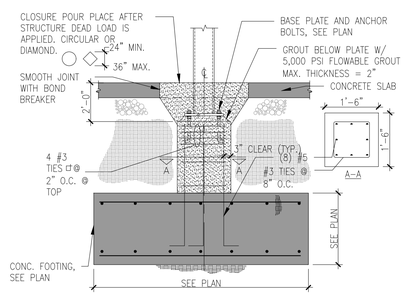
E S-4.0 STEEL COLUMN LOAD BEARING FOUNDATION DETAIL
SCALE: 1/2"=1'-0"



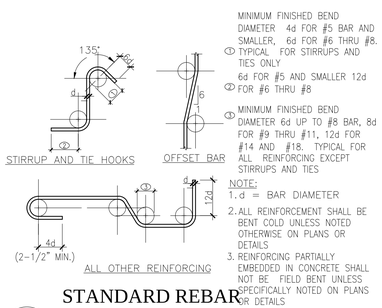
F S-4.0 TYP. SLAB CONTROL JOINTS
SCALE: 1/2"=1'-0"



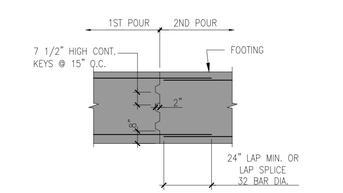
G S-4.0 WALL FOOTING DETAIL
SCALE: 1/2"=1'-0"



H S-4.0 STEEL COL & PEDESTAL FOUND.
SCALE: 1/2"=1'-0"

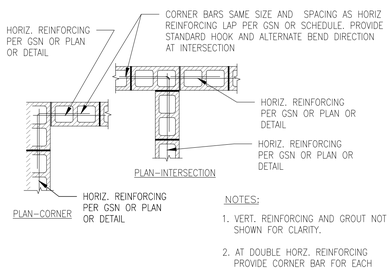


J S-4.0 STANDARD REBAR BENDING DETAILS
SCALE: 1/2"=1'-0"

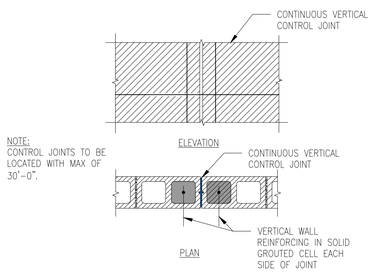


NOTE:
WELDED SPLICES REQ'D FOR #14 & LARGER BARS. WHERE CONT. FOOTING IS UNDER A WALL LOCATE CONSTRUCTION JOINT AT 1/4 OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.

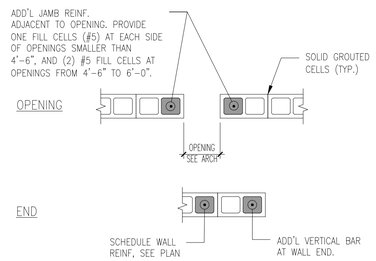
K S-4.0 TYP. FOOTING CONST. JOINT
SCALE: 1/2"=1'-0"



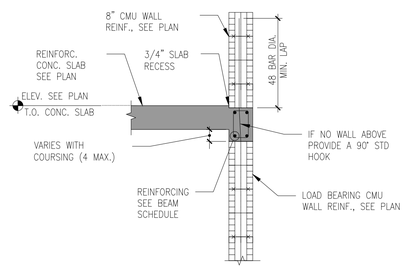
L S-4.0 TYP. CORNER REINF. IN MASONRY
SCALE: 1/2"=1'-0"



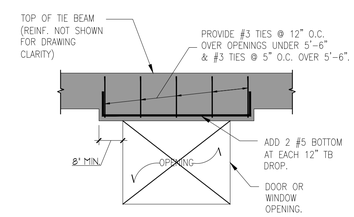
M S-4.0 TYP. CONTROL JOINT IN MASONRY WALL
SCALE: 1/2"=1'-0"



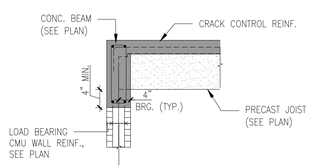
N S-4.0 TYPICAL OPENING AND END DETAILS
SCALE: 1/2"=1'-0"



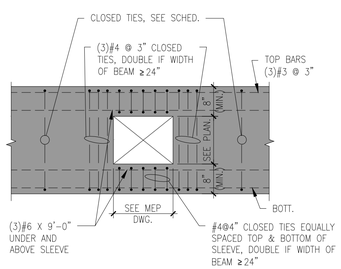
P S-4.0 TYPICAL LOAD BEARING WALL DETAIL
SCALE: 1/2"=1'-0"



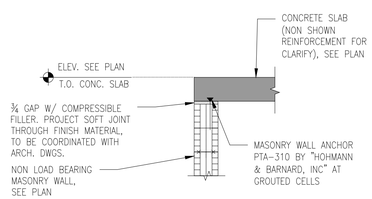
Q S-4.0 DROPPED TIE BEAM DETAIL
SCALE: 1/2"=1'-0"



R S-4.0 PRECAST JOIST TYP. DETAIL
SCALE: 1/2"=1'-0"



S S-4.0 TYP. CONCRETE BEAM SLEEVE DETAIL
SCALE: 1/2"=1'-0"



T S-4.0 TYP. NON-LOAD BEARING WALL/ CONC. SLAB.
SCALE: 1/2"=1'-0"

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year ONLY CGC 1519700 CFC 1427944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9636
E: contact@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:
GENERAL DETAILS

CONSULTANT:

Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easterneg.com
www.easternegcom
CA#26000

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

Felix D Guerra

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D00001 8CB6543B170016F805, cn=Felix D Guerra
Date: 2025.03.15 16:27:54 -04'00'
Adobe Acrobat version: 2024.003.20180

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

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

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

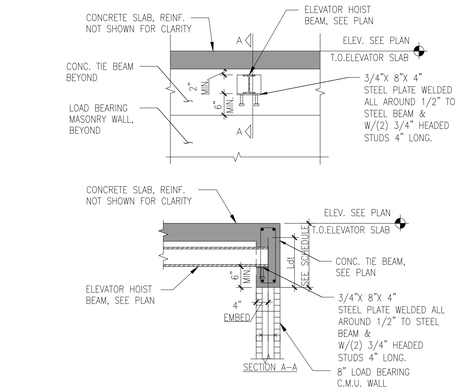
REVISIONS:

JOB:
25-0032

SHEET:
S-4.0

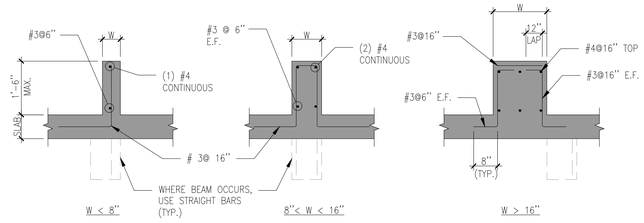
ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-4.0.pdf



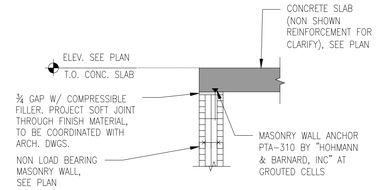
A S-4.1 TYPICAL HOIST BEAM CONNECTION

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



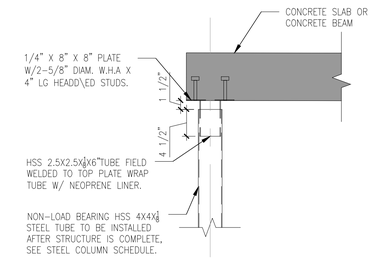
B S-4.1 TYPICAL CONCRETE CURB DETAIL

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



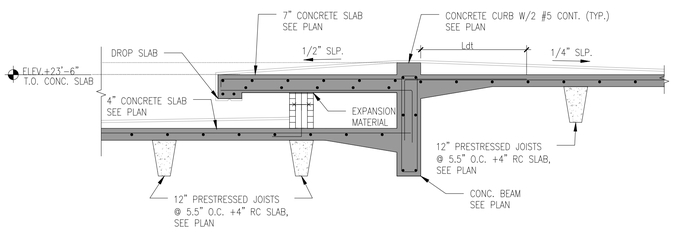
C S-4.1 TYP. NON-LOAD BEARING WALL/ CONC. SLAB.

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



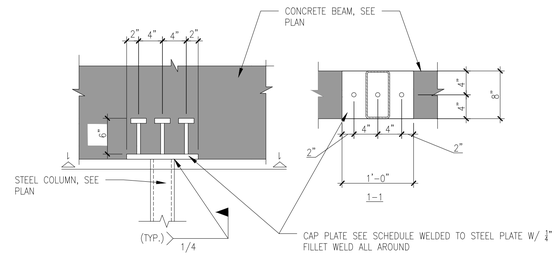
D S-4.1 CONNECTION BETWEEN STEEL COLUMN NON-LOAD BEARING AND CONC. BEAM

SCALE: 1"=1'-0"



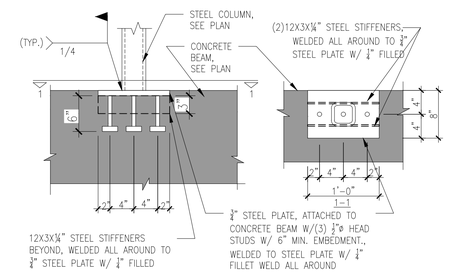
E S-4.1 TYPICAL CONCRETE CURB DETAIL

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



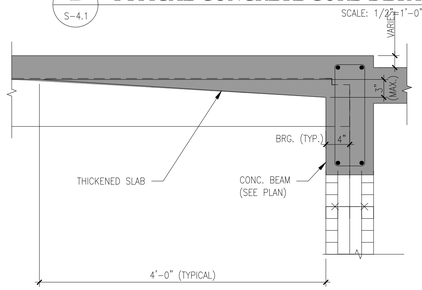
F S-4.1 CAP PLATE TYP. DETAIL

SCALE: 1"=1'-0"



