

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: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D0000018C96543B170016F805, cn=Felix D Guerra
Date: 2025.12.09 10:33:05 -05'00'
Adobe Acrobat version: 2025.001.20937

JD MIAMI
GENERAL CONTRACTOR
DBA: JD-MIAMI
12700 ROLLING ROAD DR.
PINECREST, FL 33156
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
www.jdmiami.com

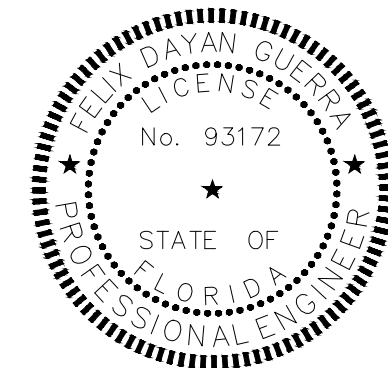
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

SHEET TITLE:

CONSULTANT:

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:

REVISIONS:

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

JOB:
12700 - 2409

SHEET:

COVER

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-12-05

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



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

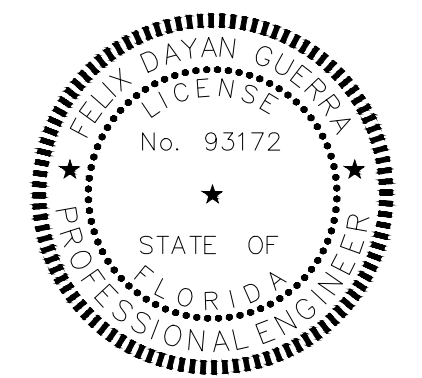
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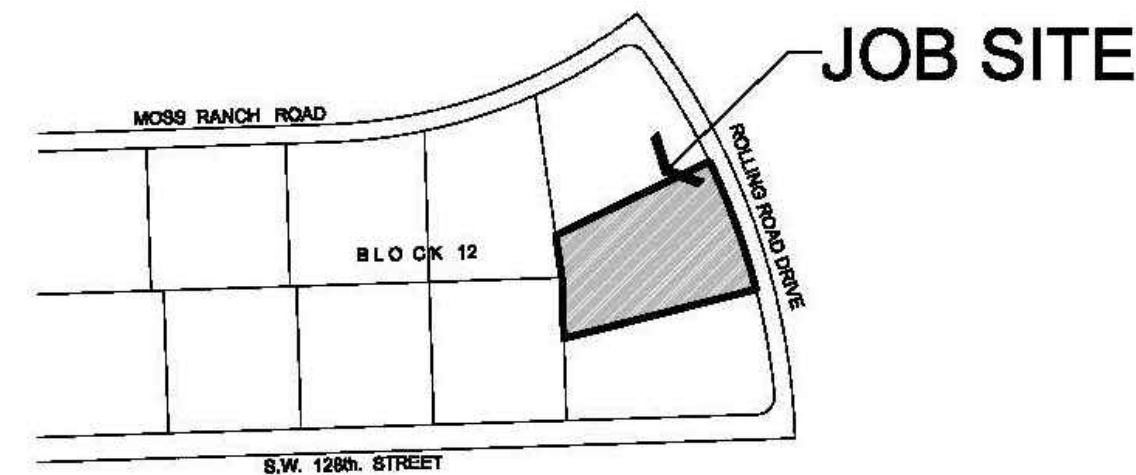
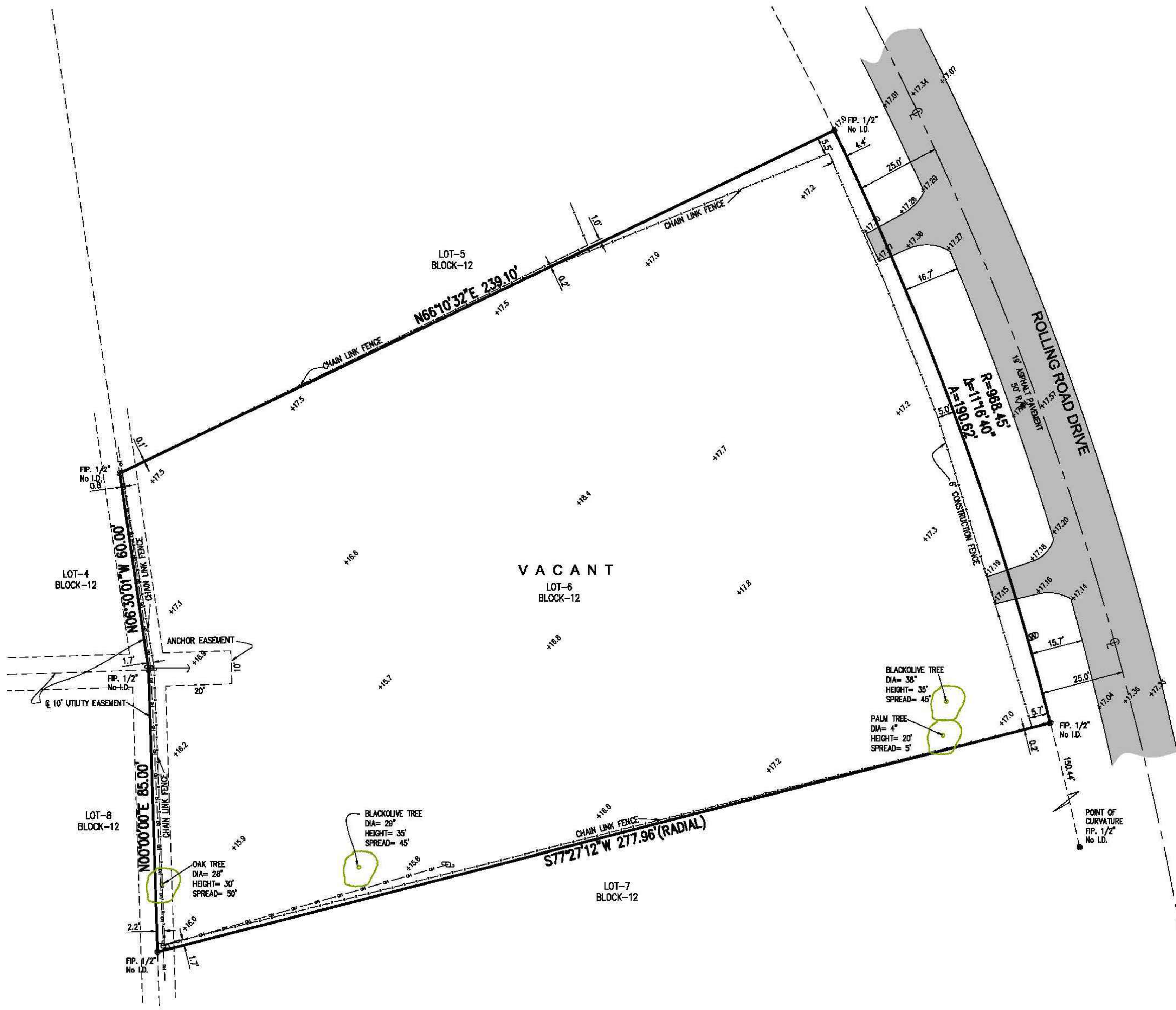
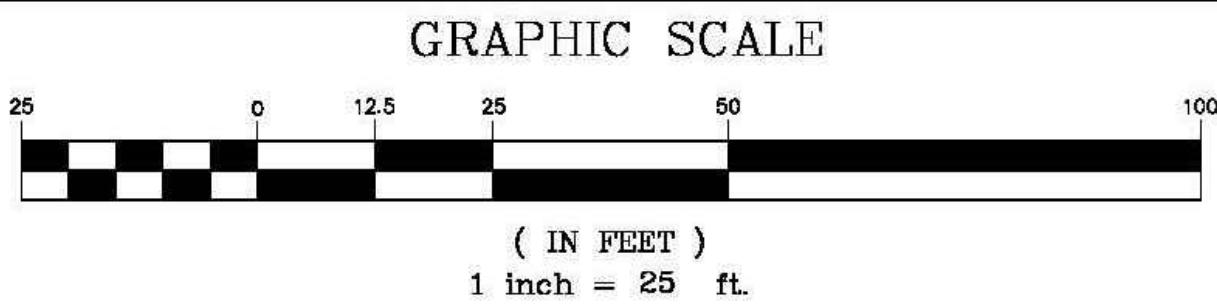
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12700 - 2409
SHEET:

I-0.0

ORIGINAL ISSUE DATE: 05-01-2024
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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 |
| BG = Bearing | | ⊗ | Light Pole | F.F.P. | Found Iron Pipe/Post |
| 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. | Lease 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.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-17.05 I, 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

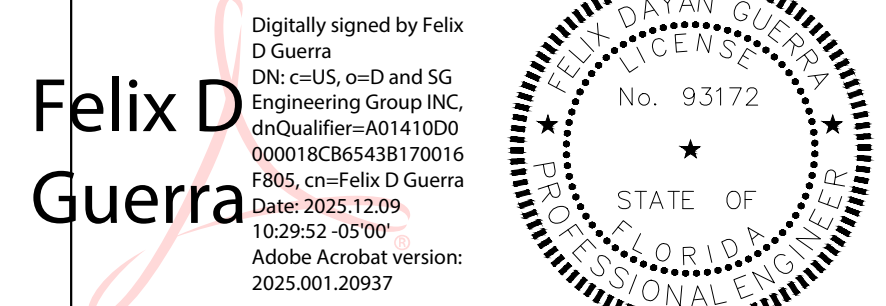


OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

SHEET TITLE:

CONSULTANT:



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:
12700 - 2409

SHEET:

A-0.00

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-12-05

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%	4,211.20 SQ. FT.	(9.99%)	4,216 SQ.FT.
		(SEE G-03 FOR DETAILS)		
MAXIMUM IMPERVIOUS SURFACE:	45% MAX	2,003.10 SQ. FT.	(4.01%)	17,409 SQ.FT.
MINIMUM GREEN SPACE:	55% MIN.	24,484.90 SQ. FT.	(59.93%)	25,363 SQ.FT.
		(SEE G-04 FOR DETAILS)		
SET BACK:				
FRONT		50.00'		54'-11 1/2"
REAR		25.00'		94'-6"
NORTH SIDE		20'		37'-10 1/2"
SOUTH SIDE		20'		26'-8"
ACCESSORY STRUCTURE	5%	2,130.60 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:		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.

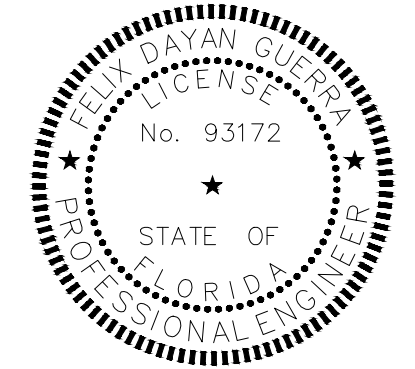
JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
16894
A: 8879 SW 131st ST MIAMI, FL 33176
C: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
www.jd-miami.com

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SHEET TITLE:

Felix D Guerra
CONSULTANT:
AI2 DESIGN CORP
(305) 520-9242



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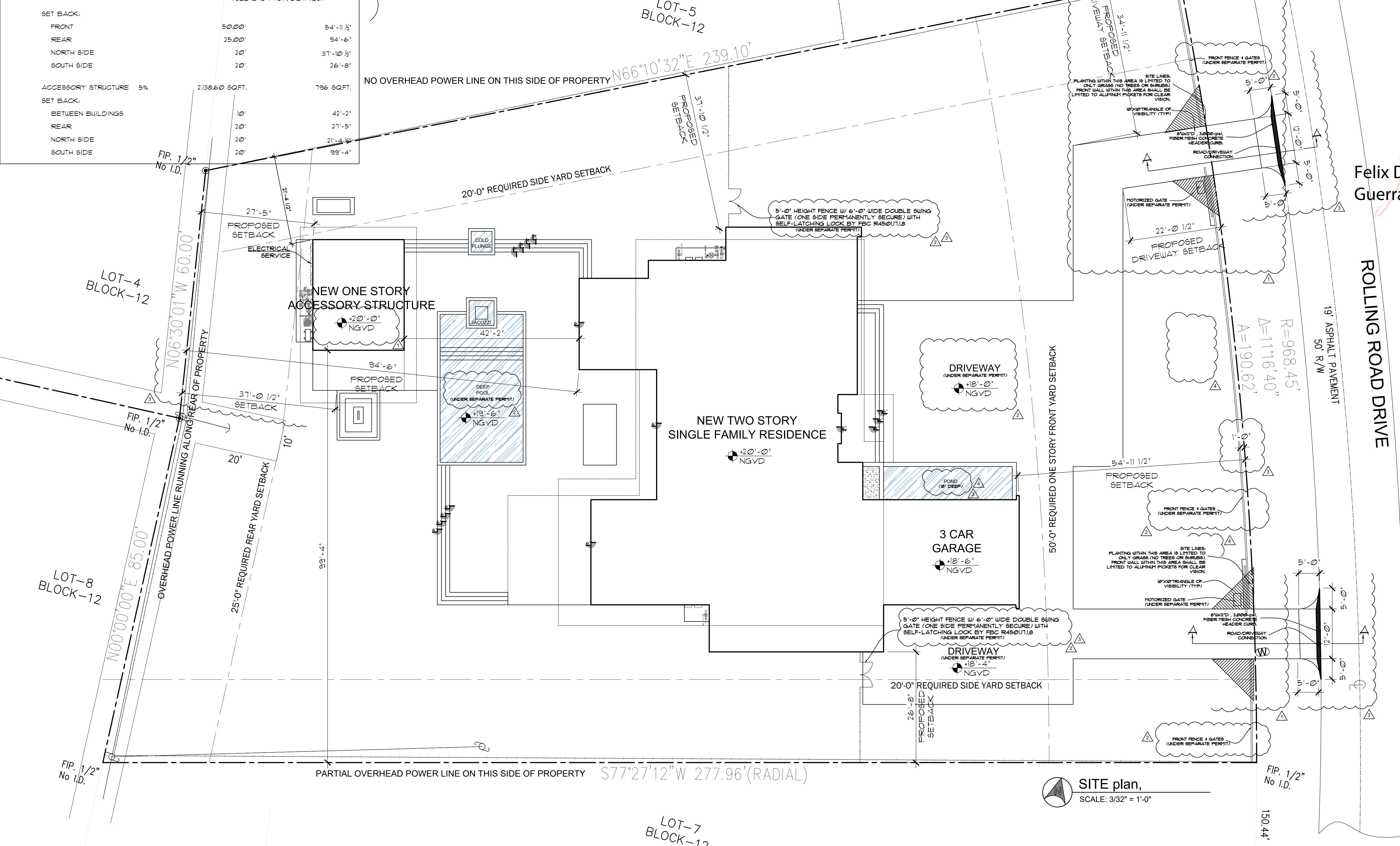
REVISIONS:	
△	REV#1 04-02-2025: B.D. COMMENTS
△	REV#2 07-08-2025: B.D. COMMENTS
△	REV#3 10-10-2025: B.D. COMMENTS
△	REV#4 11-20-2025: B.D. COMMENTS

JOB:
12700 - 2409

SHEET:

G-02

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-12-05



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:

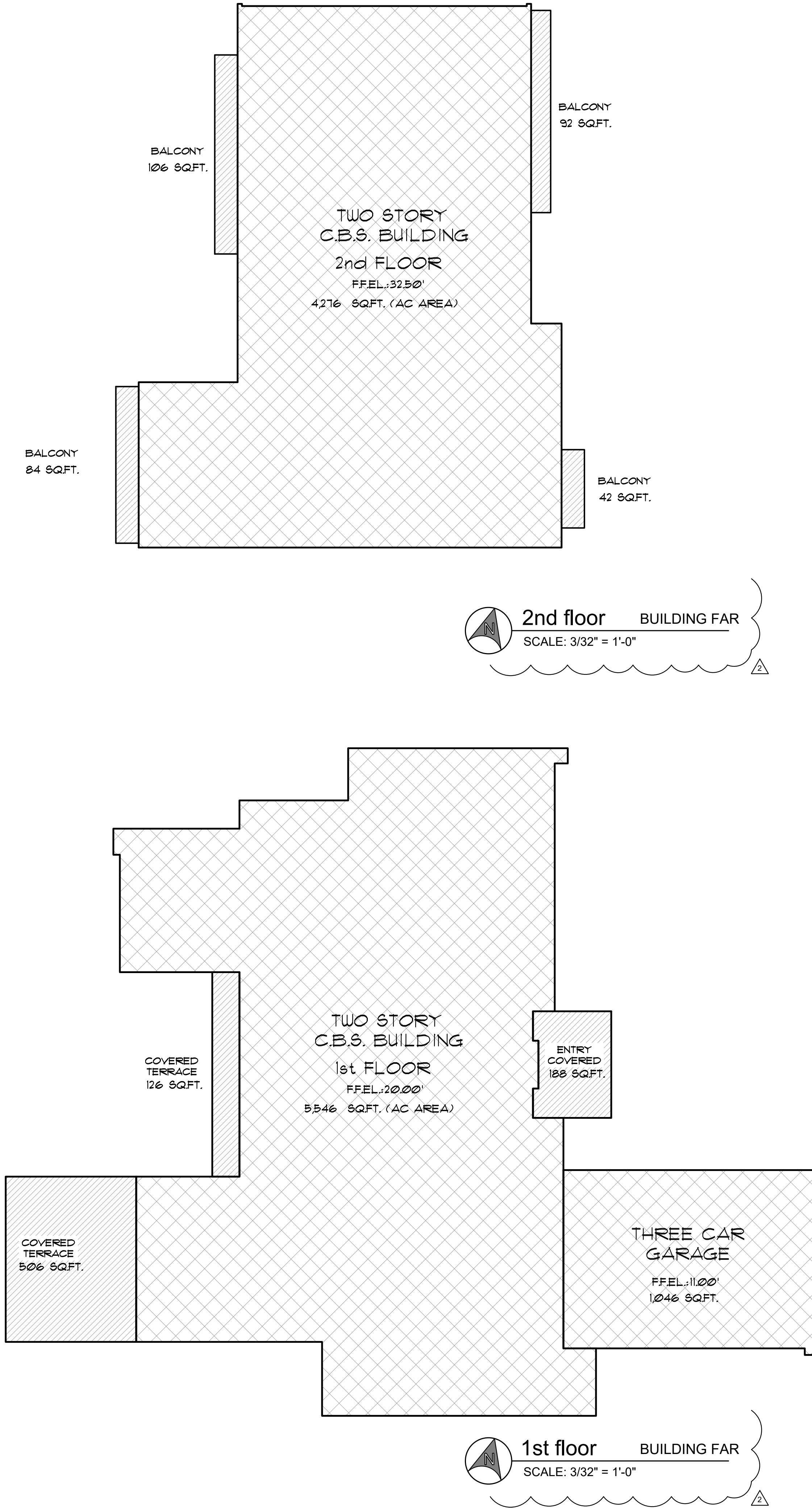
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CABANA (ACCESSORY STRUCTURE) FF.E.L.: 20.00' 586 SQ.FT. (AC AREA)
COVERED TERRACE 210 SQ.FT.



