

NEW SINGLE FAMILY RESIDENCE

12700 ROLLING ROAD DR.

PINECREST, FLORIDA

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

SCOPE OF WORK

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



SEPARATE PERMIT NOTE:

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

Felix D Guerra

Digitally signed by Felix D Guerra
DN: cn=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000, 0018C865438170016F805, c=Felix D Guerra
Date: 2025.11.20 15:50:01 -05'00'
Adobe Acrobat version: 2025.001.20844

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
12700 Rolling Road Dr.
A: 8879 SW 131st St Miami, FL 33176
P: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
www.jdmiami.com

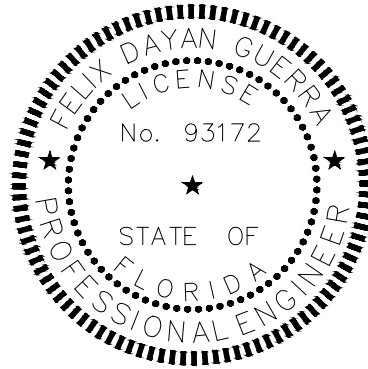
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

SHEET TITLE:

CONSULTANT:

AI2 DESIGN CORP
(305) 520-9242



ARCHITECTURE + STRUCTURE

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

M + E + P ENGINEER

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

REVISIONS:

REVISION 07-08-2025: B.D. COMMENTS
REVISION 10-10-2025: B.D. COMMENTS

JOB:
12700 - 2409

SHEET:

COVER

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20

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

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



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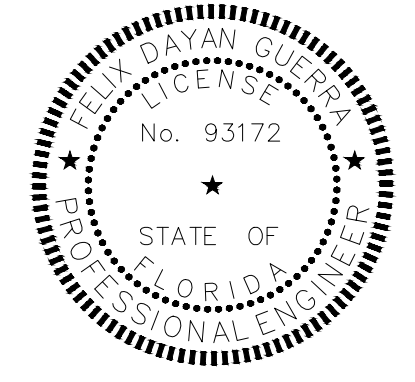
SHEET TITLE:

CONSULTANT:



Felix D
Guerra
a

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Date: 2025.11.20 15:49:30 -05'00'
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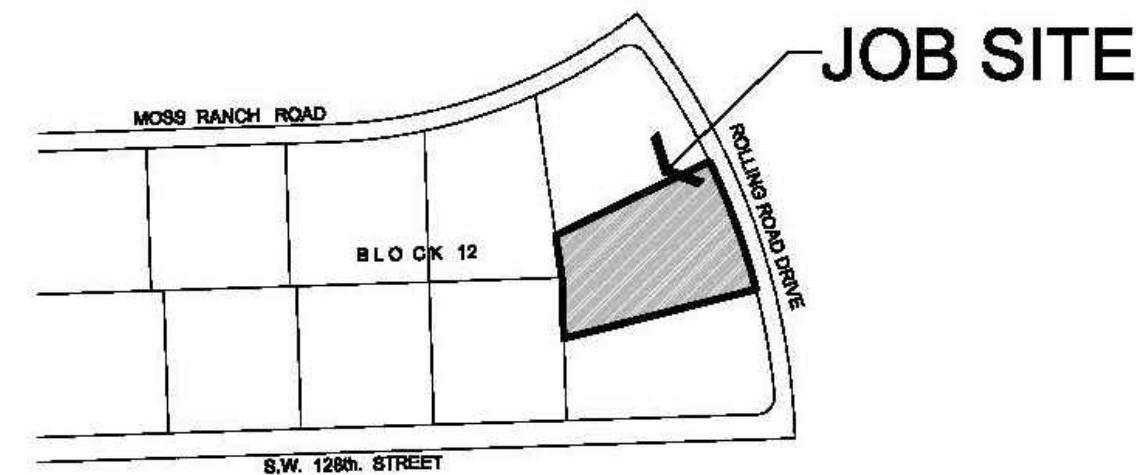
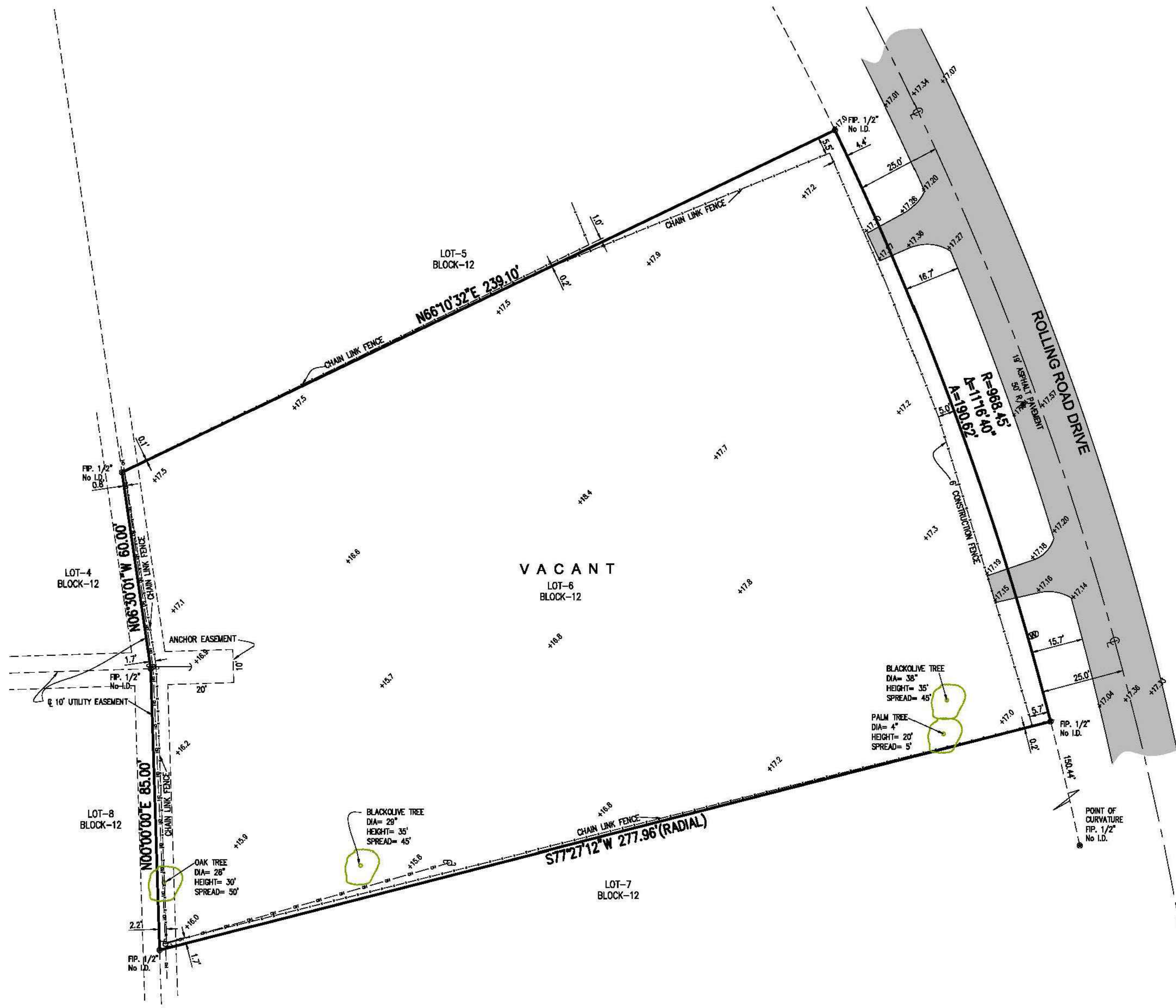
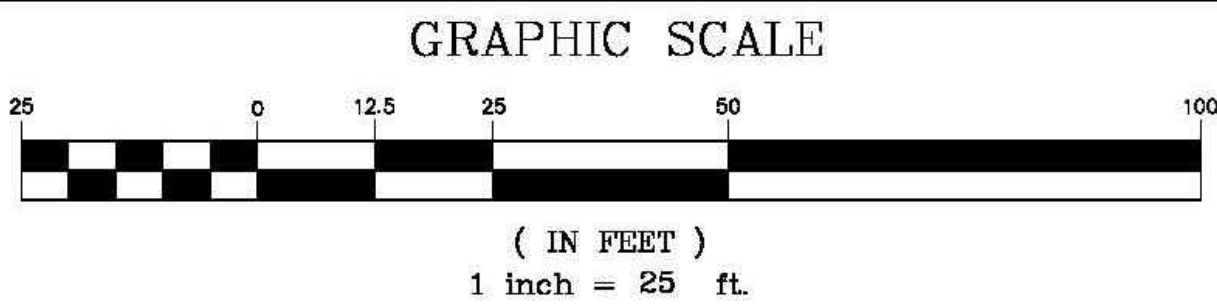
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VICINITY MAP
NOT TO SCALE

LEGEND

- | | | | | | |
|-----------|--------------------|---|---------------------|----------|-------------------------------|
| — — — — — | Overhead Wire Line | ⊗ | Existing Elevations | AC | Air Conditioner |
| — — — — — | Wood Fence | ⊗ | Catch Basin | Conc. | Concrete |
| — — — — — | Chain Link Fence | ⊗ | Water Meter | C.B.S. | Concrete Block & Stucco |
| — — — — — | Iron Fence | ⊗ | Electric Box | (D) | Dead |
| — — — — — | Monument Line | ⊗ | Sanitary Manhole | D.E. | Drainage Easement |
| — — — — — | Centerline | ⊗ | Sprinkler Pump | D.M.E. | Drainage Maintenance Easement |
| — — — — — | Property Line | ⊗ | Wood Pole | F.D.H. | Found Drill Hole |
| A | Arc | ⊗ | Conc. Pole | F.F.E. | Found Floor Elevation |
| B&G | Bearing | ⊗ | Light Pole | F.F.P. | Found Fire Hydrant |
| CH | Chord | ⊗ | Fire Hydrant | F.I.R. | Found Iron Rebar |
| Δ | Delta | ⊗ | Water Valve | F.N. | Found Nail |
| L | Length | ⊗ | Inlet | F.N.D. | Found Nail & Disc |
| R | Radius | ⊗ | Cable TV Box | F.P.L. | Florida Power Light |
| T | Tangent | ⊗ | Electric Motor Box | H | Height |
| g | Diameter | ⊗ | Traffic Signal Box | L.M.E. | Land Maintenance Easement |
| | | ⊗ | Gas Valve | (M) | Measured |
| | | ⊗ | Monitoring Valve | (P) | Platted |
| | | ⊗ | Manhole | P.O.B. | Point of Beginning |
| | | | | P.O.C. | Point of Commencement |
| | | | | (R) | Record |
| | | | | Res. | Residence |
| | | | | S.I.P.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:

- The Legal Description was provided by the Client from most recent County Records available.
- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- 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.
- 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.
- 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.
- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- The surveyor does not determine fence and/or wall ownership.
- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is $\pm 0.2'$.
The Vertical accuracy of elevations of well-defined improvement on this survey is $\pm 0.1'$.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Type of survey SKETCH OF SURVEY.
- North arrow direction and/or Bearings are as shown on the aforementioned Plat.
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level).
- Benchmark Used: Miami-Dade County Benchmark #B-318. Elevation = $+19.78'$.
- Flood Zone Data: Community/ Panel #120425/D468/L Dated: 9/11/09
Flood Zone: 'X' Base Flood Elevation = N/A
- 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.



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

RECORD OF REVISIONS		RECORD OF REVISIONS	
NO.	DATE	DESCRIPTION	BY

ROYAL POINT
LAND SURVEYORS, INC. LB# 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

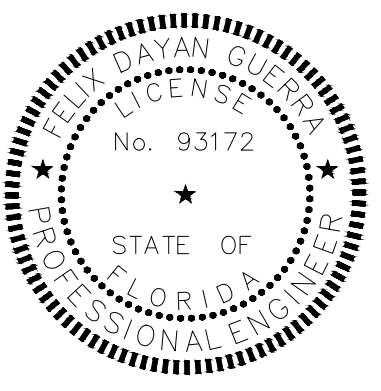


OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

SHEET TITLE:

CONSULTANT:



Felix D. Guerra
a

ARCHITECTURE + STRUCTURE

FELIX DAYAN GUERRA
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M + E + P ENGINEER
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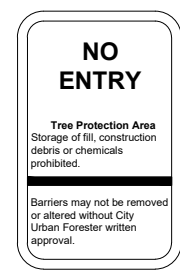
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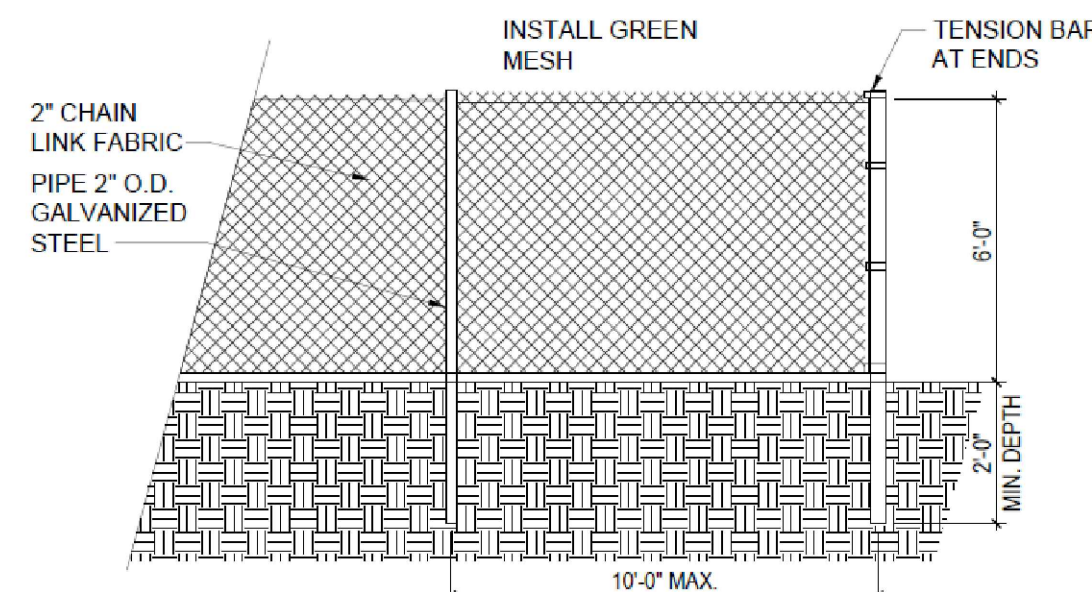
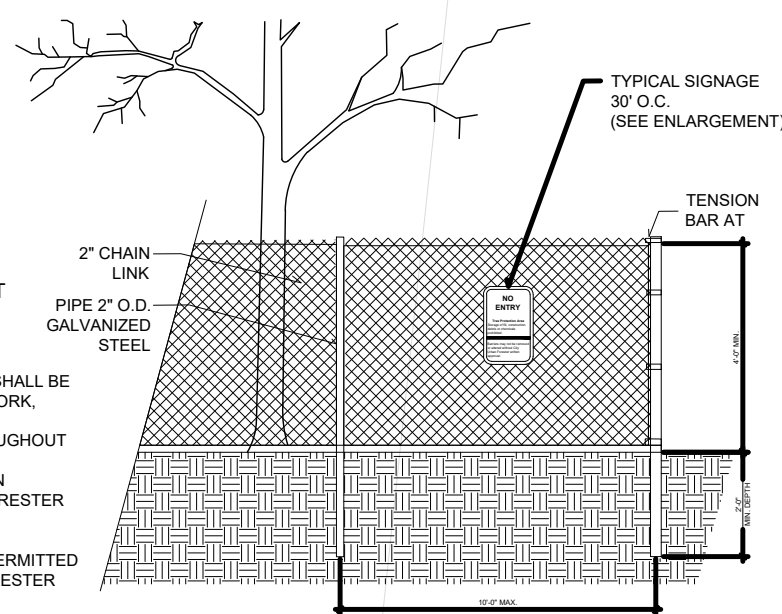
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ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20



SIGN ENLARGEMENT

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



TEMPORARY FENCE detail
SCALE: NTS

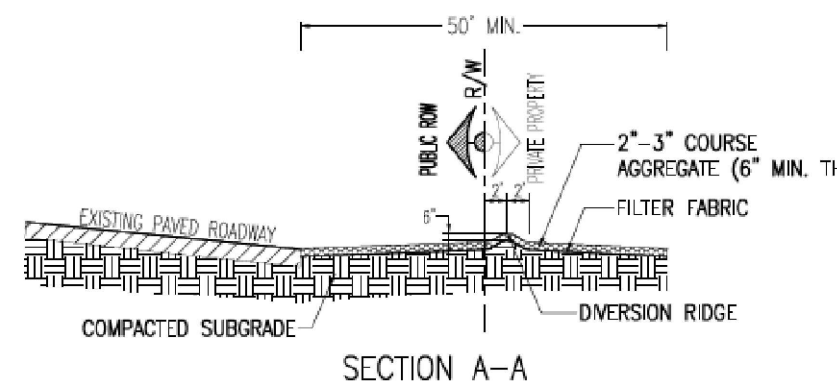
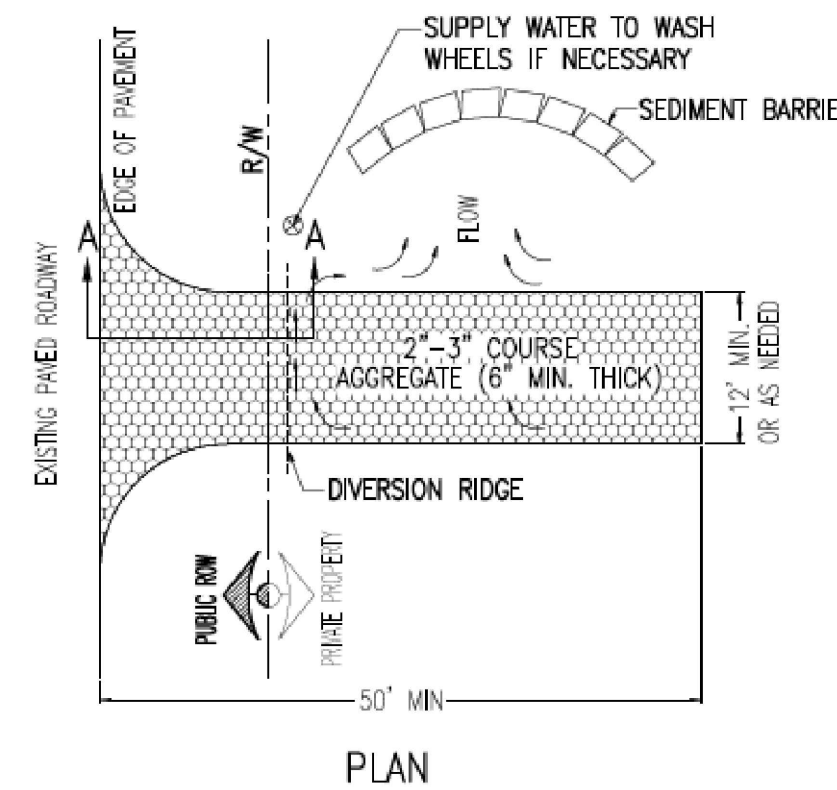
LEGAL DESCRIPTION

LOT 6, BLOCK 12, OF "TOWN AND RANCH ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50 AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO# 20-5013-003-1080

FENCE detail
SCALE: NTS

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

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.