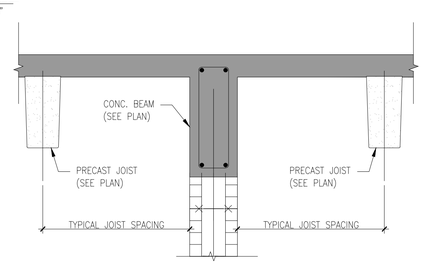
G S-4.1 BOTTOM PLATE CONNECTION DETAIL

SCALE: 1"=1'-0"



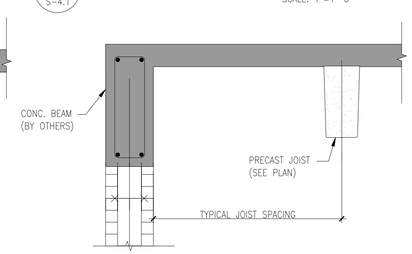
H S-4.1 PRECAST JOIST TYP. DETAIL

SCALE: 1"=1'-0"



J S-4.1 PRECAST JOIST TYP. DETAIL

SCALE: 1"=1'-0"



K S-4.1 PRECAST JOIST TYP. DETAIL

SCALE: 1"=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: 2025.03.15 16:28:13 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Only Cert. #CGC1509012 / CFC1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9836
E: contact@jd-miami.com / info@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:
GENERAL DETAILS

CONSULTANT:

Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easternegg.com
www.easternegg.com
CA#26089

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF THE PLAN PREPARATION AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

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

REVISIONS:

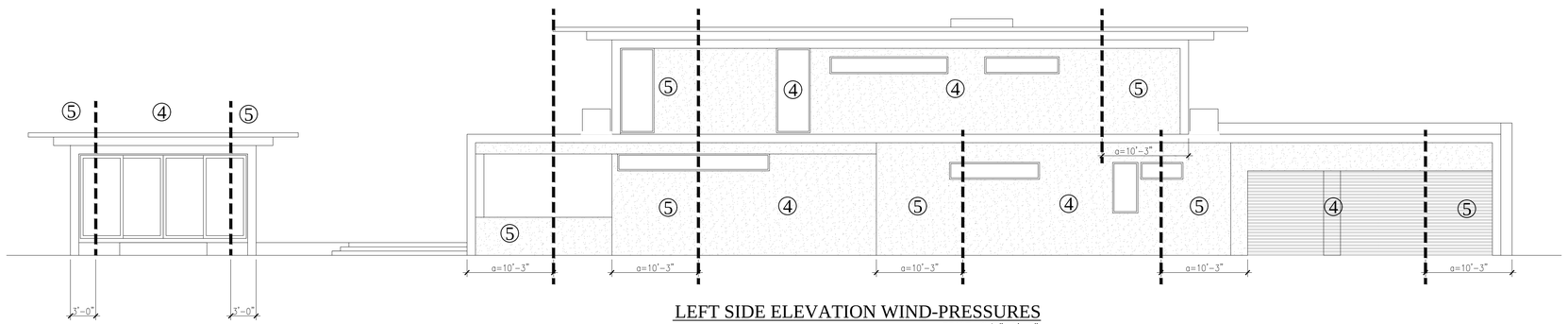
JOB: 25-0032

SHEET: S-4.1

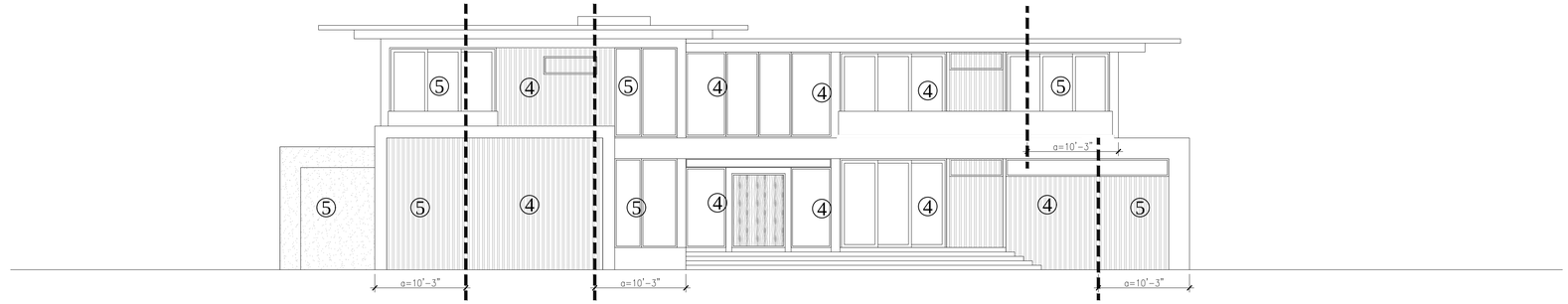
ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-4.1.pdf

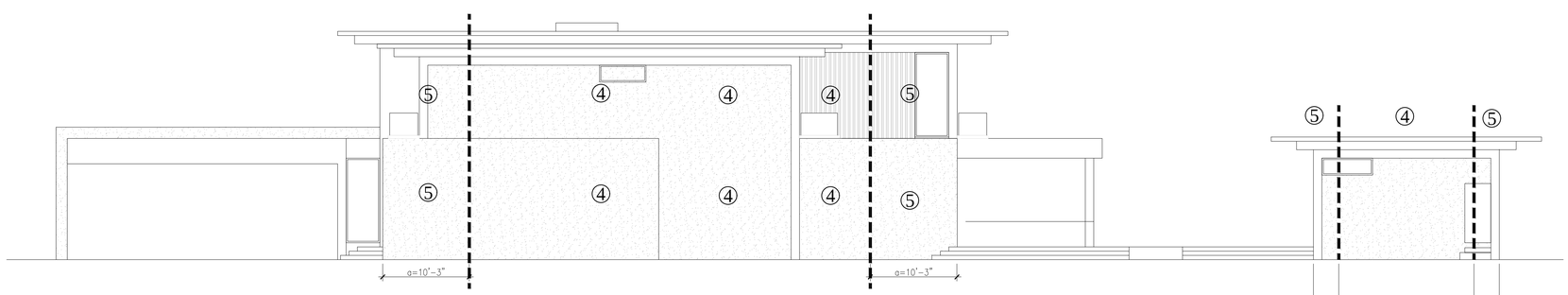
REAR ELEVATION WIND-PRESSURES
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION WIND-PRESSURES
SCALE: 1/8"=1'-0"



FRONT ELEVATION WIND-PRESSURES
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION WIND-PRESSURES
SCALE: 1/8"=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: 2025.03.15 16:28:32 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Office Established 2002
RGC License: CGC1509047 CFC1428944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9636
E: ernesto@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:
WIND PRESSURES

CONSULTANT:

Eastern Engineering Group
3401 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easternegi.com
www.easternegi.com
CA#32600

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES, THE SAME HAVE BEEN ACCEPTED AS PREPARATION AS DETERMINED BY THE LOCAL JURISDICTION IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

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

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

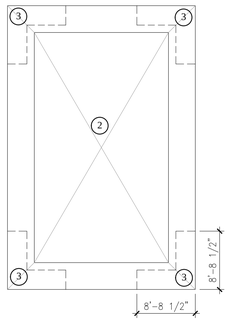
REVISIONS:

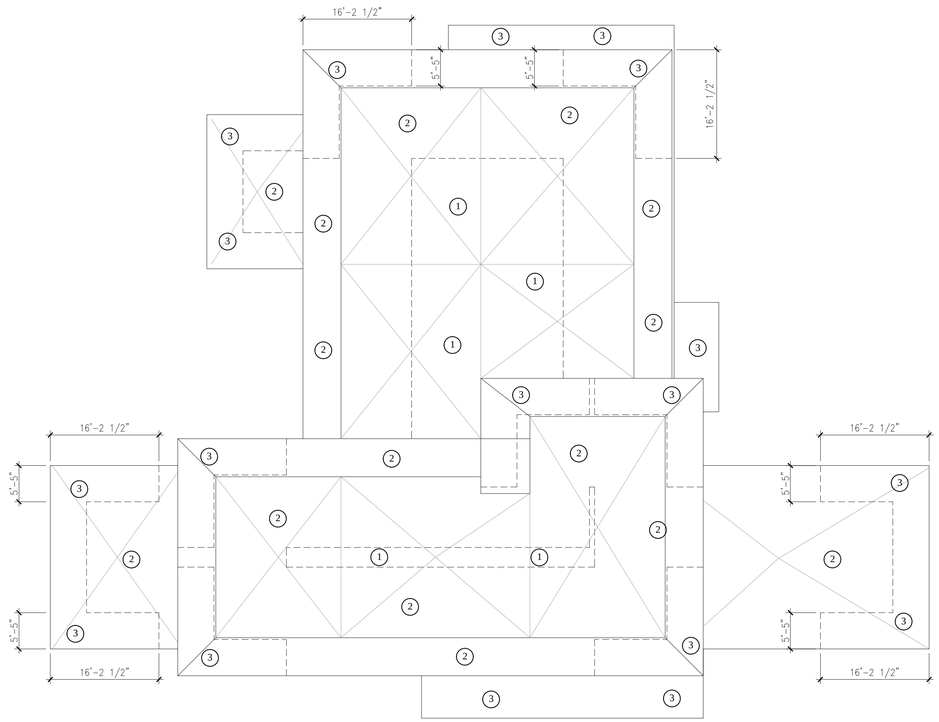
JOB:
25-0032

SHEET:
S-5.0

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

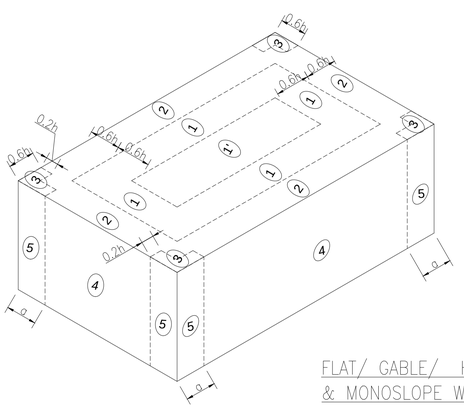
Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-5.0.pdf