BUILDING FAR (Overlay w/ 2nd Floor)

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



Felix D
Guerra

Digitally signed by Felix
D Guerra
DN: c=US, o=D and SG
Engineering Group INC,
ou=Qualifier-A0141000
000018C865438170016
F805, cn=Felix D Guerra
Date: 2025.12.09
10:26:16 -05'00'
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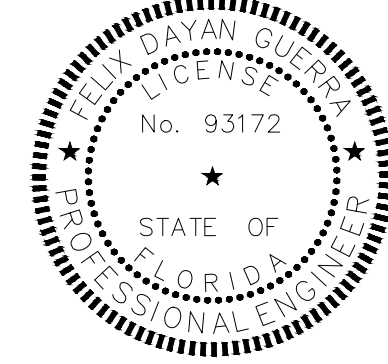
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2025-12-05

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	506 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

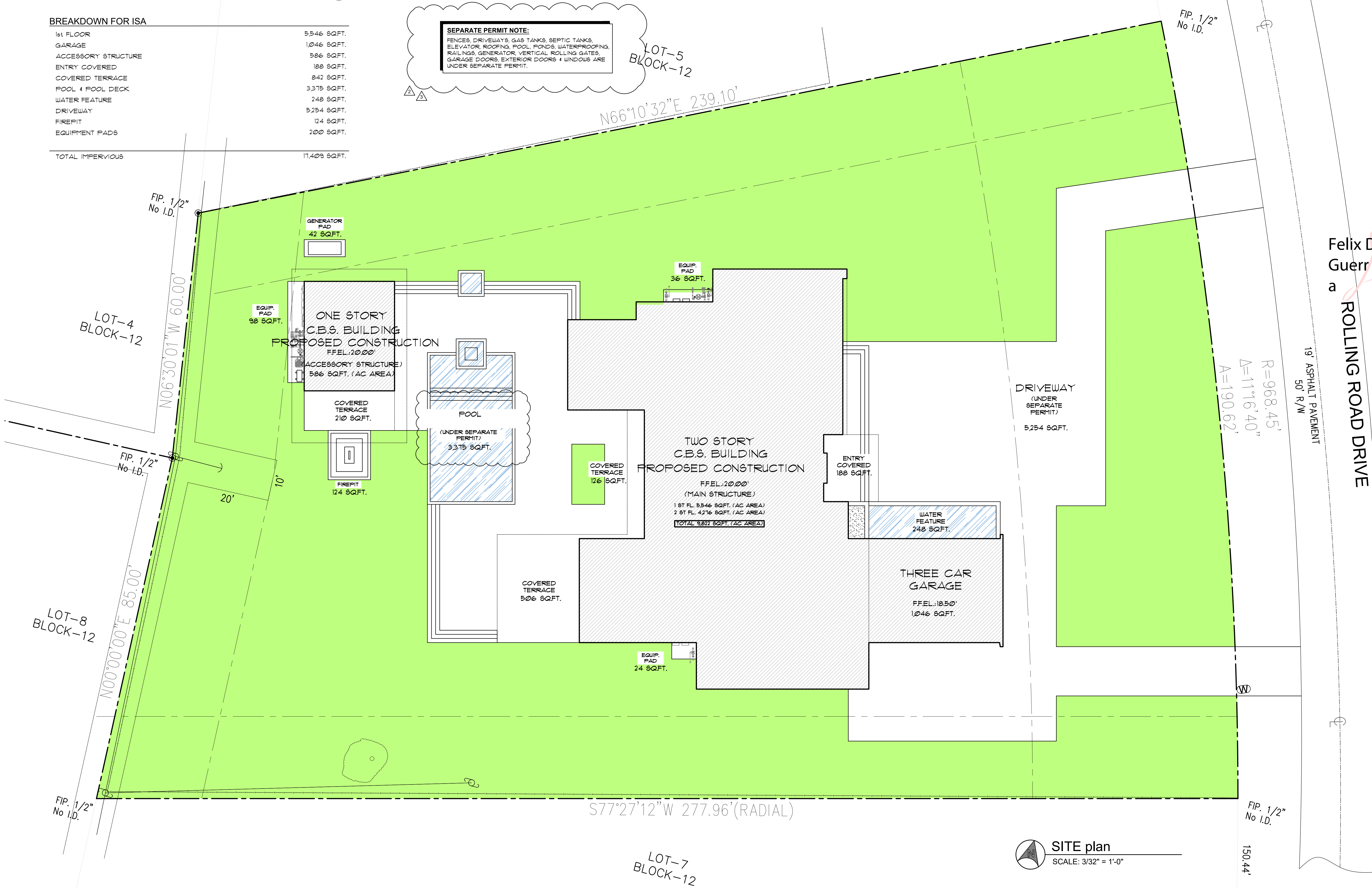
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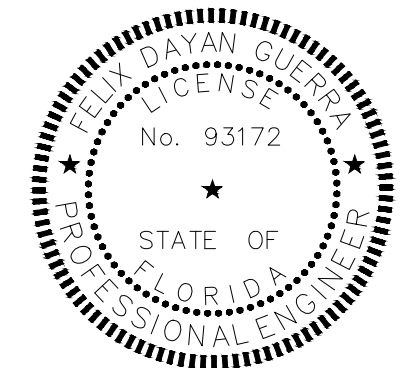
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CONSULTANT:

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REVISIONS:

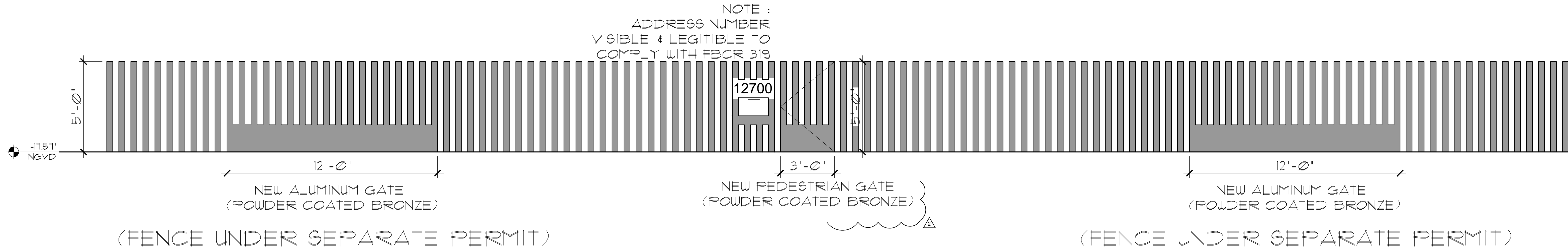
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SHEET:

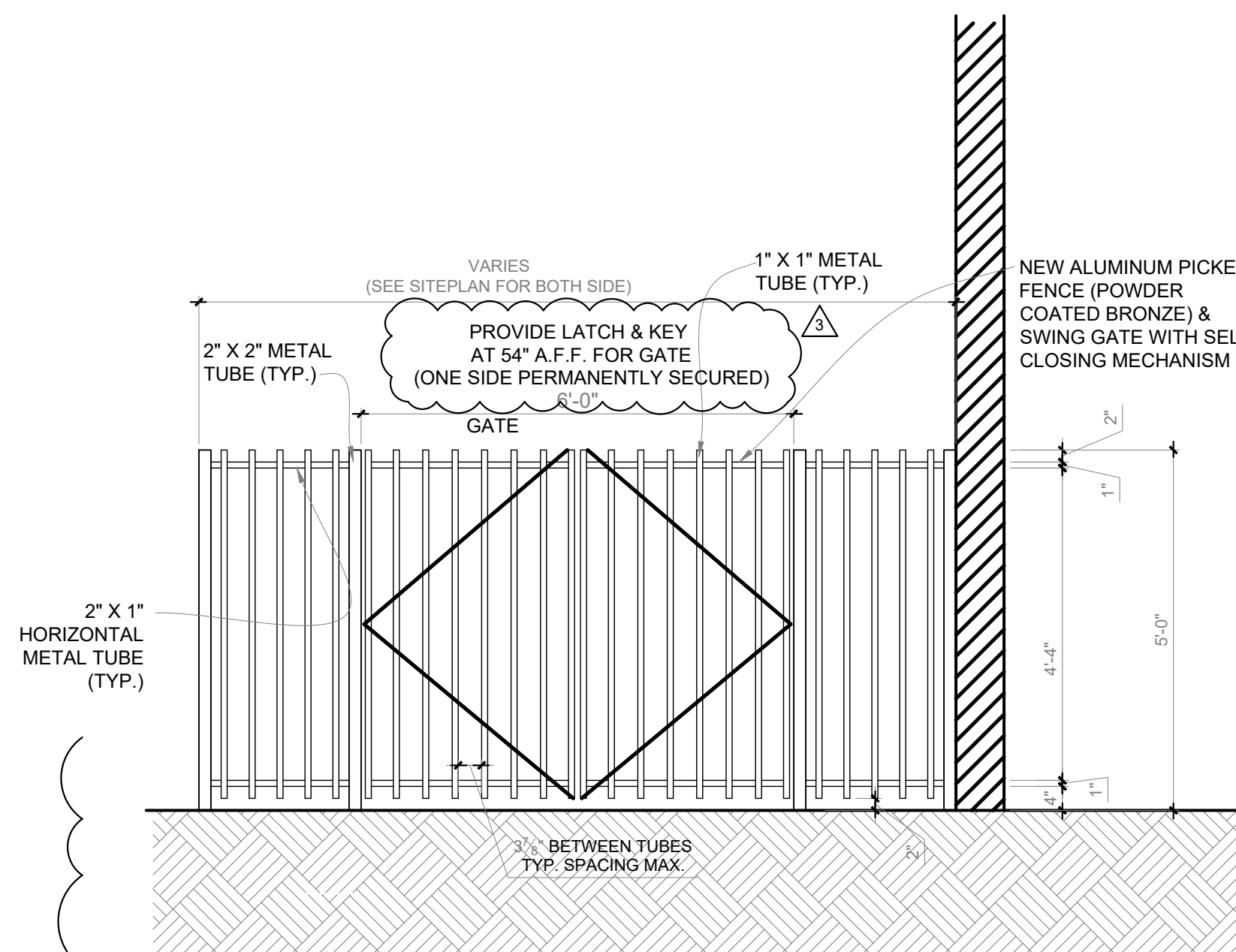
G-04

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-12-05



ALUMINUM FENCE ELEVATION

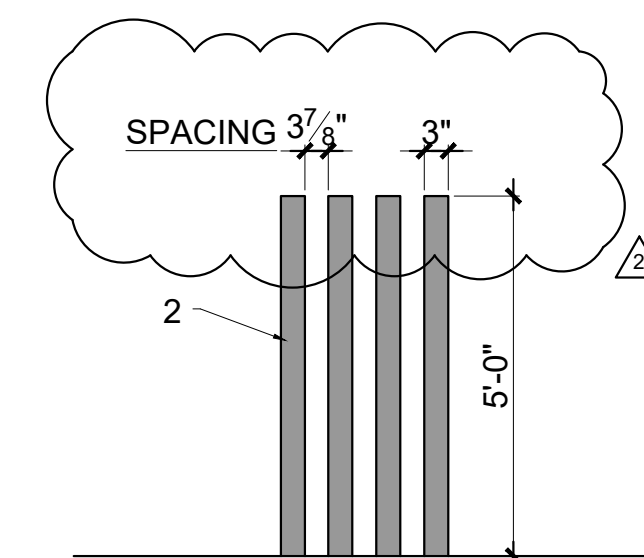
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1 SIDE GATE FENCE elevation

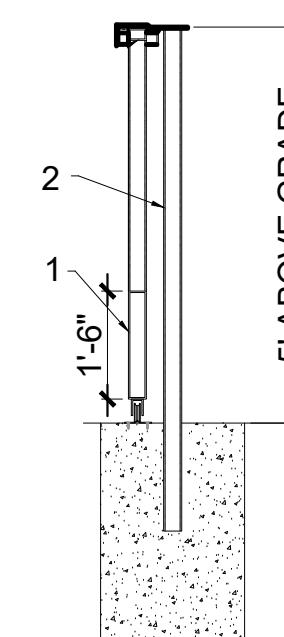
SCALE: 1/2" = 1'-0"

BOTH SIDES



A FRONT FENCE elevation

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



B FRONT FENCE & GATE section

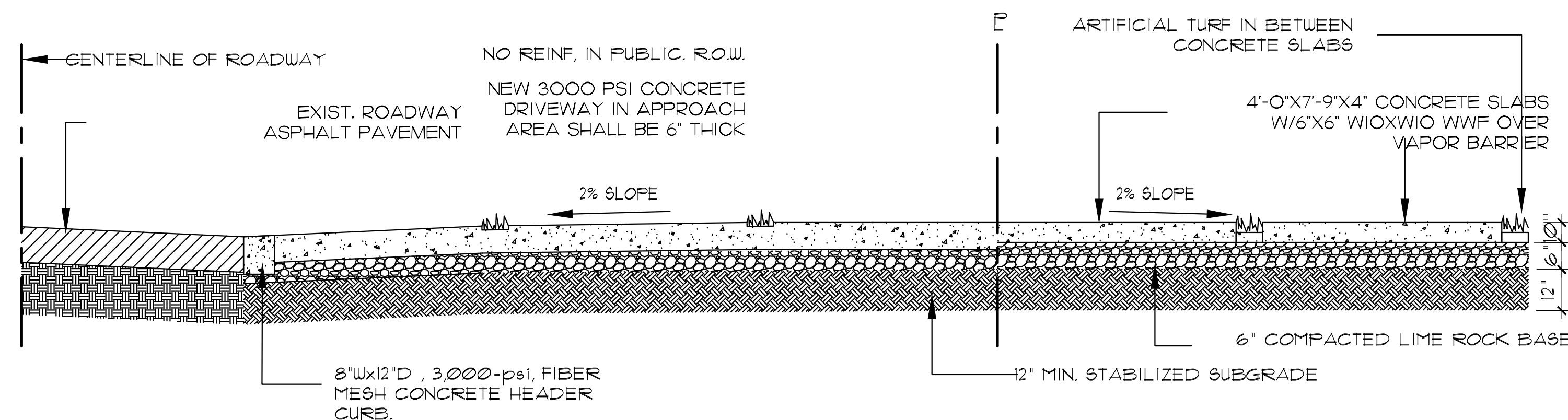
SCALE: 3/8" = 1'-0"

LEGEND:

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

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D00
00018C86543B170016F8
05, cn=Felix D Guerra
Date: 2025.12.09
10:25:02 -05'00'
Adobe Acrobat version:
2025.001.20937

Felix D Guerra



DRIVEWAY SECTION "A-A" DETAIL

SCALE: NTS

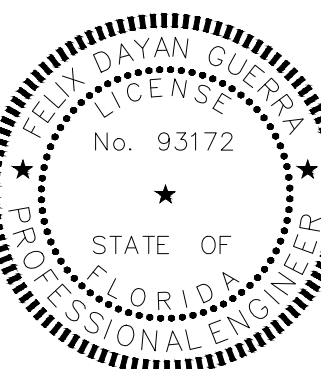
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

SHEET TITLE:

CONSULTANT:

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:

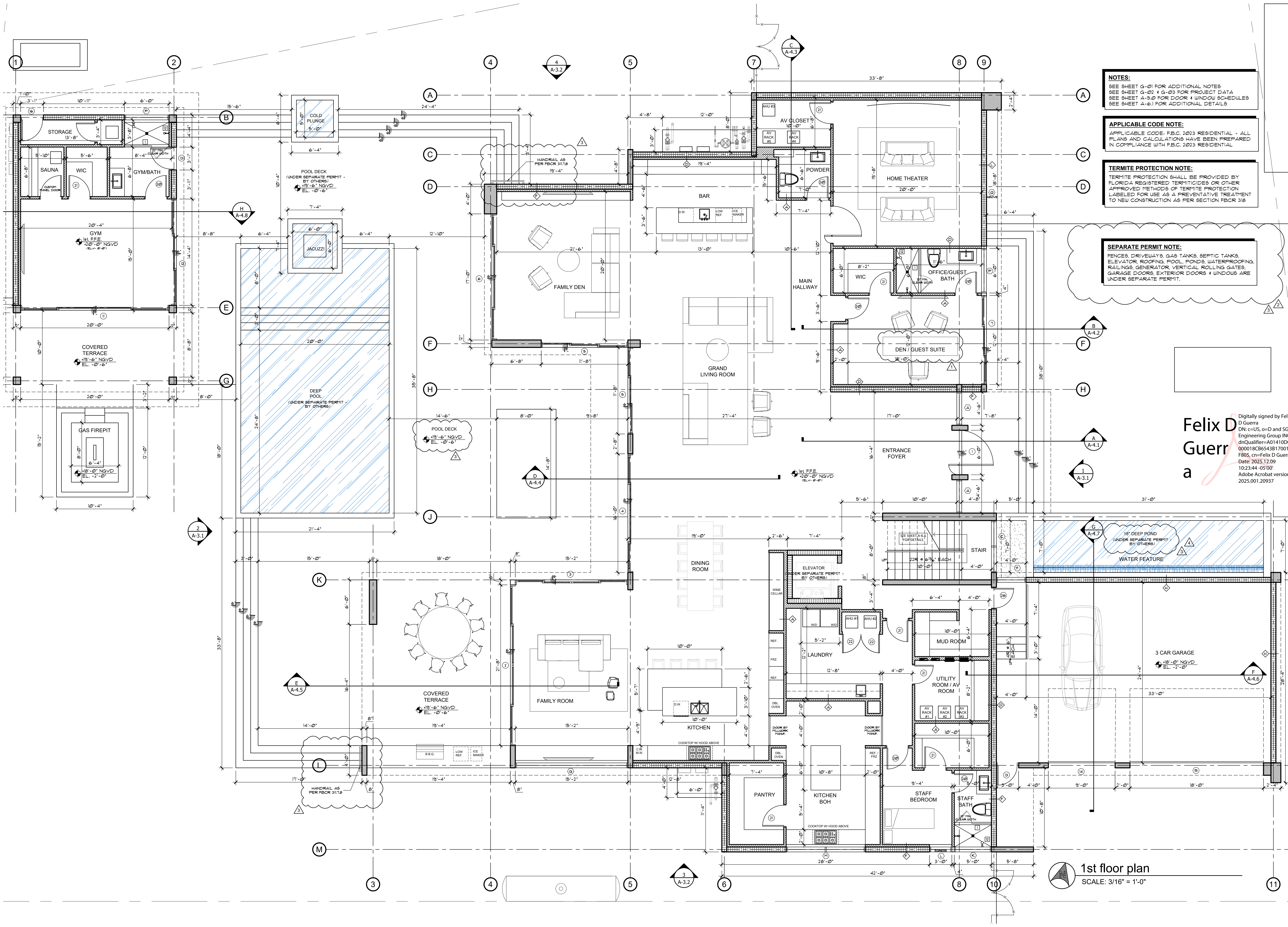
△	REV#2 07-08-2025: B.D. COMMENTS
△	REV#3 10-10-2025: B.D. COMMENTS

JOB:
12700 - 2409

SHEET:

G-05

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-12-05



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.

**Felix D
Guerra**
a

Digitally signed by Felix
D Guerra
DN: c=US, o=D and SG
Engineering Group INC,
ou=Qualifier=A0141000
00001SC65438170016
F805, cn=Felix D Guerra
Date: 2025.12.09
10:23:44 -05'00'
Adobe Acrobat version:
2025.001.20937

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

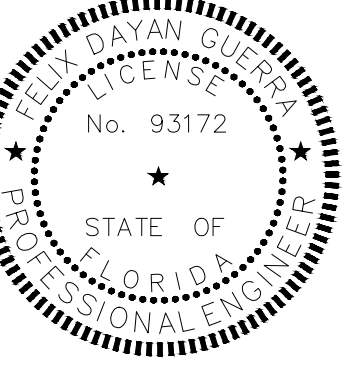
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

SHEET TITLE:

CONSULTANT:

A12 DESIGN CORP
(305) 520-9242

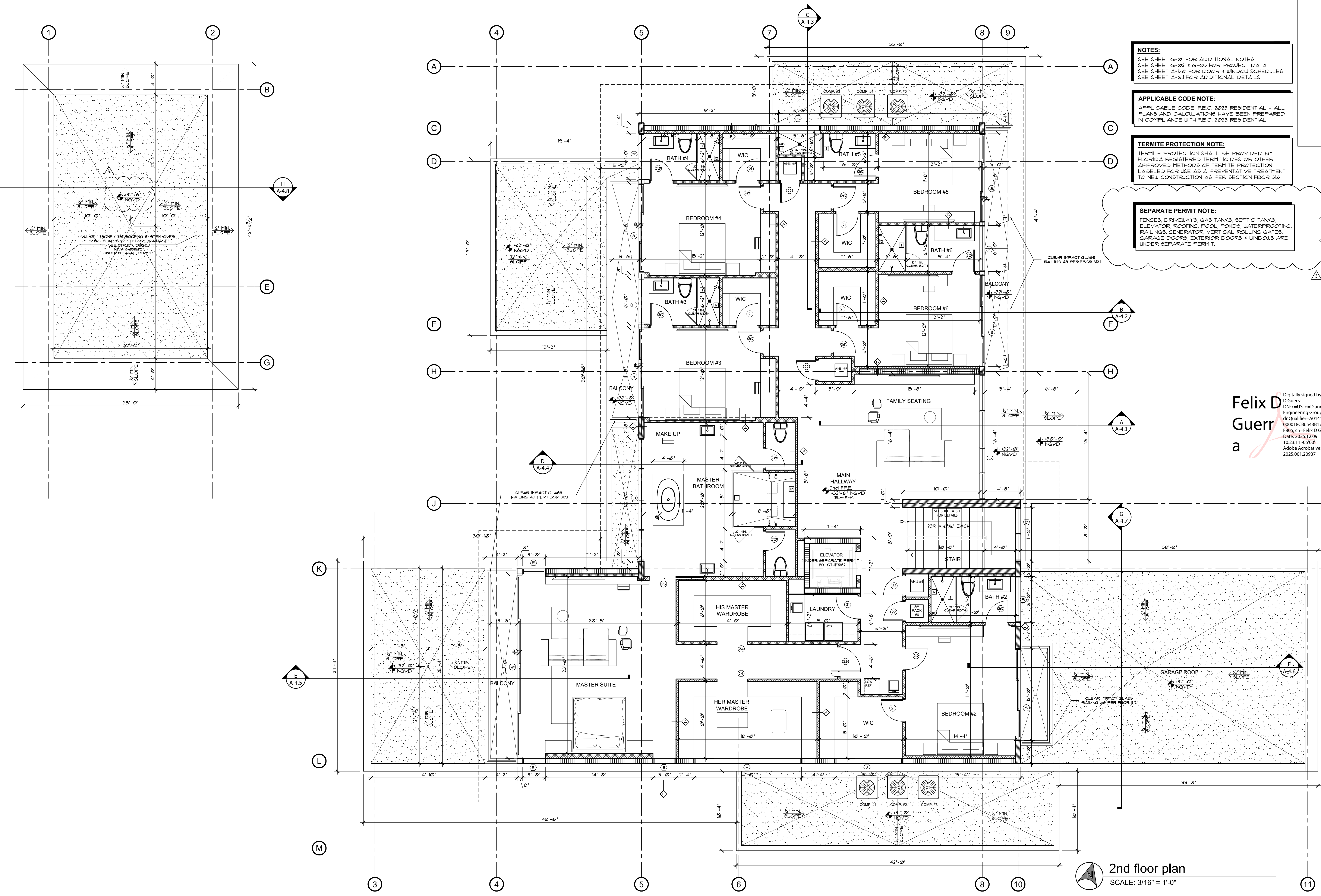


ARCHITECTURE + STRUCTURE
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MIAMI, FL 33196
(561) 229-2618 PE 93172
M + E + P ENGINEER
RICARDO PEREZ
19570 W 84TH AVE.
MIAMI, FL 33015
(786) 308-9857 PE 58728

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

JOB:
12700 - 2409

SHEET:



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

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

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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
a
Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A014100A, 000018c55438170016 F805, cn=Felix D Guerra
Date: 2025.12.09 10:23:11 -05'00'
Adobe Acrobat version: 2025.001.20937

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

JD MIAMI
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@jdmiami.com
www.jdmiami.com

OWNER:
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JOB TITLE:
NEW SINGLE FAMILY RESIDENCE
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PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:
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(305) 520-9242

FELIX DAYAN GUERRA
No. 93172
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ARCHITECTURE • STRUCTURE
FELIX DAYAN GUERRA
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REVISIONS:

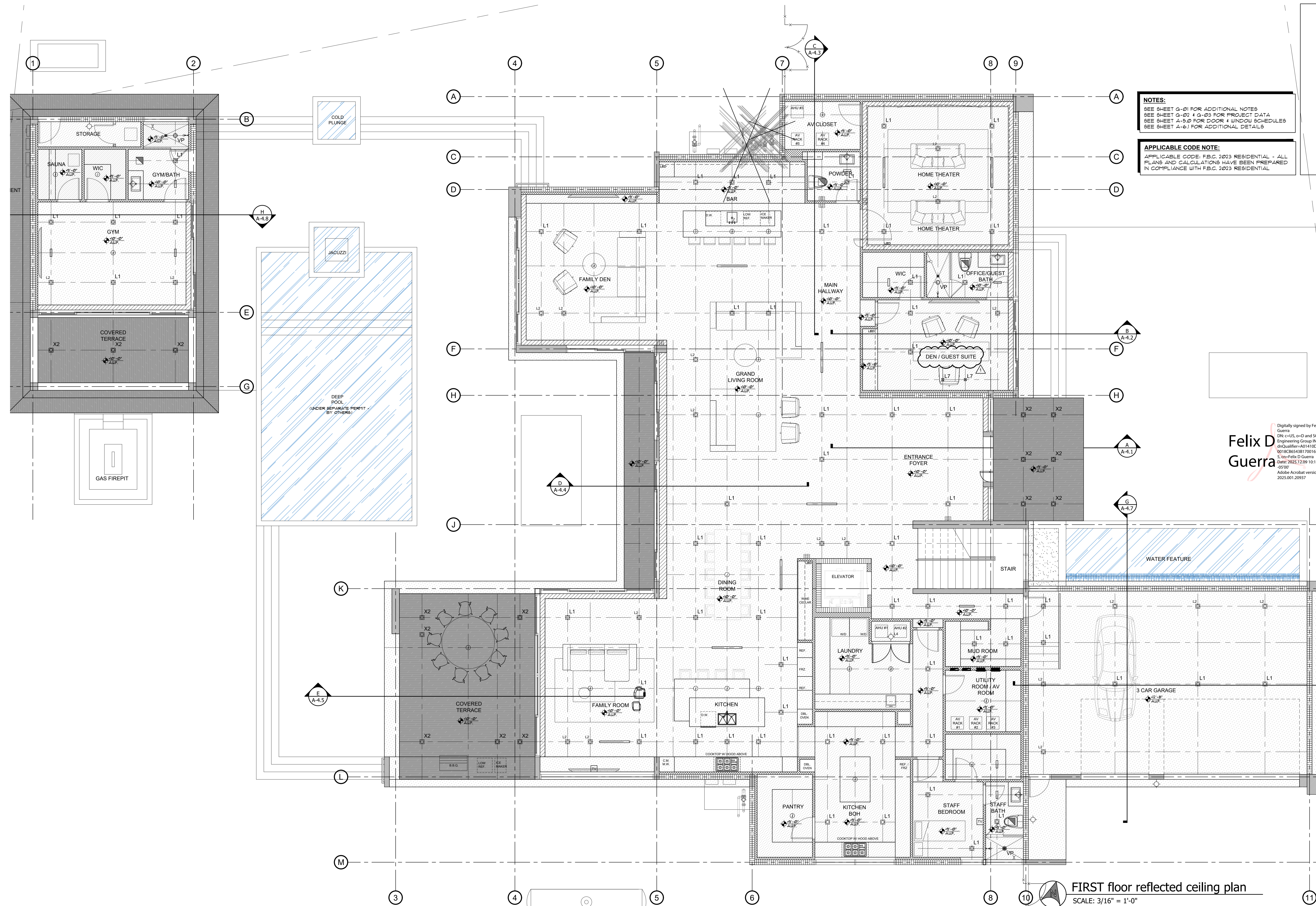
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△	B.D. COMMENTS
△	REV03 10-10-2025
△	B.D. COMMENTS
△	REV05 12-05-2025
△	B.D. COMMENTS

JOB:
12700 - 2409

SHEET:



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



NOTES:

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

APPLICABLE CODE NOTE:
**APPLICABLE CODE: F.B.C. 2023 RESIDENTIAL - ALL
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JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBSA: JD-MIAMI
Yael Ofri, CGC, C1527199, CFC 1438944,
A: 8879 SW 131st St MIAMI FL 33176
O: C: (786) 312-6535 F: (305) 209-5636
E: info@jd-engineering.com
W: www.jd-engineering.com

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

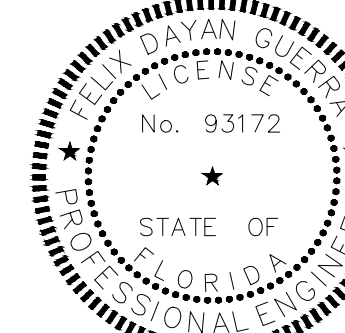
JOB TITLE:
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RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:



**Felix D
Guerra**



ARCHITECTURE + STRUCTURE

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M + E + P ENGINEER

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

REVISIONS:

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

JOB:

12700 - 2409

SHEET:

FIRST floor reflected ceiling plan

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

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-12-05

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8879 SW 131st ST
MIAMI, FL 33176

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=D, o=JD and SC Engineering Group INC, dnQualifier=A0141000, 00018C65A5B170010005, cn=Felix D Guerra
Date: 2025.12.05 10:17:45 -0500
Adobe Acrobat version: 2025.001.20937

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16267 SW 97th ST.
MIAMI, FL 33196
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(786) 308-9857 PE 58728

REVISIONS:

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

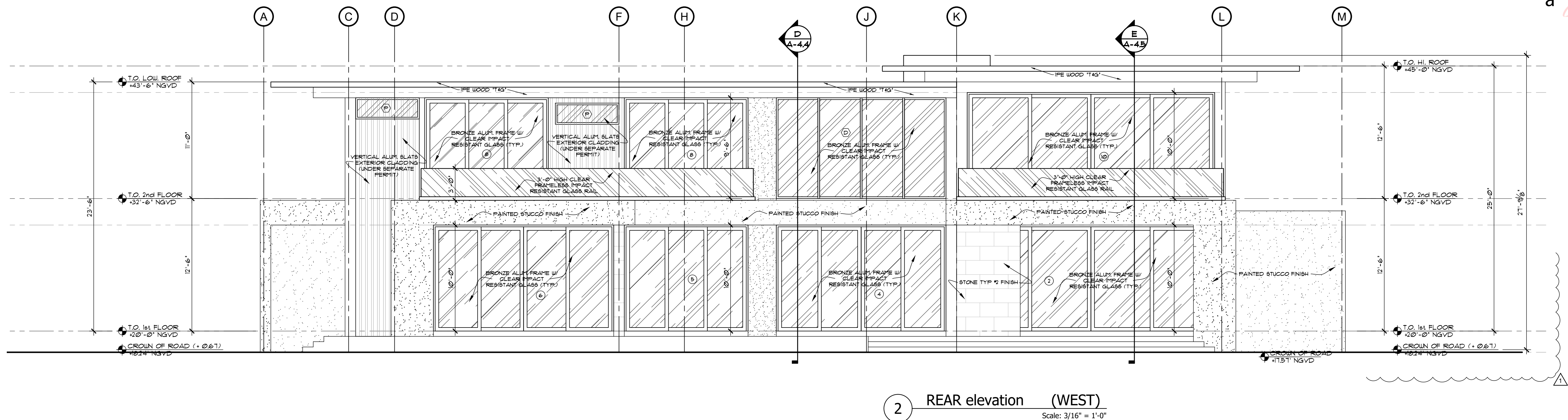
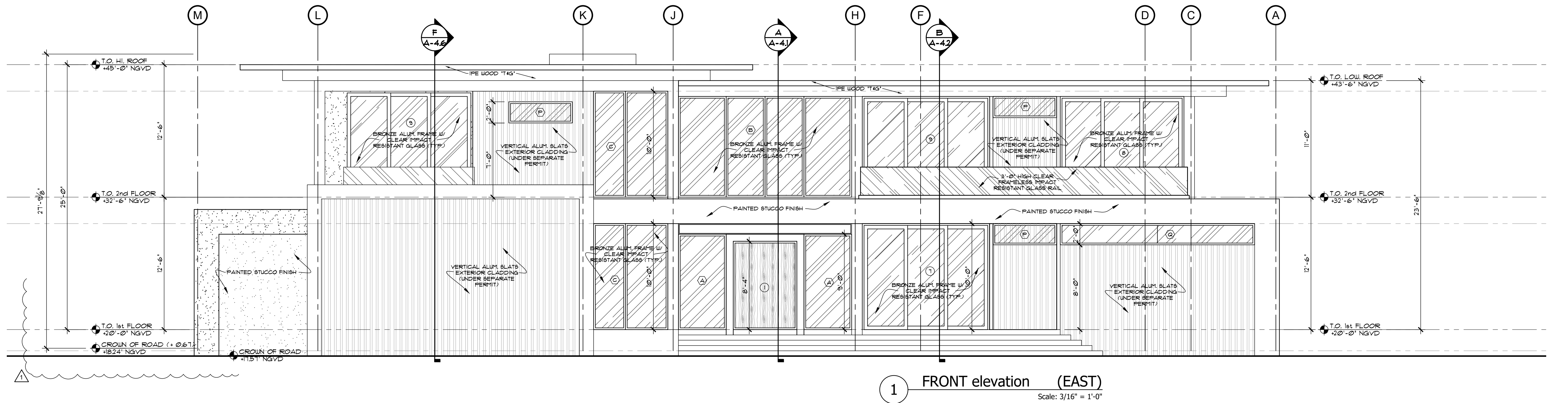
JOB:

12700 - 2409

SHEET:

A-3.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-12-05



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
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APPLICABLE CODE NOTE:
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MIAMI, FL 33176

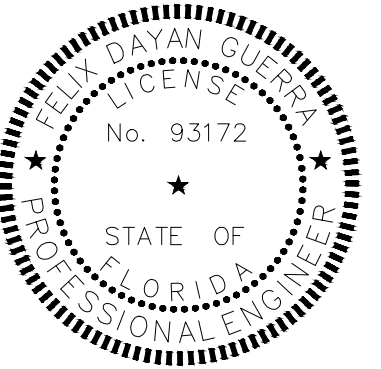
JOB TITLE:
NEW SINGLE FAMILY
RESIDENCE
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:



Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, ou=Qualifier=93172, email=93172@felixdayanguerra.com, cn=Felix D Guerra
Date: 2025.12.09 10:18:17 -0500
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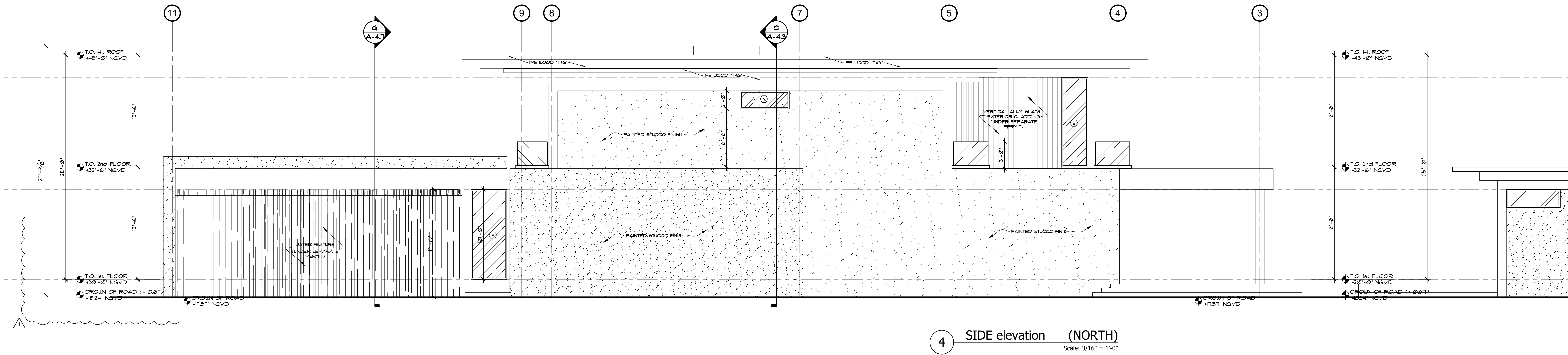
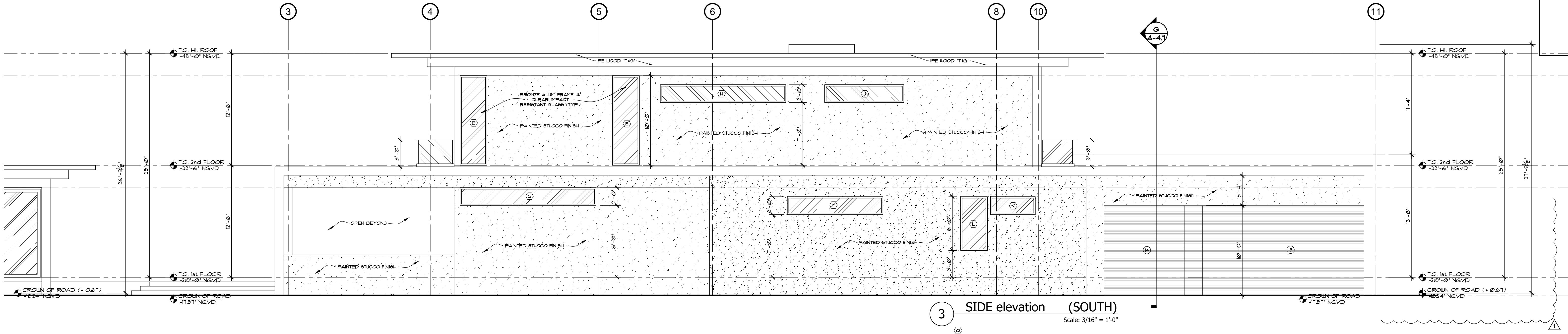
REVISIONS:
REV#1 04-02-2025
B.D. COMMENTS

JOB:
12700 - 2409

SHEET:

A-3.2

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-12-05



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:
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JD MIAMI
GENERAL CONTRACTOR
DBA: JD-MIAMI
16287 SW 97th ST
MIAMI, FL 33196
P: (786) 312-6511 | (305) 209-3636
E: construction@jd-miami.com
www.jdmiami.com

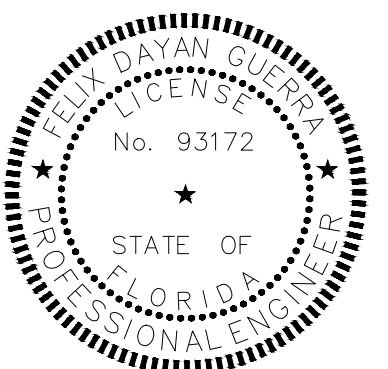
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

SHEET TITLE:

CONSULTANT:

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:

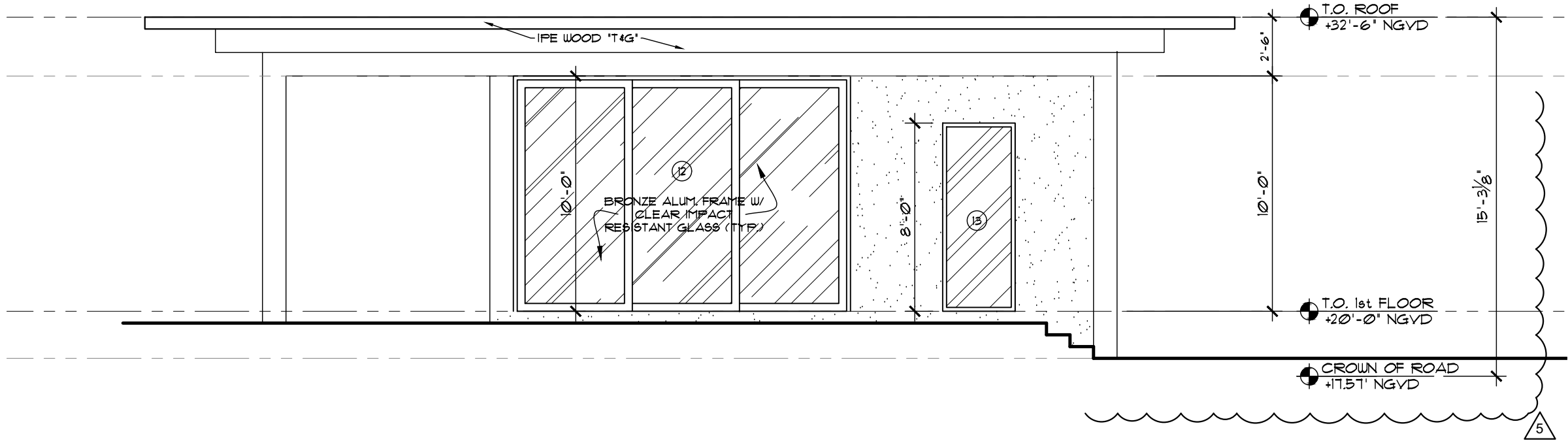
REV#5 12-05-2025
B.D. COMMENTS

JOB:
12700 - 2409

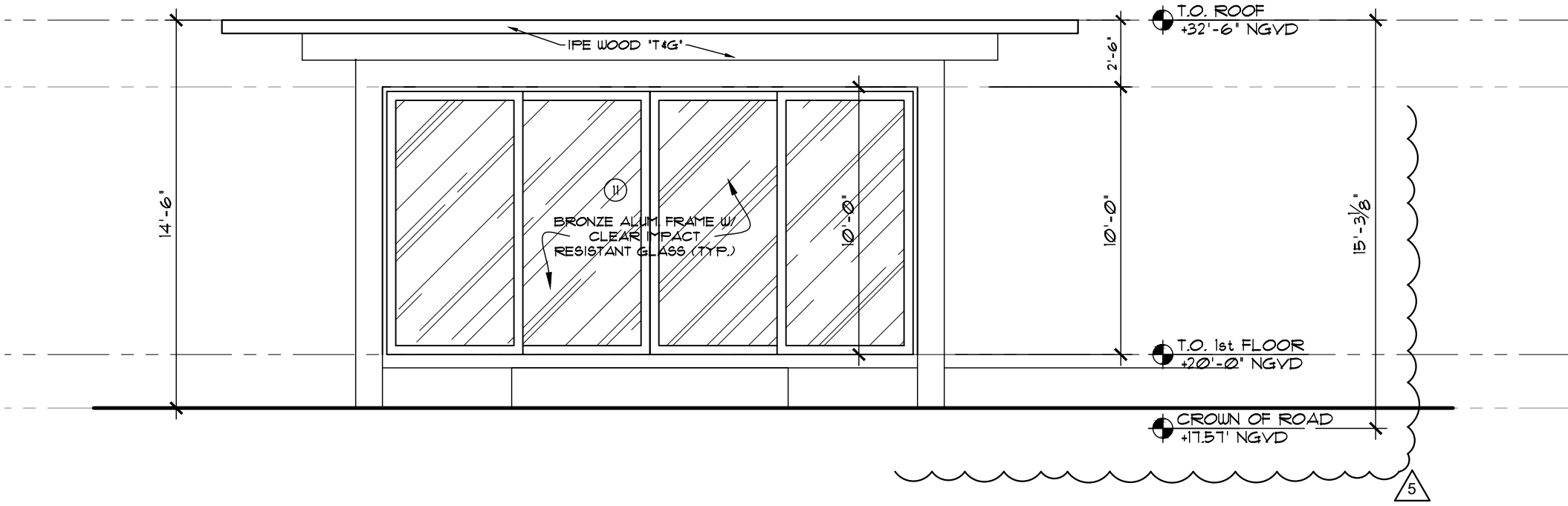
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A-3.3

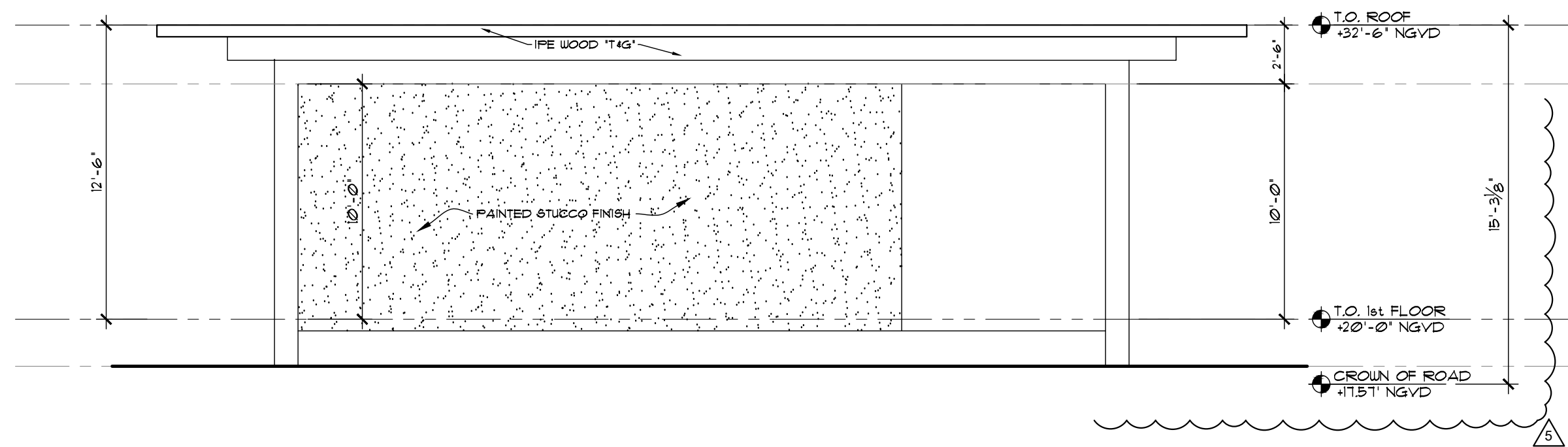
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-12-05



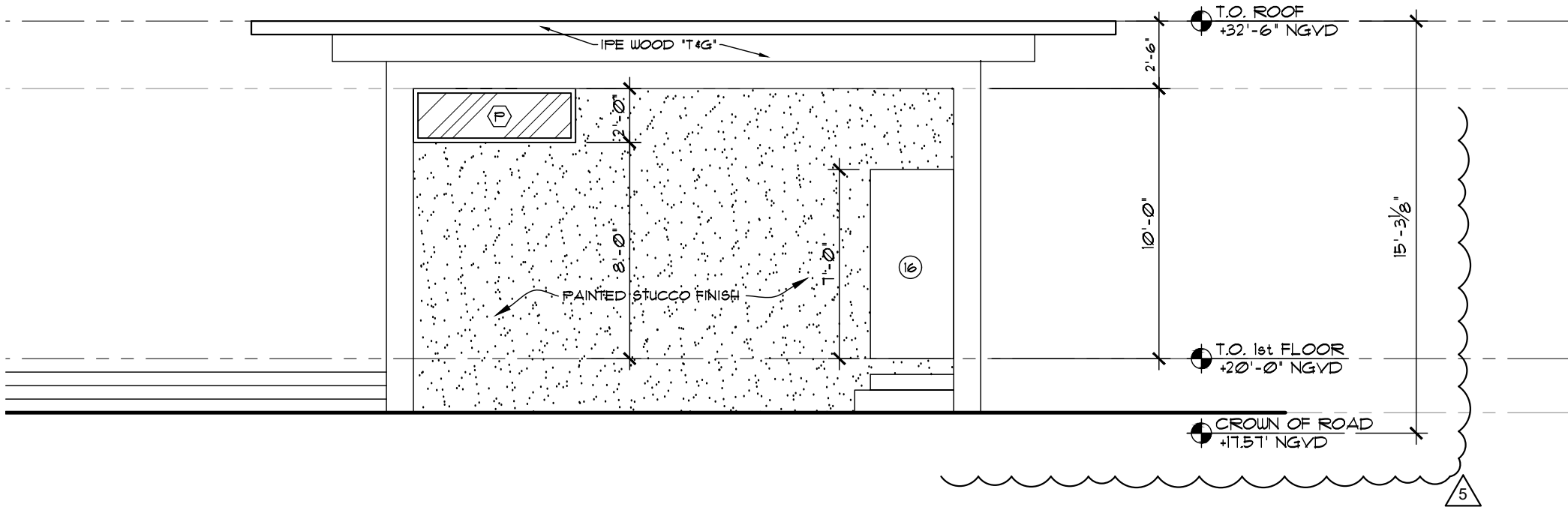
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3 SIDE elevation (SOUTH)
Scale: 3/16" = 1'-0"