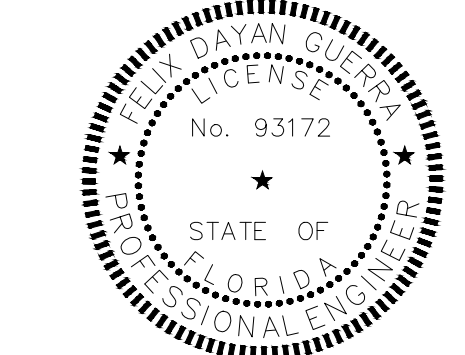
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SHEET TITLE:

CONSULTANT:

Felix D Guerra
A12 DESIGN CORP
(305) 520-9242



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

REVISIONS:

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

JOB:
12700 - 2409

SHEET:

TF-1.0

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20

FINISH NOTES

- ALL FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD-RESISTANT. (N/A)
- (NOT USED)
- EXTERIOR WALL FINISHES:
HIGH QUALITY SMOOTH STUCCO, IPE, STONE & ALUMINUM FINISH (GC TO VERIFY IN THE ELEVATIONS THE SPECIFIC LOCATION)
- INTERIOR FINISHES:
COORDINATE WITH OWNER & INTERIOR DESIGNER.
- FLOOR FINISHES:
COORDINATE WITH OWNER & INTERIOR DESIGNER.
- ALL EXPOSED STEEL COLUMNS TO RECEIVE BRONZE ALUMINUM FINISH TO MATCH EXTERIOR DOOR & WINDOW FRAMES.
- ALL EXTERIOR DOORS & WINDOWS TO RECEIVE ESP BRONZE ALUMINUM FINISH.
- ALL EXTERIOR GLAZING TO BE CLEAR, IMPACT RESISTANT GLASS
- COORDINATE / VERIFY WITH OWNER & INTERIOR DESIGNER FOR ALL FINISHES.
- 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.
- 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
- 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 2000 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

- 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
- 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 R311.6 - SHOP DRAWINGS TO BE PROVIDED BY RAIL MFR. - SEE DETAILS ON SHT. A-5.I
- GUARDRAILS TO BE 3'-6" HIGH ABOVE FINISHED FLOOR - RAILING SHALL NOT ALLOW PASSAGE OF A 4"ø SPHERE, TYP. 6"ø 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 & R4403.1.3 - SEE DETAILS ON SHT. A-6.I
- INTERIOR GLASS RAILINGS TO BE CLEAR SEAMLESS TEMPERED SAFETY GLASS - MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR APPROVAL UNDER SEPARATE PERMIT.
- ANY OPENINGS IN RAILING OR BETWEEN RAILING & STRUCTURE ARE TO REJECT A 4"ø SPHERE & BOTTOM 6" OF RAILING IS TO REJECT A 2"ø SPHERE
- PROVIDE POOL BARRIER AS PER FBC R410.11.I. SEE ATTACHED SPEC'S BY 'KATCHAKID'. MANUFACTURER SPECIFICATIONS FOR APPROVAL UNDER SEPARATE PERMIT.
- PROVIDE MIN. 1/2" GWB AT ALL GARAGE WALLS ABUTTING RESIDENCE & MIN. 3/8" TYPE 'X' GWB AT GARAGE CEILING WITH HABITABLE ROOMS ABOVE AS PER FBC R302.6

PLAN NOTES LEGEND

- 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 FBOR 2708.1.I.
- BUILT-IN CLOSET FURNITURE. CONTRACTOR SHALL PROVIDE BID ALLOWANCE, COORDINATE WITH OWNER AND MANUFACTURER, AND CONSTRUCT PER OWNER'S SPECIFICATIONS.
- ROD AND SHELF
- 4 STAINED WOOD SHELVES W/ ADJUSTABLE STANDARDS AND BRACKETS
- 4 EQUALLY SPACED PLASTIC LAMINATE SHELVES
- MEDICINE CABINET W/ FRAMELESS MIRROR DOOR AND TOUCH LATCH, 3'-0" H.
- 4 EQUALLY SPACED 3/8" THICK CLEAR TEMPERED GLASS SHELVES
- (NOT USED)
- LOW CREDENZA UNIT, BY OWNER
- FULL POLISHED EDGE FRAMELESS MIRROR FROM TOP OF WAINSCOT OR BACKSPLASH TO CEILING ABOVE.
- WALL CABINETS ABOVE
- 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 AMENITIES 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

- ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED 3/4" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL
- ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED
- 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.
- TYPICAL EXTERIOR WALL CONSTRUCTION TO BE 8" CONCRETE BLOCK w/STUCCO ON EXTERIOR & 5/8" G.W.B. ON 1 1/2" METAL FRAMING @ 16" O.C. ON INTERIOR - PROVIDE (R-4.1) INSULATION
- TYPICAL EXTERIOR FRAMING TO BE 1 1/2"x3 3/8" 18 GAUGE METAL STUDS @ 16" O.C. TO RECEIVE STUCCO ON PAPER BACKED METAL LATH OVER 3/8" CDX PLYWOOD SHEATHING.
- ALL INTERIOR PARTITIONS TO BE 1 1/2"x3 3/8" 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 4409.1.2 OF THE FBC RESIDENTIAL.
- PROVIDE FULL, THICK, BATT SOUND INSULATION AT ALL INTERIOR PARTITIONS SHOWN ON FLOOR PLANS.
- ALL INTERIOR PARTITIONS AT ALL WALL HUNG CABINET LOCATIONS PROVIDE (2) 2'x6" OR (2) 2'x4" WOOD MEMBERS BACKING TO COMPLY w/SECTION 2318.11.4 FBC
- 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.I
- PROVIDE CEMENT BOARD IN LIEU OF GYPSUM WALL BOARD AT ALL PARTITIONS LOCATED IN WET AREAS
- ALL DROPPED CEILINGS TO BE 1/2" G.W.B. ON 1 1/2"x1 1/2" 20 GAUGE METAL STUDS @ 16" O.C. - PROVIDE (R-30) BATT INSULATION AT ALL CEILINGS w/ROOF ABOVE TO COMPLY w/SECTION FBOR 102.3.5
- PROVIDE A HIGH QUALITY SMOOTH PLASTER / PAINT (WHITE) FINISH AT ALL UNDERSIDE OF FLOOR / ROOF SLABS AT CURTAIN POCKET LOCATIONS WITHOUT A DROPPED CEILING
- ALL POOL & SPA TO BE FINISHED SELECTED BY OWNER.
- 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 GGFS.001 STANDARD FOR BUILDING MATERIALS AND FINISHES+ OR GREEN SEAL® STANDARDS.
- 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
- CONTRACTOR SHALL PERFORM AN IMPERMEABILITY TEST ON ALL ROOF SLABS FOR A PERIOD OF NO LESS THAN 24 HOURS
- ANY AIR EXHAUST AND INTAKE OPENINGS WHICH TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES WITH OPENINGS BETWEEN 1/4" AND 1/2" AS PER FBC 303.5
- INTERIOR FINISHED EMIT LOW VOC- SITE APPLIED FINISHED SHALL MEET SPECIFIED VOC EMISSIONS LIMITS IN ACCORDANCE WITH GREEGUARD ENVIRONMENTAL INSTITUTE GGFS.001 STANDARD FOR BUILDING MATERIAL AND FINISHES ± OR GREEN SEAL (R) STANDARDS
- ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE. (ASCE 4.6.2).
- ALL BATHROOM FIXTURES SHALL BE INSTALLED AS PER FBC R307.1 & F2108.1.I
- PROVIDE FIRE BLOCKING IN WALLS EVERY 8', AT INTERCONNECTIONS, BETWEEN STRINGERS, AT OPENINGS AT CHIMNEYS, AT FLOOR JOIST & AROUND DOOR POCKETS AS PER FBC R4409.1.2
- WOOD BLOCKING SHALL NOT BE LESS THAN NOMINAL 2'x6" AS PER FBC R4409.11.4
- ALL PENETRATIONS OF FIRESTOPS OR DRAFT STOPS SHALL BE SEALED OR PROTECTED IN AN APPROVED MANNER AS PER FBC R4409.1.1.6

PERMIT NOTES

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

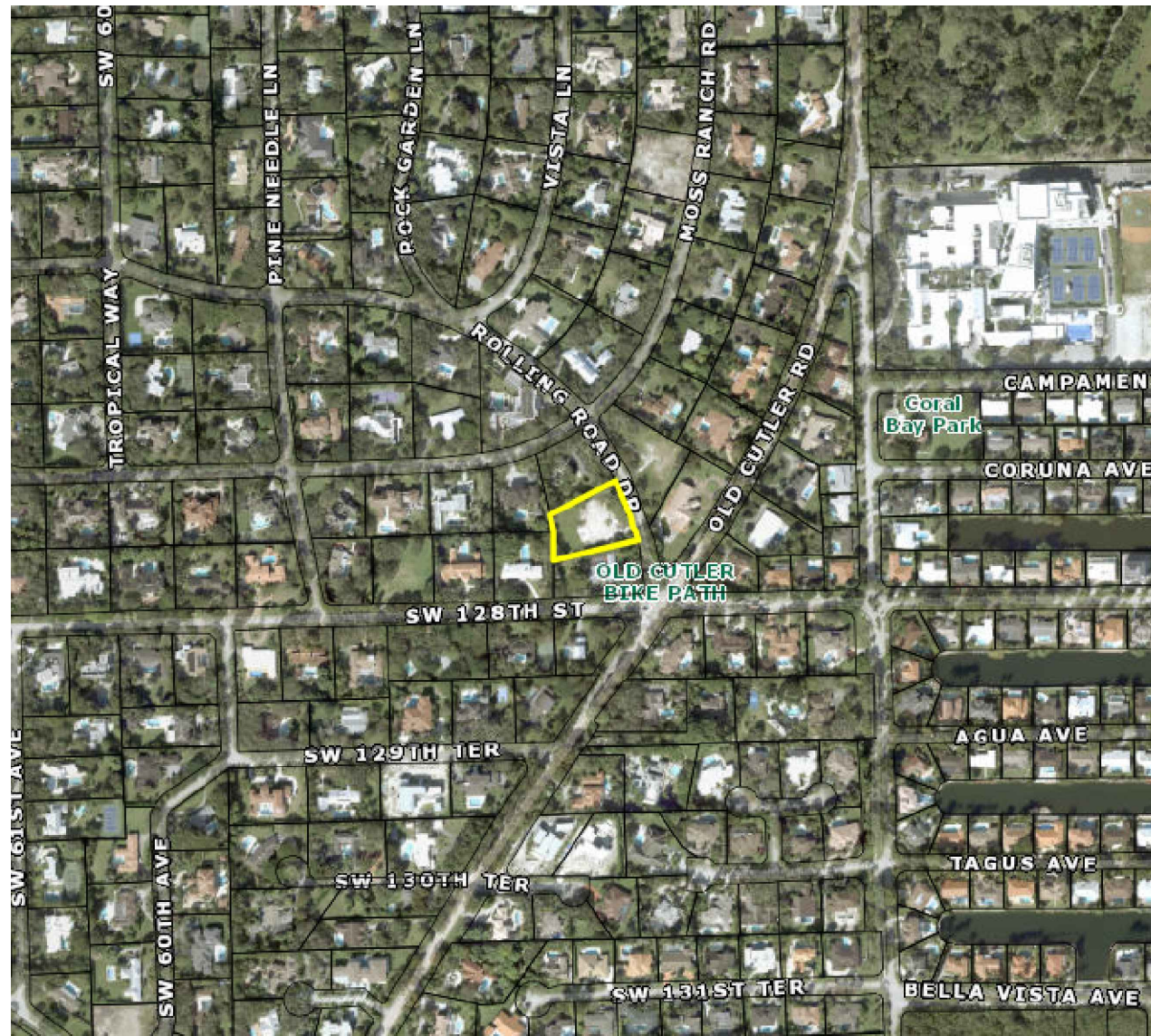
- FENCES, DRIVEWAYS, GAS TANKS, SEPTIC TANKS, ELEVATOR, ROOFING, POOL, PONDS, WATERPROOFING, RAILINGS, GENERATOR, HORIZ. ROLLING GATES, GARAGE DOORS, EXTERIOR DOORS & WINDOWS ARE UNDER SEPARATE PERMIT.

PUBLIC WORKS NOTES

- RECONSTRUCT SWALE ALONG ENTIRE FRONTAGE OF PROPERTY
- 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
- 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

- 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.
- 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
- ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY & SHALL NOT DRAIN INTO NEIGHBORING PROPERTIES. SLOPE GRADE AWAY FROM ALL NEW CONSTRUCTION.
- 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
- SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION
- 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



ZONING REQUIREMENTS:				
EU-1		AREA		
LOT AREA		42,712 SQ.FT.		
0' - 0' = 20.00' NGVD		ALLOWED	EXISTING	PROPOSED
LOT COVERAGE	20%	8,554.40 SQ. FT.	(19.94%)	8,532 SQ.FT.
1st FLOOR	20%	8,554.40 SQ. FT.	(19.94%)	8,532 SQ.FT.
2nd FLOOR	10%	4,217.20 SQ. FT.	(9.99%)	4,216 SQ.FT.
		(SEE G-03 FOR DETAILS)		
MAXIMUM IMPERVIOUS SURFACE:	45% MAX	20,033.10 SQ. FT.	(40.1%)	17,409 SQ.FT.
MINIMUM GREEN SPACE:	55% MIN.	24,484.90 SQ. FT.	(59.3%)	25,363 SQ.FT.
		(SEE G-04 FOR DETAILS)		
SET BACK:				
FRONT		50.00'		54'-11 1/2"
REAR		25.00'		34'-6"
NORTH SIDE		20'		37'-10 1/2"
SOUTH SIDE		20'		26'-8"
ACCESSORY STRUCTURE	5%	2,130.60 SQ.FT.		7% SQ.FT.
SET BACK:				
BETWEEN BUILDINGS		10'		42'-2"
REAR		20'		27'-5"
NORTH SIDE		20'		21'-4 1/4"
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:	17.51' (N.G.V.D.) + 0.61' = 18.24' (N.G.V.D.)	EXISTING
ELEVATION FINISHED FLOOR:	28'-5 1/8"	20.00' (N.G.V.D.)
BUILDING HEIGHT:	35.00'	28'-5 1/8" (FROM 17.51' NGVD)
NOTE: ELEVATIONS SHOWN ARE BASED ON N.G.V.D.		