ROOF WIND-PRESSURE DIAGRAM

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



FLAT/ GABLE/ HIP ROOFS W/ Ø<7°
& MONOSLOPE W/ Ø<3°

25 0032 12700 ROLLING RD
BUILDING MEAN ROOF HEIGHT: 25 FEET
BUILDING EXPOSURE COEFF. @ ROOF: Kh= 1.032
VELOCITY PRESSURE @ ROOF HEIGHT: qh= 74.11 PSF
ROOF GUST FACTOR COEFF: Gh= 0.85
INTERNAL PRESSURE COEFF: GCpi=+ 0.18

FOR COMPONENTS AND CLADDING:
WIND PRESSURE COEFF. ZONE:
a = 0.1 X WIDTH = 10.6 OR
a = 0.4 X HEIGHT = 10 NOT LESS THAN
a = 3.0
USE a = 10 FEET

MAXIMUM VERTICAL (ASD)
WIND LOAD (ROOF)

ZONE 1	
AREA	PRESSURE
10SF	-71.06 PSF
20SF	-66.37 PSF
50SF	-60.17 PSF

ZONE 2	
AREA	PRESSURE
10SF	-93.73 PSF
20SF	-87.71 PSF
50SF	-79.74 PSF

ZONE 1'	
AREA	PRESSURE
10SF	-40.82 PSF
20SF	-40.82 PSF
50SF	-40.82 PSF

ZONE 3	
AREA	PRESSURE
10SF	-127.75 PSF
20SF	-115.69 PSF
50SF	-99.76 PSF

MAXIMUM HORIZONTAL (ASD)
WIND LOAD (WALLS)

ZONE 4	
AREA	PRESSURE
10SF	-44.22 PSF +40.82 PSF
20SF	-42.41 PSF +39.01 PSF
50SF	-40.02 PSF +36.62 PSF

ZONE 5	
AREA	PRESSURE
10SF	-54.43 PSF +40.82 PSF
20SF	-50.81 PSF +39.01 PSF
50SF	-46.03 PSF +36.62 PSF

MAXIMUM VERTICAL (ASD)
WIND LOAD (OVERHANGS)

ZONE 2(OH)	
AREA	PRESSURE
10SF	-93.73 PSF
20SF	-85.70 PSF
50SF	-75.07 PSF

ZONE 3(OH)	
AREA	PRESSURE
10SF	-127.75 PSF
20SF	-113.69 PSF
50SF	-95.10 PSF

25 0032 12700 ROLLING RD (GYM)
BUILDING MEAN ROOF HEIGHT: 14.5 FEET
BUILDING EXPOSURE COEFF. @ ROOF: Kh= 1.032
VELOCITY PRESSURE @ ROOF HEIGHT: qh= 74.11 PSF
ROOF GUST FACTOR COEFF: Gh= 0.85
INTERNAL PRESSURE COEFF: GCpi=+ 0.18

FOR COMPONENTS AND CLADDING:
WIND PRESSURE COEFF. ZONE:
a = 0.1 X WIDTH = 2.20 OR
a = 0.4 X HEIGHT = 5.80 NOT LESS THAN
a = 3.0
USE a = 3.0 FEET

MAXIMUM VERTICAL (ASD)
WIND LOAD (ROOF)

ZONE 1	
AREA	PRESSURE
10SF	-63.81 PSF
20SF	-59.60 PSF
50SF	-54.04 PSF

ZONE 2	
AREA	PRESSURE
10SF	-84.18 PSF
20SF	-78.76 PSF
50SF	-71.61 PSF

ZONE 1'	
AREA	PRESSURE
10SF	-36.66 PSF
20SF	-36.66 PSF
50SF	-36.66 PSF

ZONE 3	
AREA	PRESSURE
10SF	-84.18 PSF
20SF	-78.76 PSF
50SF	-71.61 PSF

MAXIMUM HORIZONTAL (ASD)
WIND LOAD (WALLS)

ZONE 4	
AREA	PRESSURE
10SF	-44.22 PSF +40.82 PSF
20SF	-42.41 PSF +39.01 PSF
50SF	-40.02 PSF +36.62 PSF

ZONE 5	
AREA	PRESSURE
10SF	-54.43 PSF +40.82 PSF
20SF	-50.81 PSF +39.01 PSF
50SF	-46.03 PSF +36.62 PSF

MAXIMUM VERTICAL (ASD)
WIND LOAD (OVERHANGS)

ZONE 2(OH)	
AREA	PRESSURE
10SF	-93.73 PSF
20SF	-85.70 PSF
50SF	-75.07 PSF

ZONE 3(OH)	
AREA	PRESSURE
10SF	-127.75 PSF
20SF	-113.69 PSF
50SF	-95.10 PSF

Felix D Guerra
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group, INC., ou=A01410D0000010C86-5438170016FB05, cn=Felix D Guerra
Date: 2025.01.15 16:28:53 -04'00'
Adobe Acrobat version: 2024.003.20180

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
Year Only - CGC 1527092 / CGC 1528944
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-9636
E: ceo@jd-miami.com / info@jd-miami.com
W: www.jd-miami.com

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

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

SHEET TITLE:
WIND PRESSURES

CONSULTANT:
Eastern Engineering Group
3403 NW 82nd Avenue, Suite 370
Miami, FL 33122
(305) 599-8133
info@easternengr.com
www.easternengr.com
CA#26888

TO THE BEST OF THE ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND ORDINANCES. THE STRUCTURAL DESIGN AND THE PLAN PREPARATION AS DETERMINED BY THE LOCAL JURISDICTION IS ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

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

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

REVISIONS:

JOB:
25-0032

SHEET:
S-5.1

ORIGINAL ISSUE DATE: 11-15-2024
PLOT DATE:

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
S-5.1.pdf

Miami-Dade County

Department of Regulatory & Economic Resources

Division of Environmental Resources Management DERM #:_____

Sewer Capacity Certification Letter Application

dermplanreview@miamidade.gov

West Office (PIC) 786-315-2800 **Downtown Office (OTV) 305-372-6899**

Instructions: You must fill out this application to obtain a sewer certification allocation letter which is a required step in obtaining your building permit.

Step 1: **Completely fill out sections 1a, 1b, and 1c, and complete the affidavit on the reverse side of this application including the notarized signature of the property owner or the authorized representative.** Please note: Assignment of the authorized representative must be in the form of a notarized authorization letter from the property owner.

Step 2: **Have your utility (if not part of the MDWASD utility service area) certify the pump station information for your project in Section 2.**

Step 3: **Once your application has been certified by your utility, bring the completed application to one of the DERM Plan Review offices for processing**

RESIDENTIAL (SINGLE FAMILY & DUPLEX) FEE up to 5 building sites: $90.00 plus $10 per additional building site.

COMMERCIAL FEE: $120 for the first site plus $10 for each additional building site. All fees subject to a 7.5% surcharge.

Please make checks payable to: **Miami-Dade County**

APPLICATIONS WILL NOT BE ACCEPTED IF THE NECESSARY INFORMATION AND SIGNATURES ARE NOT PROVIDED.

Section 1a

Contact Name: Yelena Pares (Expeditor) **Phone:** 3057537631 **Email:** mvpermits@gmail.com

Applicant Information

Name (title): Jaime Morera (Expeditor)

Company name: MVP Permits, Inc.

Address: 411 SW 61 Ave

City: Miami, State: FL Zip: 33144

Phone: 3057537631

Email: mvpermits@gmail.com

Property Owner Information

Name (title): Yoel Ortiz (Owner/Developer)

Company name: 12700 ROLLING ROAD LLC

Address: 8879 SW 131 ST

City: MIAMI State: FL Zip: 33176

Phone: 786-312-6511

Email: yoel@JD-MIAMI.COM

Section 1b

Property Information

Project/Business Name: 12700 Rolling Road Residence

Address: 12700 Rolling Road Dr City: Pinecrest Zip:_____

# of units: 1 Type of units: Residential Folio: 20-5013-003-1080

Lot & Block # (s): 6 / 12 Subdivision: TOWN & RANCH ESTS

Be sure to include a Lot & Block # for each unit to be developed. You may attach an additional list if necessary. If Lot & Block are unavailable, submit a track number, survey, site plan or sketch that includes all property boundaries. For undeveloped land, you may submit a master folio number for the entire property.

Section 1c

Project Details

Proposed Flow: _____ GPD Previous Flow: _____ GPD Estimated Completion Date: _____

Process #: BL2025-0369 City: Pinecrest Sewer Extension #: _____

Previous Use: Vacant Lot

Proposed Use/Project Description (**including SQ FT**): New Construction of Single Family Residence (12,808 sq ft)

Section 2

To be completed by utility company only

Utility Providing Service: _____ Date: _____

Pump Station Receiving Flow: _____ Located at: _____

Sewer abutting the Property (YES / NO) (FORCEMAIN / GRAVITY)

Lateral Connection (NEW / EXISTING) Point of Connection: _____

Utility Official Name: _____ Signature: _____ Phone #: _____

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
Sewer Capacity Certification Letter Application.pdf

SEWER SERVICE CONNECTION AFFIDAVIT

I/we, the undersigned, being first duly sworn, depose and say that I/we have applied for a sewer service connection for (project description) 12700 Rolling Road Dr in accordance with the provisions of Appendix A of the Consent Decree (CASE No. 1:12-CV-24400-FAM) between the United States of America and Miami-Dade County. I/we understand and attest that we are ready, willing and able to initiate construction as required below:

1. Apply for a building permit with the appropriate building official(s) within ninety (90) days from the date of issuance of written approval of the newly authorized sewer service connection. If I/we fail to apply for a building permit as specified above, pursuant to the provisions of Appendix A of the Consent Decree (CASE No. 1:12-CV-24400-FAM) between the United States of America and Miami-Dade County the newly authorized sewer service connection shall automatically be null and void on no further force and effect.
2. Obtain the approved building permit within one hundred and eighty (180) days of having filed the application of a building permit pursuant to the current Florida Building Code or as it may be amended from time to time. If I/we fail to obtain the approved building permit as specified above, and fail to obtain an extension of time from the appropriate building official(s) the newly authorized sewer system connection and building permit approval shall automatically be null and void and of no further force and effect and
3. Commence construction of the project within one hundred eight (180) days of issuance of the building permit pursuant to the current Florida Building Code or as it may be amended from time to time. If I/we fail to commence such construction as specified above, the building permit and the newly authorized sewer system connection shall automatically be null and void and be of no further force and effect.