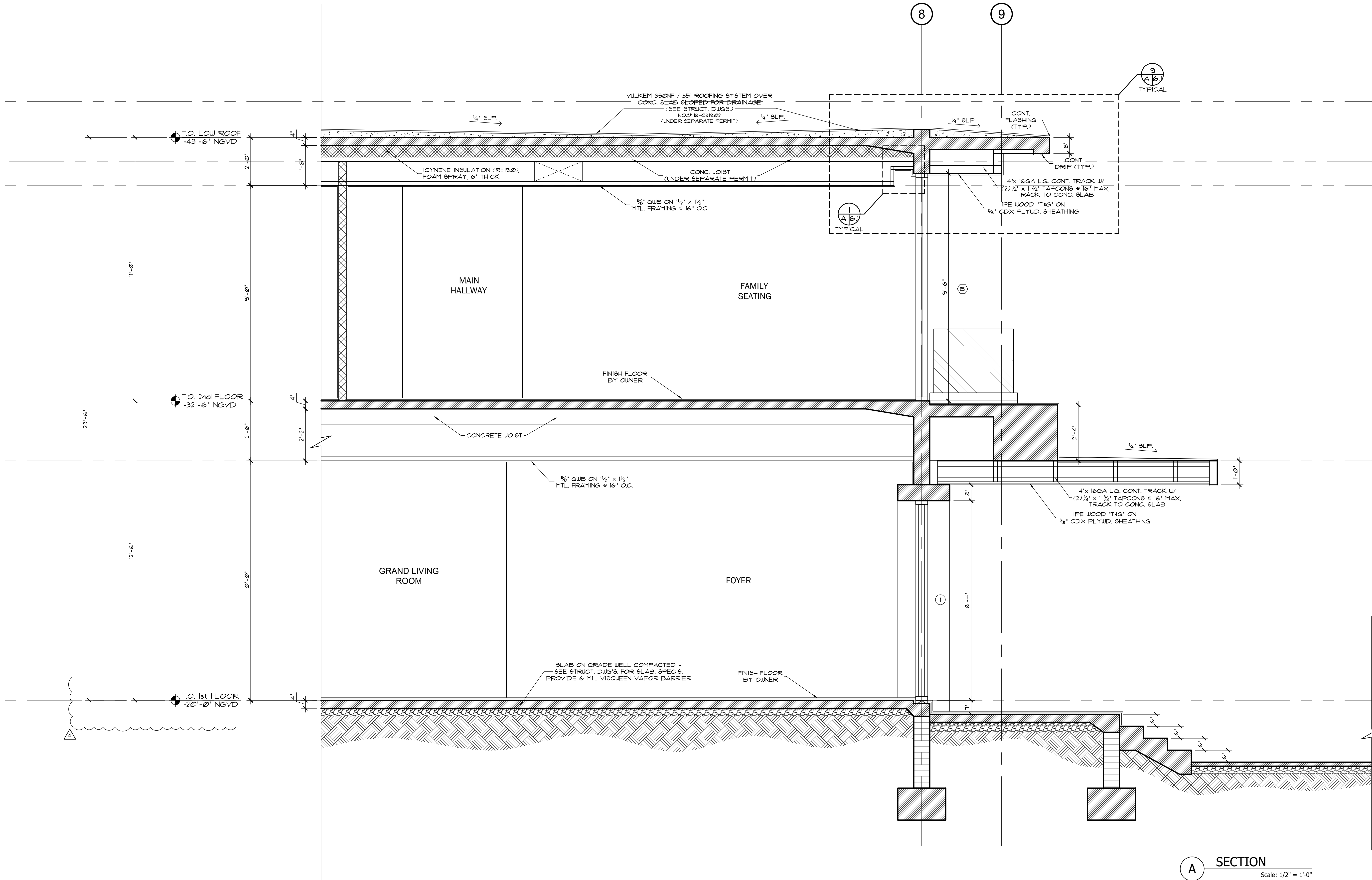


2 REAR elevation (WEST)
Scale: 3/16" = 1'-0"



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

Digitally signed by Felix D Guerra
DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A01410D000, 00018C865436170016F8, ou=Felix D Guerra
Date: 2025.12.09 10:19:05 -05'00'
Adobe Acrobat version: 2025.001.20937



NOTES:
SEE SHEET G-01 FOR ADDITIONAL NOTES
SEE SHEET G-02 4-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
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION, CORP.
DBA: JD-MIAMI
16267 SW 97th ST, Suite 100
Miami, FL 33196
A: 305.229.2618 F: 305.229.2619
E: construction@jd-miami.com
www.jdmiami.com

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

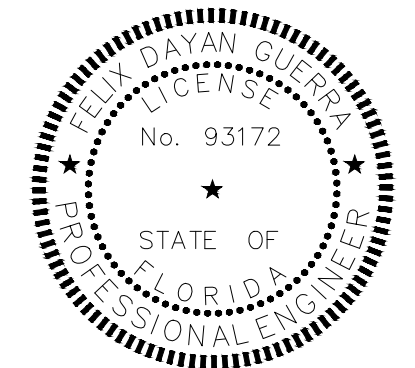
JOB TITLE:
**NEW SINGLE FAMILY
RESIDENCE**
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

A12 DESIGN CORP
(305) 520-9242

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DN: c=US, o=D and SG Engineering Group INC, dnQualifier=A014100D00018C865438170016F805, cn=Felix D Guerra
Date: 2025.12.09 16:15:44 -05'00'
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ARCHITECTURE + STRUCTURE
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MIAMI, FL 33015
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REVISIONS:

REV#	DATE	DESCRIPTION
1	11-20-2025	B.D. COMMENTS

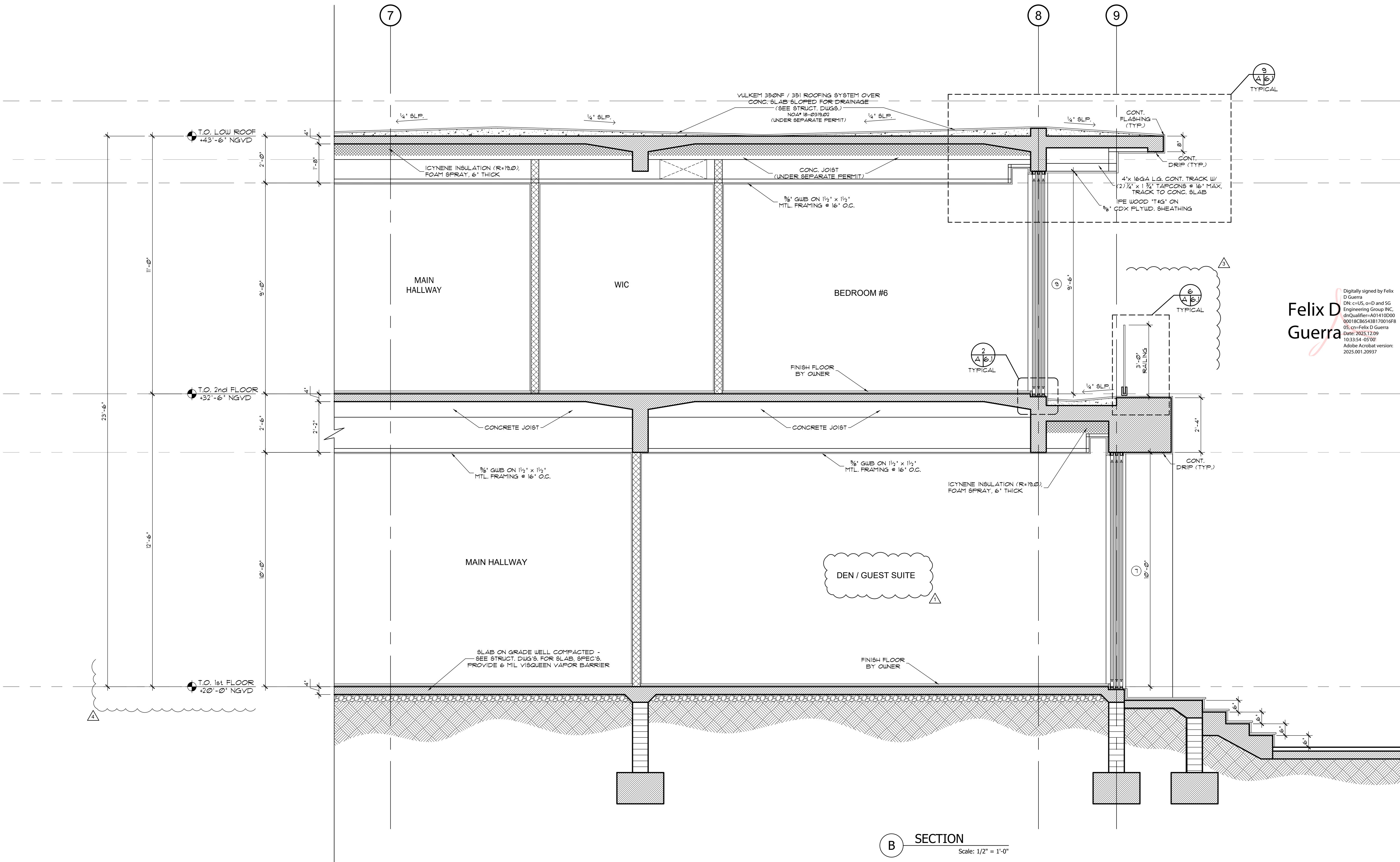
A SECTION
Scale: 1/2" = 1'-0"

JOB:
12700 - 2409

SHEET:

A-4.1

ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-12-05



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
16894
A: 8879 SW 131st ST MIAMI, FL 33176
C: (786) 312-6511 (305) 209-3636
E: construction@jd-miami.com
www.jdmiami.com

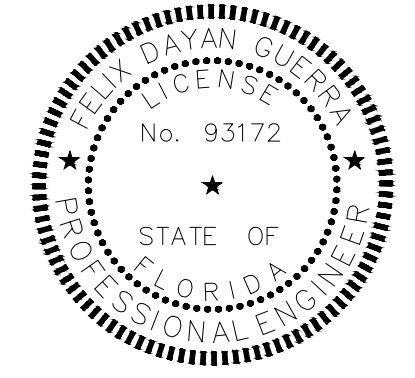
OWNER:
12700 ROLLING, LLC.
8879 SW 131st ST
MIAMI, FL 33176

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

SHEET TITLE:

CONSULTANT:
A12 DESIGN CORP
(305) 520-9242

**Felix D
Guerra**
Digitally signed by Felix
D Guerra
DN: cn=US, o=D and SG
Engineering Group INC,
dnQualifier=A01410D00
00018C865438170016F8
05 cn=Felix D Guerra
Date: 2025.12.09
103354 -05'00'
Adobe Acrobat version:
2025.001.20937



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FELIX DAYAN GUERRA
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MIAMI, FL 33196
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(786) 308-9857 PE 58728

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
ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-12-05

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

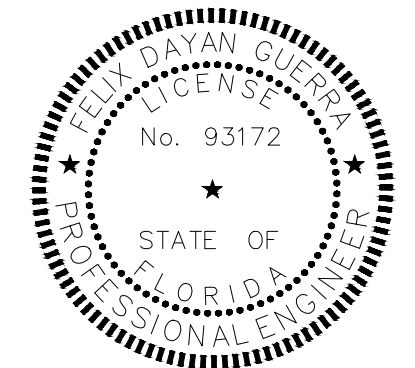
JOB TITLE:
**NEW SINGLE FAMILY
RESIDENCE**
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:



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DN: cn=US, o=D and 5G Engineering Group, Inc., dnQualifier=A01410D000018C86543B1700161805, cn=Felix D Guerra
Date: 2025.12.09 10:34:30 -05'00'
Adobe Acrobat version: 2025.001.20937



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REVISIONS:

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

JOB:
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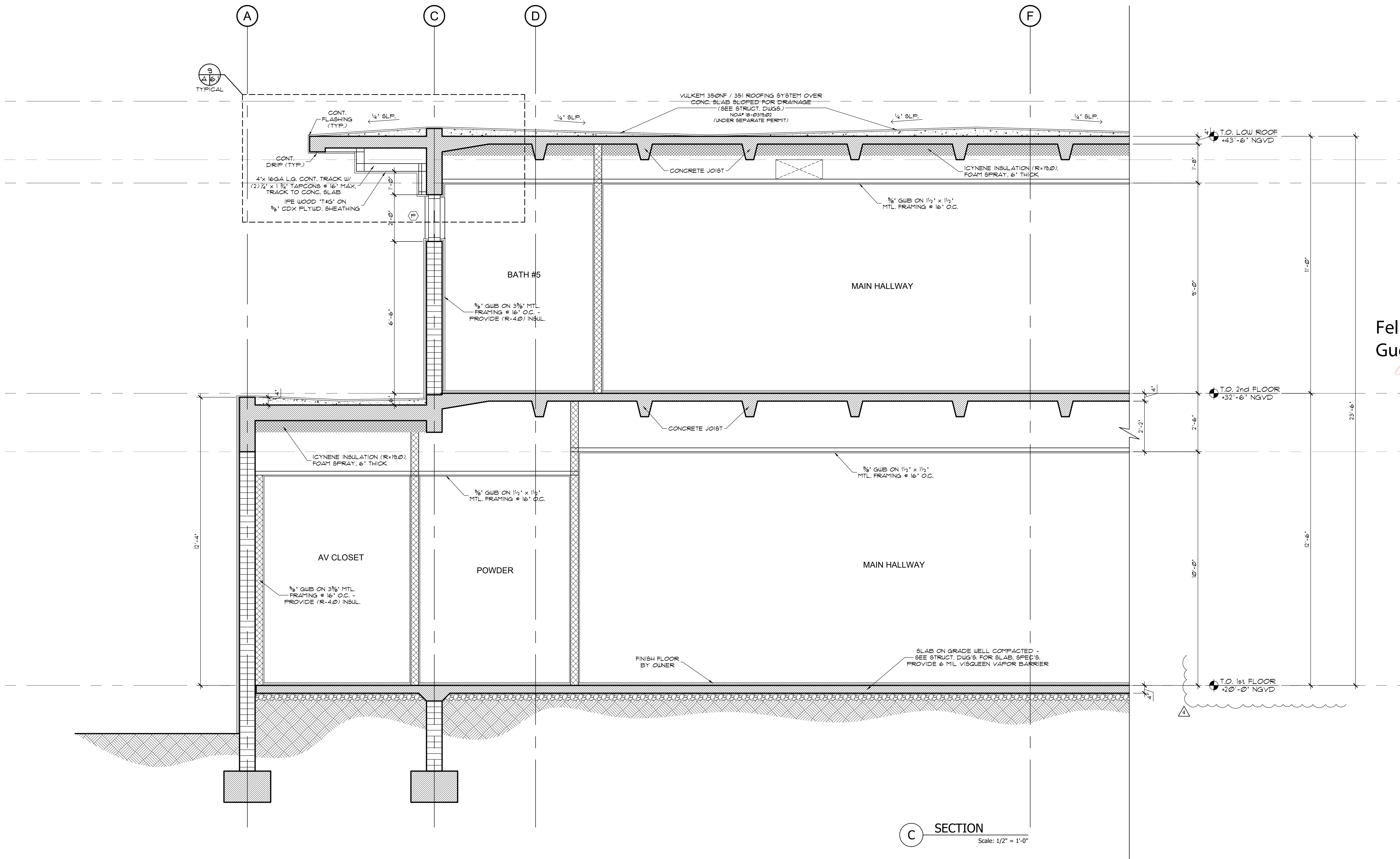
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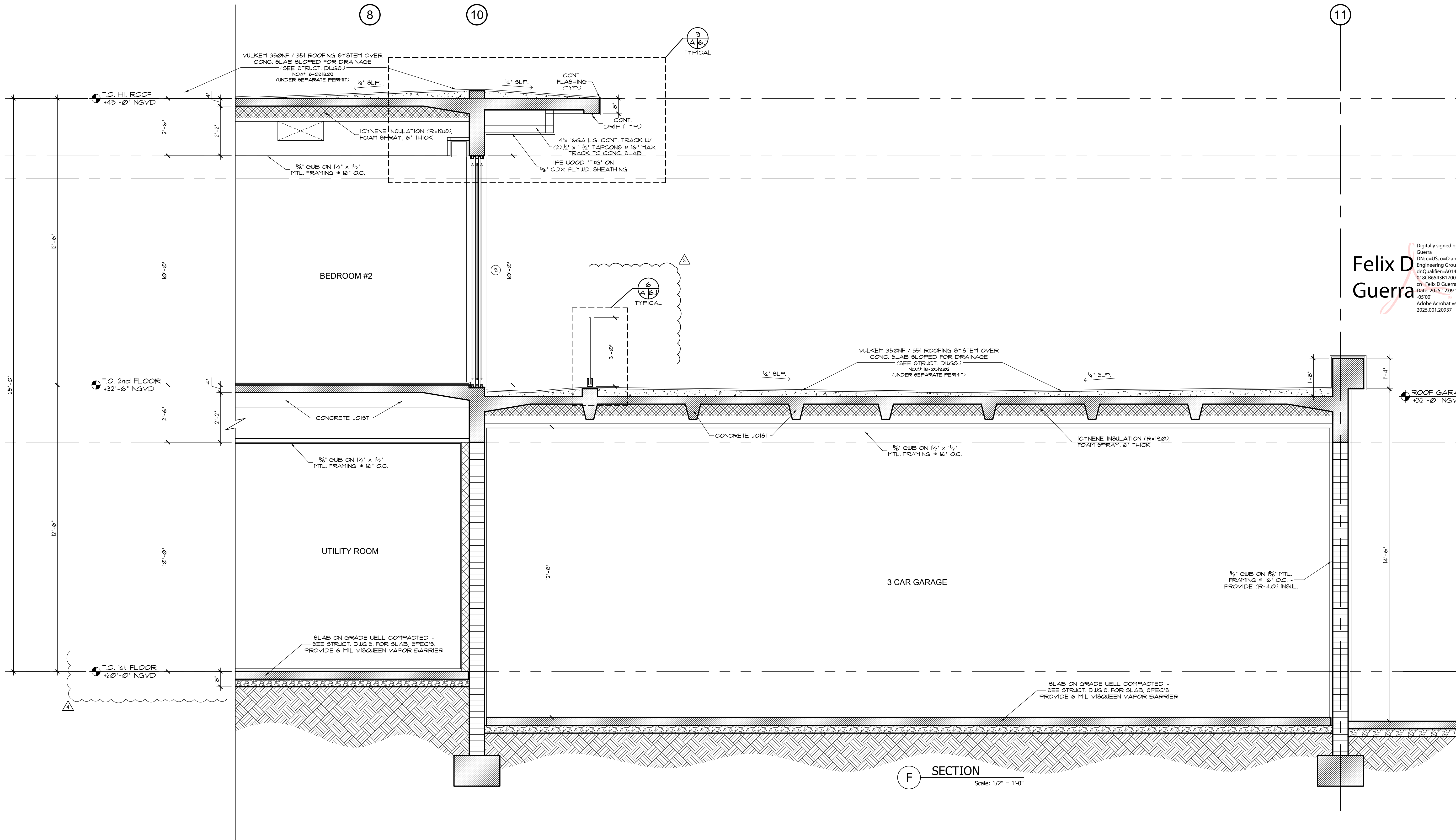
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ORIGINAL ISSUE DATE: 05-01-2024
PLOT DATE: 2025-12-05