LEGAL DESCRIPTION
LOT 6, BLOCK 12, OF "TOWN AND RANCH ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50 AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO# 20-5013-003-1080

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

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

JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
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W: www.jd-miami.com

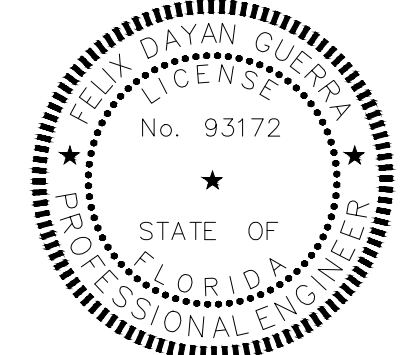
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

SHEET TITLE:

CONSULTANT:

A12 DESIGN CORP
(305) 520-9242



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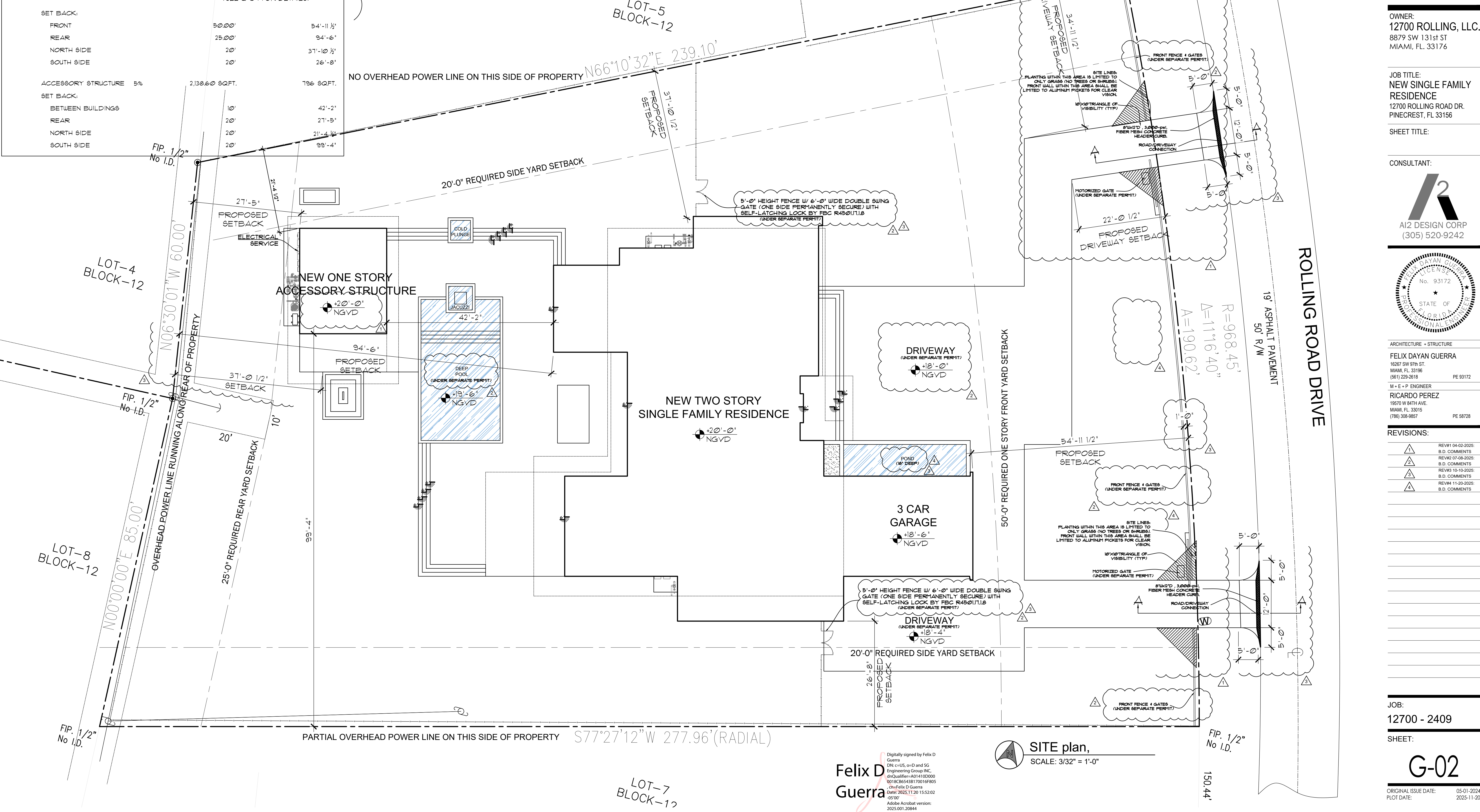
REVISIONS:	
△	REV#1 04-02-2025: B.D. COMMENTS
△	REV#2 07-08-2025: B.D. COMMENTS
△	REV#3 10-10-2025: B.D. COMMENTS
△	REV#4 11-20-2025: B.D. COMMENTS

JOB:
12700 - 2409

SHEET:

G-02

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20



Felix D Guerra
Digitally signed by Felix D Guerra
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Date: 2025.11.20 15:52:02 -0500
Adobe Acrobat version: 2025.001.20844

PROJECT DATA

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

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

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

LEGAL DESCRIPTION

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

FOLIO# 20-5013-003-1080

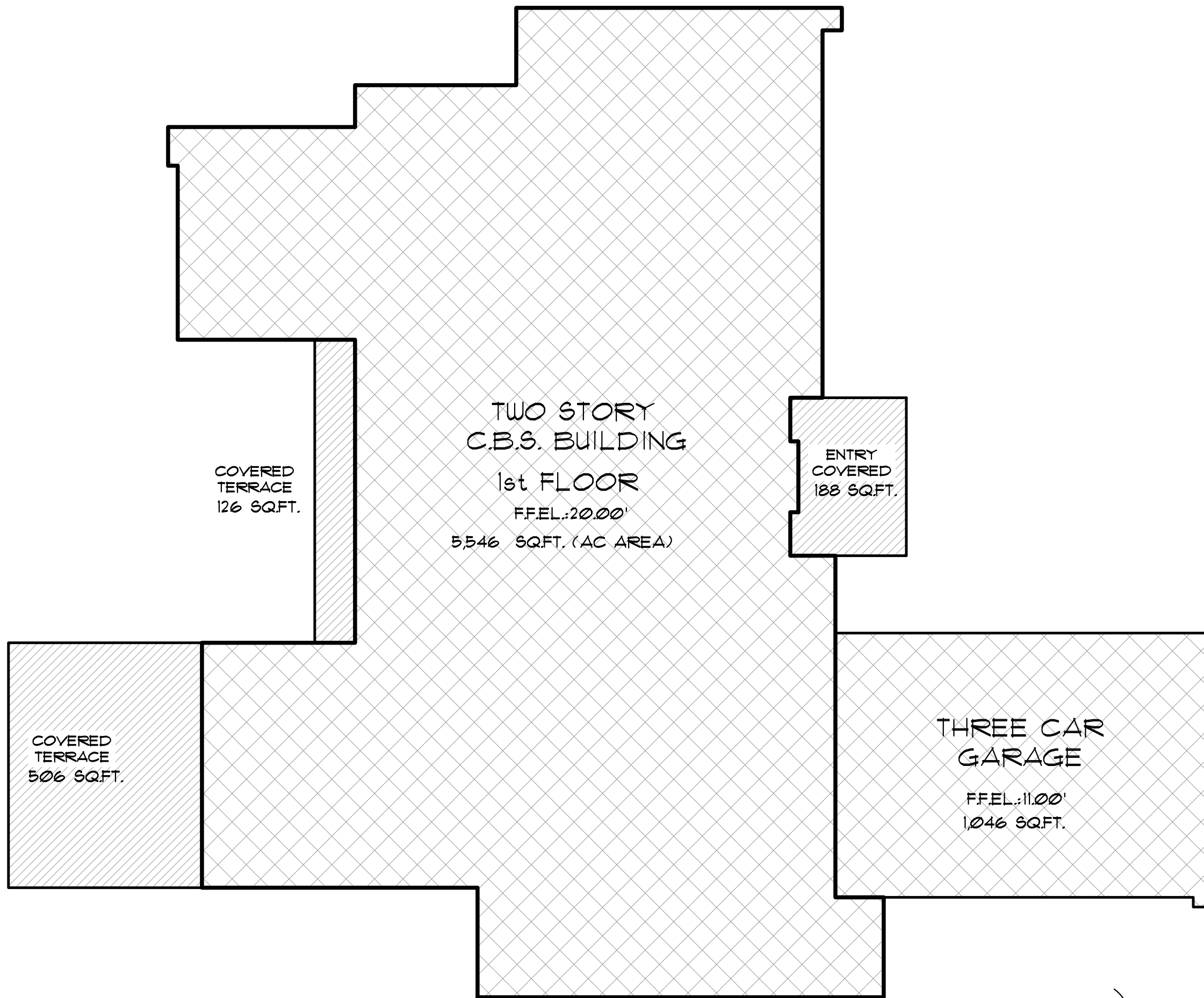
LOT AREA				42,112 SQ.FT.
F.A.R.				
FIRST FLOOR	20%	8,554.40 SQ.FT. (MAX.)	8,208 SQ.FT. 324 SQ.FT. 8,532 SQ.FT. (19.94%)	346.40 SQ.FT. CREDIT FOR 2ND FLOOR BALCONIES
SECOND FLOOR	10%	4,211.20 SQ.FT. (MAX.)	4,216 SQ.FT. (9.99%)	
PROPOSED.	NON A/C.	A/C.	F.A.R.	
FIRST FLOOR		5,546 SQ.FT.	5,546 SQ.FT.	
GARAGE	1,046 SQ.FT.		1,046 SQ.FT.	
ACCESSORY STRUCTURE		586 SQ.FT.	586 SQ.FT.	
ENTRY COVERED	188 SQ.FT.		188 SQ.FT.	
COVERED TERRACES	842 SQ.FT.		842 SQ.FT.	
			8,208 SQ.FT.	
SECOND FLOOR		4,216 SQ.FT.	4,216 SQ.FT.	
BALCONIES	324 SQ.FT.		324 SQ.FT.	
			4,600 SQ.FT.	
TOTAL			12,808 SQ.FT.	

SEPARATE PERMIT NOTE:

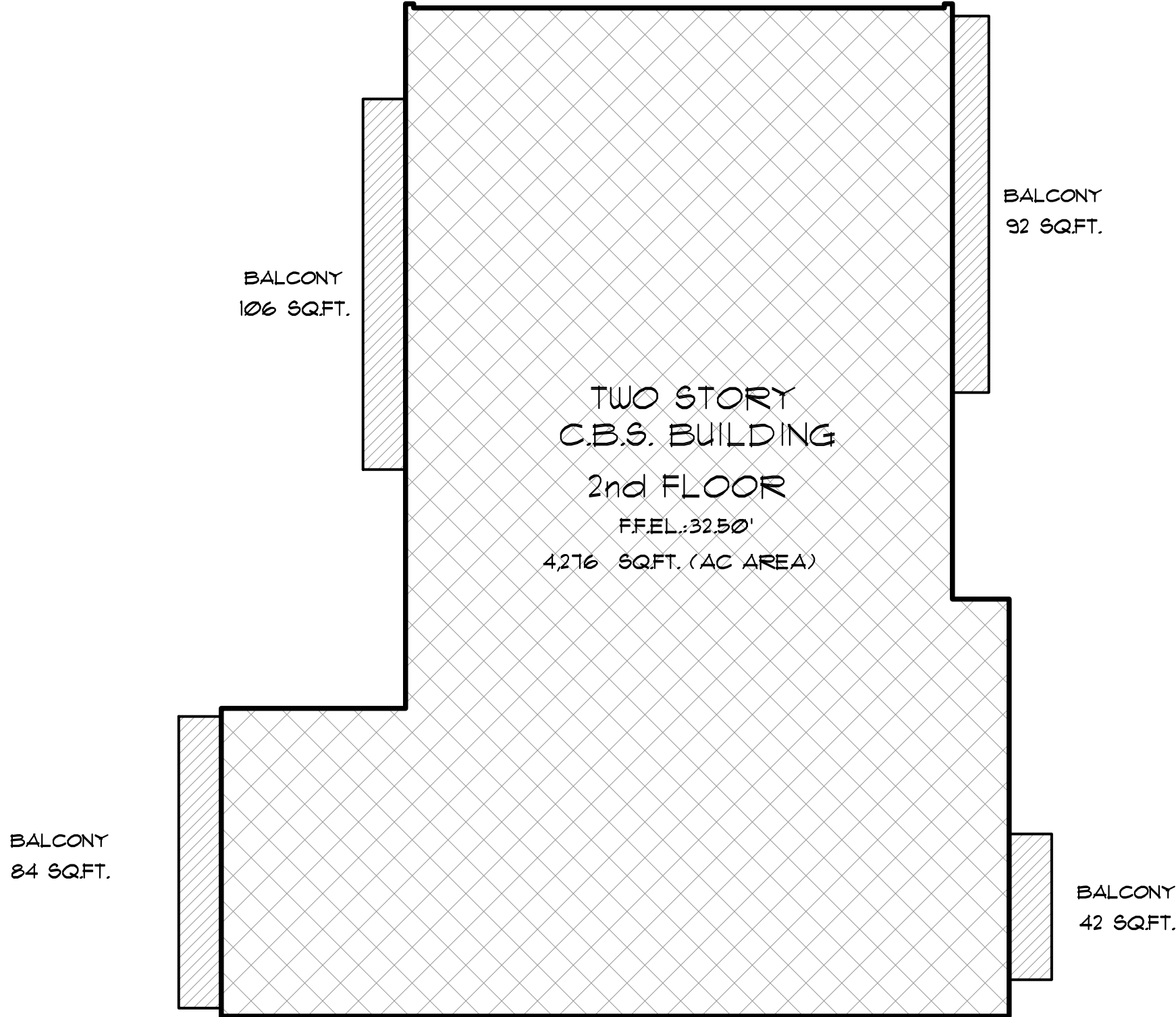
FENCES, DRIVEWAYS, GAS TANKS, SEPTIC TANKS,
ELEVATOR, ROOFING, POOL, PONDS, WATERPROOFING,
RAILINGS, GENERATOR, VERTICAL ROLLING GATES,
GARAGE DOORS, EXTERIOR DOORS & WINDOWS ARE
UNDER SEPARATE PERMIT.

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

COVERED
TERRACE
210 SQ.FT.



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



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

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

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E: construction@jdmiami.com
www.jdmiami.com

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

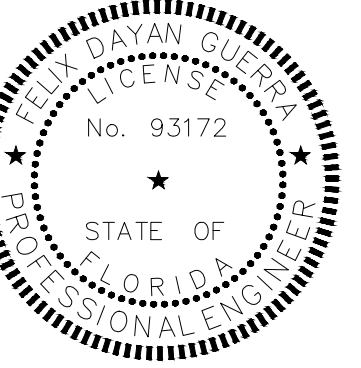
JOB TITLE:
NEW SINGLE FAMILY
RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

A12 DESIGN CORP
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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: 2025.11.20 15:52:33 -05'00'
Adobe Acrobat version: 2025.001.20844



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PE 58728

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

JOB:
12700 - 2409

SHEET:

G-03

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20

ZONING REQUIREMENTS:

LOT AREA		42,112 SQ.FT.
	REQ/ALLOWED	PROPOSED
IMPERVIOUS SURFACE	45%	19,241.40 SQ.FT. (MAX.)
RATIO		
GREEN SPACE	55%	23,324.60 SQ.FT. (MIN.)

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	3,315 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

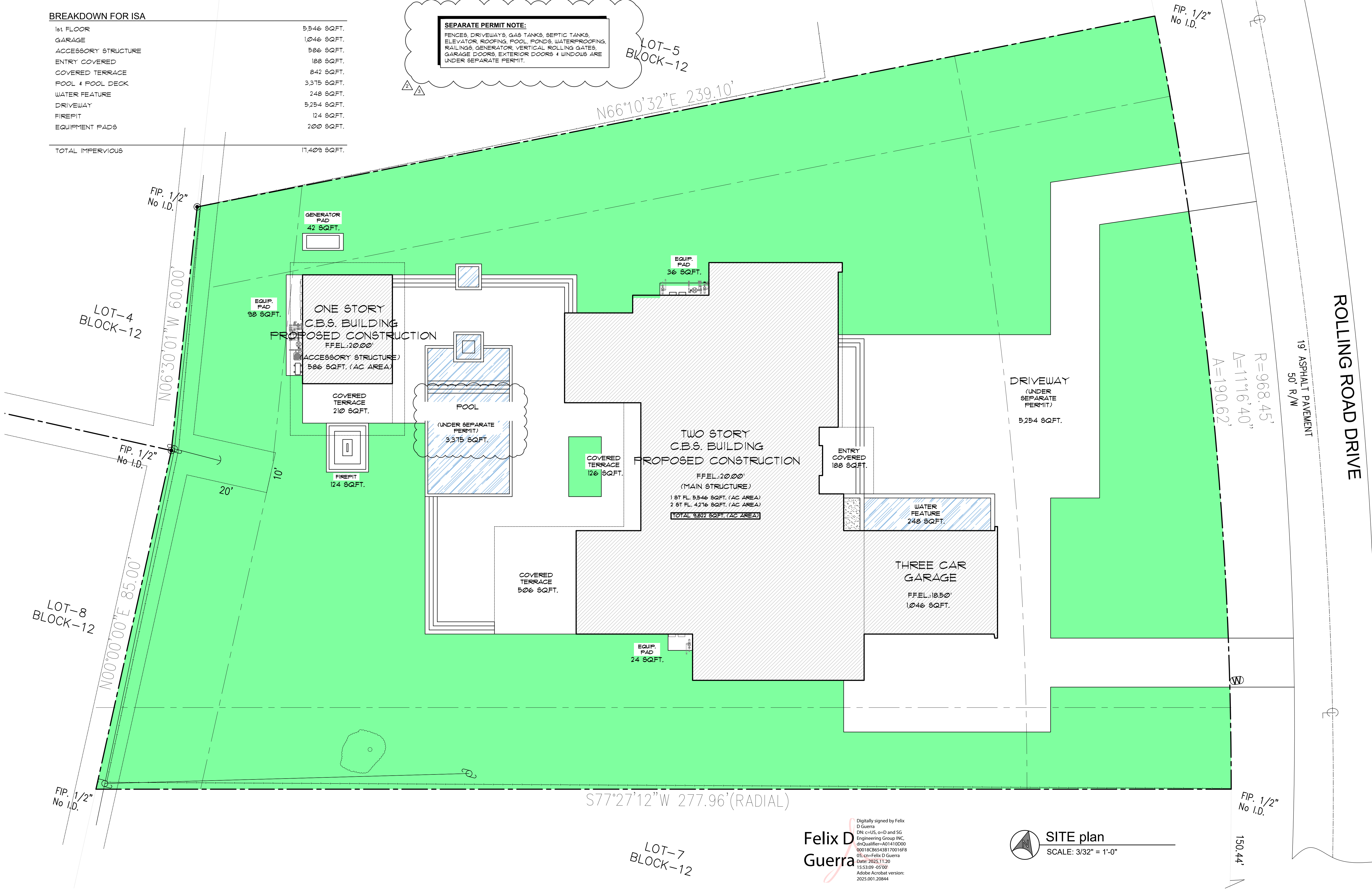
LEGAL DESCRIPTION

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

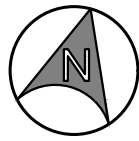
SEPARATE PERMIT NOTE:

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



Felix D
Guerra

Digitally signed by Felix
D Guerra
DN: c=US, o=D and 3G
Engineering Group INC,
dnQualifier=A01410D00
00018C865438170016F8
05, cn=Felix D Guerra
Date: 2025.11.20
15:53:09 -05'00'
Adobe Acrobat version:
2025.001.20844



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



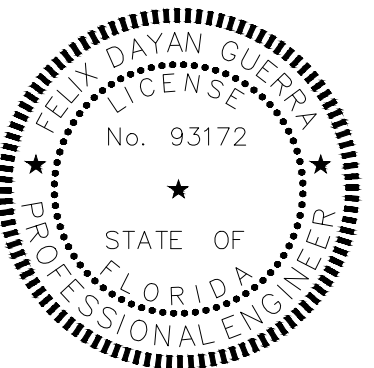
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
16894
A: 8879 SW 131st ST MIAMI, FL 33176
C: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
W: www.jd-miami.com

OWNER:
12700 ROLLING, LLC.
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JOB TITLE:
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RESIDENCE
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PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:



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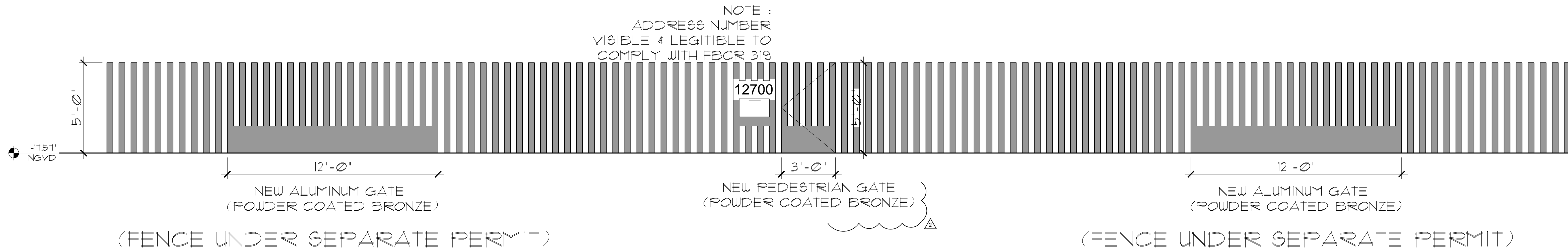
REVISIONS:	
△	REV#2 07-08-2025 B.D. COMMENTS
△	REV#3 10-10-2025 B.D. COMMENTS

JOB:
12700 - 2409

SHEET:

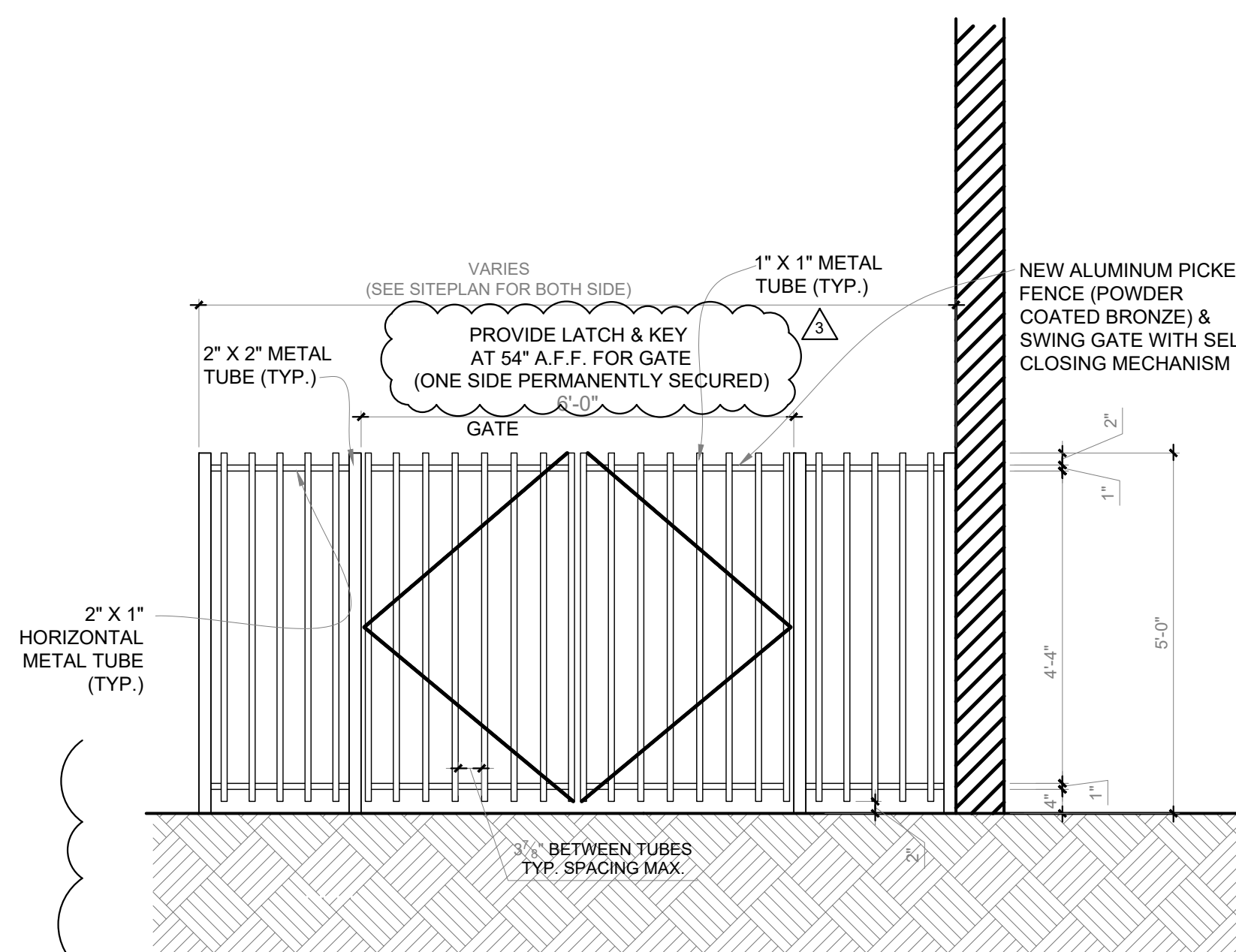
G-04

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20

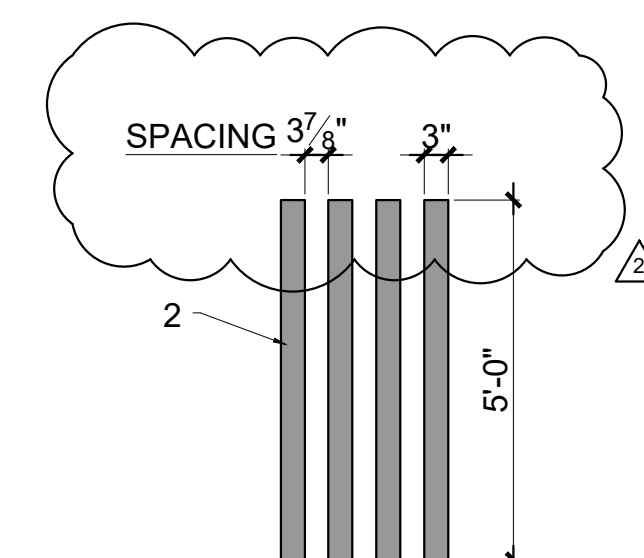


ALUMINUM FENCE ELEVATION

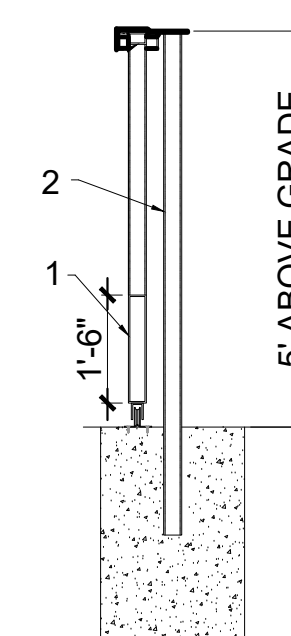
SCALE: 3/8" = 1'-0"



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



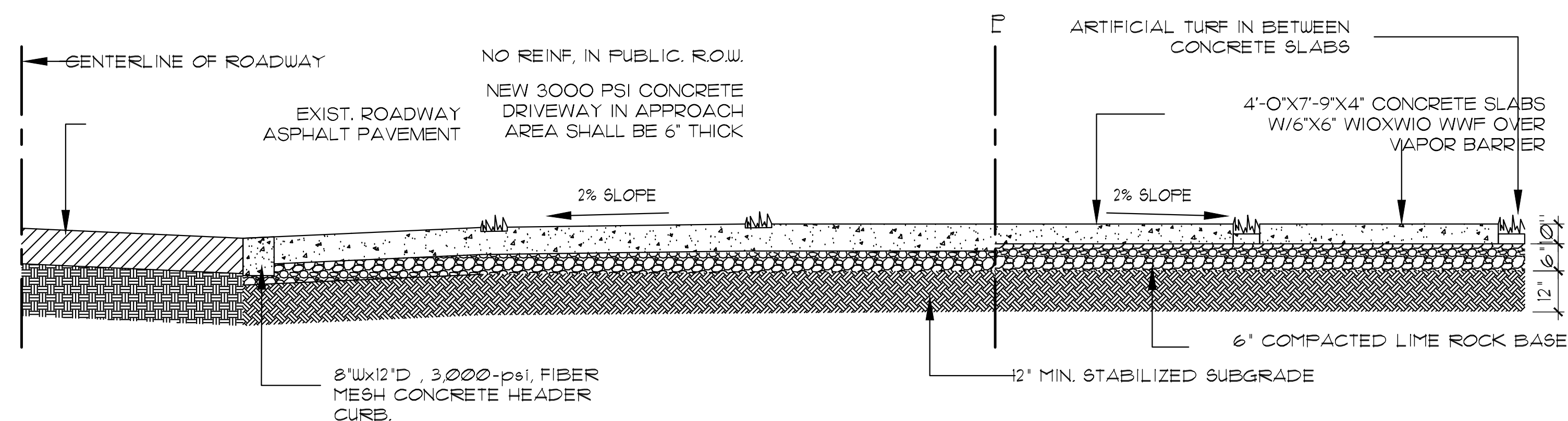
A FRONT FENCE elevation
SCALE: 3/8" = 1'-0"



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

LEGEND:

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



DRIVEWAY SECTION "A-A" DETAIL
SCALE: NTS

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

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NEW SINGLE FAMILY
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PINECREST, FL 33156

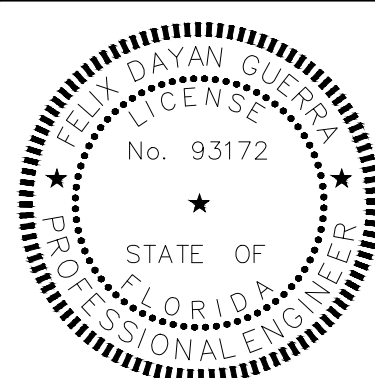
SHEET TITLE:

CONSULTANT:

A12 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=A01410D0
000018C865438170016
19805, cn=Felix D Guerra
Date: 2025.11.20
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Adobe Acrobat version:
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REVISIONS:

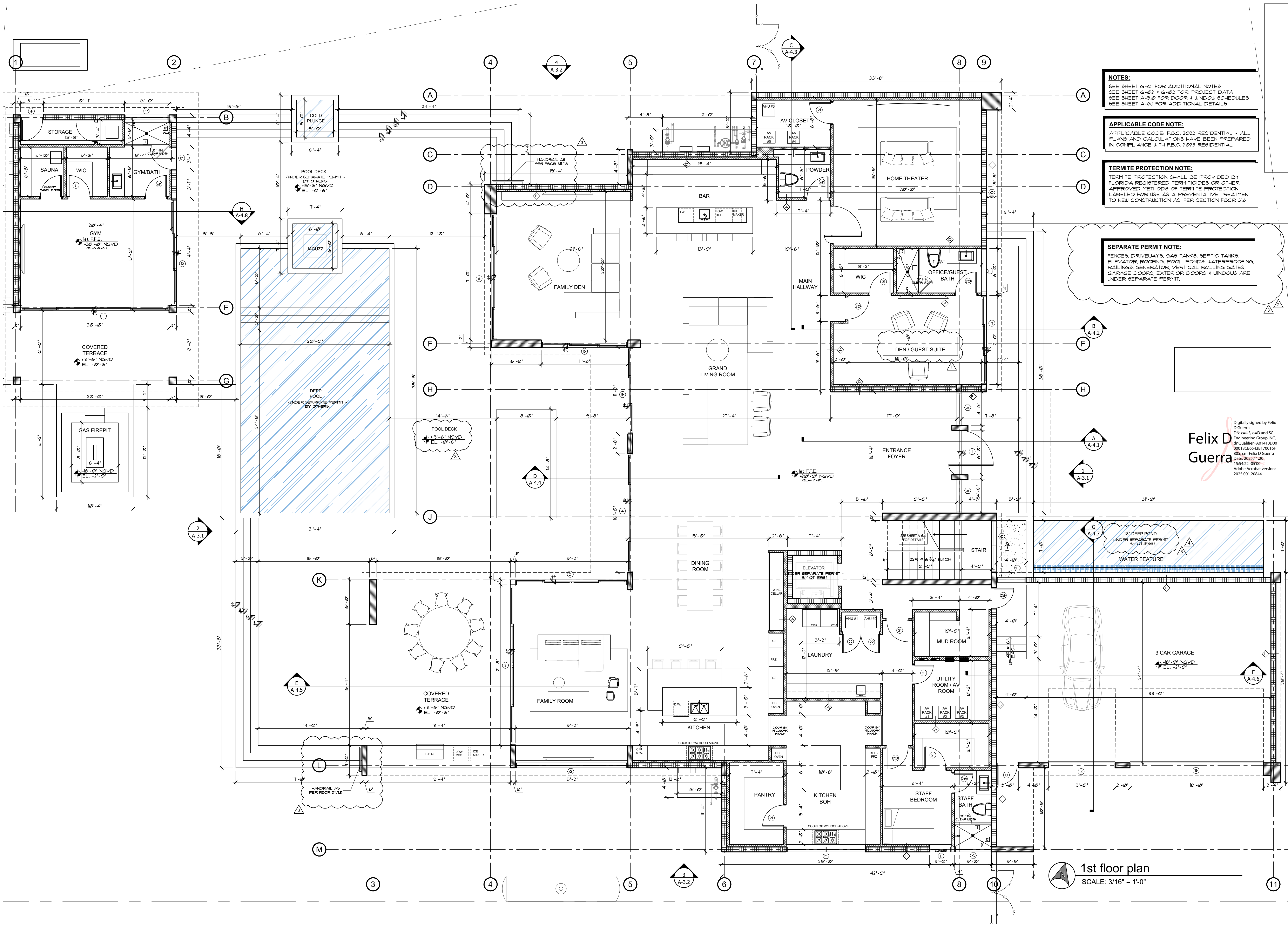
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△	REV#3 10-10-2025: B.D. COMMENTS

JOB:
12700 - 2409

SHEET:

G-05

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20



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

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

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

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

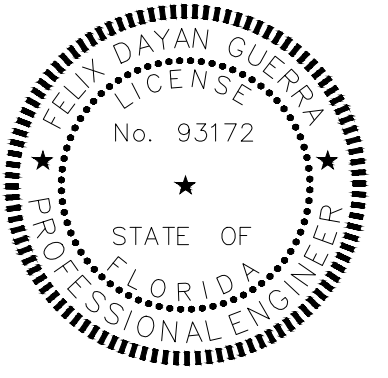
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dnQualifier=A01410000
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805, cn=Felix D Guerra
Date: 2025.11.20
15:54:22 -0500
Adobe Acrobat version:
2025.001.20844

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

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

SHEET TITLE:

CONSULTANT:
A12 DESIGN CORP
(305) 520-9242

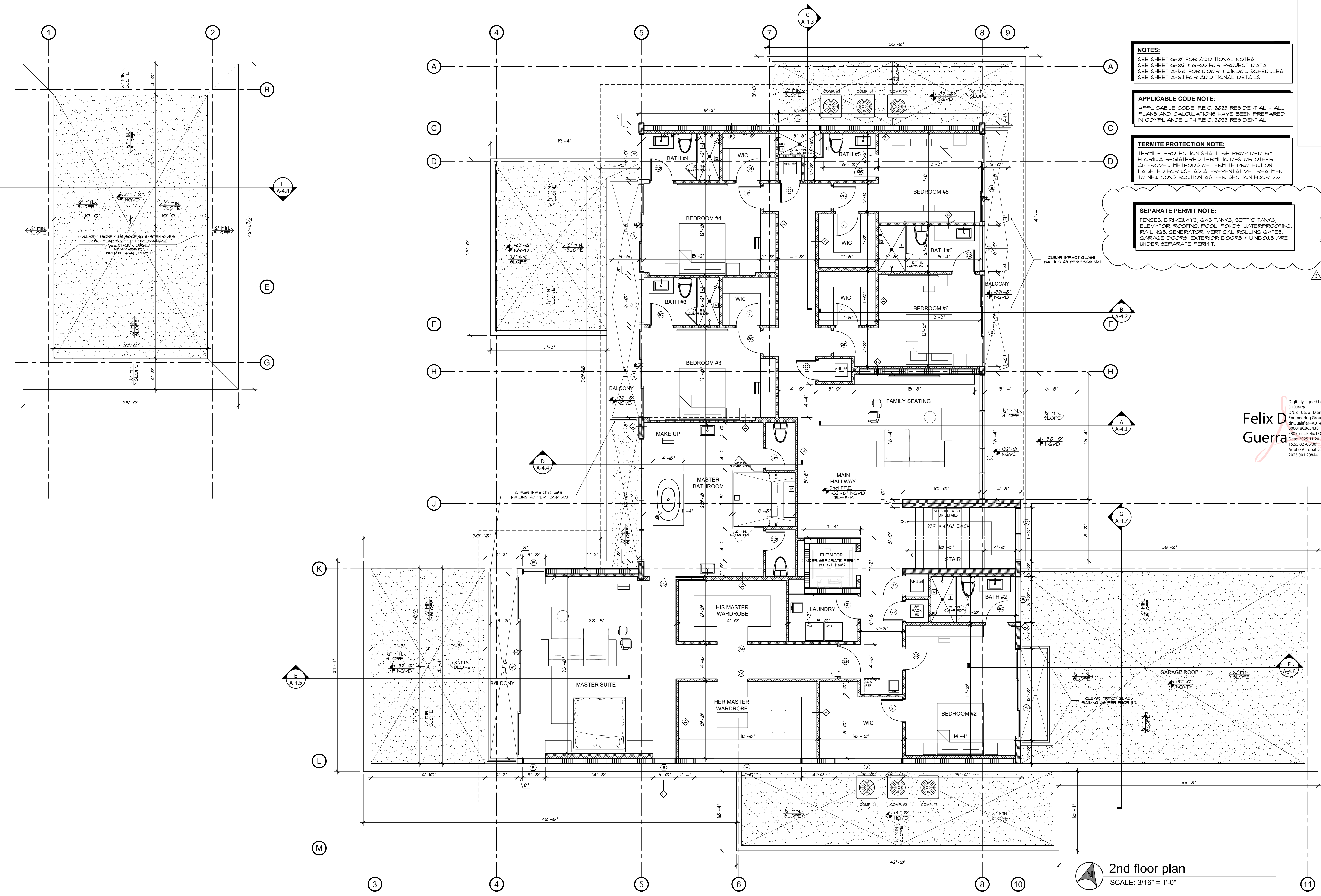


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3	REV#3 10-10-2025 B.D. COMMENTS
4	REV#4 11-20-2025 B.D. COMMENTS

JOB:
12700 - 2409

SHEET:



NOTES:
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SEE SHEET G-02 & G-03 FOR PROJECT DATA
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APPLICABLE CODE NOTE:
APPLICABLE CODE: F.B.C. 2023 RESIDENTIAL - ALL
PLANS AND CALCULATIONS HAVE BEEN PREPARED
IN COMPLIANCE WITH F.B.C. 2023 RESIDENTIAL

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

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

Digitally signed by Felix D Guerra
DN: cn=US, o=D and SG Engineering Group INC, dnQualifier=A0141000
000018CB65438170016
F805, cn=Felix D Guerra
Date: 2025.11.20
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Adobe Acrobat version:
2025.001.20844

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

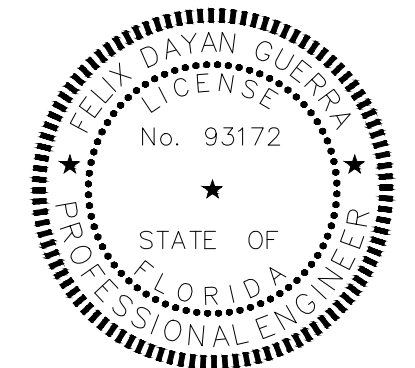
JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
16287 SW 97th ST, Suite 100
MIAMI, FL 33196
A: (786) 312-6511 (305) 209-3436
E: construction@jd-miami.com
www.jdmiami.com

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

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

SHEET TITLE:

CONSULTANT:
A12 DESIGN CORP
(305) 520-9242



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

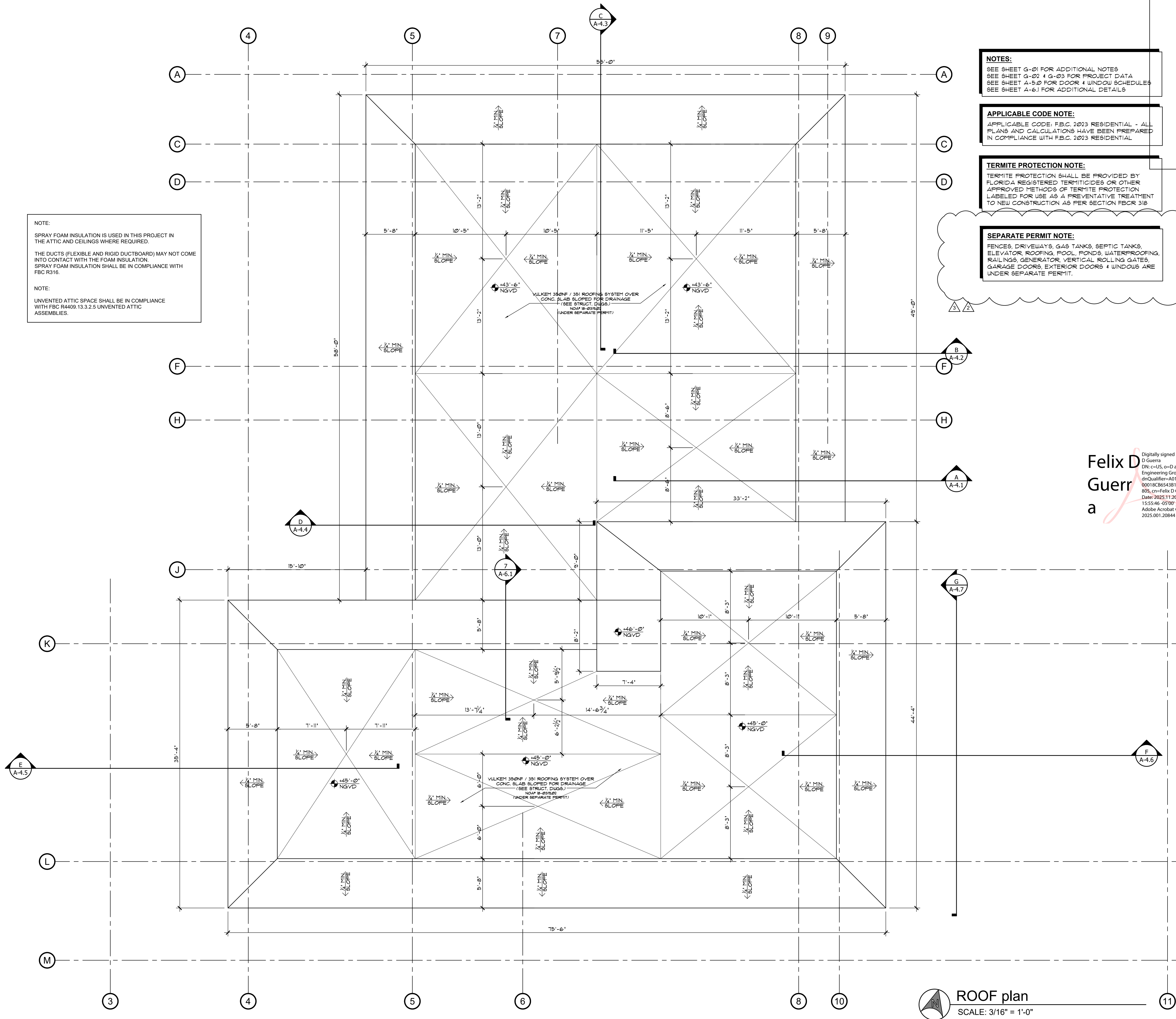
REVISIONS:

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

JOB:
12700 - 2409

SHEET:

A-1.2
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20



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 R409.13.3.2.5 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:
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SEPARATE PERMIT NOTE:
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Felix D. Guerra
a

Digitally signed by Felix D Guerra
DN: cn=Felix D Guerra, o=D Guerra Engineering Group INC, dnQualifier=A01410D00, 0001BC6543B170016F805, cn=Felix D Guerra
Date: 2025.11.20 15:55:46 -0500
Adobe Acrobat version: 2025.001.20844

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E: construction@jd-miami.com
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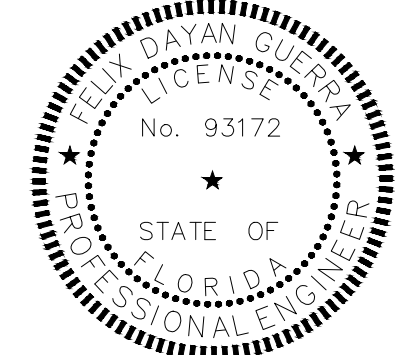
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

SHEET TITLE:

CONSULTANT:

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ARCHITECTURE • STRUCTURE
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REVISIONS:

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

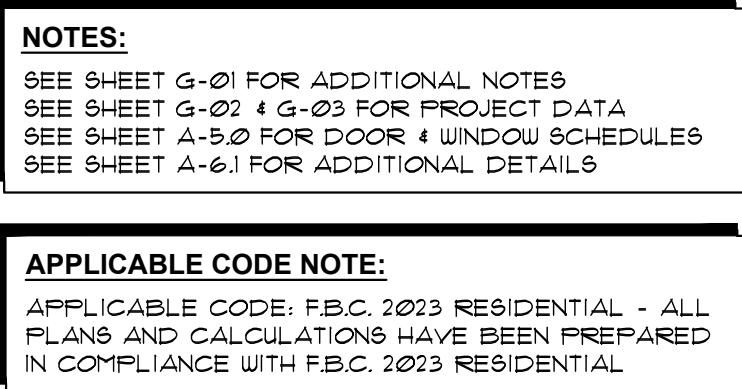
JOB:

12700 - 2409

SHEET:

A-1.3

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20



JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
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E: info@jd-miami.com
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8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY
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PINECREST, FL 33156

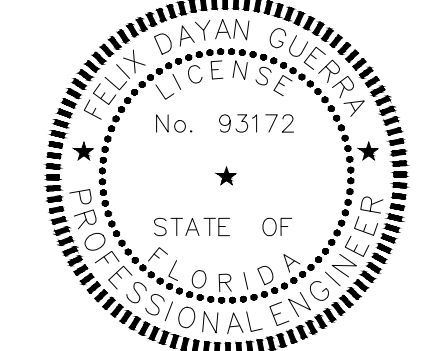
SHEET TITLE:

CONSULTANT:



**Felix D
Guerra**
a

Digitally signed by Felix D Guerra
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Date: 2025.11.20
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Adobe Acrobat version: 2025.001.20844



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REVISIONS:

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

JOB:
12700 - 2409

SHEET:

A-2.1

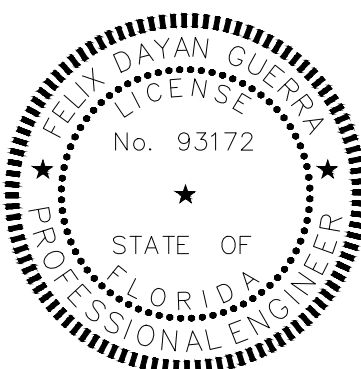
ORIGINAL ISSUE DATE:	05-01-2024
PLOT DATE:	2025-11-20

OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
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PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:



ARCHITECTURE + STRUCTURE

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REVISIONS:

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

JOB:

12700 - 2409

SHEET:

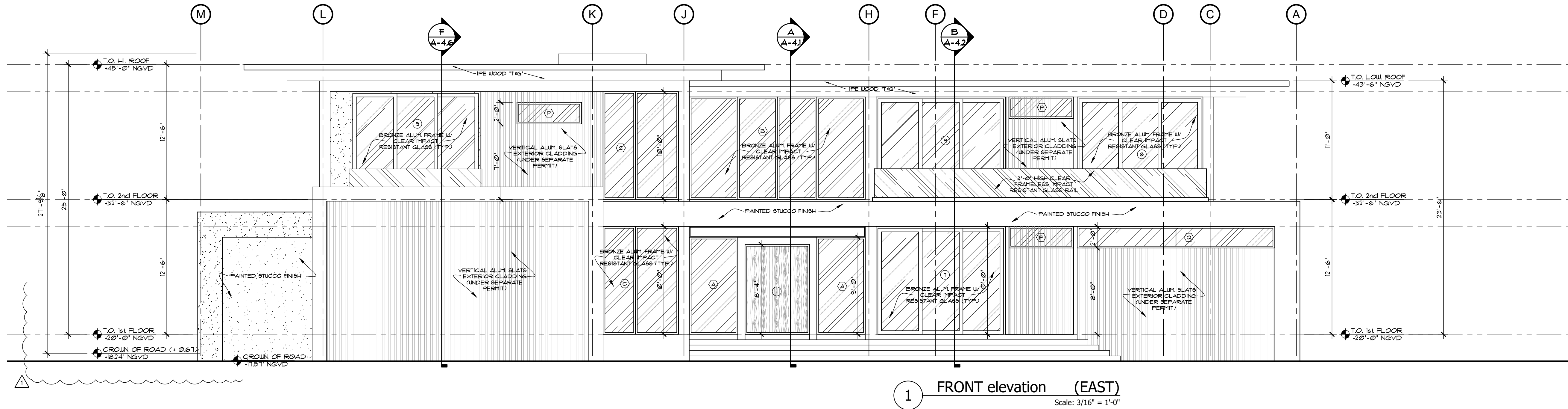
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ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20

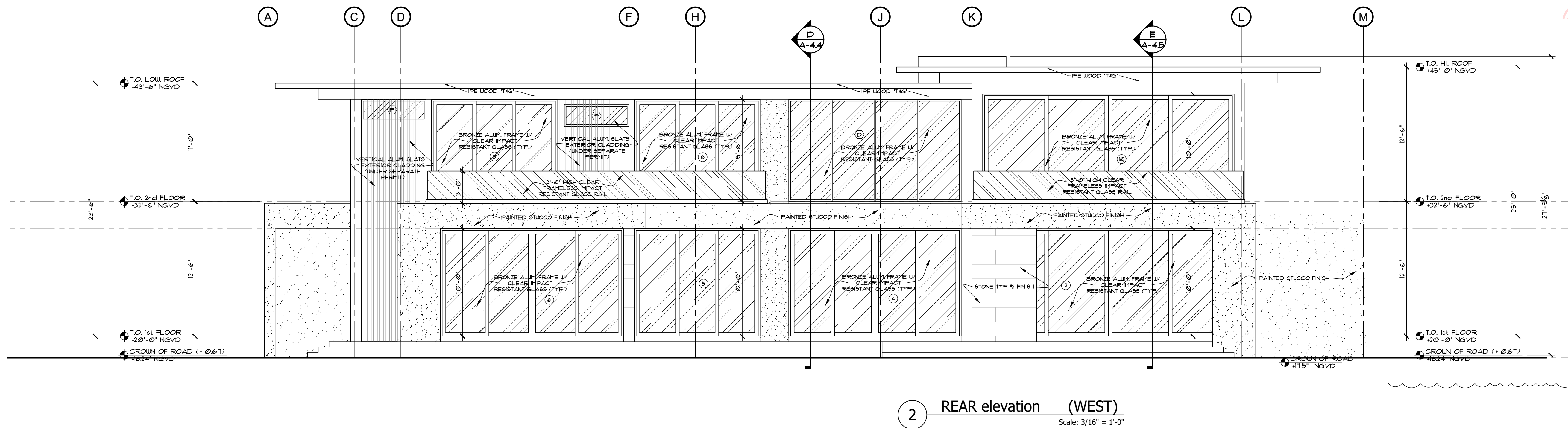
NOTES:
SEE SHEET G-01 FOR ADDITIONAL NOTES
SEE SHEET G-02 & G-03 FOR PROJECT DATA
SEE SHEET A-5.0 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-6.1 FOR ADDITIONAL DETAILS

APPLICABLE CODE NOTE:

APPLICABLE CODE: F.B.C. 2023 RESIDENTIAL - ALL
PLANS AND CALCULATIONS HAVE BEEN PREPARED
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1 FRONT elevation (EAST)
Scale: 3/16" = 1'-0"



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

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

SHEET TITLE:

CONSULTANT:



Felix D
Guerra
a

Digitally signed by Felix D Guerra
DN: cn=Felix D Guerra, o=JD and SG Engineering Group INC, ou=Qualifiers-A0141000, email=000018CB6545B170016F805, cn=Felix D Guerra
Date: 2025.11.20 15:58:29 -0500
Adobe Acrobat version: 2025.001.20844