Once work has commenced and the permit is revoked or becomes null and void, the newly authorized sewer service connection shall automatically be null and void and be of no further force and effect. If the building permit expires the newly authorized sewer service connection shall expire within 150 days of the expiration date of the building permit.

Similarly, I/we understand and attest that we are ready, willing and able to obtain a Certificate of Use or Municipal Occupational License for any changes in a facility's use that results in an increase of wastewater flows within ninety (90) days from the date of issuance of written approval of the newly authorized sewer service connection. If I/we fail to obtain a Certificate of Use or Municipal Occupational License as specified above, the newly authorized sewer service connection automatically shall be null and void of no further force and effect.

Furthermore, I/we hereby acknowledge and recognize that the newly authorized sewer service connection does not constitute the approval of a building permit application, Certificate of Use or Municipal Occupational License by the Department, but rather only a certification that adequate capacity exists in the sanitary sewer collection, transmission, and treatment system for the proposed project in accordance with the provisions of Appendix A of the Consent Decree (CASE No. 1:12-CV-24400-FAM) between the United States of America and Miami-Dade County. I/we are hereby duly informed that the building permit application, building construction plans, Certificate of Use application, Municipal Occupational License application and/or any supporting or required documentation may require the review and approval of the Division of Environmental Resources Management in accordance with the requirements of Chapter 24 of the Miami-Dade County Code, as may be amended from time to time.

Applicant

JAIME MORERA (EXPEDITOR)

Name in Print and Title

MVP PERMITS

Company Name

Signature

State of Florida County of Miami-Dade

Sworn to and subscribed before me this 1 day of APRIL, 2025 by JAIME MORERA

____ Personally known or ___ Produced Identification

Notary Public (SEAL)

Yelena Victoria Pares
Comm.: HH 351333
Expires: January 19, 2027
Notary Public - State of Florida

Property Owner

Joel Ortiz

Name in Print and Title

12700 ROLLING ROAD LLC

Company Name

Signature

State of Florida County of Miami-Dade

Sworn to and subscribed before me this 1 day of APRIL, 2025 by JOEL ORTIZ

X Personally known or ___ Produced Identification

Notary Public

Yelena Victoria Pares
Comm.: HH 351333
Expires: January 19, 2027
Notary Public - State of Florida

Rev. Oct. 2017

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
Sewer Capacity Certification Letter Application.pdf

Gmail

yelena pares <mvpermits@gmail.com>

RE: 12700 Rolling Rd Dr - Intent to Deny Outside Sewer Connection (Pump Station A)

Yoel Ortiz <yoel@jd-miami.com>
To: Robert Murt <rmurt@carlabinc.com>, Yelena Armando Daughter <mvpermits@gmail.com>, Greicyn Sierra <grey@jd-miami.com>

Yelena,
Please see the engineer's email below regarding the sewer connection for the 12700 project.
Since Dronix Suarez (City of Coral Gables) confirmed this is not under their jurisdiction, I believe we should forward this to the appropriate Miami-Dade County reviewer.

Thank you.

JD MIAMI

Yoel Ortiz, President.

Office: (305) 209-3636

Cell: (786) 312-6511

Website: www.jd-miami.com

Address: 8879 SW 131st St, Miami, Fl. 33176.

Social Media,

Facebook: https://www.facebook.com/JDMiamiIlc.

Instagram: https://www.instagram.com/jdengineeringandconstruction/

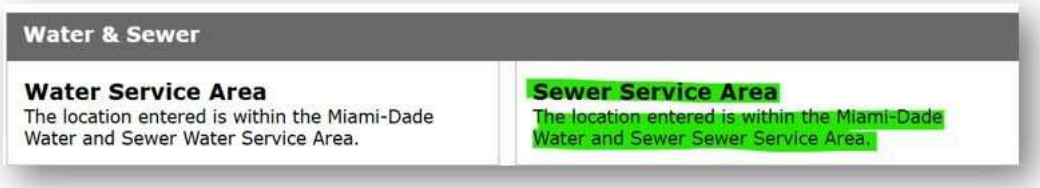
YouTube: https://www.youtube.com/channel/UCSRukD-rozIHsBO65AI3YLQ

Notice: This email and any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please n
original message.

From: Robert Murt <rmurt@carlabinc.com>
Sent: Tuesday, August 26, 2025 4:22 PM
To: Yoel Ortiz <yoel@jd-miami.com>
Subject: RE: 12700 Rolling Rd Dr - Intent to Deny Outside Sewer Connection (Pump Station A)

Good afternoon, @Yoel Ortiz,

This property is located within the Miami-Dade WASD's Sewer Service Area.

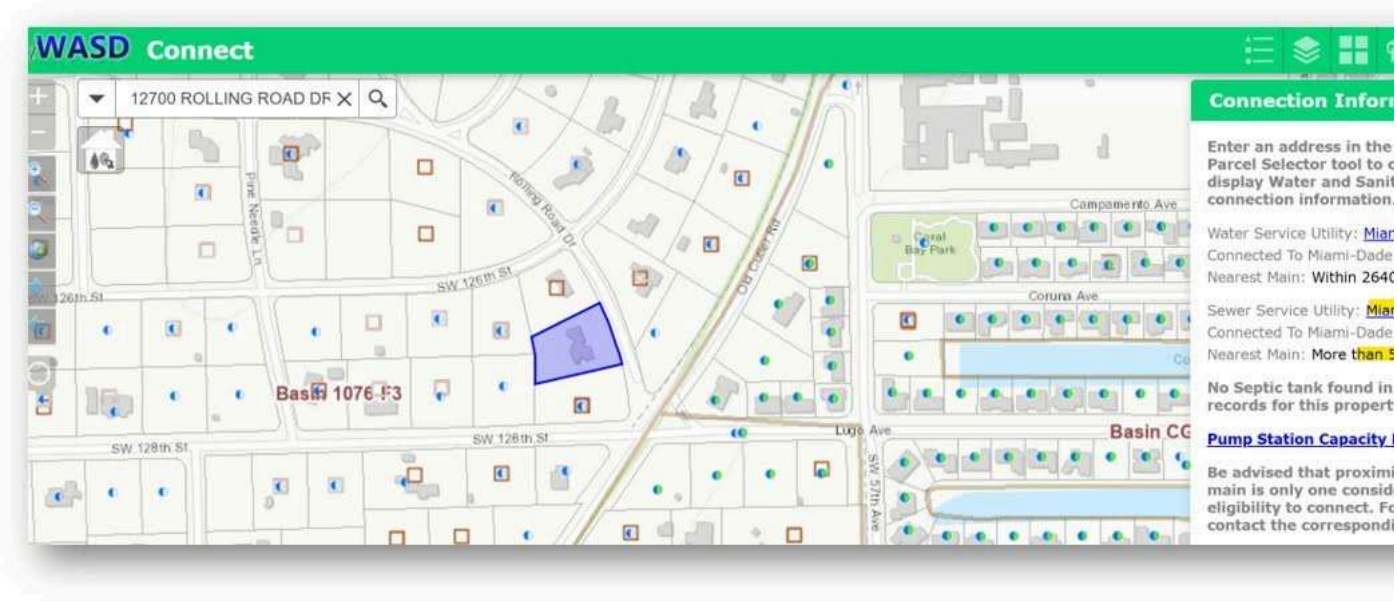


AS per WASD's records, there are no Sewer Lines nearby to connect to nor within feasible distances to request a Sewer Main Extension.

As per GIS info, the closest MH for the City of Coral Gables, would be MHPSTA0021A (terminal MH) however, this is a dead-end road and typically should not Connection:

Going around the streets, an extension will be out of the feasible distances as well.

WASD's closest Point of Connection seams to be 5,280 Ft from the parcel centroid, see below.



While it has been confirmed that the pumping stations now have the capacity to accept additional flow from this property, there is no Sewer infrastructure available in fror to. Furthermore, both Miami-Dade Water and Sewer and City of Coral Gables, does not have records of existing infrastructure available within the Feasible Distances. Th currently have the capacity to admit additional flow (which was not the case before but now is being confirmed by City of Coral Gables), there is still no adequate gravity can be connected.

After reviewing the available information, we confirm that no connection point meeting the Feasible Distances requirements has been identified for this property. If there i connection, or any designated connection point specifying where this property must connect? Please provide this information if Available.

Best regards,

Robert Murt

Carlab, Inc.|Civil Engineers

2400 S.W. 83 Court, Miami, FL 33155 (We have moved!!!)

O: 786.385.4093 | M: 786.237.4983

From: Yoel Ortiz <yoel@jd-miami.com>
Sent: Monday, August 25, 2025 6:23 PM
To: Robert Murt <rmurt@carlabinc.com>
Subject: FW: 12700 Rolling Rd Dr - Intent to Deny Outside Sewer Connection (Pump Station A)

letter

JD MIAMI

Yoel Ortiz, President.

Office: (305) 209-3636

Cell: (786) 312-6511

Website: www.jd-miami.com

Address: 8879 SW 131st St, Miami, Fl. 33176.

Social Media.

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
Sewer Connection Email.pdf

Facebook: https://www.facebook.com/JDMiamiIlc.

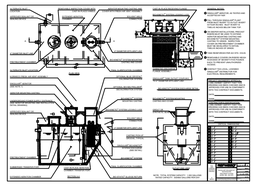
Instagram: https://www.instagram.com/jdengineeringandconstruction/

YouTube: https://www.youtube.com/channel/UCSRukD-rozIHsBO65AI3YLQ

Notice: This email and any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please n
original message.

[Quoted text hidden]

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
Sewer Connection Email.pdf



SEPTIC TANK NOTE:
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES OR ACROSS THE STREET THAT MAY AFFECT THE SEPTIC TANK SYSTEM INSTALLATION

WTI/MDR ENGINEERED ATU POERATION,MAINTENANCE AND INSPECTION SPECIFICATIO

Operation:
Power supply to all electric components must remain constant at all times.It is not acceptable to disconnect power from the sytem at any time except under the direction of the maintenance entity or in case of emergency.
Homeowner is not to power off during extended absences from home, vacation or otherwise.Liquid waste treatment additives shall not be used .