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

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





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

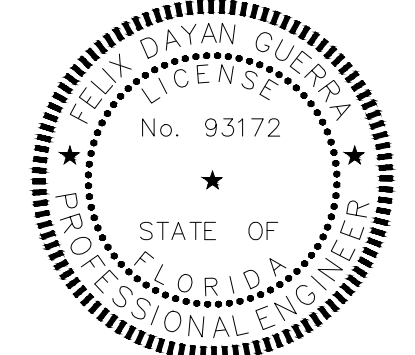
JOB TITLE:
**NEW SINGLE FAMILY
RESIDENCE**
12700 ROLLING ROAD DR.
PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

**Felix D
Guerra**

Digitally signed by Felix D
Guerra
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Engineering Group INC,
dnQualifier=A0141020000
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cn=Felix D Guerra
Date: 2025.12.09 10:37:06
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Adobe Acrobat version:
2025.001.20937



ARCHITECTURE + STRUCTURE

FELIX DAYAN GUERRA
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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#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: 2025-12-05

NOTES:

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JD MIAMI

GENERAL CONTRACTOR

DBA: JD-MIAMI

12700 ROLLING ROAD DR. #100

MIAMI, FL 33176

P: (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

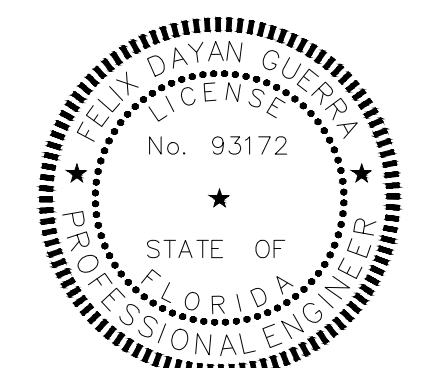
JOB TITLE:
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PINECREST, FL 33156

SHEET TITLE:

CONSULTANT:

A12 DESIGN CORP

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REVISIONS:	
△	REV#4 11-20-2025 B.D. COMMENTS
△	REV#5 12-05-2025 B.D. COMMENTS

JOB:
12700 - 2409

SHEET:

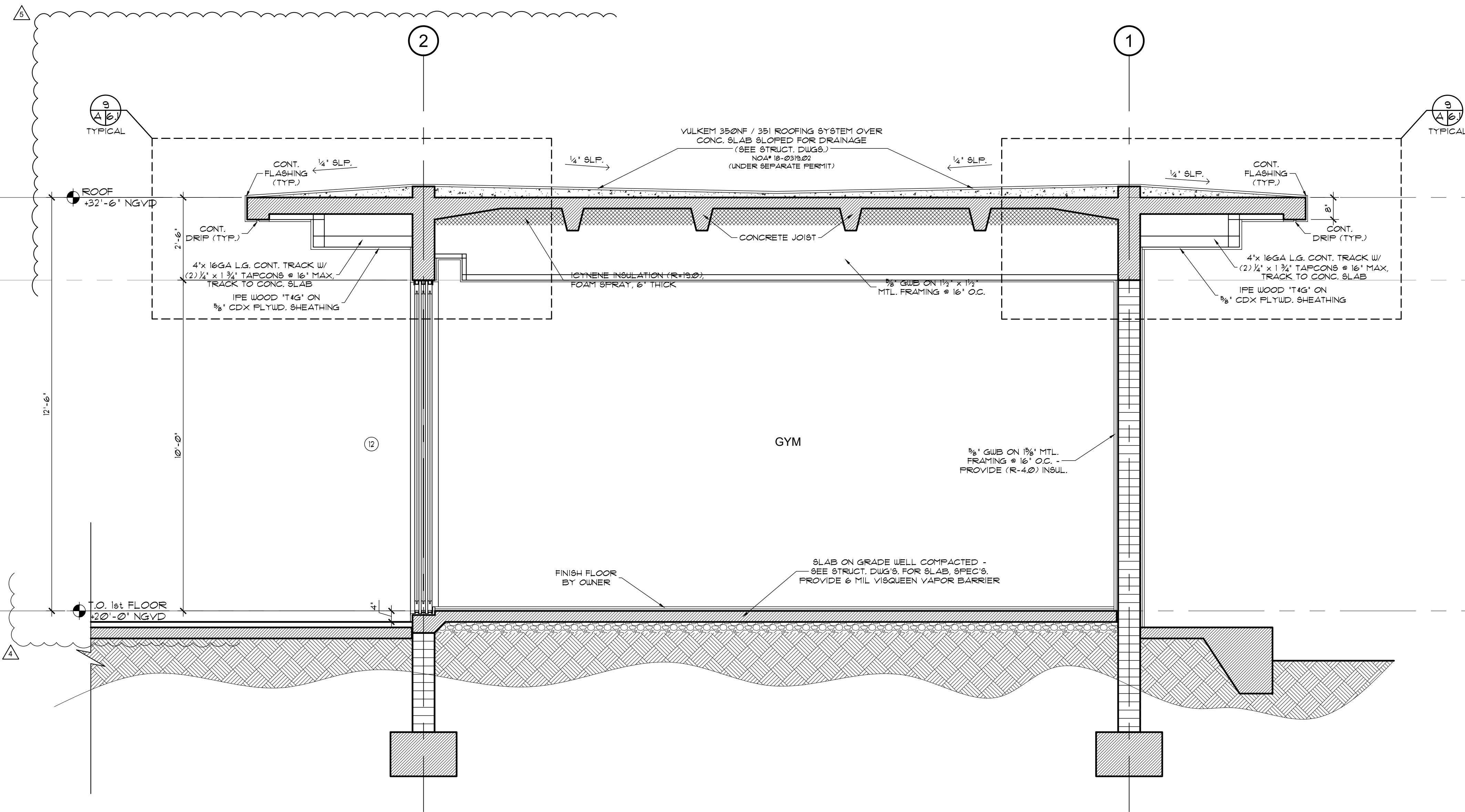
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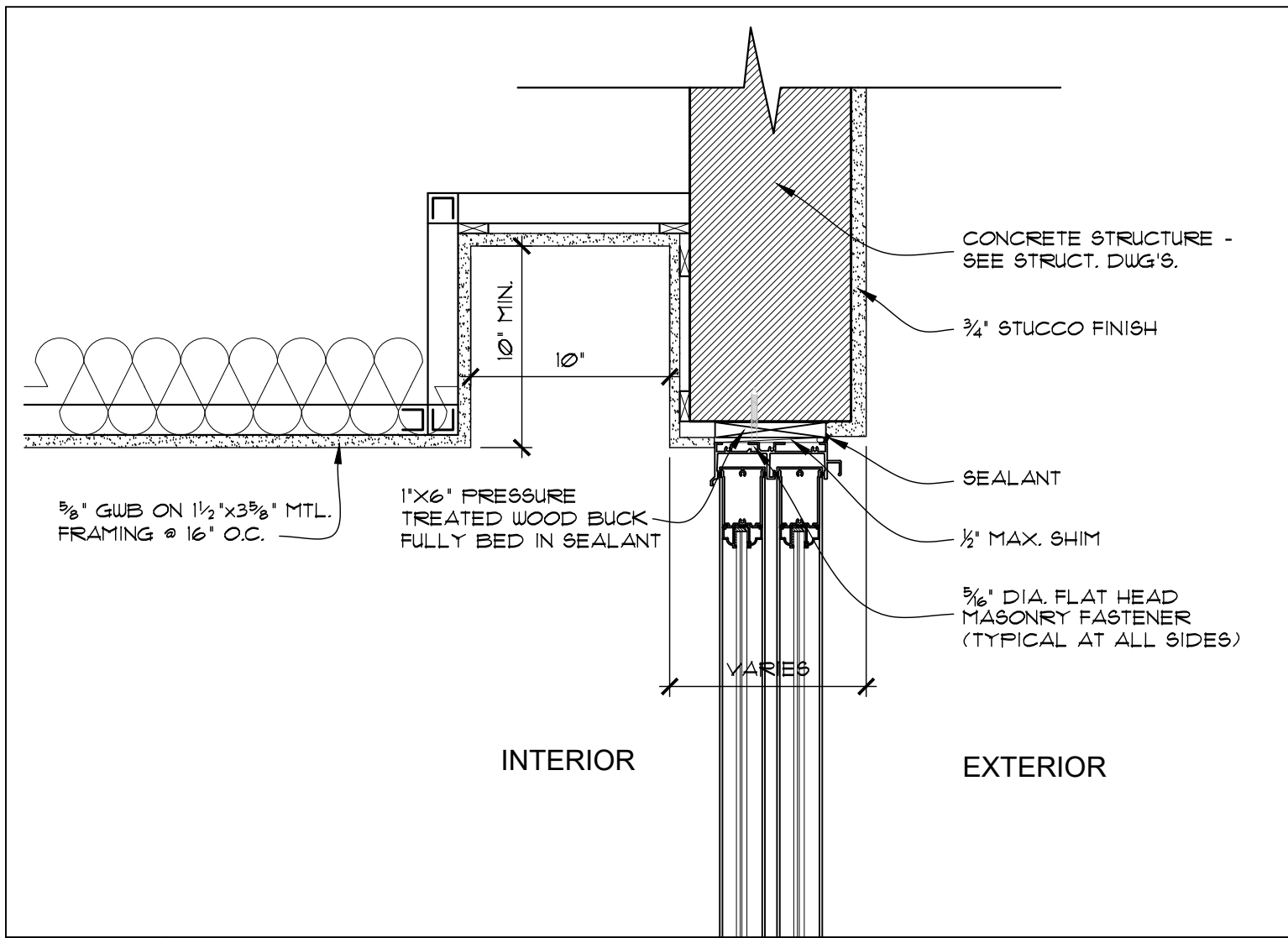
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2025-12-05

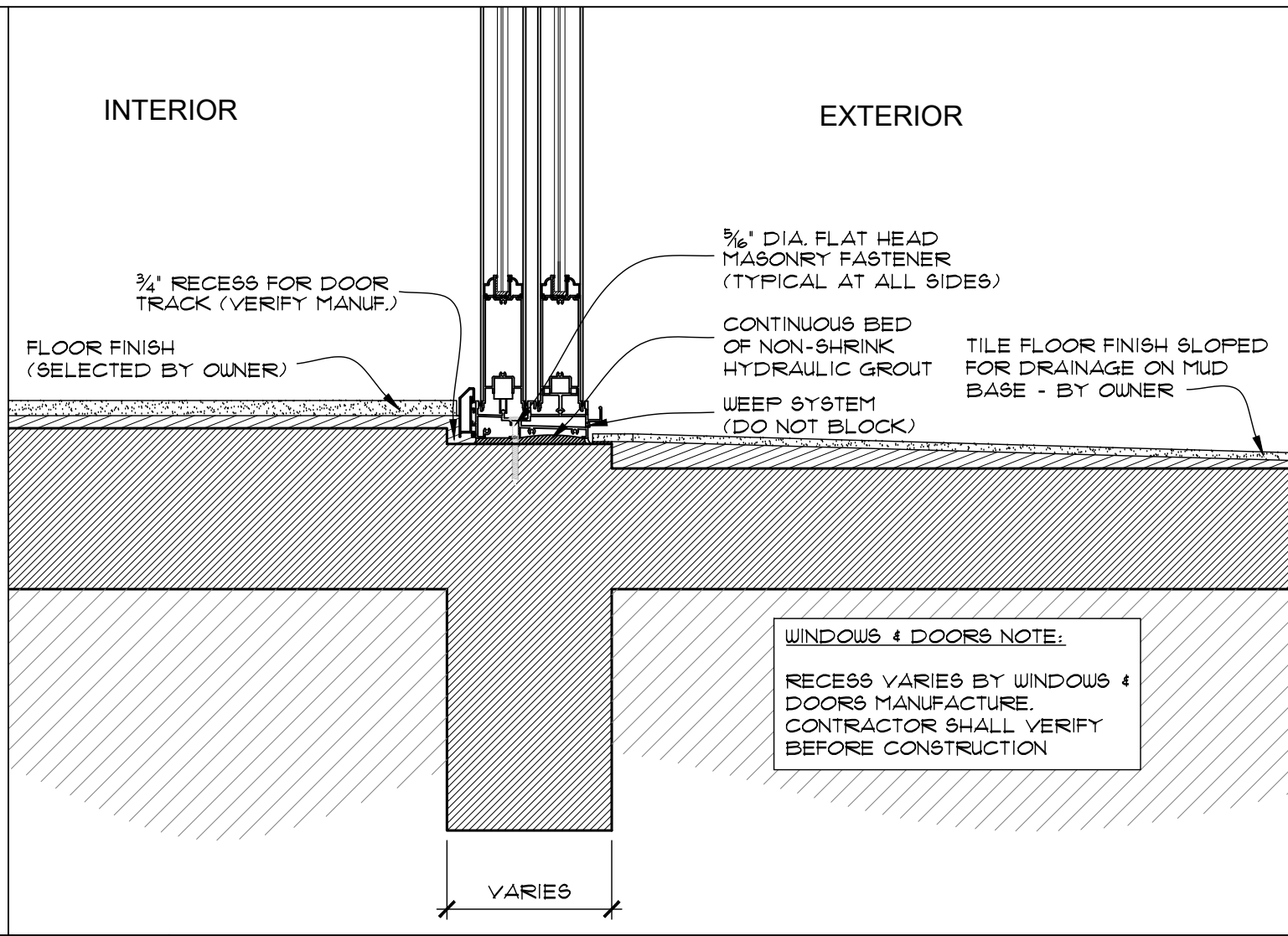


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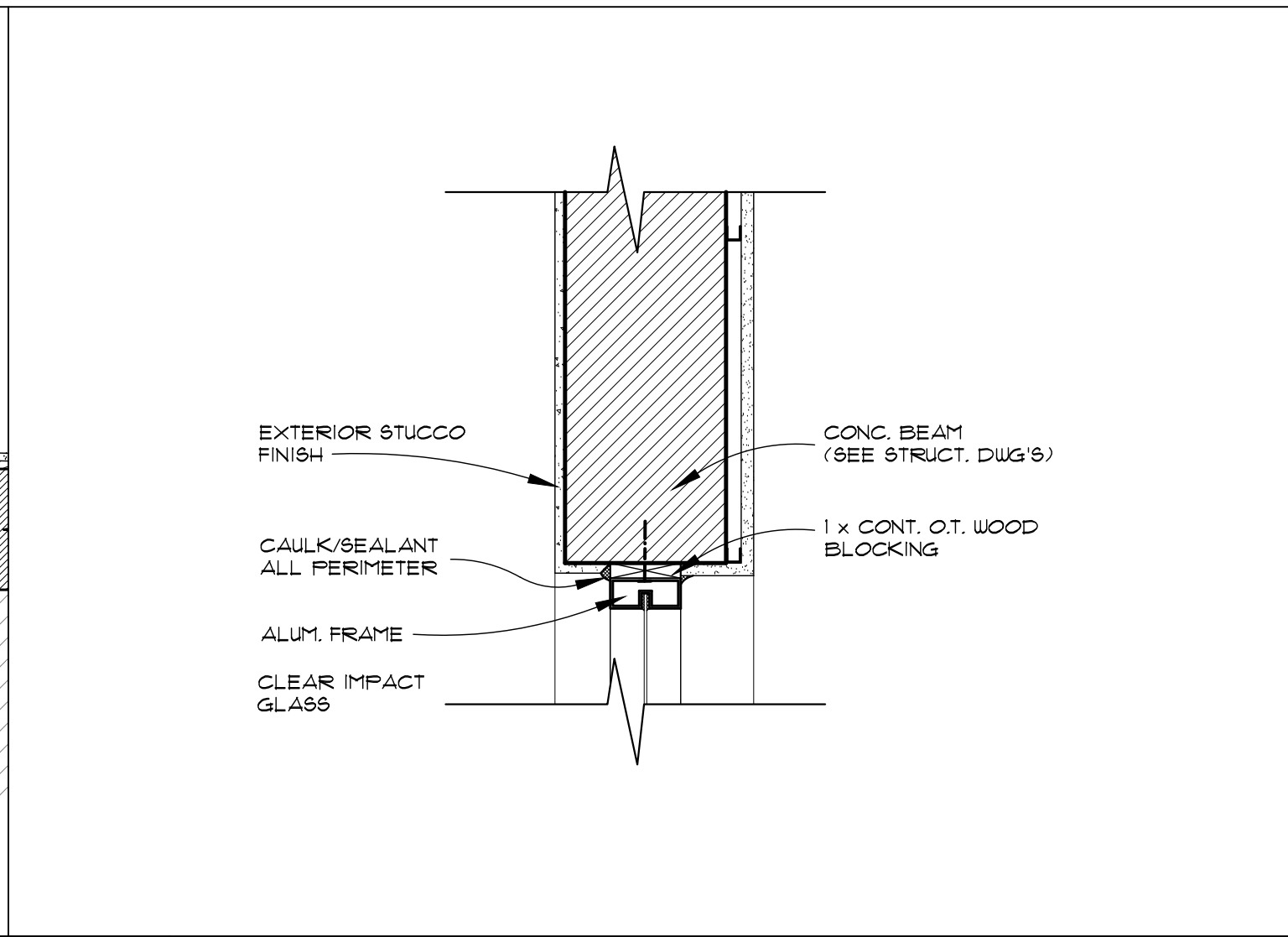
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Date: 2025.12.05 10:38:52 -0500
Adobe Acrobat version: 2025.001.20937