ARCHITECTURE • STRUCTURE
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(561) 229-2618 PE 93172
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MIAMI, FL 33015
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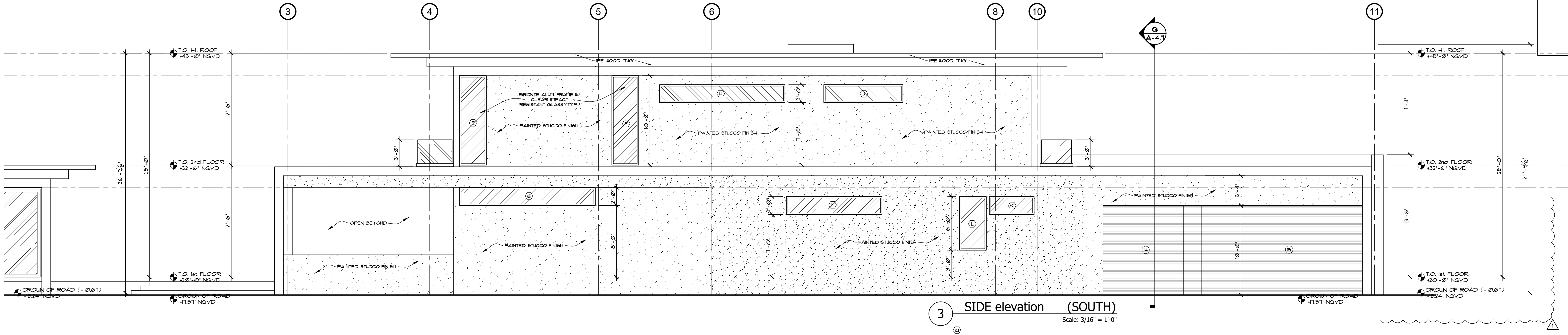
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REV#1 04-02-2025
B.D. COMMENTS

JOB:
12700 - 2409

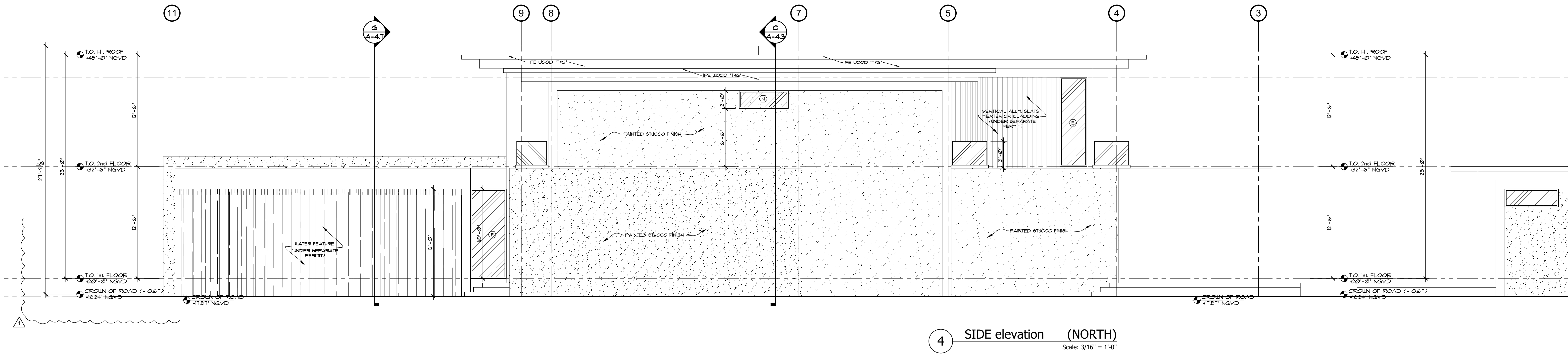
SHEET:

A-3.2

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20



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



4 SIDE elevation (NORTH)
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-50 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-61 FOR ADDITIONAL DETAILS

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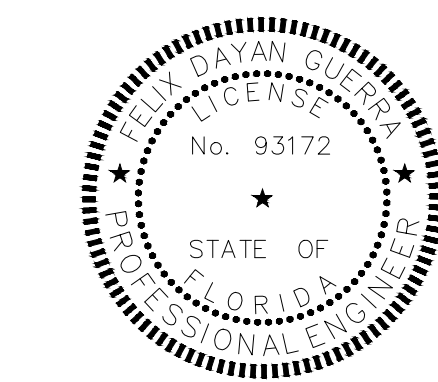


OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL. 33176

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

SHEET TITLE:

CONSULTANT:



ARCHITECTURE + STRUCTURE

FELIX DAYAN GUERRA
16267 SW 97th ST.
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M + E + P ENGINEER

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

REVISIONS:

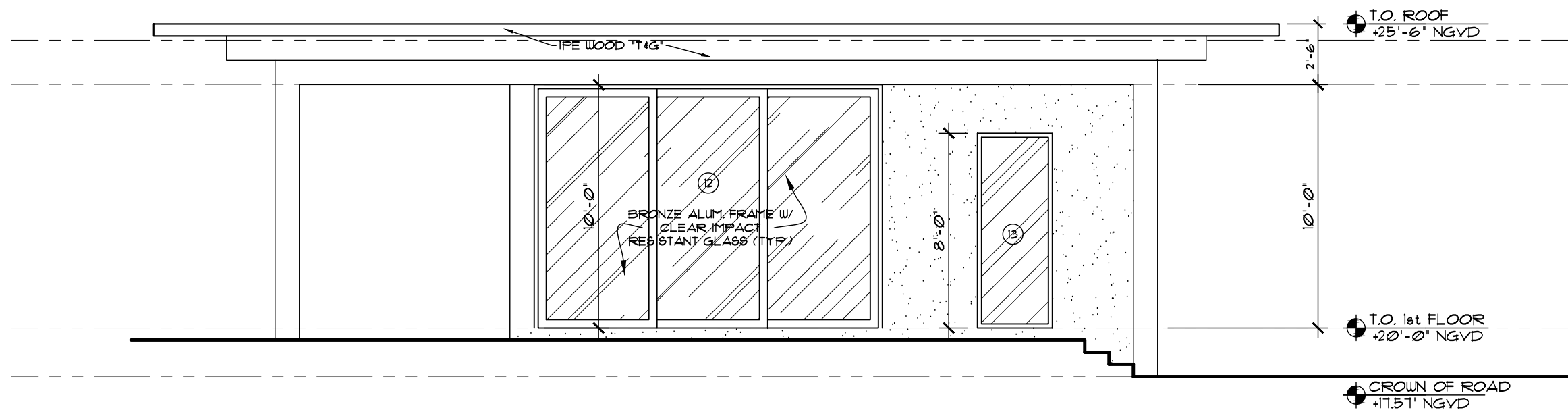
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12700 - 2409

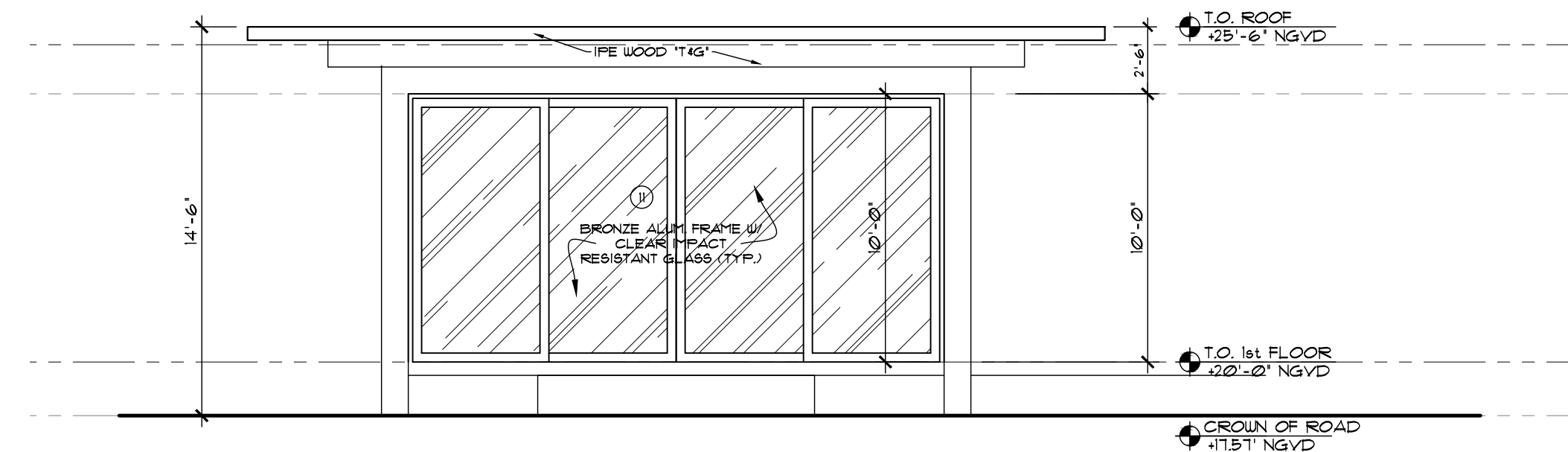
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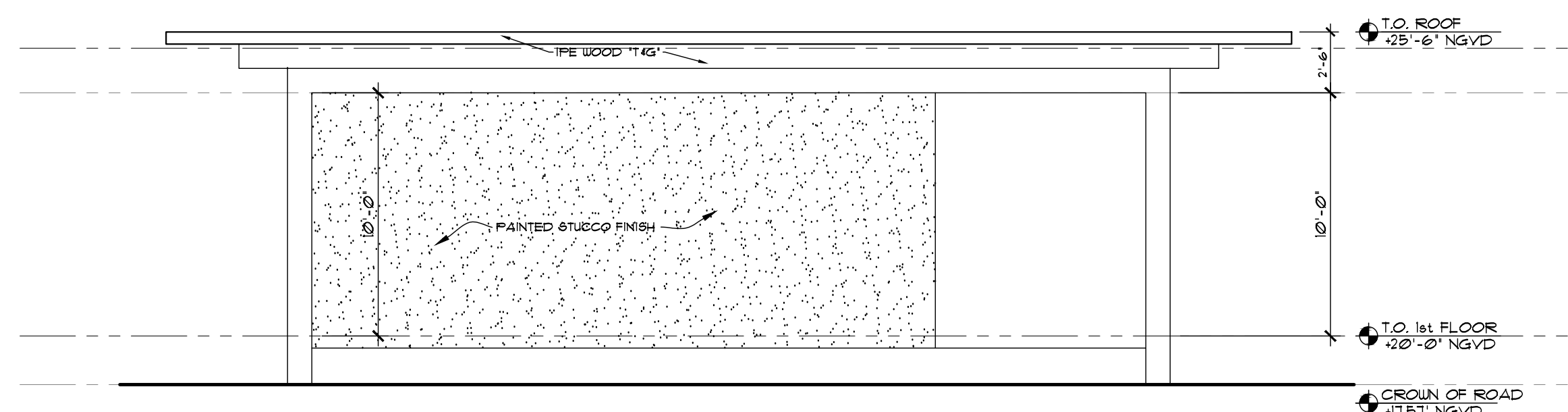
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PLOT DATE: 2025-11-20



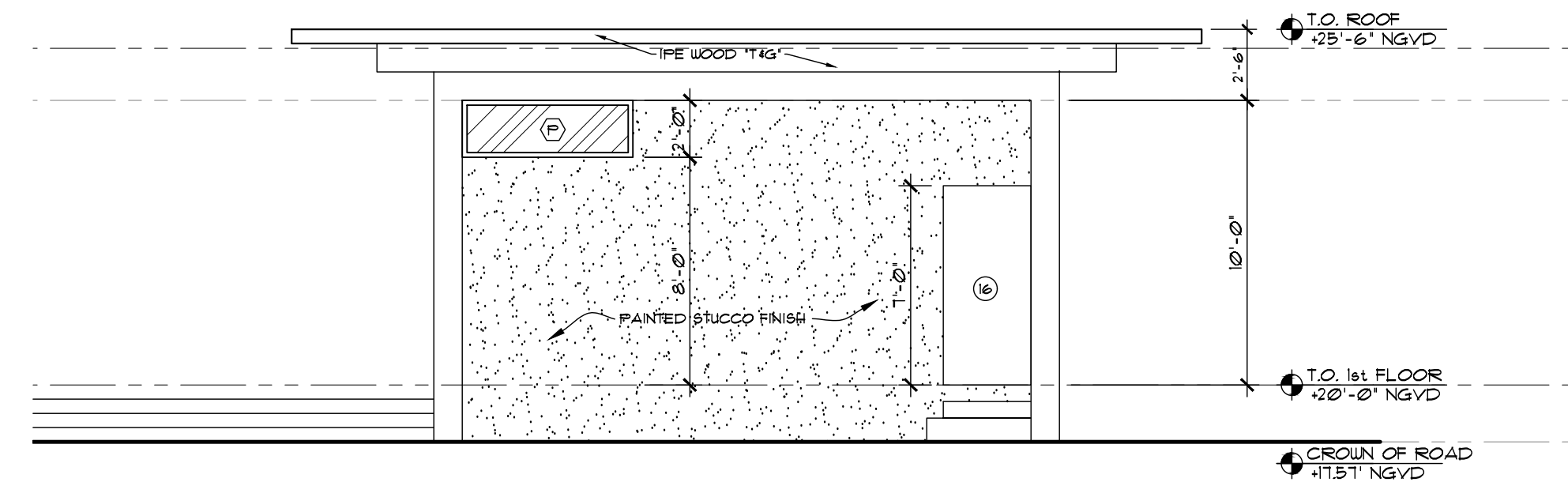
1 FRONT elevation (EAST)
Scale: 3/16" = 1'-0"



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"

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: 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: JDMIAMMI

Yael Oel, CCC, C132279, CRC, F143994,
A: 8879 SW 131st St MIAMI FL 33176,
O: C17681 J 33176 (305) 209-3636
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www.jdmiami.com

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



AI2 DESIGN CORP
(305) 520-9242

**Felix D
Guerra
a**

Digitally signed by Felix D Guerra
DN: cn=US, o=D and SG Engineering Group INC,
dnQualifier=A01410000
00018CB6543B17001F6
805, cn=Felix D Guerra
Date: 2025.11.20
15:59:43 -05'00'
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2025.001.20844

ARCHITECTURE + STRUCTURE

FELIX DAYAN GUERRA
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(561) 229-2618 PE 93172