SYSTEM SIZE CALCULATION

SYSTEM #1
39 FU/81 T.FU X 1000 GPD=482 GPD -482/.8=603 SF DRAINFIELD
SYSTEM #2
42 FU/81 T.FU X 1000 GPD=519 GPD -519/.8=649 SF DRAINFIELD

TREATMENT STANDARDS		
POLLUTANT	REQUIRED (M G/L) (ANNUAL AVERAGE)	PROPOSED(MG/L) (ANNUAL AVERAGE)
CBOD	10 MG/L	4 MG/L
TSS	10 MG/L	9 MG/L
TN	50 % REDUCTION	68 %
TP	10 MG/L	10 MG/L
FECAL COLIFORM (CFU/100M/)	200 CFU/100 ML	2 CFU/100ML

SYSTEM #2

OSTDS Calculations per chapter 62-6 F.A.C

NET LOT SIZE = 44,518 FT= 1.02 ACRES

LAND USE: RESIDENCE

BUILDING AREA= 10,408 FT 8 BED MAIN

SEWAGE FLOW

MAXIMUN SEWAGE LOADING ALLOWANCE= 2500 GPD/ACRE (1500 GPD/ACRE OR 2500 GPD/ACRE)

AUTHORIZED SEWAGE FLOW= 2500 GPD/ACRE X 1.02 ACRES= 2,550 GPD

UNIT FLOW CRITERIA (PER TABLE 1) # OF BEDROOM, BUILDING AREA

SEWAGE FLOW PER UNIT FLOW = 100 GPD PER BEDROOM AND/OR 750 SF AFTER 400 GPD FOR EACH ADDITIONA BEDROOM OR EACH ADDITIONAL 750 SF OF BUILDING AREA OR FRACTION THEREOF IN A DWELLING UNIT, SYSTEM SIZING SHALL BE INCREASED BY 60 GAL PER DWELLING UNIT.

TOTAL SEWAGE FLOW= 1000 GPD

TREATMENT TANK AND DRAINFIELD

PROPOSE SYSTEM: NORWECO SINGULAIR TNT-500

MINIMUM REQUIRED TREATMENT CAPACITY = 519/1000 GPD

DRAINFIELD CONFIGURATION: TRENCH

DRAINFIELD TYPE: STANDAR

DRAINFIELD MATERIAL: ARC24

MAXIMUM SEWAGE LOADING RATE FOR THE PROPOSED DRAINFILED= .8 GAL/FT DAY

DRAINFIELD SIZE= 519 GPD/ .8 GAL/FT DAY= 649 FT

SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD

GRADE ELEVATION = 15.8 FT

SEASONAL HIGH WATER TABLE ELEVATION= 3.0 FT

ELEVATION AT THE BOTTOM OF THE DRAINFIELD = 13.3 FT

SEPARATION BETWEEN SHWT AND BOTTOM OF DRAINFIELD= 123.6 INCH

SYSTEM #1

OSTDS Calculations per chapter 62-6 F.A.C

NET LOT SIZE = 44,518 FT= 1.02 ACRES

LAND USE: RESIDENCE

BUILDING AREA= 10,408 FT 8 BED MAIN

SEWAGE FLOW

MAXIMUN SEWAGE LOADING ALLOWANCE= 2500 GPD/ACRE (1500 GPD/ACRE OR 2500 GPD/ACRE)

AUTHORIZED SEWAGE FLOW= 2500 GPD/ACRE X 1.02 ACRES= 2,550 GPD

UNIT FLOW CRITERIA (PER TABLE 1) # OF BEDROOM, BUILDING AREA

SEWAGE FLOW PER UNIT FLOW = 100 GPD PER BEDROOM AND/OR 750 SF AFTER 400 GPD FOR EACH ADDITIONA BEDROOM OR EACH ADDITIONAL 750 SF OF BUILDING AREA OR FRACTION THEREOF IN A DWELLING UNIT, SYSTEM SIZING SHALL BE INCREASED BY 60 GAL PER DWELLING UNIT.

TOTAL SEWAGE FLOW= 1000 GPD

TREATMENT TANK AND DRAINFIELD

PROPOSE SYSTEM: NORWECO SINGULAIR TNT-500

MINIMUM REQUIRED TREATMENT CAPACITY = 482/1000 GPD

DRAINFIELD CONFIGURATION: TRENCH

DRAINFIELD TYPE: STANDAR

DRAINFIELD MATERIAL: ARC24

MAXIMUM SEWAGE LOADING RATE FOR THE PROPOSED DRAINFILED= .8 GAL/FT DAY

DRAINFIELD SIZE= 482 GPD/ .8 GAL/FT DAY= 603 FT

SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD

GRADE ELEVATION = 17.9 FT

SEASONAL HIGH WATER TABLE ELEVATION= 3.0 FT

ELEVATION AT THE BOTTOM OF THE DRAINFIELD = 15.4 FT

SEPARATION BETWEEN SHWT AND BOTTOM OF DRAINFIELD= 148.8 INCH

Maintenance and inspection 2/ year contract

-Inspections Effluent monitoring and preventative maintenance shall be performed as required by 62-6 Part I, FAC.
-First inspection :At system installation by engineer
-Second :After system has been in operation a total of 6 months by maintenance entity.
-Thereafter:Every 6 months, as part of maintenance entity inspection.Maintenance entity inspection include.
Solids Check accumulation (expect pump- out every 3 to 5 years)
Blower:Confirm proper operation, clean air filter as required.
Alarm:Trip all alarms manually to confirm affective operation.
Outlet Filter: Operate filter plunger.remove,clean and reinstall as required.
Pump: Check operation by manually tripping float switch.Operate each pump manually at control panel.
-Monitoring to be conducted semi Annually
Monitoring Sampling :At SAMPLING PORT pollutant to be check
Pollutant to be check
*Ponding depth quarterly
• CBOD 10mg/lReduction
• TSS 10mg/l Reduction
• TN ≤ 50% Reduction
• TP ≤ 10 mg/l
• Fecal coliform = ≤ 200 fc col/100 ml

CONTINGENCY

1- At the high water level, the system alarm sound.The owner must contact the Maintenance entity within 24 hours of alarm.
2- Maintenance entity personnel will inspect the system, and order a repair on the problem as necessary, within 36 hours as specified in 62-6 FAC.
3- Owner shall be have tanks pumped as required to prevent the creation of sanitary nuisance conditions until sunch time as repairs are effected which prevent sanitary nuisance conditions.

Certification of design

I Certified that the engineering features of this performance-based systemhave been designed or specified by me and conform to engineering principles applicable to such projects. In my professional judment this system, when properly constructed operated and maintained will achive the established performance standard and comply witth all applicable status of the Status of Florida and rules of the Department.

This is based on average Testing Performance Data for components of Performance-Based Treatment System (PBTS) by E. Roeder for innovative system testing in Florida or from test center for evaluation of use in nutrient and fecal caliform reducing PBTS or from test center for NSF-certification as Aerobic Treatment Unit s(ATUs)
Florida-approved NSF 40-Certified Models

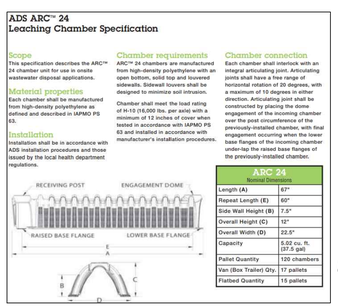
Florida-approved NSF standard 245
Nitrogen-Reducing,certified Aerobic Treatment Unit in Florida (Rule 62-6 FAC, Florida Administrative Code)
Norweco Singular 960-500, 600, 750, 800, 1000, 1250, 1500
Average total nitrogen reduction NSF 245 Completion report 68%
Singular TNT TN=6.80 mg/l, CBOD5=6 mg/l, TSS=10 mg/l
TP treatment anticipates sufficiently low influent concentration and is expected to meet the stablish performance standard testing facility Chelsea, MI

COVER LETTER REQUESTING APPROVAL OF A PBTS

Aida Sardinas P.E
FL reg 61836
15263 SW 35 TER MIAMI FL 33185

Property for PBTS request.
12700 ROLLING ROAD DR CORAL GABLE FL
Folio # 20-5013-003-1080

We are hereby requesting approval of a Performance-Base Treatment system (PBTS)



DETERMINATION OF OSTDS TYPR AND STANDARDS PER SECTION 24-42.7

GROSS LOT SIZE= 49,268 FT= 1.13 ACRES

LAND USE: RESIDENCE

GROSS BUILDING AREA = 12,808 FT

SEWAGE FLOW = 510 FT

SEWAGE LOADING = 510 GPD/ 1.13 ACRES = 451 GPD/ACRE

Y	N	CRITERIA FOR OSTDS TYPE SELECTION
X		PROPERTY WILL BE SERVED BY PUBLIC WATER
X		PROPERTY COMPLETELY OUTSIDE WELLFIELD PROTECTION AREA
	X	SURFACE WATER BODIES BEYOND 1000 FEET
	X	SEWAGE FLOW IS LESS THAN 500 GPD FOR SFR/DUPLEX
		SEWAGE FLOW IS LESS THAN 1000 GPD FOR MULTI-FAMILY/OTHER USES
	X	SEWAGE LOADING LESS THAN 500 GPD/ACRE
Y	N	OTHER CONSIDERATIONS FOR OSTDS APPROVAL
X		SANITARY SEWERS NOT AVAILABLE, ABUTTING, OR OPERATIVE
X		SYSTEM WILL SERVE ONLY ONE LOT
		PROPERTY LINES OVER 50 FT IN PROPERTIES SERVED BY A POTABLE WATER WELL