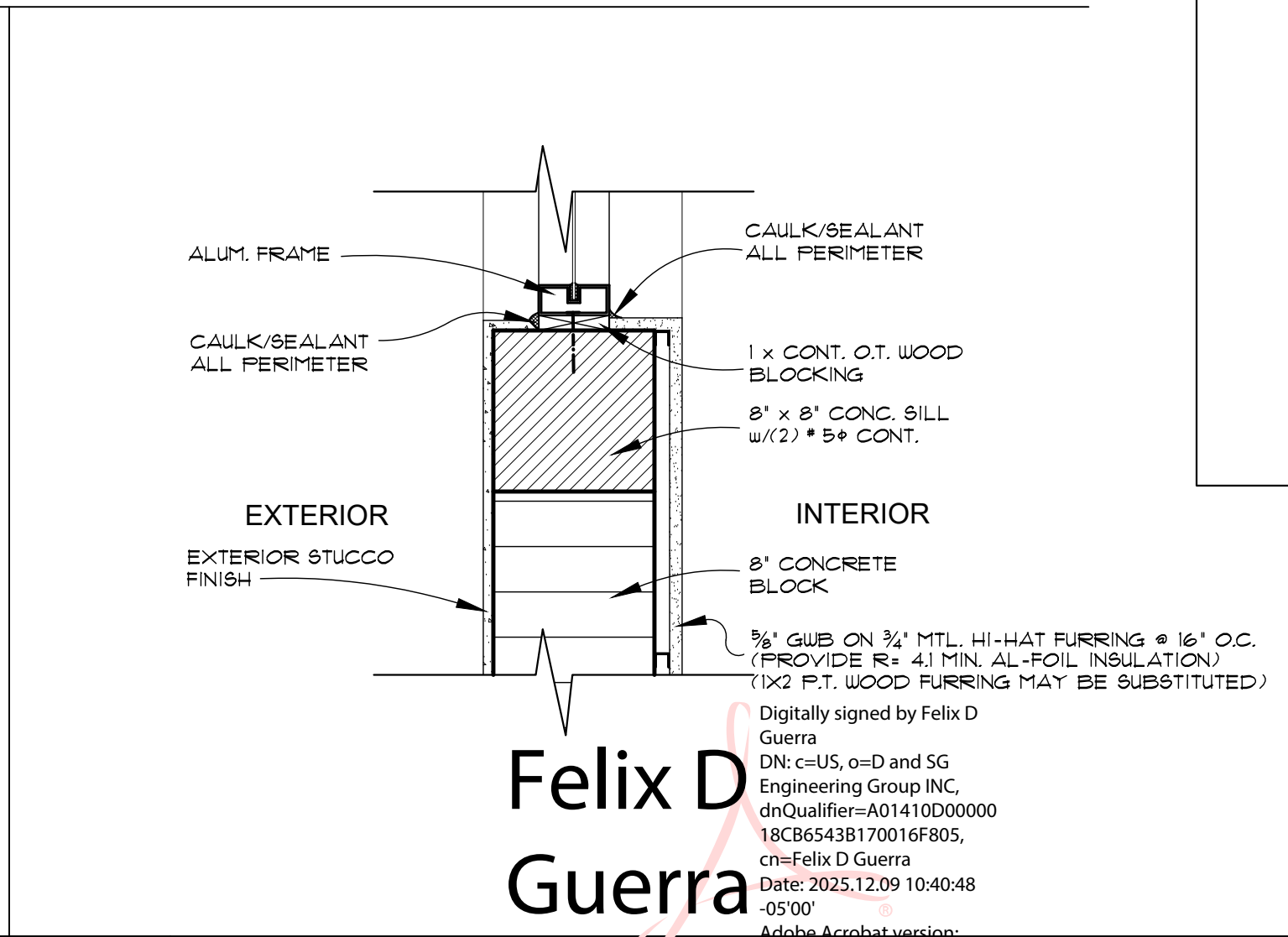
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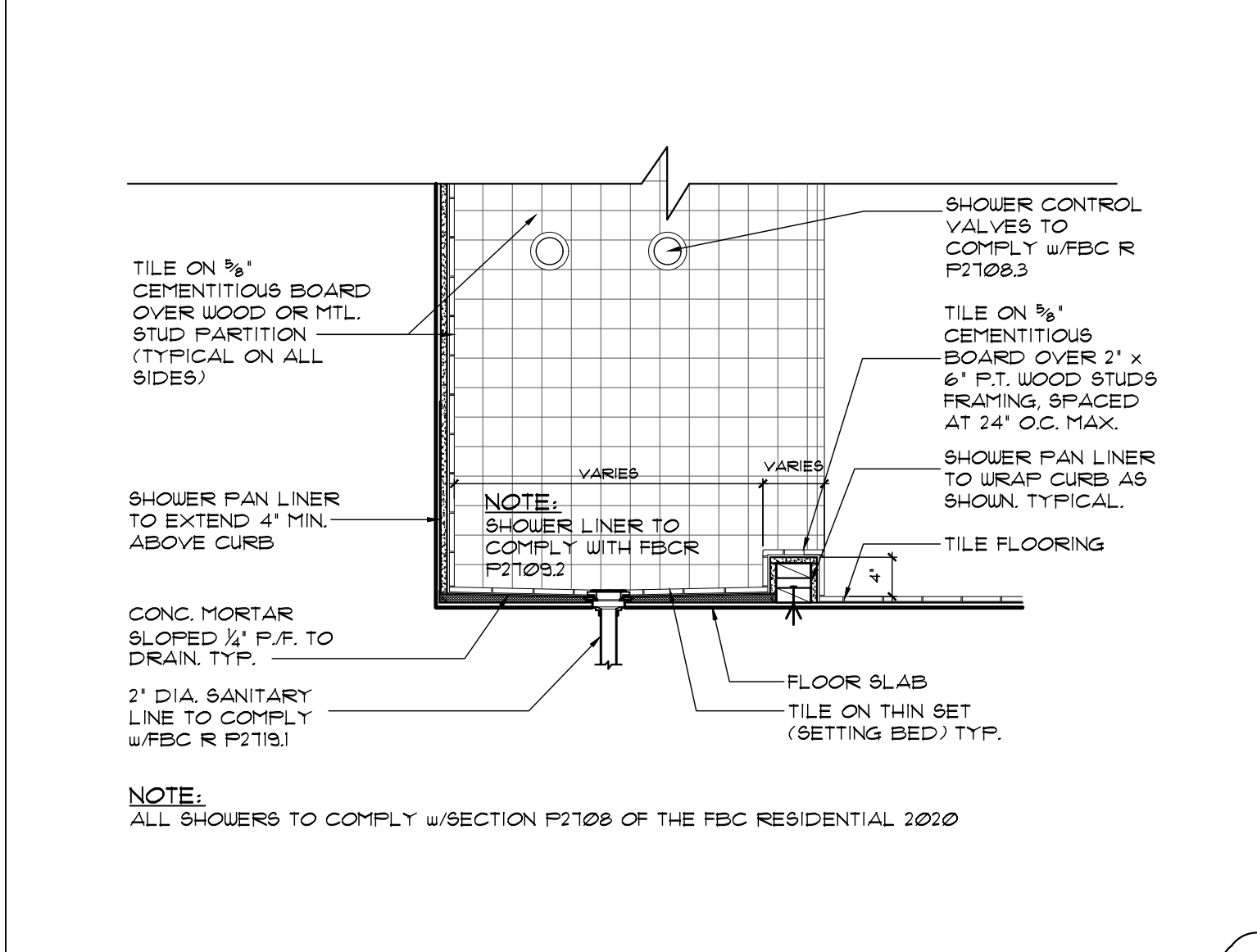
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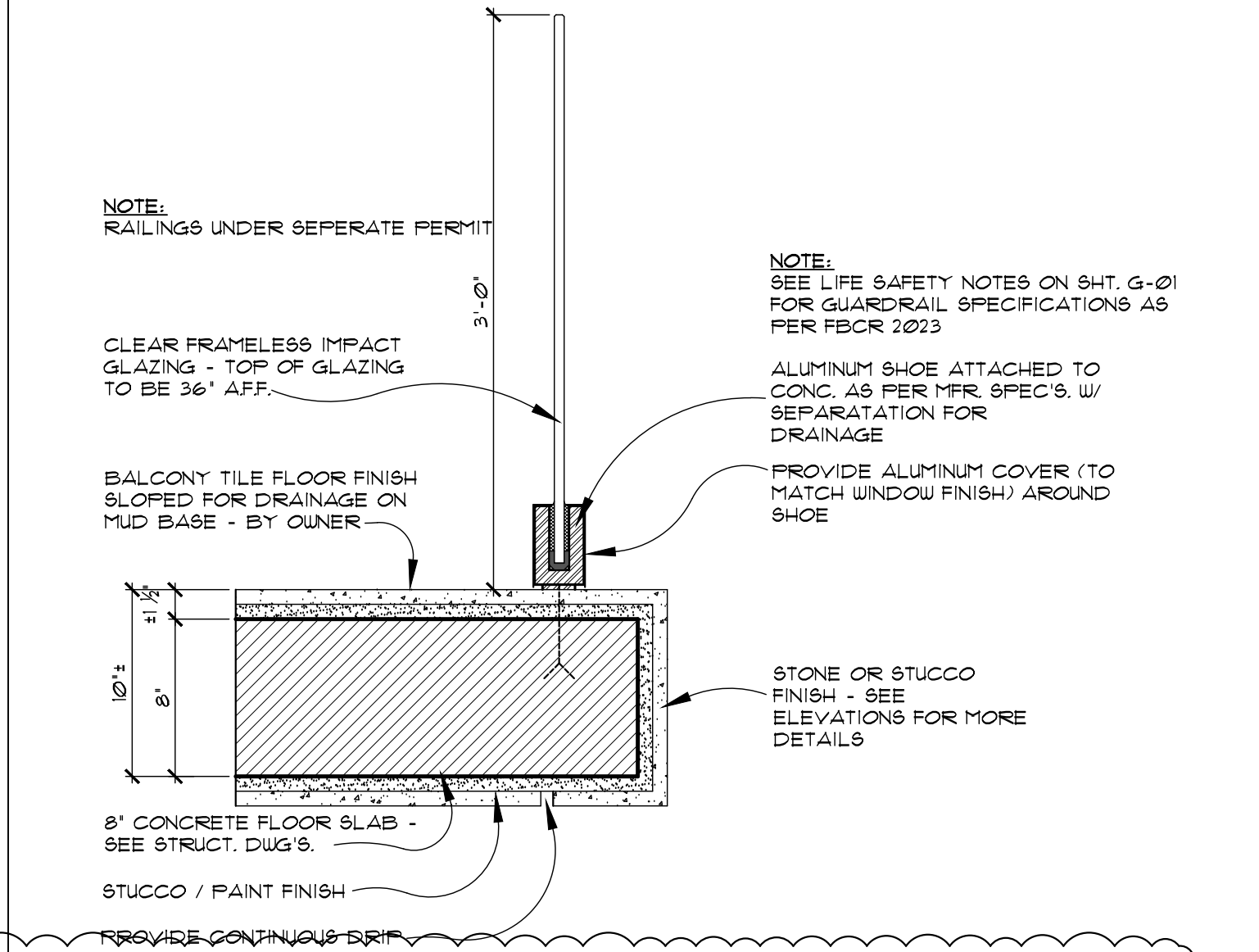
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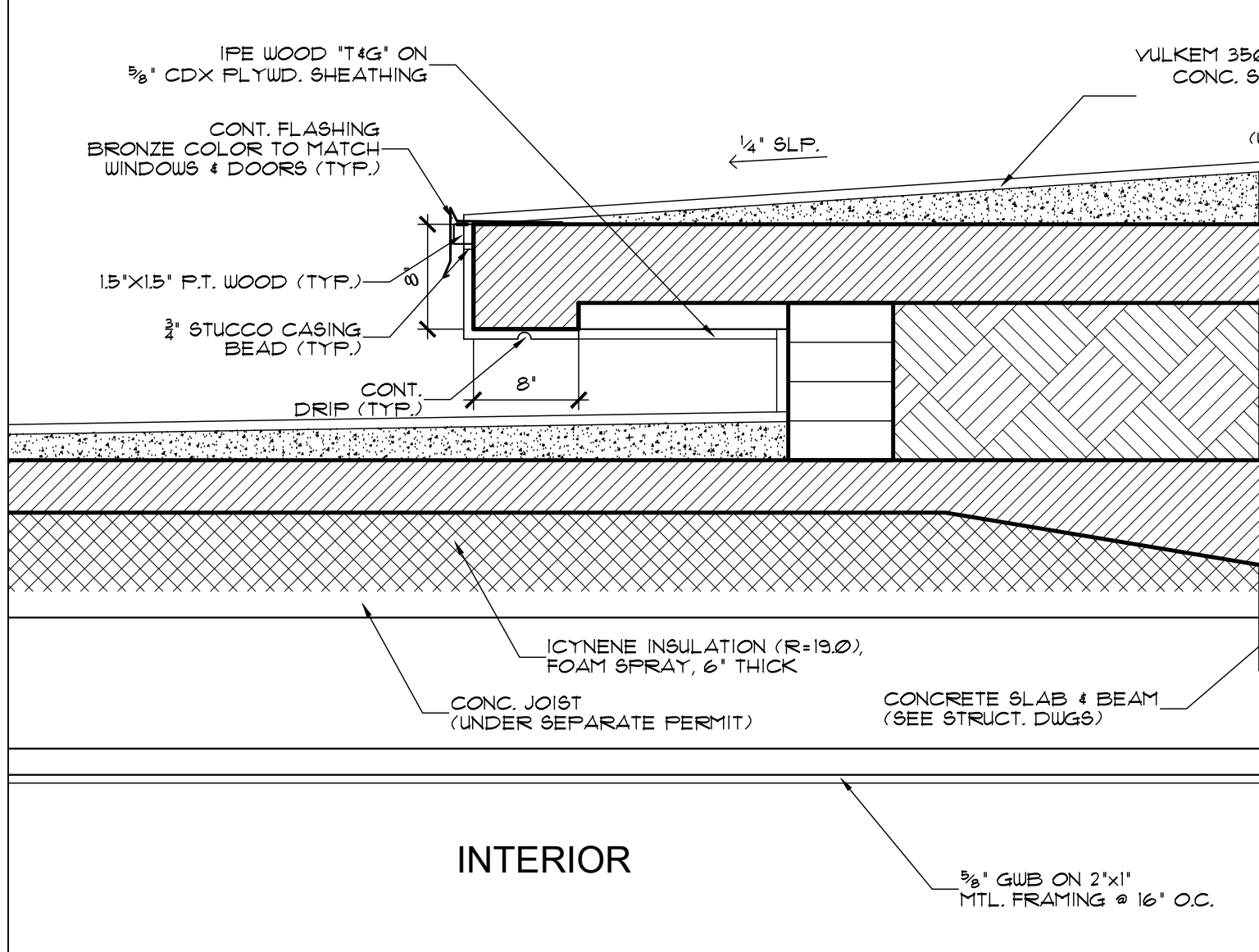
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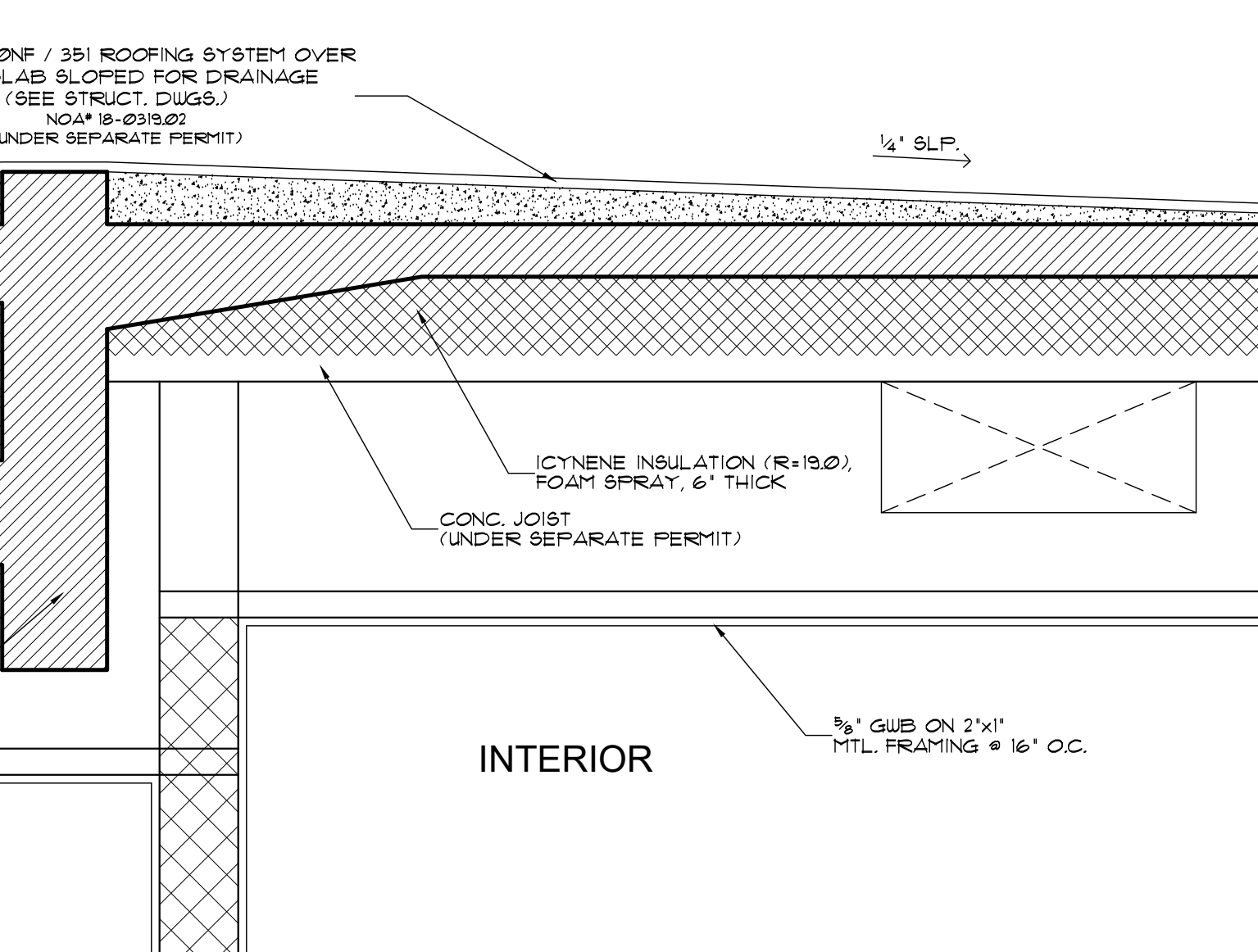
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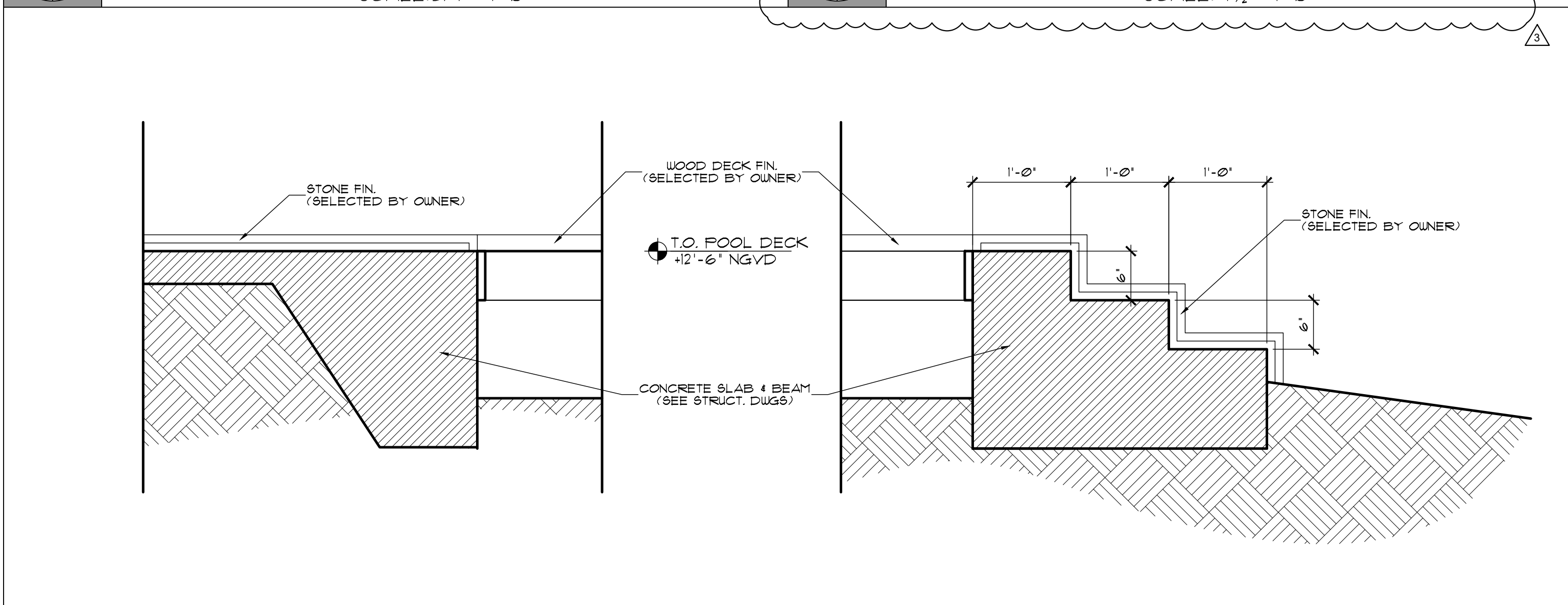
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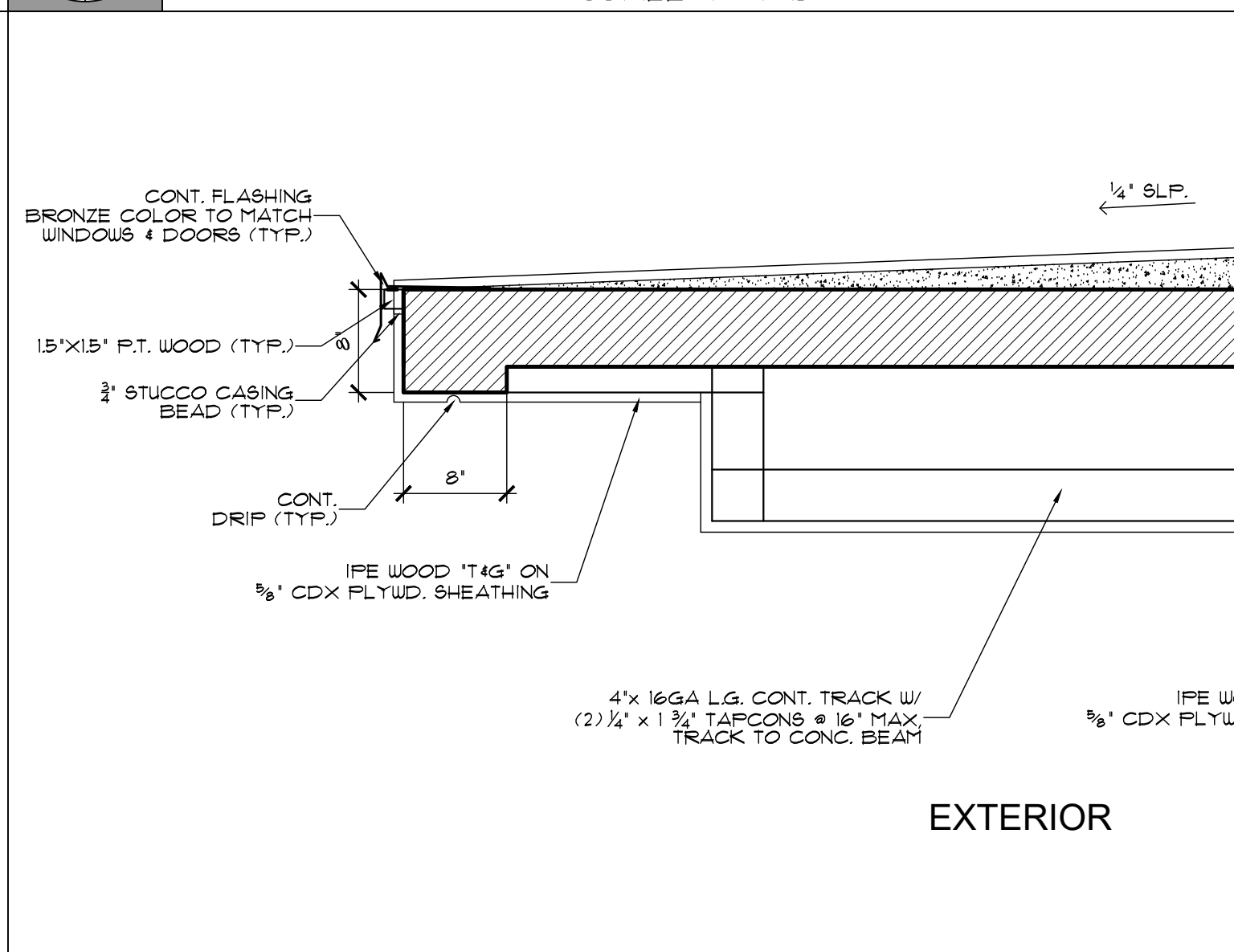
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EXTERIOR PROFILE DETAIL (TYP)
SCALE: 1" = 1'-0"