M + E + P ENGINEER

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(786) 308-9857 PE 58728

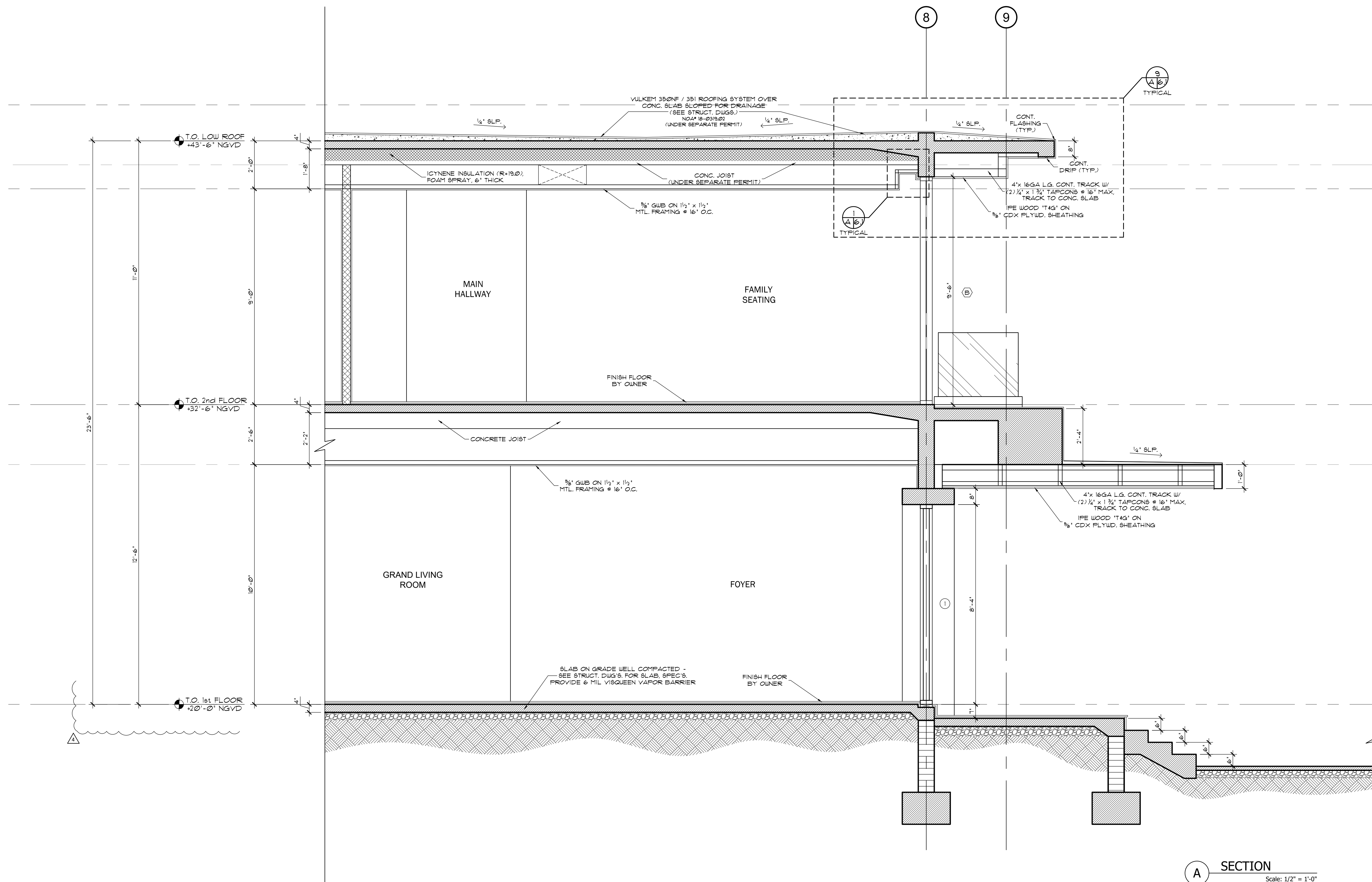
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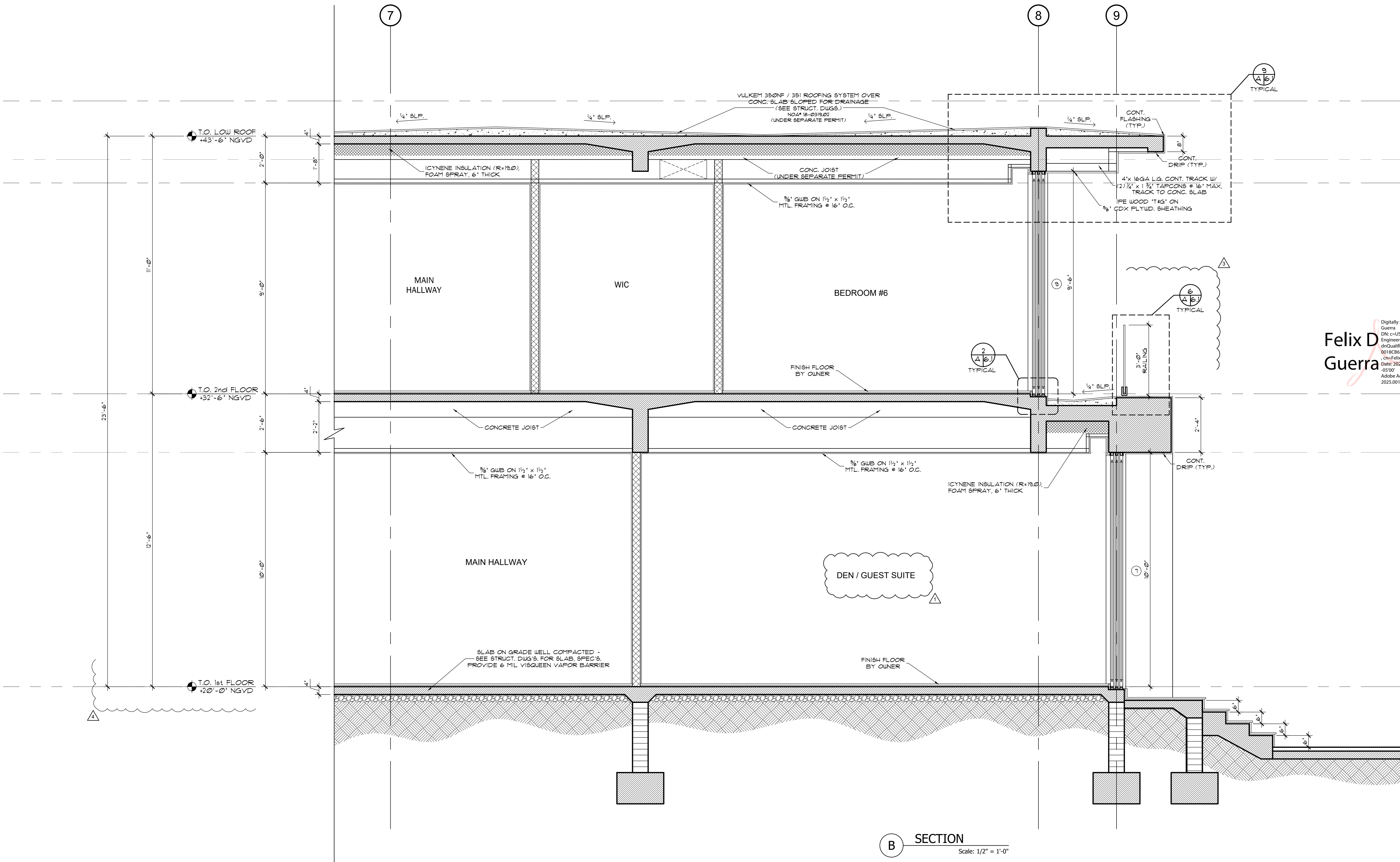
4 REV#4 11-20-2025:
B.D. COMMENTS

JOB:
12700 - 2409
SHEET:

A-4.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20





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

APPLICABLE CODE NOTE:
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JD MIAMI
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E: construction@jd-miami.com
www.jdmiami.com

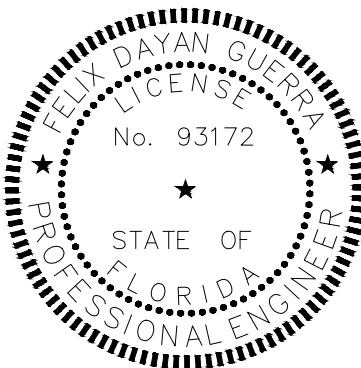
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

SHEET TITLE:

CONSULTANT:
A12 DESIGN CORP
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Digitally signed by Felix D
Guerra
DN: cn=US, o=D and SG
Engineering Group INC,
dnQualifier=A014100000
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, cn=Felix D Guerra
Date: 2025.11.20 16:00:29
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REVISIONS:	
△	REV#1 04-02-2025: B.D. COMMENTS
△	REV#3 10-10-2025: B.D. COMMENTS
△	REV#4 11-20-2025: B.D. COMMENTS

JOB:
12700 - 2409

SHEET:

A-4.2

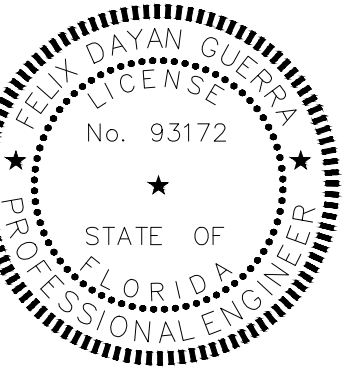
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SHEET TITLE:

CONSULTANT:



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REVISIONS:

REV# 11-20-2025
B.D. COMMENTS

JOB:
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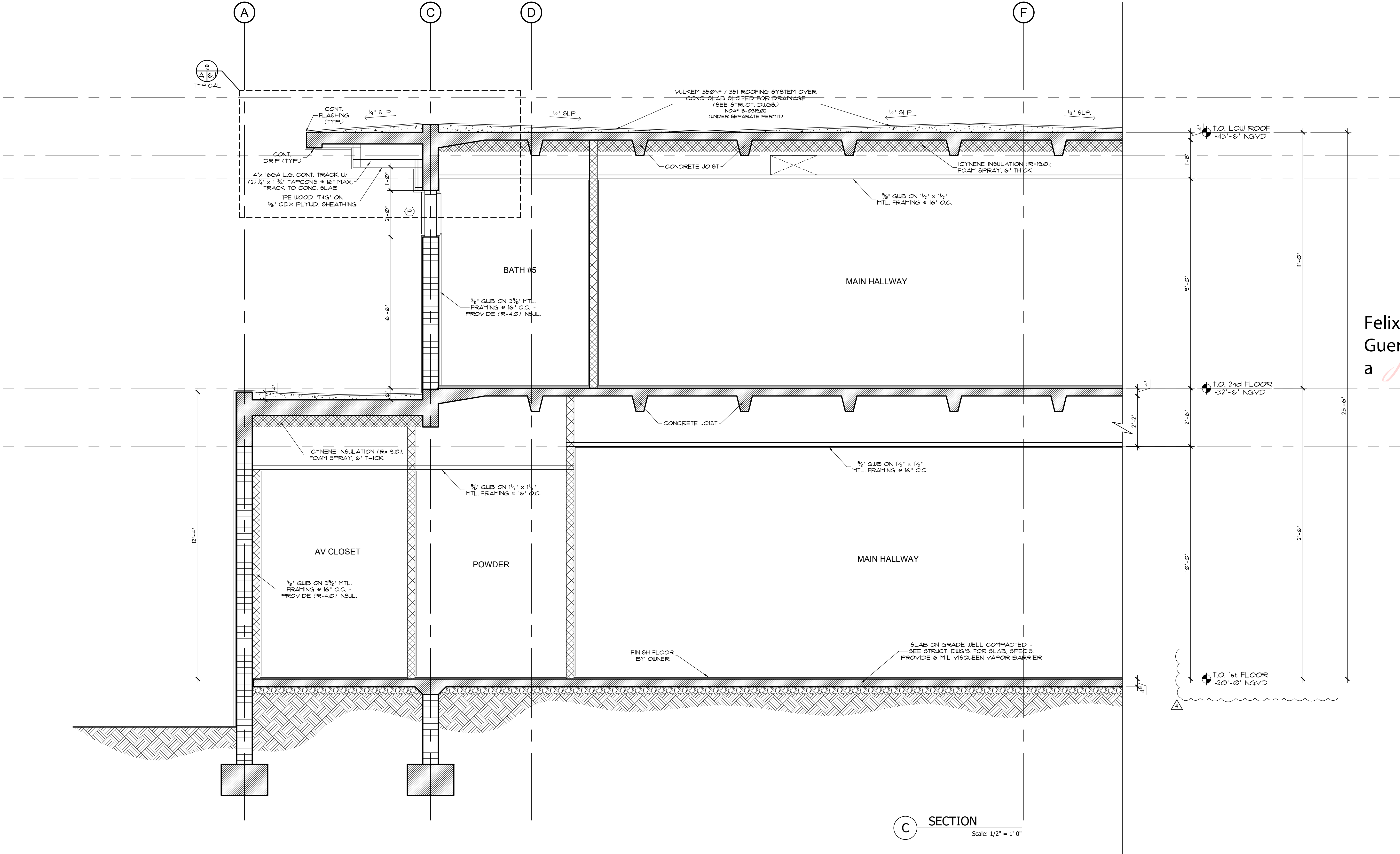
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A-4.3

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20

NOTES:
SEE SHEET G-01 FOR ADDITIONAL NOTES
SEE SHEET G-02 & G-03 FOR PROJECT DATA
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APPLICABLE CODE NOTE:
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NOTES:
SEE SHEET A-03 FOR ADDITIONAL NOTES
SEE SHEET A-00 FOR PROJECT DATA
SEE SHEET A-50 FOR DOOR & WINDOW SCHEDULES
SEE SHEET A-61 FOR ADDITIONAL DETAILS

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

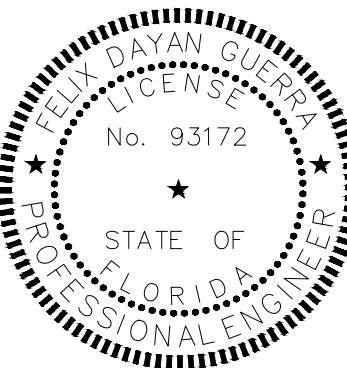
JOB TITLE:
**NEW SINGLE FAMILY
RESIDENCE**
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:



Digitally signed by Felix D Guerra
DN: cn=US, o=D and SG Engineering Group INC, dnQualifier=A0141000, 000018CB65438170016 F895, cn=Felix D Guerra
Date: 2025.11.20 16:01:42 -05'00'
Adobe Acrobat version: 2025.001.20844



ARCHITECTURE • STRUCTURE

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(786) 308-9857 PE 58728

REVISIONS:

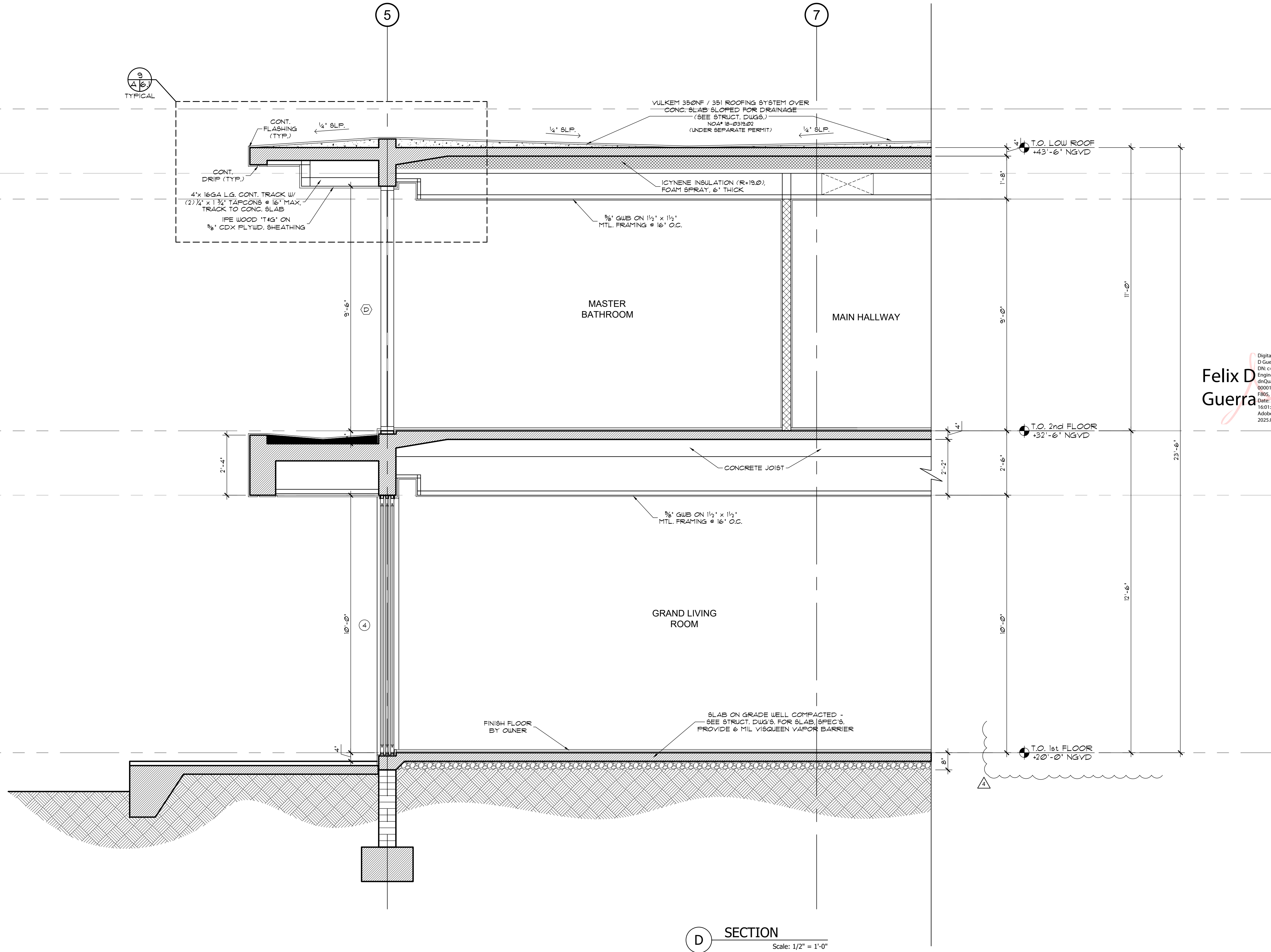
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B.D. COMMENTS

JOB:
12700 - 2409

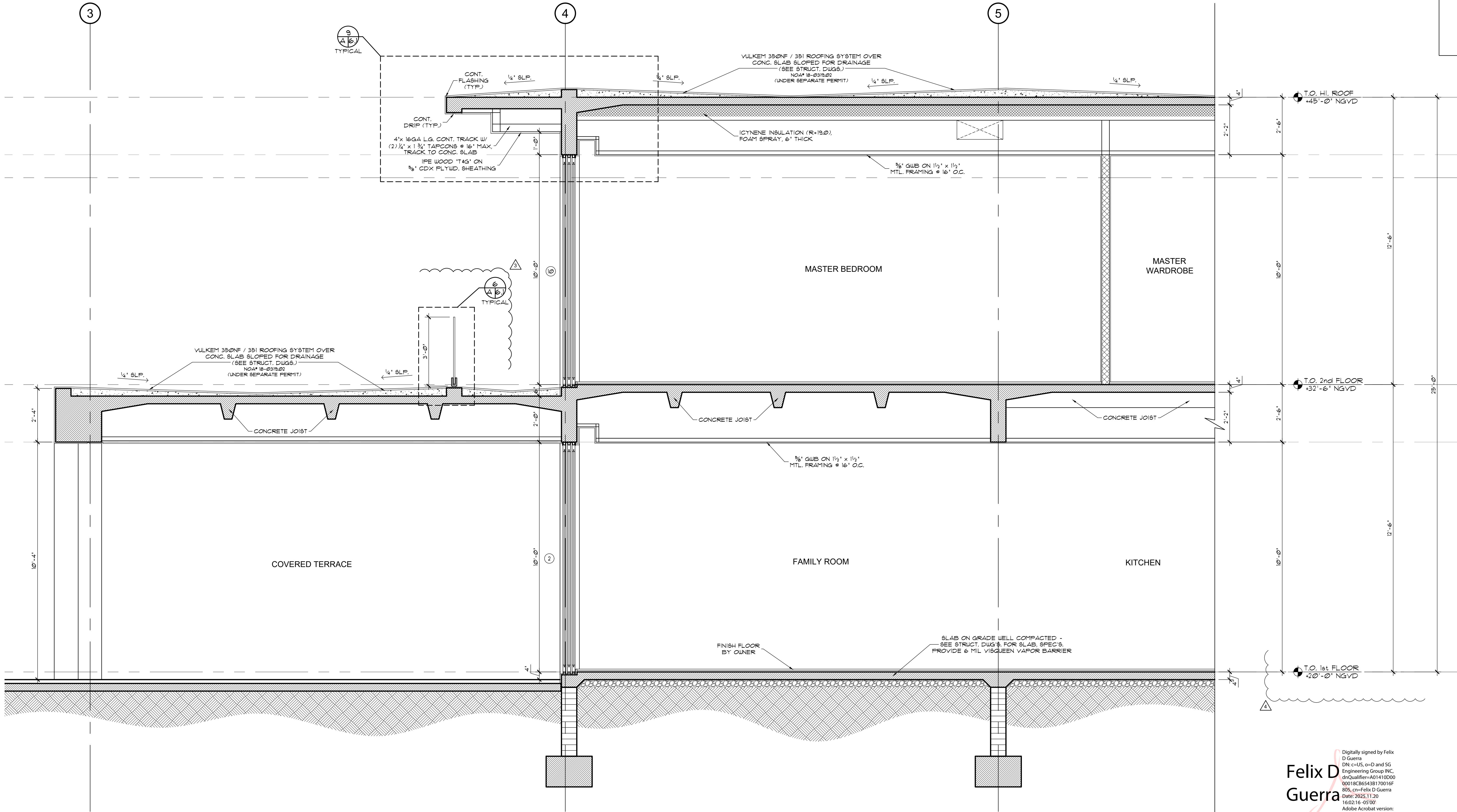
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ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20