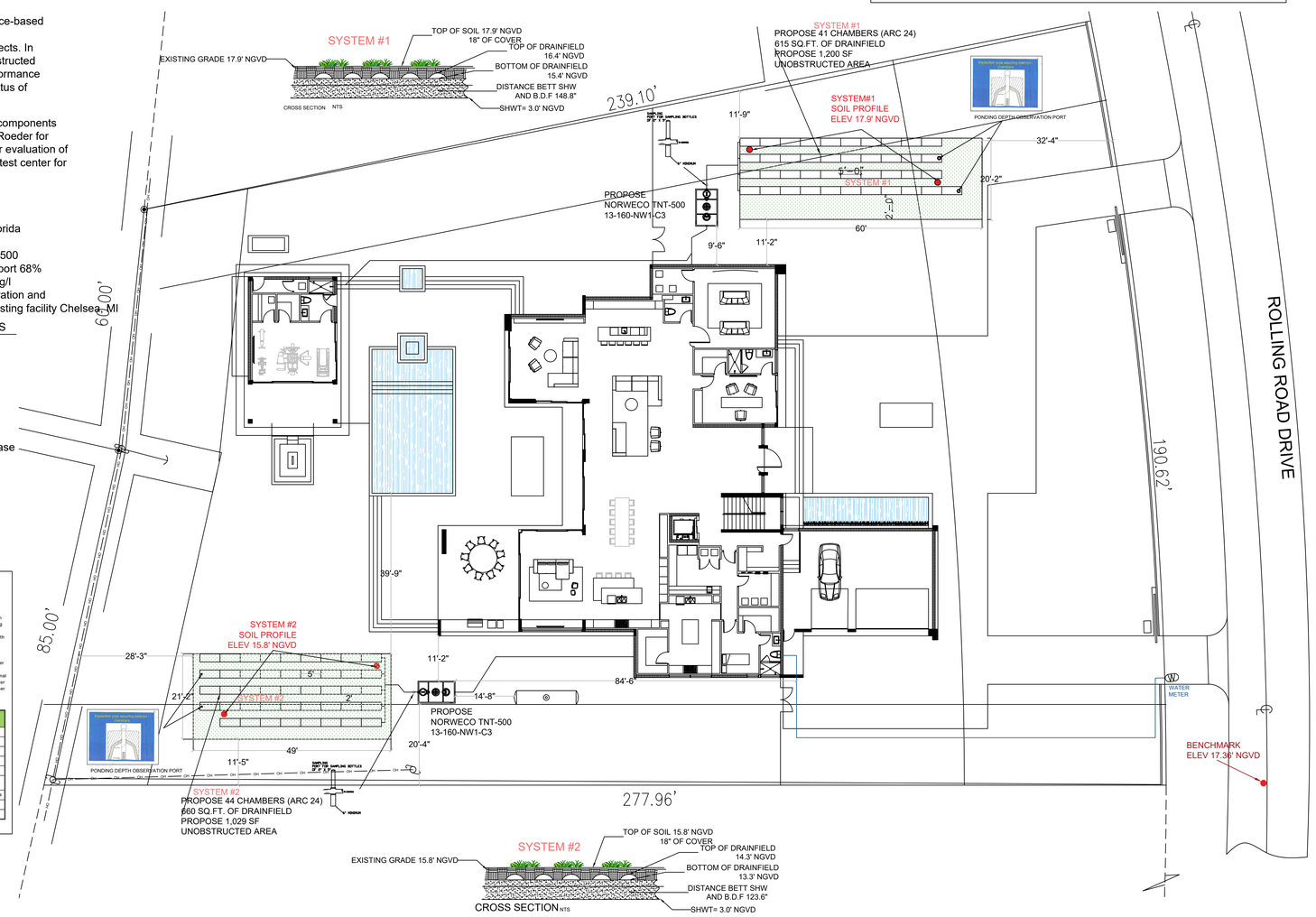
TYPE OF SYSTEM REQUIRED: TYPE 3 ADVANCED SECONDARY TREATMENT STANDARDS

TOTAL NITROGEN TREATED BY: NORWECO SINGULAR MODEL TNT-500 (2)

TOTAL PHOSPHORUS TREATED BY: NO REDUCTION REQUIRED

FECAL COLIFORM TREATED BY: CHLORINATOR / DECHLORINATOR BIOKINETIC FILTER

SOURCE OF TREATMENT STANDARDS: FDEP TESTING PERFORMANCE DATE FOR PBTS



REVISIONS	BY

A S M
AIDA SARDINAS, P.E.
MECHANICAL ● PLUMBING ● ELECTRICAL
15263 S.W. 35th TERRACE – Miami, FL 33185–4823
Florida P.E. 61836

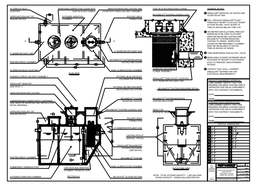
AIDA SARDINAS LICENSE No. 61836 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Aida Sardinas
Reason: THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY AIDA SARDINAS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
Date: 2025.04.11 11:40:28 -04'00'

12700 ROLLING ROAD LLC
12700 ROLLING ROAD DR
MIAMI, FLORIDA

DRAWN	AS
CHECKED	CM
DATE	4/11/2025
SCALE	1/16"=1'
JOB NO.	
SHEET NUMBER	SP-SEPTIC

Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
Site plan.pdf
Examiner Date Time Stamp Trade Stamp Name
AYALA, YASMIN 9/23/2025 7:39:04 AM DERM Approved



SEPTIC TANK NOTE:
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES OR ACROSS THE STREET THAT MAY AFFECT THE SEPTIC TANK SYSTEM INSTALLATION

WTI/MDR ENGINEERED ATU POERATION,MAINTENANCE AND INSPECTION SPECIFICATIO

Operation:
Power supply to all electric components must remain constant at all times.It is not acceptable to disconnect power from the sytem at any time except under the direction of the maintenance entity or in case of emergency.
Homeowner is not to power off during extended absences from home, vacation or otherwise.Liquid waste treatment additives shall not be used .

SYSTEM SIZE CALCULATION

SYSTEM #1
41 FU/85 T.FU X 1000 GPD=483 GPD -483/.8=604 SF DRAINFIELD
SYSTEM #2
44 FU/85 T.FU X 1000 GPD=518 GPD -518/.8=648 SF DRAINFIELD

TREATMENT STANDARDS		
POLLUTANT	REQUIRED (M G/L) (ANNUAL AVERAGE)	PROPOSED(MG/L) (ANNUAL AVERAGE)
CBOD	10 MG/L	4 MG/L
TSS	10 MG/L	9 MG/L
TN	50 % REDUCTION	68 %
TP	10 MG/L	10 MG/L
FECAL COLIFORM (CFU/100M/)	200 CFU/100 ML	2 CFU/100ML

SYSTEM #2

OSTDS Calculations per chapter 62-6 F.A.C

NET LOT SIZE = 44,518 FT= 1.02 ACRES
LAND USE: RESIDENCE
BUILDING AREA= 10,408 FT 8 BED MAIN

SEWAGE FLOW

MAXIMUN SEWAGE LOADING ALLOWANCE= 2500 GPD/ACRE (1500 GPD/ACRE OR 2500 GPD/ACRE)
AUTHORIZED SEWAGE FLOW= 2500 GPD/ACRE X 1.02 ACRES= 2,550 GPD
UNIT FLOW CRITERIA (PER TABLE 1) # OF BEDROOM, BUILDING AREA
SEWAGE FLOW PER UNIT FLOW = 100 GPD PER BEDROOM AND/OR 750 SF AFTER 400 GPD FOR EACH ADDITIONA BEDROOM OR EACH ADDITIONAL 750 SF OF BUILDING AREA OR FRACTION THEREOF IN A DWELLING UNIT, SYSTEM SIZING SHALL BE INCREASED BY 60 GAL PER DWELLING UNIT.
TOTAL SEWAGE FLOW= 1000 GPD

TREATMENT TANK AND DRAINFIELD

PROPOSE SYSTEM: NORWECO SINGULAIR TNT-500
MINIMUM REQUIRED TREATMENT CAPACITY = 519/1000 GPD
DRAINFIELD CONFIGURATION: TRENCH
DRAINFIELD TYPE: STANDAR
DRAINFIELD MATERIAL: ARC24
MAXIMUM SEWAGE LOADING RATE FOR THE PROPOSED DRAINFILED= .8 GAL/FT DAY
DRAINFIELD SIZE= 519 GPD/ .8 GAL/FT DAY= 649 FT

SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD

GRADE ELEVATION = 15.8 FT
SEASONAL HIGH WATER TABLE ELEVATION= 3.0 FT
ELEVATION AT THE BOTTOM OF THE DRAINFIELD = 13.3 FT
SEPARATION BETWEEN SHWT AND BOTTOM OF DRAINFIELD= 123.6 INCH

SYSTEM #1

OSTDS Calculations per chapter 62-6 F.A.C

NET LOT SIZE = 44,518 FT= 1.02 ACRES
LAND USE: RESIDENCE
BUILDING AREA= 10,408 FT 8 BED MAIN

SEWAGE FLOW

MAXIMUN SEWAGE LOADING ALLOWANCE= 2500 GPD/ACRE (1500 GPD/ACRE OR 2500 GPD/ACRE)
AUTHORIZED SEWAGE FLOW= 2500 GPD/ACRE X 1.02 ACRES= 2,550 GPD
UNIT FLOW CRITERIA (PER TABLE 1) # OF BEDROOM, BUILDING AREA
SEWAGE FLOW PER UNIT FLOW = 100 GPD PER BEDROOM AND/OR 750 SF AFTER 400 GPD FOR EACH ADDITIONA BEDROOM OR EACH ADDITIONAL 750 SF OF BUILDING AREA OR FRACTION THEREOF IN A DWELLING UNIT, SYSTEM SIZING SHALL BE INCREASED BY 60 GAL PER DWELLING UNIT.
TOTAL SEWAGE FLOW= 1000 GPD

TREATMENT TANK AND DRAINFIELD

PROPOSE SYSTEM: NORWECO SINGULAIR TNT-500
MINIMUM REQUIRED TREATMENT CAPACITY = 482/1000 GPD
DRAINFIELD CONFIGURATION: TRENCH
DRAINFIELD TYPE: STANDAR
DRAINFIELD MATERIAL: ARC24
MAXIMUM SEWAGE LOADING RATE FOR THE PROPOSED DRAINFILED= .8 GAL/FT DAY
DRAINFIELD SIZE= 482 GPD/ .8 GAL/FT DAY= 603 FT

SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD

GRADE ELEVATION = 17.9 FT
SEASONAL HIGH WATER TABLE ELEVATION= 3.0 FT
ELEVATION AT THE BOTTOM OF THE DRAINFIELD = 15.4 FT
SEPARATION BETWEEN SHWT AND BOTTOM OF DRAINFIELD= 148.8 INCH

Certification of design

I Certified that the engineering features of this performance-based systemhave been designed or specified by me and conform to engineering principles applicable to such projects. In my professional judment this system, when properly constructed operated and maintained will achive the established performance standard and comply witth all applicable status of the Status of Florida and rules of the Department.