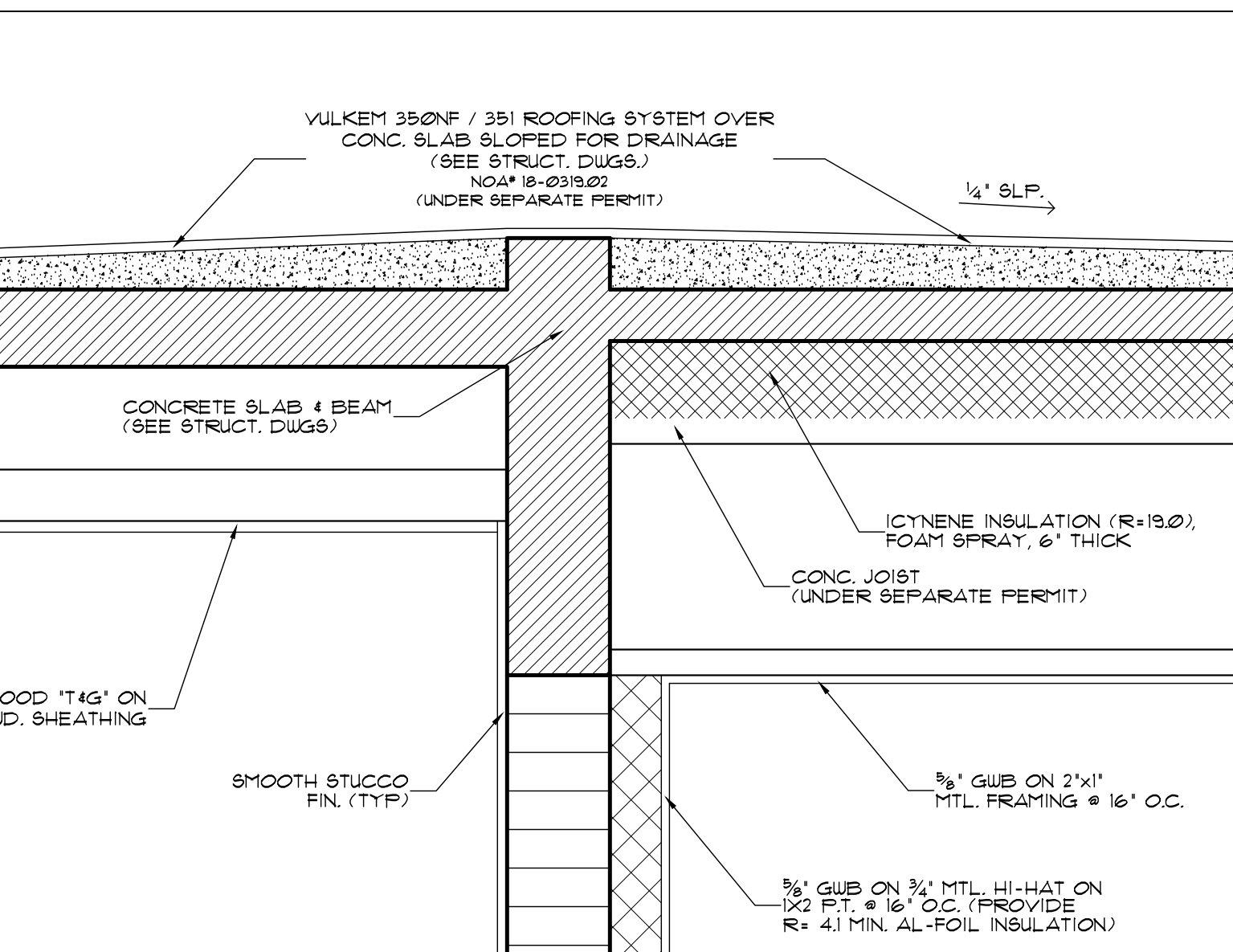
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SCALE: 1" = 1'-0"



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EXTERIOR PROFILE DETAIL (TYP)
SCALE: 1" = 1'-0"



10
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EXTERIOR PROFILE DETAIL (TYP)
SCALE: 1" = 1'-0"



11
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SCALE: 1" = 1'-0"

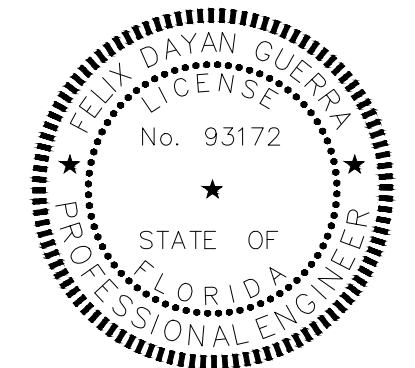
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SHEET TITLE:

CONSULTANT:

A12 DESIGN CORP
(305) 520-9242



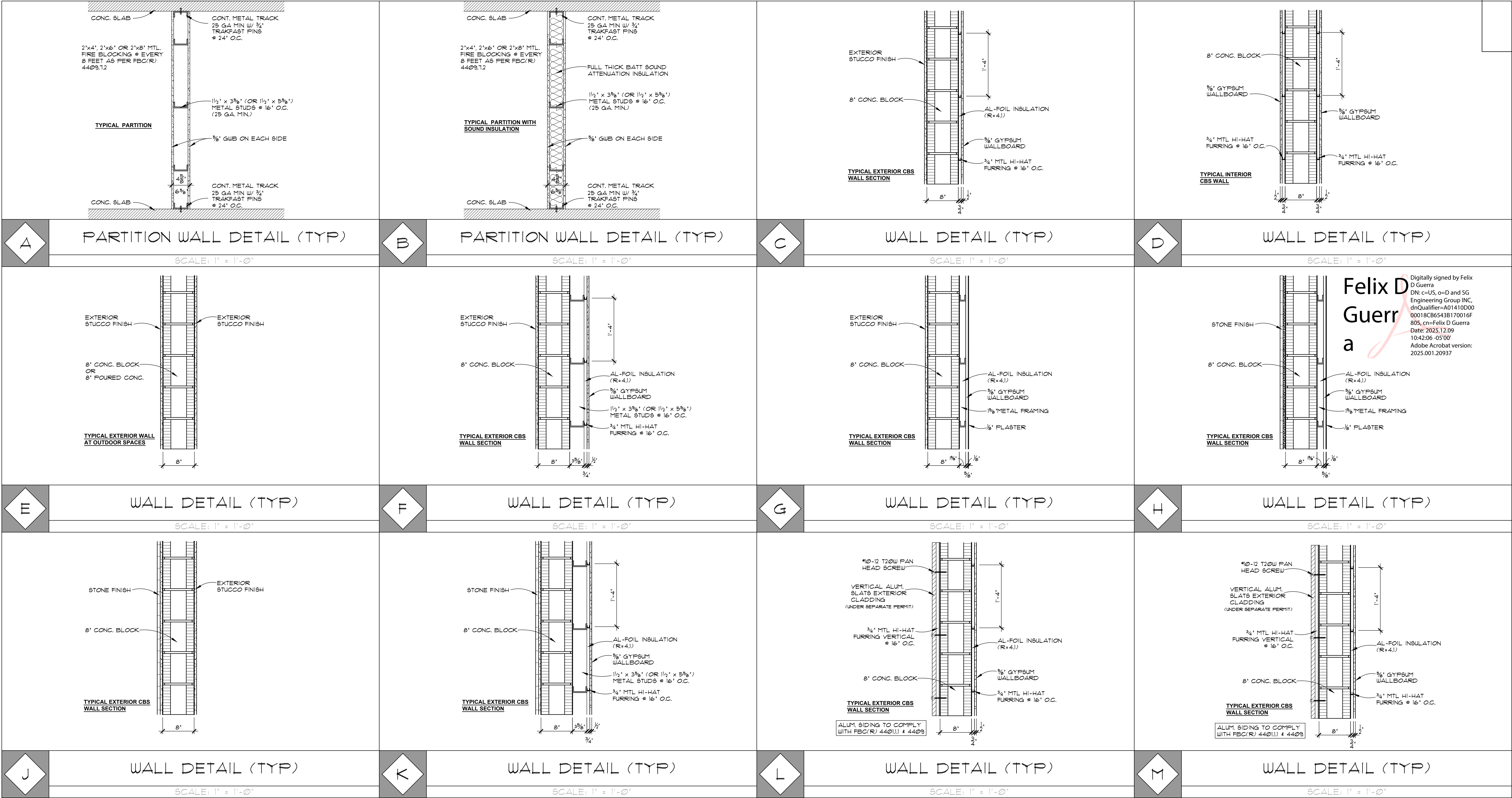
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REV#3 10-10-2025
B.D. COMMENTS

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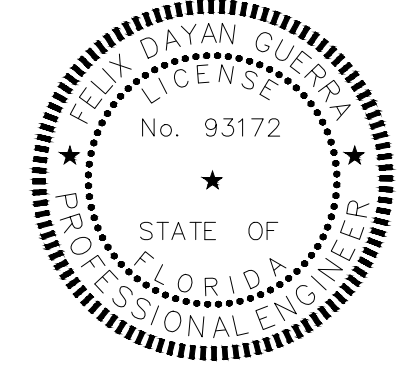
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A-7.1
ORIGINAL ISSUE DATE: 05-01-2024
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