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



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

APPLICABLE CODE NOTE:
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160216-0500
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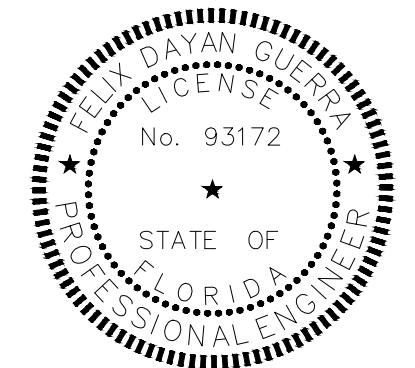
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SHEET TITLE:

CONSULTANT:

A12 DESIGN CORP
(305) 520-9242



ARCHITECTURE • STRUCTURE
FELIX DAYAN GUERRA
16267 SW 97th ST.
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(561) 229-2618 PE 93172
M • E • P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
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REVISIONS:

△	REV#3 10-10-2025
△	B.D. COMMENTS
△	REV#4 11-20-2025
△	B.D. COMMENTS

Digitally signed by Felix D Guerra
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805, cn=Felix D Guerra
Date: 2025.11.20
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Adobe Acrobat version:
2025.001.20844

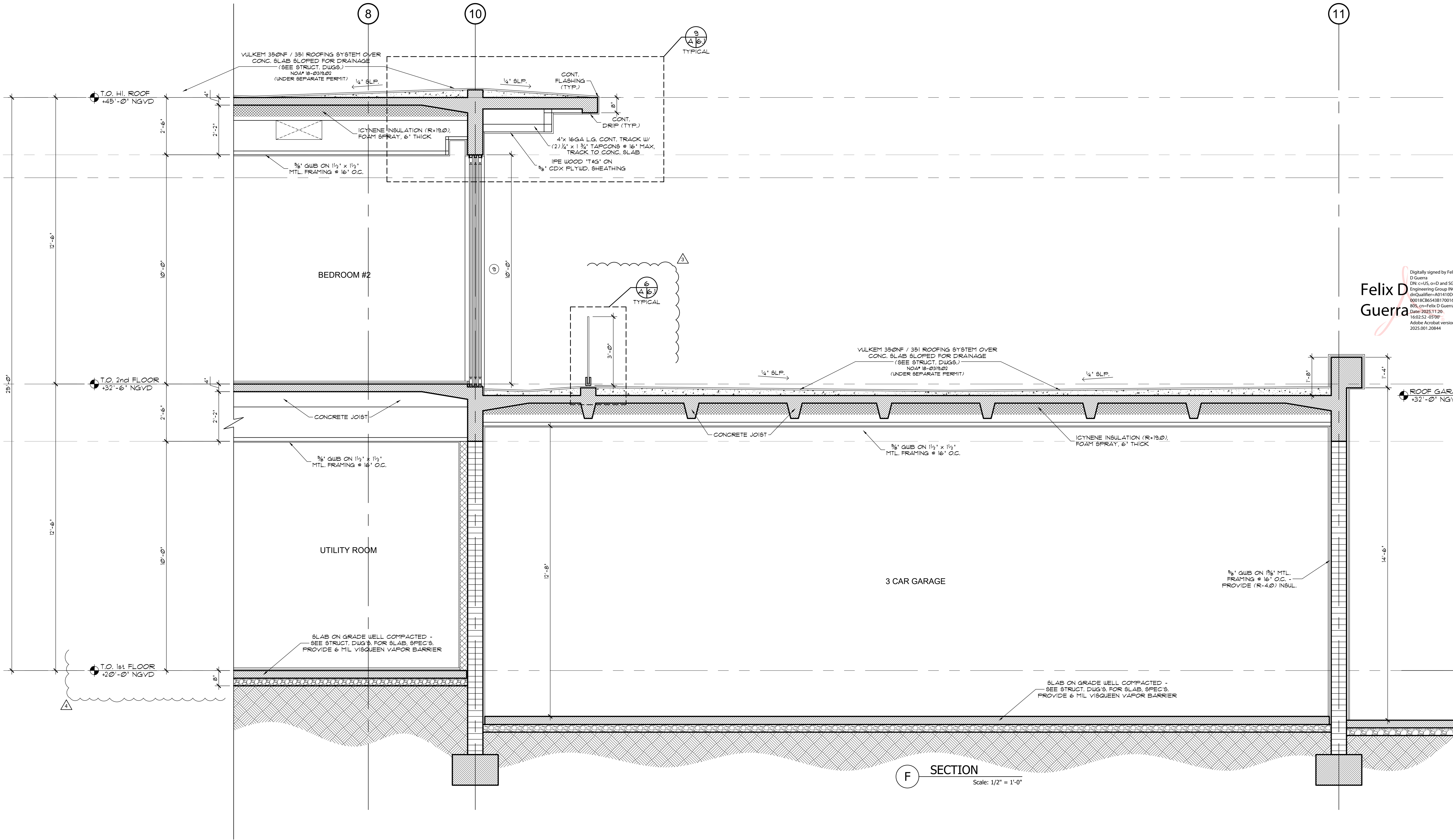
E SECTION
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JOB:
12700 - 2409

SHEET:

A-4.5

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20



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

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

JD MIAMI
GENERAL CONTRACTOR
DBA: JD-MIAMI
16694
A: 8879 SW 131st ST MIAMI, FL 33176
C: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
www.jdmiami.com

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

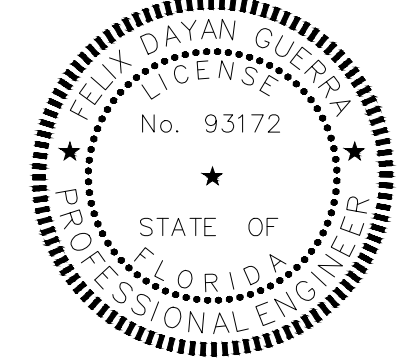
JOB TITLE:
**NEW SINGLE FAMILY
RESIDENCE**
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

A12 DESIGN CORP
(305) 520-9242

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, ou=Qualifier-801410000, 00018C865438170016F, 805, cn=Felix D Guerra
Date: 2025.11.20, 16:02:52 -0500
Adobe Acrobat version: 2025.001.20944



ARCHITECTURE + STRUCTURE

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REVISIONS:

△	REV#3 10-10-2025 B.D. COMMENTS
△	REV#4 11-20-2025 B.D. COMMENTS

JOB:
12700 - 2409

SHEET:

A-4.6

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20

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

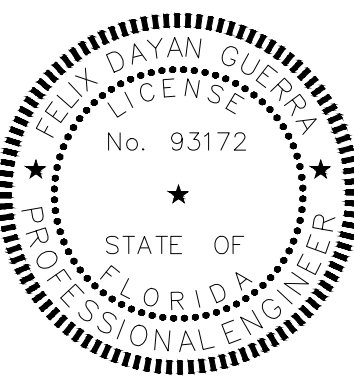
APPLICABLE CODE NOTE:
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OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

JOB TITLE:
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SHEET TITLE:

CONSULTANT:



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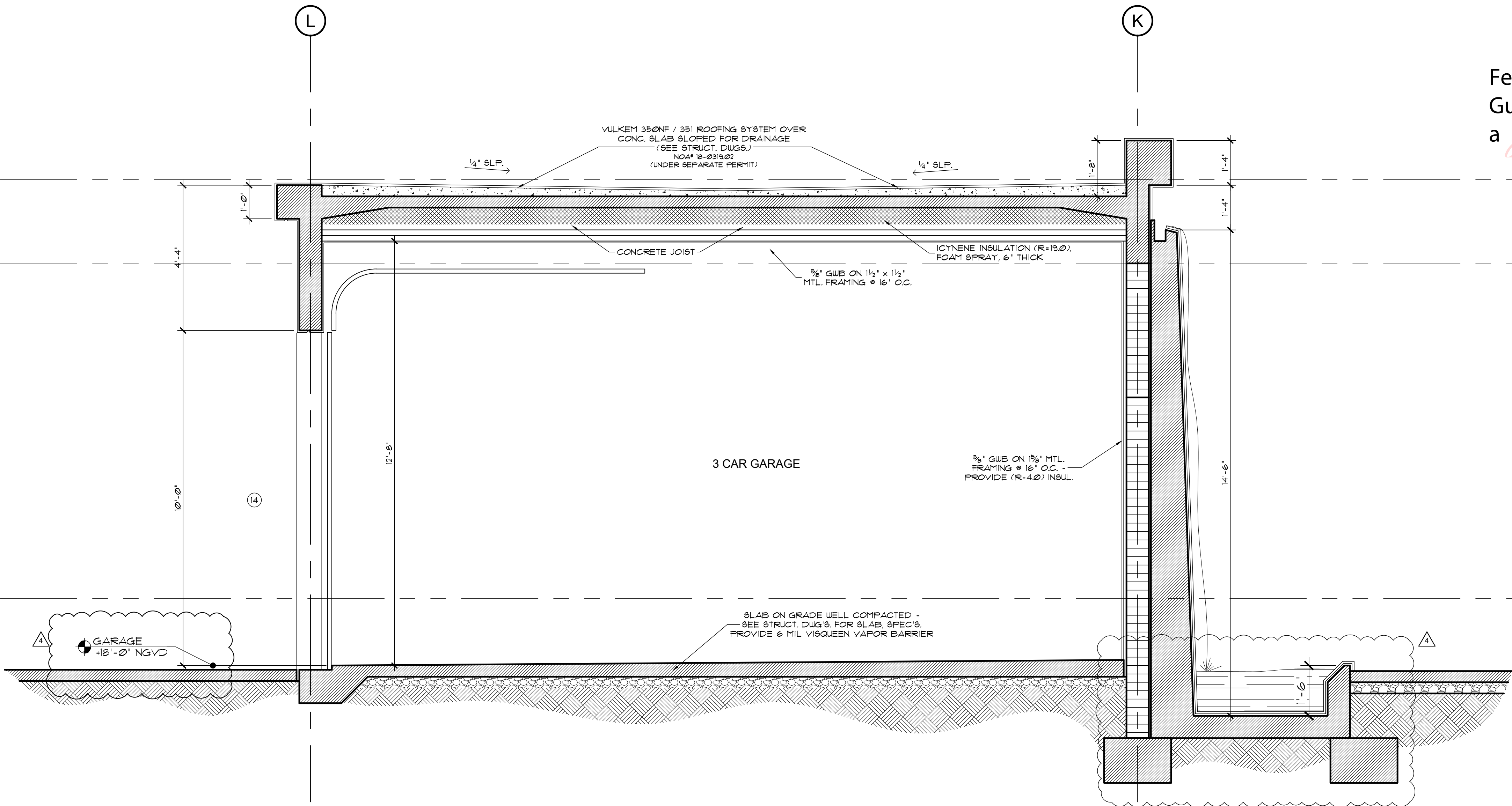
REVISIONS:
REV#4 11-20-2025:
B.D. COMMENTS

JOB:
12700 - 2409

SHEET:

A-4.7

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20



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

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

APPLICABLE CODE NOTE:
APPLICABLE CODE: F.B.C. 2023 RESIDENTIAL - ALL
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OWNER:
12700 ROLLING, LLC.
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MIAMI, FL 33176

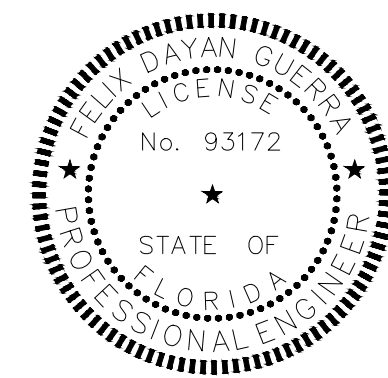
JOB TITLE:
**NEW SINGLE FAMILY
RESIDENCE**
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:



**Felix D
Guerra**
Digitally signed by Felix D
Guerra
DN: cn=Felix D Guerra,
Engineering Group INC,
dnQualifier=A01410D000
0018C965438170016F80
5, ou=Felix D Guerra,
Date: 2025.11.20 16:04:08
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Adobe Acrobat version:
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REVISIONS:

REV#4 11-20-2025
B.D. COMMENTS

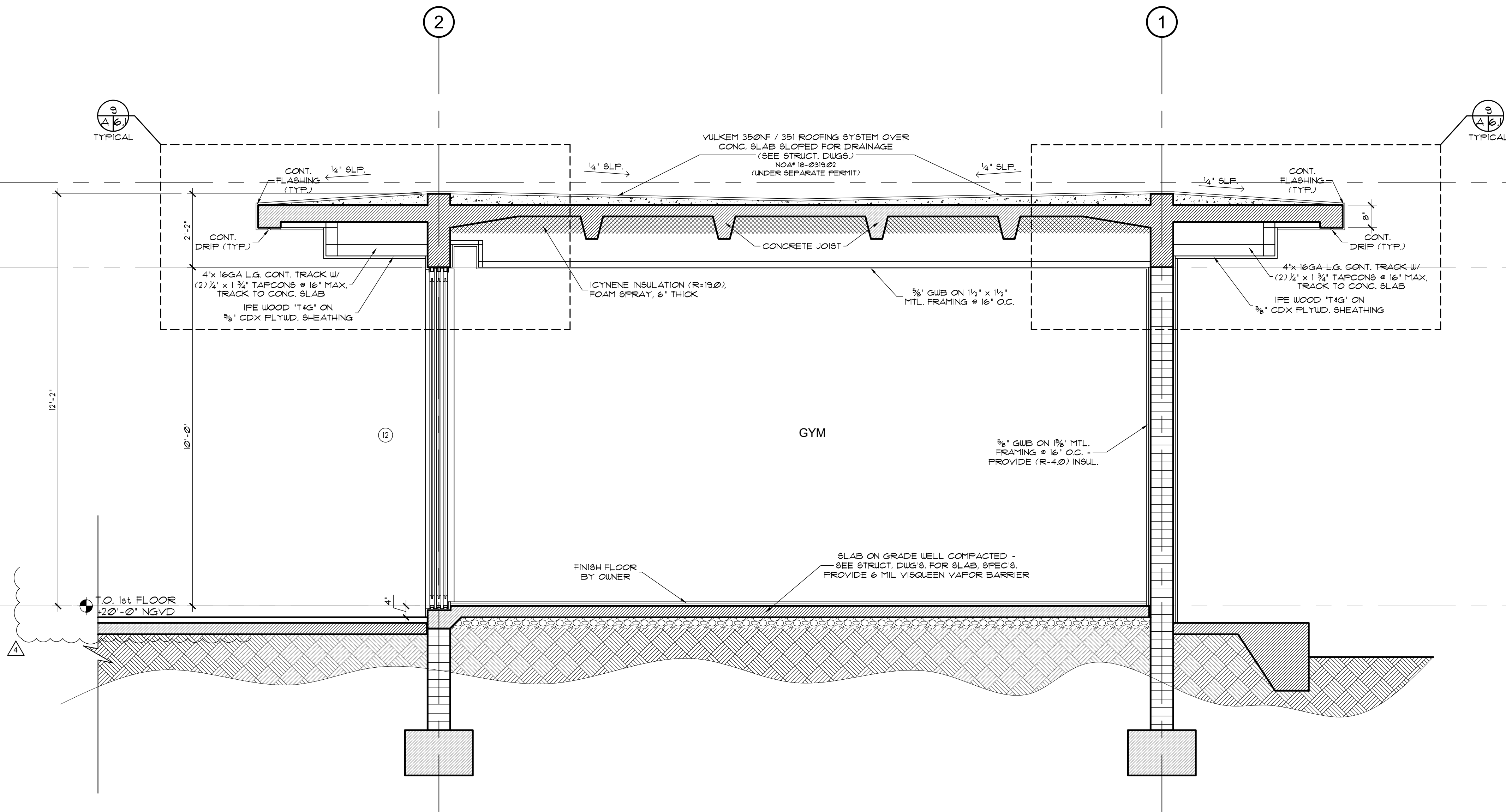
JOB:

12700 - 2409

SHEET:

A-4.8

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-11-20



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