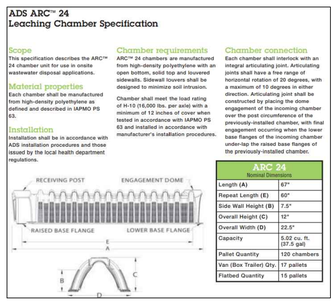
This is based on average Testing Performance Data for components of Performance-Based Treatment System (PBTS) by E. Roeder for innovative system testing in Florida or from test center for evaluation of use in nutrient and fecal californ reducing PBTS or from test center for NSF-certification as Aerobic Treatment Unit s(ATUs)
Florida-approved NSF 40-Certified Models

Florida-approved NSF standard 245
Nitrogen-Reducing,certified Aerobic Treatment Unit in Florida
(Rule 62-6 FAC, Florida Administrative Code)
Norweco Singular 960-500, 600, 750, 800, 1000, 1250, 1500
Average total nitrogen reduction NSF 245 Completion report 68%
Singular TNT TN=6.80 mg/l, CBOD5=6 mg/l, TSS=10 mg/l
TP treatment anticipates sufficiently low influent concentration and is expected to meet the stablish performance standard testing facility Chelsea, MI

COVER LETTER REQUESTING APPROVAL OF A PBTS
Aida Sardinas P.E
FL reg 61836
15263 SW 35 TER MIAMI FL 33185

Property for PBTS request.
12700 ROLLING ROAD DR CORAL GABLE FL
Folio # 20-5013-003-1080

We are hereby requesting approval of a Performance-Base Treatment system (PBTS)



Maintenance and inspection 2/ year contract

-Inspections Effluent monitoring and preventative maintenance shall be performed as required by 62-6 Part I, FAC.
-First inspection :At system installation by engineer
-Second :After system has been in operation a total of 6 months by maintenance entity.
-Thereafter:Every 6 months, as part of maintenance entity inspection.Maintenance entity inspection include.
Solids Check accumulation (expect pump- out every 3 to 5 years)
Blower:Confirm proper operation, clean air filter as required.
Alarm:Trip all alarms manually to confirm affective operation.
Outlet Filter: Operate filter plunger.remove,clean and reinstall as required.
Pump: Check operation by manually tripping float switch.Operate each pump manually at control panel.
-Monitoring to be conducted semi Annually
Monitoring Sampling :At SAMPLING PORT pollutant to be check
Pollutant to be check
*Ponding depth quarterly
• CBOD 10mg/lReduction
• TSS 10mg/l Reduction
• TN ≤ 50% Reduction
• TP ≤ 10 mg/l
• Fecal coliform = ≤ 200 fc col/100 ml

CONTINGENCY

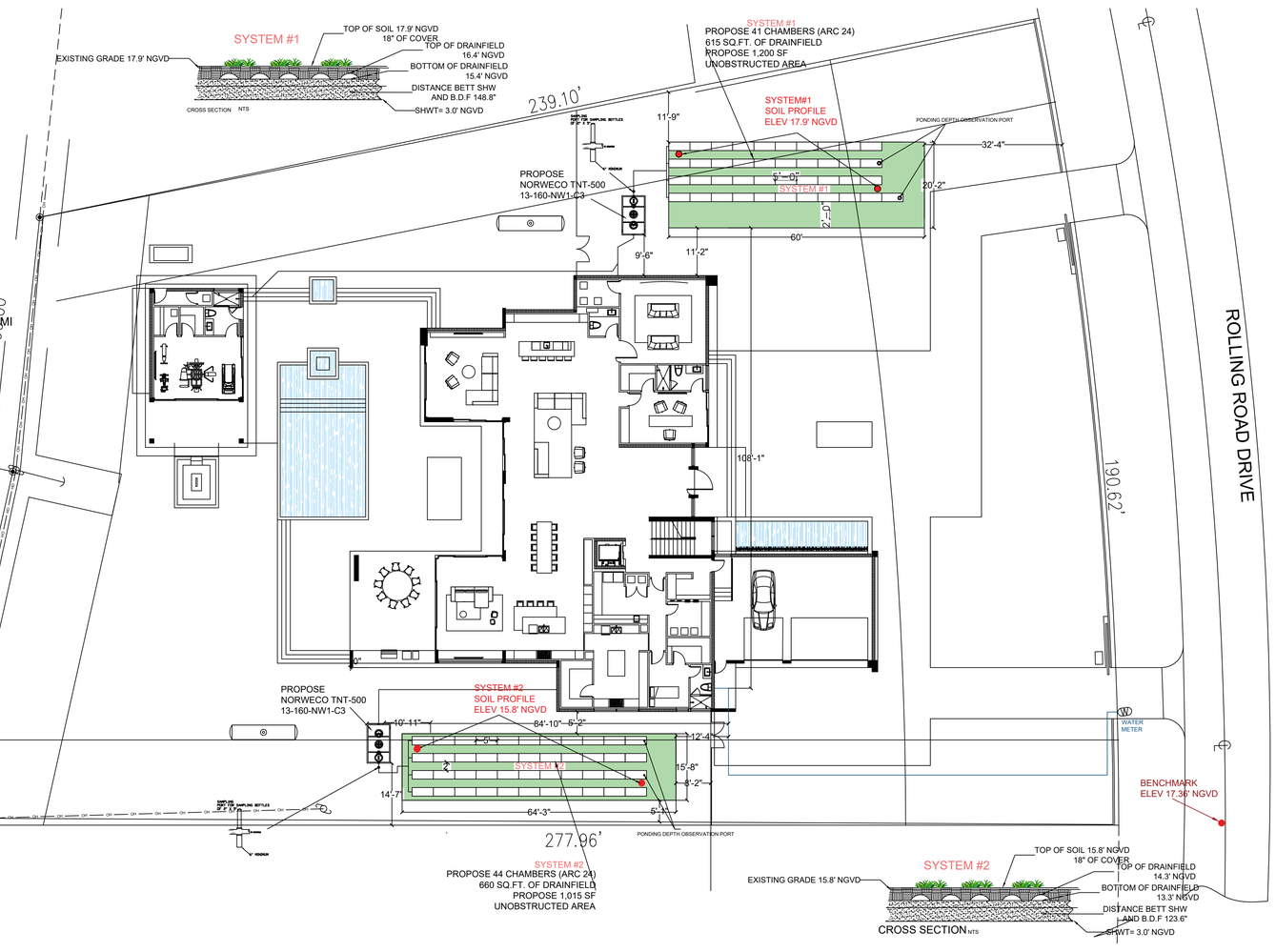
1- At the high water level, the system alarm sound.The owner must contact the Maintenance entity within 24 hours of alarm.
2- Maintenance entity personnel will inspect the system, and order a repair on the problem as necessary, within 36 hours as specified in 62-6 FAC.
3- Owner shall be have tanks pumped as required to prevent the creation of sanitary nuisance conditions until sunch time as repairs are effected which prevent sanitary nuisance conditions.

DETERMINATION OF OSTDS TYPR AND STANDARDS PER SECTION 24-42.7

GROSS LOT SIZE= 49,268 FT= 1.13 ACRES
LAND USE: RESIDENCE
GROSS BUILDING AREA = 12,808 FT
SEWAGE FLOW = 510 FT
SEWAGE LOADING = 510 GPD/ 1.13 ACRES = 451 GPD/ACRE

Y	N	CRITERIA FOR OSTDS TYPE SELECTION
X		PROPERTY WILL BE SERVED BY PUBLIC WATER
X		PROPERTY COMPLETELY OUTSIDE WELLFIELD PROTECTION AREA
	X	SURFACE WATER BODIES BEYOND 1000 FEET
	X	SEWAGE FLOW IS LESS THAN 500 GPD FOR SFR/DUPLEX
		SEWAGE FLOW IS LESS THAN 1000 GPD FOR MULTI-FAMILY/OTHER USES
	X	SEWAGE LOADING LESS THAN 500 GPD/ACRE
Y	N	OTHER CONSIDERATIONS FOR OSTDS APPROVAL
X		SANITARY SEWERS NOT AVAILABLE, ABUTTING, OR OPERATIVE
X		SYSTEM WILL SERVE ONLY ONE LOT
		PROPERTY LINES OVER 50 FT IN PROPERTIES SERVED BY A POTABLE WATER WELL

TYPE OF SYSTEM REQUIRED: TYPE 3 ADVANCED SECONDARY TREATMENT STANDARDS
TOTAL NITROGEN TREATED BY: NORWECO SINGULAR MODEL TNT-500 (2)
TOTAL PHOSPHORUS TREATED BY: NO REDUCTION REQUIRED
FECAL COLIFORM TREATED BY: CHLORINATOR / DECHLORINATOR BIOKINETIC FILTER
SOURCE OF TREATMENT STANDARDS: FDEP TESTING PERFORMANCE DATE FOR PBTS



REVISIONS	BY

A S M
AIDA SARDINAS, P.E.
MECHANICAL ● PLUMBING ● ELECTRICAL
15263 S.W. 35th TERRACE – Miami, FL 33185–4823
Florida P.E. 61836

AIDA SARDINAS LICENSE No. 61836 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY AIDA SARDINAS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
2025.10.06 07:36:52 -04'00'

12700 ROLLING ROAD LLC
12700 ROLLING ROAD DR
MIAMI, FLORIDA

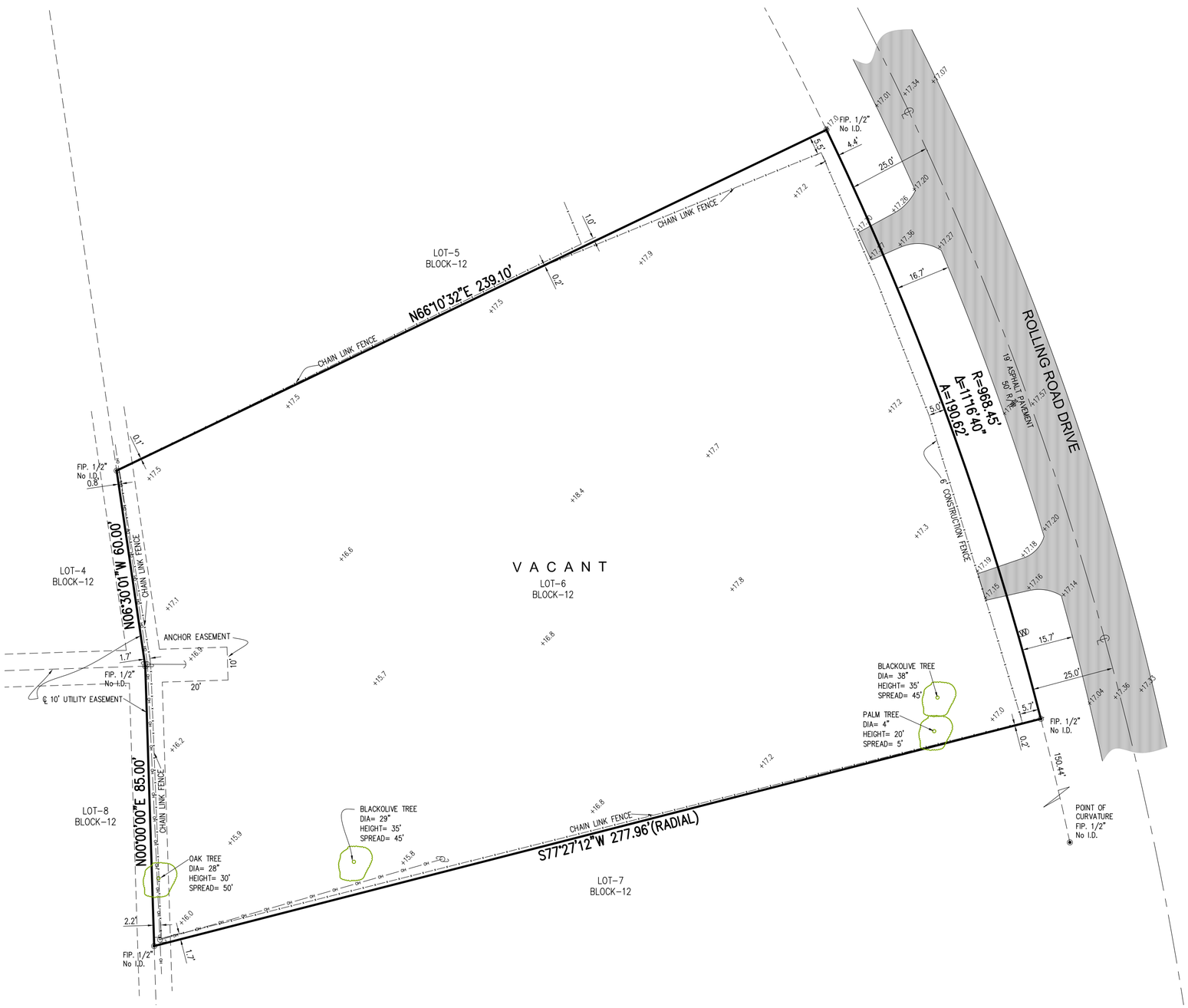
DRAWN	AS
CHECKED	CM
DATE	10/2/2025
SCALE	1/16"=1'
JOB NO.	
SHEET NUMBER	SP-SEPTIC

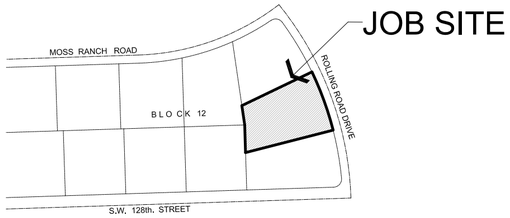
Miami-Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
Site plan_V2.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:45:37 AM HRS Approved
VALDIVIESO MERA, JOSE 10/16/2025 2:15:59 PM OTDS Approved

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.





VICINITY MAP
NOT TO SCALE

LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

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

+ 0.00' = Existing Elevations
= Catch Basin
= Water Meter
= Electric Box
= Sanitary Manhole
= Sprinkler Pump
= Wood Pole
= Conc. Pole
= Light Pole
= Fire Hydrant
= Water Valve
= Inlet
= Cable Tv Box
= Electric Meter Box
= Traffic Signal Box
= Gas Valve
= Monitoring Valve
= Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block & Stucco
(D) = Deed
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 & 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.

RECORD OF REVISIONS

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

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

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
2025011660 - 11/13/2025 10:51:08 AM
Survey.pdf
Examiner Date Time Stamp Trade Stamp Name
VALDIVIESO, JOSE 11/12/2025 11:45:51 AM HRS Approved

Water and Sewer
PO Box 330316
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

VERIFICATION FORM

DATE:	April 1, 2025	BLDG PROCESS #:	M2025011660
VF#	25-2025-L-VF - 4105	INVOICE(S)#:	N00168755 N00168755

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON THE FORM

PROJECT NAME:	NEW SINGLE FAMILY RESIDENCE - 12700 ROLLING ROAD DR - M2025011660
PROJECT/AGREEMENT NUMBER:	2025
PROJECT DESCRIPTION:	NEW 9,822 TWO-STORY SINGLE-FAMILY RESIDENCE WITH A 586 SQ FT ACCESSORY STRUCTURE ON SEPTIC AS PER PLANS REPLACING 8109 SQ FT SINGLE FAMILY RESIDENCE AS PER VF # 23-2023-W-VF - 6391
IS THIS AN AFFORDABLE HOUSING PROJECT?	**No**

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
2050130031080	12700 ROLLING ROAD DR	33156	6	12	10,408	8,109

Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspection #
Water, Sewer	New Construction	No	No	No	N/A

THIS VERIFICATION LETTER CERTIFIES THAT AVAILABILITY OF A WATER AND/OR SEWER MAIN ONLY, AND IT DOES NOT GUARANTEE THE EXISTENCE OF A WATER SERVICE LINE, FIRE LINE OR OF A SEWER LATERAL WITH SUFFICIENT DEPTH TO SERVE THE PROPERTY. FOR ADDITIONAL INFORMATION EMAIL **NEWBUSINESSSUPVLIST@MIAMIDADE.GOV**. SHOULD IT BECOME NECESSARY TO INSTALL A SERVICE LINE AND/OR A SEWER LATERAL MDWASD REQUIRES THAT THE DEVELOPER RETAINS SERVICES FROM DESIGNERS AND CONTRACTORS WITH SKILL SETS FOR DESIGNING, BUILDING, AND CONNECTING TO PUBLIC WATER AND SEWER SYSTEMS. A WATER AND/OR SEWER AGREEMENT MAY BE REQUIRED. **AN INSPECTION FOR ANY EXISTING SERVICES WILL BE PROCESSED WITH THIS FORM, AND A SERVICE UPGRADE MAY BE REQUIRED WHICH MAY TAKE UP TO 12 WEEKS.**
THIS IS TO CERTIFY THAT THE MIAMI-DADE WATER AND SEWER DEPARTMENT **DOES HAVE** A(N) **8** INCH WATER MAIN AND/OR **DOES NOT HAVE** A(N) INCH GRAVITY SEWER MAIN ABUTTING THE SUBJECT PROPERTY.

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
SFR more than 5000 sqft (510 gpd/unit)	1	510	0

Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
2018 - SFR more than 5000 sqft (510 gpd/unit)	1	510	0

Water Service Area	**WASD Water**	**Sewer Service Area**	**WASD Sewer**
Net Water GPD		**Net Sewer GPD**	
Net Water Cost ($)	$ 0.00	**Net Sewer Cost ($)**	$ 0.00
Water Basin Charge ($)	No	**Sewer Basin Charge ($)**	No
Total Connection Charges ($)			$ 0.00
Total Construction Connection Charges ($) (accrues interest daily)			$ 0.00
Construction Connection Charges Status			N/A

WE ARE WILLING TO SERVE THE SUBJECT PROPERTY, SUBJECT TO PROHIBITIONS, OR RESTRICTIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER MATTERS OF THE ANTICIPATED DAILY WATER AND/OR SEWAGE FLOW FOR THIS PROJECT WHICH WILL BE THE NUMBER OF GALLONS PER DAY INCREASE STATED ABOVE. IF "**WILL HAVE**", UPON PROPER CONVEYANCE AND PLACEMENT INTO SERVICE OF WATER AND/OR SEWER FACILITIES BY THE DEVELOPER UNDER AGREEMENT IF APPLICABLE WITH THE DEPARTMENT. FURTHERMORE, APPROVAL OF ALL SEWAGE FLOWS INTO THE DEPARTMENT'S SYSTEM MUST BE OBTAINED FROM D.E.R.M. SUBJECT TO RER'S TERMS AND CONDITIONS SET FORTH IN THE CONSENT DECREE (CASE NO. 1:12-CV-24400-FAM) OR DOH ONSITE SEWER TREATMENT & DISPOSAL SYSTEM RULES & STATUES.

Fixed Fee Item	Price ($)	Total Quantity	Total Fees ($)
Verification Form - Residential (R-A) Water	30	1.00	30.00
Total Fixed Fee			$ 30.00
Verification Form Total ($)			$ 30.00
Connection Charges Paid?			**No**

COMMENTS: Refunds are based on the payment date and are subject to State Statute 95-11. Some fees are not refundable.

CUSTOMER NAME: YELENA PARES	CUSTOMER PHONE:
Prepare by: Saray Calas	Approved by: Jacqueline Rodriguez
Printed Name of Reviewer	Printed Name of Supervisor